City of St. Paul Park  
Washington County, Minnesota  
Resolution No. 1008

A RESOLUTION ORDERING AN ALTERNATIVE URBAN AREA WIDE REVIEW OF THE GORDON NESVIG PROPERTY

WHEREAS,

A. There is a 667-acre undeveloped geographic area in Grey Cloud Island Township known as the Gordon Nesvig property (“Subject Property”). The Subject Property area is depicted on the attached Exhibit A; and,

B. Grey Cloud Island Township and the City of St. Paul Park have entered into a Settlement Agreement for the Subject Property between the City of St. Paul Park, Grey Cloud Island Township and D. R. Horton, Inc.; and,

C. The urbanization of the Subject Property will require environmental review in accordance with the Minnesota Environmental Review Program; and,

D. The Minnesota Environmental Review Program rules provide for an Alternative Urban Area Wide Review (“AUAR”); and,

E. Grey Cloud Island Township and the City of St. Paul Park agree the City of St. Paul Park will be the Responsible Governmental Unit (“RGU”); and,

F. The anticipated nature and intensity of development shall be designated as:

   a. A scenario consistent with the most current adopted comprehensive plan
   b. A maximum development scenario of 2,400 residential units and 10-acres of commercial.
   c. A regional benchmark scenario of 4 units per residential acre (as defined by the Metropolitan Council) and 10-acres of commercial

Now, therefore be it resolved by the City Council of the City of St. Paul Park that,

1. Pursuant to Minnesota Rules 4410.3610 subp.3, that an AUAR of the Subject Property be ordered and prepared to meet all applicable requirements set forth in Minnesota Statutes Chapter 116D and Minnesota Rules Chapter 4410.

2. That the draft AUAR of the Subject Property be distributed to all required reviewing agencies, as required by applicable law, rules and regulations, as well as all interested citizens requesting copies of the same.

3. That DSU, Inc. or its agents, prepare the AUAR for approval of the RGU and distribute the AUAR as set forth herein.
Motion for the foregoing Resolution was made by Council member Muiznieks and seconded by Council member Fitzgerald upon a vote being duly taken thereon.

The following voted in favor thereof: Mullan, Haseley, Muiznieks, Huffman & Fitzgerald
And the following were against: None
And the following were absent: None

Whereupon, the Resolution was declared duly passed and adopted by the City Council the 3rd day of March 2003.

[Signature]
City Administrator

[Signature]
Mayor
Grey Cloud Island Township  
Washington County, Minnesota  
Resolution No. 2003-3

A RESOLUTION ORDERING AN ALTERNATIVE URBAN AREA-WIDE REVIEW OF THE GORDON NESVIG PROPERTY

WHEREAS,

A. There is a 667-acre undeveloped geographic area in Grey Cloud Island Township known as the Gordon Nesvig property ("Subject Property"). The Subject Property area is depicted on the attached Exhibit A; and,

B. Grey Cloud Island Township and the City of St. Paul Park have entered into a Settlement Agreement for the Subject Property between the City of St. Paul Park, Grey Cloud Island Township and D. R. Horton, Inc.; and,

C. The urbanization of the Subject Property will require environmental review in accordance with the Minnesota Environmental Review Program; and,

D. The Minnesota Environmental Review Program rules provide for an Alternative Urban Area-Wide Review ("AUAR"); and,

E. Grey Cloud Island Township and the City of St. Paul Park agree the City of St. Paul Park will be the Responsible Governmental Unit ("RGU"); and

F. The anticipated nature and intensity of development shall be designated as:

a. A scenario consistent with the most current adopted comprehensive plan
b. A maximum development scenario of 2,400 residential units and 10-acres of commercial
c. A regional benchmark scenario of 4 units per residential acre (as defined by the Metropolitan Council) and 10-acres of commercial

Now, therefore be it resolved by the Town Board of Grey Cloud Island Township that,

1. Pursuant to Minnesota Rules 4410.3610 subp.3, that an AUAR of the Subject Property be ordered and prepared to meet all applicable requirements set forth in Minnesota Statutes Chapter 116D and Minnesota Rules Chapter 4410.

2. That the draft AUAR of the Subject Property be distributed to all required reviewing agencies, as required by applicable law, rules and regulations, as well as all interested citizens requesting copies of the same.

3. That DSU, Inc., or its agents, prepare the AUAR for approval of the RGU and distribute the AUAR as set forth herein.
Motion for the foregoing Resolution was made by Supervisor DUPE and seconded by Supervisor BELL upon a vote being duly taken thereon,

The following voted in favor thereof: CHAIRMAN ADAMS, S. POO, DURAN, S. W. BELL
And the following were against:
And the following were absent:

Whereupon, the Resolution was declared duly passed and adopted by the Town Board the 3rd day of March 2003.

Richard C. C. Adams
Chairman Town Board of Supervisors

Barbara E. Kelley
Clerk of Grey Cloud Island Township