



REQUEST CERTIFICATE OF ZONING COMPLIANCE

Use this form to request a Certificate of Compliance when needed for title research or real estate transaction. **Submit all materials to the City Administrator for the planning department.** This form documents use that is appropriate for the Lander Municipal Code adopted in 1979 as amended. The use can remain when it is determined that it is in keeping with the current character of the neighborhood.

Date of Request: 4/07/2025

Contact Phone Number: 307-349-2825

Applicant of Record: Kim & Kimberlee McKinney

Name of Agency requesting the Certificate if not the Property Owner William Bayless

Property Address: Tract of land adjacent to 35 Smith Creek Road in T33N, R99W, Sec 20

Is this certificate needed for a real estate transaction? Yes/No If yes, note date required by:

Please describe the condition of the property that does with Title 4:

Crosscut Lumber and Timberworks, LLC will have a Small scale, portable saw mill for the purpose of wood processing and wood products for retail sale.

This production falls under the Department of Agriculture and is located in an Agriculture District and complies with all the zoning rules of the City of Lander Codes

I hereby affirm that the information shown by my attached documentation is true and correct and request that a Certificate of Zoning Compliance be issued.

Current Owner of Record (print): Kim McKinney

Current Owner of Record Signature: *Kim O. McKinney*

Sign and submit this form to the Building Inspector WITH the following if they are not on file with the Building Inspector:

If Applicable <small>N/A</small>	
Drawing of Property layout <small>See attached</small>	
Other Documents Required in Conditional Approval	<u>See attached Home Business application</u>

NOTES:

The City of Lander processes Certificate of Zoning Compliance requests in the order they are received. The City Hall Staff will research the property and conduct an inspection and issue the Certificate as permitted.

This zoning certificate verifies that operations of processing timber products are a permitted use on a lot zoned Agricultural in Lander City Code 4-12-1.

The attached Home Business application was not processed as there is no residential structure on this property at this time.



Certificate of Zoning Compliance

Property Address 35 Smith Creek Road, a tract of land in T33N, R99W section 20

[Signature]

Approved by City Administration, Planning Department

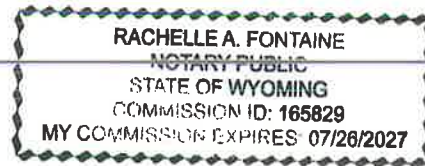
4/21/25
Date

County of Fremont)
) ss.
State of Wyoming)

The foregoing instrument was acknowledged before me by Rachean Strube Fossen
This 21 day of April, 2025

[Signature]
Notary Public

My commission expires: 07/26/2027





CITY OF LANDER

CONDITIONAL USE APPLICATION

ADDENDUM FOR HOME BUSINESS

For Office use only:	Case number _____
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Name of Applicant William Bayless Email williambayless@rocketmail.com

NOTE: The Board of Adjustment can grant or reject all applications in accordance with City Code 4-11-4. Home Businesses may be inspected by the City building inspector at any time to insure compliance. If three or more written complaints from property owners within 400' are filed with the City of Lander, a public hearing before the Board of Adjustment shall be required to determine the continuance of the home business which may result in termination of the permit or additional conditions/restrictions. Any expansion or alteration of existing uses must come before the Board of Adjustment for approval.

Brief description of business name and type of business and number of employees

Crosscut Lumber + Timberworks LLC, Wood Products / Forestry, Fire Mitigation, Forest Products, no living residence at this time, but of later date

Will this use change the residential character of the neighborhood? Why or why not?

No, this business falls under the Department of Agriculture and this area is zoned agricultural. Wood Processing and staging of forest products will be main use.

Will there be exterior storage required? If yes, explain.

Yes, log decks and processed material. Kiln Drying capabilities will be a small outbuilding

operations will be standard operating hours M-F 8-5

Brief description of any signage (location and size).

none now

Check all Conditions below that apply to your business use.

