



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

For Office use only: Case # CU 25-02
 Date Received 4/14/25 Date Fee Paid 4/14/25 BOA Hearing Date May 1
 Existing zone designation R-3 Applicable Section of zoning code _____

Name of Applicant Austin Wittek Email austinwittek@yahoo.com

Address 484 N 4th St. Lander, WY 82520 Phone 443-285-1389

Do you own this property Yes X No _____

If no, Name of Owner _____ Email _____

Address _____ Phone _____

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 SB, Amoretti's Addition to the Town of Lander, Fremont County, Wyoming / 484 N 4th Street

Present Zoning District of Property R3 Current zoning use of the property Residential

Proposed Zoning District R3 Proposed zoning use of property Short Term Rental

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 SB, Amoretti's Addition to the Town of Lander, Fremont County, Wyoming / 484 N 4th Street

Check Conditional Use Type below

- | | | |
|---|--|---|
| ☐ Child Care/preschool | ☐ RV campground | ☐ Restaurant |
| ☐ Home Business | ☐ Clinic/nursing home | ☐ Gaming |
| ☐ Bed/Breakfast | ☐ Professional office | ☐ Communication tower |
| ☒ Short term Rental | ☐ Mortuary/crematory | ☐ Junkyard |
| ☐ Group/foster home | ☐ Motel | ☐ Other, Explain _____ |

operating as Triple Crown Hostel LLC

Describe your conditional request (Hours of operation, off-street parking, traffic patterns, fencing, etc.)

Seeking approval to operate a small Hostel providing short-term lodging for travelers. The hostel will be open 24/7, with two off-street parking spaces and ample street parking available on the corner lot. Minimal traffic impact expected, and the property has a fence in yard for privacy and security.

Explain why your conditional use will not adversely affect your neighborhood anticipating up to 18 guests concurrently
I intend to operate this business in a way that seamlessly blends into the neighborhoods quiet residential setting, ensuring that traffic patterns and noise levels stay consistent with the existing environment.

Traffic: Currently there are 2 off street parking spots, however 90% of my guests will not have vehicles considering they will be hiking the cdt/biking across country

Updated July 2021



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X Attached is a plot 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 *[Signature]* Date 4/11/25

Signature of owner *[Signature]* Date 4/11/25

