



**CITY OF LANDER**  
**CONDITIONAL USE APPLICATION – TITLE 4-6-1**  
**NON-REFUNDABLE FEE \$500.00**

INSTRUCTION SHEET

1. A Conditional Use Permit application must be submitted along with a plot plan or drawing. The graphic must be a straight-edged drawn plan (a drawing to scale is preferred but not necessary) delineating the property lines and dimensions, adjacent street(s) and name(s) of that/those street(s), a north arrow, the location of existing/proposed building(s) on the parcel and if applicable off-street parking and/or loading layout. Aerial photographs of your property can be found on the Fremont County map server at <https://maps.greenwoodmap.com/fremontwy/>
2. The following are the procedures required for a conditional use permit application:
  - (a) Review the request with the City Planning Staff. Application forms are available on the City Website [www.landerwyoming.org](http://www.landerwyoming.org) on the homepage under the “Documents and Forms” tab.
  - (b) The City ordinance 4-6-1 states the rules for Conditional uses. The City Zoning code can be found on the City website [www.landerwyoming.org](http://www.landerwyoming.org) on the homepage under the “City Code Book” tab.. Allowed conditional uses are listed in each separate zoning district 4-12-2 through 4-12-9.
  - (c) For a Home Business Conditional Use additional information is required per City ordinance 4-11-4 and as listed on an addendum to the Conditional Use application.
  - (d) For a Childcare/daycare/group home Conditional Use additional information is required on an addendum to the Conditional Use application.
  - (e) The Board of Adjustment meets the First Thursday of the month. By ordinance, a legal notice regarding the case must be published in a newspaper of general circulation at least fifteen (15) days prior to the public hearing. Our office requires submission of all completed material at least twenty-one (21) days prior to the meeting date in order to meet this publication requirement. There will be no exceptions from the twenty-one (21) day filing deadline date.
  - (f) The petitioner and/or a designated representative must be present at the public hearing to give testimony and answer questions regarding the request.
  - (g) All public hearings are held in the City Council Chambers, 240 Lincoln Street, Lander, Wyoming 82520 starting at 6:00 p.m. unless otherwise posted.
3. Within 30 days of the public hearing and vote of the Board of Adjustments you will receive a letter of determination signed by the City Attorney. If granted, you will have to abide by any and all conditions set forth in the conditional use permit. The permit will be in effect as long as you own the property and CANNOT be transferred to future property owners.

Conditional Use Case number: CU 73.10  
Your meeting will be held: 9/21/23  
Return forms by: \_\_\_\_\_



**CITY OF LANDER**  
**CONDITIONAL USE APPLICATION – TITLE 4-6-1**  
**NON-REFUNDABLE FEE \$500.00**

For Office use only: Case # Cu 23-10  
 Date Received 8/2/23 Date Fee Paid 8/3/23 BOA Hearing Date 9/7/23  
 Existing zone designation R-1 Applicable Section of zoning code 4-6-4-12-2 C1

Name of Applicant Kindal Matson Email steerskindal@gmail.com  
 Address 340 Del Street Lander, WY 82520 Phone (307) 349-1653

Do you own this property Yes  No

If no, Name of Owner \_\_\_\_\_ Email \_\_\_\_\_

Address \_\_\_\_\_ Phone \_\_\_\_\_

Legal Description of Property (Street address, subdivision lot and block numbers, or attached a Legal description prepared by a surveyor)  
340 Del Street, Lander, WY 82520 / Chevy Chase 2nd Addn BLK 3  
Lot 20 WD 2023-1447938

Present Zoning District of Property R-1 Current zoning use of the property R-1

Proposed Zoning District N-A Proposed zoning use of property \_\_\_\_\_

Legal Description of Property (Street address, subdivision lot and block numbers, or attached a Legal description prepared by a surveyor)  
 \_\_\_\_\_  
 \_\_\_\_\_

