



CITY OF LANDER

SPECIAL MEETING OF THE PLANNING COMMISSION

Wednesday, August 12, 2026 at 6:00 PM
City Council Chambers, 240 Lincoln Street

MINUTES

Attendance: Chair Zach Mahlum, Members, Kara Colhoff, Jonathan Rensch, Mary Greene, Joe Henry. Council Liaisons Dan Hahn, Councilwoman Julia Stuble for Chad Cassady, Recording Secretary RaJean Strube Fossen.

1. CALL TO ORDER / PLEDGE OF ALLEGIANCE

2. APPROVAL OF MINUTES

3. BOARD OF ADJUSTMENT - NEW BUSINESS

4. BOARD OF ADJUSTMENT - OLD BUSINESS

5. PLANNING COMMISSION - NEW BUSINESS

6. PLANNING COMMISSION - OLD BUSINESS

A. Discussion of Title 4 suggested changes

1. Presentation of executive summary narrative and spreadsheet

RaJean explained the AI generated sheet. As discussions progressed the sheet was clarified by the members and will be updated before the next meeting. Change the language in the executive summary spreadsheet from "modernize" to a more appropriate term such as "update" or "restructure".

2. Discussion of 140' notice for public hearings and petitions

The consensus of the members was that the 140-foot notice will benefit the petition process but may take heat from the public for less transparency for BOA actions than there is now. The new draft will propose 140' to match state statute but is willing to compromise on this point if it makes the entire proposal fail.

3. Discussion of culmination of Short-term rental edits

Only the definitions were discussed and updated. This specific edits to the final process will be shown in the application process like other conditional uses. Add the definition of "bed and breakfast" to the definitions section of Title IV, between "approach" and "board of adjustment".

4. Proofread and discussion of proposed sections 1 thru 6.

- Remove "temporary storage" and "tiny home" from the list of added definitions in the executive summary, or clearly state they were already added in 2022.
- Replace "conditional use" with "variance" in Section 4-4-4, subsection D, to clarify the petition process.
- Update the language in Section 4-5-7, subsection D, to reference "any adopted plan of the city" instead of specific plans.
- Ensure that the new language for "private drive" in Section 4-6-4, subsection C, is redlined in the document and meets the Staff needs for dedication by plat or other easement document that clearly states the long-term maintenance of private drives is not the responsibility of the City.
- Revise Section 4-6-3 (temporary dwellings) to clarify the "permission" process, possibly by creating a new application or placement permit, and address location and utility hookups. Members would like to further discuss this staff recommendation to increase the use of RV's as a temporary dwelling. It will be revisited in a future meeting with input from Hunter.
- Add language to Section 4-6-5, subsection E, to reference the current building code for loading space requirements, rather than specifying them in the zoning code.
- Contact Adam to clarify the language in the appeals section, specifically regarding the timeline for appealing to a Planning Commission decision and whether it should reference the City Council's decision.

7. ADJOURNMENT at 8:00 pm