

**CITY OF LANDER**  
**REGULAR COUNCIL MEETING**  
**Lander Community Center**  
**240 LINCOLN STREET**  
**LANDER, WY 82520**  
**July 14, 2020**

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

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

**Governing Body Absent:**

**City Staff Present:** City Treasurer Charri Lara, Assistant Mayor RaJean Strube Fossen, Public Works Director Lance Hopkin

**I.** Pledge of Allegiance

**II.** Call to Order

**III.** Public Hearing

**1. Ordinance 1236 – Amending Title 4 - Zoning of the City Code Book**

- (a) Open Public Hearing
- (b) Introduce and Read
- (c) Presentation by CBLI
- (d) Ask for comments
- (e) close public hearing

The Mayor opened the Public Hearing and turned it over to Steve Baumann to explain the meeting procedures. Planning Commission member Trey Warren gave an introduction of the process to get to this point. Community Builders Leadership Institute (CBLI) made a presentation explaining the impetus for the code audit and summarized the proposed changes.

Councilman Hulme pointed out that cottage clusters are not allowed in Commercial zones in the ordinance but was in the presentation.

Member Larsen wanted to know how many corner lots are available for smaller lots. No inventory was done but this also allows for small lots in a new subdivision.

Member Maestas does not care for the new “density” nomenclature for R-1 and R-2 and feels it makes a fundamental difference in our core neighborhoods. CBLI said our code predates the new lingo but the labels are common for the day.

Mayor Richardson asked if any changes in R-1 could be through a conditional use permit. Member Maestas explained that a conditional use permit makes changes for use only and won’t apply to long term structures. A variance method is not easy to get approved based on State statutes make it hard to allow for a voluntary request.

Member White reminded folks that a covenant can be placed to be stricter than these proposed changes.

Del McOmie, 680 Cliff. Feels that manufactured housing is banned in many areas and that could be another answer to affordable housing. He related his story of putting his manufactured housing on a permanent foundation and it still looks good.

Del McOmie is concerned about the traffic density on a corner lot and safety. CBLI reported that test cases were modeled that show that the footprint remains small to meet all the site distances required by code.

Clark Hanson 1540 Goodrich - Can these housing goals be met by using the codes on only new subdivision. CBLI explained that infill is a goal of the Mater Plan and the proposed changes will allow for both. it is less costly to develop in town where infrastructure is already in place.

Sam Hartpence 477 South 5th feels that the questions in the original survey was ambiguous and lacked context. He made this comment in November at the onset of the survey. CBLI explained that the survey was designed to “gut-check” the community conversation and the findings were used to inform our decisions and not considered scientific data to make decisions.

Sam Hartpence cited the National Fire Code and how pressure requirements go up for high-density housing that may make it hard to meet building requirements to accommodate the fire flow. He feels that ADU's lack this planning control for future infrastructure.

Tiffany Hartpence, 477 South 5th feels that the code is based on the Colorado market which has more oversight and access to public transportation. How do we account for the WY difference? CBLI explained that the parking standards are a

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minimum and not a maximum. Developers are free to provide more parking in line with our Lander culture. CBLI thinks on-street parking is an underutilized asset and renter households do not typically have a lot of vehicles. Lance Hopkin reiterated that if parking becomes a problem the City can address that when they are identified.

Tiffany Hartpence has a lot of concerns as a real estate agent. Her number one concern is how it affects property values, especially in R-1 and R-2 zones. She cited some local statistics that showed that single family homes valued higher than multi-family values. She does not want to de-value existing R-1 values due to allowing ADU's. She also thinks the shortages are in the 3-4-bedroom single home and not smaller 1-2-bedroom houses. She is concerned that we do not have the enforcement to keep up with existing codes let alone the new codes.

Juanita Duncan, 710 Robbies View wants to know how higher densities protect open spaces as listed in our rules. CBLI remarked that open space requirements and minimum setbacks have not been changed in this proposal and still support the Master Plan. Juanita feels having two buildings will only raise the cost of your housing and taxes. CBLI reiterated that the cost of constructing an ADU was accounted for in the presentation.

