



NOTICE OF MEETING

THE NEXT MEETING OF THE WASHINGTON COUNTY
BOARD OF ADJUSTMENT & APPEALS
And
PLANNING ADVISORY COMMISSION
WILL BE HELD
Tuesday February 24, 2026
5:00 PM

Washington County Board Room
14949 62nd Street North
Washington County Government Center
Stillwater, Minnesota

Members of the public who wish to share their comments or concerns, prior to the meeting, may provide them via email to Publicworks@co.washington.mn.us.

AGENDA

Board of Adjustments & Appeals

Call to Order
Approval of December 16, 2025, Meeting Minutes
Adjournment

Planning Advisory Commission

Call to Order
Amrize CUP Permit
Presentation – Washington County Public Works
Public Hearing
Board Discussion & Actions
Updates & Announcements
Approval of January 28, 2025, Meeting Minutes
Adjournment

Dated: February 18, 2026

**BOARD OF ADJUSTMENT AND APPEALS
MEETING MINUTES
Tuesday, December 16, 2025**

CALL TO ORDER

Chair Melander called the Board of Adjustments and Appeals to order at 5:06 pm, asked the board members and staff to introduce themselves, and explained the hearing process.

Commissioner's Present: Harry Melander, Chair
John Rheinberger, Anna Zanko, Kevin Kelly, Mark Doneux, Shane Bauer, Brian McCoy
Commissioners Absent: None

Staff Present: Andrew Jackola, Washington County Attorney
Daniel Elder, Planner II
Scott Molitor, Office Specialist
Commissioner Cox

Others Present: Todd Horsager, Robbie Jensen, Kristen Lauenstein, Bob Moser, Johnathan Francis,
Violet Francis

First Agenda Item – Lauenstein Variance Request, 11720 Partridge Road North, Stillwater Township, MN

Washington County Staff Review of Request

Mike & Kristen Lauenstein own a lakeside property in Stillwater Township on Little Carnelian Lake and are seeking a variance from Washington County Development Code Chapter 6, Shoreland Management Regulations. Their plan includes constructing a new two-story residence with an attached garage. The applicants worked with the Fire Department to do a controlled burn exercise of the existing home. The proposed home is not moving closer to the lake than the existing home. The requested variances are as follows:

- Lake Setback – 200 feet required from OHWL (Section 8.1 (1) Washington County Shoreland Management Ordinance) – 148.1 closet point of the home.

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- The applicant proposes:
 - A 3,220 finished sq ft home & Garage
 - A 298 sq ft deck
 - A 148.1-foot lake setback
 - Removal of selected retaining walls and patio elements within the SIZ
 - A replacement tree plan at a 1:1 ratio
 - Impervious surface reduced to 5.7%, far below the 25% threshold

The home complies with all setbacks except the lake setback. The applicant proposes partial removal and restoration of a concrete patio, paver surfaces, and retaining walls.

Partner Agency review from the Carnelian Marine St. Croix Watershed District (CMSCWD) does not support the variance, but provides recommended mitigation conditions should the County approve.

Partner Agency review from Washington Conservation District (WCD). WCD supports approval of the variance because the unique parcel shape and steep slopes create practical difficulties for siting the home. The new structure does not encroach more into the OHWL setback than the previous home. Full compliance with all setbacks is not possible due to the road setback and septic requirements.

Partner Agency review from the Minnesota DNR. The DNR supports the removal of the retaining walls in SIZ, the removal of the paver patio in the SIZ, and the installation of native riparian vegetation.

Stillwater Township responded based on the scanned documents and utilizing the County GIS Property Viewer, the request appears to meet all township requirements.

Ordinance Criteria for Granting a Variance

Per Chapter 1, Section 6.4:

1. Reasonable Use

A single-family home is a permitted use. The proposed structure replaces a long-standing home that previously encroached closer to the lake. The applicant is not proposing to move closer to the lake and the relocation of the septic towards the road, the bluffs around the home, and the removal and restoration of some of the impact in the shore impact zone represent an improvement, and staff finds the request reasonable.

2. Unique Circumstances

- The lot slopes towards the lake with 12-18 percent slopes.
- The slopes require the location of the septic towards the road, which limits the placement of the home.
- The prior home's location constrains feasible siting and reutilizes the existing impervious surface locations.

These conditions are unique to the property and not created by the landowner.

3. Essential Character of the Locality

The variance will not alter the character of the area as it matches the size and setback of previously approved homes.

4. Economic conditions alone cannot justify a variance

There is no evidence the request is driven by economic considerations.

Summary of Findings of Fact

Based on the above:

- The applicant proposes a reasonable use.
- Unique conditions limit feasible placement of the home.
- The variance will not impact the essential character of the area.
- The request is consistent with the purpose and intent of Chapter 6.

Staff Recommendation: Approval with Conditions

Staff recommends approval of the variance from the 200-foot lake setback to 148.1 feet. The home in question is not becoming more noncompliant and is addressing screening, stormwater, and restoration of shoreline features; the variance is consistent with Washington County standards and the purpose of Chapter 6. Staff recommends approval subject to the following conditions:

1. Development of the property shall be consistent with the plans and survey provided to the County as part of this application, including the location of the home, septic system, and the proposed height of the structure. The Zoning Administrator will review any additional changes or requirements required by the conditions for approval.
2. The owner shall obtain a building permit from the Township. The owner’s surveyor shall stake the location of the proposed building on the site and verify the setbacks for the Building Inspector.
3. During construction, a perimeter silt fence shall be placed around the site to control erosion on the site.
4. New and reconstructed impervious surfaces are directed to stormwater management BMPs for treatment of runoff in accordance with CMSCWD rules.
5. All recommendations from the Washington Conservancy District shall be followed.
6. A permit must be obtained from the Carnelian Marine Watershed District. All recommendations for BMP practices and runoffs shall be followed.
7. A certificate of compliance must be obtained from Washington County.
8. The variance is invalid or expires if the holder has not substantially started construction on the home within one year of granting the variance.
9. The permit shall be periodically reviewed by the County to ensure compliance with the permit and the permit conditions.
10. The County may enter the premises at reasonable times and in a reasonable manner to ensure the permit holder complies with the conditions and all applicable statutes, rules, and ordinances.
11. A pre-construction meeting with County Staff, May Township officials, Washington Conservation District, Watershed District, and the builder shall occur before any construction activity begins.
12. The Zoning Administrator shall review any changes.
13. A Shore Impact Zone restoration on and mitigation plan shall be developed in consultation with:
 1. Washington County
 2. Washington Conservation District
 3. CMSCWD

The plan shall:

1. Reduce total SIZ impervious footprint
2. Incorporate stormwater BMPs
3. Restore natural vegetation
4. Address stabilization of the eroded lake access path
5. Removal or reduction of selected impervious surfaces within the SIZ, including:
 1. Portions of patios
 2. Selected retaining walls
 3. Other features identified during plan review
14. Six removed trees shall be replaced at a minimum 1:1 ratio with native trees.
15. A tree preservation and replacement plan must be approved by the Zoning Administrator.
16. The variance shall expire one year from the date of approval unless substantial construction has commenced.

