



165TH STREET AUAR

March 24, 2026 Meeting

Frequently Asked Questions (FAQ)

Why is the City doing the AUAR?

There is significant development interest in the 165th Street area and sewer and water access is becoming available to several areas along 165th Street as development moves towards that area. This gravel street is a critical connection between Elmcrest Avenue and Highway 61. The AUAR helps the City identify potential Land Uses, which will be used to plan for investment in sewer, water, roads, parks, and other infrastructure. The AUAR identifies the potential for any significant environmental impacts and has strategies to mitigate for those impacts. No specific projects are being proposed or approved by this process.

What has Changed since the August 14th Open House?

The City has prepared a draft AUAR (Alternative Urban Areawide Review). An AUAR is an environmental review process that is used by the City to understand how one or several development scenarios will impact the environment before development occurs. It is a hybrid of the Environmental Assessment Worksheet (EAW) and Environmental Impact Statement (EIS). These environmental review processes are described in Minnesota Rules 4410. An AUAR analyzes potential issues in areas such as land use, traffic, water resources, fish and wildlife, historic preservation, and compatibility with existing plans.

The AUAR allows for analysis of multiple scenarios and one of those scenarios must be the land use plan from the adopted Comprehensive Plan. These three options allow flexibility for future development in the study area. Feedback received from residents at the August 14, 2025 Open House and from the City Council and Commission at the September 16, 2025 joint meeting has been incorporated into the draft AUAR document and is reflected in the land use scenarios.

What type of comments is the City looking for?

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.

What are the next steps in the AUAR process?

The AUAR team will finalize the document for distribution in early April followed by a 30-day comment period. Following this, the City will make updates based on comments as needed and send the AUAR to the City Council for formal adoption.

More information about the 165th Avenue AUAR can be found on the City website at www.ci.hugo.mn.us.