



# Uinta County Connection

APRIL 2022

## SUBDIVISIONS - What you need to know

As subdivisions continue to become part of the landscape here in Uinta County, it is important to understand the subdivision process. Whether you are the subdivider, nearby landowner or someone looking to purchase a lot within a subdivision, there are things you should know.

First, a subdivision is the creation or division of a lot, tract, parcel or other unit of land for the immediate or future purpose of sale, building development or redevelopment, for residential, recreational, industrial, commercial or public uses. By State Statute, the regulation and control of the subdivision of land in the *unincorporated* areas of the county belongs to the Board of County Commissioners. In Uinta County, regulations set forth in the Uinta County Subdivision Resolution are administered by the Uinta County Planning Office and the Uinta County Planning and Zoning commission as authorized by the Board of Uinta County Commissioners.

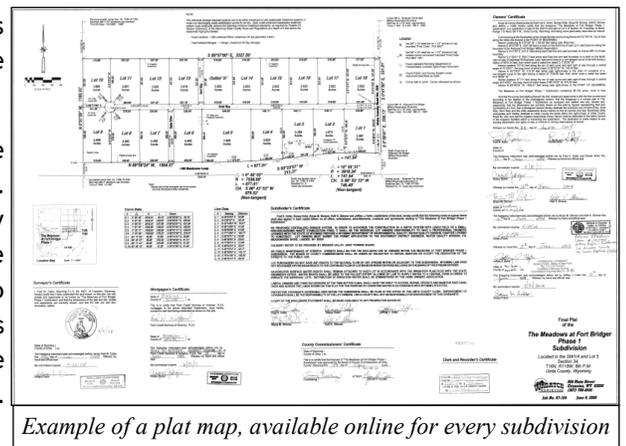
The purpose of the Uinta County Subdivision Resolution is to support and implement the Uinta County Comprehensive Plan and the Uinta County Land Use Plan by providing regulations to ensure high quality housing sites and to minimize the loss of productive agriculture land. The regulations are intended to balance development and conservation and provide uniform standards and procedures that must be followed with each subdivision. It is important to understand that it is not the "county" that is subdividing land, it is the owner of the land that is initiating the subdivision, the county is simply administering the subdivision regulations and making sure the process is followed appropriately.

There are several steps that must be taken by anyone looking to submit a proposal for a subdivision. Anyone submitting a subdivision is required to fill out an application complete with signature, proof of ownership and applicable fees. They must obtain a valid subdivision permit before any land is subdivided or sold.

The Uinta County Conservation District plays an important role in the subdivision process. The subdivider is mandated by state statute to obtain a review and recommendations regarding soil suitability, erosion control, sedimentation, flooding problems and other natural resource concerns from the Uinta County Conservation District (UCCD). This review is especially important for those who are looking to purchase a lot within a subdivision. UCCD looks at the soil, water and other resources to identify any concerns that could be problematic for future owners depending on how they plan to use the land. Completed reviews are available from the County Planning and Zoning Office or from UCCD.

UCCD stresses the importance of educating yourself and being involved in the subdivision process, whether you are the subdivider or future landowner. Information is readily available online or by simply contacting the Uinta County Planner or Uinta County Conservation District. Public meetings are held by the Planning and Zoning Commission on the fourth Wednesday of every month to discuss proposed subdivisions, hear comments and answer questions. Plat maps are also available online for all subdivisions within the county that show how the land is divided, property lines, access roads and other important information.

(Continued on PG 4)



Example of a plat map, available online for every subdivision

## UINTA COUNTY CONSERVATION DISTRICT

### Board of Supervisors

Kelly Guild (Chairman), Dennis Cornelison (Vice Chairman), Spencer Eyre (Secretary/Treasurer),  
Kevin Condos, Ty Lester, Carol Hamilton (Associate Supervisor)

M-Th 8-4  
307-787-3070  
204 E Sage St, Lyman WY

Kerri Sabey  
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Email: gredden.uccd@gmail.com

Katie Lott  
Education Coordinator  
Email: klott.uccd@gmail.com

# Poster Contest

Open to all school-aged children in Uinta County.

**1st - \$100 · 2nd - \$50 · 3rd - \$25**  
Judging Categories: K-1, 2-3, 4-6, 7-9, 10-12

**May 4th Deadline**

Visit our website for more information,  
contest rules, and entry forms.

[www.uintacountycd.com](http://www.uintacountycd.com)



Soil is imperative to human life. We depend on healthy soils for the food we eat and the clean water we drink. Known as the 'skin of the earth', soil serves as the media for plant growth, provides habitat for animals, absorbs & emits gases, purifies water, and recycles nutrients.