PUBLIC HEARING

Chair Melander opened the Public Hearing at 5:06 PM

Chair Melander closed the Public Hearing at 5:07 PM

Commissioner Rheinberger recommended approval of the variance. Commissioner Zanko commented that the lot was a very complex lot. There is really no other location for the home, and it is not being moved closer to the lake.

Chair Melander read the exhibits:

1. The variance application and plans.
2. The survey.
3. The certificate of survey with the proposed new home.
4. 11 x 17 aerial photo.
5. The style structure of the plan.
6. The three communications sent to Daniel Elder.
7. Comments from the Washington County Conservation District.
8. Comments from the Carnelian Marine St. Croix Watershed.

Commissioner Doneux read the findings of Fact

Summary of Findings of Fact

Based on the above:

- The applicant proposes a reasonable use.
- Unique conditions limit the feasible placement of the home.
- The variance will not impact the essential character of the area.
- The request is consistent with the purpose and intent of Chapter 6.

Commissioner Rheinberger made a motion to approve the variance, and Commissioner Bauer seconded the motion. All in Favor. Motion carried.

Second Agenda item -- Jensen Variance, 14411 136th Street North, Stillwater, MN 55082

Daniel Elder presented the staff report for the reconstruction of an existing single-family home on a bluff-regulated property with an 18% bluff slope, which significantly limits the building area. The applicant is requesting a variance to allow the home to be located approximately 18 feet from the bluff and to allow a septic system setback of approximately 8 feet.

During the discussions with this between the applicant.

In the conservation district in Washington County, public health.

Public health reviewed the proposed septic system placement and conducted a site review.

Public health noted that the small size of the lot, the steep slopes, and limited soil conditions meant that there was no real feasible location on the property, or encroachment into the bluff setback can be fully avoided.

Public health further noted that the alternative locations would either require excessive disturbance.

Or would not meet the subsurface sewage treatment system standards.

Washington Conservation District also reviewed this, noting the slope conditions in the proposed grading. The recommended approach is to minimize grading and excavation within the bluff setback area, limiting vegetation removal, which would protect the bluff.

Staff finds that the bluff constraints constitute practical difficulties not created by the applicant and recommends approval for this variance.

Questions for Staff

Daniel Elder was asked the question as the property is not directly on the lake, what ordinance caused this variance? Elder explained it is within 1000 feet of the shoreland.

Applicant Presentation

Bob Moser, Moser Homes Inc., on behalf of the owners Robbie and Larry Jensen. The staff report was very thorough, but I wanted to answer any questions.

One question was asked of the applicant representative. Questioned if the new home is proposed at 18 feet from the bluff line, how does that compare to the current home's placement? Moser replied by stating the placement is with ½ foot to 2 ½ feet away from the current setback. It is a tough spot, but the new home is less non-compliant than the existing structure.

Chair Melander opened the Public Hearing at 5:17 PM.

Chair Melander closed the Public Hearing at 5:18 PM.

Chair Melander read the Exhibits:

1. Applicant's request for variance and plans, including surveys and floor plans.
2. Staff report
3. Photos of the existing structure.
4. Public comments via email and the Washington County Conservation District letter.
5. 11 x 17 Aerial map.
6. 11 x 17 Aerial map with topography.

Commissioner Doneux read the findings of Fact

Summary of Findings of Fact

Based on the above:

- The applicant proposes a reasonable use.
- Unique conditions limit the feasible placement of the home.
- The variance will not impact the essential character of the area.
- The request is consistent with the purpose and intent of Chapter 6.
 - Economic conditions are not an element of this request.

Board Discussion and Decision

Commissioner Rheinberger commented that there are no other options than to have a variance. Commissioner Zanko stated that she sees considerable effort by the applicant.

Commissioner Bauer made a motion to approve the variance with the eleven conditions in the staff report, seconded by Commissioner Rheinberger. All in favor, Motion carried.

Third Agenda Item – Jonathan Francis, 11310 Panama Ave. S., Denmark Township, MN 55033

This property is located in the rural district of the Lower St. Croix Riverway. This request is for the construction of a new single-family home on a fully undeveloped wooded lot.

The applicant is requesting a bluff line setback variance to reduce the required setback from 100 feet to 50 feet.

The way that the code works is that in rural areas, a setback can be allowed from 100 feet up to 40 feet if it meets certain criteria. This is within the code. During the review and working with the applicant and the DNR there have been several discussions about this house. Originally, the DNR reviewed the application and provided written comments expressing concern that the materials did not adequately justify a deviation from the code.

With new grading that they have given and I have spoken to the DNR in the last week they just want to make sure that what's being shown is just the minimum that would be required to build this house. The justification cited by the applicant, such as subdivision lot width requirements are not directly relevant to a setback variance. The subdivision was created originally in 1989 as what's considered a rural cluster design, and so a lot of these lots share an outlot in community septic to reduce the size of the lots that impact into the bluff. The design of the subdivision was approved by the County back in 1989.

In working with the Conservation District, they reviewed the site and noted the steep slopes in the sensitive bluff conditions. This was approved as a rural cluster development with a shared out lot containing the shared septic. Denmark Township has not provided any comments on this variance.

Staff has worked with the applicant to shift the home location further east from the originally proposed 40 foot setback to the current 50 to about 53 foot setback based upon the deck on the house.

Agency Comments

Washington Conservation District reviewed the updated plans and provided several technical recommendations.

1. Minimize Grading Within the Bluffline Setback

WCD's slope analysis (using updated 2022 LiDAR) indicates that although the proposed structure appears to be located outside the top-of-bluff + 40 ft offset, the planned grading and driveway approach will still require disturbance within this area. WCD recommends that any grading or cut/fill within the bluffline setback be strictly minimized to preserve slope stability.

2. Minimize Vegetative Cutting

WCD identified that vegetation removal will occur within the 100-foot bluffline setback to complete the needed driveway grading. They recommend that vegetative cutting be kept to the minimum amount necessary and that every effort be made to preserve mature trees and natural buffer vegetation.

3. Clarify Septic System Placement

WCD noted that the original submittal did not identify where an onsite septic system or receiving tank would be placed relative to bluffline setbacks. They requested clarification of septic location to ensure compliance with applicable setbacks and bluff protection standards. The lot in question is connected to a community septic system which was clarified by the applicant.

4. Substandard Lot Consideration

WCD noted that the parcel is 2.3 acres, which is substandard relative to the minimum lot-size requirements in Chapter 5 of the Lower St. Croix Riverway. However, when the St. Croix Harbor subdivision was created in 1989, each property was plated to own a proportionate share of the

common Out lot, which was intentionally included so that the development, as a whole, would meet the density and acreage requirements of the ordinance. The subdivision was approved as a rural clustered development, specifically designed to limit disturbance of the natural bluff and riverway landscape by concentrating individual building pads while preserving large shared open-space areas.

