



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

FROM: Eric Johnson
Community Development Director
City of Hermantown

DATE: November 7, 2023

SUBJECT: Notice of RGU Acceptance and Distribution of Final 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 following is a summary of the AUAR development process and approvals:

AUAR Large Specific Project Scoping

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), 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.

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218-729-3600 hermantownmn.com



AUAR Large Specific Project Scoping - Public Comment

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.

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.

Draft AUAR - Public Comment Period

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

One public comment was received by the Minnesota Department of Natural Resources on October 11, 2023 (refer to attached Exhibit A). The City of Hermantown acknowledges the

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existing Missing Link Snowmobile Trail 196, and will continue to provide this connection to the adjacent trail systems as development occurs within the AUAR study area.

Final AUAR

Due to the nature of the comments received, no revisions are proposed to the Draft AUAR. Hermantown City staff has accepted the Draft AUAR as Final on October 26, 2023. City staff will distribute the final AUAR to State Agencies. Pending no objections, the City of Hermantown intends to adopt the final AUAR at a November City Council meeting.

Please direct any questions or comments to:

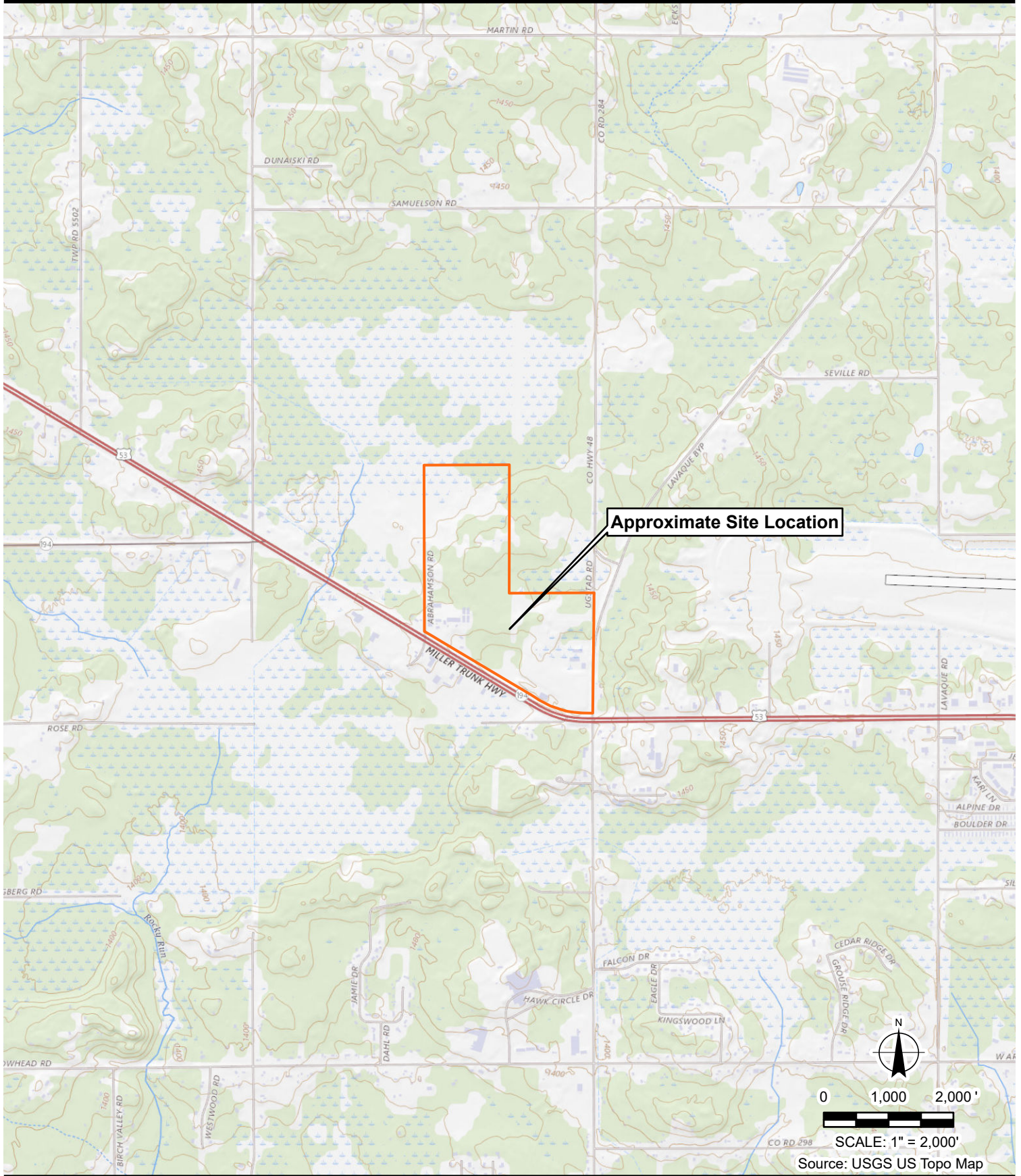
Eric Johnson
Community Development Director
City of Hermantown
5105 Maple Grove Road
Hermantown, MN 55811
218.729.3618
eric.johnson@hermantownmn.com

Attachments

Figure 1: Site Location Map
Figure 2: Site Diagram

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218-729-3600 hermantownmn.com



11001 Hampshire Avenue S
Minneapolis, MN 55438
952.995.2000
braunintertec.com

Project No:
B2109165

Drawing No:
B2109165_Fig 1

Drawn By: ZS
Date Drawn: 10/8/2021
Checked By: JBW
Last Modified: 11/1/2021

Future Business Park

Near Intersection of TH 53 and Lavaque Bypass Road

Hermantown, Minnesota

Site Location Map

Figure 1



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Project No:
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Drawing No:
 B2109165_Fig 2 Letter

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Site Diagram

Figure 2