

Aitkin County Board of Commissioners Board Meeting Attendance Record

Date: October 10th, 2023

Name	Please check the boxes that apply		
	Aitkin County Citizen	Aitkin County Employee	Company Representative – Please list
Richard Anderson	yes		
Jeanne Schram	✓		Aitkin Age
NT Thompson		✓	Land
Andrew Coarstrom		✓	ESP2
John Welle		✓	Hwy
Scott Van Hatten	yes		Aitkin County SAR
Jim White	yes		A.C.S.O.S.A.R.
Todd Brown	YES		AC SAR
Rock Barden	yes		AC SAR
Anne Hennessey	Yes		

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Name	Please check the boxes that apply		
	Aitkin County Citizen	Aitkin County Employee	Company Representative – Please list
ELSA CARLSON	YES	NO	
CHARLES H CARLSON	YES	NO	
Dianne Jones	YES	NO	
Mary Braun	YES	NO	
CHAD COUNER	NO	NO	

Campground Expense Summary

Campground	Current Rate/Night	Proposed Rate/Night
Aitkin	\$ 20.00	\$ 30.00
Berglund	\$ 20.00	\$ 30.00
Snake River	\$ 15.00	\$ 20.00
Jacobson	\$ 15.00	\$ 20.00
Jacobson CCs	\$ 30.00	\$ 45.00

Campground	2022 Actual Revenue	2024 Projected
Aitkin	\$ 14,440.00	\$ 21,660.00
Berglund	\$ 10,460.00	\$ 15,690.00
Snake River	\$ 5,100.00	\$ 6,800.00
Jacobson	\$ 3,735.00	\$ 4,980.00
Jacobson CCs	\$ 1,500.00	\$ 2,250.00
Totals =	\$ 35,235.00	\$ 51,380.00

2022 Yearly Totals	
Garbage	\$ 4,815.75
Sewer	\$ 5,080.00
Utilities	\$ 3,819.76
Mowing	\$ 10,670.00
License MDH	\$ 550.00
Reservation Software	\$ 2,185.45
Road Work	\$ 3,000.00
Parks Tech. Hours*	\$ 25,000.00
	\$ 55,120.96

*Did not include office admin time taking reservation and processing refunds

Campground	2022 Yearly Costs
Aitkin	\$ 8,673.38
Berglund	\$ 10,408.49
Snake River	\$ 5,898.72
Jacobson	\$ 5,145.36

Sewer pumping, mowing, and garbage bids increased an average of 18.7% from 2022 to 2023

In the matter of determination of mandatory Environmental Assessment Worksheet for Wealthwood RV Resort in Wealthwood Township of Aitkin County, Minnesota.

**Findings of Fact,
Conclusions, and
Order**

Findings Of Fact of EAW Review Committee 5 October 2023-FIRST DRAFT

- 1) On July 27, 2023, Aitkin County Environmental Services received the first draft Environmental Assessment Worksheet (EAW) for the proposed Wealthwood RV Resort – Front Nine Phase Two Expansion.
- 2) The EAW Review Committee met on August 9, 2023 to discuss and review the proposal of the Wealthwood RV Resort 88 full hook-up expansion. The EAW Review Committee requested minor changes be made, and the proposer made the requested changes. A copy of the EAW was sent to all persons on the EQB Distribution List and a press release announcing the availability of the EAW was published in the Aitkin Independent Age and posted on the Aitkin County website.
- 3) The Environmental Quality Board (EQB) determined that Aitkin County is the appropriate Responsible Governmental Unit (RGU). The EAW was published in the MN EQB Monitor on August 29, 2023 and a total of 8 public comments were received between August 29, 2023 and September 28, 2023.
- 4) The EAW is incorporated by reference into this Record of Decision on the Determination of Need for an Environmental Impact Statement.
- 5) Dougherty Properties is seeking the approval for the installation of an additional 88 full hook-up RV sites on a portion of the Wealthwood RV Resort property that was previously the front nine holes of the Wealthwood Estates Golf Course. Wealthwood RV Resort will manage and operate the additional RV lots. Wealthwood RV Resort is located at 37789 Clover Street, Aitkin, MN 56431.
- 6) As part of the Conditional Use Permit process, the Aitkin County Planning Commission has the authority to attach conditions they deem necessary to protect the public health, safety and general welfare of the people and environment. Conditions such as solid waste disposal, RV Resort signage, storm shelter location, storm water run-off, campsite fire rings, sewage treatment, etc. can be placed on the permit if approved.
- 7) Citizens and government officials submitted their (attached) public comments from August 29, 2023 to September 28, 2023, and the following is the response from the EAW Review Committee:

Response to Ms. Pat Betz:

Comments noted by the EAW Review Committee. Concerns such as general RV Resort rules, storm shelter(s), fire supervision/rings, black water/septic systems, dry camping, garbage containment, camping season, speed signs, and the relocation of south end 4 sites will be addressed by conditions emplaced on the Conditional Use Permit with future Aitkin County Planning & Zoning staff condition enforcement. Stormwater management will be further amended in EAW.