5. WCD's comment highlights that although the parent subdivision complied with density requirements through shared ownership of the Out lot, the individual fee-simple lot remains dimensionally substandard on its own. This substandard lot condition should be recognized in the County's evaluation of practical difficulties, existing development patterns, and the intent of the original rural cluster design

6. Condition Variance Approval on Slope & Vegetation Protection

WCD recommends that any approved bluffline variance be conditioned on minimizing grading and vegetative cutting within the bluffline setback area, consistent with Chapter 5 resource protection objectives.

Applicant Response:

In email correspondence, the applicant confirmed:

- Only a limited number (approx. 6–10) of trees >6" would be removed.
- Two affected oaks have confirmed oak wilt and require removal.
- Grading will be minimized; a retaining wall is proposed to avoid cuts.
- 1:1 tree replacement will occur for removed healthy trees. Staff will work with the homeowner and the WCD on a landscaping plan.
- The applicant states that the lot is the high point of the development and runoff flows naturally toward the street.
- As a condition of the permit the home will be required to direct all runoff as to not alter the natural drainage patterns.

1. Reasonable Use

The applicant proposes to use the property for a single-family residence, which is permitted and expected use within the Rural District of the Lower St. Croix Riverway. The lot is one of the final undeveloped parcels within the St. Croix Harbor subdivision and was established for residential use when the subdivision was created. Constructing a home is a reasonable use that aligns with the development pattern and intended use of neighboring properties.

2. Unique Circumstances

- The location and configuration of the bluffline, which wraps around the western portion of the lot;
- Steep topography both at the bluff and near the road, which restricts usable building area;
- The rural-cluster subdivision design from 1989, which relies on shared outlot area to meet density requirements and intentionally concentrated building envelopes to preserve natural features;
- Tree preservation considerations and site-specific slope stability issues.
- These physical conditions create a uniquely constrained building area that is not shared by other properties outside the subdivision and cannot be reasonably altered.

3. Essential Character

The proposed home is compatible with neighboring residential development and maintains the wooded, low-visibility character of the St. Croix Riverway. The structure will remain visually screened from the river during summer months due to existing vegetation and distance from the river. The home design and placement will not create a visual or environmental impact inconsistent with surrounding properties or the Lower St. Croix Management District.

4. Not Self-Created

The lot's constraints result from natural features (bluffline, slopes, vegetation) and the original

subdivision design not from actions taken by the current owners. The applicants are attempting to construct a home within the framework established by the 1989 plat and the Lower St. Croix Riverway standards. HOA size minimum also affects feasible building area.

5. Practical Difficulties and Minimal Relief

Requiring full compliance with the 100-foot bluffline setback would render the lot unbuildable or necessitate extensive grading, tree removal, and a significantly steeper driveway approach conditions that could cause greater environmental disturbance than the proposed 50-foot setback. The applicants have shifted the home east while maintaining safe driveway access, retaining mature trees, and reducing intrusion into sensitive slope areas. While DNR emphasizes the need to ensure the request represents the minimum relief necessary, staff finds that the physical constraints of the lot justify the proposed balance between bluffline protection and reasonable residential use.

6. Consistency With the Intent of the Ordinance

The Lower St. Croix policies intend to protect bluff resources, minimize vegetation removal, and maintain the scenic character of the riverway. Through limited disturbance, native vegetation restoration, minimal grading within the bluffline setback, and compliance with the community septic system, the project can uphold these goals while allowing for use of the parcel as platted.

Conclusion:

Practical difficulties are present and strict enforcement is unnecessary to achieve ordinance intent. The subject lot presents several practical difficulties that limit the placement of a home in full compliance with the 100-foot bluffline setback required under Chapter 5. The bluffline wraps tightly around the western portion of the lot, while the steep rise from Panama Avenue, the HOA's minimum main-level dwelling size requirement, and the narrow building envelope collectively constrain where a home can reasonably be placed. Shifting the structure farther toward the road to increase the bluffline setback would require a significantly steeper driveway approach, necessitate additional vegetation and tree removal, and create a less functional and potentially unsafe driveway grade. These natural and built-environment constraints create a situation where a compliant structure cannot be reasonably sited without creating new impacts that could exceed those associated with granting the setback variance. The applicant has worked with County staff, the DNR, and the WCD to move the home farther from the bluffline, reduce grading, and limit tree removal, thereby mitigating potential impacts to the bluff and riverway. With continued agency coordination including DNR review of topographic information and approval of a detailed landscaping and vegetation restoration plan staff believes the project can be implemented in a manner that protects the bluffline and preserves the natural character of the Lower St. Croix Riverway. For these reasons, staff finds that the variance is warranted, provided the project remains subject to appropriate conditions focused on minimizing disturbance and ensuring long-term resource protection.

Recommended Conditions

1. The project shall be constructed in substantial conformance with the plans and survey showing a 50-foot bluffline setback.
2. A detailed landscaping and vegetation management plan shall be submitted for review and approval by Washington County in coordination with the Washington Conservation District (WCD) and, if feasible, the Minnesota Department of Natural Resources (DNR). The plan shall address vegetation preservation, tree removal limits, slope protection, and revegetation measures within and adjacent to the bluffline setback.
3. In reviewing the landscaping plan, Washington County, WCD, the builder, and DNR (if available) shall evaluate whether the proposed home location can be shifted further east to reduce bluffline impacts while maintaining safe driveway access, minimizing vegetation removal, and preserving slope stability. Any adjustments determined feasible through this coordinated review shall be incorporated into the final approved plan.
4. A building permit shall be obtained from Denmark Township prior to construction.

5. The surveyor shall stake the approved house location for inspection by Washington County staff prior to land disturbance.
6. Erosion and sediment control measures, including perimeter silt fence or equivalent, shall be installed before land disturbance and maintained until permanent vegetation is established.
7. Grading within the bluffline setback shall be minimized to the greatest extent practicable and shall maintain existing drainage patterns.
8. All disturbed soils shall be re-seeded or sodded with native vegetation within one hundred eighty (180) days of building permit issuance.
9. No tree exceeding six (6) inches in diameter shall be removed except where necessary for construction or where documented as diseased. Removed trees shall be replaced at a 1:1 ratio with native tree species. Final number will be determined by the landscaping plan.
10. Vegetative screening between the proposed home and the St. Croix River shall be preserved to ensure the structure remains visually inconspicuous during summer months.
11. Natural drainage patterns shall not be altered and shall continue to flow toward Panama Avenue.
12. The residence shall connect to the community septic system as proposed. All septic-related work shall comply with Chapter Four of the Washington County Development Code and if needed a permit shall be applied for with Washington County Public Health and Environment.
13. The applicant shall comply with any additional recommendations from the Washington Conservation District related to grading, erosion control, vegetation preservation, and bluffline protection following review of the landscaping plan.
14. A Certificate of Compliance shall be obtained from Washington County prior to issuance of a building permit.
15. The variance shall expire one (1) year from the date of approval unless substantial construction has commenced.
16. A prebuilding meeting shall be held with all parties before beginning construction.

