



THE CITY OF LANDER

240 LINCOLN STREET, LANDER, WY 82520

TELEPHONE 307-332-2870

OFFICE OF
PLANNING COMMISSION

October 31, 2023

RE: S 23.08 Jones replat and annexation, 710 Robbie's View, Duncan

City Staff have reviewed the subject minor plat with the following comments.

- An August 2021 building permit was issued for the garage to the east of the house. The garage, as built, does not appear to meet the 5' setbacks for an accessory building.
- A separate annexation application was properly submitted requesting adding to the existing R-2 zoning district.
- This request is consistent with the current Master Plan, does not require additional water and sewer taps, and already has the required hard surfacing for fire protection.

The following requirements of Section 4-9-3 can all be met for **4-9-3 Administration And Enforcement**

A. **Administration**

1. These regulations shall be administered by the City of Lander City Hall Administration.
2. All plats submitted to the City Council of the City of Lander shall first have been examined by the City Engineer/Public Works Director and the Planning Commission in accordance with the procedures established by this ordinance. As a part of their examination, the Staff and the Commission may consult with other public or private agencies to determine whether or not the plat as proposed will contribute to the orderly growth and development of the City. The City Hall Administration shall receive all materials required to be submitted by these regulations. Preliminary and final subdivision plats, supporting materials and any Department's recommendations thereon shall be reviewed and evaluated by the Planning Commission. After concluding its examination, the Planning Commission shall, in the case of Preliminary Plats, notify the developer of its decision in writing, and in the case of Final Plats communicate its findings and recommendations to the City Council in writing. The actions of the City Administration, the Commission and the Council shall be governed by the procedures and schedules hereinafter set forth.
3. The City shall not extend utilities and services and shall not approve any proposed subdivision of land which by itself or as a part of a larger tract, is contiguous to or completely surrounded by the boundaries of the City unless the Preliminary Plat submitted to the Planning Commission is accompanied

by a properly acknowledged petition for annexation to the City and a separate application for proper zoning.

4. The City Administration shall review both the annexation petition and the Preliminary Plat for accuracy and completeness and shall process the plats as if the land were already a part of the City. The required plats and the annexation petition may be considered by the City simultaneously; however, final action by the City Council on the annexation petition and zoning shall precede or be taken concurrently with final action on the Final Plat.

- **The City will request a separate survey of the area to be annexed for the required for the new zoning map changes.**

The County must review all proposed annexations. The comments received from the County read,

“The Plat as presented is acceptable to the County as long as they record two new deeds once the plat is recorded. One deed from themselves to themselves for the new lot (within the city) and one from themselves to themselves for the new remainder (in the County).”

City Staff recommends approval of S 23.08 replat and annexation with the contingencies that the annexation survey is provided separately and the proper deeds accompany the plat upon recordation at the County Clerk as mentioned above.

Lance Hopkin
Hunter Roseberry
RaJean Strube Fossen