

Hugo 165th Street Area AUAR

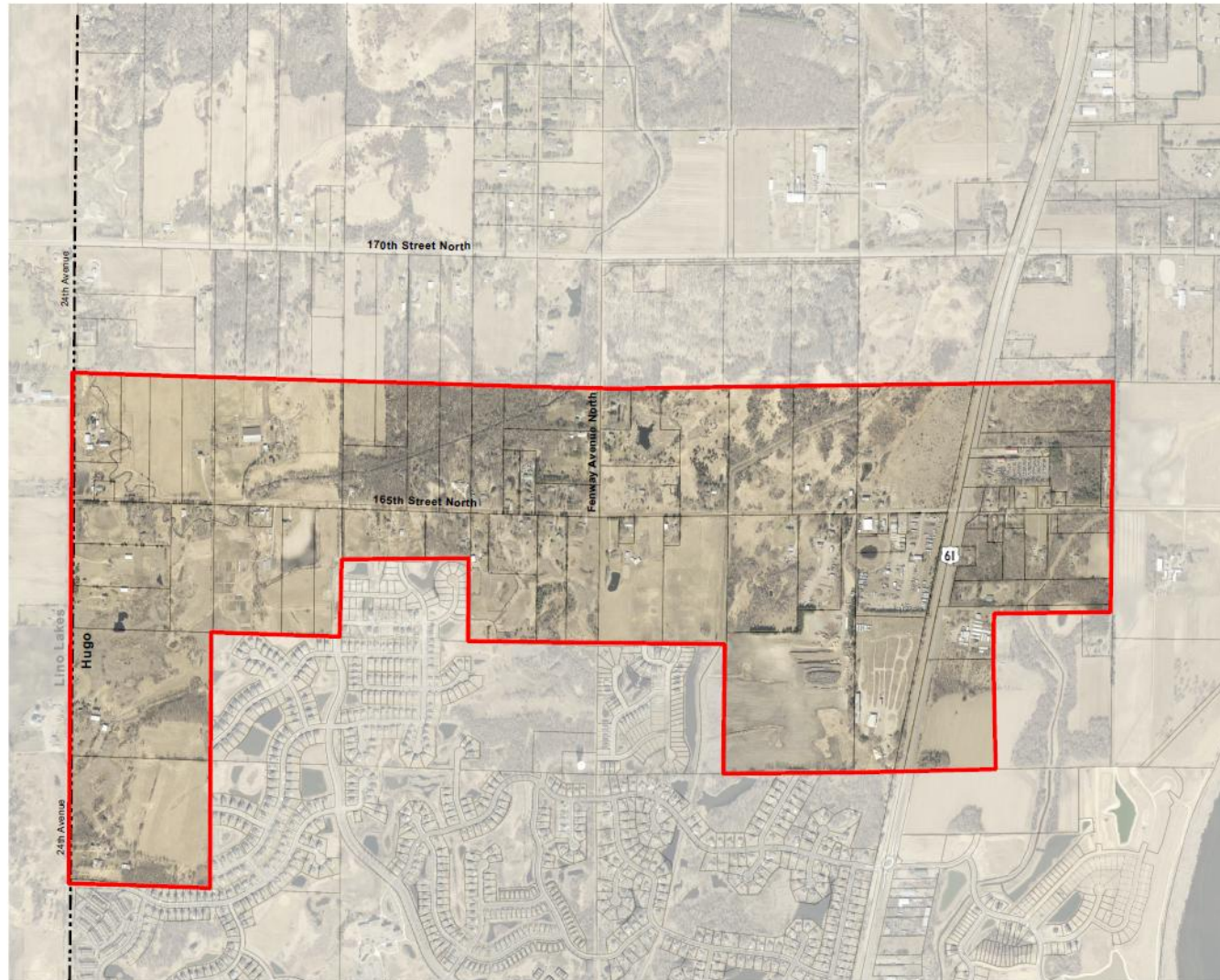


WHY IS THE CITY DOING THE AUAR?