Board Questions for Staff

Commission Doneux commented on the public comment received, noting it is 12% versus 18% and not in the river corridor. Daniel Elder responded that having talked to the DNR, they do believe that this meets the requirements and the definition that's in our code. This is viewable by the river as identified by the zoning administrator.

Applicant Presentation

Applicant Jonathan Francis and Violet Francis, 312 Park Lane, South St. Paul, MN 55075

Mr. Francis explained he has been working with the County for several months and adjusted the house many times. They are using the flat part of the lot and they are there because of the beauty of the land and trees. They will be removing only 5-6 trees, and some are dead. The trees will be replaced, and the area will remain heavily wooded. Mr. Francis offered to answer any questions from the Board. No questions.

Chair Melander opened the Public Hearing at 5:33.

Comments made by Todd Horsager, 11320 Panama Ave. S., Hastings, MN 55033. He explained his lot is next to the applicant, and the lots face to the West and Southwest, and he feels they do not meet the definition of the River Overlay District Bluffline rules. He believes the applicant and his lots have been improperly recorded over the years and thinks it is important to correct. He said the lots face the Marina located in the river.

He asked that the survey be recorded and the bluffline as part of this process.

The Board of Adjustment and Appeals responded to Mr. Horsager that they cannot change the zoning for these lots, and it is the DNR's opinion that they do meet the conditions for this bluff line setback applicable to this lot. It

was also stated that they are unable to rezone lots under a variance and that this cannot be resolved through the variance process. We are only to review the variance information.

Chair Melander closed the public hearing at 5:45.

Chair Melander read the exhibits:

1. Application for variance dated June 30, 2025, narrative and building plans with survey and photos.
2. Staff report dated December 11, 2026.
3. Public comments and emails from Todd Horsaghur, which is F1-F-10.
4. Aerial photos with topography.

Commissioner Rheinberger commented that the request and the proposed vegetation management are reasonable. He made a motion to approve. Seconded by Commissioner Zanko. All in favor motion carried.

Summary of The Findings of Fact:

- Reasonable use of the property as it is a plated development as a unique rural cluster development that is done to preserve natural features around the rest of the subdivision, and the bluff line wrapping around the property.
- The conditions will preserve the nature of the area and development and the St. Croix River.
- These circumstances are conditions not created by the owner and are consistent with the Washington County Development code.

Approval of July 22, 2026, Meeting Minutes

Commissioner Doneux made a motion to approve July 22, 2025, Meeting Minutes. Second, by Commissioner Kelly. All in favor, motion carried.

ADJOURNMENT

Chair Melander made a motion to adjourn. Commissioner Doneux seconded the motion.

Meeting adjourned at 5:55 pm

Respectfully submitted,

Sara Favreau

Public Works Department, Recording Secretary

Memorandum

Date: February 19, 2026

To: Washington County Planning Advisory Commission

From: Daniel Elder, Planner II

Subject: Amrize Conditional Use Permit (CUP) request

Purpose: Consider a CUP permit application submitted by Amrize

Application

A complete application for a CUP application and is comprehensive and explains the operations occurring on the property. In addition, we have closely examined the statements in the report, reviewed all exhibits, and found them to represent activities on the property accurately. The application in front of the Commission today only pertains to the existing mine on the western side of County Road 75. The proposed expansion to the east of County Road 75 is not part of this CUP and is currently going through an Environmental Impact Statement (EIS) process.

Background/Request

Amrize, known as Holcim MWR, Inc. in the last 5-year permit, has submitted its Five-Year Mining Conditional Use Permit application to continue its operations in Grey Cloud Township. Mining permits issued by Washington County are valid for five years. At the end of each five-year period, the permit must be renewed. County staff inspects mining operations annually to ensure compliance with all permit conditions. The property involved in this application is generally described as Part of Sections 23, 24, 25, and 26, Township 27 North, Range 22 West. The Larson Quarry has been in continuous operation since the 1950s within Grey Cloud Island Township. Mining operations are confined to the west side of County Road 75 and east of the Mississippi River. The total ownership includes approximately 592 acres, with roughly 193 acres actively used for mining, processing, and stockpiling.

This permit was last renewed in 2023, and at that time, the mine was operating pursuant to the Conditional Use Permit #0011-15017, issued on November 24, 2015, and was allowed to continue operating as long as the conditions agreed to in the permit were met. The Planning Commission at that time decided to put the mine back on a regular five-year renewal cycle and required the applicants to submit an application by the end of 2025. The planning commission at that time also instructed County staff to work with the mine operators and the township on the reclamation plan. County staff has worked with the Township and the mine operators on the reclamation plan which is discussed later in this memo.

The applicant is proposing to continue mining in a similar fashion, proposing to continue mining on the west side of County Road 75 for the next four to five years. A small portion along the westernmost section of the quarry delineated for mining will be mined on both the upper and lower benches. Which can be seen on the figure C2 exhibits directly behind the westernmost overburden.

Mining will shift to the lower bench in the eastern portion of the quarry and the northern most portion of the site in the next two to three years. Once the lower bench has been mined in these areas, a small portion of property located directly north of a private road owned by the Company will be mined. Mining in this area will require relocating the private road which connects to the driveway of the residence located at 9280 Grey Cloud Island Drive. Mining of the upper and lower bench of this northernmost area will take approximately one year, after which time the company may shift direction in order to mine the lower bench in the southern portion of the quarry.

The mining of the property located directly north of the current mining limits does meet County code requirements. However, the Township is working with the mine operator to determine whether this is permitted under the Township code.

ADJACENT LAND USE

The subject property is within the Shoreland Overlay District and the Mississippi River Critical Area Corridor. The land use surrounding this mining facility is mainly large-lot rural residential. The company has mining easements agreements with several properties next to the mine. The property located directly north of the current mine limits is being discussed between the Township and operator. While the mining on this property does meet the County Ordinance, the Township may not agree that it meets their ordinance. The proposed conditions include allowing mining on this parcel. The conditions state that the operator must abide by all county and township permit requirements. If the Township determines that mining is not allowed under their code, this condition will require they follow the more restrictive mining limit.

EXCAVATION AND PROCESSING

Operations include drilling, blasting, excavation, crushing, screening, stockpiling, and shipment of limestone products. Annual production is anticipated to remain approximately 600,000 tons per year, depending on market demand. This is consistent with the annual production of the mine in both volume and type over the last several years. The majority of material is transported by barge, reducing truck traffic impacts with approximately one-third hauled out on County Road 75 annually.

