

<b>2023 Strategic Plan Top Priority</b>		
<b>Attainable Housing/Housing Opportunities</b>		
<b>Progress Timeline</b>		
<b>DATE</b>	<b>TASK</b>	<b>REFERENCE DATA</b>
Mar 2013 -	Lander adopts the 2012 Master Plan	
Aug-Oct 2018 –	City appointed Staff/Community member team who attended a community assessment workshop	
Nov 2018-July 20	Community Assessment Team discussed community action items identified by the workshop	
July 2019 –	Contracted with Wyoming Business Council and CBLI for a code audit	
Sept 2019 –	Contractor CBLI Interviews key stakeholders on code audit	
Oct-Dec 2019 –	CBLI/City/County 10 publishes Public housing opportunity survey	<a href="https://drive.google.com/file/d/1PakPqyBIGxiPcpzhTc1b3b1Zipr_zxKU/view?usp=drive_link">https://drive.google.com/file/d/1PakPqyBIGxiPcpzhTc1b3b1Zipr_zxKU/view?usp=drive_link</a>
Dec 2019 -	CBLI/City hosts Housing opportunity public forum	
Jan-May 2020 –	Contractor uses survey data and public comment to suggest changes to zoning code	

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April, July 2020 –	Contractor presents multiple times to Planning Commission/Council in public meetings	<a href="https://drive.google.com/file/d/1krJdYIL_Lz2p6zapHGfI0ISmmzVHY8eS/view?usp=drive_link">https://drive.google.com/file/d/1krJdYIL_Lz2p6zapHGfI0ISmmzVHY8eS/view?usp=drive_link</a>
May 2020-	1st public hearing, Published fact sheet and mailed letter invitation to all property owners	<a href="https://drive.google.com/file/d/14iSPzXwwmxbwbcQfFUYrDVanayublvE3/view?usp=sharing">https://drive.google.com/file/d/14iSPzXwwmxbwbcQfFUYrDVanayublvE3/view?usp=sharing</a>
June 2020 -	WBC publishes " <i>Breaking the Code</i> " a tool kit fo wyoming communities with best practices for making zoning code regulations conducive for increasing "missing middle" housing opportunities.	<a href="https://www.wyopass.org/planning_resources/zoning_toolkit.php">https://www.wyopass.org/planning_resources/zoning_toolkit.php</a>
June 2020 -	Distributed updated FAQ's and summary sheets on suggested Title 4 changes to those who left contact information	<a href="https://drive.google.com/file/d/1thdWQFYcH-k7htjLC-7_8inycy0CeOxh/view?usp=drive_link">https://drive.google.com/file/d/1thdWQFYcH-k7htjLC-7_8inycy0CeOxh/view?usp=drive_link</a>
July 2020 –	1st reading, Ordinance 1234, amended by Councilt	
Aug 2020 –	2nd reading Ordinance 1234, amended by Council	
Nov 2020 –	Third reading, Ordinance 1234 passed with amendments	<a href="https://drive.google.com/file/d/1ETrx6wBrdIPfaC2tWOonVGXX8j-CKOZw/view?usp=sharing">https://drive.google.com/file/d/1ETrx6wBrdIPfaC2tWOonVGXX8j-CKOZw/view?usp=sharing</a>

