



CITY OF LANDER

BOARD OF ADJUSTMENT & PLANNING COMMISSION MEETING

Thursday, September 18, 2025 at 6:00 PM

City Council Chambers, 240 Lincoln Street

MINUTES

Attendance: Chair Zach Mahlum, Members, Tom Russell, Kara Colovich, Rob Newsom, and Joe Henry. Mary Greene and Chris Savan are excused. City Attorney Adam Phillips, Council Liaison Dan Hahn and Chad Cassidy, Recording Secretary RaJean Strube Fossen

1. CALL TO ORDER / PLEDGE OF ALLEGIANCE

This meeting is being recorded electronically. All petitioners to the Board of Adjustments will receive a written decision and order within thirty (30) days of this hearing. The decision will be clearly stated with findings of fact and conclusions of law. Anyone wishing to appeal against a decision and order may do so through District Court.

Anyone wishing to speak tonight, must first be recognized, come to the podium, take the oath, and state your name prior to speaking.

2. APPROVAL OF MINUTES

A. BOARD OF ADJUSTMENT and PLANNING COMMISSION MINUTES of September 4, 2025

Tom moved to accept the minutes, Kara Seconded. Motion passed

3. BOARD OF ADJUSTMENT - NEW BUSINESS

4. BOARD OF ADJUSTMENT - OLD BUSINESS

5. PLANNING COMMISSION - NEW BUSINESS

A. S 25.08 Popo Agie River Park Addition and rezoning

RaJean Strube Fossen took the oath and explained the City generated plat and rezoning request from R-3 residential to PL Commercial. This plat is the result of a CDBG grant that will cover the costs of extending Jefferson Street into the Popo Agie River Park that was purchased in 2021. In addition Water, Sewer, a gravel parking lot, and safety lighting infrastructure will be paid for by the grant. RaJean read the City staff comments recommending approval.

Wes Rhoden still owns a portion of the land where Jefferson Street will be constructed and therefore is a willing signer on the plat. Mr. Rhoden also filled out a rezoning request.

Joe asked about sales price. RaJean reported that has been handled in Council executive session as real estate matters cannot be disclosed in case it creates unfair competition for the landowner.

Zach verified the publication dates and that postcards were mailed to persons within 400'.

Kara wondered on the timing of the purchases to which RaJean replied that the land purchase and the plat will be recorded concurrently.

Rob asked about parks and recreation budget keeping up with the large park. RaJean reported that the Council adopted the 2025 Master plan knowing that the Council is aware that the annual budget will increase to accommodate the new park.

RaJean described the Master plan for development inside the park for Tom.

Monica Leininger, 380 Poor Farm Road is adjacent to the park in the county. They are not against the park annexation, think it is a community asset, and prefer a park over a residential subdivision. She knows this leads to the possibility of their neighborhood for consideration for annexation. She would appreciate it if the City to properly sign Poor Farm Road and help them enforce their private landowner rights as the park traffic and use increases.

Kara Moved to recommend to city council the approval of S 25.08 Popo Agie River Park Addition and the rezoning request . Seconded by Joe. Motion passed.

6. PLANNING COMMISSION - OLD BUSINESS

A. Continue discussions on Title 4 proposed changes

Discussions were held on the proposed priorities of STRs. Zach asked the council liaisons if they had a preference for where the commission work next. Chad saw the difficulty from the hostel deliberations and is on board for clarifying the definitions. Dan agrees that we need to address the definitions and wants to know what limits we can put on STRs.

Chad stated that we are continually in a struggle to find a balance in character of neighborhood and private property rights. If we lean too far one way we infringe on private property rights. If we lean too far the other way then the 400' radius for public notice empowers the neighbors to define the character which may infringe private property rights. Is that acceptable?

Caps were discussed with considerations for both a number limit and an assessment of demand every period of years. Caps don't stop neighborhood character. Caps don't solve the housing stock. Caps hinder the natural supply and demand cycle.

Members want to hear from Councilmember's constituents because they don't want to spend another 2 years on suggestions and then get proposed zoning changes denied. Members want the buy in of Council before presenting to the public.

Licensure and treating STR's as home businesses were discussed. Licensure provides some level of protection for bad behavior. Licensure comes with extra enforcement time and may involve fines up to and including revocation.

Members asked if the Council work session could include the two ideas of licensure and requirements for being a primary residence. It was suggested to add draft definitions, and building a structure for number of guests allowed per dwelling.

RaJean is gone for the October 2nd meeting but the members would like to have a session.

7. ADJOURNMENT at 7:50 pm