Check Conditional Use Type below

- |  |  |   |
|--|--|---|
| <input checked="" type="checkbox"/> Child Care/preschool | <input type="checkbox"/> RV campground       | <input type="checkbox"/> Restaurant           |
| <input type="checkbox"/> Home Business                   | <input type="checkbox"/> Clinic/nursing home | <input type="checkbox"/> Gaming               |
| <input type="checkbox"/> Bed/Breakfast                   | <input type="checkbox"/> Professional office | <input type="checkbox"/> Communication tower  |
| <input type="checkbox"/> Short term Rental               | <input type="checkbox"/> Mortuary/crematory  | <input type="checkbox"/> Junkyard             |
| <input type="checkbox"/> Group/foster home               | <input type="checkbox"/> Motel               | <input type="checkbox"/> Other, Explain _____ |

Describe your conditional request (Hours of operation, off-street parking, traffic patterns, fencing, etc.)  
Hours of operation: Monday-Thursday 7:30 am - 5:00 pm. Parents  
will park on the street for a short amount of time to drop off + pickup.  
Traffic patterns will increase w/ cars/twice per day.  
our Back yard is fully fenced in.

Explain why your conditional use will not adversely affect your neighborhood  
This conditional use will not adversely affect my neighborhood,  
there will be a small increase in traffic. ~~pleasant~~ sounds  
of laughter + joy will increase, having a positive impact.  
My neighborhood will play a direct role in positively  
filling the need for quality childcare in Lander.



**CITY OF LANDER**  
**CONDITIONAL USE APPLICATION – TITLE 4-6-1**  
**NON-REFUNDABLE FEE \$500.00**

Attached is a plot plan or drawing of all buildings and outside areas used for the conditional use.

Attached is additional information for Child Care, Group Home, or Home Business, as required

Signature of applicant *[Handwritten Signature]* Date 7/30/23

Signature of owner *[Handwritten Signature]* Date 7/30/23



**CITY OF LANDER  
CONDITIONAL USE APPLICATION  
ADDENDUM FOR CHILDCARE/DAYCARE**

For Office use only:

Case number CU 23-16

Name of Applicant Kindal Matson Email steerskindal@gmail.com

NOTE: The Board of Adjustment can grant or reject all applications in accordance with City Code 4-6-1. Childcare/daycare businesses must be inspected by the City building inspector annually to insure compliance with Wyoming Department of Family Services (DFS) Licensure. Any expansion, alteration of existing building uses must come before the Board of Adjustment for approval.

Describe specifically your daycare (Business name, hours and days of operation, number of children, outdoor space, parent drop off and pickup areas, and number of employees)

Sunny Days Daycare will operate Monday - Thursday 7:30 am - 5:00 pm  
The number of children will not exceed six children,  
including my own child. We have a fenced back yard.  
Parents will drop off + pickup at the front door. There  
will not be additional employees.

Will this use change the residential character of the neighborhood? Why or why not?

This will increase traffic for a small amount of time,  
twice per day. The sounds of joy, laughter +  
excitement for learning will fill the air during our  
outside times.

Please select the designation provided to you by the Wyoming Department of Family Services.

- FCCH- Family Childcare home (maximum of 10 children)
- FCCC – Family childcare center (maximum 15 children)
- CCC – Childcare Facility (16 or more children)

Attached is a copy of your initial application to the Wyoming DFS.

Attached is a copy of your Parent Handbook and Emergency Preparedness Plan.

Attached is a sketch or drawing of the property showing the location of all existing buildings, percentage of gross square footage for use, outdoor spaces, fences, drop off zones, employee parking and other applicable information.

