

with a proposed solar facility less than three miles from the property, increasing the potential for surrounding land into a more intensive land use. The property is currently zoned as Agriculture-20 in the Jefferson County Comprehensive Plan, which currently allows for 1 dwelling unit per 20 acres, allowing for 106 potential dwelling units. The conservation easement will restrict the number of dwellings to four units on the entire property. The reduction of allowed dwelling units will reduce the nitrogen input from septic tanks from potentially 1,987 lbs./year to less than 75 lbs./year.

The landowner is a willing seller and is supportive of the District being the conservation easement owner.

Copies of the District triage and triage summary maps are attached.

KCP/ao
Attachment