

**CITY OF LANDER
WORK SESSION MEETING
COUNCIL CHAMBERS
LANDER COMMUNITY AND
CONVENTION CENTER, 950 BUENA
VISTA DRIVE
LANDER, WY 82520
October 27, 2020**

**THE CITY OF LANDER IS AN EQUAL OPPORTUNITY
EMPLOYER**

Governing Body Present: Mayor Monte Richardson, Council Members Chris Hulme, John Larsen, Missy White, Mike Kusiek, and Dan Hahn

Governing Body Absent: Council President Cade Maestas

City Staff Present: City Clerk Tami Hitshe, City Treasurer Charri Lara, Assistant Mayor RaJean Strube Fossen, Chief Thomas Shroyer,

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

1. Staff & Council Updates
 - Tom Shroyer**– Compliments to officers and staff. Recovered \$10,000 of drug money and three stolen vehicles. New officer starts tomorrow.
 - Charri Lara**– Told council about the special meeting on Thursday to approve another Resolution for more Cares Act money for the remodel. Council Member White asked if we could get money for the lost revenue at the Community Center. Charri Lara explained that we can't go after it if it is budgeted money. Explained how SLIB will work with the leftover money.
 - RaJean Strube Fossen** – The first municipal court session was held at the community center. Went smoothly. Court will be held there until new court is finished at city hall
 - Mike Kusiek**– Liked that there was lots of outpouring support after the LCA meeting
 - Mayor Richardson** – Gave update on the Maverik gas station. Its looking good. Thanked the staff for all the hard work they do.
2. Halloween Proclamation - Mike Kusiek read the proclamation.
3. Margie Farias – Presentation on Wyoming Promise – Margie said she is a 17-year resident of Lander and a board member of Citizens United. Margie explained to Mayor and Council that Wyoming Promise is a statewide cross-partisan group advocating for a 28th amendment to the US constitution to overturn the 2010 Supreme Court decision Citizens United vs FEC and thereby create space for campaign finance reforms at the national and state level. She is looking for the City of Lander's support by Resolution. Council Member Kusiek said it was a great presentation. It's a lot for council to think about We will consider this and talk a little more at another meeting.
4. Discussion on Ordinance 1236 – Title 4 Amendments
 - Mayor Richardson started out by telling the audience this meeting will be just a discussion on Title 4. No amendments will be made. Council Member Hulme said after proofing the ordinance, he said in section R2 4-12-3eii, based upon the new lot sizes and sq foot per dwelling it's going to allow a multi-family dwelling in R2 and R2 doesn't have multifamily as a permitted use in the heading of the long version of the

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document so wanted to discuss this. If that is the direction, we are going with that then we just need to amend that section to have permitted use for multifamily. RaJean, when I took this from the last amendment, I didn't go from an old document, I started new with an unchanged Title 4 and only changed the lot sized and short-term rentals. So if the intent was to keep multi family dwellings in R2 up to four units, that was in a previous version, it would go above C. Conditional Uses., It would be B. Permitted Uses, Multi-Family up to 4 units. And instead of saying Single and Two Family, it would say Single, and Multi Dwelling Residential District. If that is the councils wishes, we certainly can put those back in.

Chris Hulme said one other piece is that Multi Family Dwelling is anything two families and above, we are stating up to four units but According to our lot size requirements, that will allow four one a 7,500 sq foot lot but if the lot is 10,000 sq feet, I think we need to omit the language up to four units and just state Multi Family Dwellings. This is just a discussion between us since this is the finished document that went out to the public. Mike Kusiek. what is the driver. Is it going to be the lot size or how we define things or the verbiage. I think that is important point.

RaJean Strube Fossen so the net change in the existing code to the new code is right now it is listed as single and two-family district. No matter what the lots sizes are you can have one dwelling in one structure or 2 dwellings in one structure. If it was implemented, it would allow 4 dwellings in one structure or it would allow three dwellings as long as you met the requirements of 3,750 sq feet per dwelling. So, it is still all one structure, difference being housing two families on one residential R2 lot if it was to be changed.

Steve Bauman – Going back to the process that we started this, what Chris Hulme is bringing up is what was the originally intent was. And when we made the changes through amendments that Council Member Maestas made, those issues got taken out. Standpoint from the planning commission, we were in favor of what was originally proposed and these discussion points that Chris is bringing up and of keeping of what was originally brough forth.

Barbara Oakleaf. She asked how this exactly differ from what was originally proposed and then taken out and it seems to me that you put it right back in. Not sure the public is totally savvy to what just happened. Mayor Richardson said its not put back in. This is just a discussion. A concern that council member Hulmes had and wanted to discuss. He would have to bring an amendment to the council and then they would have to vote on it. Barbara Oakleaf asked what the difference is between ADU's and cluster homes. Council Member White explained that cottage clusters are smaller homes, not tiny homes, they need to be permanent homes on foundations, and cottage clusters development require a minimum 50% of a lot be left for open space. Its is more of a specific development of multiple homes in a given area.