## Poisonous Range Plant Resources

Plants that are poisonous to livestock can cause economic loss to the livestock industry if land and livestock are not managed correctly. Losses result from livestock death, abortions, decreased production, and birth defects, as well as costs associated with additional fencing and loss of forage. Many of the poisonous plants on our local ranges are native species, but some are noxious weeds that have been introduced to the area. A few common poisonous plants in our area include:

**Death camas:** Early to grow in the spring; poisonous alkaloids in all parts of the plant; sheep are most likely to be affected; heavily poisoned animals usually die.

**Low larkspur:** Grows best in cool wet springs, sometimes the only forage available early on; cattle are most likely to be affected; death by muscular paralysis/respiratory failure.

**Lupine:** Not all species are poisonous; poisoning usually occurs when livestock is hungry; affects sheep and cattle; some species cause birth defects, loss of muscle control, and death.



Death camas

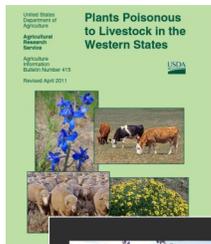


Low larkspur



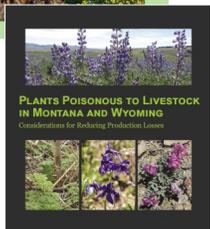
Lupine

Resources are available for ranchers and citizens who are interested in learning more:



The USDA-ARS Poisonous Plant Research Lab is located in Logan Utah. Scientists at this lab study poisonous plants around the world to gain an understanding of the different pathways and effects of poisoning of specific plants as well as practices to decrease death and economic loss. Agricultural Bulletin 415, 'Poisonous Plants to Livestock in the Western States' published by this lab in 2007, is a great resource on poisonous plants.

Another helpful resource is entitled 'Plants Poisonous to Livestock in Montana and Wyoming, Considerations for Reducing Production Losses,' published in partnership by the USDA-NRCS, Montana State University Extension, and University of Wyoming Extension.



Anyone looking for more information on local species, including pictures and maps, habitat descriptions, toxic doses, disorders/symptoms, and management suggestions should consult the details of these publications. Access to both publications can be found through the Range tab on our website: [www.uintacountycd.com](http://www.uintacountycd.com).

## Wyoming Youth Resource Education Days

**Dates:** June 13-16, 2022

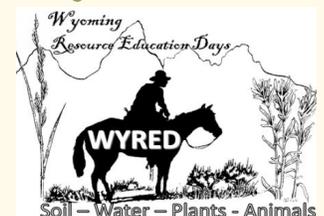
**Place:** H Diamond W Youth Camp, northwest of Thermopolis WY

**Who can attend:** Youth who have completed the 8th grade-18 years

(Persons of any age may enter the Range Contest w/o attending the camp)

**Registration Deadline:** Early May 16, Late Jun 3

More Information: [www.uintacountycd.com/wyred](http://www.uintacountycd.com/wyred)



# 'Greening the Desert'

Following are 5 main points taken from a webinar hosted by Understanding AG and featuring Alejandro Carrillo. Of course, I would hope readers would note the similarities and differences between their own grazing situations (climate, landform, animals, acreage etc.) and that of Alejandro Carrillo's so they can critically assess what's useful or not for themselves. Some of the main comparisons are listed below:

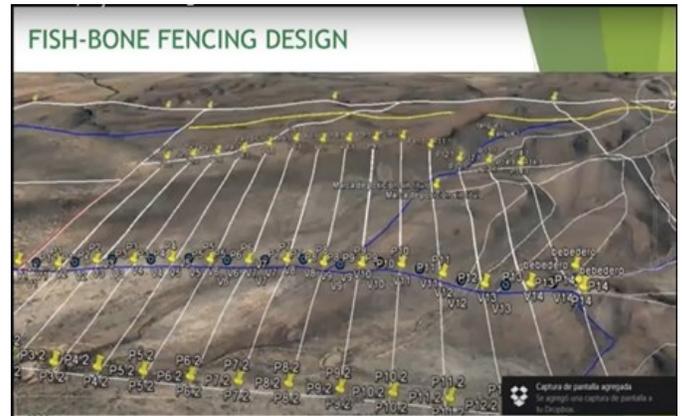
**Precipitation:** Uinta County varies with the elevation and landform, going from as high as 28-33" in the mountains to as low as 5-9" in the desert (northeast corner of Uinta County). Some of the largest precipitation areas in Uinta County receive an average of 5-9", 13-15", 16-18", and 23-27". Carrillo's ranch averages 8" per year.

**Climate:** This is obviously one of the biggest differences. Carrillo's ranch is in the Chihuahuan desert, with average yearly temperatures of 61-64 degrees F. Uinta County's yearly averages range from 35 - 43 degrees F. Again, those are the average temperatures for the whole year. The length and magnitude of the coldest temperatures in Uinta County Wyoming is a serious limiting factor.