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Jan-Dec 2021	Planning Commission working on administrative changes to update building permit challenges, appeals processes, and other legal and enforcement issues.	
Jan-Mar 2022	2022-1 FAQ sheet published, Application forms updated and now accessible on City website.	<a href="https://docs.google.com/document/d/1e8S2l37SZuYTniWUR1qEjZ_hgrxRctD-/edit?usp=drive_link&amp;oid=112824734547240937905&amp;rtpof=true&amp;sd=true">https://docs.google.com/document/d/1e8S2l37SZuYTniWUR1qEjZ_hgrxRctD-/edit?usp=drive_link&amp;oid=112824734547240937905&amp;rtpof=true&amp;sd=true</a>
Apr 12 2022-	1st reading, Ordinance 2022-1 with public hearing	
Apr 26 2022 -	2nd reading, Ordinance 2022-1	
May 2022 -	2nd reading, Ordinance 2022-1	
July 2022-	3rd reading, Ordinance 2022-1	<a href="https://drive.google.com/file/d/1UdlTUqTpfqxNZ1K53_a1Y7qi1bilkVwC/view?usp=sharing">https://drive.google.com/file/d/1UdlTUqTpfqxNZ1K53_a1Y7qi1bilkVwC/view?usp=sharing</a>
July-Aug 2022-	Council Liaison Missy White presented "Lander Learnings" to new planning commission members and City Council in response to strategic plan action items.	<a href="https://drive.google.com/file/d/1tfj62KvAT1HFqA6jJ6cW1DECg_ufz2RE/view?usp=sharing">https://drive.google.com/file/d/1tfj62KvAT1HFqA6jJ6cW1DECg_ufz2RE/view?usp=sharing</a>
Apr 2023 -	City Council adopts 2023 Strategic Plan showing " <i>Attainable Housing</i> " as a top priority	<a href="https://drive.google.com/file/d/1PFdYZuNirZA4yHdJH6-QHSDugyLn8l0W/view?usp=sharing">https://drive.google.com/file/d/1PFdYZuNirZA4yHdJH6-QHSDugyLn8l0W/view?usp=sharing</a>
Apr 2023 -	WBC publishes Governor's " <i>Housing in Wyoming: Constraints and Solutions</i> ."	<a href="https://wyomingbusiness.org/wp-content/uploads/2023/07/P2P-Housing-Summary-Note-2.pdf">https://wyomingbusiness.org/wp-content/uploads/2023/07/P2P-Housing-Summary-Note-2.pdf</a>

DATE	TASK	REFERENCE DATA
July 2022-2023 -	Planning Commission working on additional changes to update Title for to accommodate best practices for increasing the flexibility and opportunity for the 2023 Stratigic plan "attainable housing" priority.	<a href="https://docs.google.com/document/d/1q75AIS09xrOzfSkdZE9n01jHY5AaBmzV/edit?usp=sharing&amp;ouid=112824734547240937905&amp;rtpof=true&amp;sd=true">https://docs.google.com/document/d/1q75AIS09xrOzfSkdZE9n01jHY5AaBmzV/edit?usp=sharing&amp;ouid=112824734547240937905&amp;rtpof=true&amp;sd=true</a>
June-Sept 2024	Planning Commission presents suggested Title 4 changes at Realtors, Builders, Chamber, service clubs, and City Open House	<a href="https://drive.google.com/file/d/14PyolQplfPKDKxuwVx7A5UxfHGfXewbn/view?usp=sharing">https://drive.google.com/file/d/14PyolQplfPKDKxuwVx7A5UxfHGfXewbn/view?usp=sharing</a>
Aug 2024 -	Planning Commission presents suggested Title 4 changes to Council	<a href="https://drive.google.com/file/d/1bfyfdLmw6lF3M8wlOK0xt-OGhCuFx9D2/view?usp=drive_link">https://drive.google.com/file/d/1bfyfdLmw6lF3M8wlOK0xt-OGhCuFx9D2/view?usp=drive_link</a>
Oct 2024-	State publishes " <i>How Wyoming's Exodus of Young Adults Holds Back Economic Diversification</i> " which cites zoning regulations can negatively affect young adult retention. Labor Force, and Economic Development in Wyoming.	<a href="https://drive.google.com/file/d/15byOWDKJ1VydIlsa2UUG1SnKYhtbWAb8/view?usp=sharing">https://drive.google.com/file/d/15byOWDKJ1VydIlsa2UUG1SnKYhtbWAb8/view?usp=sharing</a>
Oct 2024 -	1st Reading, Ordinance 2024-8	
Nov 2024 -	2nd Reading, Ordinance 2024-8	<a href="https://docs.google.com/document/d/12vDy4j4-AQfPGuzltGiYkdAJzKzrDwPU/edit?usp=drive_link&amp;ouid=112824734547240937905&amp;rtpof=true&amp;sd=true">https://docs.google.com/document/d/12vDy4j4-AQfPGuzltGiYkdAJzKzrDwPU/edit?usp=drive_link&amp;ouid=112824734547240937905&amp;rtpof=true&amp;sd=true</a>
Dec 2024-	3rd Reading, Ordinance 2024-8	<a href="https://drive.google.com/file/d/1ASNP3qclvCyeUEXHGAJmtdJkCjODX8S/view?usp=sharing">https://drive.google.com/file/d/1ASNP3qclvCyeUEXHGAJmtdJkCjODX8S/view?usp=sharing</a>