- There is significant development interest in the 165th Street area with sewer and water access becoming available to several properties
- 165th Street is gravel – connections to Elmcrest and Highway 61
- Improvements are needed due to development pressures and increases in traffic volume
- There is also a need to extend sewer and water
- Items have been identified that influence planning
 - No plans for mass transit – could influence land use
 - Water supply
- The City Council authorized staff to conduct an Alternative Urban Areawide Review (AUAR)



WHAT IS THE 165TH STREET AUAR AREA?




AUAR Area

 AUAR Area

 Municipal Boundary

Aerial imagery taken from Washington County GIS Mapping, 2024.  NORTH

 0 750 1,500 3,000 US Feet

8/14/2025

WHAT IS AN AUAR?

- Alternative Urban Areawide Review (AUAR) is an environmental review document outlined by state statute
- AUAR process provides local governments with the opportunity to evaluate how different land uses may impact the community's environment before development occurs
 - Used when there is no individual specific project
 - An AUAR is NOT a project approval document – it can be used to inform local planning and zoning decisions
 - Environmental analysis before major development occurs, helping guide local planning and zoning decisions
 - Provides information useful to planning for the management and mitigation of impacts



WHAT DOES AN AUAR REVIEW?

- Project Information & Scenarios
- Land Use & Land Cover
- Climate Impacts – including Greenhouse Gas and Carbon Footprint
- Permits Required
- Geology & Soils
- Water Resources (including surface water, groundwater, and water-related utilities)
- Contamination
- Wildlife & Habitat
- Cultural Resources
- Visual Impacts
- Air Impacts
- Noise
- Transportation
- Cumulative Impacts
- Other



WHAT WE HEARD AT THE AUG OPEN HOUSE

- Participants encouraged to provide feedback and ask questions about the AUAR process - Staff offered to meet individually with landowners
- Summary
 - 58 people signed in - Staff estimates 100 +/- people in attendance
 - 19 people submitted written comments or met with City staff
- A mix of opinions
 - While some do not support development, most understand it is planned
 - Desire of many to keep existing use in perpetuity
- Support for paving 165th
- Support of roundabout at 165th and Hwy 61 or other traffic control
- Desire for municipal sewer and water
- Concerns about drainage



CITY COUNCIL JOINT WORKSHOP SEPT 16, 2025

- Staff presented what was heard at the open house and specific requests from property owners.
- City Council directed staff on the following:
 - Land Use
 - 3 scenarios (revised from open house comments)
 - Scenario 2 was favored
 - Utilities
 - Plan to delay oversizing to serve eastern Hugo - Oversizing will happen north of 165th Street
 - Streets – 165th Street
 - Full ultimate design vs interim rural roadway improvement
 - General support for interim improvement (pavement)



DEVELOPING THE AUAR

- Gather background data
 - Land use,
 - Transportation,
 - Natural Resources,
 - Wildlife and habitat, etc.
- Gather comments and feedback
 - Open House
 - Individual Meetings/Phone Calls
 - Council Workshop
- Development of alternative land use plans
- Development of mitigation plan



WHAT IS AN AUAR MITIGATION PLAN?

- Commitments to be carried out by developers, agencies, and/or local governments to prevent or mitigate impacts, including:
 - Design requirements and recommendations
 - Infrastructure improvements
 - Roads
 - Sanitary sewer
 - Watermain
 - Stormwater
 - Permits
 - Agency coordination
 - Construction timing/avoidance seasons
 - Future studies/assessments



KEY TAKE AWAYS

- Normal land use processes will apply for development under any Scenario:
 - Zoning
 - Noise
 - Air Quality (dust)
- Wildlife/Habitat – a variety of avoidance and mitigation measure will be used.
- Potential Contamination
- Water Resources
 - Normal permitting process will apply to development under any Scenario:
 - Wetlands
 - Floodplains
 - Stormwater runoff
- Utility Improvements
 - Water Supply – 1 additional well needed for full development
- Transportation Improvements



BEYOND THE AUAR

Land Use

- Inform 2050 Comprehensive Plan or Amendments to the 2040 Comprehensive Plan
- Help us decide what land uses will be planned for that area

