



CITY OF LANDER BOARD OF ADJUSTMENT & PLANNING COMMISSION MEETING

**Thursday, July 17, 2025 at 6:00 PM
City Council Chambers, 240 Lincoln Street**

MINUTES

Attendance: Chair Zach Mahlum, Members, Tom Russell, Kara Colovich, Chris Savan, and Joe Henry. Rob Newsome was excused. Tom Russell was absent. Council Liaison John Larsen, Recording Secretary RaJean Strube Fossen

1. CALL TO ORDER / PLEDGE OF ALLEGIANCE

This meeting is being recorded electronically. All petitioners to the Board of Adjustments will receive a written decision and order within thirty (30) days of this hearing. The decision will be clearly stated with findings of fact and conclusions of law. Anyone wishing to appeal against a decision and order may do so through District Court.

Anyone wishing to speak tonight, must first be recognized, come to the podium, take the oath, and state your name prior to speaking.

2. APPROVAL OF MINUTES

A. BOARD OF ADJUSTMENT MINUTES of June 5, 2025

Joe moved to accept the minutes. Chris seconded. Motion passed.

B. SPECIAL MEETING MINUTES of June 25, 2025

Joe moved to accept the minutes. Kara noted that there were no minutes posted in the packet. Motion to accept died for lack of second. Chris Moved to table as the minutes until the next meeting and they can be reviewed in the packet. Kara Seconded. Motion passed.

3. BOARD OF ADJUSTMENT - NEW BUSINESS

A. CU 25.05 Short Term Rental, 445 Amoretti, Ellis

Julie Ellis Owner attended virtually and took the oath.

She described the current use that she would like to codify with this application. The zoom meeting was compromised so the remainder of the meeting was not recorded virtually and she attended through RaJean's cell phone.

Her 2 sons and a granddaughter all live locally and run the operation in her absence. Zach verified that their information is posted onsite. Zach verified that there have been no complaints.

Owner confirmed to Kara the there has been almost year of operation. There are no posted quiet hours but she uses the standard Airbnb protection language.

Karen Wetzel took the oath. She lives across the street and feels this operation does not present any neighborhood issues.

Chris asked board members if they would consider adding a 10-guest limit on Short-term rentals to be in concert with the adopted building codes. RaJean discussed that the City Attorney warned the commission that they may not be able to enforce building codes. RaJean suggest limits could be added to the application or motion process. The consensus was that they like the idea of putting guest limits on the application or conditions. RaJean and Kara suggest the topic be on a future work session.

RaJean read the City staff comments recommending approval provided the requirements for an annual inspection and WY state sales tax collection are met.

Kara moved to approve CU 25.05 with the stipulation that the city conditions are met and there is a maximum of 4 guests. Seconded by Chris. Motion passed.

Owner was notified that a decision and order would be mailed within 30 days. RaJean will get her the information to schedule a fire inspection.

B. CU 25.09 Short term rental, 965 N 1st, Winkler

Andrew Winkler, owner took the oath. 965 N 1st is a secondary residence and they live in NC. He rents the home in the interim until his son graduates from high school

He described the current use that he would like to codify with this application.

Kara go a verification that there has been 3 years of operation. He gave several positive written comments that were provided to the commissioners.

The owner confirmed for Zach that they do have a housekeeper and 2 neighbors that watch the place in his absence.

Chris verified that this is a 2 bedroom place and he lists it for a maximum of 4 guests.

Coleman Griffith, across the street from this property. He compliments the operation of this short term rental and the owner is very involved with no neighborhood problems.

Kara asked the commissioners if they wanted to set an occupancy limit condition. The consensus was that 4 occupants was reasonable.

RaJean read the City staff comments recommending approval provided the requirements for an annual inspection and WY state sales tax collection are met.

Kara moved to approve CU 25.09 with the stipulation that the city conditions are met and with an additional condition that the occupants be restricted to 4 guests.. Seconded by Chris . Motion passed.

RaJean notified owner that she has record of passing the fire inspection today and Airbnb registration for taxes. Upon receipt of Decision and Order within 30 days and then he is allowed to resume operations.

4. BOARD OF ADJUSTMENT - OLD BUSINESS

5. PLANNING COMMISSION - NEW BUSINESS

A. Interview applicants for open Board Member

A. Averill

B. Greene

Make a recommendation to Council for filling the Vacancy

Applicants were asked a rotating set of questions presented by the members. Each applicant was provided time to answer each question individually. Zach Mahlum recused himself from the vote on Ms. Averill as she is a former employee of his law practice.

Board consensus was to allow the two other commissioners some input before making a recommendation to Council for the appointment. It will be on the next agenda as a voting item.

6. PLANNING COMMISSION - OLD BUSINESS

7. ADJOURNMENT

at 7:16 pm