<input checked="" type="checkbox"/> Traffic, customer parking	<input type="checkbox"/> Smoke or exhaust	<input type="checkbox"/> Heat output
<input checked="" type="checkbox"/> Noise level	<input checked="" type="checkbox"/> Dust/ air quality	<input type="checkbox"/> Sun glare
<input type="checkbox"/> Motor vibrations	<input type="checkbox"/> Odors	<input type="checkbox"/> Other, Explain _____

None outside of operation

Give a brief description of how to address or reduce the effects of each condition marked above.

Traffic - log trucks up to 3-5 times per year, semi/self loader, otherwise truck and trailer traffic

Noise level - Sawmill has 25 horsepower gas engine, will be open air until later building added for it, chainsaws

Dust - Sawdust will be managed by dust collection hoses directly into covered container/dump trailer for disposal at landfill

or private farmers/crop use

☒ Attached is a plot plan or drawing of all buildings and outside areas used for the home business including location, percentage of the gross area used for the home business, location of accessory buildings and/or storage, location of off-street parking.

Signature of applicant Wm Bayless Date 04/07/25



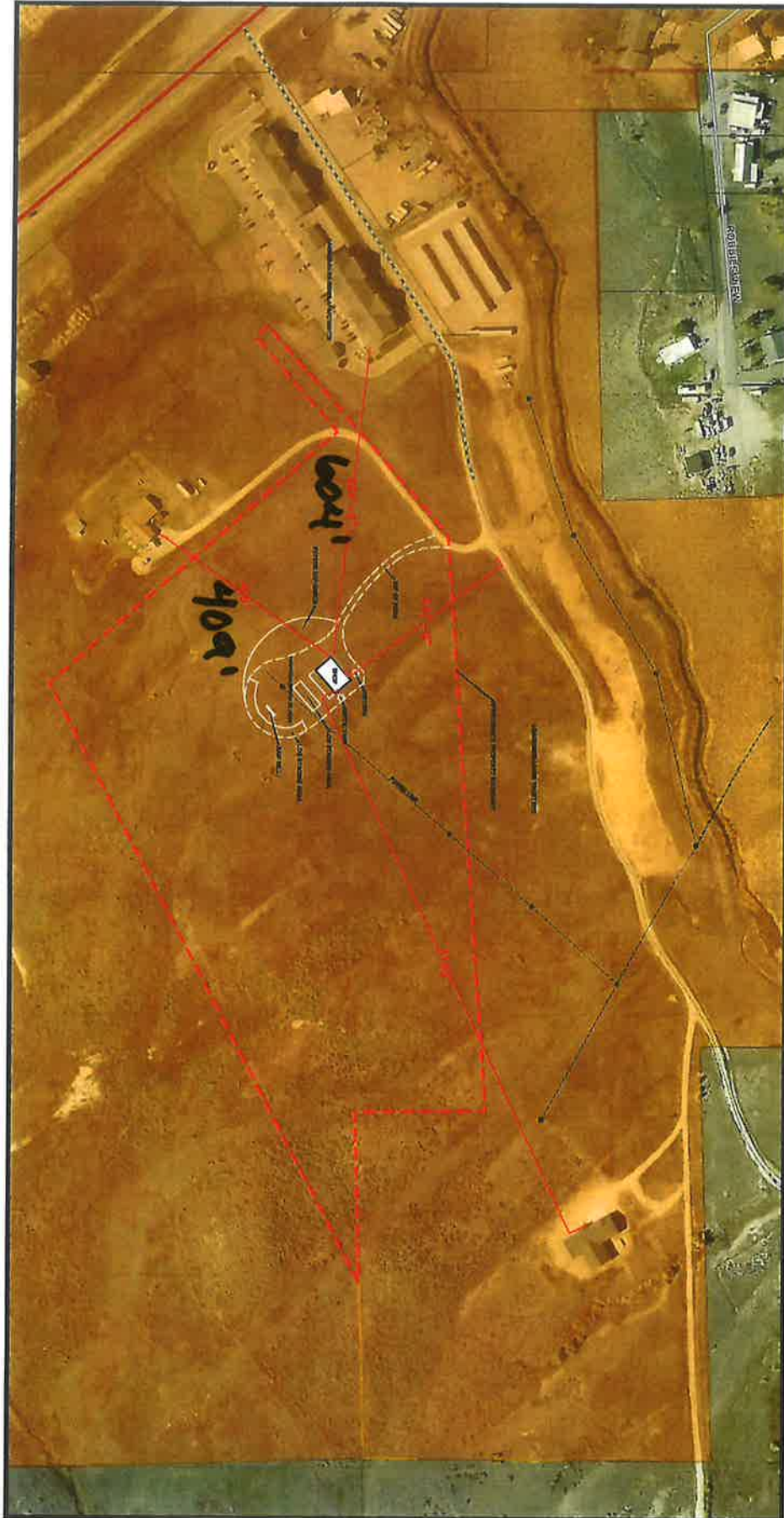
CITY OF LANDER
CONDITIONAL USE APPLICATION – TITLE 4-6-1
NON-REFUNDABLE FEE \$500.00


