



# Board of County Commissioners Agenda Request



**Requested Meeting Date:** August 8, 2023

**Title of Item:** Wealthwood RV Resort Environmental Assessment Worksheet (EAW)

<input checked="" type="checkbox"/> REGULAR AGENDA	<b>Action Requested:</b>	<input type="checkbox"/> Direction Requested	
<input type="checkbox"/> CONSENT AGENDA		<input checked="" type="checkbox"/> Approve/Deny Motion	<input type="checkbox"/> Discussion Item
<input type="checkbox"/> INFORMATION ONLY		<input type="checkbox"/> Adopt Resolution (attach draft) <i>*provide copy of hearing notice that was published</i>	<input type="checkbox"/> Hold Public Hearing*

<b>Submitted by:</b> Andrew Carlstrom	<b>Department:</b> Environmental Services
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<b>Presenter (Name and Title):</b> Andrew Carlstrom, Environmental Services Director	<b>Estimated Time Needed:</b> 5 Minutes
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**Summary of Issue:**

In accordance with MN Administrative Rules 4410.4300, an Environmental Assessment Worksheet (EAW) is mandatory for the proposed 88 full hook-up RV Site Expansion at Wealthwood RV Resort. The first draft EAW has been completed and will be reviewed by the Aitkin County EAW Committee on August 9, 2023 and in accordance with MN Administrative Rules 4410.1400. Estimated future timeline for EAW proposal:

August 2023: Aitkin County to return EAW with any comments or changes to Proposer.  
 August 2023: Proposer to submit EAW with proposed changes to MN Environmental Quality Board (EQB). EAW to be published in EQB Monitor for 30 days.  
 September 2023: 30 day public and agencies comment period ends.  
 September 2023: Response period to public and agencies comments.  
 October 2023: Final public meeting by County Board for approval/denial.

Upon the conditional approval of the EAW Committee, requesting County Board approval of the Wealthwood RV Resort EAW and its submittal to MN Environmental Quality Board.

**Alternatives, Options, Effects on Others/Comments:**

Motion to deny approving Wealthwood RV Resort EAW being submitted to MN EQB.

**Recommended Action/Motion:**

Motion to approve the Wealthwood RV Resort EAW being submitted to MN EQB upon approval of Aitkin County EAW Committee.

**Financial Impact:**

Is there a cost associated with this request?  Yes  No

What is the total cost, with tax and shipping? \$

Is this budgeted?  Yes  No *Please Explain:*

**Aitkin County Environmental Services Planning and Zoning**  
**307 Second Street NW**  
**Room 219**  
**Aitkin, MN 56431**  
Phone: 218-927-7342  
Fax: 218-927-4372



**MEMORANDUM TO AITKIN COUNTY BOARD OF COMMISSIONERS**

DATE: August 8, 2023

FROM: Andrew Carlstrom, Environmental Services Director – Planning & Zoning Administrator

