



BOARD OF COUNTY COMMISSIONERS

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MEDIA RELEASE

5/16/2023

FROM THE OFFICE OF THE
BOARD OF COUNTY COMMISSIONERS

Sheridan County, Wyoming

Contact: 674-2900, bocc@sheridancounty.com

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NOTICE OF INTENT TO AMEND RULES & REGULATIONS GOVERNING DIVISION OF LAND

The Sheridan County Board of County Commissioners hereby gives public notice of its intent to amend its Rules & Regulations Governing Division of Land.

The purpose of the proposed changes is to amend multiple sections of the *Rules and Regulations Governing Division of Land* to reflect 2023 legislation regarding perimeter fencing for subdivisions. The proposed rules meet the minimum substantive standards.

Copies of the proposed amendment are available from the Sheridan County Board of County Commissioners' Office or County Public Works Department, 224 S. Main Street, Sheridan, WY. 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@sheridancountywy.gov on or before noon Friday, June 30, 2023.

A public hearing to receive oral comments on the proposed amendment will be held on July 5, 2023 at 9:00 a.m. The Board will consider adoption of the proposed amendment at its regular meeting on July 5, 2023, commencing at 9:00 a.m.

Released: 5/16/2023

Website: 5/16/2023

EXHIBIT "A"

Section 1.2. Authority.

These rules and regulations are adopted pursuant to and in accordance with the authority vested in the Board of County Commissioners of Sheridan County by the statutes of the State of Wyoming, Sections 18-5-201 through 18-5-207, Sections 18-5-301 through 18-5-~~317~~319, and Sections 34-12-101 through 34-12-115, as amended.

Section 1.4. General Provisions and Exemptions.

a. General Provisions.

- vi. All plans, specifications, reports, estimates or opinions associated with improvements required by these rules and regulations, except perimeter fences, shall be signed and stamped by a licensed Wyoming Professional Engineer.

Section 1.5. Definitions.

For the purpose of these rules and regulations, the present tense shall include the future tense, the singular member includes the plural, and the plural member includes the singular. For the purpose of interpreting these regulations, the following definitions shall apply:

aa. Perimeter Fence.

A lawful fence as prescribed by W.S. § 11-28-102.

Section 2.5. Preliminary Plat.

- b. Preliminary Plat Contents. The Preliminary Plat shall be prepared at a scale of 1" = 100' or larger for subdivisions where the majority of the lots are less than five acres in size. The scale may be reduced to 1" = 200' for subdivisions in which the minimum lot size is five acres or more. The face of the Preliminary Plat shall include the following information:

xvii. Location of proposed perimeter fencing except where exempted by Section 3.4.

Section 2.6. Final Plat.

After the Board considers the Preliminary Plat, the Subdivider may submit a Final Plat and supporting material to the Public Works Department.

c. Supporting Material for Final Plat.

For staff review purposes, the Subdivider shall submit two copies of the following information and material with the Final Plat:

xxxi. Plans for the construction of perimeter fences, including the type of perimeter fence to be constructed, the materials to be used and the subdivider's plan for paying the costs of the perimeter fence and the construction of the perimeter fence, except where exempted by Section 3.4. To claim an exemption under Section 3.4 (a) or (b), written documentation shall accompany the application evidencing the existence of a legal perimeter fence or the consent from each landowner that the perimeter fence is not necessary.

Section 3.4. Fencing.

The subdivider shall be responsible for the construction of a perimeter fence on any part of the subdivision that is adjacent to lands upon which livestock can legally run at large unless exempted as follows:

- a. A legal perimeter fence already exists at that location, or
- b. Adjacent landowners provide consent that a perimeter fence is not necessary, or
- c. Not more than five (5) parcels for residential, recreational, industrial, commercial or public use are created, or
- d. Created parcels are permanently restricted for conservation, agricultural or open space purposes.