Juanita Duncan wants all persons to have affordable housing but thinks the numbers presented in the presentation do not reflect local affordable levels. She suggests developers could pay the city back for City supported grants. She wants us to start small and improve our community with small s

John Daily 163 Amoretti commented that future appraisals will be a challenge due to lack of comparable sales for these income producing properties. He read some regulations for financing that may prove it difficult to finance these ventures. CBLI commented that these are valid points that need to be thought out. The overall affect in the built-up community will not be an overnight phenomenon which will allow for a change in policies as appropriate. The net change should allow more affordable housing in the long run. CBLI staff Jamin Kimmell confirmed that his own experience that their ADU was not allowed to be counted as income to qualify for a loan.

Paul Guschewsky, 626 Fremont Street, is asking what happens to the property values on both sides of a high-density development in the heart of town. CBLI says it is possible that the new development could have negative effects on adjacent properties, but it depends on the specific location and parameters of the development. Steve Baumann described how property valuations are done in Fremont County. Although property taxes are driven by comparable sales, it would take a long time and a lot of changes in a neighborhood to change the values. Member Maestas commented that with the proposed changes, high-density housing in R-3, R-5 and others are actually more restrictive than the current codes.

Paul also asked if there is proof an affordability issue in Lander and if this type of audit has been performed and tested in other towns of a similar size for unrestricted, un-landlocked towns. CBLI responded that there are examples of small towns that have made some similar code changes, Gunnison CO, Laramie, and across Oregon. The City has the option to adopt these recommendations in smaller pieces. CBLI believes that the data presented here and in the 2019 Wyoming Business Council housing study both show the lack of diverse housing opportunities. Member White gave a real-life example of the costs of her house and the inflation factor. She reported that she receives a number of comments that her friends can't afford to live here and that our next generation youth has to leave because they can't afford housing here.

Paul Guschewsky confirms that there is an affordable housing issue but wondered where the data came from.

Member Maestas reiterated that there were several failed developments recently because our zoning codes were too restrictive. He reiterated that this is a long process and there are (at a minimum) three months of public comment and time to work on the changes.

Judy Gillette, 232 Vista Circle does not understand 0.5 parking spaces and reminds us that residents like our toys and young families have extra cars. She feels that allowing on-street parking will create a mess and be a safety issue.

John Daily feels this code takes freedoms away from R-1 and R-2 property owners. He suggests an iterative process. Member Maestas commented that he has had comments both for and against the changes from his constituents in R-1 and R-2 areas in the estimated amount of about 50/50.

Member Kusiek noted that ADU's are already happening in town as people are finding more affordable places to live.

Tom Zimmer, 965 Timber Drive agrees that this is already happening all over town to make ends meet. He is an advocate for ADU's where appropriate.

Zimmer wants clarification on the definition for manufactured housing and has been in some very nice ones. Steve Baumann defined the manufactured home from the existing codes. Cade clarified that these are not allowed specifically as an ADU but are allowed in all other zones as a residence.

Nick Hudson, 640 North 5<sup>th</sup> Street. He applauds the work done and wants to make sure that fire protection is considered and implemented in these high-density cases. He is a proponent of making sure that the City enforces all the fire codes, specifically regarding sprinkler systems in residential building construction.

Jenna Ackerman, 1025 Black agrees that there is an affordable housing issue is worried about older persons not moving out of the Black Addition to allow smaller houses available for younger generations to move in.

Alyssa Guschewsky, 600 Fremont thinks it is dangerous to make all the code changes at once and suggests starting with R-3 and more dense areas. She wants to make sure that the Planning Commission members are in-town persons. Member

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Kusiek put out a plea for volunteers. RaJean stated that there are currently 2 of 6 out-of-town members but that is from attrition of current members moving out of town during their term. Planning Commission Chair Steve Baumann stated that he lives out of town, but Lander is his community also.

Scott Kane, 801 S third owns a business and feels that there is an issue for affordable housing with the amenities they want. There employees want to live close to the downtown amenities but tend to rent out of town for affordability. He appreciated the time invested.

Mayor Richardson thanked all volunteers and staff involved and closed the public meeting at 8:00 pm.

