



**TO:** Interested Parties (Including Minnesota Environmental Quality Board Distribution List)

**FROM:** Eric Johnson  
Community Development Director  
City of Hermantown

**DATE:** September 12, 2023

**SUBJECT:** Notice of Draft AUAR for the proposed Hermantown Business Park

As the Responsible Governmental Unit (RGU), the City of Hermantown has determined that an Alternative Urban Areawide Review (AUAR) is required for the proposed Hermantown Business Park. The AUAR study area encompasses 119.8 acres on 10 existing tax parcels, located along the northside of U.S Highway 53, west of Lavaque Bypass Road (County Road 48), and east of Abrahamson Road in Hermantown, St. Louis County, Minnesota (see attached Figure 1 and Figure 2). The project is proposed by the City of Hermantown.

The notice of availability of the Draft AUAR Order and Scoping Document was published in the Minnesota Environmental Quality Board's *EQB Monitor* on May 16, 2023. The Scoping Document, located on the Hermantown Business Park website ([hermantownmn.com/bizpark](http://hermantownmn.com/bizpark)), was available for review and comment as part of the AUAR process as described in Minnesota Rules, part 4410.3610, subpart 5a.

Pursuant to Minnesota Rules, part 4410.3610, subpart 5a(C), the purpose of the comments on a Scoping Document for an AUAR is to suggest additional development scenarios and relevant issues to be analyzed in the review. Comments may suggest alternatives to the specific large project or projects proposed to be included in the review, including development at sites outside of the proposed geographic boundary. The comments must provide reasons why a suggested development scenario or alternative to a specific project is potentially environmentally superior to those identified in the RGU's draft order.

The 30-day comment period began on May 16, 2023 and closed on June 15, 2023. During the public comment period, no public or agency comments were received. The Final Order for Review (Resolution 2023-91 was adopted by the Hermantown City Council on July 5, 2023.

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5105 Maple Grove Road, Hermantown, MN 55811  
218-729-3600 [hermantownmn.com](http://hermantownmn.com)



### **Development Scenario**

The Final Master Plan (Hereinafter referred to as “The Development Scenario”) represents the full build out scenario and therefore is the “worst case scenario” for potential environmental impacts and further environmental analysis. The development scenario proposes to construct one through street and up to 22 new buildings of variable sizes from 7,800 to 299,000 square feet totaling up to 942,000 square feet. The proposed uses of the newly constructed buildings would be light industrial, warehousing, and commercial uses including offices and retail. There are no specific end users or specific projects planned within the Study Area, however the pending final AUAR will be used as a planning document for future project specific individual plans and uses within the Study Area.

### **Draft AUAR**

Although the exact configuration of each building will not be determined until construction on each parcel is designed, a Draft AUAR and Mitigation Plan was prepared (based on the Development Scenario) to analyze the individual and cumulative potential effects from the largest building footprints possible and lot configurations with consideration given to existing natural resources, planning and zoning requirements, market trends, and infrastructure needs.

### **Public Comment Period**

The public is invited to comment on the proposed development scenario and relevant issues in the Draft AUAR prior to adoption by City Council. The Draft AUAR will be available for review at City Hall (5105 Maple Grove Road, Hermantown, MN 55811) and on the Hermantown Business Park website ([hermantownmn.com/bizpark](http://hermantownmn.com/bizpark)) beginning September 12, 2023. The 30-day public comment period will begin on September 12, 2023. Written comments will be accepted through 4:00PM on October 12, 2023 and should be addressed to:

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