



**CITY OF LANDER**  
**BOARD OF ADJUSTMENT & PLANNING COMMISSION MEETING**

Thursday, May 16, 2024 at 6:00 PM  
City Council Chambers, 240 Lincoln Street

**MINUTES**

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**Join Zoom Meeting**

<Insert Zoom Link>

Attendance: Chair Zach Mahlum, Members, Kara Colovich, Kristin Yannone, and Rob Newsom. Members Dave Fehringer and Joe Henry were excused. Tom Russell was absent. Council Liaison Missy White, and 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**

moved to approve the minutes. seconded. Motion passed

**A. BOARD OF ADJUSTMENT MINUTES of May 2, 2024**

Kristin moved to approve the minutes as presented. Kara seconded. Motion passed

**3. BOARD OF ADJUSTMENT - NEW BUSINESS**

**4. BOARD OF ADJUSTMENT - OLD BUSINESS**

**5. PLANNING COMMISSION - NEW BUSINESS**

**A. S 24.02 Landent Subdivision Re-Plat, 799 S 2nd, Olsen/Bills**

Chris Savon, Fremont Engineering and Surveying, took the oath and represented Marc and Janine Olsen who were also in the audience.

RaJean explained that during a recent land sale the previous owner came to fill out a nonconforming permit for the structure's setback. It was discovered that the structure was built over the platted lot line. It was also discovered that a 1990 draft plat to make the lot line change was never filed. The City asked the owners to proceed with a minor plat to correct the issue for the permanent record.

Chris Savon reported that the plat changes the interior lot line between A and B to create two new tracts that retain all the existing and recorded utility easements. The recording of the plat will fix some boundary survey errors as well as move the lot line to correctly reflect the built environment.

Zach asked for clarification on the untraditional utility easement shapes. The Engineer and the City confirmed that there were indeed power utilities in those easements of record.

RaJean read the City Letter into the record recommending approval and notified the board that the owner found a typo that needs correction.

Laural Bill Chambers, former owner, took the oath and reiterated that they want to make the record correct for the new owner.

Kristin moved to recommend S 24.02 to City Council for approval contingent on the typos being corrected, Rob seconded. Motion passed.

RaJean reported that the plat will be on the May 28th City Council meeting for approval. After approval, the final mylar and deeds will be prepared for their notarized signatures prior to being recorded at the County Clerk.

## **6. PLANNING COMMISSION - OLD BUSINESS**

### **A. Proposed Title 4 changes final edits**

The recording was stopped.

Kara presented a new draft visual for Title 4 changes in R-1 and R-2 which was received with much approval and no suggested revisions. The remainder of the visuals will be presented at the next meeting.

RaJean notified the Board that a new communication tower permit is coming soon. Kristin agreed to review that proposal and make recommendations to the members.

## **7. ADJOURNMENT**

Adjourned at 6:25 pm