2. **2019-2020 Budget Amendment**
  - (a) Open Public Hearing
  - (b) Introduce and Read
  - (c) Ask for comments
  - (d) Close Public Hearing

Treasurer Charri Lara described the changes needed due to 1. a coding mistake in personnel benefits for a weed and pest employee and 2. not logging in a grant fund revenue for the PD. There were no questions and no public comment.

#### IV. Approval of Agenda

Member Maestas moved to approve, Member White seconded. Motion passed.

#### V. Oral Comments

- (a) Personal Privilege – Mayor and Council

Council President Maestas. Thanks to the planning commission members for taking all the public heat. He is noticing city emails being used for personal comments and would like it to be stopped. Please report these to the Mayor if you get any of these that you think is inappropriate.  
Council Member Hahn. Applauds the planning commission and council for their work.  
Council Member Kusiek. Thanks to all those working on the code.  
Council Member White. Thank you to the Fire Department and PD for 4th of July support and thanks for this public hearing set up.  
Council Member Hulme. Thanks for the good public attendance and comments tonight. He suggests we start putting out press releases on what the council/city is doing to stop the rumor mill - Specifically toward the budget cuts.  
Mayor Richardson says thanks to the street crews for working on the 4th at short notice.
- (b) Proclamation – Lander Parks and Recreation Day was read by Member White after a short statement read by the Mayor encouraging the use our parks and recreation areas of Lander even though the summer programs were not funded due to budget cuts.
- (c) Communication from the Floor – Citizen’s Comments - None
- (d) Staff Discussion Items – Charri Lara noted that there was a mistake in the labeling of the Bills and Claims and they are approving bills for \$759,441.47

#### VI. Consent Agenda

- (a) Regular Meeting Minutes – June 09, 2020
- (b) Work Session Meeting Minutes – June 23, 2020
- (c) Special Session Meeting Minutes – June 16, 2020
- (d) Special Session Meeting Minutes – June 23, 2020
- (e) Bills and Claims

ACKERMAN, JENNARENT - INTERN1,400.00 ADAM E PHILLIPS ATTORNEY AT LAWATTORNEY - GEN GOVT2,230.00 ADAM E PHILLIPS ATTORNEY AT LAWATTORNEY - WATER2,230.00 AIR DIFFUSION SYSTEMSMAINTENANCE -STP6,909.00 AMERICLEANCLEAING - COVID 191,025.00 B & F ENTERPRISES LLCFENCE ADJUSTMENT - SWEETWATER850.00 BADGER METER INCMMAINTENANCE - WATER609.94 BADGER METER INCSERVICE AGRMT - WATER160.20 BADGER METER INCMMAINTENANCE - WATER699.38 BADGER METER INCMETERS - WATER1,158.65 BILL JONES PLUMBING & HEATREPAIR - LCCC135.00 BLACK HILLS ENERGYGAS - ALL DEPT529.51 BLACK HILLS ENERGYGAS - FIRE203.95 BLACK HILLS ENERGYGAS - COMMUNITY CENTER143.95 BLACK HILLS ENERGYGAS - WATER61.17 BLACK HILLS ENERGYGAS - WTP608.07,BLACK HILLS ENERGYGAS - SEWER32.78,BOBCAT OF THE BIG HORN BASIN INCREPAIRS - SHOP233.39,BOBCAT OF THE BIG HORN BASIN INCPARTS - WATER1,089.00,BUSINESS RADIO LICENSINGLICENSING RADIO - WATER-120.00,CARPER, JD TREE TRIMMING - HPWL P2 ,ROJECT1,000.00,CASELLE INCSUPPORT - GEN GOVT14,358.50,CASELLE INCSUPPORT - WATER14,358.50,CASPER FIRE EXTINGUISHER SERVICE INCBLDG MAINT - GOLF COURSE2,038.13,CENTRAL BANK &

