



Star Valley Conservation District

Example of a simple subdivision review without significant natural resource concerns. Report contains basic information for the Planning Staff and Landowner.

July 27, 2007

Lincoln County
Office of Planning and Development
P. O. Box 468
Kemmerer, WY 83101

STAR VALLEY CONSERVATION DISTRICT Board of Supervisors has reviewed the proposed Robert and Martha Roberts simple subdivision.

The Wyoming Department of Environmental Quality requires NPDES permits for construction sites that disturb one acre or more. SVCD recommends installation and maintenance of erosion control measures and implement best management practices in accordance with the National Pollutant Discharge Elimination System (NPDES) permit requirements.

Musk thistle is present throughout the property. Lincoln County Weed and Pest requested the area be sprayed and to be monitored closely for possible new infestations, especially in areas where the ground has been disturbed. Lincoln County Weed and Pest has requested a \$500 weed control deposit.

A professional evaluation of the subdivision soils, landform, ground and surface water has been made by Brenda A. Ashworth, District Manager, Star Valley Conservation District. If there is any more information we can provide for you, please let us know.

Yours truly,

STAR VALLEY CONSERVATION DISTRICT

Garry M. Crook
Chairman



Star Valley Conservation District

Subdivision Review
Proposed Robert and Martha Roberts
Simple Subdivision
Etna, Wyoming

July 27, 2007

Location

The proposed subdivision is located at approximately 5720 feet above mean sea level in the NE $\frac{1}{4}$, SW $\frac{1}{4}$ of Section 3, T35N, and R119W near Etna, Lincoln County, Wyoming. The proposed subdivision is 5-acres. The site is generally flat lying with drainage to the west.

Water

Star Valley Conservation District (SVCD) personnel used the State Engineers Water Rights Data Base to obtain groundwater information for this property. Well logs from wells in the vicinity indicated the static water level is between 20 to 150 feet below ground surface.

It is our understanding that each lot will have an individual well and septic system. Wellhead protection zones should be developed for any drinking water or irrigation wells installed on the properties. Care should be taken to ensure agricultural activities such as grazing, corrals, pastures, feedlots, animal waste storage or spreading does not take place within the wellhead protection zone. The SVCD recommends a 100-foot radius from each wellhead.

Irrigation water, from the Etna irrigation system and R&W Sprinkler Company is present on the property. At this time the Mr. Roberts is undecided on whether to retain the water rights. If the water rights are retained, a distribution plan for the subdivision needs to be filed with the State Engineers office. The SVCD recommends contacting Mr. Ed Bruce, the Water Commissioner at (307) 885-3148 regarding this issue.

Landscaping Plans

When landscaping, the SVCD recommends selecting plants that have low requirements for water, fertilizers, and pesticides. Cultivate plants that discourage pests. Minimize high maintenance grassed areas. SVCD recommends using landscaping techniques such as grass swales (low areas in the lawn) or porous walkways to increase infiltration and decrease storm water runoff.

Soils information indicates the Greyback gravelly loam (Gg) soils are somewhat limited for landscaping due to gravel content, large stones and droughty soils.

It is the policy of the Star Valley Conservation District to promote the conservation and efficient use of water and to prevent the waste of this valuable resource. We encourage greater water efficiency in landscape design, installation and maintenance. The waters of the state are of limited supply and are subject to ever increasing demands. Enclosed is a Native Landscaping brochure.

Soils

Soils information was obtained from Soil Survey of Star Valley Area, Wyoming – Idaho. The proposed subdivision site is comprised of one soil types identified as Greyback gravelly loam (Gg).

Dwelling with and without basements: The degrees of limitations for dwellings with and without basements are not limited for this soil type. Soil cuts were not conducted as part of this review. Information obtained from the Water Rights database does not indicate the presence of shallow groundwater within this soil type. Care should be taken not to located buildings in any drainage channel where overland flooding could occur during early spring snowmelt or heavy thunderstorms.

Septic Tank and absorption fields: The degree of limitations for septic tank absorption fields is very limited for the for the Greyback (Gg) soil type due to seepage.

Roads and streets: The degree of limitations for roads and streets is somewhat limited for the Greyback (Gg) soil type is somewhat limited due to frost action.

Shallow excavations: The degree of limitations for shallow excavations is very limited for the Greyback (Gg) soil type due to cutbank cave.

Erosion hazard: The erosion hazard of natural surface roads and construction sites is slight for the Greyback (Gg) soil type. In order to avoid potential erosion or sedimentation problems all disturbed areas during subdivision construction, especially road banks, need to mulched and seeded back to adapted grass/legumes and tress/shrubs as soon as possible. Topsoil should be stockpiled and saved during construction so adequate seedbeds can be prepared in the disturbed areas.

