



Hampton Township

**Public Hearing Meeting Minutes  
AUAR for Proposed Data Center  
August 20, 2024**

A Public Hearing Meeting was held on August 20, 2024 at the Hampton Township Hall. Those participating were Jim Sipe, Ryan Sunquist and Molly Weber. Dan Peine was absent. There were also roughly 43 others in attendance.

Drew Johnson opened the meeting. Kim Horn who is assisting Oppidan gave the presentation.

**PURPOSE OF THE MEETING:**

The purpose of the hearing is to consider, hear from the public, and to propose any recommended changes or additions to a draft scoping document regarding the Alternative Urban Areawide Review for the proposed data center in the City of Hampton and Hampton Township.

The Board requested for input for the multiple month study for seeing if the project is viable.

The AUAR is the 1<sup>st</sup> step. There are multiple topics assessed in the AUAR. It is required by state statute and the City cannot make any land use determinations without the AUAR-Alternative Urban Areawide Review. City of Hampton is the RGU-Responsible Governing Unit, which Hampton Township agreed to. There will be a number of opportunities to give input. Hampton Township would not allow a Data Center since Hampton Township is Agricultural.

Oppidan is the project proposer. Both staff and City Council can meet with the end user but would have to sign a NDA-Non-Disclosure Agreement. If the project moves forward the rest of the City Council would have to sign the NDA.

They are evaluating different development scenarios rather than a specific development plan.

There is also a land use study that has to be performed. There could be multiple mitigation action items to be completed in order for it to work. It is a closed mechanical cooling system that uses less water and more power. They look at multiple sites for the project. There would be a substation on the property. The project developers want to be good neighbors and do what is necessary to make neighbors comfortable.

Those present who wished to be heard were given the chance to be heard. Noise frequency, water usage and effects on farm livestock were big concerns.

Date Signed: 10/14/24

Chair: 

Clerk: 

The background of the slide features several large, abstract, organic shapes in orange, red, green, and blue. The Kimley»Horn logo is centered within a red rectangular area. The logo itself consists of the company name in a white sans-serif font, with a stylized double arrow symbol between the words. Below the name is the tagline "Expect More. Experience Better." in a smaller white font.

# Kimley»Horn

Expect More. Experience Better.

## Hampton Township Meeting

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Hampton AUAR  
August 20, 2024



# Agenda

1. Introductions
2. What is an AUAR?
3. Purpose of an AUAR
4. Document Types and Topics Studied
5. Study Area and Scenarios
6. Schedule





# Introductions

Hampton Industrial AUAR

## Hampton Industrial AUAR

### DRAFT ALTERNATIVE URBAN AREAWIDE REVIEW



PREPARED FOR:  
City of Hampton

PREPARED BY:  
Kimley»Horn

- Kimley Horn
  - Environmental
  - Civil
- Oppidan
  - Proposer / Developer
- RGU
  - City of Hampton



## What is an AUAR?

### **Alternative Urban Areawide Review**

- Environmental review process under Minnesota State Rule
  - Hybrid of an Environmental Assessment Worksheet (EAW) and Environmental Impact Statement (EIS)
- Completed by the Responsible Government Unit (RGU)
- Evaluates different development scenarios rather than a specific development plan
  - At least one development scenario must be consistent with the comprehensive plan
  - One development scenario must capture potential maximum density



## Purpose of an AUAR

- Planning tool to understand how different development scenarios will affect the environment of the community
- Can inform local planning and zoning decisions
- Identifies potential impacts and mitigation strategies
- Informs the public about the project
- Provides information on future permitting and approvals





## Scoping Document

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- Confirms scope of the scenarios that will be analyzed in the draft AUAR
- Documents the existing conditions and plans for the AUAR area

## Draft AUAR

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- Anticipates impacts that may result from the AUAR scenarios
- Recommends potential actions to avoid, minimize, and mitigate anticipated impacts

## Final AUAR

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- Includes information from 2 previous documents
- Addresses public and regulatory comments

