

**FINAL Hutchinson Area
Alternative Urban Areawide Review (AUAR)**

**Prepared for the
City of Hutchinson, MN**

**By
Dahlgren, Shardlow & Uban, Inc.**

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- E. Infrastructure Plan: 2002-2006+ Capital Improvement Program
- F. Information from Carole J. Nelson, State Programs Administrator, Minnesota Pollution Control Agency, October 16, 2001 to Ciara Schlichting, Dahlgren, Shardlow & Uban, regarding potential environmentally contaminated sites in the Hutchinson Area. (MPCA Tales Report)
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- H. Information from State Historic Preservation Office, September 2001, to Julie Wischnack, City of Hutchinson, regarding historical and archeological properties in the vicinity of the Hutchinson Area.
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Executive Summary

The Hutchinson Area AUAR has been prepared by the City of Hutchinson in accordance with Minnesota Rules Chapter 4410. The City determined that an AUAR was the best method to integrate environmental review into its comprehensive planning process. The City adopted an updated Comprehensive Plan on March 12, 2002, and ordered this AUAR, which is based on the adopted Comprehensive Plan, at the same City Council meeting. This AUAR includes a review of the cumulative environmental impacts associated with the growth and development of the community over the next 20+ years.

This AUAR includes a review of approximately 17,000 acres within the City and its planned growth areas. The land within the planned growth areas is formally under the jurisdiction of the Joint Planning Area Board, which consists of representatives from the City, Acoma Township, Hassan Valley Township, Hutchinson Township, Lynn Township, and McLeod County. The Joint Planning Area Board has its own ordinances to regulate development and acts as a Planning Commission to the County for activities occurring within the Joint Planning Area. The AUAR boundary is synonymous with the Joint Planning Area Board's jurisdictional boundary. The City, the Joint Planning Area Board, and McLeod County will adopt this final AUAR and Mitigation Plan to assure that development activities within the AUAR boundary follow the prescribed mitigation strategies.

The City of Hutchinson is committed to comprehensive planning and its current planning documents were used to conduct this AUAR. These planning documents include: the Comprehensive Plan, the Transportation Plan, the Stormwater Management Plan, the Comprehensive Sanitary Sewer Plan, the Capital Improvement Plan, and the Water Treatment Study. These planning documents, the City and Joint Planning Area Board's Ordinances, and technical information from several agencies, were used to determine land use and infrastructure plans, to review the cumulative environmental impacts of those plans, and to determine strategies to mitigate any potential adverse impacts.

This AUAR is focused on projected urban development within the City's 2020 development staging areas and major infrastructure projects planned within the next five years. The more limited scope of the infrastructure projects reviewed is due to the fact that Mn Rules require that AUARs be updated every five years. Given the large geographic and temporal scope of the AUAR, several potentially significant impacts were reviewed and several mitigation strategies are proposed for each of them. A summary of the impacts and proposed mitigation strategies are included in Table A. The Mitigation Plan will become the action plan to ensure that the City, the Joint Planning Area Board, and the County avoid significant environmental impacts from the growth and development of the community.

Table A
Summary of Potentially Significant Impacts and Proposed Mitigation Strategies

POTENTIAL SIGNIFICANT IMPACT	PROPOSED MITIGATION STRATEGIES
<p>FISH, WILDLIFE, SENSITIVE RESOURCES</p> <p>Low-density residential development within the Shoreland areas of Otter and Campbell Lake Reservoirs and South Fork of the Crow River may impact riparian grasslands/prairies.</p>	<p>The City will:</p> <ol style="list-style-type: none"> 1. Enforce the development regulations cited in the City's Shoreland Management and Flood Plain Management Ordinances. 2. Continue to support the City's adopted policy to "retain or restore vegetative buffers along the Crow River, streams, lakes, and wetlands." 3. Continue planting native prairie grasses and wildflowers in public parks and around stormwater management ponds. 4. Continue to facilitate "Lakescaping for Wildlife and Water Quality" Workshops for property owners. 5. Require project proposers to survey any grasslands located within their project area to determine if the grasslands are native prairie remnants. 6. Work with DNR staff to develop criteria to prioritize the preservation of native prairie remnants.
<p>WATER RESOURCES: WETLANDS</p> <p>The final alignment of several infrastructure projects may impact existing wetlands. The exact placement of future buildings is unknown, however, the placement may also impact wetlands.</p>	<p>The City will:</p> <ol style="list-style-type: none"> 1. Follow the sequencing standards of the Wetland Conservation Act Wetlands when development activities may impact a wetland. 2. Mitigate areas of wetland impacts according to the requirements of the Wetland Conservation Act. 3. Require a Wetlands Replacement Plan for wetland areas that are determined to need replacement, and the plan will be submitted to the McLeod County Soil and Water Conservation District for review and approval. 4. Develop a Wetland Protection Ordinance in accordance with WCA and Mn Rules for Wetland Management and Planning.
<p>WATER RESOURCES: SOUTH FORK OF THE CROW RIVER</p> <p>Development activities associated with major infrastructure improvements and land development may impact the river and the river's fisheries.</p>	<p>The City will:</p> <ol style="list-style-type: none"> 1. Enforce the City and Joint Planning Area Board's Shoreland and Flood Plain Management Ordinances. 2. Follow the City's BMP Manual for erosion and sedimentation control (Appendix C). 3. Prohibit work below the ordinary high water line between ice-out and June 15, to protect spawning and migrating fish.
<p>WATER RESOURCES: COUNTY DITCH SYSTEM</p> <p>Several infrastructure projects will cross County ditches, which may impact the integrity of the ditch system.</p>	<p>The City will:</p> <ol style="list-style-type: none"> 1. Notify the County when a project will cross a portion(s) of the ditch system. 2. Promptly repair any damages to ditches

