



## CONTENTS

Staff Report	2
Exhibit A: Application and Permit Timeline	9
Exhibit B: Draft Administrative Permit	11
Exhibit C: Applicant's Narrative for 2025 Mining Operations	14
Exhibit D: 2025 Operations Map	19
Exhibit E: Northern Reserves Non-Conforming Rights and Variance Area Map	22



## MEMO

**TO:** Grey Cloud Island Town Board of Supervisors  
Pam Dupre, Town Clerk

**Date:** December 13, 2024

**RE:** Application for annual mining permit review and renewal for Larson Quarry (Holcim)

**CC:** David Snyder, Town Attorney

**From:** Jennifer Haskamp, AICP, SHC  
Jenna Shoosmith, SHC

## INTRODUCTION

On November 4, 2024, the Applicant, Holcim – MWR, Inc. (“Holcim”) applied for annual renewal of their Administrative Permit for operations in 2025. A summary of the proposed operations including Operations Plan Map exhibit was submitted for review and consideration by the Township.

The following staff report is provided for review and consideration of the draft 2025 Administrative Permit which is provided as an attachment to this report. This report should be reviewed sequentially after discussion regarding Holcim’s application for determination of non-conforming rights and variance.

## BACKGROUND

Per Washington County Ordinance, townships with mines are required to issue permits for those mines and their operations on an annual basis. This is considered an Administrative Permit, and it must be submitted to Washington County for review and consideration with the 5-Year CUP renewal. The township’s requirements must meet the threshold of the County Ordinance; however, the township may include conditions that require more stringent standards be met. In an Administrative Permit, the Township may address issues of particular concern to the community. It may cite the Township’s ordinances with regard to hours of operation, future land uses, site plan review of any new mining areas (which may include setback review), requirements regarding additional screening or other mitigation measures based on the areas proposed for extraction during the 5-year mining permit period.

The 2024 Administrative Permit was reviewed and approved by the Township and was formally executed by both parties December 13, 2023. The 2024 Mining Area was generally located west of the existing Town Hall and in the north half of the active mining area. All operations in 2024 were fully contained west of Grey Cloud Island Drive (Washington County Road 75 “CR-75”). All mining and extraction in this area was the lower bench, and the activities were within the existing footprint of the mine. No expansion of the mining boundary was proposed in 2024.

As stated, the Applicant applied for a 2025 Administrative Permit on November 4, 2024. The submitted application included a narrative and 2025 Operations Plan exhibit (Exhibits C and D). The following analysis is provided for the proposed activities and operations associated with the 2025 Administrative Permit application:



## SUMMARY OF PROPOSED 2024 ADMINISTRATIVE PERMIT OPERATIONS

As stated, the Applicant submitted an application for their 2025 Administrative Permit on November 4, 2024. The application included a narrative and 2025 Operations Plan exhibit (Exhibits C and D). During the 2025 operating season, the Applicant is proposing to continue mining the lower bench in the area directly west of the “Town Hall” property and north of Town Hall adjacent to the CR-75 right-of-way. Mining of the lower bench is proposed in the areas denoted on Exhibit E as North, West and East mining area. Mining of the upper and lower bench is proposed in the Southeast mining area. The Applicant is also proposing to mine into the “Northern Reserves,” which are contiguous to the active mining boundary on the north end of the operation. If the non-conforming rights are affirmed as requested by the Applicant, then the northwestern half of the northern reserves will be mined within the 2025 mining operations. Additionally, if the variance is granted, then the northeastern acres will be planned for extraction in subsequent years.

A summary of the applicable Zoning Ordinance sections and references is provided for your review and consideration:

### 1. East Mining Area

The proposed 2025 operations include continuation of mining and extraction of the areas denoted as “2025 Potential Mining” in the 2025 Operations Plan. The area associated with the East Mining Area is generally located west of the existing Town Hall and adjacent to County Road 75. All mining and extraction in this area is the lower bench, and the activities are within the existing footprint of the mine. No further expansion of the footprint is associated with this area.

Extraction of the upper bench within these areas was permitted by the Township in prior years including the 2021, 2022 and 2024 Administrative Permits. Portions of these areas are adjacent to and within 500-feet of CR-75. Continuation of extraction within the lower bench of these areas is proposed since the upper bench was mined in previous years. While portions of these areas are within the 500-foot setback, they comply with the 200-foot setback which regulated the setback area in prior Washington County CUPs and Township Ordinances. The proposed lower bench 2025 extraction activities are within the footprint of the existing extraction boundary and do not further encroach in the setback areas and are determined to be legally non-conforming.

#### *Applicable Zoning Ordinance Sections:*

- Section III. District Provisions. A. 5. CE – which states that the purpose of the Commercial Extraction Overlay District is to permit mineral resource extraction in accordance with the Comprehensive Plan...” The proposed activities are within the CE Overlay identified on both the Zoning Map and the adopted 2040 Comprehensive Plan.
- Section V. Mining Regulations. Subsection (A.) Operating Conditions establish the applicable setback requirements. Setback requirements must be met for any expansion of the mining extraction footprint, where the setback is the horizontal distance from the property line, lot line, etc. This setback regulation does not apply to the depth of the mine which is addressed separately in the CUP.
- Section VII. Non-Conforming Uses. The mining of the upper bench of these areas was permitted under prior CUP’s issued by Washington County. The CUP’s were reviewed



by the Township, with general acceptance. Therefore, if it is determined that encroachment into the 500-foot setback is non-conforming to the zoning ordinance standards, continuation of lower bench mining is still legally permissible provided no further encroachment occurs, unless a variance is obtained.

*b. Key Permit Conditions to be carried over from 2024 to 2025 Administrative Permit:*

- The extraction boundary as established in this Permit is the maximum extent of extraction adjacent to the CR-75 right-of-way and no further encroachment in the setback is permitted.
- Any changes in activities that may impact or change this map, or the activities shown on it, shall require an Amendment to this permit. Such amendment shall only be permitted if approved by the Town Board in writing.

## **2. Southeast Mining Area**

The area denoted as the Southeast Mining Area is located on the southeast edge of the existing mining area and is an expansion of the current mining boundary. This area was approved for extraction in prior years, including the 2021, 2022, 2023, and 2024 Administrative Permits. The 5-Year CUP renewal includes information regarding reclamation - it should be noted that no reclamation plans have been reviewed or approved as part of this Administrative Permit. Based on an aerial comparison, it appears that some mining activities have started in this area, but much of the area remains undisturbed.

*a. Applicable Zoning Ordinance Sections:*

- Section III. District Provisions. A. 5. CE – which states that the purpose of the Commercial Extraction Overlay District is to permit mineral resource extraction in accordance with the Comprehensive Plan...” The proposed activities are within the CE Overlay identified on both the Zoning Map and the adopted 2040 Comprehensive Plan.
- Section V. Mining Regulations. Subsection (A.) Operating Conditions establish the applicable setback requirements for all new extraction areas. Setbacks must comply with the standards established, which require a minimum of 500 feet. As shown on the 2025 Operations Plan, the proposed extraction areas in this area are outside all required setbacks and comply with the ordinance

*b. Key Permit Conditions to be carried over from 2024 to 2025 Administrative Permit:*

- All mining within the Southeast Mining Area must comply with a minimum setback of 500-feet, as shown on the 2025 Operations Plan.
- Any changes in activities that may impact or change this map, or the activities shown on it, shall require an Amendment to this permit. Such an amendment shall only be permitted if approved by the Town Board in writing.



