

CHAPTER 5
MAJOR LAND DIVISION

1. Major Land Divisions pursuant to W.S. 18-5-316

a. Original parcels of land **lawfully recorded on or before July 1, 2008** shall be divided into not more than ten (10) sub-parcels of one hundred forty (140) acres or less in size, provided that each new or remaining sub-parcel shall be no less than thirty-five (35) acres in size.

b. Sub-parcels created from original parcels of land lawfully recorded on or before July 1, 2008 may be created at any time and may be created over a period of years through separate transactions.

c. Boundary adjustments between or among sub-parcels hereunder shall not be considered as a distinct division of property.

2. The subdivider of an original parcel of land lawfully recorded on or before July 1, 2008 shall furnish the following information to the Natrona County Development Department prior to commencing any development activity:

a. A legal description or recordable survey of the original parcel of land and any defined sub-parcels. Such description or survey shall include the following:

I. Date of preparation, scale and north arrow;

II. Location of all known subdivision units, including section, township and range; and,

III. Location and dimensions of binding and recordable access and utilities easements of not less than forty (40) feet in width to a public road unless specifically waived by the grantee or transferee in a binding and recordable document.

b. With respect to any water rights appurtenant to lands to be subdivided:

i. Evidence that the subdivider has submitted to the state engineer the documentation necessary to relinquish the water rights and has notified purchasers and the Board of this action; or

ii. Evidence that the subdivider has submitted to the state engineer the documentation necessary to change the use, place of use or point of diversion to provide for beneficial use of the water rights outside the subdivision; or

- iii. A plan, a copy of which was submitted to and approved by the state engineer prior to commencement of any development activity, for the distribution of the water rights appurtenant to the land to be subdivided. The plan shall specify the distribution of the water to the lots within the subdivision and shall include all appropriate applications for change of use, change of place of use or change in point of diversion or means of conveyance in accordance with W. S. 41-3-103, W. S. 41-3-104 or W. S. 41-3-114;
 - iv. If the subdivision is located within an irrigation district or within lands served by a ditch, irrigation company or association or by an unorganized ditch, evidence that the plan has been submitted to the district board company, or association, or the remaining appropriators in the case of an unorganized ditch for their review and recommendations; and
 - v. Evidence that the subdivider will specifically state on all offers relative to the subdivision his intent to comply with this paragraph and that the seller does not warrant to a purchaser that he shall have any rights to the natural flow of any stream within or adjacent to the proposed subdivision. He shall further state that the Wyoming law does not recognize any riparian rights to the continued natural flow of a stream or river for persons living on the banks of the stream or river.
3. Nothing in this section shall require the acquisition of a permit for the sale or disposition of lands that on or before July 1, 2008 were developed and promoted as part of a large acreage subdivision as evidenced by dated plats, sales brochures or other evidence acceptable to the Natrona County Board of County Commissioners.
4. If the lots, units, tracts, or parcels created pursuant to a subdivision permit hereunder are used for agricultural purposes and otherwise qualify as agricultural land for purposes of W. S. 39-13-103 (b) (x), the lots, units, tracts or parcels shall be deemed not to be part of a platted subdivision for purposes of W. S. 39-13-103 (b) (x) (B) (II).