SETBACKS

Mining activities comply with Washington County, and the mine operator is currently working on the annual permit with Grey Cloud Island Township regarding setback requirements. The Township does require stricter setbacks than the County. At the Township's request, we asked the applicant to change

the map exhibits in this permit to include the Township's 500-foot setbacks from residential properties, occupied structures, and public road rights-of-way. The mine operator provided a letter from their attorney, which is attached, stating they will not voluntarily increase the setbacks to match the more restrictive Township ordinance for purposes of the County permit. Washington County typically allows berms, storage, landscape buffers, and fences within setbacks. Mining excavation activities are not allowed in the setbacks. The permit materials and draft conditions follow the County's ordinance. The conditions also state that the operator must abide by all county and township permit requirements. If the Township's permit requires 500-foot setbacks, this condition will require the operator follow the more restrictive setbacks.

FENCING

The quarry is secured through gated access points, natural topography, and berms. Full perimeter fencing has not been required historically due to berms, significant vegetation, and the river along some borders. Fencing could be required in the future if public safety concerns arise. The Township has expressed concern regarding the northern property limits and fencing. County staff have been onsite several times and have no concerns regarding the safety because there is significant vegetation. Installing a fence will require trees to be removed. If the mine operator is allowed to move north by the Township the County will require the installation of screening and fencing along the new northern border. This is shown in the conditions.

SCREENING

Visual screening is provided through existing woodland, berms, and natural topography. Screening along County Road 75 and the Mississippi River corridor minimizes views of active operations. If the mine expands north the County will require additional screening, berms.. This is shown in the applicants plans.

HOURS OF OPERATION

The County Ordinance limits hours of operation from 7:00 a.m. to 7:00 p.m. Monday through Friday unless the Township authorizes other hours and days. Amrize currently operates the processing plant from 6:00 a.m. to 10:00 p.m. Monday through Friday. The wash plant is operated from 4:00 a.m. to 11:59 p.m., Monday through Friday. Back sections of the plant are operable from 7:00 a.m. to 5:00 p.m. on Saturdays. Hauling is from 7:30 a.m. to 4:00 p.m. Extraction from 6:00 a.m. to 10:00 p.m. weekdays and from 7:00 a.m. to 5:00 p.m. Saturday. Blasting occurs at approximately 2:00 p.m. several days a month. The Township has approved typically approved these hours of operation in their annual permit.

DUST CONTROL

The County Ordinance requires that the owner operate all equipment in a manner to minimize on-site and off-site dust. The operation will produce dust through vehicle movement, processing operations,

stockpiles, and blasting. The mine utilizes a conveyor system and the use of barges to mitigate dust issues on the property. The operator sprays the haul roads and quarry floor with water and/or magnesium chloride to control dust.

NOISE AND BLASTING

Blasting is conducted in accordance with U.S. Bureau of Mines vibration standards and monitored with seismographs. Advance blast notifications are provided to residents and officials. County staff has received complaints regarding blasting and follows up with the mine operator on specific blasts as needed. However all blasting and seismographic data indicates that the mine operator is following the standards as set by the US Bureau of Mines.

ACCESS / TRAFFIC

Access is provided via County Road 75. Approximately two-thirds of the material is transported by barge, significantly reducing truck traffic on local roadways.

DRAINAGE AND GROUNDWATER

The site operates under MPCA and DNR permits. Groundwater levels are monitored through a network of wells, and continued monitoring and mitigation of verified well interference is required. The Township has indicated concerns regarding well levels and they work with the mine operator to check levels monthly. The County’s code requires that “extraction operations shall not be conducted in such a manner as to permanently lower the water table of surrounding inhabited properties or any other water body.” (Chapter 7, Section 5.5). The MnDNR is the subject matter expert for groundwater and water appropriation. County staff are meeting with the DNR on February 23, 2026 and will bring results of that conversation and a draft permit condition for the PAC To consider to the February 24, 2026 PAC meeting.

FUEL STORAGE

Fuel storage tanks on-site are permitted, located within secondary containment, and subject to spill prevention and inspection requirements. Meeting all requirements.

RECLAMATION

A reclamation plan provides for final grading, native vegetation establishment, littoral zones, and safe water exits. Reclamation must be completed within six months of permit expiration or cessation of mining. The County has worked with the Township and the mine operator regarding the reclamation plans several times over the past couple of years. The reclamation plan, as submitted, does meet the County's requirements for a reclamation plan. The Township has several concerns about the property's future use and that the current reclamation plan does not provide detail about the end use. It is not a county requirement to have an end use plan as part of a permit. Staff has reached out to the MnDNR

and is in communication with them regarding the design and future of the property. The MnDNR has indicated that a conversation about the lake's classification is appropriate as the mine approaches its end date. This classification of the lake could include development standards which would need to be developed with the Township. The Township, however, is the land-use authority for this property and will need to zone the area appropriately to support the future development it seeks. County staff will continue to work with the MnDNR to ensure that the lake is reclaimed to allow for native vegetation establishments, littoral zones, and safe water exits.

WASHINGTON CONSERVATION DISTRICT REVIEW

The Washington Conservation District reviewed the application and provided comments related to groundwater documentation and reclamation phasing. Revised materials were submitted in response and are found acceptable. Their comments are attached to this memo.

TOWNSHIP REVIEW

Grey Cloud Island Township reviews the quarry annually through its administrative permit process and has provided comments regarding setbacks, groundwater, blasting, and reclamation. Their comments are attached to this memo.

Review Standard

The Planning Advisory Commission may grant a Conditional Use Permit upon a showing that the standards and criteria in the Development Code are satisfied and that the use is in harmony with the general purpose and intent of the Development Code and Comprehensive Plan. In making this determination, the following should be considered:

- A. The impact of the proposed use on the health, safety and general welfare of the occupants of the surrounding lands.
- B. Existing and anticipated traffic conditions, including parking facilities on adjacent streets and lands.
- C. The effect of the proposed use on utility and school capacities.
- D. The effect of the proposed use on property values and scenic views in the surrounding area.
- E. The effect of the proposed use on the Comprehensive Plan.
- F. The ability of the proposed use to meet the standards of the Development Code.
- G. The effects of the proposed use on groundwater, surface water and air quality.

- H. That the proposed use is allowed with a Conditional Use Permit in the designated zoning district in which it is proposed.

Conclusion

As proposed, this mining operation complies with all provisions of the mining ordinance. This location is unique in that most material is transported by barge thus minimizing some of the impacts normally associated with mining operations. Staff does not see any threat to the public health safety or welfare and concludes the request is in harmony with the purpose and intent of the ordinance. Therefore, staff recommends approval of this request subject to the following conditions.