Streets

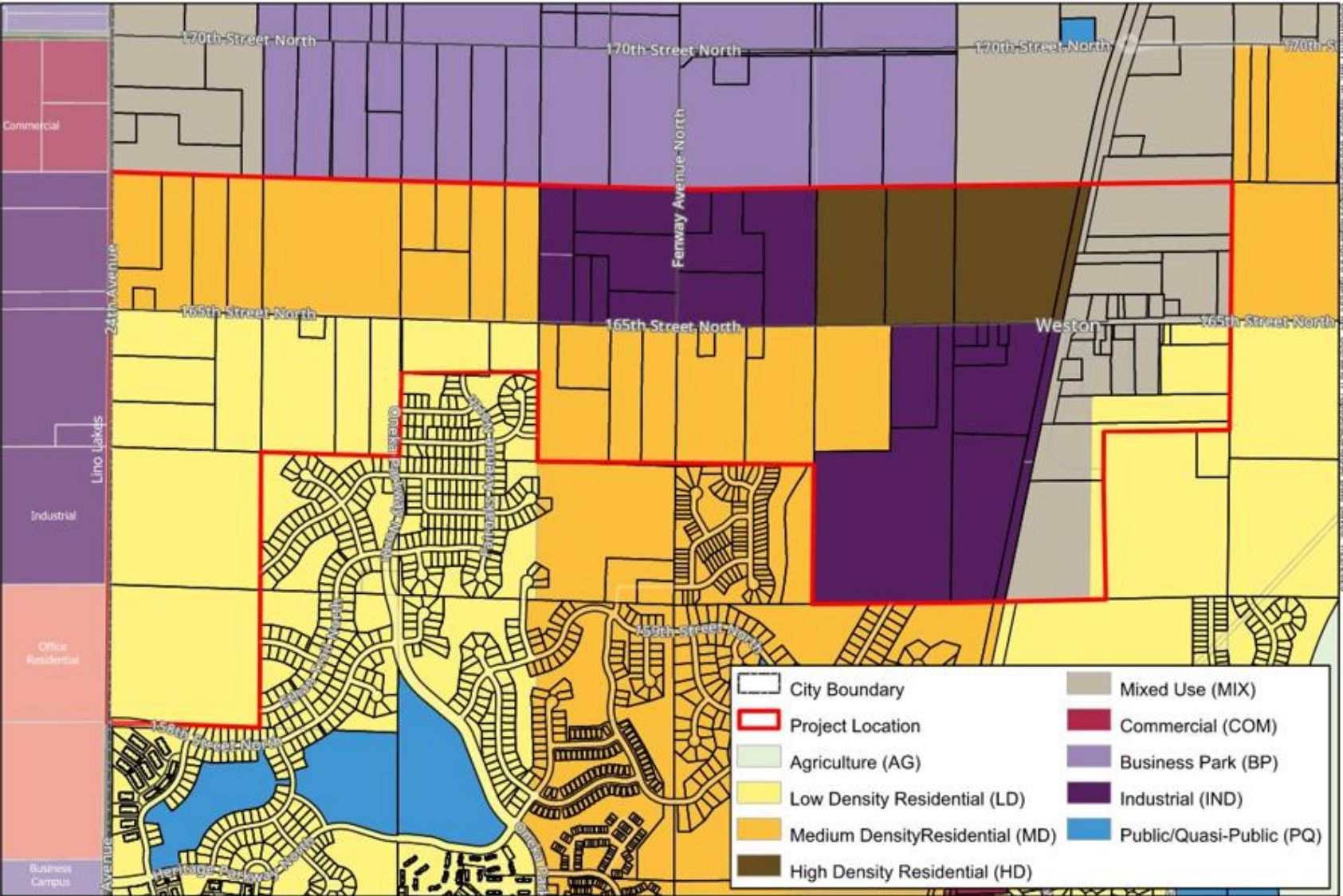
- Traffic Study
- Evaluation of design of road
- Costs

