



THE CITY OF LANDER

240 LINCOLN STREET, LANDER, WY 82520

TELEPHONE 307-332-2870

OFFICE OF
PLANNING COMMISSION

October 4, 2023

RE: S 23.07 JAG Hill Subdivision and Partial Vacation of Chevy Chase 2nd Addition Amended, Guschewsky

City Staff have reviewed the subject minor plat with the following comments.

- The Partial Vacation needs to be clearly titled as determined by the County Clerk's Office in order to have a future searchable record. See attached sheet.
- Information must be filled in on a rezoning request application for 300 Del Street to make a formal request to rezone from R-1 to C. The rezoning fee is waived as it is included as part of the final plat request. See attached form.
- A warranty deed or clear title must be submitted for 300 Del Street. The deeds for the other lots are on file with the original application.
- A Consent of Mortgagor must be obtained from any mortgage holders on the property(ies). See attached.
- All identified typographical and grammar corrections are made.
- The plat will not be filed unless a clear shared parking agreement exists for the single purpose of meeting the parking requirements for all commercial uses of the complex that meets the requirements of the IBC and as designated by the building department.

City Staff recommends approval of minor plat S 23.07 with the contingencies listed above.

Existing and future building permits may be issued at the sole discretion of the Building Department and are not the responsibility of the planning commission.

4-9-4.3P - Building permits shall not be issued until all public improvements have been installed, approved by the City Engineer/Public Works Director and accepted by the City Council. However, the developer may appeal to the City Administration to allow the issuance of building permits only if the developer can demonstrate that he is proceeding in good faith and has, at a minimum, installed sewer and water lines as well as has a suitable temporary street surface as determined by the City Engineer/Public Works Director. Certificates of occupancy shall not be issued until all public improvements have been installed, approved by the City Engineer/Public Works Director.

At the request of the Owner, City Administration has determined that the developer is acting in good faith and that a building permit for 535 E Main can be issued if the Planning Commission recommends plat approval to City Council during their October 5th meeting. The Owner is hereby notified that in obtaining said building permit they are proceeding with construction at their own risk and prior to the formal City Council final plat approval, which is scheduled for the October 24th Council meeting. In accordance with Section 4-9-4.3 P., the Certificate of Occupancy shall not be issued until all improvements have been inspected and approved by the Building Department.

Lance Hopkin
Hunter Roseberry
Dustin Springston
RaJean Strube Fossen



**CITY OF LANDER
ZONING AMENDMENT/REZONING REQUEST – TITLE 4-6
INSTRUCTIONS AND APPLICATION
NON-REFUNDABLE FEE \$500.00**

RSF

A Zoning amendment/rezoning request 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/>

1. The following are the procedures required for a zoning amendment/rezoning application:
 - a. Review the request with the City Planning Staff. Application forms are available on the City Website www.landerwyoming.org on the homepage under the "Documents and Forms" tab.
 - b. The City ordinance 4-8 states the rules for Zoning amendments. There are only two reasons for rezoning property: 1) to correct an obvious error or oversight in the regulations; or 2) to recognize the promotion of the public health, safety and general welfare. The City Zoning code can be found on the City website at this link [Title 4 Zoning Code](#).
 - c. Prior to the City Council's public hearing, the Board of Adjustment (BOA) reviews the request and render's a recommendation to the Council. The Board of Adjustment meets the First Thursday of the month. Our office requires submission of all completed material at least twenty-one (21) days prior to the meeting date. There will be no exceptions from the twenty-one (21) day filing deadline date. The petitioner and/or a designated representative must be present at the Board of Adjustment meeting to give testimony and answer questions regarding the request.
2. If approved and recommended for a zoning amendment by the Board of Adjustments, the City Council, by ordinance, must have three readings on any rezoning request. Thus, the public hearing is also the first reading with two others following only if the request receives an affirmative vote.
3. The petitioner and/or a designated representative must be present at the public hearing and City Council meeting to give testimony and answer questions regarding the request.
4. 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 and a letter describing your request will be mailed to all residents within 400' of the property under application.
5. 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.

Zoning amendment Case number: _____

Your BOA meeting will be held: _____

Return forms by: _____



CITY OF LANDER
ZONING AMENDMENT/REZONING REQUEST – TITLE 4-6
INSTRUCTIONS AND APPLICATION
NON-REFUNDABLE FEE \$500.00

For Office use only:

Date Received _____ Date Fee Paid _____ BOA Hearing Date Oct 5, 2023

Existing zone designation R-1 Applicable Section of zoning code C

Waived as part of subdivision Plat 523.07 PSF

Name of Applicant _____ Email _____

Address _____ Phone _____

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)

300 Del Street

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

Proposed Zoning District C Proposed zoning use of property C

Will this zoning (check one):

- correct an obvious error or oversight in the regulations.
- recognize the promotion of the public health, safety and general welfare.

Describe the Proposed use of property and why a zoning request is needed.