Conditions

1. This permit allows for the mining and processing of material in accordance with the application dated October 27, 2025. No buildings or structures are allowed to be constructed on this property except in accordance with the approved plan.
2. All applicable provisions of the Washington County Mining Ordinance and permit and Grey Cloud Island Township Ordinances and permits and any future revisions to these ordinances or permits must be complied with.
3. Any changes to this CUP that may impact the Grey Cloud Island Township Administrative Permit must be submitted and provided to the Township for reference and consideration.
4. Any additional future planning processes, or studies, including updated environmental review initiated be provided to the Township for reference.
5. Hours of Operation. The hours of operations are established in Township Ordinance 49.2 Section V.A. 3 as follows:
 - a. Excavation, crushing, screening, washing and stockpiling may be conducted only on weekdays between the hours of 7:00 a.m. and 7:00 p.m. Blasting will only be conducted weekdays between the hours of 8:00 a.m. and 4:00 p.m. "Weekdays" for the purposes of this Ordinance shall mean Monday through Friday.
 - b. Loading of and hauling to barges, maintenance and repair of plant and equipment and drilling of blast holes may be conducted between the hours of 12:01 a.m. and 12:00 midnight.
 - c. Loading of trucks for delivery may be conducted only between the hours of 7:30 a.m. and 4:00 p.m., weekdays. No truck loading is permitted on Saturdays, Sundays or on the following holidays, New Year's Day, Memorial Day (observed), Independence Day, Labor Day, Thanksgiving Day and Christmas Day.

- d. Hauling by truck of excavation materials on public roads within the Township may be conducted only between the hours of 8:00 a.m. and 4:30 p.m., weekdays. No truck hauling is permitted on Saturdays, Sundays or on the following holidays: New Year's Day, Memorial Day (observed), Independence Day, Labor Day, Thanksgiving Day and Christmas Day.
 - e. 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 require longer working hours. An occasional modification may be granted by the Town Board Chair.
6. Any modification of the hours of operation above requires written notification given to Washington County.
 7. Dust and Dirt. The operator shall construct, maintain and operate all equipment in such a manner as to minimize dust conditions. All operations shall meet the applicable requirements of the Pollution Control Agency. Dust control material shall be applied as necessary to travel routes and other areas subject to disturbance within this property.
 8. Appearance. Equipment shall be maintained in a safe condition in accordance with accepted industrial practices. Weeds shall be controlled.
 9. Fuel Storage. All fuel storage tanks must be located within a secondary containment system. The operator must have a plan for containment and prevention of spills. All permits required by other regulating entities for fuel storage tanks will be acquired and maintained. A copy of the permit will be given to Washington County.
 10. Screening. The owner shall maintain screening as described in the conditional use permit application of the facility from the road, river, and adjoining properties. No additional screening is required at this time. If the mine operator is allowed to mine northwards by the Township they will be required to install additional screening as shown in the application.
 11. Depth of Excavation. The depth of excavation is hereby limited to an elevation of 630 feet as indicated in the conditional use permit application.
 12. Noise/Vibration. Amrize agrees to maintain and operate all equipment in such a manner so noise and vibrations are in accordance with Federal and State standards. Noise tests shall be conducted if deemed necessary by the Washington County Zoning Administrator with the cost borne by Amrize. If noise levels exceed the applicable standards, Amrize, Inc shall take corrective action immediately. Blasts shall continue to be monitored with seismographs as indicated in the 2022 Blasting Summary. Vibration levels must meet all State and Federal regulations.
 13. Final Restoration. Restoration must take place in accordance with the plan submitted as part of this permit. All topsoil is to remain at the site. Permanent vegetation must be established as per

the Washington County District recommendations. Future use of the property must be in accordance with zoning requirements in force at that time but an end use plan will not be required by the County.

14. Control of Operations. The conditions of this permit shall apply to the land described and shall not in anyway, except herein noted, be affected by any subsequent sale, lease or other change from the current ownership. Washington County must be notified of any change in ownership.
15. Areas to be Mined. Mining shall occur as shown and described in the permit application. This permit is for five years and all mining in the five-year period must take place in the area shown on the submitted application. No mining shall occur closer than 500 feet of the Mississippi River and 100 feet from the road right-of-way. The clearing and stripping of land shall be staged and limited to those areas that are to be mined two to three years.
16. Stockpiling. As overburden is removed, all topsoil must be stockpiled. All stockpiled material must remain at the site and be seeded with a temporary cover until the time it is reused.
17. Other Permits. All permits required by the Minnesota Department of Natural Resources, Pollution Control Agency, Washington County, and Grey Cloud Island Township must be obtained and updated as necessary.
18. Drainage. All drainage during the mining process must be contained on-site.
19. Monitoring Wells. The five monitoring wells to analyze impact of groundwater levels shall remain in place and reading collected once every two months. This data shall be submitted to Washington County as part of the annual report. Amrize must also have a current Water Appropriation Permit with the DNR.
20. Neighborhood Impact Mitigation. In order to keep operations as compatible as possible with neighbors, the operator shall continue to implement the neighborhood Impact Mitigation Plan as outlined in the Conditional Use Permit application.
21. Inspections. Washington County Department of Public Works staff and consultants have the right to go on the property to inspect the mining operation after providing reasonable notice to the operator.
22. This permit shall be binding on the parties, their successors and assigns, and shall run with the land.
23. Bond. Amrize shall furnish a surety bond in the amount of \$470,165.00 to run continuously until all mining operations and final restorations are completed, and thereafter for an additional period of eighteen (18) months to assure compliance with all the terms and conditions of this permit. Such bond shall be made by an insurance company or other financial institution acceptable to the County and shall be in a form to be approved by its attorney. Said bond shall be in such terms as may be required to assure full, prompt and faithful performance by Amrize

of all its closure obligations under this conditional use permit and the payment of losses, damage and expense incurred or conditional use permit and payment of losses, damage and expense incurred or suffered, including attorney fees, as a result of failure, refusal or inability of Amrize to perform its closure obligations or to recover under said bond. The bond shall provide that no waiver, or delay neglect of enforcement of any obligation of Amrize shall affect the right of the County or others benefiting thereunder to recover under said bond, and that no claim or demand for payment on the bond shall be made unless written notice of default and reasonable opportunity (not less than 30 days) to cure said alleged default shall first have been given to the permittee. This permit shall not be effective until the bond is in force and effect.

24. Insurance. Operator shall carry bodily injury and property damage public liability insurance in the amount of \$1,500,000.00 naming Washington County and Grey Cloud Island Township as additional insured.
25. Annual Report Required. An annual report must be submitted to Grey Cloud Island Township and Washington County outlining activities and amounts of materials removed during the year and planned for the next year and a blasting report shall be provided showing the seismology data for all blasts conducted for the year. Evidence of insurance, payment of gravel taxes and performance bond for restoration shall be included.
26. Term. This permit shall be reviewed by the Grey Cloud Island Town Board on an annual basis. This permit must be applied for and renewed by Washington County every five (5) years. This permit in no way guarantees or implies that this permit will be renewed at the time of expiration and application for renewal is submitted. This permit expires five years from the approval date.
27. Revocation. Violation of any conditions of this permit may result in revocation of said permit in accordance with the Washington County Mining Ordinance. The operator shall be given written notice of any violation before revocation shall occur.