Utilities

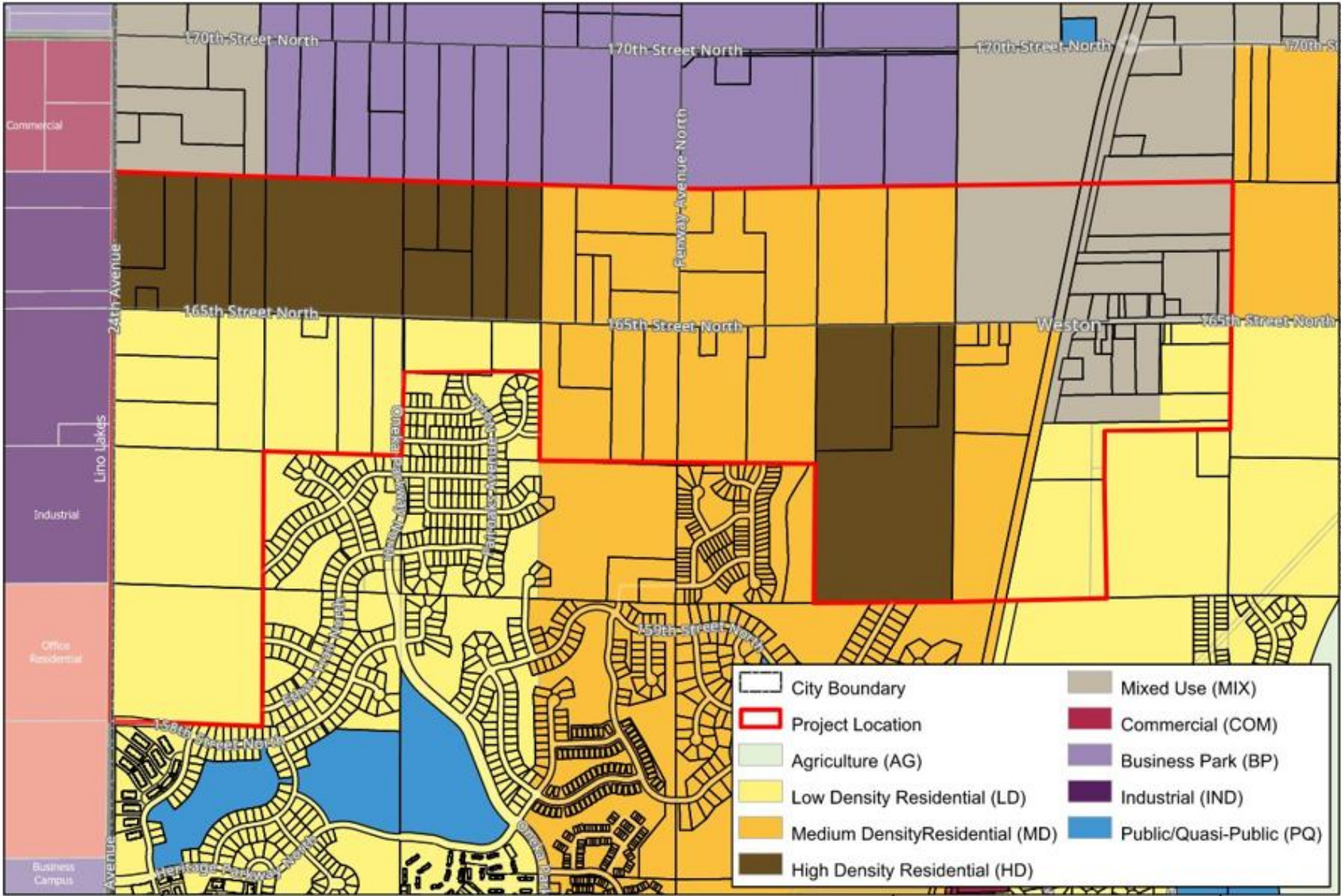
- Extension of utilities
- Location
- Size of pipes



LAND USE SCENARIO 1 – COMPREHENSIVE PLAN



LAND USE SCENARIO 3



HOW DOES THE AUAR INFORM DEVELOPMENT DECISIONS?