Council Member Hulme would like to allow cottage clusters in R5 only. Limited the number of buildings per lots. Smaller lots we know they work in Lander. We have around 100 lots under the 6,000 sq ft. Like to see what would come out of this process with a test zone. Work on this a little at a time. There was a discussion on maybe having an area for a test zone for cottage clusters only in R5 zone. Steve Bauman said the process originally wasn't for affordable housing. It was for options.

Council Member Hulme said he looked at the building permits that were issued in the past years. Population growth, our building is not keeping up with it. We need more options. Smaller and diverse housing. Even the opposition said we should do a test section.

Sally Allen – stated she has owned my home for 35 years. She would like to see a map of R5 to visualize what areas the council is talking about.

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Kevin Wilson asked if anyone has talked with any developers that are interested in building. Council Member White we have missed opportunities because we could not accommodate their needs. Steve Bauman said we did have one developer prior to these zoning changes that wanted to develop but just couldn't get it to work with our current regulations. RaJean Strube Fossen asked what the wishes of the council is. Entertain adding cottage clusters only or ADU's and cottage clusters. Council Member Hulmes said he would like to see ADU's but will limit it to just adding cottage clusters. Council Member White said our options are either try to incorporate the cottage clusters or put the current Ordinance through to third reading without changes.

Mayor Richardson said it will be sent back to planning commission to review if we add cottage clusters, we could then vote on in the December meeting.

RaJean Strube Fossen said the changes are fairly easy to make but we need to give the public time to review. Council Member Kusiek is in favor of putting it on the December meeting. Council Member White agrees.

Chrissy Hernandez – Wanted clarification of R5 cottage clusters. Are you putting money aside to take care of the issues we currently have to our sewer system in the area where you want to propose putting cottage clusters? We have a big problem with the sewer on the Northside of town. I feel you need to look into this before adding more houses to the current system.

George Piplica – On the vote next week so the public understands, we have a motion going forward with just lot size changes and that is on its third and final vote.

Council Member Hulme said we did change lot sizes to be smaller but also in that language having smaller square feet for dwelling within those lots. That's what the direction Council Member Maestas had with amendment last week. And so, by doing that by allowing smaller square feet per dwelling, the only thing I was expressing earlier was, we did not put that language in the ordinance. We needed to include it in permitted use because our sizing allows it in R2 zones.

George – In R5, from my knowledge of zoning, I am a proponent to go one step at a time. I'm concerned that if we get to a third reading again, is the public going to understand what the amendments are. Urge you to be careful with it, because that is what starts the confusion. You are going to a vote next meeting on this, you could make a proposed change which you have the power to do that and then pass it. Once you raise that amendment, and you all agree to the changes, it could go through at the next meeting. It could happen if a proposed change happens in that vote. My advice would be not to do that. I wanted to be transparent to the public on this.

Council Member Hahn, He thought when we tabled this, the point was we were going to take each piece at a time and work on it slowly. We told the public we were going to do it one at a time we should continue with that.

Council Member Hulme don't include me in the we. We all have a different thought process. He did not agree that everything should be kicked down the road. We are making a change for smaller lots. How many lots are on the northside of town? There are a lot, so I don't feel that is a change. This is not progress what we have in front of us. Mayor Richardson said we will get the information out to the public. If there are amendments made to the ordinance at the next meeting.

Council Member Hulmes said we need a small simple presentation to show to the community showing the zoning map with what the proposals are. Constituents do not understand what is going on. We need to do something else to present to the public what the changes are, so they understand. They are not understanding the way we have been presenting it. Even the realtor doesn't understand. Something is not translating to the public. Mayor Richardson is afraid we are going to run this into the

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ground, and it will die. Council Member White maybe if strong visuals been presented, maybe they might have understood the changes better. Council Member Hulme will bring amendments to the next meeting.

5. Discussion of Municode Self -Publishing Software

There was more discussion on the cost of the software and which services we would be getting. Charr Lara explained we do not know at this point which services we will be wanting. It is ala cart, and we can choose what services we want when we know what those would be. Adam Phillips said having codes that are current creates a huge liability to the city. His opinion it this is viably important to get them cleaned up. It will be worth every penny to have this done. Council Member White said the confusion was we didn't know where the money was coming from. Charri Lara said it is already budgeted and explained it would be 50% Gen Fund and 50% Enterprise Fund. Council Member Larsen agrees we need to get this service to clean things up.