### 3. West Mining Area

The area denoted as the West Mining Area is located on the western edge of the existing mining area. Continuation of extraction within the lower bench of this area is proposed since the upper bench was mined in previous years.

*a. Applicable Zoning Ordinance Sections:*

- Section III. District Provisions. A. 5. CE – which states that the purpose of the Commercial Extraction Overlay District is to permit mineral resource extraction in accordance with the Comprehensive Plan...” The proposed activities are within the CE Overlay identified on both the Zoning Map and the adopted 2040 Comprehensive Plan.

*b. Other Applicable Ordinances:*

- Ordinance 60. MRCCA, Section 5. Special Land Use Provisions - which states that, “existing and new nonmetallic mining operations shall not be closer than 500 feet from the OHWL of the Mississippi.” The proposed activities in the West Mining Area do not encroach on the 500-foot setback from the Mississippi River and comply with the setback standard.

*c. Key Permit Conditions to be carried over from 2024 to 2025 Administrative Permit:*

- All mining within the West Mining Area must comply with a minimum setback of 500-feet, as shown on the 2025 Operations Plan.
- Any changes in activities that may impact or change this map, or the activities shown on it, shall require an Amendment to this permit. Such an amendment shall only be permitted if approved by the Town Board in writing.

### 4. North Mining Area & Northern Reserves

The area denoted as the North Mining Area is located on the northern edge of the existing mining area. Continuation of extraction within the lower bench of this area is proposed since the upper bench was mined in previous years and was approved in the 2024 Administrative Permit.

The Northern Reserves are located within the existing Quarry Extents and are contiguous to the northern limits of the active mine area that was approved in the 2024 Administrative Permit. The Applicant has mined to the 2024 permitted extraction boundary and anticipates mining into the Northern Reserves starting in 2025. If the Township determines that the Applicant has legal nonconforming rights to the northwest portion of the Northern Reserves, then the Applicant will begin mining operations within the area. Additionally, the Applicant has requested a variance from the required mining extraction setback from CR-75 and from the required 500-foot setback from an occupied residential structure for the northeast portion (Exhibit E).

*a. Applicable Zoning Ordinance Sections:*

- Section III. District Provisions. A. 5. CE – which states that the purpose of the Commercial Extraction Overlay District is to permit mineral resource extraction in



accordance with the Comprehensive Plan...” The proposed activities are within the CE Overlay identified on both the Zoning Map and the adopted 2040 Comprehensive Plan.

- Section IX. Mining Regulations, Subsection A. Operating Conditions establish the applicable setback requirements for all new extraction areas. It states that, “No mining, stockpiling or land disturbance shall take place within: b. 500 feet of any existing occupied structures not owned by the operator or owner; d. 500 feet of any road right-of-way or any existing or platted street...” The proposed extraction area encroaches approximately 300-feet into the required mining extraction setback required from the road right-of-way and the occupied residential structure at 9301 CR-75. The proposed mining activities are consistent with the existing operations, but such extraction within the setback area would not be permitted under the current ordinance regulations. As such, staff recommended within the Variance findings that a minimum of a 500-foot setback from the residential structure at 9301 Grey Cloud Island Dr. (CR-75) should be provided to be consistent with the precedent established on other similarly situated and residentially used, and occupied, structures. If this condition is adopted and carried forward, then the 2025 Operations Plan, and all other corresponding exhibits, should be updated to reflect the 500-foot setback from the occupied residential structure at 9301 CR-75 as the Northern Reserves extraction boundary.
- b. *Key Permit Conditions to be carried over from 2024 to 2025 Administrative Permit:*
  - All mining within the North Mining Area and Northern Reserves must comply with a minimum setback of 500-feet from the residential structure at 9301 Grey Cloud Island Dr. (CR-75), as part of the conditions of the approved variance request.
  - The 2025 Operations Plan map should be updated to reflect the Mine Limits to be consistent with the non-conforming rights analysis and variance recommendation to maintain a 500-foot structural setback from the occupied structure at 9301 Grey Cloud Island Dr. (CR075).
  - Any changes in activities that may impact or change this map, or the activities shown on it, shall require an Amendment to this permit. Such an amendment shall only be permitted if approved by the Town Board in writing.

## HOURS OF OPERATION

In 2024 the Applicant requested an amendment to their hours of operation to be incorporated into their Administrative Permit. After discussion by the Planning Commission and Town Board, it was determined that the 2024 Administrative Permit should remain consistent with the ordinance requirements and no modifications/adjustments were approved in the permit.

Once again, the Applicant is seeking an amendment to the hours of operations as part of their 2025 Operations Plan request. The proposed modified hours are as follows:

- *Excavation, Crushing, Screening, Washing & Stockpiling:* Monday through Friday, 6:00 a.m. to 10:00 p.m., and Saturday, 7:00 a.m. to 12:00 p.m.



- *Blasting*: Occurs various days per week Monday through Friday, during the hours of 8:00 a.m. and 4:00 p.m.
- *Barge Loading & Hauling / Maintenance & Repair of Plant and Equipment*: Monday through Friday, 12:01 a.m. to 12:00 midnight.
- *Loading/Hauling by Truck*: Loading of trucks for delivery may be conducted between the hours of 7:30 a.m. and 4:00 p.m., Monday through Friday. Hauling by truck may be conducted between the hours of 8:00 a.m. and 4:30 p.m., Monday through Friday.

If the hours of operation are not adjusted within the Administrative Permit, the Applicant will continue to have the option to request the extension of their hours consistent with previous year's operations.

## FUTURE EXPANSION OF EXTRACTION ACTIVITIES AND RECLAMATION

Although not identified on the 2025 Operations Plan, the Township is aware that the Applicant intends to pursue expansion of the mining operations east of CR-75. This area has not been previously mined and is currently under review by the Applicant and Washington County. An Environmental Assessment Worksheet (EAW) is currently published for the proposed expansion and is available for public comment through January 17, 2025. Washington County is the RGU and is managing the EAW process. The Township will provide public comment during the official comment period after it completes its review of the EAW.

The following conditions were generally included within the 2023 and 2024 Administrative Permits. Adjustments are provided based on current activities, and the recent Washington County approved 5-Year Conditional Use Permit which is addressed in the subsequent section. These conditions are intended to document the current status, and do not represent any type of approval regarding these issues.

- Key Permit Conditions to be carried over from 2024 to 2025 Administrative Permit:*
  - Any proposed and/or future mining of the upper bench is considered to be an expansion of the extraction boundary. All expansion activities must comply with all setback requirements as established in the Township Ordinance in effect at the time of the requested mining activities.
  - No future land uses, or reclamation plans are approved as part of this Permit. Any future reclamation shall be subject to the rules, ordinances, and regulations in place at time of application for reclamation.