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TRUSTTRAVEL - GEN GOVT-80.00,CENTRAL BANK & TRUSTSUPPLIES - GEN GOVT23.66,CENTRAL BANK & TRUSTSUPPLIES - POLICE19.95,CENTRAL BANK & TRUSTTRAVEL - POLICE69.00,CENTRAL BANK & TRUSTPOSTAGE - POLICE17.60,CENTRAL BANK & TRUSTSUPPLIES - POLICE20.00,CENTRAL BANK & TRUSTCDL - FIRE160.00,CENTRAL BANK & TRUSTSUPPLIES - FIRE89.85,CENTRAL BANK & TRUSTBOOT ALLOWANCE - W&P60.00,CENTRAL BANK & TRUSTTRAVEL - PARKS-23.00,CENTRAL BANK & TRUSTWATER CARD REFUND85.00,COLE, CHARLES KINGSTONPROF SERVICES - POLICE175.00,COMMUNICATION TECHNOLOGIESSCADA RADIOS4,920.00,CPS DISTRIBUTORS INCMMAINTENANCE - WATER309.34,DANA KEPNER COREPAIR - WATER923.08,DORSETT TECHNOLOGIES, INCENGINEERING - SCADA68,069.93,DOWLI&I PROJECT - 2ND STREET17,584.81,DRUG TESTING SERVICES LLC DRUG SCREENING - EMERG MGMT490.00,ELLIS CONCRETE, INC.STREET REPAIR8,100.00,FAGNANT LEWIS & BRINDA, P.C.ACCOUNTING - GEN GOVT3,100.00,FAGNANT LEWIS & BRINDA, P.C.ACCOUNTING - ENTERPRISE3,100.00,FAIRFIELD TREE AND LAWN CARE TREE SERVICE - MAIN STREET125.00,FEDERER, BUDDY BLDG MAINT - CITY HALL2,267.30,FENDER MENDER PARTS - SHOP950.00,FERGUSON ENTERPRISES INC SUPPLIES - WATER536.20,FERGUSON ENTERPRISES ,NCMAINTENANCE - WATER216.02, Total FERGUSON ENTERPRISES INC (553):752.22 FLEX SHARE BENEFITS ADMIN - GEN GOVT124.85, FLEX SHARE BENEFITS ADMIN FEES - WATER124.85, FLEX SHARE BENEFITS FLEX SHARE - GENERAL.00, FLEX SHARE BENEFITS FLEX SHARE - ENTERPRISE.00, FREMONT CO SOLID WASTE DISPOSTRASH - PARKS64.60, FREMONT COUNTY ASSN OF GOV DUES - GEN GOVT4,000.00, FREMONT COUNTY ASSN OF GOV DUES - WATER4,000.00, FREMONT COUNTY TREASURER DISPATCH CONTRACT - POLICE18,316.63, FREMONT COUNTY TREASURER DISPATCH ,ONTRACT - FIRE763.20, FREMONT MOTOR COMPANY PARTS- SHOP20.54, FREMONT MOTOR COMPANY PARTS- SHOP44.14, FRONT RANGE FIRE APPARATUS LTD REPAIR - FIRE838.22, HACH COMPANY METER PARTS - WTP3,791.94, HACH COMPANY MAINTENANCE - WTP1,431.05, HACH COMPANY VIALS100.30, HDR ENGINEERING INC ENGINEERING, CONSTRUCTION HPWL II 29,115.00, HDR ENGINEERING INC TANK ENGINEERING DESIGN12,569.15, HDR ENGINEERING INC HPWL PHASE III 7.72, HDR ENGINEERING INC PROF FEES HPWL PHASE 223,999.83, HDR ENGINEERING INC PROF FEES TANK & PUMP STATION22,238.56, HEIL ELECTRIC REPAIRS - GOLF BUILDING1,673.00, HOMETOWN OIL OIL - SHOP336.82, HOMETOWN OIL OIL - SHOP42.50, HOMETOWN OIL OIL - SHOP43.53, HUFF ,ANITATION PORTABLE TOILETS - CEMETERY200.00, JERRY BORNHOFT CONSTRUCTION CONSTRUCTION - 2ND ST LINING523,998.97, JERRY BORNHOFT CONSTRUCTION I & I 2ND STREET264,123.43, Total JERRY BORNHOFT CONSTRUCTION (1191):788,122.40 JIRDON AGRICHEMICALS FERTILIZER - CEMETERY1,840.88, LANDER CHAMBER OF COMMERCE COMMUNITY