Describe why the zoning amendment will NOT have an adverse effect on the surrounding properties and is in keeping with the existing uses of the neighborhood

Attached is a plot plan or drawing of all lots and buildings that request a zoning amendment showing the adjacent properties and their existing zoning designation.

Signature of applicant _____ Date _____



Consent of Mortgagor/Lien Holder to allow Subdivision.

Name of Subdivider _____

Address of Subdivider _____

Legal Description of proposed Subdivision

I/We _____ being in possession of a Mortgage/Lien on the above listed property, Document# _____ understand that the Subdivider is proposing to divide said land following the rules and Regulations concerning Subdivisions within the City of Lander, Fremont County Wyoming.

We agree to either (please check one):

- _____ Release the Mortgage with Payment in Full prior to recording the Final Plat
• _____ Release a portion of the Mortgage with the understanding that the Mortgage will remain in force for the unsold portion of the Subdivision.
• _____ Retain the Mortgage on the resultant properties.
• _____ We are not willing to release or amend the Mortgage or Lien on the above described property.

Signed: _____

Printed Name: _____

Representing: _____

STATE OF WYOMING)
) ss.
COUNTY OF FREMONT)

The foregoing dedication was acknowledged before me this ____ day of _____, 20 __.

By: _____

Witness my hand and official seal.

Notary Public

My Commission Expires

Title from County Clerk

JAG HILL SUBDIVISION
A Subdivision within the City Limits of Lander, Wyoming
Located in the SW¹/₄SW¹/₄ of Section 17, T33N, R99W,
6TH PM Fremont County, WY



CERTIFICATE OF OWNERSHIP AND DEDICATION
Know all men by these presents that the undersigned JAG HILL, LLC, a Wyoming Limited Liability Company and Lander Spaces, LLC being the owners, proprietors or parties of record in the land shown on this plat, do hereby certify
That the foregoing PLA designated as the JAG HILL SUBDIVISION, which is and consists of Lot 9, Lot 12, Lot 13, a portion of Lot 14, and a portion of Part A of Block 1 of the Chevy Chase Second Addition Attached to the Town (now city) of Lander and other lands all located within the SW¹/₄SW¹/₄ of Section 17, T 33 N, R 99 W of the 66th 1st of the City of Lander, Fremont County, Wyoming, and a more particularly described as follows:

Beginning at a point (point no. 1) which bears N02°43'46" E, a distance of 624.59 feet more or less, from the W¹/₂ Corner common to said Section 17 and Section 20, said point being a station on the southerly right-of-way of Wyoming State Highway 759.
Thence bearing east Highway right-of-way and continuing S04°45'00" W, a distance of 267.73 feet to point no. 2, being on the easterly right-of-way of Bellevue Avenue.
Thence S67°16'28" W, a distance of 108.30 feet to the southerly corner of said Lot 9 to point no. 3.
Thence N43°30'00" W, a distance of 126.40 feet along the westerly line of said Lot 9 to point no. 4.
Thence S44°10'19" E, a distance of 12.27 feet along the northern line of said Lot 9.
Thence N5°06'49" E, a distance of 82.41 feet to the southeasterly corner of said Lot 12 to point no. 5.
Thence along the easterly right-of-way for Chass Drive (NDA 198'66'7") a distance of 118.67 feet to a tangential curve to the right to point no. 7.
Thence along said curve with an arc length of 80.02 feet, radius of 101.43 feet, chord bearing of N28°51'08" E, a distance of 78.42 feet to point no. 6.
Thence N48°49'04" E, a distance of 84.88 feet, more or less to the intersection of the Chass Drive right-of-way and the Wyoming State Highway 759 right-of-way to point no. 9.
Thence along said Highway right-of-way S48°03'30" E, a distance of 249.48 feet to point no. 10.
Thence S00°02'00" W, a distance of 1.26 feet along the said southerly boundary of Highway 759 to point no. 11.
Thence S02°23'00" W, a distance of 15.21 feet along the said southerly boundary of Highway 759 to point no. 12.
Thence S35°18'00" E, a distance of 26.48 feet along the said southerly boundary of Highway 759 to point no. 13 being the beginning of a tangential curve to the right.
Thence along said curve along an arc length of 80.0 feet, radius of 101.43 feet, chord bearing of S28°43'58" E, and distance of 80.80 feet, more or less to the point of beginning of the description.

Said JAG HILL SUBDIVISION contains 74,566 sq. feet, (1.71 ACRES) more or less and that this subdivision, as it is described and as it appears on this plat, is made with the free

JAG HILL SUBDIVISION
(REPLAT OF CHEVY CHASE SECOND ADDISION LOTS 9,12,13, PRTN 14, FR TRACT A,
LOTS 15 & 16 TOWN (NOW CITY) OF LANDER AND A TRACT OF LAND IN THE
SW¹/₄SW¹/₄ SECTION 17 TOWNSHIP 33N RANGE 99W (PORTION NOW VACATED
BUENA VISTA PARK)
LOCATED IN
SW¹/₄SW¹/₄ S 17 T33N R99W 6TH PM FREMONT COUNTY WY

vj-fossen@lander.wyoming.org