## WASHINGTON COUNTY 5-YEAR CUP THROUGH 2025

The Township's Administrative Permit is required to be consistent with the 5-Year CUP issued for the operations anticipated during that time period. Given that the two permits must be consistent, the Washington County Ordinance stipulates that the Township's Administrative Permit be sent to them, as well as transmit any comments regarding the 5-Year CUP materials. To that end, the following recommendations are provided for inclusion in the Township's transmittal memo to accompany the approved 2025 Administrative Permit:



- A copy of the executed Administrative Permit, as well as all Permit attachments, should be attached to the transmittal memo to Washington County.
- Any adjustments to the hours of operation should be transmitted to Washington County and included within the Administrative Permit.
- Any restrictions on haul routes should be transmitted to Washington County and included in the Administrative Permit.
- The Township acknowledges that the Washington County ordinance requires the CUP to include potential reclamation plans. The Township has not approved any future land use plans or reclamation plans and continues to request involvement in future planning efforts.

*Exhibits:*

Exhibit A: Application and Permit Timeline

Exhibit B: Draft Administrative Permit

Exhibit C: Applicant's Narrative for 2025 Mining Operations

Exhibit D: 2025 Operations Map

Exhibit F: Northern Reserves Non-conforming Rights and Variance Area Map





EXHIBIT A: APPLICATION AND PERMIT TIMELINE

The following timeline documents the Applicant and Permit process for the Administrative Permit Review. It has been updated to reflect the most recent events.

TIMELINE	ACTIVITY/PERMIT/ORDINANCE
1985	Township adopts Ordinance 36, Zoning; includes permit process for mining operations
1992	AI obtains a private easement from property owner at 9301 Grey Cloud Island Drive (Mohr/Hodges property) which permits mining as close to the property line as AI deems safe. This private easement is recorded at Washington County.
2001	Township adopts Ordinance 49, Zoning, and incorporates Washington County’s Mining regulations with modifications that included stricter setback requirements.
2006	AI obtains a private easement from property owner at 9280 Grey Cloud Island Drive (Ries property) which permits mining up to 500 feet from the residence. This private easement agreement is recorded at Washington County.
2010	Township amends Ordinance 49, Zoning Ordinance; removed Town Mining Permit details; clarified setbacks (no change from 2001) and identified restricted hours of operation.
2010	Township reviews and Washington County approves AI’s 5-year County Conditional Use Permit.
December 8, 2010	Township amends Ordinance 49, Zoning Ordinance.
2015	Township reviews AI’s Washington County 5-year Conditional Use Permit renewal, and the minutes reflect approval of the CUP without additional comments.
March 2020	AI submits application for Washington County 5-year Conditional Use Permit renewal.
April 2020	AI purchases land from Township and constructs a new berm on the property. No permit or authorization to construct the berm was obtained.
September 2020	The Township indicated that the berm was not acceptable and requested modifications to the berm including reducing the height and planting additional vegetation. AI submitted a plan for modifications to the new berm, and Township approved the plan.
October 2020	The Town Board approves AI’s plan for modification of the new berm, and AI is directed to make the changes consistent with the plan.
October 2, 2020	AI submits an application for a variance from the setback requirements along CR-75 which includes areas west of the new berm.
October 14, 2020	The Township agrees to AI’s request for Washington County 5-year Conditional Use Permit Renewal, excluding approval of Figure 4 contained in the application. Figure 4 identified areas that are included as part of the requested variance, and a public hearing was set to consider those areas at a Town Board meeting schedule in November 2020.
November 27, 2020	AI submits a formal letter to withdraw the variance application. AI submits to Town Board a revised application for 5-year County Conditional Use Permit



January 2021	Township sends letter to County stating non-approval of 5-year CUP due to concerns regarding setbacks. (See letter from Town Board to Washington County, Exhibit A.)
March 10, 2021	Township amends Ordinance 49, Zoning Ordinance.
March 2021	Township approves 2021 AI Administrative Permit.
December 2021	AI submits a Variance application to mine within 500-feet of the property lines at the northern end of the quarry.
March 9, 2022	Township approves AI 2022 Administrative Permit.
March 29, 2022	Township denies AI Variance request to mine within 500-feet of the property lines at the northern end of the quarry.
May 2022	AI submits two separate Variance requests for setbacks, one for the Ries Property at the northern end of the quarry and one for County Road 75.
July 13, 2022	Township approves AI request to amend 2022 Administrative Permit.
August 17, 2022	Township denies AI Variance requests to mine within 500-feet within the Ries Property at the northern end of the quarry and to mine within 500-feet of County Road 75 on the northern end of the quarry.
October 2022	Washington County issues RFP for general Mining Services Consultant and assistance with finishing the EAW.
October 31, 2022	Holcim submits application for 2023 Administrative Permit.
November 21, 2022	Holcim submits CUP Application to Washington County for 5-Year Renewal.
January 30, 2023	Planning Commission holds workshop to review 2023 Administrative Permit application.
February 6, 2023	Planning Commission holds regular meeting to consider draft 2023 Administrative Permit and make recommendation to Town Board.
February 8, 2023	Town Board considers recommendation of Planning Commission for 2023 Administrative Permit and recommendations regarding 5-Year CUP renewal period. Town Board approves 2023 Administrative Permit for execution.
March 8, 2023	Full execution of 2023 Administrative Permit
June 5, 2023	Full execution of 2020 – 2025 5-Year Conditional Use Permit (Washington County)
November 1, 2023	Holcim Submits Application for 2024 Administrative Permit
December 4, 2023	Planning Commission holds special meeting to consider 2024 Administrative Permit
December 13, 2023	Town Board considers recommendation of Planning Commission for 2024 Administrative Permit and approves Permit for execution.
November 4, 2024	Holcim Submits Applications for 2025 Administrative Permit, five-year conditional use permit (CUP) renewal, and Variance request from 500-foot setback for the Northern Reserves.

# 2025 ADMINISTRATIVE PERMIT

## GREY CLOUD ISLAND TOWNSHIP

GREY CLOUD ISLAND TOWNSHIP PO BOX 4 ST PAUL PARK, MN 55071	PHONE: 651-459-6236 EMAIL: townclerk@greycloudislandtwp-mn.us
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Make checks payable to Grey Cloud Island Township

ESCROW:	\$ 1,558.75
FEE:	\$
Check #:	

