



City of Lander Board of Adjustments and Planning Commission

May 6, 2026

City Staff Recommendation to revise S 26.01 Riverwood Estates Replat for Phase 2A originally approved by Planning Commission April 16, 2026

This May revision of the Phase 2A Replat of Riverwood Estates is a change from the original April 16, 2026 planning commission discussion. However, phasing and phasing changes are allowed per Code section 4-9-4.3.B which states:

B. Final platting may be accomplished in stages covering reasonable portions of the area of an approved Preliminary Plat. When this is done, each sheet of the Final Plat shall contain a vicinity map showing the location of the portion being submitted in relationship to the area for which the Preliminary Plat was submitted.

This May version reflects the following information:

- The new phasing removes 3 lots at the northern end and moves them into a new phase 3.
- The new phasing still requires an approved fire access between the northern boundary of Phase 2A and Poor Farm Road. A temporary gravel road with a minimum width of 20' and minimum compaction of 95% will still be required.
- The new phasing still requires a note stating that the future pathway dedication that was recorded on the original plat dated May 13, 2023, doc # 2023-1447443 will be honored.
- It does NOT change the water, sewer, streets, lighting and utilities that were already approved and installed under the previous version you approved on April 16th.
- It does NOT change the mailing list for the 400'-notice and public hearing already advertised for the April 16th meeting.

There are two separate-built residences that will may obtain occupancy permits after the City determines that the residences meet the current building codes and the City accepts existing infrastructure within the new proposed Phase 2A boundary.

This request is a result of the City Engineer meeting with the owner, engineer/agent to resolve some phasing and design issues. City staff recommends approval of the proposed May revisions to S 26.01 for the Replat for Riverwood Estates Phase 2A with the contingency that the future pathway dedication is noted on the Phase 2A drawings.

RaJean Strube Fossen



**City of Lander Board of Adjustments and Planning
Commission**

Lance Hopkin