



CITY OF LANDER
BOARD OF ADJUSTMENT & PLANNING COMMISSION MEETING

Thursday, January 16, 2025 at 6:00 PM
City Council Chambers, 240 Lincoln Street

MINUTES

Attendance: Chair Zach Mahlum, Members, Tom Russell, Chris Savan, Rob Newsom, and Joe Henry. Members Kara Colovich and Kristin Yannone were excused. Council Liaison Dan Hahn and John Larsen, Recording Secretary RaJean Strube Fossen

1. CALL TO ORDER / PLEDGE OF ALLEGIANCE

2. APPROVAL OF MINUTES

A. BOARD OF ADJUSTMENT MINUTES of December 19, 2024

Joe moved to accept the minutes. Tom Seconded. Motion passed.

3. BOARD OF ADJUSTMENT - NEW BUSINESS

4. BOARD OF ADJUSTMENT - OLD BUSINESS

5. PLANNING COMMISSION - NEW BUSINESS

A. Presenting Title 4 Administrative and Legal changes as Ordinance 2025-1

New Council liaisons John Larsen and Dan Hahn were introduced. Members stressed a desire to work collaboratively with the council, which requires a lot of special meetings. Dan would like to bring a list of his personal ideas based on all his previous constituents' comments.

Members went through the suggested administrative changes document from the packet and made proofing changes. It was determined that some of the changes were a little more substantive and should be moved to a secondary category; those changes being the following:

R-2 should still reflect permitted uses as "multifamily" with not restricted number "up to 4 dwellings"

R-5 height should still list "three stories" along with the 40-foot maximum

Restrictions for maximum lot coverage should be brought back in in all zones

Limiting accessory dwellings should be stricken in all zones

Permits for using an RV as a temporary dwelling 4-6-3 should be returned back to 72 hours only

Chris will put the suggested code changes into a comparative computer program to identify additional topics that may be substantive changes.

It was the consensus of the members that the first round of updates that are presented show the organizational changes only and it will be presented with a list of things that should be fixed for better consistency and enforcement, including those items listed above. Members are still committed to providing updates that will be legally defensible and are organized for clarity and ease of use.

B. Title 4 path forward

Chris suggested that members bring a list of their top 3 priorities to the next meeting. He would like to take the lead on short-term rentals since he has experience in this area.

Members felt that Short term rentals should be a subject of future changes and discussed options like having a overall limit or cap of STR per town or zone, require permanent residence of owner.

Annexation goals were discussed as another future work item including new expanded city limits for growth, and annexing those properties that are completely surrounded by City jurisdiction.

Zoning Map changes came up as an item to address which included pockets that could be defined as “spot zoning” and properties on the edges of town that are split and currently exist with a portion of a full lot in the City and another portion of their lot in the County.

6. PLANNING COMMISSION - OLD BUSINESS

7. ADJOURNMENT at 7:55 pm