<p>WATER RESOURCES: OTTER AND CAMPBELL LAKE RESERVOIRS</p> <p>Residential development in the shoreland areas may impact the water quality of the reservoirs and the habitat they provide.</p>	<p>The City will:</p> <ol style="list-style-type: none"> 1. Enforce the City’s Shoreland Management Ordinance. 2. Continue to provide city sewer and water to new developments in the shoreland area. 3. Continue to support the County’s Septic Tank Management Program. 4. Require abandoned private wells to be sealed in accordance with State Department of Health regulations. 5. Continue to facilitate “Lakescaping for Wildlife and Water Quality” Workshops for property owners.
<p>CITY INFRASTRUCTURE: WATER SYSTEM</p> <p>The future increase in population, households, and jobs impacts the City’s current water supply system. Additional well and storage capacity are needed to accommodate the community’s growth over the next 20-50 years. The Water Treatment Plant will need to be upgraded to address issues related to capacity, ammonia treatment, copper corrosion, and other issues related to its age.</p>	<p>The City will:</p> <ol style="list-style-type: none"> 1. Monitor water usage and will not permit new development to proceed if it exceeds the capacity of the water supply system. 2. Implement its Water Treatment and Supply System Plan. 3. Upgrade the existing Water Treatment Facility to implement the final water treatment method and expand capacity by 2005. 4. Construct a new 1,200 gpm well by 2010. 5. Construct a new water tower that can store 1,000,000 gallons by 2025. 6. Develop a Wellhead Protection Plan by 2003.
<p>SOIL AND GROUNDWATER CONTAMINATION</p> <p>Several past land uses have contaminated the soil and/or groundwater. Within the AUAR boundary there are forty closed LUST sites, five active LUST sites, and two former VIC sites. The MPCA does not have adequate records that show that the 3M VIC site was issued a “no action” letter.</p>	<p>The City will:</p> <ol style="list-style-type: none"> 1. Flag all LUST and VIC sites as potential areas for residual petroleum contamination to soil and/or groundwater. 2. Require that any party that discovers residual petroleum contamination to follow state law and report the information to the MPCA for further investigation and potential remediation. 3. Work with the MPCA to ensure that the Health Risk Limits (HRLs) are adequate for a proposed land use before redevelopment occurs.
<p>EROSION AND SEDIMENTATION</p> <p>Construction activities that involve moving soil and/or removing vegetative ground cover and can cause erosion and sedimentation impacts. The AUAR area contains areas of highly erodible soils.</p>	<p>The City will:</p> <ol style="list-style-type: none"> 1. Enforce to the erosion and sediment control regulations in the Shoreland and Flood Plain Management Ordinances. 2. Continue to require that all construction activities follow the City’s BMP manual for erosion and sediment control.

<p>WATER QUALITY: STORMWATER</p> <p>The future increase in population, households, and jobs impacts the City’s current stormwater system. Upgrades and extensions to the current system will be needed to provide stormwater management services to the community.</p>	<p>The City will:</p> <ol style="list-style-type: none"> 1. Continue to implement the City’s Stormwater Management Plan and update the plan as necessary to properly plan regional ponding facilities before development occurs. Continue to program the stormwater improvements found in the Hutchinson Stormwater Management Plan 2. Construct the regional retention and detention ponds identified in the plan as development occurs. 3. Construct the Northwest Trunk Storm Sewer in 2004. 4. Continue to follow the Stormwater Management BMP Manual. 5. Continue implementing the process of developing standards for meeting NPDES Phase II requirements. 6. Utilize the new Infrastructure Management Specialist to monitor stormwater pond maintenance. 7. Consider drafting a phosphate-free fertilizer ordinance to help remove the amount of phosphate entering water bodies. 8. Support the use of the two-cell design stormwater basins that provide quality wildlife habitat.
<p>WATER QUALITY: WASTEWATER</p> <p>The future increase in population, households, and jobs impacts the City’s current wastewater system. Trunk sewer lines will need to be extended to serve development in the Hutchinson Area over the next 20-50 years. The Wastewater Treatment Facility is projected to require a capacity expansion in approximately 2020. ISTS are currently used in the AUAR boundary and will continue to be used in the rural and agricultural areas that are not served by urban services.</p>	<p>The City will:</p> <ol style="list-style-type: none"> 1. Monitor wastewater flows and will not permit new development to proceed if it exceeds the capacity of the wastewater system. 2. Implement its Sanitary Sewer System Plan and Capitol Improvements Plan and construct the major infrastructure improvements to expand the capacity of the wastewater system: 3. Continue to program the other sanitary sewer improvements found in the Hutchinson Comprehensive Sanitary Sewer System Plan 4. Immediately review the impact of the final water treatment system on the Wastewater Treatment Facility after the Water Treatment and Supply Plan is finalized. Modify WWTF capacity expansion plans accordingly. 5. Review the future capacity expansion of the Wastewater Treatment Facility in 2005. 6. Continue routine maintenance and inspection of the sanitary sewer system (i.e. flushing and televising sewer lines). 7. Work with the County to implement the County’s Septic System Program. 8. Continue to require that ISTS must be certified when urban services are extended to the property. If there is no proof of certification, they must immediately hook-up to sanitary sewer services. If there is proof of certification, they most hook-up to sanitary sewer services within 10 years.

