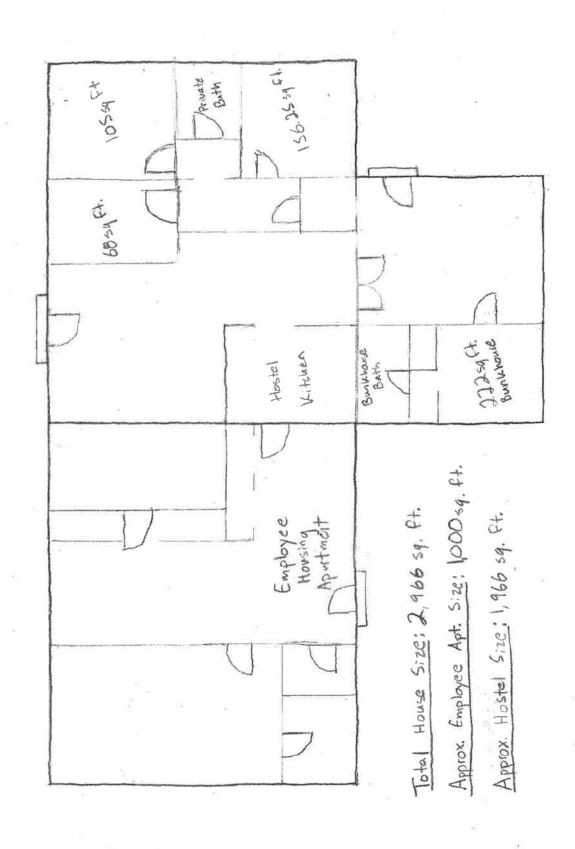


CITY OF LANDER CONDITIONAL USE APPLICATION – TITLE 4-6-1 NON-REFUNDABLE FEE \$500.00

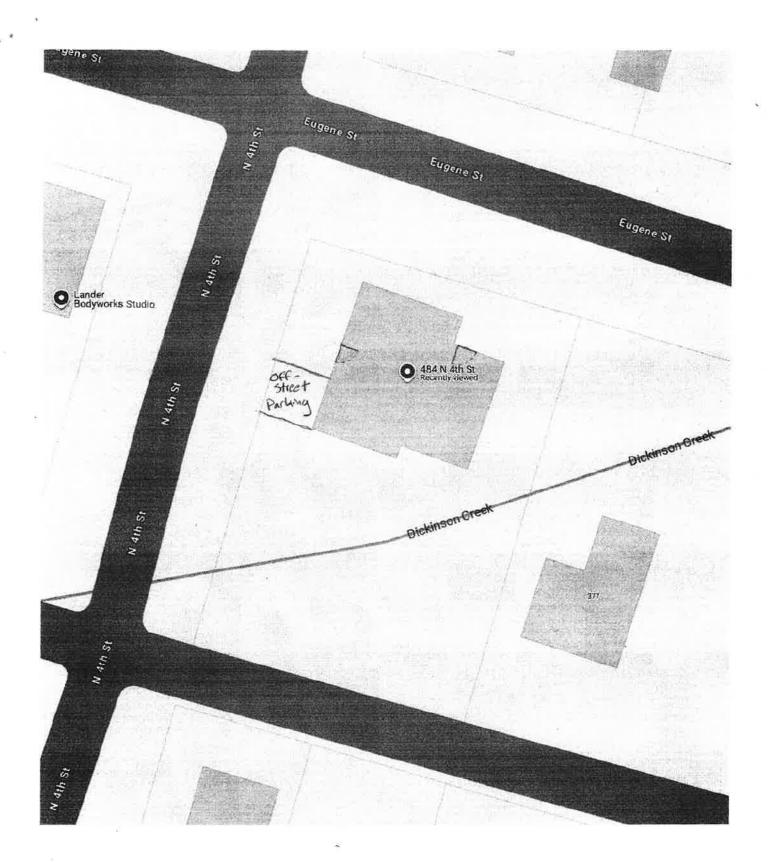
For Office use only: Case # (11 75.10)				
Date Received 6/26/25 Date Fee Paid 6/26/25 BOA Hearing Date 3/7/25				
Existing zone designation 2-3 Applicable Section of zoning code 4-6-1, 4-12-4				
Name of Applicant Austin Wittek Email				
Address 484 N 4th St. Phone				
Do you own this property Yes_XNo				
If no, Name of OwnerEmail				
AddressPhone				
Legal Description of Property (Street address, subdivision lot and block numbers, or attached a Legal description prepared by a surveyor) Lots 9 md 10, Block 58, A moretti's Addition to the town of Lander, Fremont County, Wyoming Present Zoning District of Property Residential Proposed Zoning District P3 Proposed Zoning use of property Short Term Patal				
Legal Description of Property (Street address, subdivision lot and block numbers, or attached a Legal description prepared by a surveyor) Lots 9 and 10, Block 58, Amoretti's Addition to the town of Lander, Fremont County, Wyoming				
Check Conditional Use Type below				
Child Care/preschoolRV campgroundRestaurantHome BusinessClinic/nursing homeGamingBed/BreakfastProfessional officeCommunication towerShort term RentalMortuary/crematoryJunkyardGroup/foster homeMotelOther, Explain				
Describe your conditional request (Hours of operation, off-street parking, traffic patterns, fencing, etc.) Hours of Operation will be 9an-9pm between mid July and wid September, it maily serving histers on the CDT. Considering my Clientele doesn't have cars, I do not anticipate to need more than my existing I off street parking spots. The yard I have is entirely fenced, (Continued Explain why your conditional use will not adversely affect your neighborhood I only have I neighbor who is close enough to even notice High three rould be a hostel operating yest door, Sally walt, and she is fully supportive to what I want to do and the benefits to the community and the Town of Lander.				

