



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

Thursday, January 15, 2026 at 6:00 PM  
City Council Chambers, 240 Lincoln Street

**MINUTES**

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**Join Zoom Meeting**

<https://us06web.zoom.us/j/86579690654>

This link is available for listen only. To participate in the meeting please join us in person at City Hall, 240 Lincoln Street, 6:00 pm

Attendance: Chair Zach Mahlum, Members, Chris Savan, Mary Greene, and Joe Henry. Kara Colovich excused. Council Liaison Dan Hahn, Assistant Public Works Director Hunter Roseberry, 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 December 4, 2025**

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

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

**A. CU 25.13 485 N 4th Childcare, Brower**

Ashton and Steven Brower, owners of the daycare, took the oath and described their childcare plan. This will be a childcare/preschool format to accommodate the lack of childcare in the community. Brower's are renters and the owner of the lot has signed the application.

Zach asked how many children. The owner responded that the type of license allows 48 children based on the square footage of the building. Joe felt that 48 children was a lot and asked about the square footage. The owners referenced paperwork where DFS has approved a maximum of 48. However they are planning on about half that number for their actual operations.

No public comment from the audience. Zach confirmed that they have all the paperwork from DFS. Construction has been inspected and approved by the Building Department.

RaJean reported that the application was in order and the Fire inspection has been passed. There was no public comment received prior to the meeting. DFS has reported that if approved tonight Little Lambs will be issued a certificate. City Staff recommends approve of CU 25.13.

Chris moved to approve, seconded by Joe. Motion passed.

RaJean stated that upon receipt of the Decision and Order and the DFS certificate they are legal to open for business. It is common for DFS to issue a temporary permit based on the approval tonight and then issue the full permit upon receipt of the Decision and Order. RaJean reminded them that the application and inspection process are paid in full. If they get an additional bill, it is a scam and they should report it to RaJean and their internet provider.

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

#### **5. PLANNING COMMISSION - NEW BUSINESS**

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

##### **A. Discussion on Short term rental proposed changes to Title 4**

A. Council comments, if any

B. Review problem definition and proposed solutions

C. Review 3rd Party tracking proposal

Zach asked Dan for any Comments. Dan likes the STR ideas as proposed.

Chris stated his interpretation that Title 4 should be state statute compliant for airport and appeals, etc., but no significant other changes for physical parameters are being suggested at this time.

RaJean reported that there are software programs that can help with compliance for a reasonable price in lieu of a licensing structure. The software may relieve the high level of staff and court responsibilities while still addressing many of the compliance concerns.

Next step, focus on definitions, compliance issues, and STR limits by zone. After the members agree on those items, then draft ordinance changes, go public for input, and then have public hearing and 3 ordinance readings.

C - hotel, motel, etc. and STR as permitted. Residential zones. Hunter likes STR general requirements like home business better than each zone.

Items discussed were to keep some form of grandfathering in the existing CU, keep primary residence requirement for now, discuss snowbirds, and definition of primary residence.

RaJean get with Adam to take a final look at the 2024 appeal changes to move forward.

Chris and Zach will take a look at definitions for the next meeting.

Chris will craft a draft of each zoning district requirement for discussion at the next meeting.

## 7. ADJOURNMENT