<b>LEGAL DESCRIPTION AND PARCEL IDENTIFICATION NO:</b> See Attachment A	<b>ZONING DISTRICT:</b> RR and Existing Mining Overlay <b>Net Acres West of CR-75:</b> ~204 <b>Gross Acres:</b> 592.22	
<b>PROJECT ADDRESS:</b> 10120 Grey Cloud Island Drive (CR-75), Grey Cloud Island Township, MN	<b>OWNER:</b> Holcim – MWR, Inc. (Formerly Aggregate Industries) 2815 Dodd Road, Suite 101 Eagan, MN 55121	<b>APPLICANT (IF DIFFERENT THAN OWNER):</b> Same
<b>DESCRIPTION OF REQUEST:</b> Holcim – MWR, Inc. (“Holcim”) is requesting approval of the 2025 Administrative Permit (“Permit”) for mining and extraction activities at the existing Larson Quarry to occur between January 1, 2025, and March 31, 2026. This Permit request must be consistent with Washington County Ordinance Chapter 7 Section 5.9. The proposed 2025 activities are described in the Applicant’s Narrative (Attachment B) and are geographically described on the 2025 Operations Plan map (Attachment C). A summary of the request is as follows: <ul style="list-style-type: none"> <li><b>2025 Mining Area:</b> Holcim is proposing to continue mining the lower bench in the area directly west of the Town Hall property and adjacent to County Road 75 north of Town Hall. Mining of the lower bench in the North, West and East Mining Areas as shown on the attached Exhibit are proposed. Holcim will mine portions of the Northern Reserves as approved defined by the Township’s analysis for non-conforming rights and variance approval. The areas are depicted on Figure 1. 2025 Operations Plan.</li> </ul>		
<b>EXISTING SITE CONDITIONS &amp; PROPOSED ACTIVITIES:</b> Holcim owns approximately 593-acres of land in the southern half of the Township lying on both the east and west side of Grey Cloud Island Drive (CR-75). Of the gross area, approximately 204 acres lies west of CR-75 which is comprised of the active extraction area, buffer areas, berms, and wooded pockets on the north and south edges of the extraction boundary. To date, active extraction has only occurred west of CR-75 and extraction activities within the pit have generally occurred from west-to-east. This Permit is consistent with the 2021 – 2025 Conditional Use Permit approved by Washington County, and this Permit further restricts 2025 activities to west of CR-75 only. The existing conditions west of CR-75 and within the 2025 proposed extraction areas is as follows: <ul style="list-style-type: none"> <li><u>East Mining Area:</u> The proposed 2025 operations include continuation of mining and extraction of the areas denoted as “2025 Mining” in the 2025 Operations Plan. The area associated with the East Mining Area is generally located west of the existing Town Hall and adjacent to County Road 75. All mining and extraction in this area is the lower bench, and the activities are within the existing footprint of the mine. No further expansion of the footprint is associated with these areas.</li> <li><u>Southeast Mining Area:</u> The area denoted as the Southeast Mining Area is located on the southeast edge of the existing mining area and is an expansion of the current mining boundary. This area was approved for extraction in prior years, including the 2021, 2022, 2023, and 2024 Administrative Permits. The 5-Year CUP renewal includes information regarding reclamation - it should be noted that no reclamation plans have been reviewed or approved as part of this Administrative Permit. Based on an aerial comparison, it appears that some mining activities have started in this area, but much of the area remains undisturbed.</li> <li><u>West Mining Area:</u> The area denoted as the West Mining Area is located on the western edge of the existing mining area. Continuation of extraction within the lower bench of this area is proposed since the upper bench was mined in previous years.</li> <li><u>North Mining Area and Northern Reserves:</u>                      The area denoted as the North Mining Area is located on the northern edge of the existing mining area. Continuation of extraction within the lower bench of this area is proposed since the upper bench was mined in previous years.</li> </ul>		

The Northern Reserves are located within the existing Quarry Extents and are contiguous to the northern limits of the active mine area that was approved in the 2024 Administrative Permit. The Applicant has mined to the 2024 permitted extraction boundary and anticipates mining into the Northern Reserves starting in 2025. The portion of the Northern Reserves approved for extraction is documented by the Township's official action regarding non-conforming rights and variance approval with conditions in January 2025 (Exhibit C).

- Other Site Maintenance Activities: Site maintenance within easement areas that lie outside the extraction boundary is anticipated as part of this year's operations. Activities may include tree/vegetative trimming and removal within easements, and such maintenance activities are planned to ensure protection of powerlines and/or utilities within the easement areas.

**APPLICABLE ZONING CODE/LAND USE SECTION(S):**

- a) Ordinance 49.3 Zoning (last amended March 10, 2021, and as may be amended from time-to-time)
  1. Section 3. District Provisions
  2. Section 9. Mining Regulations
- b) Ordinance 60. MRCCA
  1. Section 5. Special Land Use Provisions
- c) 2040 Comprehensive Plan

**REQUIREMENTS OF PROPOSED USE:**

1. 2021-2025 Washington County 5-Year Conditional Use Permit; and as may be amended or renewed.
2. 2025 Grey Cloud Island Township Administrative Permit
3. Applicable Zoning Ordinance and 2040 Comprehensive Plan.

**AUTHORIZED WORK/SPECIAL CONDITIONS:**

**A. Mining Operations as described in the 2025 Operations Plan (see Attachment C) are permitted with the following Conditions:**

1. All Holcim operations and activities shall be consistent with the Washington County 5-Year Conditional Use Permit issued by Washington County and is hereby incorporated in this Permit by reference, except as may be further conditioned in this Permit.
2. The 2025 Mining Operations Map is attached to this Permit as Attachment C ("Operations Map"). The map illustrates the areas permitted to be mined in 2025. This Permit allows for mining operations in areas indicated on Attachment B as "2025 Potential Mining," as required to be amended. No mining or extraction activities are permitted beyond the extraction boundary denoted on the Operations Map. Any changes in activities that may impact or change this map, or the activities shown on it, shall require an Amendment to this Permit. Such an amendment shall only be permitted if approved by the Town Board in writing.
3. Portions of the areas denoted on Attachment C as "2025 Potential Mining" encroach and are within the 500-foot setback from CR-75. The upper bench of these areas was mined in prior years and decades and therefore the continued extraction of the lower bench within these areas is permitted as a legally non-conforming use/activity. The Applicant should note that extraction boundary as established in this Permit is the maximum extent of extraction adjacent to the CR-75 right-of-way and no further encroachment into the setback is permitted.
4. All mining within the "2025 Potential Mining" area must comply with a minimum setback of 500-feet, as shown on the 2025 Operations Plan, unless expressly permitted or approved by Township Resolution.
5. The primary haul route of exiting trucks should be north on CR-75. Pit-to-pit traffic between the Larson Quarry and Nelson Quarry shall not be subject to this provision.
6. Holcim shall post, at its own expense, a sign at the exit of the Larson Quarry that the haul route is north on CR-75. It is the Applicant's responsibility to communicate this route clearly to those exiting the site.

**B. Hours of Operation.** The hours of operation will remain as governed by the existing Zoning ordinance 49.3 or relevant Zoning ordinance.

1. The foregoing hours of operation and hauling may be modified by the Town Board in case of public emergency or upon the request of the operator when the seasonal nature of the work or unusual circumstance requires longer working hours. An occasional modification may be granted as governed by the existing Zoning ordinance 49.2 or relevant Zoning ordinance.

**C. Site Maintenance Activities**

1. Vegetative maintenance including tree trimming and/or removal within utility easement areas is permitted in 2025.

- a. Holcim shall notify the Township a minimum of five (5) calendar days in advance of the planned maintenance. Such notice shall be provided in writing (email or similar) and the notice shall include a description of the maintenance to be performed and the area to be maintained.
- 2. Any other vegetative removal proposed not meeting condition 1.a. that is outside of the 2025 Operations Plan extraction boundary, but within the identified 2021-2025 CUP boundary shall be subject to review and approval by the Town Board. Any proposed site development activities, including new driveways or roadways, may require an amendment to this Permit.