the lot is a corner lot, directly across the street from a commercial building which is cornertly a gxn. My man: num expected excuponcy during the hiking season (July-September) will be 15.

Attached is a plo	t plan or drawing of all buildings and outside	areas used	for the conditional use.	
Attached is additional information for Child Care, Group Home, or Home Business, as required				
Signature of applicant	An am	Date	6/27/25	
Signature of owner	11	Date		



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Triple Crown Hostel - Mission Statement

At Triple Crown Hostel, our mission is to serve as a welcoming, supportive, and essential hub for long-distance hikers traveling the Continental Divide Trail (CDT), while deepening the connection between the trail community and the city of Lander, Wyoming.

Hostels along long trails are more than just a place to rest - they are the heart of trail towns. They offer comfort, community, and a reliable place for hikers to regroup, resupply, rest, and connect with the local culture. A good hostel becomes known far beyond town limits, passed from hiker to hiker for hundreds of miles. In many cases, hikers plan their "zero days" (days with zero trail-miles hiked) around these hostels, which results in direct economic benefit to local businesses and services.

Lander already holds a beloved place in the hearts and minds of the CDT community, known for its charm, generosity, and access to nature. Not only is it the home of the CDTC, but the presence of NOLS, and it's proximity to the Wind River Range and the Great Basin set it apart from almost any other community along the trail. The absence of a dedicated hostel here is not only surprising but a missed opportunity to enrich that legacy.

Having personally experienced the profound generosity of the trail community, I am committed to giving back in the most meaningful way I know - by opening a hostel rooted in hospitality, respect, and service. With 12+ years of experience in the hospitality industry, I'm excited to create a space that reflects the spirit of both the CDT and the city of Lander: welcoming and unforgettable.

Triple Crown Hostel aims to be more than a business - it will be a symbiotic bridge between hikers and the community, a boost to local tourism, and a new chapter in Lander's already stellar reputation among adventurers.

Triple Crown Hostel - Terms of Service

1. Parking Policy

We allow a maximum of six (6) guest vehicles on-site at any given time. To help us manage space and avoid issues with our neighbors, all guests must indicate whether they will be bringing a vehicle at the time of booking. There will be a required checkbox during the reservation process to confirm this.

Failure to disclose your intention to bring a vehicle may result in cancellation of your reservation without refund. Please be honest and help us keep things running smoothly.

2. Quiet Hours

Our quiet hours run from 9:00 PM to 9:00 AM daily.

Affectionately known as "Hiker Midnight," 9:00 PM is when we all wind down for the night. During these hours, we ask all guests to keep noise to a minimum both inside and outside the building. This helps ensure that everyone gets the rest they need, especially our long-distance hikers.

3. Substance Policy

We maintain a strict no drugs or illicit substances policy on hostel property.

Alcohol is permitted only under our "brown bag policy"-meaning it must be kept discreet, respectful, and within moderation. Open intoxication, loud behavior, or drinking games are not allowed.

4. Respecting the Rules

Failure to follow any of the above terms may result in immediate removal from the property without refund.

In serious or repeated cases of disruption, we reserve the right to contact law enforcement to protect the peace, safety, and comfort of our guests and neighbors. We appreciate your understanding and cooperation.