



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

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**Re: Feb 15th BOA Planning minutes for review**

1 message

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**Kara Colovich** <kcolovich@gmail.com>

Sat, Feb 17, 2024 at 8:11 AM

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

Cc: Hunter Roseberry &lt;hroseberry@landerwyoming.org&gt;, Missy White &lt;mwhite@landerwyoming.org&gt;, Tom Russell &lt;tom6g4@gmail.com&gt;, Joe Henry &lt;henryjoseph73@gmail.com&gt;, "Zachary Hamilton Mahlum, Esq." &lt;zach@zhmesq.com&gt;, Rob Newsom &lt;rob.newsom@gmail.com&gt;, Dave Fehringer &lt;fes@wyoming.com&gt;, Kristin Yannone &lt;kristinyannone1@gmail.com&gt;, Lance Hopkin &lt;lhopkin@landerwyoming.org&gt;

Hey folks, here is an update on the public-facing outreach materials. Strap in, it's been a ride.

- Anne and I tried to do it ourselves in Canva but since we only had stock images to go off of, we could not accurately portray certain dimensions of the buildings, such as height. Images from the internet were not available or what we were looking for either.
- Therefore, we reached back out to CBLI who conducted the code audit for Lander. They were interested but did not have the time to contribute. The contractor who worked on our audit expressed some concern over the 45ft. max height across all zones—R5 is 50ft. Reference our excel sheet of code changes below. He said, "...you might reconsider whether it is necessary to increase maximum heights to over 35' in any of the zones except R-5. Anything over that height is likely 4 stories, which requires an elevator. Projects with less than 6 units in one building are very unlikely to have an elevator." When we explained the trend of steep roof pitches in town, he responded, "The increased heights make some more sense with that roof pitch. However, I would think about whether you would be OK with a flat roof or lower pitched roof that is built to max height. One way to thread this needle is to set a lower height for a flat roof and provide a bonus of 5-10 feet for a roof of a certain minimum pitch." I've included screenshots from the CBLI report that help demonstrate his point. I, for one, would not be comfortable proposing codes that allow for a four story structure in R1-R3 & RMED. Closer to the downtown area (R5) I would be fine with.
- CBLI recommended we reach out to a different contractor that specializes in illustrations to help depict what we're wanting for the outreach materials. Their products are spectacular (see last image below) but their services were way out of our price range and would've been duplicating some of the work that CBLI already did for us.
- That leaves us with our most recent quest. We've been talking with a local artist to see if she can illustrate buildings we identify around town with similar heights to the ones we're proposing. She can put her own stylistic alterations on the buildings so that they're not recognizable to the public. She can also help us with the graphic design of the outreach materials. **I want to give our group one last opportunity to revise the proposed code changes before she starts work.**