<p>TRANSPORTATION</p> <p>Additional growth in population and jobs will impact the existing transportation system that serves the community. TH 15 is identified as having current and future level of service deficiencies. TH 7 is identified as having future level of service deficiencies.</p>	<p>The draft Mitigation Plan includes 31 strategies to mitigate impacts to the transportation system. The following items are excerpts from the Mitigation Plan.</p> <p>The City will:</p> <ol style="list-style-type: none"> 1. Continue to program the transportation improvements found in the Hutchinson Transportation Plan. 2. Require traffic studies for all new large commercial or industrial developments. 3. Implement an Access Management Ordinance and apply strict access management standards. 4. Continue to support alternative modes of transportation. 5. Continue to support the Trailblazer Transit in expanding its service level. 6. Protect future minor arterial and collector road corridors from incompatible development. <p>Specific Mitigation Measures – TH 15</p> <ol style="list-style-type: none"> 7. Construct the southwest bypass to provide a route for through traffic moving north-to-west and east-to-south between TH 7 and TH 15 (2004). 8. Promote more mobility on north-south routes parallel to TH 15 in the downtown business area. 9. Sign alternative routes to promote their use. <p>Specific Mitigation Measures – TH 7</p> <ol style="list-style-type: none"> 10. Channel the TH 7/ TH 15 intersection to separate turning movements and improve guidance to motorists. 11. Widen TH 7, provide center-turn lane to accommodate turning traffic, and provide sidewalks on both sides to address pedestrian movements. 12. Widen TH 15 into the downtown area from TH 7. 13. Work with MnDOT and McLeod County on managing access to all arterial and collector routes within the City and especially on TH 7.
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<p>ARCHEOLOGICAL PROPERTIES</p> <p>A number of specific areas in the AUAR boundary have archeological site potential. Development may impact these resources if they are not identified. The City, nor Historic Hutchinson, has a cultural resources database that is officially maintain and incorporated in the development review process.</p>	<p>The City will:</p> <ol style="list-style-type: none"> 1. Require development proposers to conduct a survey in areas that have archeological site potential (Appendix I). 2. Contact the SHPO to report any archaeological properties inventoried during the Phase I Survey. 3. Avoid disturbing archeological properties, if feasible. 4. Require development proposers to work with SHPO to determine the appropriate strategies to mitigate potential impacts to the archaeological site, if avoidance is not feasible. 5. Hire an archaeological consultant to conduct a comprehensive survey and evaluation of areas with archaeological site potential within the 2020 development staging areas prior to urbanization, if financially feasible. If adequate financial resources are not secured, the City will continue to require survey and evaluations on a project-by-project basis. 6. Work with and provide support to Historic Hutchinson for the purposes of conducting a literature search to determine the significance of properties included in SHPO’s database, and to identify additional sites for Historic Hutchinson to evaluate against their criteria for inclusion on the Historic Hutchinson Registry of Significant Places. 7. Work with and provide support to Historic Hutchinson to maintain and manage the cultural resources database, and will ensure that the database is accessible to city staff and Historic Hutchinson. 8. Notify Historic Hutchinson of development proposals that include cultural resource sites to obtain their advice on cultural resource preservation. 9. Support any efforts by Historic Hutchinson to form as an official Historic Preservation Commission.
<p>LUCE LINE TRAIL</p> <p>The safety of trail users will be impacted by the increased traffic on TH 15, TH 7 and TH 22. The trail may be impacted by the construction of the North Central Area Trunk Sewer Phase 3 project.</p>	<p>The City will:</p> <ol style="list-style-type: none"> 1. Construct a grade separation of the Luce Line Trail and reconfiguration of the bridge and intersections near TH 7 and 15 to promote pedestrian and bicycle activities and safety. 2. Minimize length of time the trail is disturbed due to construction. 3. Sign a safe detour for trail users while the trail is disturbed. 4. Immediately replace the trail after the trunk sewer project is completed.