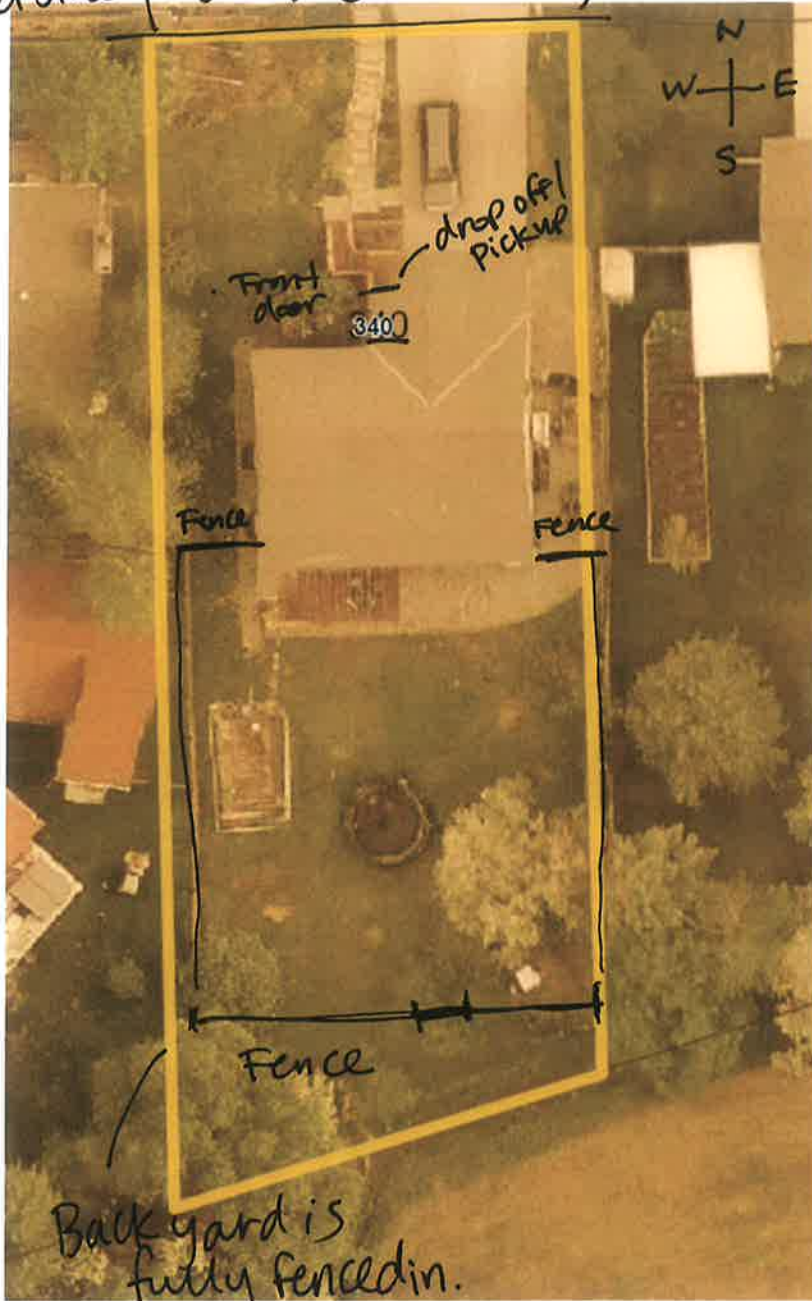
Signature of applicant

gm

Date

7/30/23

Del Street ( drop off area )



1 Parcel(s) [Zoom to parcel\(s\)](#)

- Parcel: 33991732800900
- Account#: R0006430 [Property Detail](#)
- Tax ID: 0000000000006374 [Property Taxes](#)
- Plat: CHEVY CHASE 2ND & AMENDED ADDIT
- Lot: 20
- Owner: MATSON MAXWELL & KINDAL
- Mail Addr: 340 DEL ST
- Mail Addr: LANDER, WY 82520-3438
- St Addr\*: 340 DEL ST
- Deed: 1447938 (05/312023)
- Location: CHEVY CHASE 2ND ADDN BLK 3 LOT 20 WD 2023-1447938
- Tax Classification: Residential
- 0.29 acres, 12,720 square feet

\* Where more than one Site Address exists within a parcel, we cannot guarantee the Primary Site Address will be displayed.

Lat / Lon N: 42.82577°, W: 108.72285°  
 NAD83 UTM Zone 12 X: 686134,  
 Y: 4743982  
 NAD83 Wyoming West Central USft  
 N: 847438, E: 1975784

50 ft