



Rajean Strube Fossen &lt;rsfossen@landerwyoming.org&gt;

**Rezoning request, 431 Washakie**

2 messages

**Steven Wiles** <wiles.s@gmail.com>

Mon, Oct 9, 2023 at 10:49 AM

To: "rsfossen@landerwyoming.org" &lt;rsfossen@landerwyoming.org&gt;

RaJean:

I am writing to express my opposition to this request to change two lots in a residential zone to a commercial zone. In my view this is "spot zoning", a practice that in the past the City has been opposed to. Changing the character of our residential neighborhood will not only have a negative impact on our enjoyment of our homes but also on their value. Over the years the City has worked diligently to eliminate various commercial businesses located in residential zones. Approving this would be a reversal of long standing policies.

Sincerely,

Steve Wiles  
360 Washakie St  
349-3190

**Rajean Strube Fossen** <rsfossen@landerwyoming.org>

Tue, Oct 10, 2023 at 7:34 AM

To: Steven Wiles &lt;wiles.s@gmail.com&gt;

THank you Steve. Your comments will be included in the agenda packet for the meeting on October 19th. Please still consider coming to City Hall in person at 6pm if that meets your needs.



Have a great fall!  
RaJean

[Quoted text hidden]



Rajeon Strube Fossen &lt;rsfossen@landerwyoming.org&gt;

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**431 Washakie Rezoning Request**

2 messages

**Julie** <jegoudy@yahoo.com>

325 N 4th

Mon, Oct 16, 2023 at 9:33 AM

To: "rsfossen@landerwyoming.org" &lt;rsfossen@landerwyoming.org&gt;

I would like to speak **against** in writing the rezoning request for [431 Washakie Street](#). This is a quite well kept neighborhood and I feel that it would add unwanted commercial traffic, noise, clutter and devaluation of our adjacent homes.

Thank you  
Julie Goudy

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**Rajeon Strube Fossen** <rsfossen@landerwyoming.org>

Tue, Oct 17, 2023 at 7:06 AM

To: Julie &lt;jegoudy@yahoo.com&gt;

Thank you, your comments will be presented at the meeting on Thursday, Oct 19th. Please feel free to attend in person at 6:00 at City Hall.



Have a great fall!  
RaJean

[Quoted text hidden]



Rajeon Strube Fossen &lt;rsfossen@landerwyoming.org&gt;

**Rezoning request for 431 Washakie**

2 messages

Eric Concannon &lt;ericconcannon@yahoo.com&gt;

Fri, Oct 13, 2023 at 8:51 PM

To: Rajeon Strube Fossen &lt;rsfossen@landerwyoming.org&gt;

RaJean,

Please register the following as my opinion regarding this rezoning request at 431 Washakie, which is a property less than one block from my home.

I do not support this change.

My thoughts on this matter follow:

1. It will be a significant departure the entirely residential (mix of single-family and multi-family) nature of this entire block of Washakie Street as well as most of the block of Washakie East of 3rd and all of the block West of 5th. The existing R-5 designation for this property already permits a variety of "light commercial" uses, which I believe to be acceptable in this neighborhood. The fact that this is a rezoning request rather than a conditional use permit indicates that the planned use of the property will not conform to any of conditional uses of the R-5 zone. Therefore, it will clearly not "be compatible with the character of the area" (Lander Municipal Code Sec. 4-6-1-C). The commercial zone in this part of town should remain limited to both sides of Lincoln St to the South and immediately adjacent to 2nd Street to the East.
2. Numerous properties are presently available for sale, vacant, or underutilized along the entire length of Lincoln. Please refer to [this document \(https://core.ac.uk/download/pdf/4393786.pdf\)](https://core.ac.uk/download/pdf/4393786.pdf), especially Chapter 1, for an in-depth discussion of this subject. I have attached a portion of the City's zoning map with with notes (mouse over the arrows to view) about such properties based on a walk along the length of Lincoln on Friday 10/13/23. Lincoln is one of several parts of town within Commercial Zones with numerous similar properties. Nearly all of these properties throughout Lander must be built out or remodeled and actively in use for "higher and better purposes for the community" (see document referenced above) before any consideration should be given to more commercial lots within the city.