Greening the Desert, Alejandro Carrillo\_9-15-20, <https://www.youtube.com/watch?v=zLUaVxCyxdU&t=5407s>

There is a question and answer session, so Alejandro's presentation is about 55 minutes long.

- Intensive grazing creates more grass- long rests after short and high impact from cattle. He shows many examples of the grass created on his ranch in comparison to neighboring properties.
- Culling cattle is a must, and he makes sure to do it all year round. Select bulls from the top 10% of your cows in quality and cull the bottom 20% based on the same conditions. Doing this year round will increase the quality of your herd.
- Don't pamper your cows- the only inputs they use is sea salt. The cows in his herd routinely eat large patches of prickly pear and pull down the stalks of yucca plants to eat the flowers. They must work for a living or they are culled.
- The hardest part of a brittle environment is the water- plan to supply more than you think you will need and keep a back up plan. They do a pattern where the pastures run perpendicular to a single water line.
- Improve/preserve the best areas of your ranch first, and then go to improve the failing areas after that. You don't want to lose your best areas because you were chasing the poor ones. Try to learn from nature instead of fighting it. The cow pie is a microclimate for grass- if you don't use de-wormers then the insects in your pasture will break down the cow pies and you won't have to harrow the pasture.



## Well Water Testing Day Coming in June

Living in a rural community means that many homes use water from a private well. Private wells are not regulated by EPA or the State, meaning private well owners are responsible for making sure their water is safe. Testing the water quality of your private well on a regular basis is important to maintain a safe and reliable water source.

Every year, the Uinta County Conservation District offers a Well Water Testing Day to educate well owners and remind them to get their well water tested regularly. Through this program, UCCD helps with the cost of testing and shipping so that private well owners can get their water tested at a more affordable cost. The table below shows the two tests that will be offered this year:

		UCCD Cost	Your Cost
Option 1	<b>Bacteria Coliform</b> – Presence/Absence	\$40	\$20
Option 2	<b>Human Consumption Analysis</b> –Bacterial Coliform Presence/Absence, Calcium, Iron, Magnesium, Sodium, Potassium, Hardness, Total Dissolved Solids, Conductivity, pH, Bicarbonate, Carbonate, Fluoride, Chloride, Nitrite, Nitrate, Sulfate, Cation/Anion Balance	\$140	\$70

Participation is easy, just follow these basic steps:

1. Choose which test option is best for you, then pre-register and pre-pay by June 1st, look for a Venmo option for payment!
2. Pick up your sampling kit from the UCCD office in the Valley, or the UW Extension Office in Evanston the week of June 7-10, 2022
3. Sample your water the morning of June 14th and bring the sample back to the UCCD office or UW Extension office before 11:00 am and we will take care of the rest!

Don't assume your well water is safe. Take advantage of UCCD's Well Water Testing program to be sure you know the quality of your well water! Contact UCCD or visit our website to register.

*\*All results will be sent directly to the private well owner from the lab, UCCD does not see or interpret any of the results.*



# Uinta County Conservation District

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204 East Sage Street  
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(307) 787-3070  
www.uintacountycd.com

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## CHANGE OF SERVICE REQUESTED



### Upcoming Dates to Remember:

April 22	Earth Day
April 24 - May 1	Stewardship Week & Poster Contest “ <b>Healthy Soil: Healthy Life</b> ”
April 29	Arbor Day
May 4	Poster Contest Deadline
June 13-16	WYRED, H Diamond W Youth Camp, northwest of Thermopolis WY
June 14	Well Water Testing Day-must pre-register by June 1
September 7	Soil Health Day- <i>tentative</i>

## (SUBDIVISIONS continued from PG 1)

To help you in your decision to purchase land within a county subdivision, here is a list of just a few things you should consider:

### Water

- Are there ditches, canals, rivers or other waterways crossing the area or nearby
- Is there potential for flooding or ponding of water
- Are there water rights associated with the ground (just because there is a ditch or canal running through your property does not mean you have the right to use the water)
- Are there easements along waterways to provide access for cleaning and maintenance
- Will your activities on the ground add pollutants to surface water and affect water quality

### Soil

- Is the soil suitable for building homes or other structures, basements, roads or planting a lawn, garden or trees

### Ground Water

- Will you need a mounded septic system
- Is the water suitable for drinking or using if you drill a well

Living in rural parts of the county is very different from living in town. Many services and conveniences enjoyed by those living in town are not as readily available, or in some cases not available at all, to those living in the county but outside of city limits. For anyone looking to live in the unincorporated areas of Uinta County, the “Code of the West” document is a great resource that will help you make an informed decision.

The Uinta County Planning & Development webpage is also a great resource for information on subdivisions.

To make it easier for our newsletter readers, links to the Planning & Development webpage as well as all of the information mentioned in this article can be found on our website, [www.uintacountycd.com/subdivisions](http://www.uintacountycd.com/subdivisions).