SUPPORT - GEN GOVT15,000.00, LANDER GOLF & COUNTRY CLUB BENEFIT SUPPORT - GOLF COURSE12,000.00, LANDER ,OLF & COUNTRY CLUB EQUIPMENT REPAIR-LEASE PAYMENT-GOLF25,000.00, LANDER SENIOR CITIZENS CENTER BLDG MAINT - LANDER SENIOR CEN2,990.87, LOCAL GOVERNMENT LIABILITY POOL INSURANCE - GEN GOVT14,217.00, LOCAL GOVERNMENT LIABILITY POOL INSURANCE - WATER14,217.00, LOOSE, GARY RAI RPORT MANAGER CONTRACT3,750.00, LOZIER, TERESA CLEANING BLDG - WATER475.00, LOZIER, TERESA CLEANING BLDG - GEN GOVT475.00, MASTERCARD, All Dept 27,911.27, MIDDLE FORK FENCE COMPANY FENCING - RODEO GROUNDS7,450.00 MISC ONE TIME VENDOR REFUND - CONDITIONAL USE-175.00 MISC ONE TIME VENDOR REFUND - COMMUNITY CENTER1,165.00 MISC ONE TIME VENDOR COMPLIANCE CHECKS - POLICE120.00 MISC ONE TIME VENDOR REFUND CATERING PERMITS - COVID150.00 NAPA AUTO PARTS - LANDER PARTS - SHOP145.46 NAPA AUTO PARTS - LANDER PARTS - SHOP120.93 NAPA AUTO PARTS - LANDER PARTS - SHOP152.64 NAPA AUTO PARTS - LANDER SUPPLIES wtp42.48 NAPA AUTO PARTS - LANDER PARTS - SHOP410.38 NAPA AUTO PARTS - LANDER SUPPLIES - SHOP12.47 NAPA AUTO PARTS - LANDER CREDIT - SHOP-9.25 NAPA AUTO PARTS - LANDER PARTS - SHOP129.92 NORCO INCREMENTAL - SHOP59.40 ONE CALL OF WYOMING LOCATES - WATER180.00 ONE CALL OF WYOMING LOCATES - WATER189.00 ONE STOP CARWASH CAR WASHES4.29 OTT, NATALIE TREE INTERN1,728.00 OVERHEAD DOOR COMPANY BLDG REPAIRS - CITY HALL COVID252.32 OVERHEAD DOOR COMPANY BLDG REPAIRS - CITY HALL COVID5,990.00 PITT, ORLEY CLEANING SERVICES - FIRE300.00 PRO-VISION, INC DASH CAMERAS - POLICE57,443.00 PRO-VISION, INC SHIPPING CHARGE - BODY CAMERAS POLICE194.95 RAMAKER & ASSOCIATES PROFESSIONAL FEES - CEMETERY540.00 RIVERTON TIRE & OIL CO TIRE - SHOP464.00 ROCKY MOUNTAIN INFO NETWORK DUES - POLICE100.00 ROCKY MOUNTAIN POWERELECTRICITY - GEN GOVT-3,222.19 ROCKY MOUNTAIN POWERELECTRICITY - FIRE-217.09 ROCKY MOUNTAIN POWERELECTRICITY - WATER TRMT-1,401.11 ROCKY MOUNTAIN POWERELECTRICITY - ST LIGHTS-2,918.52 ROCKY MOUNTAIN POWERELECTRICITY - WATER-857.03 ROCKY MOUNTAIN POWERELECTRICITY - RODEO GROUNDS-239.49 ROCKY MOUNTAIN POWERELECTRICITY - SEWER TRMT-4,240.39 ROCKY MOUNTAIN POWERELECTRICITY - COMM CENTER-2,159.78 ROCKY MOUNTAIN POWERELECTRICITY - GEN GOVT2,971.26 ROCKY MOUNTAIN POWERELECTRICITY - FIRE235.93 ROCKY MOUNTAIN POWERELECTRICITY - WATER TRMT1,557.03 ROCKY MOUNTAIN POWERELECTRICITY - ST LIGHTS2,902.87 ROCKY MOUNTAIN POWERELECTRICITY - WATER511.08 ROCKY MOUNTAIN POWERELECTRICITY - RODEO GROUNDS156.13 ROCKY MOUNTAIN POWERELECTRICITY - SEWER TRMT4,030.73 ROCKY MOUNTAIN POWERELECTRICITY - COMM CENTER2,127.92 ROCKY MOUNTAIN PRE-MIX ROAD BASE - WATER30.38 SHIELDS CLEANING MAINTENANCE - LCCC3,345.83 SIX ROBBLES INC TIRE REPAIR -