Response to Ms. Barb Forrester:

Comments noted by the EAW Review Committee. Concerns such as general RV Resort rules, storm shelter(s), fire supervision/rings, black water/septic systems, dry camping, garbage containment, camping season, speed signs, and the relocation of south end 4 sites will be addressed by conditions emplaced on the Conditional Use Permit with future Aitkin County Planning & Zoning staff condition enforcement. Owner Bill Dougherty (deceased) was approved for the 18 hole golf course, driving range, clubhouse, maintenance shed and pump house on January 28, 2002 as stated, however he opted not to complete all the proposed projects. Aitkin County Planning & Zoning staff will work with owner on improved fencing around cemetery in accordance with Minnesota Statutes Chapter 307 – Private Cemeteries.

Response to Ms. Anne Hennessey:

Comments noted by the EAW Review Committee. Concerns such as general RV Resort rules, storm shelter(s), fire supervision/rings, black water/septic systems, dry camping, garbage containment, camping season, speed signs, and the relocation of south end 4 sites will be addressed by conditions emplaced on the Conditional Use Permit with future Aitkin County Planning & Zoning staff condition enforcement. Owner Bill Dougherty (deceased) was approved for the 18 hole golf course, driving range, clubhouse, maintenance shed and pump house on January 28, 2002 (and as materials and resources are available), however opted not to complete all projects. Aitkin County Planning & Zoning staff will work with owner on improved fencing around cemetery and in accordance with Minnesota Statutes Chapter 307 – Private Cemeteries.

Response to Ms. Dianne Jones:

Comments noted by the EAW Review Committee. According to proposed plans, the Wealthwood Back 9 hole golf course will remain in place. Concerns such as general RV Resort rules, storm shelter(s), fire supervision/rings, black water/septic systems, dry camping, garbage containment, camping season, speed signs, and the relocation of south end 4 sites will be addressed by conditions emplaced on the Conditional Use Permit with future Aitkin County Planning & Zoning staff condition enforcement. Aitkin County Planning & Zoning staff will work with owner on improved fencing around cemetery and in accordance with Minnesota Statutes Chapter 307 – Private Cemeteries.

Response to Mr. James Drake, MN DNR (Natural Heritage Review Specialist):

Comments noted by the EAW Review Committee. Regarding the impact of the Wealthwood RV Resort Expansion to rare species such as the log-eared bat (*Myotis septentrionalis*); to our knowledge there are no bat roost trees on the property. However, as best practice we will recommend for no tree felling or tree removal be done from June 1 to August 15 annually, which is the active nesting period.

Response to Ms. Shelly Patten, MN DNR (NE Regional Director):

Comments noted by the EAW Review Committee. Based upon the comments received, the EAW Review Committee is asking the proposer to address Ms. Patten's concerns and amend the EAW accordingly. Upon completion, the EAW Review Committee will gather to review, discuss, and recommend their findings to the Aitkin County Board of Commissioners for their final decision on whether an Environmental Impact Statement is or is not required for the Wealthwood RV Resort Expansion.

Response to Mr. Thomas Cruikshank, MN DOT (Principal Planner – District 3):

Comments noted by the EAW Review Committee. The MN DOT District 3 staff had questions and concerns of increased pedestrian traffic along or crossing Highway 18, future lake access from Wealthwood RV Resort, limited and narrow shoulders on Highway 18, the abundance of accesses and encroachments, and the potentiality of increased incidents. The EAW Review Committee felt that conditions emplaced on the Conditional Use Permit from the Aitkin County Planning Commission will address these questions and concerns.

Response to Mr. Brett Scott:

Comments noted by the EAW Review Committee. Concerns such as general RV Resort rules, storm shelter(s), fire supervision/rings, black water/septic systems, dry camping, garbage containment, camping season, speed signs, and the relocation of south end 4 sites will be addressed by conditions emplaced on the Conditional Use Permit with future Aitkin County Planning & Zoning staff condition enforcement. Owner Bill Dougherty (deceased) was approved for the 18 hole golf course, driving range, clubhouse, maintenance shed and pump house on January 28, 2002 (and as materials and resources are available), however opted not to complete all projects. Aitkin County Planning & Zoning staff will work with owner on improved fencing around cemetery and in accordance with Minnesota Statutes Chapter 307 – Private Cemeteries.