**D. Future Expansion of Extraction Activities and Reclamation.**

- 1. Any proposed and/or future mining of the upper bench is considered to be an expansion of the extraction boundary. All expansion activities must comply with all setback requirements as established in the Township Ordinance in effect at the time of the requested mining activities.
- 2. No future land uses, or reclamation plans are approved as part of this Permit. Any future reclamation shall be subject to the rules, ordinances, and regulations in place at time of application for reclamation.

**E. Other Administrative and Miscellaneous Conditions**

- 1. Holcim shall at their expense conduct blasting seismograph testing and recordings during all blasting. Testing shall be done by a third-party independent testing company, not Holcim Inc. The monthly reports from all the seismograph testing locations shall be forwarded by the third-party testing company to the Grey Cloud Island Township Clerk within 14 calendar days of month end.
- 2. Any complaints from Township residents received by Holcim related to the Larson Quarry mining operations shall be forwarded to the Grey Cloud Island Township Clerk within 14 calendar days of the complaint.
- 3. Activities permitted in 2025 will be monitored for compliance with this Permit. This permit shall expire no later than April 1<sup>st</sup> of the following calendar year in which it is issued. Once a new Permit is obtained for a calendar year it shall supersede any previous Permit.
- 4. The Applicant is responsible for the renewal of this Permit. Applicant should apply for a new Permit no later than November 30, 2025 for activities to be carried out in 2026 upon which new terms and conditions will be identified.
- 5. The Washington County 5-Year Conditional Use Permit shall be adopted and incorporated herein. Any amendment or change to the CUP or site activities shall require a notification to the Township of such changes. If changes impact any of the information or Attachments to this Permit, an amendment to this Permit may be required.
- 6. It shall be the responsibility of Holcim to obtain all necessary permits from any other regulatory agency having jurisdiction over the operations contained in this Permit.
- 7. Please note that additional permits may be required from other governmental agencies, such as Washington County, State agencies, Watershed Management Organization (WMO), and others. It is the applicant's responsibility to contact other agencies and obtain all necessary permits prior to commencing work.
- 8. Violation of any condition of this Permit may result in revocation of said Permit. The Town shall follow all state statutory processes and rules that are applicable to zoning permit revocation which may include proper notice, documentation, duly noticed public hearing and opportunity to correct.

Permit Issue Date: \_\_\_\_\_

Town Clerk

We accept the conditions of this permit. We understand that any changes from these plans must be resubmitted for review and approval.

Date: \_\_\_\_\_

Owner or Representative

**List of Exhibits to this Permit:**

- Exhibit A: Application and Permit Timeline
- Exhibit B: Draft Administrative Permit
- Exhibit C: Applicant's Narrative for 2025 Mining Operations
- Exhibit B: 2025 Operations Map
- Exhibit C: Northern Reserves Non-conforming Rights and Variance Area Map

# APPLICATION FOR ADMINISTRATIVE MINING PERMIT

Grey Cloud Island Township  
9910 Grey Cloud Island Drive South  
PO Box4  
Saint Paul Park, MN 55071-0004

Procedure: Submit this application to the clerk with your processing fee of \$250.00 payable to Grey Cloud Island Township and a copy of your Certificate of Liability Insurance with Grey Cloud Island Township listed as the certificate holder. This information must be received by the Monday prior to a Planning Commission meeting. Your attendance is required at the Planning Commission Meeting. A meeting schedule is posted on our website and on the township bulletin board by the front door of the town hall.

The clerk will distribute your application and insurance certificate to the Planning Commission for their review. If the Planning Commission approves your application, it will be forwarded to the Town Board of Supervisors with a recommendation for approval under New Business at its next meeting, usually on the second Wednesday of each month. Your attendance is required at the Town Board Meeting. Your approved application will be sent to you signed and stamped by the Chairman of the Town Board of Supervisors. **Please note that Permits are valid for one year only and must be renewed annually.**

<b>Applicant(s) Name</b>	Holcim - MWR, Inc.		
<b>Business Name</b>	Holcim - MWR, Inc.		
<b>Contact Phone</b>	(651) 683-8133	<b>Email</b>	patty.bestler@holcim.com
<b>Legal Description and Parcel Identification Numbers</b>			
Please refer to attached narrative.			
<b>Description of Request</b>			
Application is to continue mining operations in 2025 at Holcim's Larson Quarry located in Grey Cloud Island Township. See attached documentation.			

In signing this application, I hereby acknowledge that I have read and fully understand the applicable provisions of the ordinances of Grey Cloud Island Township. I understand that this application shall not be reviewed or accepted by Grey Cloud Island Township until all data and information required by the Planning Commission and the Town Board of Supervisors has been received. I also understand that I am responsible for all costs incurred in the review, investigation, and administration of any application, appeal, or other submission required.

Dated this 1st day of November, 20 24

New

Renew

Applicant Holcim - MWR, Inc.



Co-applicant N/A

This application and Fee of \$ \_\_\_\_\_ is hereby received by Grey Cloud Island Township this \_\_\_\_\_ day of

\_\_\_\_\_, 20\_\_\_\_

\_\_\_\_\_, Clerk



**Holcim – MWR, Inc. – Larson Quarry**

**2025 Mining Plan**

**Grey Cloud Island Township, Minnesota**

**November 4, 2024**

# Larson Quarry

10120 Grey Cloud Island Drive S.  
St. Paul Park, MN 55071

## Property Legal Description

- That part of the Northeast Quarter lying southeast of the Mississippi River, Section 23, Township 27 North, Range 22 West;
- That part of the Southeast Quarter, lying southeast of the Mississippi River, Section 23, Township 27 North, Range 22 West;
- Part of the South Half of the Northwest Quarter, Section 24, Township 27 North, Range 22 West;
- Part of the Southwest Quarter of the Northeast Quarter, Section 24, Township 27 North, Range 22 West;
- The North Half and the Southwest Quarter of the Southwest Quarter, Section 24, Township 27 North, Range 22 West;
- Part of the Southwest Quarter of the Southwest Quarter, Section 24, Township 27 North, Range 22 West;
- Part of the Northwest Quarter of the Southeast Quarter, Section 24, Township 27 North, Range 22 West;
- Part of the West Half of Section 25, Township 27 North, Range 22 West;
- Part of the Northeast Quarter of Section 26, Township 27 North, Range 22 West;
- Part of the Northeast Quarter of the Northwest Quarter of Section 26, Township 27 North, Range 22 West;
- Part of the Southwest Quarter of the Southwest Quarter of Section 24, Township 27 North, Range 22 West;

Said parcels lying west of County Road 75.