6. Discuss on administration of ½ cent tax

RaJean Strube Fossen showed a power point presentation. She explained what the ballot language said and what economic development is defined as. Distributions are made from the Department of Revenue directly to the municipalities. Each entity then has to turn around and pay to the transportation entities the 30% and the remaining 70% must be put in a designated fund strictly for economically development projects. Currently FCAG is working on a MOU that will be signed by all municipalities in the county. This is a 4-year tax. RaJean talked about who will manage those funds. We could form a citizen committee. Counsel could designate staff. Could designate LEDA or another similar group. Council could appoint a board. Could be the counsel and commissioners themselves. There might be other options that we haven't thought of. LEDA, as the EDO, would like to make a presentation of a proposal on how they could manage these funds at a future council meeting. Wanted to know if council would entertain the idea. Council Member Larsen said Leda should have a seat on the board, but citizens should have a voice also. Mayor Richardson believes it should be 2 LEDA members, 2 citizens, 1 staff and 1 counsel on that board. Council Member White asked what criteria we would want LEDA to present to counsel in their proposal. Mayor Richardson said I don't think we want to leave the public out of this. I think we need to trust LEDA, trust the public, our staff, and liaisons. Council Member Kusiek said he supports what the Mayor said. I would like to see LEDAs recommendations. Public opinions matter. He would like to see more citizens directly involved. Council Member Hulme believes everyone needs a seat at the table. He said Council Member White said they were also looking for public input on the LEDA side. LEDA could create a subgroup. Council Member White said you are ready to design the board and I think the higher level questions are what aspects are important for a board to have so that LEDA could make a better proposal, so that any group of citizens could make a better proposal. I think we need to hear some options before we narrow it down on how the board should be made up of. There are a number of ways to have that happen. Mayor Richardson just doesn't what the public to be left out of this. He hopes LEDA will come with some directions. These are just ideas that I have to keep people happy and to keep this on the ballet. Council Member Kusiek I think our job is to design this. I don't foresee a citizens group coming forward. I would like LEDA to put a proposal together. Would like to have fresh voices. Council Member Hulme said it definitely has to be a diverse group. RaJean Strube Fossen said we will have LEDA give a presentation to the council at a later date.

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7. Presentation from LEDA/Maven
Paul McCowan, LEDA Board Member – Gave presentation to the Mayor and Counsel. They are asking the City of Lander to support a grant application to the Wyoming Business Council on behalf of Maven. They are looking to expand their business on property adjacent to Enterprise Park. The purpose is to build a new facility at this location so they can grow. Maven is a local business. Highly successful growth rate. Maven relies on the outdoor tourism. LEDA currently has a lease with the State of Wyoming. This project will bring utilities to the Enterprise Park located adjacent to the project site. We only have one tenant right now. It would create an anchor tenant adjacent to the land we lease from the State of Wyoming, making our Enterprise Park more attractive for additional business going forward. Our goal is an investment to Lander. Charri Lara asked for clarification on the debt limitations that the City can carry. She asked if the \$5,000,000.00 is including the cost to acquire the land. It is both land and building costs. Charri asked if it would be cheaper if the building was put on the leased land instead of buying the other property? Why Maven isn't building on the leased land at Enterprise Park? They said they wanted to own their own land.

Brendan Weaver, Cofounder of Maven – Gave presentation. We were founded 2013. Mike Lilygren and Cade Meastas are other co-owners. We are optics store that sells Sell sports optics. Rifle scopes, spotting scopes. Right now, we have 10 employees in a 5,000 sq ft building. We have outgrown our current space. The last 6 years an annual growth has been 40%. Will add 2 to 3 more custom lines in the optics next year. Decided to start another brand within the company. 90 % of the revenue that we make is outside Lander. We are the largest daily shippers in Fremont County averaging over 50 packages per day. Sales in all 50 states and 23 Countries. Amazon accounts for 21% of our business in 2020. Add golf range finders in 2021. We are out of room. It's a good problem to have but it's a problem. LEDA has put a lot of work into this. We feel confident that we will be around for a long time. Looking to be an anchor company for the Enterprise Park. We will build a 20,000 sq foot building. Utility exists at the south end of the property. We would bring it to the end of the property. Results in 3 years. Right now, we have 10 jobs. Will add 25 jobs by 2023. \$63,000 average starting wage. Council Member Kusiek asked about the traffic with all the shipping on Hwy 789. Brendon said they are working with an architect on that issue. Council Member Hulme he is excited for it. As long as there are no logistics with the city said he would love to support it. Council Member White Some folks in the community were miffed that the perception was favoring one type of business over another one. Completely not true. This opportunity is available to any Wyoming Business who wants to apply for it. Mayor Richardson said it is a great opportunity to move forward. The application has to be submitted to SLIB by December 1st. There will be a public hearing scheduled for November 17th to discuss the submission of the grant application.

Adjourned at 8:28 p.m.

The City of Lander
A Municipal Corporation

By: _____
Monte Richardson, Mayor

ATTEST:

Tami Hitshew, City Clerk

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