



SHERIDAN COUNTY CONSERVATION DISTRICT

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Protecting Sheridan County's Water and Land Quality through Assistance Programs, Information and Outreach, Monitoring, and Planning

SUBDIVISION RECOMMENDATION PROCESS

The Sheridan County Conservation District (SCCD) is responsible for addressing natural resource issues (W.S. 11-16) and are mandated to provide subdivision reviews and recommendations (W.S. 18-5-306 (b)). Statute 11-16-102 (x) defines natural resources as "land, soil, water, vegetation, trees, wild rivers, wilderness, natural beauty, scenery, and open space." Our role is to help developers and other County authorities use good conservation practices in subdivision planning through recommendations on resource issues.

PHASE I. Soils Information Request

Upon request, SCCD/NRCS sends soils information (including map, table, and descriptions) within **two weeks** from the receipt of the request. Soils information is based on USDA/NRCS Soil Survey of Sheridan County and is available to the public **free of charge**.

PHASE II. Preliminary Plat Review

During the development of the preliminary plat, developers are welcome to meet with the Board of Supervisors or SCCD/NRCS staff to develop a conservation plan to address natural resource needs. Upon receipt, SCCD staff will review the preliminary plat as it relates to the corresponding soils information. If available, a shapefile of the plat is helpful. Based on the information, the SCCD staff will draft a set of review comments and/or recommendations to be discussed by the Board at a regularly scheduled meeting.

SCCD submits review of preliminary plat to developer/requesting party once the appropriate fees have been paid. Effective January 2018, the fee for preparation of the subdivision review is **\$10.00/acre with a \$200.00 minimum**. Please allow at least **30 days** from time of submission of the plat (not the request for soils information) for completion. Please do NOT expect to submit a plat and have the recommendations the following week. By statute SCCD is allowed 60 days to review the plat. SCCD will attempt to complete the review within 30 days to ease the process for the developers. Reviewing the information, preparing the recommendations, and presenting the information to the Board of Supervisors does take time.

OTHER NOTES

If the developer already has access to the USDA/NRCS Soil Survey of Sheridan County Area, Wyoming (1986), it may not be necessary to request soils information from the SCCD/NRCS. In this case, the developer proceeds to Phase II and the associated timeline.

In most cases, SCCD will not need to provide additional recommendations on the Final Plat (major subdivisions only). If the Sheridan County planning department determines the need for another review (based on significant changes to the final plat), the developer can resubmit the plat and return to Phase II. Because an additional review will be necessary, a second fee will be required.

Recommendations are to be considered **on a voluntary basis**; SCCD does not have regulatory authority.

Susan Holmes
Chair

Edith Heyward
Vice-Chair

Orrin Connell
Secretary/Treasurer

Emerson Scott, III
Supervisor

Stephanie Masters
Supervisor

The Sheridan County Conservation District is an Equal Opportunity Employer/Provider

The following list includes items that may be addressed in SCCD's subdivision review comments and recommendations; they are not part of a checklist and may or may not exist at every site. This list is not necessarily all inclusive. Other items may be included as the situation dictates.

Soil considerations

- type
- strength
- shrink-swell capacity
- permeability
- wetness
- suitability for sanitary facilities/septic systems
- suitability for dwellings/buildings, excavations, and road placements
- considerations for construction materials
- erosion concerns including slopes and possibility of subsidence, road and pathway grades, protection during and after construction, off-road vehicle use, and landscaping practices

Water considerations

- groundwater concerns/ location of water table
- conservation measures and landscaping practices
- proximity of development to waterways and/or floodplains
- water quality/quantity considerations for adjacent waterways and riparian areas
- water management considerations
- flooding concerns including drainage systems, placement of reservoirs, channel designs

Vegetation considerations

- if livestock are permitted, concerns with overgrazing potential
 - may encourage grazing plans with USDA/NRCS
- noxious weed concerns
 - may encourage development of weed control plan with County Weed and Pest
- placement of windbreaks/living snow fences
- use of native species for drought tolerance and wildlife benefits
- use of ground covers
- streamside buffers

Wildlife considerations

- habitat considerations (i.e. groundcover for nesting waterfowl)
- big game concerns (winter range, calving, migration)
 - may encourage consultation with Game and Fish
- concerns with riparian areas

Other considerations

- existence of prime/unique farmlands
- existence of highly erodible land designations/characteristics
- use of "common areas" to minimize impacts to sensitive areas such as riparian zones
- lot size
- open space