



## City of Lander Board of Adjustments and Planning Commission

June 3, 2025

City Staff Comments on S 25.06 and V 25.01 Skiba Addition, Skiba

City Staff has reviewed the subject Minor plat and offers the following comments based on the subdivision codes set forth in Title 4-9-5 - Minor Plats. The following requirements must be met prior to recording the Plat.

1. The City is expecting the variance request V 25.01 (to remove the requirements for sidewalks curb and gutter) be processed in tandem with the subdivision deliberation. The variance is recommended for approval by City staff since the designated street frontage for two of the lots is on existing State Highway 131.
2. The plat must show access from Sinks Canyon Road into lot 3. An access permit from WYDOT must be on file if required by WYDOT.
3. A 10-foot easement must be shown on the service lines across lot 1.
4. The County Clerks office had some minor dedication language that needs to be added.
5. Water and Sewer service lines for lot 3 in the utility easement are at the expense of the owner. Service lines but must be installed prior to issuing an occupancy permit for the residence. The service lines must meet all City of Lander Specifications including the 10' separation between horizontal alignments. The Final Plat will not be recorded until the City Engineer has approved all the water and sewer services designs.
6. The label "driveway" must be removed from the 20' utility easement shown on the easterly border of the subdivision.

There have been several public comments received as of the date of this letter. Many of the comments refer to two public access roads, which do not exist in the proposed plat. Other comments refer to poor drainage in Wendy Court, which is not a part of this subdivision. City Staff recommends approval of V 25.01 and S 25.05 if all the conditions set forth above are met.

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