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SHOP145.24 SPROUTS GREENHOUSESUPPLIES - WATER246.75 STRIKE CONSULTING GROUPTASK FORCEPARTS - FIRE59.91 TASK FORCEPARTS - FIRE-59.91 TEAM LABORATORY CHEM LLCBUGS - STP3,370.50TEGLER INSURANCEINSURANCE - GEN GOVT25,844.00 TEGLER INSURANCEINSURANCE - WATER25,844.00 THATCHER COMPANYCHEMICALS - WATER TREAT6,798.41 THATCHER COMPANYCHEMICALS - WATER TREAT5,569.38 THATCHER COMPANYCHEMICALS - WATER TREAT6,558.70 THATCHER COMPANYCHLORINE - WTP3,581.10 THE COMPANYHPWL PH 2 RESEARCH200.00 VERIZON WIRELESS - VSATEVIDENCE - POLICE100.00 WAM - WCCALEASE ENERGY - LCCC2,499.69 WAMCATDues - GEN GOVT130.00 WATER REFUNDSREFUND EPOSIT200.00 WESTERN LAW ASSOCIATESPROFESSIONAL FEES - GEN GOVT3,026.35 WHITING LAW PCCOURT APPT LEGAL - MUNI COURT900.00 WILLIAM H SMITH & ASSOCCORE SAMPLES220.00 WILSON BROS CONSTRUCTION INCONSTRUCTION - HPWL PHASE II132,999.50 WINSUPPLYMAINENANCE - TP281.48 WYDOT - FINANCIAL SERVICESFUEL - ALL DEPTS1,810.88 WYDOT - FINANCIAL SERVICESFUEL - FIRE156.38 WYDOT - FINANCIAL SERVICESFUEL - WATER905.44 WYDOT - FINANCIAL SERVICESFUEL - EWER905.44 WYOMING ASSN. OF MUN.DUES - GEN GOVT4,813.88WYOMING ASSN. OF MUN.DUES - ATER A & C4,813.88 WYOMING RETIREMENT SYSTEMRETIREMENT - FIRE585.00 WYOMING RETIREMENT SYSTEMRETIREMENT - FIRE731.25 YOUTH SERVICES OF FREMONT COCOMMUNITY SUPPORT - GEN OVT13,000.00

