



Rajeon Strube Fossen <rsfossen@landerwyoming.org>

Conditional Use request for 340 Del Street

2 messages

Jack Smith <jallen111355@gmail.com>

Tue, Aug 29, 2023 at 2:04 PM

To: "rsfossen@landerwyoming.org" <rsfossen@landerwyoming.org>

Dear Ms. Strube Fossen,

Thank you for the opportunity to comment on the proposed daycare conditional use request for 340 Del Street. We would like to express our objection to this proposal. We do not feel a daycare is an acceptable use in our neighborhood for a number of reasons.

A daycare will result in an increase in traffic, parking issues, and noise. Del Street currently has single entry and exit points, meaning all drop-off and pick-up traffic would have only one route through the neighborhood. The neighborhood also has a greater than average number of licensed vehicles and trailers per individual household. This currently results in situations of parked vehicles occasionally blocking driveways and fire hydrants. This situation will only escalate with the increasing traffic and parking requirements associated with a daycare facility.

There are a number of homes in the area where the residents are either retired (as we are) or work from home. This facility has the real potential to increase the noise level those individuals would need to contend with during the day.

As a shareholder of the Cemetery Ditch Company, we also have safety concerns in that the ditch runs immediately behind the residence at 340 Del Street. Ditches with water are a natural attractant for children and at the present time we often see unsupervised children playing in and around the ditch. No matter how careful, a daycare provider will have a difficult time keeping children from investigating this potential hazard.

Finally, we enjoy the fact our neighborhood is zoned R-1 and that is one of the reasons we chose to invest our lifesavings in a home here. In our minds, a business such as a daycare is simply not compatible with this residential zoning and causes undue encumbrance upon neighbors.

Again, thank you for the time to allow comment on this matter.

Jack and Terri Smith

368 Del Street

Sent from [Mail](#) for Windows

Rajeon Strube Fossen <rsfossen@landerwyoming.org>

Tue, Aug 29, 2023 at 2:31 PM

To: Jack Smith <jallen111355@gmail.com>

Thank you for your comments on 340 Del St Conditional use permit application. Your comments will be added to the packet for consideration by the Board of Adjustments and be addressed at the public hearing. Please feel free to still attend the meeting if you are available.



Rajeane Strube Fossen <rsfossen@landerwyoming.org>

Daycare Application Comment

2 messages

Jodi Darrough <darroughlaw@yahoo.com>

Tue, Aug 29, 2023 at 9:32 AM

To: "rsfossen@landerwyoming.org" <rsfossen@landerwyoming.org>

Dear Ms. Strube Fossen:

I am writing to register my objection to the conditional use request to place a daycare at 340 Del Street. I will not be able to attend the hearing on this matter on September 7th.

Daycare facilities are appropriate in low density residential areas, pursuant to the City Code. While "low density residential area" is not defined anywhere in the Code, I would submit that the Chevy Chase editions are not low density in their population. Therefore, a daycare would interfere with residents' use and enjoyment of their neighborhood, and is not appropriate for this location.

Traffic is a definite concern with this application. First, there are not enough viable, safe, drop-off and pick-up points. Secondly, the volume of traffic is sure to increase on Del Street, to the detriment of its residents. There are no other outlets on Del other than both ends of the street. A daycare in the middle of this street will cause a backup in traffic during drop-off and pick-up times.

I am asking that the Planning Commission and the City Council deny the conditional use request.

Sincerely,

Jodi A. Darrough
365 Del St.
Lander, WY 82520
(307) 330-6958

Rajeane Strube Fossen <rsfossen@landerwyoming.org>

Tue, Aug 29, 2023 at 11:14 AM

To: Jodi Darrough <darroughlaw@yahoo.com>

Thank you for your comments on permitting a childcare facility at 340 Del Street. Your comments will be added to the meeting packet for discussion and entered into the minutes of the meeting.

I know 340 Del St has a temporary permit from DFS even though the public hearing has not happened. I would be interested to know if you see any traffic pattern changes in your neighborhood. Please feel free to comment again prior to Sept 7 if you feel the need to report new information.

Have a great day!
RaJean

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