October 20, 2025

Mr. Daniel Elder
Planner II
Washington County Public Works Department
11660 Myeron Road North
Stillwater, MN 55082

RE: Amrize Midwest Inc. (formerly Holcim – MWR, Inc.) - Larson Quarry
Conditional Use Permit Renewal

Dear Mr. Elder:

Enclosed please find Amrize Midwest Inc.'s Five-Year Conditional Use Permit application package to continue mining operations at the Larson Quarry, located in Grey Cloud Island Township. Check No. 4000340366 in the amount of \$1,500.00 for the application fee, along with the application form has been sent to you via US mail earlier today.

Please confirm with me the date that this application will be placed on the County Planning Commission's agenda. Should you have any questions or require anything further, please contact me via email at patty.bestler@amrize.com or via telephone at (612) 214-8577.

Thank you.

Sincerely,

A handwritten signature in cursive script that reads 'Patty Bestler'.

Patty Bestler
Regional Manager – Environmental & Land Services
Amrize Midwest Inc.

cc: Michael Murphy – Amrize
Kurt Gitzlauff – Amrize
Kirsten Pauly – Sunde Engineering
Lyssa Leitner – Washington County



ZONING PERMIT APPLICATION
CONDITIONAL USE - MINING
PUBLIC WORKS DEPARTMENT

11660 Myeron Road North Stillwater, Minnesota 55082
PHONE (651) 430-4300
EMAIL Publicworks@washingtoncountymn.gov

FIVE YEAR: \$1500.00
NEW OP: \$4200.00

Checkboxes for permit type selection

Payment Date: 10/27/25

Permit #:

Checks payable to WASHINGTON COUNTY

Payment Type: CK 4000340366

Main application form with sections: Parcel Identification Number (s), Township & Legal Description, Project Address, Owner, Applicant, Description of Request, and Signature/Date fields.



**WASHINGTON COUNTY
NOTICE OF PUBLIC HEARING**

Notice is hereby given that the Washington County Planning Advisory Commission will meet February 24, 2026 at 5:00 p.m. in the Washington County Board Room (5th Floor) at 14949 62nd Street North, Stillwater, MN 55082 to consider the conditional use permit application submitted by Amrize, for renewal of their five-year mining permit for the Larson Mine, Located in Grey Cloud Island Township. The property address is 10120 Grey Cloud Island Drive South, St. Paul Park, MN 55071

The property is generally described as:

That Part of the Northeast Quarter lying southeast of the Mississippi River, Section 23, T27N, R22W; That part of the Southeast Quarter, lying southeast of the Mississippi River, Section 23, T27N, R22W; Part of the South Half of the Northwest Quarter, Section 24, T27N, R22W; Part of the Southwest Quarter of the Northeast Quarter, Section 24, T27N, R22W; The North Half and the Southwest Quarter of the Southwest Quarter, Section 24, T27N, R22W; Part of the Southwest Quarter of the Southwest Quarter, Section 24, T27N, R22W; Part of the Northwest Quarter of the Southeast Quarter, Section 24, T27N, R22W; Part of the West Half of Section 25, T27N, R22W; Part of the Northeast Quarter of Section 26, T27N, R22W; Part of the Northeast of the Northwest Quarter of Section 26, T27N, R22W; Part of the Southwest Quarter of the Southwest Quarter of Section 24, T27N, R22W; PID's: 23.027.22.14.0002; 23.027.22.41.0002; 23.027.22.41.0003; 23.027.22.41.0004; 23.027.22.44.0001; 23.027.22.44.0002; 24.027.22.23.0001 (part of); 24.027.22.23.0002; 24.027.22.32.0001; 24.027.22.33.0001; 24.027.22.33.0002; 24.027.22.33.0003; 24.027.22.33.0004; 24.027.22.33.0005; 24.027.22.33.0006; 25.027.22.22.0001; 25.027.22.22.0002; 25.027.22.22.0003; 25.027.22.22.0004; 25.027.22.22.0005; 25.027.22.23.0001; 25.027.22.23.0002; 26.027.22.11.0001; 26.027.22.12.0001; 26.027.22.13.0001.

The public is encouraged to attend and testify. Both written and oral statements will be accepted at the hearing. Members of the public who wish to share their comments or concerns prior to the meeting may provide them via email at Publicworks@co.washington.mn.us. The deadline for written comments will be February 20. Comments or concerns will be provided to each commissioner.

Washington County does not discriminate on the basis of race, color, national origin, sex, religion, age or disability in employment or the provision of services.

Dated: February 4, 2023
/s/ WASHINGTON COUNTY PLANNING ADVISORY COMMISSION
Washington County Public Works Department
Planning Division
11660 Myeron Road North
Stillwater, MN 55082
Ph: 651-430-4300



CONDITIONAL USE PERMIT
FIVE-YEAR RENEWAL (2025-2030)
AMRIZE MIDWEST INC.
LARSON QUARRY

October 20, 2025

Amrize Midwest Inc.
(formerly Holcim - MWR, Inc.)
Larson Quarry
Grey Cloud Island Township
Washington County, Minnesota

Property Location

The Amrize Larson Quarry is located within Grey Cloud Island Township at the south end of Washington County on the east side of the Mississippi River. The Company's ownership in the Township consists of approximately 592 acres. The limestone quarry cut is approximately 193 acres in size and the processing plant and barge loading facility are approximately 38 acres in size, located west of Washington County Road 75 (refer to **Figure 1 - Location Map**).

The legal description of the land and the tax parcels are as follows:

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

Existing Conditions

Mining at the Larson Quarry commenced in 1954. Operations started at the southern end of the existing quarry and in the subsequent 60 years has expanded to its current footprint of 193 acres of mining. Refer to **Figure 1 – Project Location** for an aerial view of the quarry and the extent of the Company’s ownership as well as the surrounding land uses. The land surrounding the quarry is mostly wooded. Beyond the Company’s ownership, the land use is large lot rural residential with the Mississippi River located to the west of the quarry.

Refer to **C1 – Existing Conditions** for a depiction of the geography and geology of the area. Grey Cloud Island is essentially an island of shallow limestone extending above the river level (normal pool 687 feet MSL). The highest natural elevations adjacent to the river are roughly 760 MSL adjacent to the quarry. The deepest part of the quarry is 630 feet MSL, which puts the floor about 57 feet below river level. The quarrying will remain at 630 feet MSL through 2030.

Description of Operations

Amrize seeks to renew the Company’s Conditional Use Permit at the Larson Quarry to continue limestone mining operations in Grey Cloud Island Township, as allowed by **Washington County Development Code, Chapter Seven - Mining Regulations**. Mining will be conducted in a manner similar to the practices currently being conducted at the quarry. Mining will continue on the west side of County Road 75 in the areas depicted on the attached **C2 – Mine Plan**. This area previously went through an Environmental Assessment Worksheet (EAW) process and is currently permitted for mining.

At this time, the Company is going through an Environmental Impact Statement (EIS) process for the

proposed expansion of the quarry for their property located east side of County Road 75. The draft EIS is expected to be submitted to Washington County by the end of 2025. The proposed expansion to the east of County Road 75 is not part of this Conditional Use Permit renewal.