## Parcel Identification Numbers

23.027.22.41.0001	24.027.22.33.0005
23.027.22.41.0002	24.027.22.33.0006
23.027.22.41.0003	25.027.22.22.0001
23.027.22.41.0004	25.027.22.22.0002
23.027.22.44.0001	25.027.22.22.0003
23.027.22.44.0002	25.027.22.22.0004
24.027.22.23.0002	25.027.22.22.0005
24.027.22.32.0001	25.027.22.23.0001
24.027.22.33.0001	25.027.22.23.0002
24.027.22.33.0002	26.027.22.11.0001
24.027.22.33.0003	26.027.22.12.0001
24.027.22.33.0004	26.027.22.13.0001
24.027.22.23.0003	23.027.22.14.0004



## **Review of 2024 Mining Activity**

During the 2024 operating season, blasting and excavation of limestone has taken place on the lower bench west of the “Town Hall” property. To date, approximately 244,000 tons of material has been barged off site to the Company’s St Paul Distribution Yard and approximately 124,000 tons of material has been hauled via truck to local projects.

## **2025 Operations Plan**

During the 2025 operating season, Holcim proposes to continue mining the lower bench in the area directly west of the “Town Hall” property and adjacent to County Road 75. Potential mining may also take place in the upper and lower benches in the southernmost portion of the quarry and the northernmost portion of the site. Additionally, mining may also occur on the lower bench on the west side of the quarry. Certain portions of these areas are within the 500-foot setback from County Road 75; however the upper bench of these areas was mined in prior years and therefore the continued extraction of the lower bench within these areas is permitted as a legally non-conforming use (please refer to the **2025 Operations Planset** for areas where mining activities will or are proposed to take place). The depth of excavation will be limited to an elevation of 630 feet, as stipulated by the Conditional Use Permit issued by Washington County on May 31, 2023. Holcim also intends to continue mining into the “Northern Reserves,” as depicted in the proposed plans. As described in greater detail in the enclosed documentation prepared by Larkin Hoffman, Holcim has legal nonconforming rights to reduce the setback in the northwest portion of the Northern Reserves and is seeking a variance to reduce the setback in the northeastern portion. Holcim has previously submitted a Phase I Cultural Resource Investigation for the Northern Reserves and received a letter from the State Historic Resource Office confirming that there are no significant archaeological resources in the area affected by the project. Both documents are enclosed.

Mining will be conducted in a manner similar to the practices currently being conducted at the quarry. The equipment utilized during the mining operation includes a rock drill, front-end loaders, a hydraulic shovel, a mobile primary crusher and feeder and an overland conveying system. The majority of the processed material will continue to be transported via barge up the Mississippi River to the Company’s Distribution Yard in St. Paul. Material will also be hauled via truck onto County Road 75, depending upon the demand of local projects.

Due to the seasonal nature of the work at the Larson Quarry, Holcim is seeking approval for the modification of their operating hours which are outside of Ordinance 49 - Section V. Mining, Regulations–A. Operating Conditions–3. Hours of Operation). Section V- A-3(e) of Ordinance 49 provides the Board with the discretion to modify operating hours upon the request of the operator when the seasonal nature of the work or unusual circumstances require longer working hours. The extended hours requested below for 2025 were approved in 2023 and 2024 and Holcim operated with these extended hours without issue. The extended hours are important as

they will allow the Company to run a second shift in 2025, which is crucial for the continued supply of materials to the seasonal construction industry in the Twin Cities.

- Excavation, Crushing, Screening, Washing & Stockpiling: Monday through Friday, 6:00 a.m. to 10:00 p.m., and Saturday, 7:00 a.m. to 12:00 p.m.
- Blasting: Occurs various days per week Monday through Friday, during the hours of 8:00 a.m. and 4:00 p.m.
- Barge Loading & Hauling / Maintenance & Repair of Plant and Equipment: Monday through Friday, 12:01 a.m. to 12:00 midnight.
- Loading/Hauling by Truck: Loading of trucks for delivery may be conducted between the hours of 7:30 a.m. and 4:00 p.m., Monday through Friday. Hauling by truck may be conducted between the hours of 8:00 a.m. and 4:30 p.m., Monday through Friday. No hauling shall occur on Saturdays, without the prior approval of the Town Board. Haul trucks are required to proceed north on County Road 75 when leaving the Larson Quarry (signage is in place at the quarry exit directing haulers to proceed north). Haul truck traffic between the Larson Quarry and Nelson Sand & Gravel facility on Lower Grey Cloud Island shall not be subject to this requirement. As in the past, the Company would like to respectfully reserve the option to request extended haul hours as special circumstances arise.

### **Oak Savanna Restoration**

The Company continues to work with Great River Greening to restore the once prominent oak savanna along the Mississippi River bluff north of the processing plant. In late 2024, work will consist of maintenance of the 2023 tree plantings and preparing for a dead woody material burn.

In 2025, a prescribed burn will take place in the first quarter. In addition, treatment of herbaceous invasive vegetation and foliar treatment of buckthorn regrowth will take place. Seeding with savanna forbs and sedges may also occur.

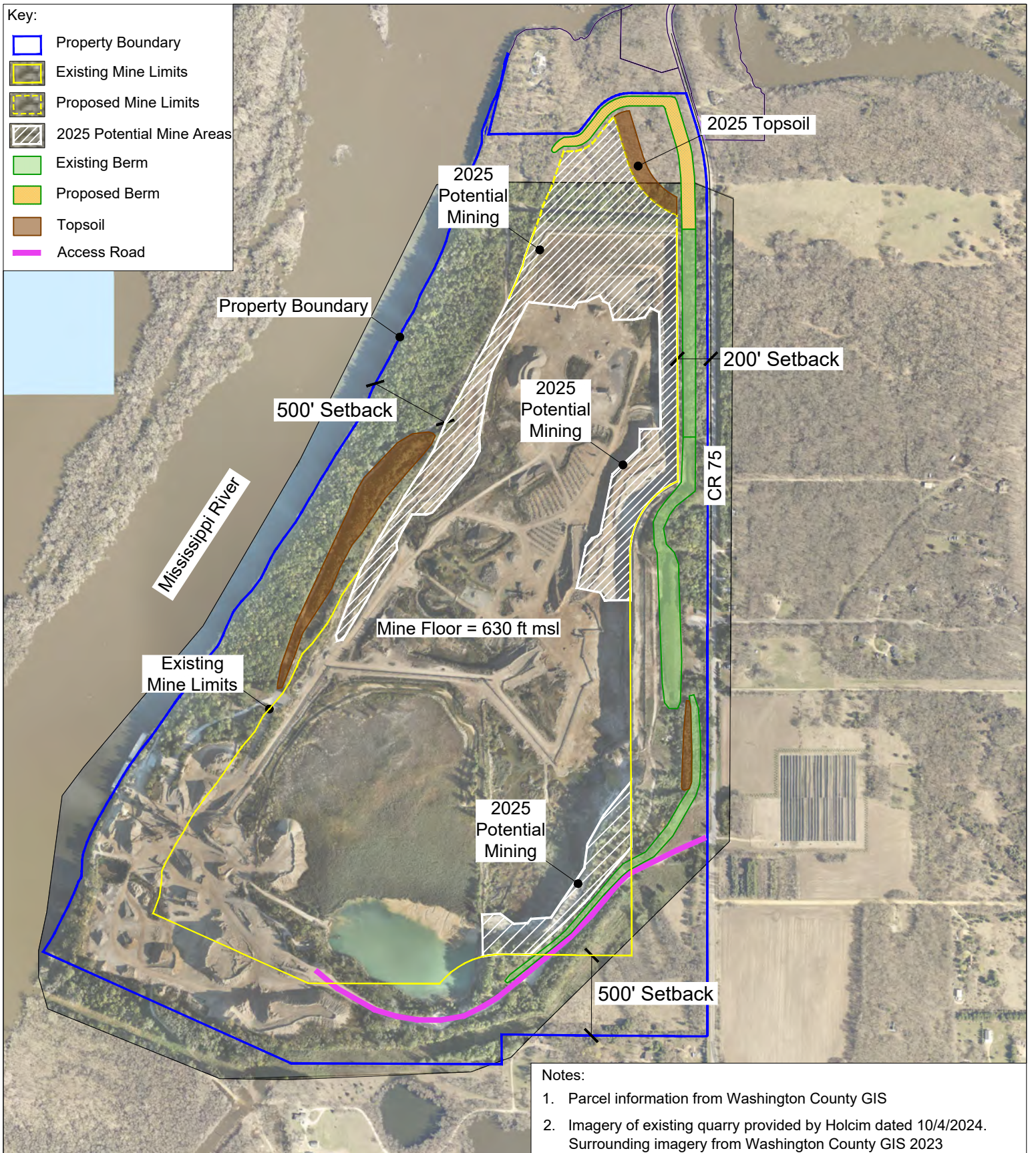
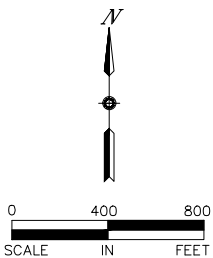


