



## City of Lander Board of Adjustments and Planning Commission

December 2, 2025

City Staff Comments on S 25.12, Felix Addition and V 25.02 Request to not install street infrastructure for the Same.

City staff received no written public comments on this subdivision and variance request. One resident in the neighborhood came and picked up a plat map but did not comment as of the date of this letter. The subdivision and variance applications are both in order and meet all the requirements to be deliberated by the BOA and Planning Commission.

The Variance request is because both lots are directly adjacent to private property outside the City Limits and do not have the 50-foot street frontage required by the Subdivision Regulations. It is not prudent to require the subdivider, nor the adjacent landowner, to dedicate the existing easement as a City dead end street nor install extended water/sewer mains, asphalt, curb and gutter at this time. The Owner is aware that in the event of a fire call, fire apparatus will have to access and turn around on their private property as there is no city street.

The subdivider is not proposing any construction improvements for this subdivision. All meters, water, and sewer utility service lines have been previously approved by the City and have existed for some time. There is a 1974 legal recorded access easement for private access to these two lots that runs with the land, its heirs, and assigns. When contacted, the current owner of the adjacent land verified that they will honor all existing and any future utility and access easements agreed to by both parties.

City staff recommends approval of S 25.11 provided that the Variance is granted.

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