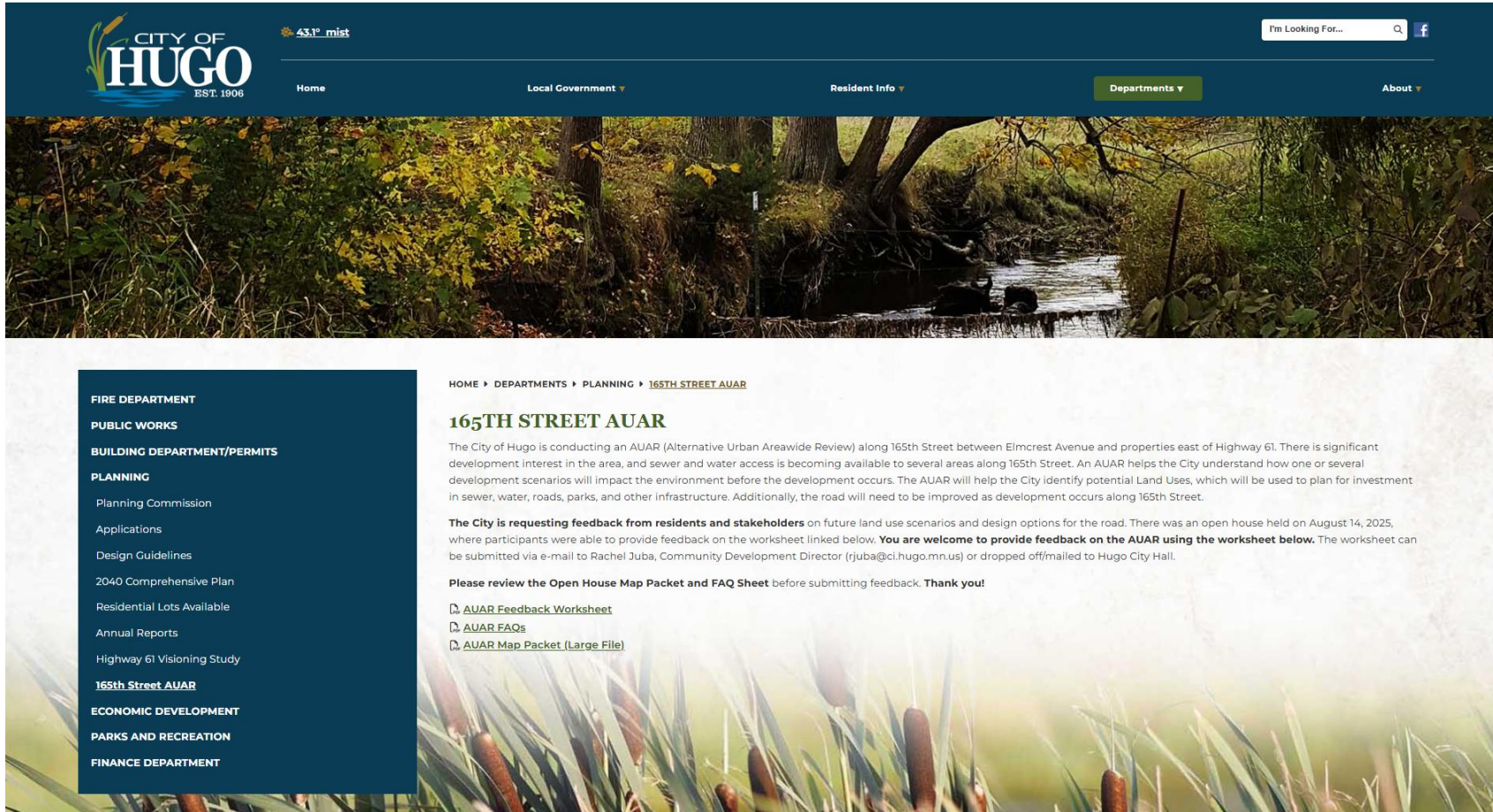
- **Valuable impact and mitigation information that can be used and applied by the City for any development scenario**
- Provides a Mitigation Plan outlining specific studies, plan requirements, and other strategies to address potential development impacts
- Identifies studies that may be required as part of development applications
- Identifies studies and permits required for other development-related activity
- Provides an outline and timeline for public improvements
- Documents needed/distributed as part of development and construction



ESTIMATED TIMELINE & NEXT STEPS FOR 165th Street AUAR

Task	Schedule
City Council Authorizes AUAR for distribution	April 6, 2026
Draft AUAR & Mitigation Plan available for 30-day comment period	April 6 – May 14, 2026
Final AUAR & Mitigation Plan revisions and 10-day objection period	May/June 2026
Adoption of Final AUAR and Mitigation Plan	June/July 2026
AUAR Updates	Every 5 years through full build-out

WHERE CAN I FIND MORE INFORMATION?