Figure 1  
2025 Operations

Holcim - MWR, Inc.  
Grey Cloud Island Township  
Washington County, MN





CONSULTING CIVIL ENGINEERS  
1000 NESSITT AVENUE SOUTH  
BLOOMINGTON, MINNESOTA 55437  
(952) 881-3344 TELEPHONE  
(952) 881-1913 FAX  
www.sundecivil.com

Holcim - MWR, Inc.

### 2025 Operations

Larson Quarry  
Grey Cloud Island Township,  
Washington County, MN

DATE	REVISION

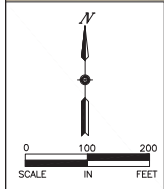
I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.

*Kristen Pauly*  
Kristen Pauly  
DATE: 11/4/24 REG. NO.: 21842

INFORMATION:  
PROJECT NO.: \_\_\_\_\_  
DRAWN BY: \_\_\_\_\_  
CHECKED BY: \_\_\_\_\_  
APPROVED BY: \_\_\_\_\_  
SCALE: \_\_\_\_\_  
DATE: \_\_\_\_\_

DESCRIPTION:  
Northern Reserves Mine Plan Detail

SHEET NO.: \_\_\_\_\_  
**Figure 2**  
of 2





CONSULTING CIVIL ENGINEERS  
10930 NESSITT AVENUE SOUTH  
BLOOMINGTON, MINNESOTA 55437  
(952) 881-3344 TELEPHONE  
(952) 881-1913 FAX  
www.sundecivil.com

Holcim - MWR, Inc.

## 2025 Operations

Larson Quarry  
Grey Cloud Island Township,  
Washington County, MN

DATE	REVISION

I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A FULLY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.

*Kristin Pauly*  
Kristin Pauly  
DATE: 11/4/2024 REG. NO.: 21842

INFORMATION:

