

- (ii) family day care home;
- (iii) child day care center.

(i) Parking:

- (i) Non-residential uses may reduce the total required parking if residential uses occur on the same parcel. The amount of reduction will be based on the type of uses mixed on site, but will not exceed a 25% reduction.

Additional District Regulations – Residential Mixed Use District

Consider adding a residential mixed use district, a residential district which permits retail and personal service uses, and professional offices. This district could occur adjacent to, and complement the downtown area.

Subdivision Code Analysis

Section 2 Short Title – Title shall match on cover.

Change cover title to “City of Lander Subdivision and Land Use Rules and Regulations”

Section 4 a (3)

Recommend City update Engineering Standards & Specifications Manuals to reflect current materials and methods

Section 6 f Planned Unit Development (PUD)

- (13) Development Standards,
 - (b) Open Space requirement is 20% - Does this include sidewalks? Recommend define open space to include or not include sidewalks.
 - (c) Recommend sidewalks be constructed along both sides of street in all new developments

Section 7 Dedication of Public Land

- (c) 1 acre per 200 persons is low for residential subdivisions. Recommend increase to 1.2-1.5 acres/200 persons

Recommend 50% of dedicated land be suitable for recreational open space and no part of that 50% shall be located within a designated detention pond, flood plain, or drainage way.

Recommend the City allow developer to dedicate land outside of the subdivisions in lieu of land within the subdivision if it meets the recommendations of the Comprehensive Land Use Plan and other recreation initiatives.

Recommend the City define “open space” within section 7 as to not include private yards, streets or rights of way, and parking areas or driveways

(f) Fee in lieu of open space dedication – currently \$250 per lot – Recommend this fee be adjusted regularly by ordinance and based on property values.

Section 8 Design & Engineering Standards

General Note: Require subdivisions be designed by licensed engineer registered in the State of Wyoming including drainage, roads, utilities, and concrete surfaces.

This section refers to the City of Lander Engineering Standards and Specifications Manual which is severely outdated. Recommend updating the Engineering Standards and Details to reflect current materials and methods.

Recommend providing rules and regulations pertinent to water and wastewater utilities for subdivisions within Subdivision Regulations. Currently these utilities are not covered in regulations.

(a) General Standards

(7) The width of easements is dependent on type of utility or drainage. Easements for water and sewer mains shall be no less than 30’ wide.

(b) Roads

(1) Change “Major Street Plan” to Official Map recorded with State of Wyoming and Fremont County. Wyoming State Statute, Title 15, Article 5 provides a mechanism for corridor preservation. Each city/town may establish a master plan for areas both inside and outside its City limits provided that action on such

master plan, including a major street plan, occurs with concurrence from the Board of County Commissioners. Additionally, the governing body adopts an Official Map of public streets (in whole or in part) via ordinance that shall be recorded in the County Clerk’s office. After Official Map adoption, the governing body may pass an ordinance that prohibits permits to be issued for a building or structure which encroaches into the land within the lines of any street as shown on the Official Map. The ordinance shall allow the issue to be brought before the Board of Adjustments for public hearing as an appeal process.

(2) Recommend revising statement to address “Roads Adjoining Developments”. New developments shall make provisions to continue roads from adjacent developments including full pavement width, curb and gutter, sidewalk, drainage, utilities, street lighting, etc.

(7, 11, 17, 18, 19, 20) Recommend combining all of these items under “Intersections” or “Intersection Configurations”. Recommend simply stating that roads shall intersect at right angles. Deviations may be approved on a case by case basis by the City of Lander Planning Department.

(9) Offset Intersections – Recommend revising to 125’ centerline to centerline where offset at an intersection with local streets and 250’ centerline to centerline where offset at collector or arterial street.

(13) Recommend revising to provide a minimum alley width of 30’.

(16) This section references the Engineering Standards and Specifications Manual regarding right-of-way and pavement widths.

| Street Classification | Target Speed (mph) | Access Spacing (ft) | Parking | Street Width (ft) | Right of Way Width (ft) |
|-----------------------|--------------------|---------------------|----------------------|-------------------|-------------------------|
| Arterial | 35-50 | 250-600 | None | 50-98 | 100-122 |
| Minor Arterial | 30-45 | 100-400 | None | 39-72 | 76-90 |
| Collector | 30-40 | 100-350 | Parallel | 36-56 | 60-82 |
| Local-Through | 25-30 | 50-100 | Parallel | 26-50 | 54-68 |
| Local | 20 or less | 50 | Diagonal or Parallel | 34-50 | 54-68 |

Recommend summarizing minimum street widths in table format within the regulations:

Section 9 Improvements

g. Inspection: Require construction of public improvements be inspected by a licensed engineering/architecture firm registered in the State of Wyoming throughout construction. Inspection reports and as-builts will be required for final acceptance by City of Lander.

Recommend adding section regarding warranty of public improvements requiring developer to warranty work for a period of one year from the date of City acceptance.

Recommended Additions if Comprehensive Land Use Plan does not address:

1. Guidance pertinent to parking areas including public parking lots, on street and off street parking. Provide guidance on minimum and maximum parking requirements, parking volume requirements per development density, ADA access, minimum bicycle parking, parking lot lighting, surfacing, landscaping, drainage, and facilities, vehicle and pedestrian access, loading and unloading areas, etc.
2. Guidance pertinent to landscaping and screening for all types of

development/zones. Provide guidance on stormwater retention/detention, fencing, irrigation systems, plants, line-of-sight, trees, municipal solid waste and recycling receptacles, etc.

3. Guidance pertinent to residential, commercial, and industrial design standards.
4. Guidance pertinent to historic preservation.