



REQUEST FOR ACTION

Environmental Assessment Worksheet No. CD2026-001ENV by Farmland LLC

MEETING DATE:

June 15, 2026

ORIGINATING DEPT:

Community Development

AGENDA SECTION:

Consent Agenda

PRESENTER:

Elliot Mohler

Action Requested:

Adopting a Resolution accepting and approving a negative declaration of the Environmental Assessment Worksheet (EAW) No. CD2026-001ENV, by Farmland LLC, for the Hadley Valley subdivision, a residential development that will include 25 or more residential dwellings in non-sensitive shoreland.

Report Narrative:

Farmland LLC ("Proposer") is proposing a residential housing development subdivision that will consist of 177 detached, single-family units and 28 duplex units. The final housing mix may include single-family detached homes, duplexes, and quadplexes, and will be determined during final development planning and market considerations. The proposed project also includes associated site grading, stormwater infiltration basins, open space, extension of utilities, and connection to the existing street network. Approximately 250 trees will be removed during construction of the project, and upwards of 400 trees are expected to be planted. To help retain ecological function and habitat value within the project area, replacement plantings are anticipated to include a diverse mix of native tree species appropriate for southeastern Minnesota conditions. There is not anticipated to be any demolition, removal, or remodeling of existing structures within the project area.

The Environmental Assessment Worksheet (EAW) for the Hadley Valley Development ("Project") was transmitted to the Environmental Quality Board (EQB) on March 24, 2026. The Community Development Department notified and provided copies of the EAW to the required review agencies prescribed by Minnesota Rules. Physical copies were available to the public and were located at the City Clerk's office, the Public Library, and the Development Services and Infrastructure Center.

On March 31, 2026, the notice of availability was published by the EQB Monitor. The 30-day comment period expired on April 30, 2026. The following agencies provided comment on the EAW and are included as an attachment.

1. Minnesota Pollution Control Agency - asked for additional clarification on potential impacts to wetlands and provided best management practices related to wastewater
2. Minnesota Department of Natural Resources - noted additional state-level permits and best management practices associated with flora and fauna

As the Responsible Unit of Government (RGU), the City must decide whether the project has the potential for significant environmental effects and compare the impacts that may be expected to occur

from the project with four criteria outlined in the rules (and listed below) and whether further environmental review is warranted.

This report acts as a record of the findings of fact made by the City and is a basis for the decision of a positive or negative declaration adopted by the Council. If a negative declaration is made on the need for an EIS, then the City must notify all persons or agencies that originally received copies of the EAW. The Environmental Quality Board shall publish the decision in the EQB Monitor.

Priorities & Foundational Principles:

Responsible Environmental Stewardship

Policy Considerations & DEI Impact:

The EAW achieves the Comprehensive Plan's core principles of Maintaining a Commitment to Health, Wellness, and the Environment and Championing Social Equity and Environmental Justice. The City must make conscious decisions to ensure fiscally and environmentally sustainable growth by following best management practices. Environmental reviews, such as the EAW, are critical strategies that help promote clean air and water in our community. Furthermore, these reviews help the City to further its commitment to environmental justice and the overall health of the community.

Prior Legislative Actions & Community Engagement:

March 31, 2026: Environmental Quality Board - EAW published in the EQB Monitor

March 31, 2026: Environmental Quality Board - 30-day public comment period begins

April 30, 2026: Environmental Quality Board - 30-day public comment period ends

Fiscal & Resource Impact:

There are no fiscal or resource impacts associated with accepting a negative declaration of the EAW.

Alternative Action(s):

There are no alternative actions recommended at this time.

Prepared By:

Elliot Mohler

Attachments:

[Community Development Memo - CD2026-001ENV Hadley Valley](#)

[Site Location Map - CD2026-001ENV Hadley Valley](#)

[Environmental Assessment Worksheet - CD2026-001ENV Hadley Valley](#)

[Public Comments and Responses - CD2026-001ENV Hadley Valley](#)

[Findings of Fact and Conclusions - CD2026-001ENV Hadley Valley](#)

[Resolution - CD2026-001ENV Hadley Valley](#)