Regards,

Eric Concannon  
477 Amoretti Street

 **Lander Zoning Lincoln Markup.pdf**  
811K

Rajeon Strube Fossen &lt;rsfossen@landerwyoming.org&gt;

Tue, Oct 17, 2023 at 7:14 AM

To: Eric Concannon &lt;ericconcannon@yahoo.com&gt;

Thank you Eric. Your comments will be presented at the October 19th meeting. Please feel free to still attend the public hearing at 6:00 pm at City Hall.



Have a great fall!  
RaJean

October 14, 2023

City of Lander  
240 Lincoln Street  
Lander, Wyoming 82520

Re: Rezoning request for 431 Washakie Street, Lander

As residents of Washakie Street, situated directly across from this property, we are opposed to rezoning this to a commercial property.

As well as increasing traffic through this residential area, parking would be adversely affected. During renovation to this property currently ongoing, many people visiting/working have chosen to park on the street other than in front of 431 Washakie.

We recognize that the street is for public parking, but it is frustrating when adjacent homeowners, renters, visitors, etc. choose to park long term on the street in front of someone else's home, set their trash receptacle, and have occupied camp trailers parked. There does not appear to be any regulation or common courtesy. Property taxpayers are required to maintain sidewalks, and should have some right to utilize the street so we do not have to walk around the block to get to our own residence.

Thank you,

*Rose Hirasawa Laurie Hirasawa*

436 Washakie Street  
Lander, Wyoming



Rajeon Strube Fossen <rsfossen@landerwyoming.org>

### 431 Washakie - Hirasawa comments

2 messages

L Connell <kazuyogirl@yahoo.com>

Sun, Oct 15, 2023 at 1:36 PM

To: "rsfossen@landerwyoming.org" <rsfossen@landerwyoming.org>

please see attached



**431 Washakie City of Lander comments.jpg**  
404K

Rajeon Strube Fossen <rsfossen@landerwyoming.org>

Tue, Oct 17, 2023 at 7:16 AM

To: L Connell <kazuyogirl@yahoo.com>

Thank you for your comments. They will be presented at the meeting October 19th. I see you also signed the petition that Steve Wiles presented. Please feel free to come to the hearing at 6:00 pm at City Hall.



Have a great fall!  
Rajeon

On Sun, Oct 15, 2023 at 1:36 PM L Connell <kazuyogirl@yahoo.com> wrote:

please see attached

	ownership	address 1	address 2
	ALBRECHT CARRIE & UNEMA JOEL	335 N 4TH ST	LANDER, WY 82520-2821
	ANDERSON MARK W	PO BOX 49	BURNS, WY 82053
	BROOKS DONALD W & SUSAN L	455 AMORETTI	LANDER, WY 82520
Letter	BROWN KRISTEN & ERIC <i>Concannon</i>	477 AMORETTI ST	LANDER, WY 82520
	CARDENAS DANIEL	473 WASHAKIE ST	LANDER, WY 82520-2833
	CARPENTER STEVEN & GERIELIN	157 MARKET ST	LANDER, WY 82520-2329
	✓COMSTOCK TODD R & KARI JO	382 WASHAKIE ST	LANDER, WY 82520-2856
	✓CRAIG KATHERINE & NICHOLS PETER	365 WASHAKIE ST	LANDER, WY 82520-2855
	DEBOLT SYNDA	355 N 4 ST	LANDER, WY 82520
	EAGLE TREE LLC	PO BOX 876	LANDER, WY 82520
	EBY KARL H & ELISABETH H	375 AMORETTI ST	LANDER, WY 82520-2843
	ECKART ANDREW C	393 WASHAKIE ST	LANDER, WY 82520
	ELKS BPOE LODGE #2317	P O BOX 402	LANDER, WY 82520
	ELLIS DONALD TRUST	C/O ELLIS DONALD OR ANGIE PO	LANDER, WY 82520-0747
	✓ELZAY FRANKLIN W & CLAUDIA L	391 AMORETTI ST	LANDER, WY 82520-2843
	FERGUSON STUART & MELANIE	336 N 4TH ST	LANDER, WY 82520-2822
	✓FIFIELD TERESA L	346 WASHAKIE ST	LANDER, WY 82520-2856
	FORBES KELSIE	507 WASHAKIE ST	LANDER, WY 82520-2739
	FORTON WILLIAM J & DEBBIE J	547 MARKET ST	LANDER, WY 82520-2130
Letter	GOUDY JULIE E	325 N 4 ST	LANDER, WY 82520
	✓HAEGEL ANNA CHRISTINE	383 WASHAKIE ST	LANDER, WY 82520
	HASTINGS CRYSTAL	PO BOX 25	LANDER, WY 82520-0025
	HELLER JEFFREY S	323 N 5TH ST	LANDER, WY 82520
Letter	✓HIRASAWA ROSE MARY	436 WASHAKIE	LANDER, WY 82520
	HUGGINS JOSHUA P & NICOLE M	431 WASHAKIE ST	LANDER, WY 82520
	LANDER WORX LLC	PO BOX 631	LANDER, WY 82520-0631
	MAESTAS CADE A & CHRISTINE A	387 N 4 ST	LANDER, WY 82520
	✓MCOMIE DANIEL A & SHERYLE L	373 WASHAKIE ST	LANDER, WY 82520-2855
	✓MCRANN MICHAEL & KAREN	340 MAIN ST	LANDER, WY 82520
✓	METTENBRINK KATHLEEN & PATRICK	460 WASHAKIE ST	LANDER, WY 82520-2834
	MONTANA MUSTANGS LLC	143 CAPITOL ST	LANDER, WY 82520-3928
	NARDI BARBARA H	474 WASHAKIE ST	LANDER, WY 82520
	NATIONAL OUTDOOR LEADERSHIP SCHOOL	284 LINCOLN	LANDER, WY 82520
	PESCHIO DAVID J & SHANNON K	367 AMORETTI ST	LANDER, WY 82520-2843
	PLYMALE CHARLIE A & LARISSA T	125 WENDY ST	LANDER, WY 82520-3827
	REGION V BOARD OF COOPERATIVE EDUCATION	P O BOX 24	WILSON, WY 83014
✓	RIDDLE DONALD M	461 WASHAKIE ST	LANDER, WY 82520-2833
	SAMO8 LLC	1210 MCDOUGALL DR	LANDER, WY 82520-3531
✓	SANDERS MEGHAN B	494 WASHAKIE ST	LANDER, WY 82520-2834
	SOUTHTOWNE PROPERTIES MGMT	395 LAKESIDE RD	LANDER, WY 82520-9205
	SPUR PROPERTIES LLC	295 W 500 S	PRICE, UT 84501-3242
✓	WATKINS STEVEN & SONDRRA	445 WASHAKIE ST	LANDER, WY 82520
✓	WILES SARA LIVING TRUST	PO BOX 348	LANDER, WY 82520
	YARDAS MIKE TRUST	PO BOX 517	LANDER, WY 82520

13 eligible signatures. 40% of 44 = 17.6 signatures.  
 2 additional letters petition fails. RSF-10/17

The undersigned property owners are opposed to the rezoning of 431 Washakie St from residential to commercial.

- 1 Steve Wiles - 360 Washakie
- 2 Teri Field ~~3~~ 346 Washakie
- 1 Sara Waters - 360 Washakie
- 3 Frank Ely 391 Amoretti
- 4 Lynn McKan 433 Amoretti
- 5 Dan McOmie 373 Washakie
- 6 Rose Hirasawa 436 Washakie
- 7 ~~Tad~~ 382 WASHAKIE
- 8 ~~Sum~~ 445 Washakie
- 9 ~~Don Riddle~~ 461 Washakie
- 10 Katie Mettenbrink - 460 Washakie
- 10 Patrick Mettenbrink - 460 Washakie  
~~Pat Mills~~ no address
- 6 Laurie Hirasawa 436 Washakie
- 11 Anne Hegel 383 Washakie
- 12 Kate Craig 365 Washakie
- 13 Meghan Sanders 494 Washakie
- not a sign 460 Amy Tillotson 345 WASHAKIE
- not a sign 460 Jayme Blackburn ADLS - Lincoln Street

Rec 10/16/23

10:00 AM

Mr. Wiles