Soils information provided by the Natural Resources Conservation Service (NRCS) Star Valley Soil Survey is attached. The information provided is not site specific and does not eliminate the need for on site investigation of the soils or for testing and analysis of these soils by personnel experienced in the design and construction of engineering work. Local ordinances and regulations should be followed in planning, site selection, and design.

National Pollutant Discharge Elimination System (NPDES)

The Wyoming Department of Environmental Quality (WYDEQ) requires small construction sites that disturb 1 acre or more and less than 5 acres to have a Small construction NPDES permit. Operators of small construction activities must develop a Storm Water Pollution Prevention Plan (SWPPP) that describes the measures to be implemented at the construction site

that will eliminate or minimize pollutants from the project from reaching surface waters. Star Valley Conservation District personnel can assist with writing a SWPPP. Please contact Brenda Ashworth at (307) 885-7823.

The permit requires construction site operators to implement appropriate erosion and sediment control best management practices, control waste such as discarded building materials, concrete truck wash-out, chemicals, litter and sanitary wastes.

The terms and conditions of the permit must be implemented until the land disturbed by construction activities has been 'finally stabilized'. Finally stabilized is defined as "all soil disturbing activities at the site have been completed, and a uniform perennial vegetative cover with a density of 70% of the native background vegetative cover for the area has been established on all disturbed unpaved areas and areas not covered by permanent structures". Attached to this report is information pertaining to the NPDES Permit requirements.

For more information regarding the NPDES requirements please contact Barb Sahl, WYDEQ Program Coordinator at 307-777-7570 or (bsahl@state.wy.us).

Noxious Weeds

Information on this subdivision was provided to Mr. Scott Nield with Lincoln County Weed and Pest. According to Mr. Nield, Musk thistle is located on the property. Mr. Nield requested the area be sprayed, and to be monitored closely for possible new infestations, especially in areas where the ground has been disturbed. A \$500 weed control deposit is requested.

Lincoln County Weed and Pest recommends reseeding to perennial grass as soon as possible after soil disturbance and monitoring all areas for the spread of noxious weeds. Lincoln County Weed and Pest will provide the herbicide to noxious weeds at 50% cost share. Please see the attached letter from Lincoln County Weed and Pest.

Small Acreage Grazing/Livestock Management

Grazing animals on small acreages can have a significant impact on the condition of soil, water, plants, and other natural resources.

Care should be taken to ensure agricultural activities such as grazing, corrals, pastures, feedlots, animal waste storage or spreading does not take place within any wellhead protection zone.

Best management practices should be implemented on these parcels to ensure animal wastes does not reach surface waters during times of high water, snow melt, or storm run-off. This can be done by using berms, filters strips, grassed swales and catch ponds. The SVCD recommends the property owner obtain site specific grazing and waste management conservation plan from the local Natural Resources Conservation Service office in Afton. The plans are provided free of charge.

Wildlife

Homeowners should protect ornamental shrubs used for landscaping and future homeowners should know that, by state statute, the Wyoming Game and Fish Department is not liable for damage caused to ornamental plants by wildlife.

Fences cause the direct mortality of wildlife through entanglement and prohibition of movement to seasonal ranges. Fences constructed or currently in existence on the property should be designed to allow free and unrestricted movement of wildlife. Wyoming Game and Fish Department recommends fences be built to minimally restrict livestock and horses, while allowing free movement of wildlife (e.g. a smooth bottom wire 16-18 inches above ground, a 39-inch maximum height and at least 12 inches between the top two wires). Wildlife can benefit from any area of open space as long as it is not intensively used as horse pasture. For more information please see Fencing Guidelines for Wildlife Wyoming Game & Fish Habitat Extension Bulletin No. 53 at the Wyoming Game and Fish website <http://gf.state.wy.us/downloads/pdf/habitat/Bulletin%20No.%2053.pdf>.

The potential exists for wildlife conflicts, especially between wildlife and free-ranging domestic pets. The landowner should take precautions to minimize harassment of wildlife by dogs and cats. It is illegal to allow pets to chase or kill wildlife. Likewise, rural landowners should recognize that black bears, mountain lions, and other carnivores may come in close proximity to their dwellings and may pose a threat to pets allowed to range freely.

Sensitive Species and Historical Resources

Due to the proposed subdivision being within agricultural land, sensitive, threatened or endangered species were not evaluated.

Thank you,

STAR VALLEY CONSERVATION DISTRICT

Brenda A. Ashworth, P.G.
District Manager