

3. If the proposed subdivision is in an irrigation district or is served by a ditch, irrigation company or association or is served by an unorganized ditch, the subdivider must submit evidence that the proper district, company, association or individuals have had the opportunity to review and present recommendations relative to the proposed subdivision. The proper company, association, or individual shall have forty-five (45) days to review the plan as verified by receipt of certified mail¹. If the subdivision is within an irrigation district, a statement shall be placed on the plat giving the district's name and stating that the lots are subject to tax assessment for the district.
4. The subdivider shall specifically state on all offers and solicitations relative to the subdivision 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 subdivision. The subdivider shall further state that Wyoming law does not recognize any riparian rights to the continued natural flow of a stream or river for any persons living on the banks of the stream or river.
5. The Board shall require the applicant to obtain review and recommendations from the local conservation district regarding soil suitability, erosion control, sedimentation, and flooding problems. Groundwater tables must be verified during irrigation season. A private firm may be hired for soil analysis, but approval must come from the local conservation district. The review and recommendations of said district shall be completed within sixty (60) days. If weather conditions prevent soils analysis and no records are available, the time for district review may be extended at the discretion of the Planning and Zoning Commission.
6. Copies of any agreements with adjacent property owners relevant to the proposed subdivision must be submitted.
7. Such additional material as the Administrator may require or the applicant may choose to submit pertinent to the application and the findings prerequisite to the approval of a preliminary plat prescribed in Chapter 11, Section 7.

SECTION 3. SUBDIVISION DESIGN STANDARDS.

A. STREETS OR ROADS.

1. Streets or roads must conform with county road standards.