



City of Lander Board of Adjustments and Planning Commission

October 15, 2025

City Staff Comments on S 25.10, Highland Estates Blk 1 Lots 4,5 replat

This Minor Subdivision is requesting to turn two larger lots into 4 smaller lots. Several public comments have been received as of the date of this letter. The majority of the comments were related to traffic and parking with more lots in the neighborhood. One public comment specifically mentioned the constructability of the steep lots.

Typically, there is soils information from the original plat, however, the City could not find any geotechnical or soils information from the original subdivision approval. Due to the slope of the property and the general soil conditions in the immediate vicinity, the City will require that a soils study be submitted prior to recommending the plat for approval.

The owner is required to submit an additional geotechnical soils report from a licensed engineering firm to add to the plat application. If the soils report recommends a retaining wall or other slope treatments to hold a house foundation, that infrastructure will have to be designed prior to recommending the plat for approval. If that infrastructure is shared across more than one individual lot a Homeowners Association may be required to ensure the maintenance and long-term safety of the infrastructure.

City Staff recommends tabling S 25.10 for a period of up to 12 months until the additional geotechnical information can be reviewed with the current plat application. If there is a lapse of 12 months from the original application, a new application will have to be submitted per City Codes.

RaJean Strube Fossen
Lance Hopkin
Hunter Roseberry