DATE	TASK	REFERENCE DATA
Dec 2024-	WBC publishes state-wide CEDS " <i>Wyoming Comprehensive Economic Development Strategy</i> "	<a href="https://wyomingbusiness.org/wp-content/uploads/2024/12/25-WBC-CEDS-Report.pdf">https://wyomingbusiness.org/wp-content/uploads/2024/12/25-WBC-CEDS-Report.pdf</a>

<b>PROGRESS/RESULTS</b>
Master Plan encourages a zoning plan that promotes graduated densities and expanding residential opportunities in all zones and income levels.
Lander and 5 other community teams met in Lander to discuss community issues.
WBC asked Lander to participate in zoning code audit to use as a test case for the a Wyoming housing toolkit project.
Schools, employers, businesses, and citizens were interviewed by CBLI about community housing and issues.
Survey results were presented and additional public comment was taken from attendees.
6 changes recommended from CBLI data. 1, allow ADUs in all zones, 2. Allow smaller lots in some zones, 3. allow cottage clusters in some zones, 4. Provide opportunities for a wider range of housing types in some zones, 5, Make building form standards (height, width, setbacks) more flexible, and 6. provide more flexibility for parking.

## PROGRESS/RESULTS

Page 5 shows housing burden data and page 15 contains recommendations

**Fact sheet (Attachment 1)** is a synopsis of data driven suggested changes, many of which passed in Ordinance 1234

**Page 10 of Toolkit (Attachment 2)** recommends flexible housing types like duplexes, 4-plexes and Accessory Dwelling Units (ADU). Toolkit also refers to best practice changes in minimum lot sizes, off-street parking, max building height, and minimizing setbacks.

### **FAQ sheet is Attachment 3.**

Ordinance 1234, amended ordinance to require a public process for ADU's, and require fire suppression for cottage cluster units closer than 10 feet

Ordinance 1234, amended to require off-street parking for ADU's and added Cottage clusters and accessory buildings to Commercial District.

Third reading, Ordinance passed with reduced lot sizes in all districts, short term rentals in all residential districts and added multi family units (up to 4) in R-2. All considerations for allowing cottage clusters and ADU's were stricken from the final version.

<b>PROGRESS/RESULTS</b>
Planning commission continued to work on incorporating best practices without looking at cottage clusters and ADUs.
<b>Summary of code changes is Attachment 4</b>
Passed on first reading with no public comment and no amendments.
Ordinance tabled on second reading to address council concerns on storage containers vs storage shed and the temporary 90-day permit process.
Ordinance untabled and passed on second reading incorporating council's suggested changes on storage units.
2022-1 passes including updated definitions, administrative changes, permitting metal storage containers, and setting a fire safety setback for manufactured home parks.
<b>Entire presentation is Attachment 5</b>
<b>Attachment 6</b>
<b>Executive summary is Attachment 7</b>



PROGRESS/RESULTS
Public notice is Attachment 8
Public information sheet is Attachment 9
Entire presenation is Attachment 10
Executive summary is Attachment 11
2024-8 passed on 1st reading with no amendments
2024-8 passes on 2nd reading with 3 amendments ( <b>Attachment 12</b> ) from Planning Commission for retaining 10' minimum side setbacks, reducing the maximum height in multiple zones, and adding FAA zoning requirements for the airport. Council approved one additional amendment to increase residential parking up to 2 spaces per residential unit.
2024-8 fails on third reading with no suggested amendments including the legal amendments suggested by the City Attorney.

PROGRESS/RESULTS
Document reports that Housing is a tenant of Ecomonic development but <i>"over-regulation of allowable housing types, building height, parking spaces per dwelling and the housing approval process itself"</i> is <i>"outdated and counterproductive"</i> to housing opportunity.
<b>CEDS Housing Goal #3 is Attachment 13</b>