



City of Lander Board of Adjustments and Planning Commission

December 2, 2025

RE: CS 25.01 Lane Subdivision Lot 6 replat, Fremont County Simple Subdivision within one mile of City Limits

The City Planning Commission is directed to make assessments and recommendations for County subdivisions within one mile of the City Limits in accordance with City Code Section 4-9-2 C. In addition, City Council has recently adopted two relevant master planning documents. Considering those guiding documents, City Staff has the following two comments.

1. The adopted 2020 Long Range Transportation plan indicates that Spriggs Drive may be a future Arterial Road. The proposed subdivision and private drive do not interfere with or overlap with the existing Spriggs Drive Easement.
2. The adopted 2023 Water Master Plan indicates that a future water and sewer mains should extend past the City Limits on Spriggs Drive to accommodate future growth and regionalization opportunities. No action is needed because these future utilities should not interfere with or overlap with the proposed subdivision and private drive.

The Plat currently reflects all of the City's review comments given to the landowner and his agent prior to the Planning Commission meeting being:

1. The proposed private drive is under a current City of Lander water and annexation agreement (Document 2021-1217703) as indicated on the plat. That easement document allows the City to annex the drive in the future without contest.
2. The plat states that no water (irrigation and storm drainage) can be discharged onto the adjacent properties except in the irrigation drainage on the east edge of the property as shown on the plat.
3. Existing underground water service lines cross this property in an East-West direction. While the meters were located in the eastern utility easement, it is not known exactly where the private services lie. It will be the responsibility of both the landowner and the service line owner to individually locate and collaborate on future maintenance or replacement.

City Staff finds this subdivision to be in accordance with the 2025 Master Plan, 2020 Long Range Transportation Plan, and 2023 Water Master Plan and recommends approval of CS 25.01 be approved.

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