The screenshot shows the City of Hugo website. The header includes the City of Hugo logo (EST. 1906), a weather widget showing 43.1° mist, a search bar with the text "I'm Looking For...", and navigation links for Home, Local Government, Resident Info, Departments, and About. Below the header is a large banner image of a stream flowing through a wooded area with autumn foliage. The main content area features a dark blue sidebar on the left with a menu of departments: FIRE DEPARTMENT, PUBLIC WORKS, BUILDING DEPARTMENT/PERMITS, PLANNING (with sub-links for Planning Commission, Applications, Design Guidelines, 2040 Comprehensive Plan, Residential Lots Available, Annual Reports, and Highway 61 Visioning Study), 165th Street AUAR, ECONOMIC DEVELOPMENT, PARKS AND RECREATION, and FINANCE DEPARTMENT. The main content area displays the breadcrumb "HOME > DEPARTMENTS > PLANNING > 165TH STREET AUAR" and the title "165TH STREET AUAR". The text describes the AUAR project along 165th Street and requests feedback from residents and stakeholders. It includes links for "AUAR Feedback Worksheet", "AUAR FAQs", and "AUAR Map Packet (Large File)".

<https://www.ci.hugo.mn.us/>

I'm Looking For: AUAR



WHAT ARE WE LOOKING FOR TONIGHT?

- The AUAR process has a defined public comment period defined by MN Rules.
- This is an opportunity for the City to answer questions and gather questions in advance of the official public comment period.
- There are comment sheets to fill out or you can contact **Rachel Juba, Community Development Director at 651-762-6304 or rjuba@ci.hugo.mn.us** to provide comments, questions, and/or set a separate meeting to discuss.



WHEN IS AN AUAR REQUIRED?

- State statute (MN Rule 4410) provides for various types of environmental review:
 - Environmental Assessment Worksheets
 - Environmental Impact Statements
 - Alternative Urban Areawide Review
- Broad spectrum of uses may require environmental review at specific thresholds, such as:
 - Residential development
 - Land conversion
 - Wetland impact
 - Commercial or industrial development of specific size
 - Transmission line projects
- AUAR is an acceptable form of review for certain land uses:
 - Residential development
 - Commercial development
 - Warehousing
 - Light industrial



WHAT IS THE EQB AND ITS ROLE IN AN AUAR?

- The Environmental Quality Board (EQB) is a Minnesota state board that coordinates the state's environmental review program
- Provides guidance and information on state environmental rules as related to the environmental review process
- Establishes guidelines for information to be studied in an environmental review document
- Provides technical assistance to an RGU for environmental review process
- Provides a platform for information and public engagement on environmental review programs
 - Publishes the EQB Monitor – notices for public comment and public action

<https://www.eqb.state.mn.us/eqb-monitor>



WHAT IS THE AUAR PROCESS?

- RGU adopts Order to Prepare AUAR
- RGU develops AUAR
- RGU reviews and distributes Draft AUAR and Mitigation Plan for public and agency review
- Draft AUAR and Mitigation Plan available for 30-day public and agency review
- RGU revises Draft AUAR and Mitigation Plan based on comments from public and agencies
- RGU distributes Final AUAR and Mitigation Plan to agencies for final 10-day review and objection period
- If no objections, RGU Adopts Final AUAR and Mitigation Plan
 - Objections can only be filed by a reviewing state agency (or Met Council)
 - If objections, work with agency to resolve
- AUAR process may include an additional step for an AUAR Scoping Document
 - Used when a project meets certain criteria under state rules
 - This step is not required for the Hugo 165th Street AUAR



WHAT IS THE 165TH STREET AREA AUAR?

Land Use	Scenario 1 – Comprehensive Plan (acres)	Scenario 2 (acres)	Scenario 3 (acres)
Industrial	187	107	0
High-Density Residential	75	43	203
Medium Density Residential	224	343	246
Low-Density Residential	210	159	232
Mixed Use	88	132	103
Total	784	784	784