_____ Attached is a plot plan or drawing of all buildings and outside areas used for the conditional use.

_____ Attached is additional information for Child Care, Group Home, or Home Business, as required

Signature of applicant *W. L. [Signature]* Date 04/07/25

Signature of owner *K. O. [Signature]* Date 04/07/25

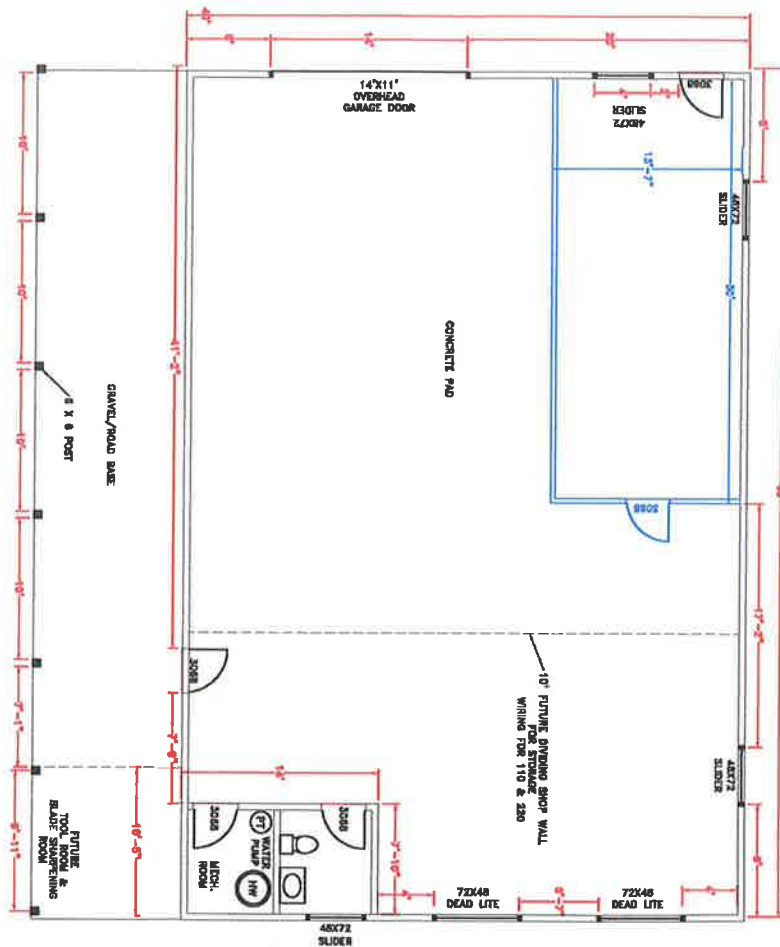



 0 FEET 200
 SCALE

WILLIAM & ELISSA BAYLESS
 SAW MILL PROPOSAL A MAP
 SMITH CREEK RD., LANDER, WY 82520
 1-307-349-2825

DATE:
 4/2025

PREPARED BY:
 J. OLSON
 307-349-9885



WILLIAM & ELISSA BAYLESS
 SHOP FLOOR PLAN
 SMITH CREEK RD., LANDER, WY 82520

DATE: 2/2025

PREPARED BY:
 J. OLSON
 307-349-9695