



Guidelines for Subdivision Reviews Uinta County Conservation District

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POLICY AND PROCEDURES

The Wyoming Legislature enacted a statute entitled “Real Estate Subdivisions”. This statute states that the Board of County Commissioners shall require a developer of a subdivision to obtain a review and recommendations from the local conservation district, the “Uinta County Conservation District” (UCCD), regarding soil suitability for various urban uses, erosion control, flooding hazards and sedimentation. The conservation district will complete these reviews **within 60 days** providing the necessary payment and supporting documentation is received.

In cases where there is not a soil survey available or questions arise, a soils scientist from the USDA Natural Resources Conservation Service may be consulted for an onsite inspection and evaluation. The subdivider may hire a qualified soil scientist to do the soil mapping and provide the information to the Conservation District for review.

UCCD requires payment for each subdivision review at the following rates:

1 to 2 lot simple subdivisions-Flat fee \$200

3 to 5 lot minor subdivisions-Flat fee \$350

6 lots or more major subdivisions- 6-10 lots flat fee of \$500, if over 10 lots, add an additional \$50 per lot

In conjunction with payment, the district requires from the subdivider a preliminary plat map with location of the property to be subdivided, a legal description, a clearly shown north arrow, name and mailing address of subdivider, and any construction activities clearly marked such as roads, etc. No work will begin until all the necessary supporting documentation has been delivered. In cases where a field survey may be necessary, if snow is covering the ground, a survey will be delayed until the spring field season and spring thaw.

The district will complete the review **within 60 days** of receipt of information unless unforeseen circumstances prevent the review. Upon completion of the survey, UCCD will provide the subdivider and the Uinta County Planning Commission a soils map, a list of main concerns, soil interpretations for the major urban uses, and limitations for each land use. In addition, a disclaimer will be attached to the soil report stating “Information on this soils map and report is not site specific and does not eliminate the need for on-site soils investigations for the testing and analysis for major land uses”. It is the responsibility of the developer to prepare more detailed maps and reports that may be required by city, county, and state or federal officials.

To initiate a request for a subdivision soils review, make a check payable to the Uinta County Conservation District, include a plat map with the location of property that is to be subdivided, with a north arrow shown, and the name and mailing address of the subdivider. No work will proceed unless the above criteria are met.