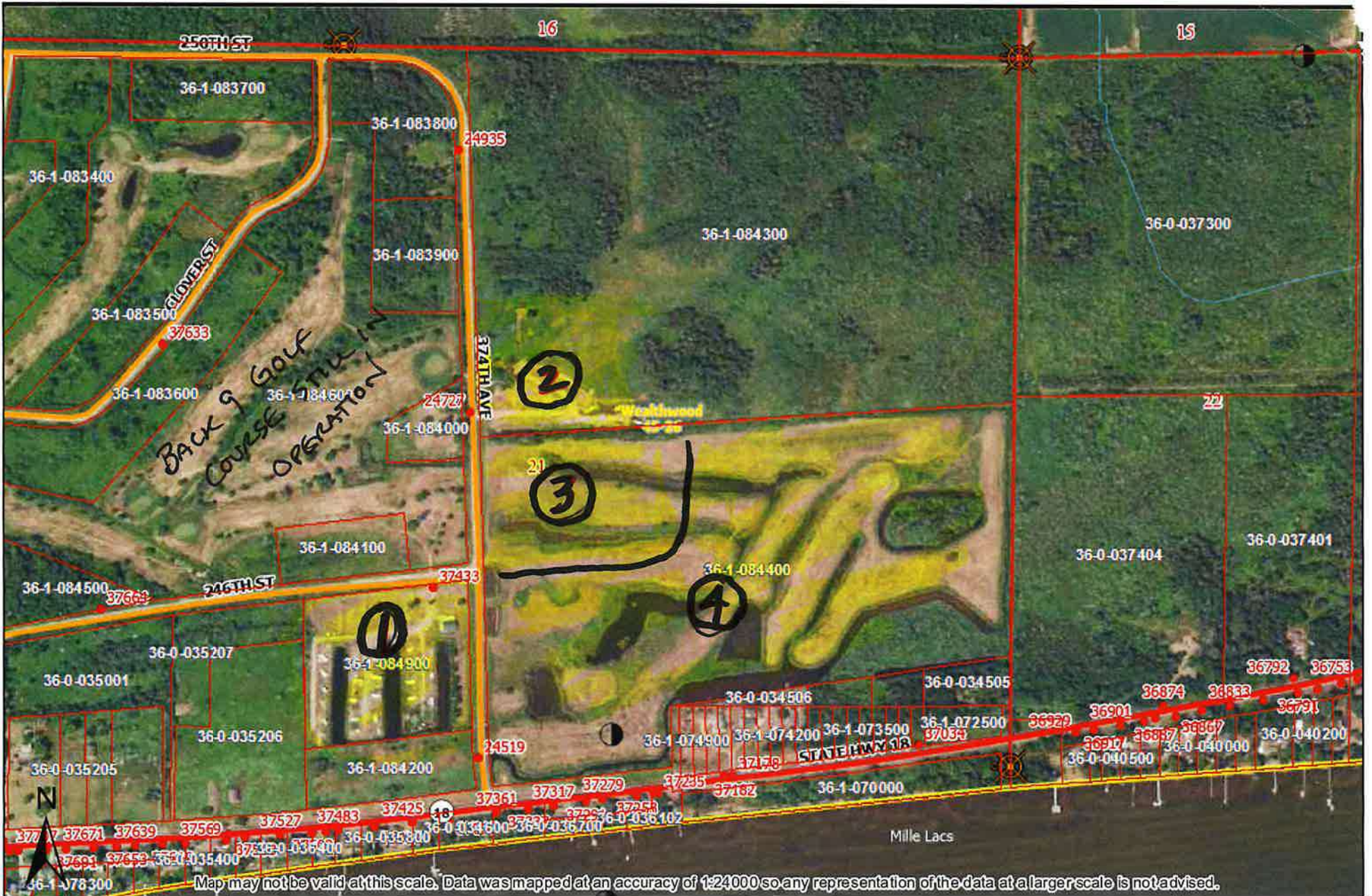
RE: Wealthwood RV Resort Environmental Assessment Worksheet (EAW)

Wealthwood RV Resort initially began with the conditional use permit approval for 16 lots in 2017 (the “South Lots”), and was a project associated with the Wealthwood Estates Golf Course. In March of 2021 Wealthwood was approved for a conditional use permit to add a 33 seasonal campsite expansion (the “North Lots”). In October of 2021, Wealthwood RV Resort was again approved for a conditional use permit to install 47 new recreational vehicle campsite lots. Finally, the Wealthwood RV Resort – Front Nine Phase Two proposes to create 88 campsite lots to be located to the east of the Front Nine Phase One sites. According to MN Rules 4410.4300 a mandatory EAW is required on proposals of 50 sites or larger. The conditional use permit was brought before the Aitkin County Planning Commission on December 19, 2022, and was tabled awaiting a completed Environmental Assessment Worksheet.

On July 27, 2023 a first draft EAW was received by Aitkin County Environmental Services and review is to begin with Aitkin County staff and the EAW Committee before sending back to the proposer with comments and concerns.

If you have any questions, please feel free to contact me at 218-927-7342 or by email at [andrew.carlstrom@co.aitkin.mn.us](mailto:andrew.carlstrom@co.aitkin.mn.us).

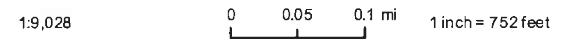




Map may not be valid at this scale. Data was mapped at an accuracy of 1:24000 so any representation of the data at a larger scale is not advised.

These data are provided on an "AS-IS" basis, without warranty of any type, expressed or implied, including but not limited to any warranty as to their performance, merchantability, or fitness for any particular purpose.

1 = 2017 16 RV LOTS Dougherty 4 = 2023 PROPOSED 88 RV LOTS  
 2 = 2021 33 RV LOTS  
 3 = 2021 49 RV LOTS



Date: 4/3/2023