

**CITY OF LANDER
WORK SESSION MEETING
COUNCIL CHAMBERS
240 LINCOLN STREET
LANDER, WY 82520
January 25, 2022**

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

Governing Body Present: Mayor Monte Richardson, Council Members John Larsen, Chris Hulme (Zoom), Julia Stuble, Missy White

Governing Body Absent: Council Members Melinda Cox, Dan Hahn

City Staff Present: City Clerk Tami Hitshe, Assistant Mayor RaJean Strube Fossen, Public Works Director Lance Hopkin, City Attorney Adam Phillips, Police Chief Scott Peters

1. Staff & Council Updates

RaJean Strube Fossen- The Maven project has been approved for the increase of the loan by Wyoming Business Council. She will be going to the slip meeting in February. USDA preliminary architectural design should go in this week.

Chief Scott Peters - Gave an update on data with the police department. Will have that information available to the council later this week. The vehicles should be done this week. Figuring out the best way to transport them back

John Larsen- Will attend the LOTRA meeting tomorrow at 8:30 at city hall. There will be a fly in at the Lander airport on Saturday July 2, 2022, to be part of the 4th of July weekend.

Missy White - Appreciate the streets crew with the snow removal. Likes that the Christmas lights are still up. Updated on the Riverton airport that they are only offering one flight a day to Denver. Hopefully will go back to two flights in the next couple of months. Julia Stuble and herself met with LEDA and LIFT to redefine the rubric for the economic development tax proposals. Was a great meeting. She really appreciates public comments but would like to find a way to better address the public comments when their concerns or lack of support is based on either misinterpretation or inaccurate information. How can we provide more correct information in an expedient fashion?

Julia Stuble- Agreed it was a great meeting with LEDA and LIFT. The applications for next round are due February 1st. Mentioned there will be a town hall meeting on February 3 at the Lander Community Center with Mayor Richardson and City Council members, County Commissioners, Senator Case and Representative Larsen. There will be a neutral mediator for the discussions. Doors open at 6:00 p.m. Forum begins at 6:30 pm.

Chris Hulme – Appreciated the LIFT committee update. Excited to hear we will be having the fly in. Golf board has new members on the board. They are having couple more meetings to get the new members up to date on things.

Mayor Richardson - Had a call from Bob Trebelcock and wanted to recognize two employees. Mr. Trebelcock was having an issue at his property, Brett Freese and Dustin Springston did a wonderful job helping him with those issues. Monte talked about the fly in. Appreciate them stepping up and being part of the weekend celebration.

2. Mayor Richardson decided to not change the liaisons or the Council President. After looking into it, we found that historically we do every 2 years.

3. 2022 1% Project update – Lance Hopkin a slide presentation on the projects for 2022. Talked about the Infrastructure Goals. He said there is a \$10 million limit on projects Missy White asked how far the money goes. Lance said \$1 million would pay for two blocks of work. The total mileage of streets in Lander is 52 miles.

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The Roadway Projects in design is Lincoln Street, Baldwin Creek, 5th Street, Cascade, Buena vista, 1st Street, Valley View Dr, Grandview Drive, 2nd Street. Additional projects that are in the works are Sewer lining projects, FEMA Flood Restoration Project, Sewer Lagoon Headworks, Tank and Pump Station Project, Wells at Water Treatment Plant, Worthen Reservoir Improvement, Army Corp Flood Design, Water Systems Master Plan, Safe Routes. Fremont Street Sewer. Lance said Mike Quinn asked if the street projects were being prioritized. Lance explained we are asking for them equally, so the idea is in that \$10 Million ask we put them all in as one project and see what we can do. If we only have \$5 Million and we get no grants, then we will make some decisions as far as priority.

4. Housing Opportunities presentation - Missy White had a slide show presentation on community housing needs. This information was from a Statewide community issue workshop that she was a part of.
Workshop Lessons - Zoning codes often impede development.
Findings from 2018- 675 homes short in Lander. 30% of Lander residence are cost burdened. Severe burdened - more than 50%. Interest in different styles of housing in various neighborhoods. Confirmed 2012 Lander Master Plan findings.
Opportunities - Decrease minimum lot sizes, increase amount of lot coverage, decrease off street parking requirements, allow secondary dwellings on lots - ADU, decrease setbacks for lot lines, allow pocket neighborhoods, Form based standards.
Lessons Learned - Residents claim street is private property and not city, concerns about change, too much, too fast, misinterpretation of zoning code is easy, disinformation travels at speed of electrons. Confusion between code and aesthetics, misunderstanding of property taxes assessments, misunderstanding of property values due to neighbor property, confusion between zoning code and building codes, desire for more stringent building code enforcement, variance cannot be granted if issue is of your creation.
Challenges for the future - Sidewalks and curb cuts, Annexation, Aging Homes, Pre-existing Non-Conforming homes, short term rentals.
John Larsen asked about the code for mobile home parks and if there is a limit on how old trailers can be. Missy White said what is being proposed is when placing a new trailer on a site, they cannot be older than 20 years. It is a Proposed change. It is also up to the property owner and his guidelines.
Julia Stuble said this was a helpful overview on this topic. Asked if any of the opportunities listed is something the council wanted to address. RaJean said every item was discussed with the planning commission. The only three items that are being considered are Increasing amount of lot coverage, decrease off street parking and allow pocket neighborhoods.
Lance Hopkin feels it is going to become a real issue to try and recruit new employees because of the housing issues. Missy White said in 2018 \$259,000 was the average house price with a salary of \$62,000. The current sale price is \$309,000 now. Michelle Escudero said the school district is having the same issue for teachers to find housing in Lander. The school is not seeing more applicants because of the housing issue. Missy White talked about the same issue is happening in Colorado. RaJean said this is a national issue. In 2012 we were told this was coming and now we are here. Julia Stuble is concerned about short term rental hurting the long-term rentals. How can we handle this issue? RaJean said the planning commission investigated this and talked about two issues. There is not much that disallows a short-term rental according to our codes so they felt it should not even be addressed and the other route was to reverse our code and do a housing study in certain neighborhoods in certain zones and restrict the number of short-term rentals that could be in those zones. So, it would be first come first serve. The planning commission felt that would push people underground because they will continue to do what they want on their property, so no

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solutions have been made but it has been discussed. Michelle Escudero asked what the process is for short term rentals. RaJean explained the process. Julia Stuble asked if there might be other tools outside the zoning code change that could help with these issues. RaJean said the zoning codes are something we have control of, and we can change. The code change does not move the needle very far. Lance said it also comes back to the developers. They must be able to make a profit. There could be infrastructure changes, but they would be drastic changes that would change the look and feel of Lander. Chris Hulme appreciated bringing this issue back to life. Wants to keep this dialogue going to. Some of these changes can be positive to our town.

Adjourned 7:34 p.m.

The City of Lander
A Municipal Corporation

Monte Richardson, Mayor

ATTEST:

Tami HitsheW, City Clerk

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