Member Maestas moved to approve, Member Kusiek seconded. Motion passed.

**VII. Resolutions**

- (a) 1182 – Authorizing submission of a coronavirus relief grant application  
Charri Lara reported that this is a second and separate request for building modifications of the municipal court facilities. No funds have been expended and we are waiting for pre-approval from SLIB before we proceed.
- (b) 1183 – Repealing Resolution 1088 and updating City of Lander Procurement Policies  
RaJean Strube Fossen explained that only exhibits B and C are being updated in accordance with current WYDOT grant funding requirements. Member Kusiek moved, Member Hulme seconded. Motion passed.
- (c) 1184 – Amend the 2019-2020 Budget  
The need for this amendment was mentioned in the hearing. Member Larsen moved to approve; Member Hahn seconded. Motion passed.

**VIII. Ordinances**

First Reading

- (a) Ordinance 1236 - Amending Title 4 - Zoning of the City Code Book

Member Larsen is conflicted on what should be suggested for ADU's because of the informed public comment.

Member Maestas explained Conditional Use and Variance processes and how they may not fit his personal intent of implementing public comment on ADU's in R-1 and R-2 zones. He suggests adding a new procedure for public comment ADU approval in these zones

Member Kusiek questioned what we should do with the non-compliance of ADU's now. Mayor Richardson stressed that we can enforce compliance through our building permit process. Baumann gave a summary of historical and current reasons why we have these unpermitted ADU's because our codes are so restrictive. Bank and appraisal regulations also dictate some rules that have to be followed. Lance suggests that unpermitted ADU's be grandfathered in, but this is a current enforcement issue and not a zoning code issue to address in the proposed changes. Strict enforcement of our rules push development into the County where there are no rules.

Missy listed some outstanding issues that may be better discussed in a work session forum. Member Kusiek and Hulme agreed.

Member Maestas moved amending sections 4-12-2 (d)(ii) and 4-12-3 (d)(ii) strike ADU's as permitted use and change ADU's to an allowed use "as approved by a public process", that the process be defined and agreed upon before the third reading. Member Kusiek seconded. Cade Called for the question. Motion for the amendment passed

Discussions covered the fire protection for cottage clusters again. Fire Code is a different chapter of the City Codes and will come up for action again at the annual approval of the national codes. Member Hulme noted that PUD already requires sprinkling residences with less than 10 feet of distance between units. Member Hulme moved to amend Cottage Cluster language in table 4-11-14-1 to require fire suppression for units closer than 10 feet. Member Larsen seconded. Motion passed.

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Discussions were held on R-2 zones allowing up to a 4-plex and wondering if that was consistent for an R-2 zone. Member White stated that with the setbacks restrictions, this does not allow a significant density increase.

Discussions were held on the increasing the parking credits for a multiplex to 0.5 down from 1 because we had a lot of comments on parking. We do have wide streets made for parking. Angled parking could be feasible which also increase parking.

Member Maestas moved to approve ordinance 1236 with the two amendments as passed on first reading, Member Kusiek seconded. Motion passed.

Third Reading

- (a) Ordinance 1237 – Amending Title 3 of the City Code Book to adopt the 2020 National Electrical Code

Member Maestas moved to approve, Member White seconded. Motion passed.

**IX.** New Business

- (a) Authorize the Mayor to reappoint Judy Legerski to a 3-year term on the Tiger Joint Powers Board.

Member Maestas moved, Member Kusiek seconded. Motion passed.

- (b) Approve to remove Sarah Edlund and from all accounts with Central Bank and Trust and WyoStar and add Tami HitsheW to all accounts.

Member White moved; Member Larsen seconded. Motion passed to approve the removal of Sarah Edlund from all Central Bank and Trust and WyoStar bank accounts and add City Clerk Tami HitsheW as a signatory to said accounts.

- (c) Authorize Mayor to sign three separate contracts for Police camera equipment, software and service.

Member White moved to approve; Member Hahn seconded. Member Hulme noted that the contracts were blank and not filled in with the appropriate information for a binding contract. Member Maestas moved to table the action due to lack of information contract. Member Kusiek seconded. Motion passed

- (d) Authorize Mayor to sign County Subdivision plat for re-subdivision of Tract 1, Cox Subdivision per the planning commission’s recommendation

Member cade moved to approve; Member Hulme seconded. Motion passed.

- (e) Authorize Mayor to sign Fremont County Sales Tax for Economic Development Memorandum of Understanding

Member Maestas commented that this is on the ballot in the primary. There are a lot of public misconceptions on the need and use of the tax revenue. If passed, this tax has a potential to relieve some city burden from the General Fund and bring in additional revenue. He suggests that each member speak and educate the community on the benefits of the tax. Discussions were held on the definition of economic development. The funds will be allocated just like the 1% option tax for our roads, with due process through a committee and staff recommendations that must be approved by Council. Member Hulme suggested a correction for listing “town council” in lieu of “city council for the small towns of Pavilion, Hudson, and Shoshoni. Member Larsen moved to approve; Member Hulme seconded. Motion passed.

**X.** Executive Session – None

**XI.** Adjournment

Being no further business to come before the Council, the meeting was adjourned at 10:30 pm

The City of Lander

ATTEST:

By: \_\_\_\_\_

Monte Richardson, Mayor

\_\_\_\_\_

Tami HitsheW, City Clerk

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