## Resource Topics Assessed in AUAR

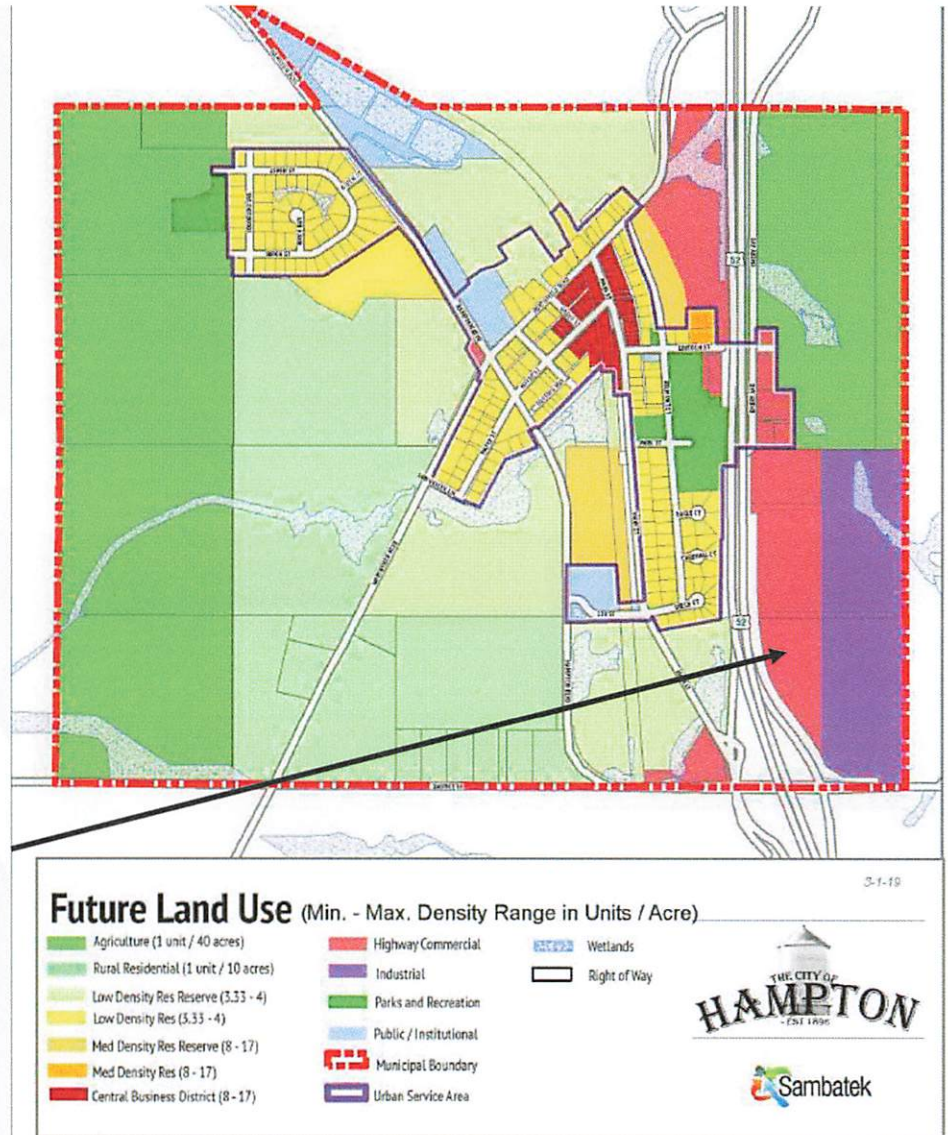
- Climate Adaption and Resilience
- Land Use
- Geology/Soils
- Water Resources
- Contamination/Hazardous Wastes
- Fish/Wildlife/Plant Communities
- Historic Properties
- Visual
- Air
- Greenhouse Gas Emissions
- Noise
- Transportation
- Cumulative Potential Effects



# City of Hampton – Future Land Use from the Comprehensive Plan

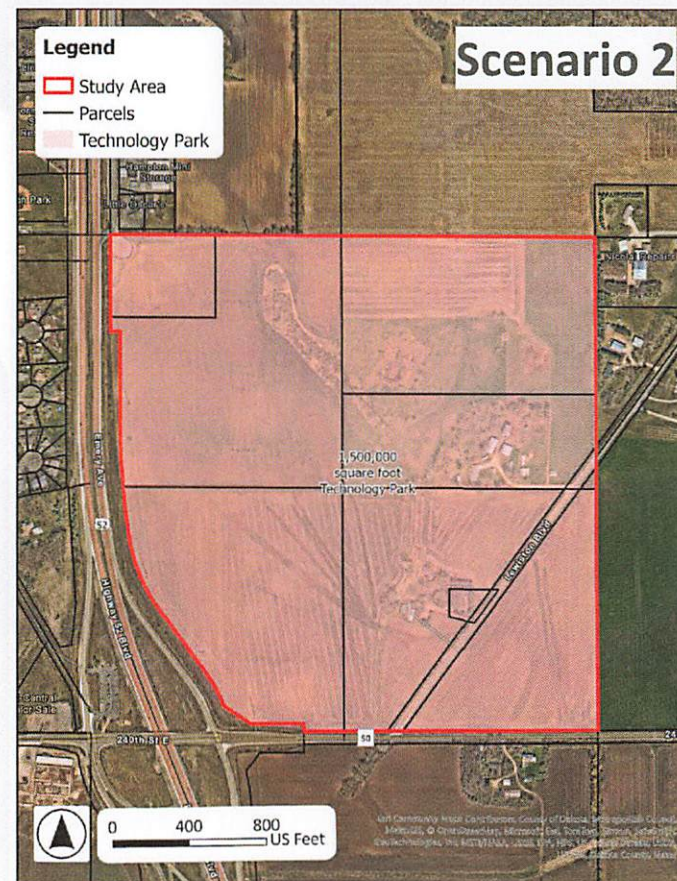
- Scenario 1 matches the future land use identified in the city's Comprehensive Plan for the portion within the city's limits

Scenario 1





## Study Area and Scenarios





## Schedule

- Scoping Document 30-day Public Comment Period: September 24, 2024 – October 24, 2024
- City Council votes on adoption of the Scoping Document: November 12, 2024
- Development of Draft AUAR: November 2024 – January 2025
- Draft AUAR 30-day Public Comment Period: Winter 2025
- City Council votes on adoption of Final AUAR: Spring 2025





**Questions?**