



Dakota
COUNTY

Conservation Easement and Natural
Resource Management Summary

Dakota County Easements

- A. **Agricultural:** 68 totaling 7,758 acres - includes 1,291 acres of habitat and 49 miles of shoreline
- No industrial, commercial, residential or recreational development allowed
 - No new utilities, roads or parking areas
 - Existing natural areas must be retained
 - 150-foot wide vegetative buffer along rivers and streams, 75-foot wide buffer surrounding most wetlands required
 - Existing and future erosion issue remediation required
 - Cultivation and grazing allowed on non-habitat portions
 - Buildings and other farm facilities not included, but new farm-related facilities may be allowed with written approval
 - Stewardship Plan required (voluntary Irrigation, Nutrients and Manure, Pasture, Pest and Natural Area Management best practice implementation)
 - Annual monitoring by County and/or contracted staff
- B. **Natural Area:** 39 totaling 1539 acres - includes 31 miles of shoreline
- No industrial, commercial, residential or recreational development allowed
 - No new buildings, utilities, roads or parking areas, with the exception of educational-related facilities
 - Natural Resource Management Plan (NRMP) required
 - Required NRMP Implementation with landowner contribution (initially voluntary)
 - Annual monitoring by County and/or contracted staff
- C. **Regional Greenway:** Two totaling 38.1 acres
- No industrial, commercial or residential development
 - Recreational development, including paved trails, are allowed
 - NRMP required
 - Voluntary NRMP Implementation
 - Annual monitoring by County and/or contracted staff
- D. **Regional Park:** Two, totaling 11.6 acres
- No industrial, commercial or residential development
 - Recreational development, including paved trails, are allowed
 - NRMP required
 - Voluntary NRMP Implementation
 - Annual monitoring by County staff
- E. **Park Development Buffer:** Three, totaling 1.5 acres
- Restricted residential development such as sheds, vehicle parking, structures, etc.
 - Landscape tree and shrub planting and maintenance plan
 - Annual monitoring by County staff

Easement Valuation

- Use of formula/assessed easement value for less than \$20,000. **Would like to increase.**
- Independent appraisers for easement values greater than \$20,000, based on approved appraisers from RFQ
- County-chosen review appraisers required for project values greater than \$500,000
- DNR-chosen review appraisers required for project values greater than \$1,000,000



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Dakota County Natural Area Conservation Easements

Summary of Allowed, Discretionary and Restricted Activities – May 20, 2015

Note: NRMP means Natural Resource Management Plan.

General Description	Examples	Potential Impact with the Easement	Easement Section
Agricultural Use	Cultivation of Crops (e.g., corn, soybeans, alfalfa, peas)	<u>Restricted</u> , unless included in the NRMP as a part of a use transition, wildlife food plots, or other purposes	4.3
	Pasture (e.g., cattle, horses, goats, llamas)	<u>Restricted</u> , unless included in the NRMP, or for conservation grazing	
	Horses and Pets	<u>Allowed</u> for family or guest use	
Buildings/Other Constructed Improvements	Utilities and Related Facilities (e.g., electric, gas, water, sewer, septic, telephone, cell tower, other communication services)	<u>Allowed</u> : Maintenance, repair, replacement, removal, and relocation of existing facilities and structures <u>Restricted</u> : New utilities/improvements	4.7A
	Roads and Parking Areas	<u>Allowed</u> : Existing facilities may be maintained or improved. <u>Discretionary</u> : Widening or relocating existing facilities <u>Restricted</u> : New facilities	4.7B
	Trails and Paths	<u>Allowed</u> : Existing facilities may be maintained and improved; <u>Discretionary</u> : New, widened or relocated facilities	4.7B
	Fences	<u>Allowed</u> : Existing fences may be maintained, repaired, replaced, improved or removed. New fences may be installed.	4.7C

Buildings/Other Constructed Improvements	Small Structures (e.g., deer stands, wildlife blinds, docks, bridges, benches, small shelters)	<u>Allowed:</u> Existing structures <u>Discretionary:</u> New structures	4.7D
Commercial Use	Commercial Use/Development (e.g., stores, offices, storage sites, for-profit businesses of any kind)	<u>Allowed:</u> Forest management, minimal recreational, home business, or incidental <u>Restricted:</u> Ingress/egress for other commercial use	4.2
Industrial Use	Industrial Use/Development	<u>Restricted</u>	4.1
Mining	Mining, Drilling, Exploring or Extraction (e.g. minerals, sand, gravel, or rock)	<u>Restricted</u> <u>Allowed,</u> if mineral rights are severed from ownership	4.11
Motorized Vehicles	Motorized Vehicle Use (e.g., trucks, cars, tractors, all-terrain vehicles, snowmobiles, motorcycles)	<u>Allowed:</u> Use by family members and guests as long as use does not cause degradation; safety, law enforcement, maintenance	4.14
Outdoor Lighting	Permanent Fixtures	<u>Restricted</u>	4.17
Public Access	General Public Use	<u>Not Required</u> unless landowner agrees	4.8
Recreation	Low-impact, Non-intensive Recreational Activities (e.g., hunting, fishing, hiking, cross-country skiing, horseback riding, tent camping, nature observation)	<u>Allowed:</u> provided activities do not negatively impact the property	5.3
Residential	Inclusion of or Future Construction of Homes and Associated Structures	<u>Allowed:</u> pre-determined division of easement for future lot <u>Restricted:</u> all constructed improvements	4.4/5.2
Signs	Commercial Signs (billboards or outdoor advertising)	<u>Restricted</u>	4.13

Signs	Information Signs (e.g., boundary, interpretation, landowner, directions, name of Grantee, funders, and allowed activities)	<u>Allowed</u> , with approval by Grantee and Grantor	4.13
Topographic Changes	Ditching, Draining, Re-contouring, Filling or Excavating Soil	<u>Allowed</u> : if incidental to other allowed activities <u>Restricted</u> , unless included in the NRMP	4.7
Vegetation Management	Timber Resources	<u>Allowed</u> : Selective harvesting, use as fuel and other small scale uses, in accordance with NRMP	4.12A
	Plant Products (e.g., nuts berries, fruits, specialty crops, vegetables, ornamentals)	<u>Allowed</u> : Selective harvesting, and other small scale uses, in accordance with NRMP	4.12A
	Harmful or Invasive Species	<u>Allowed</u> : Prevention and management <u>Restricted</u> : Introduction	4.12B
	Pesticides and Herbicides	<u>Allowed</u> : If there is a threat to human or ecological health <u>Restricted</u> , unless included in NRMP	4.12C
Waste	Mixed Municipal Solid and Industrial Waste, Unserviceable Vehicles, Equipment, Hazardous or Toxic Substances	<u>Restricted</u>	4.15
Water	Alteration of Rivers, Streams, Creeks, Lakes, Ponds and Wetlands	<u>Restricted</u> , unless included in NRMP	4.9
	Stormwater (from easement exception areas and adjoining properties)	<u>Allowed</u> : Volumes and flows from existing sources <u>Restricted</u> : New or increased volumes or flow	4.9

Natural Resource Management Plan Template

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