

**NOTICE OF INTENT TO ESTABLISH RULES & REGULATIONS
FOR THE DECLARATION AND ABATEMENT OF NUISANCES**

The Sheridan County Board of County Commissioners hereby gives public notice of its intent to establish Rules & Regulations for the Declaration and Abatement of Nuisances.

The purpose of the proposed rules and regulations are to establish guidelines for declaring the use of a site, property, tract, lot, grounds, or other area a nuisance by the Board of County Commissioners in conformance with W.S.18-2-101 et. seq. The proposed rules meet the minimum substantive state statutory standards.

Copies of the proposed rules and regulations are available from the Sheridan County Board of County Commissioners, Suite 201, of the Courthouse Addition. They may also be viewed on the County website.

Written comments on the proposed amendment may be submitted by the public to the Board of County Commissioners, 224 S. Main Street, Sheridan, WY 82801, or emailed to bocc@sheridancounty.com on or before Friday, April 30, 2021.

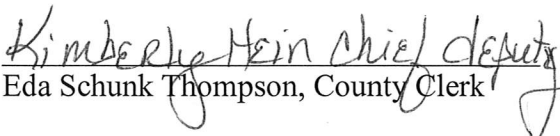
A public hearing to receive oral comments on the proposed amendment will be held on May 4, 2021 at 9:00 a.m. The Board will consider adoption of the proposed rules and regulations at its regular meeting on May 4, 2021, commencing at 9:00 a.m.

BOARD OF COUNTY COMMISSIONERS
Sheridan County, Wyoming

Attest:



Nick Siddle, Chairman


Eda Schunk Thompson, County Clerk

RULES AND REGULATIONS FOR THE DECLARATION AND ABATEMENT OF NUISANCES

Section 1. General

The use of a site, property, tract, lot, grounds, or other area may be declared a nuisance by the Board of County Commissioners in conformance with W.S.18-2-101 et. seq. if a nuisance, as listed in Section 3 of these rules exists on said site, property, tract, lot, grounds, or other area. It shall be unlawful for any person to maintain or permit the existence of any nuisance upon property within the boundaries of Sheridan County, Wyoming.

Section 2. Definitions

- (a) "Accumulation" means massing or storing of material, debris, matter or waste in a manner that exceeds quantities that would commonly be considered reasonable or are significantly inconsistent with surrounding properties and like uses.
- (b) "Agricultural Land" means contiguous or noncontiguous parcels of land under one (1) operation owned or leased shall qualify for classification as agricultural land if the land meets each of the following qualifications:
- (i) The land is presently being used and employed for an agricultural purpose;
 - (ii) The land is not part of a platted subdivision; and
 - (iii) If the land is not leased land, the owner of the land has derived annual gross revenues of not less than five hundred dollars (\$500.00) from the marketing of agricultural products, or if the land is leased land the lessee has derived annual gross revenues of not less than one thousand dollars (\$1,000.00) from the marketing of agricultural products. [See W.S. 39-13-103(b)(x).]
- (c) "Inoperative and/or Unlicensed Vehicle" means any motor vehicle, recreational vehicle, boat, trailer or semitrailer which lacks a current registration or component part which renders the vehicle unfit for legal use upon the public right-of-way.
- (d) "Nuisance" means the use of property, real or personal, which poses a threat to the health or safety of the citizens of Sheridan County under the standards established in Section 3 of these rules.
- (e) "Vehicle" as defined by W.S. 31-1-101(a)(xxvi).

Section 3. Nuisance Standards

The following may be declared a nuisance by the Board of County Commissioners:

- (a) The outside storage, keeping, or maintenance of five (5) or more inoperative and/or unlicensed vehicles in the A-Agricultural, RR-Rural Residential, I-1-Industrial, or I-2 Industrial zoning districts, or one (1) or more inoperative and/or unlicensed vehicles in all other zoning districts, excepting those that are in conformance with the regulations of a specific zoning district;
- (b) The accumulation of vehicle parts, tires or similar vehicle related items which, by reason of its presence or manner of storage presents a danger to the public or regulatory agencies from collapse, fire, entrapment, burning, or harboring of dangerous chemicals, or vermin harboring;

Section 4. Exceptions

- (a) The outside storage, keeping, or maintenance of the following vehicles are not considered a nuisance:
 - (i) Not more than three (3) antique motor vehicles, as defined by W.S. 31-1-101(a)(xv)(A). If exempted antique vehicles are inoperative and/or unlicensed they shall be included in the number of such vehicles limited by these regulations;
 - (ii) Vehicles kept in a fully enclosed building;
 - (iii) Vehicles, vehicle parts, tires or similar vehicle related items kept in conjunction with commercial repair, sales, salvage, service, storage or wrecker service uses located or permitted within appropriate zoning districts;
 - (iv) Vehicles and vehicle parts, tires or similar vehicle related items relevant to the operation of farms and ranches on agricultural land;
 - (v) Vehicles kept in conjunction with oil, gas or mining operations necessary to the extraction, production or exploration of mineral resources.