

**WHEATLAND IRRIGATION DISTRICT  
PO BOX 727  
WHEATLAND, WYOMING 82201  
307-322-2740**

Dear Proposed Subdivider:

The subdivision of real estate within the boundaries of the Wheatland Irrigation District (“District”) impacts water use within the District. For example, the irrigation facilities constructed to irrigate fields of crops are not always conducive to small acreages. In addition, many previous subdividers have not constructed a water distribution system that even allows all parcels within the subdivision to receive water.

To address these issues, Wyoming Law provides protection for irrigation districts when subdivisions are proposed within their boundaries. As such, the District and the Platte County Commissioners have adopted a process that meets the requirements of Wyoming Law and is designed to address the impacts to the District at the time of subdivision.

We have included the relevant excerpts of Wyoming Law and the Platte County Subdivision Rules and Regulations in this packet for your ease of reference, along with a flowchart and the form that needs to be completed by you and approved by the District prior to application with the County Subdivision Office.

The District’s Board of Commissioners (“Board”) meets once per month. When you are prepared to discuss your proposal with the Board, please contact the District office at the telephone number listed above to get on the agenda. If your plan is in order, the Board may be prepared to approve your plan at the time of the monthly meeting following your initial discussion with the Board.

If you have any questions, please contact Don Britton at the District office or Korry Lewis of Hageman Law P.C. at 307-635-4888. We look forward to working with you on your proposed subdivision project.

Sincerely,

Date: \_\_\_\_\_

By: \_\_\_\_\_

Kay Britton, Office Manager  
Wheatland Irrigation District

**Wheatland Irrigation District**  
**Water Plan Approval Form for Subdividers**  
Form Adopted By the Board on August 7, 2009

Subdivision Name: \_\_\_\_\_

Name of Developer: \_\_\_\_\_

Address: \_\_\_\_\_

Telephone: \_\_\_\_\_

Subdivider must select one of the following three options pursuant to Wyoming law and Platte County Regulation. Please provide all requested information when submitting to the Wheatland Irrigation District Board of Commissioners.

(1) Subdivider will relinquish all the water rights to the Wheatland Irrigation District

This process requires the following documents:

- (1) Executed Authorization for Detachment Form;
- (2) Proof of Ownership; and
- (3) Map prepared by a licensed surveyor showing
  - (a) location of lands from which the water right is being removed;
  - (b) all ditches, pipelines and other means of conveyance;
  - (c) location of all points of diversion and pivot points for circular sprinklers;
  - (d) landmarks and physical features such as highways, railroads, streams, etc.;and
  - (e) delineation of ownership boundaries of lands.

(If this option is selected, the Authorization for Detachment Form must be signed and attached prior to approval by the Wheatland Irrigation District.)

(2) Subdivider will prepare a water distribution plan for State Engineer's Office approval. Such plan may require inclusion of the following:

- (a) An Authorization for Detachment of Water Rights to the Wheatland Irrigation District showing all water rights under planned roads. The Authorization form must be accompanied by the documents described in Option 1 above.
- (b) The subdivision plat must show all Wheatland Irrigation District infrastructure and easements (recorded and unrecorded) of the District.
- (c) Easement agreements necessary to deliver water to the subdivided parcels.
- (d) An Agreement with the Wheatland Irrigation District regarding water ordering and delivery.
- (e) The subdivision plat must show the water distribution plan, including all private ditches, waste ditches, pipelines, and easements (recorded and unrecorded).

- (3) Subdivider will change the place of use to provide for beneficial use of the water rights to lands outside the subdivision to lands located within the boundaries of the Wheatland Irrigation District that do not have Wheatland Irrigation District water rights.

Please indicate the Option Selected:      1      2      3

\_\_\_\_\_  
Subdivider

\_\_\_\_\_  
Date

Approved by the Wheatland Irrigation District:

\_\_\_\_\_

\_\_\_\_\_  
Date

\_\_\_\_\_  
Title

Attest: \_\_\_\_\_

# Platte County Subdivision Water Rights Process

