

CITY OF LANDER
SPECIAL WORK SESSION MEETING
LANDER COMMUNITY AND CONVENTION CENTER
LANDER, WY 82520
September 1, 2020

THE CITY OF LANDER IS AN EQUAL OPPORTUNITY EMPLOYER

To: Mayor and Council
From: Tami Hitshew, City Clerk
Subject: Calling for a Special Work Session September 1, 2020

The Lander City Council will be holding a special meeting on Tuesday September 1, 2020 at the 6:00 pm at the Lander Community Center, 950 Buena Vista Drive, Lander Wyoming for the purpose of :

1. Discuss Ordinance 1236 – Amending Title 4 – Zoning Codes.

Governing Body Present: Monte Richardson, Council President Cade Maestas, Council Members Chris Hulme, John Larsen, Missy White, Mike Kusiek, and Dan Hahn (via Zoom)

Governing Body Absent:

City Staff Present: Assistant Mayor RaJean Strube Fossen, City Attorney Adam Phillips, Public Works Director/Engineer Lance Hopkin.

Mayor Richardson called the meeting to order at 6:00 p.m.

1. Discuss Ordinance 1236 – Amending Title 4 – Zoning Codes

Monte asked RaJean to give a recap of what is currently proposed.

Monte suggested removing cottage from R2. Discussions were held that it would be hard to install 16 units with a 75' wide lot or even 2 or 3 lots, so why are they suggested? The main drawback mentioned was parking. Those that want to retain the provision reported this is in line with 2012 Master plan that although these units have high turnover, they are needed for starter homes. It was suggested we slow down and reconsider adding Cottage clusters to the code later if appropriate. Amendment: 4-12-3 (b)(iv). Strike Cottage Clusters as a permitted use from R-2.

Cade wants to listen to all constituents from all levels of housing opportunities.

Dan Hahn (via Zoom) – He has many concerns with the changes and knows we have enforcement problems. COVID is causing barriers and Council should table the vote.

It was restated that short-term rentals were not highlighted as a change in the initial documents at first reading. Missy asked council if they should be allowed in R-1. After discussions the general consensus was that this may still be appropriate as a conditional use is the proper procedure for allowance. There is always an option for a subdivision to form an HOA which can make more restrictive covenants.

It was clarified that ADU's shall not have to have separate water and sewer utilities. They need to be shared so the units cannot be sold separately. ADU's still need building permit.

For section 4-11-15 (c) Cade clarified that two ADU's and one original structure are allowed of which only one may be attached. There is confusion in the language of both Manufactured or Modular home. The definitions section explains but the bottom line is that as written an ADU has to be on a permanent foundation.

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To provide a safe, stable and responsive environment that promotes and supports a traditional yet progressive community resulting in a high quality of life.

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Discussions were held on making a development rule section for mobile home parks. We used to have an R-4 but it was removed in an earlier code revision because R-3 makes all the same allowances and restrictions? Lance proposed that regulation could be made in a future amendment. Cade stated it would be hard to add now this late in the game.

All council made it clear that we have heard the comments on how the City needs to enforce what we have on parking, codes, building permits, etc. Council directs this issue to the staff and planning commission to address.

Clarification was made that for Cottage clusters 4-11-10 parking requirements do not apply, and they use their own section 4-11-14. The parking must be onsite, and no parking credits are allowed.

Council was concerned about no rear setback for cottage clusters 4-11-15(d)(v). Will that conflict with utilities? The consensus was that an amendment should be made to add language that no structure can encroach on utilities and ROW.

Council wants to consider requiring one on-street parking for the second ADU. The consensus was that an amendment should be made for 4-11-15 (d)(iii) that no off-street parking is required for ADU except in R-2. The second ADU will require off street parking in all other zones.

Council clarified that all ADUs will require building permits and be compliant for all building and fire safety codes. We have an enforcement program in place to allow the permitting and construction.

It was noted for the ZOOM participants that not all comments will be addressed in this public forum. Live public comment was taken from the following:

Del McOmie 668 Cliff - Need attorney review. Manufactured Housing have their own codes. There are openings on planning commission.

Kathy Averill 830 Amoretti – Aren't you putting the cart before the horse? Work on enforcement and noncompliance before adding the new changes. Doesn't like grandfathering in noncompliant properties if a new code is adopted. Do we have to update master plan before the ordinance? Adam says no.

Scott Meier 937 South 5th – Agrees with Averill. What situations are we in that require these changes right now? Encourages a thorough study and offers to fund it.

Warren Thompson 585 Fremont Street – Doesn't understand what a cottage cluster is. Think about the effect of taxes and property values. Will cause parking issues and devalue property?

Zach Malum 420 S second- Not sure that ADUs create affordable housing as they are still a non-permanent type of housing. Is willing to be on the planning commission.

Juanita Duncan 710 Robbies View- Concerned how quickly we are moving where we are making changes up to the 3rd reading. Encourages council not to vote next Tuesday. Feels R-3 is underrepresented and doesn't want to make it any denser. Can we have another zone for cluster housing?

Dan Shatto - On first round of zoning regulations in the 1970's when there was a big need for consistency during growth. Lives across from a very dense lot with 7 residences and crowded parking. Is that how we want to live?

Mark Salisbury Street department- Have we considered snow removal -Where will we put the snow? Public streets are for parking. Can we put this on the general election in Nov?

Krissy Hernandez 930 Amoretti St – Was a renter when she moved her 11 years ago and it was tough to find housing back then. Came here to be away from dense populations. You have to work hard to get a home here in Lander, but it is attainable.

George Piplica from Riverton- Concerned about making these changes too fast and see if changes are appropriate.

Karen Beddoes 354 Jefferson – Feels like our infrastructure is struggling and 1% has not rectified those issues. The document is so large it is difficult to understand. Households currently have more than one car per unit that need parking. Please postpone the vote to get more input.

Dennis Vinson 225 Vista Circle – Against short term rentals in R-1.

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Dennis Brossman 653 Washakie – Building Inspector has police powers. It will take a lot more police power to enforce these regulations.

Chuck Guschewsky 2760 Sinks Canyon Road - Motivated long ago to move trailers into lot as rentals to pay for mortgage. Found out this was not a good living environment, so they moved out and eventually gave up landlord. Dumpsters, water and sewer maintenance were a constant problem. Encourages postponement until we can make the changes with high confidence.

Chris is looking into property values. The goal is to make the code work for all phases of a person's life.

Cade assured the public that this is the proper process. 3 readings are used in order to make changes in a public process.

Adjourned at 8:10p.m.

The City of Lander
A Municipal Corporation

By: _____
Monte Richardson, Mayor

ATTEST:

RaJean Strube Fossen for Tami Hitshe, City Clerk

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