



THE CITY OF LANDER

240 LINCOLN STREET, LANDER, WY 82520

TELEPHONE 307-332-2870

OFFICE OF
PLANNING COMMISSION

March 26, 2024

RE: CS 24.02 Sunflower Subdivision, Fremont County Simple Subdivision within one mile of City Limits

The City Planning Commission has the authority to review the subject simple subdivision as required by City Code 4-7-2 C.

Furthermore, the Planning Commission is directed to make assessments and recommendations for County subdivisions within one mile of the City Limits in accordance with City Code Section 4-9-2 C which states:

C. Subdivisions within one (1) mile of City Limits:

1. All Planned Subdivisions within one (1) mile of the City Limits shall be reviewed by the Planning Commission and Certified by the City Council. The Plat shall be reviewed to ensure it:
 - a. Conforms to any adopted street plan of the city, town or county;
 - b. Contains all areas for streets, roads and alleys that are dedicated rights-of-way;
 - c. Contains dedicated easements for all existing and proposed utilities; and
 - d. Contains any additional criteria the governing body of the city or town and the board of county commissioners agree to through a jointly adopted plan or voluntary agreement.

City Council has recently adopted two relevant master planning documents. Considering those guiding documents, City Staff has the following two comments.

1. The adopted 2020 Long Range Transportation plan indicates that no future major collector road will be needed on Sunflower Street.
2. The adopted 2023 Water Master Plan indicates that a future water and sewer mains should extend past the City Limits on Sunflower Street and connect with a main service on Mortimore Lane to accommodate future growth and regionalization opportunities. See Item 28 on Exhibit A.

These future utilities are not designed and may follow existing water service line easements on the South boundary of the property or be installed under the current road surface. Therefore, the City requests a 10-foot-wide utility easement on the South of the property which will not have to be dedicated specifically to the City of Lander.

City Staff recommends approval of CS 24.02 be accepted conditional on the addition of a 10-foot-wide utility easement adjacent to Sunflower Street.

Hunter Roseberry
RaJean Strube Fossen