PROJECT NO.: \_\_\_\_\_

DRAWN BY: \_\_\_\_\_

CHECKED BY: \_\_\_\_\_

APPROVED BY: \_\_\_\_\_

SCALE: \_\_\_\_\_

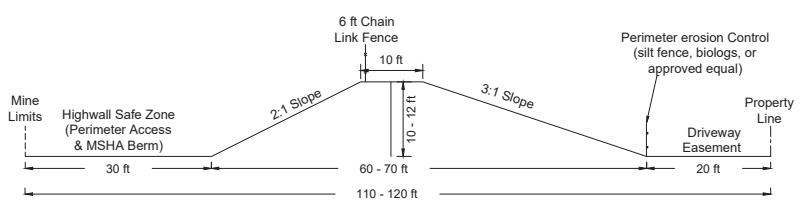
DATE: \_\_\_\_\_

### Northern Reserves Screening Berm Details

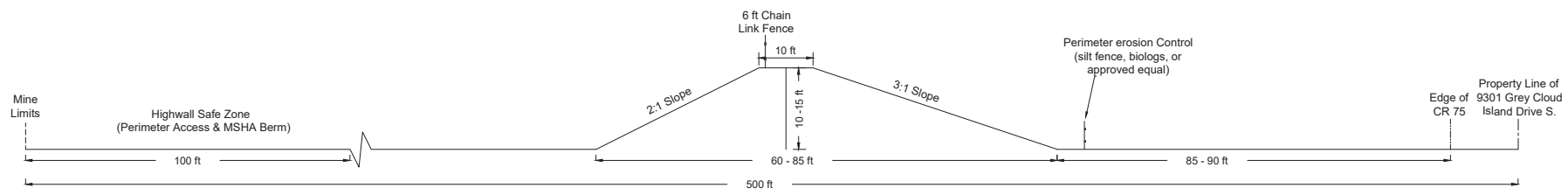
SHEET NO: \_\_\_\_\_

# Figure 3

of 2

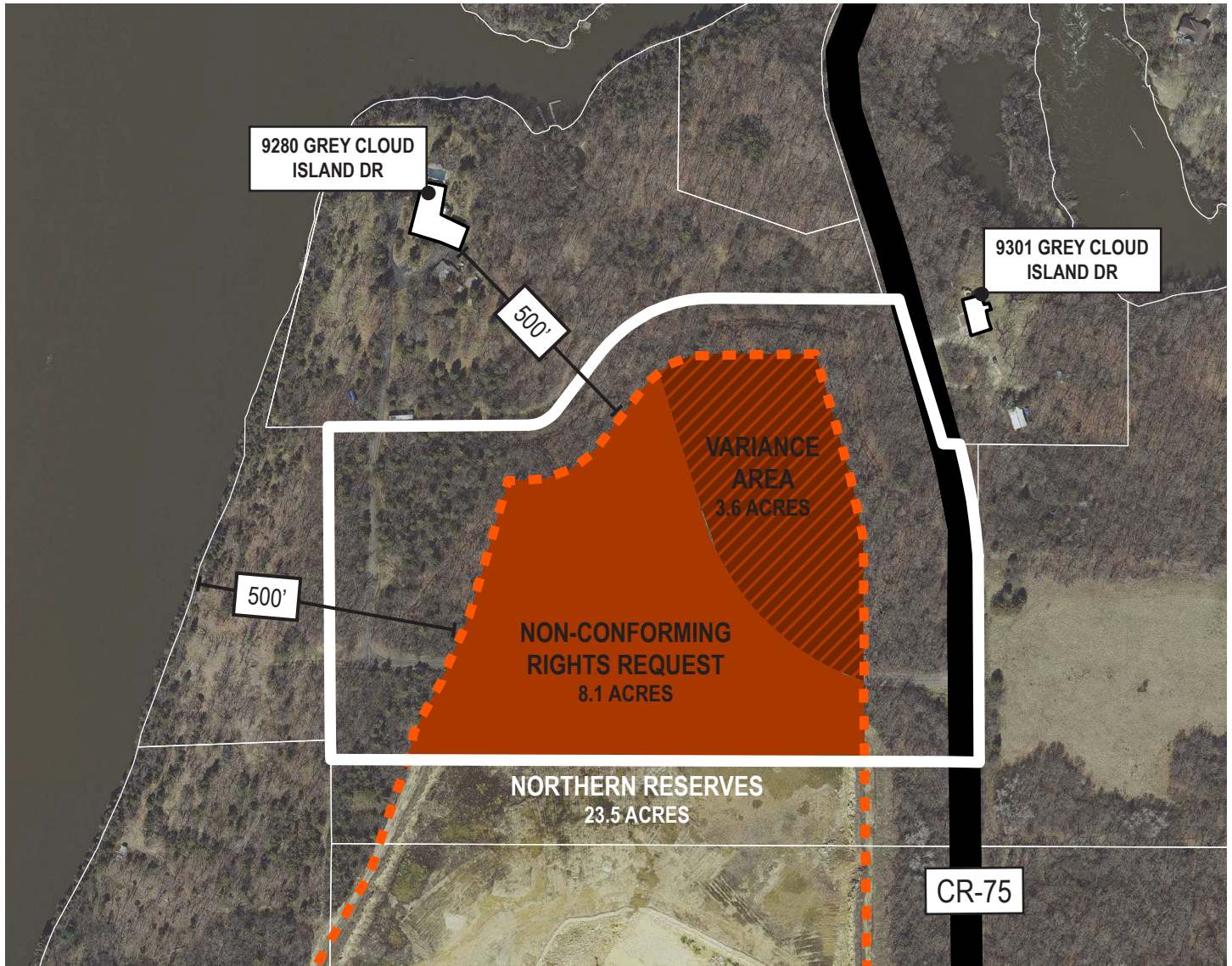


North Screening Berm Detail



East Screening Berm Detail

# Non-Conforming Rights Area Map



0 125 250 500 Feet

## LEGEND



APPLICANT'S REQUESTED VARIANCE AREA (3.6-ACRES)



NON-CONFORMING RIGHTS REQUEST (8.1-ACRES)

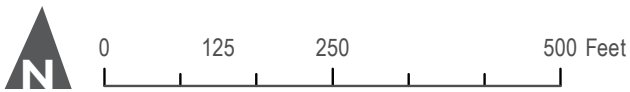
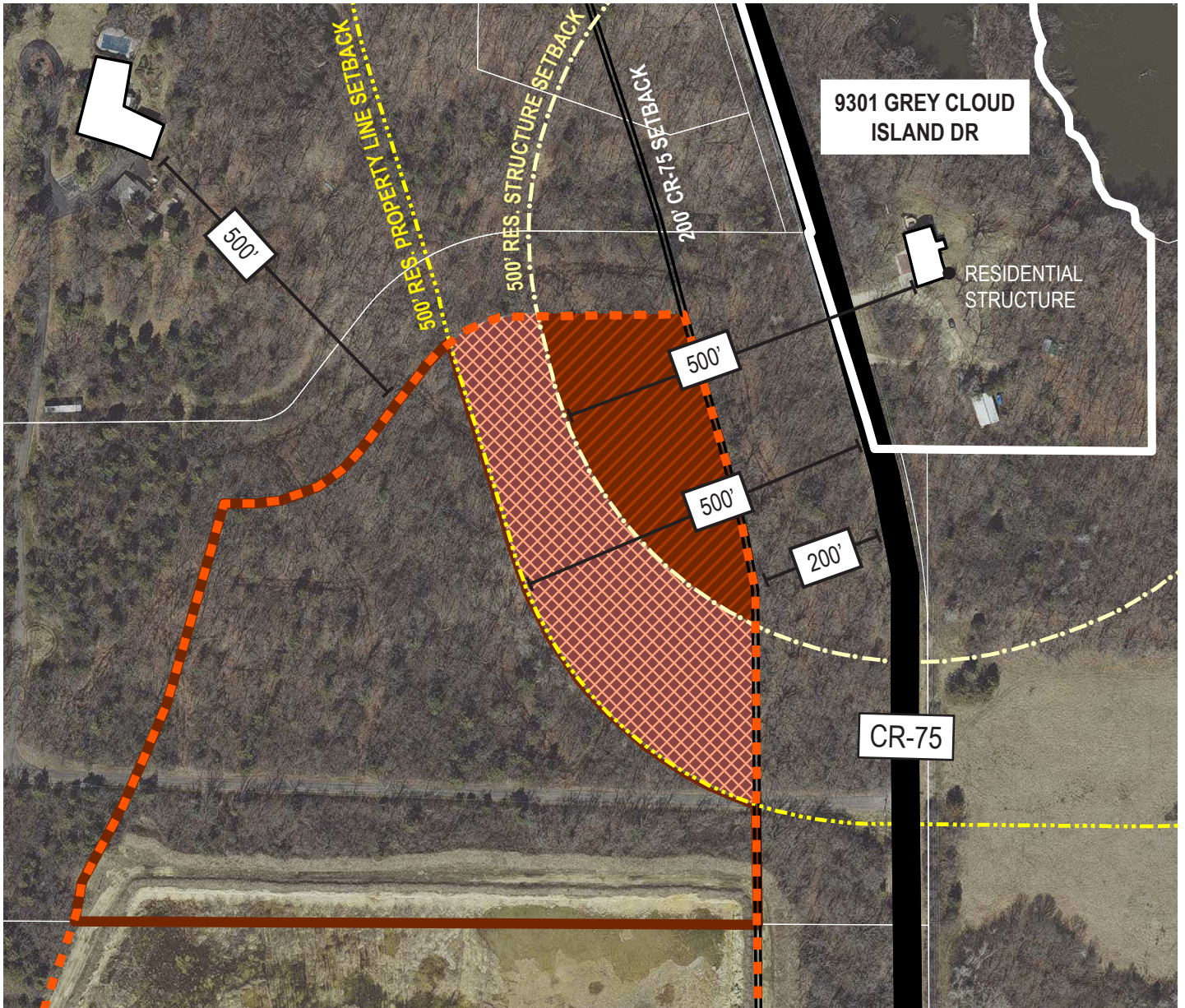


NORTHERN RESERVES PARCEL (23.5 ACRES)










PROPOSED MINING LIMITS

# Variance Area Map



## LEGEND

- |   |                                     |   |  |
|---|-------------------------------------|---|--|
|  | APPLICANT'S REQUESTED VARIANCE AREA |  | 500' RESIDENTIAL STRUCTURE SETBACK     |
|  | STAFF'S RECOMMENDED VARIANCE AREA   |  | 500' RESIDENTIAL PROPERTY LINE SETBACK |
|  | NORTHERN RESERVES                   |  | 200' CR-75 SETBACK                     |
|   |                                     |  | PROPOSED MINING AREA                   |