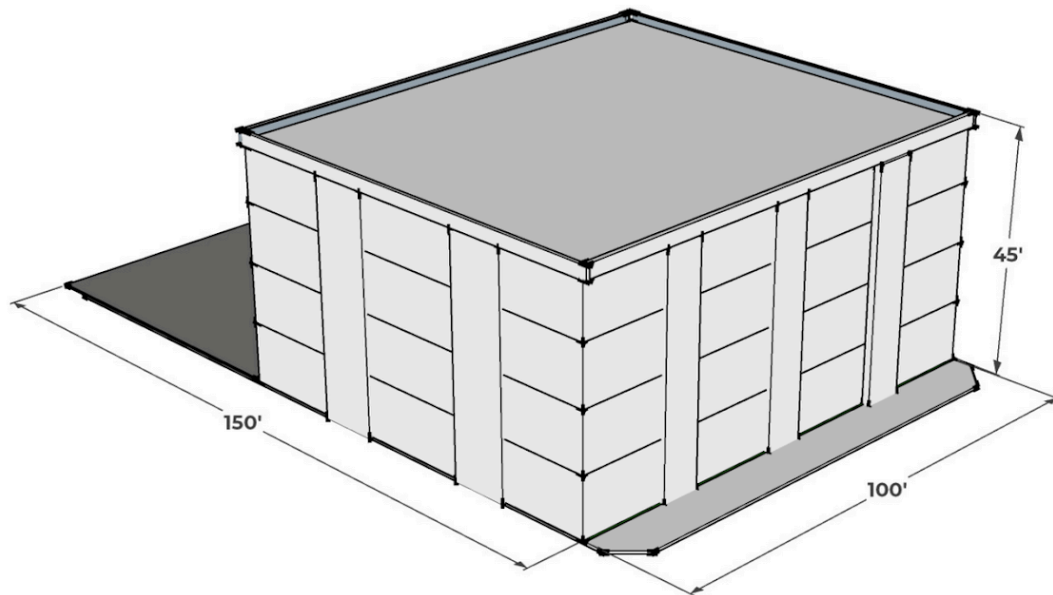
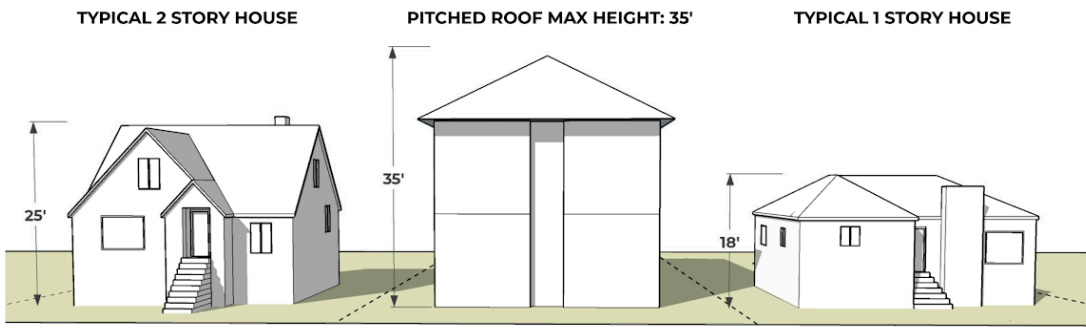
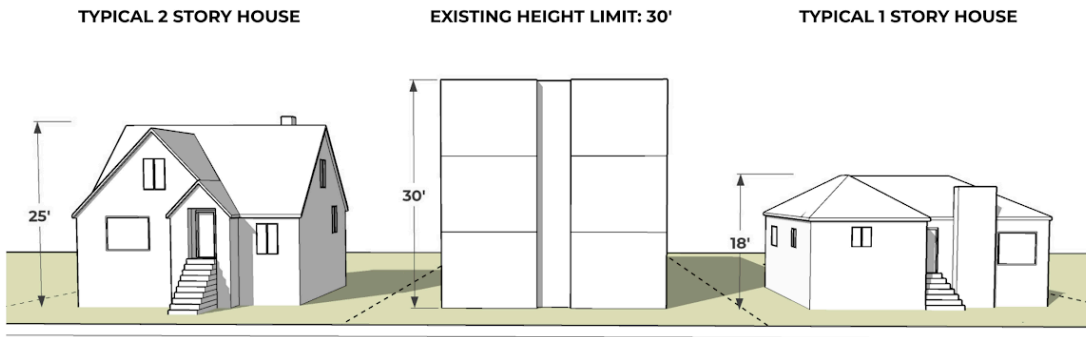
My concern is with the 45ft height in zones R1-R3 & RMED, even though I'm pretty sure I was initially a proponent of such a height. Seeing these images below helped me contextualize these dimensions.

RaJean also mentioned in passing that the Building Department might have issue with the 5ft. side setbacks. We may want to have them at our next meeting to hear any of their hesitations.

I realize that we cannot create an email chain discussion due to public meeting rules, but I would entertain any one-off conversations or you can reach out to RaJean who can arrange the agenda for our next meeting on March 7th.

Thank you all for your patience in this process.

-Kara





X overview spreadsheet of 2023 proposed changes...

On Fri, Feb 16, 2024 at 11:33 AM Rajean Strube Fossen <[rsfossen@landerwyoming.org](mailto:rsfossen@landerwyoming.org)> wrote:

The minutes and video are on the website at  
<https://www.landerwyoming.org/meetings/recent>

I've attached the minutes for your convenience. Please review and give me corrections while it is fresh in our minds. We will not meet on this again for 3 weeks.

Thanks for your fortitude when you are up there dealing with difficult agenda items and public comment. Have a great weekend!  
RaJean