



## City of Lander Board of Adjustments and Planning Commission

May 8, 2025

City Staff Comments on S 25.05, Capital Hill Addition replat, Alchara

City Staff has reviewed the subject Minor plat and offers the following comments based on the subdivision codes set forth in Title 4-9-5 - Minor Plats. The following requirements must be met prior to recording the Plat.

1. S 2<sup>nd</sup> and Custer Street sidewalks will be required. The owner is installing walks for Lot 20A at the existing residence with the City partnering for some repairs and ADA upgrades.
2. The walks for lots 18A and 19A will be placed with the construction of new residences and an occupancy permit will not be issued unless the walks are complete in accordance with City Code 4-9-7-10 j.
3. Nonconforming setback registrations will be required for the existing buildings on lots 18A and 20A due to being built prior to adoption of our codes for the current R-1 setbacks.
4. Owner must get with Public Works to install all the new service taps which must be installed to meet City of Lander Specifications, including any necessary street repairs.

There have been several neighbors come in to get a copy of the plat and talk to City Staff, but no written public comments have been received as of the date of this letter. City Staff recommends approval of S 25.05 if all the conditions set forth above are met.

RaJean Strube Fossen  
Lance Hopkin  
Hunter Roseberry