Mining will continue on the west side of County Road 75 for the next four to five years in the areas depicted on **C2 – Mine Plan**. A small portion along the western most section of the quarry delineated for mining will be mined on both the upper and lower benches. Mining will shift to the lower bench in the eastern portion of the quarry and the northern most portion of the site in the next two to three years. Once the lower bench has been mined in these areas, a small portion of property located directly north of a private road owned by the Company will be mined. Mining in this area will require relocating the private road which connects to the driveway of the residence located at 9280 Grey Cloud Island Drive, however, there is a vested agreement in place for the relocation of this private road. Mining of the upper and lower bench of this northernmost area will take approximately one year, after which time the Company may then shift direction in order to mine the lower bench in the southern portion of the quarry as depicted on **C2 – Mine Plan**. The exact timing of mining outlined above is determined by consumer demand and may change in any given year.

Currently, the Company’s berm located behind the Town Hall property is the only part of the operation which is visible from the road and neighboring properties. This berm is a uniform height of 25 feet, has been seeded and Colorado Blue Spruce trees have been planted to enhance the visual appeal of the berm. In addition to the perimeter berms around the quarry, fencing, steel tube gates and “No Trespassing – Danger Mining Site” warning signs are in place as additional security measures in the areas delineated on the Mine Plan.

Topsoil and overburden were removed and safety benches are in place in the majority of the areas delineated as “mining” on the **C2 – Mine Plan**, with the exception of the northern most area. Tree removal and stripping of topsoil and overburden will occur in this area prior to mining the upper and lower benches. A safety bench, berm and additional fencing will also be put in place.

The equipment utilized during the mining operation includes a rock drill, a hydraulic shovel, front end loaders, an impact crusher and an overland conveying system. In order to extract the limestone from the lower level, the quarry must be dewatered. The attached **Figure 2 - Cross Section (Grey Cloud Island)** is representative of the ground water and bedrock formations on Grey Cloud Island. Well log data and the Geologic Atlas of Washington County were used to verify the accuracy of this cross section. The final quarry floor is approximately 35 to 40 feet above the Jordan Sandstone.

Following the removal of topsoil and overburden, the underlying solid rock must be drilled and blasted in order to fragment the rock into smaller pieces that can be transported by conveyor to the processing plant.

Each shot is engineered by a certified explosives contractor that uses a combination of expertise, computer programs and engineering calculations to determine the number and pattern of the holes to be drilled as well as the type, amount and detonation timing of the explosives. The shots are designed to concentrate the energy into breaking the rock while minimizing the sound and vibration to the surrounding neighbors.

Seismographs are positioned between the shot and the closest affected residences/structures to record the resulting vibrations and sound so as to ensure that the safe limits established by the U.S. Bureau of Mines are not exceeded. Currently, the Company has four permanent seismographs in place and portable seismographs are set up at residences, upon request.

Blasting occurs as needed, based upon production needs. All blasting occurs during normal business hours, Monday through Friday, typically between 8:00 a.m. and 4:00 p.m., however, the exact blast timing can vary. The Plant Manager maintains a text list to notify Township officials and various residents of the exact timing of the blast.

Following each shot, front end loaders feed the blasted limestone into the impact crusher and conveying system where it is then sent to the processing plant.

The mineable reserves in the projected mining areas will be removed at the rate of approximately 600,000 tons per year, depending upon market trends and customer demand. The majority of the material will be taken off site by barge. Approximately one third is hauled out on County Road 75 annually. This amount is largely determined by the number of local projects in any given year.

The mining season is market driven and weather dependent, and typically extends from late March through mid-November each year. The operating hours at the quarry are as follows:

- Blasting: Occurs several days per month during the weekdays (Monday through Friday), during the hours of 8:00 a.m. and 4:00 p.m. Since 2020, the Company has been sending “text” messages to the Town Board Members, Town Clerk and those residents who have requested notification that blasting will occur on any given day. These text messages are sent on the days that a blast is scheduled to take place – once in the early morning and then again five minutes prior to the blast occurring.
- Extraction, Crushing, Screening, Washing & Stockpiling: This component of the operation is conducted Monday through Friday from 7:00 a.m. to 7:00 p.m.
- Loading / Hauling to Barges: Loading of and hauling to barges, maintenance and repair of plant and equipment and drilling of blast holes may be conducted between the hours of 12:01 a.m. and 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. No truck loading is permitted on Saturdays, Sundays or on the following holidays: New Year’s Day, Memorial Day (observed), Independence Day, Labor Day, Thanksgiving Day and Christmas Day. Hauling of material on public roads within the Township may be conducted between the hours of 8:00 a.m. and 4:30 p.m., Monday through Friday.

From time to time, the Company will request extended hours from Grey Cloud Island Township for extraction, processing and hauling as may be necessitated in order to meet production needs for specific projects.

Environmental Matters

Amrize is committed to conducting its business in a way that is responsible and respectful of the environment and the community. The Company maintains an internal Environmental Management System (EMS) which drives its day-to-day environmental performance. The EMS prescribes actions and responsibilities and tracks performance for every federal, state and local environmental regulation. The following discussion addresses specific environmental and community concerns.

- Air Emissions: The crushing, screening and wash plant at the Larson Quarry currently operates under the requirements of General Air Emission Permit No. 037003352-102. It is anticipated that there will be a minimum amount of stationary equipment added to the Larson Quarry in the next five years. The Minnesota Pollution Control Agency will be notified, as required when any such equipment is put in service, and testing will be conducted as required to ensure that the equipment is meeting the emission standards set forth in the air permit.
- Dust: Some of the activities associated with mining have the potential to generate dust. Limestone material generally runs between 3 to 5% moisture as it is mined which aids in suppressing potential dust. The mining activity is conducted in a large depression which further contains dust. The quarry floor and internal haul roads are sprayed with water and/or Calcium Chloride, as necessary to further control dust. All of the quarried material is transported to the processing plant via conveyors. During the crushing and sizing process, water is introduced which further acts to suppress dust. The majority of the limestone is transported from the facility via barge which greatly reduces the truck traffic and consequently greatly reduces the potential for fugitive dust and CO2 emissions.
- Noise: Noise will be generated at this site by the stripping operation, blasting, crushing and loading of equipment. A impact crusher is located on the floor of the quarry; this location on the quarry floor aids in shielding the residents from the low-level sounds of this operating equipment. All material is conveyed from the quarry floor to the processing plant; proper maintenance ensures that this equipment is in good working condition which prevents unwanted noise. The processing plant produces a steady low level of noise. Historically, the Company has received very few, if any, complaints related to the “continuous” noise sources associated with its equipment operation.

From time to time, the Company receives calls from residents related to blasting. The blasting concerns typically relate to ground vibrations. As stated above, Amrize works with a certified explosives expert to assist with the design of the blasts at the Larson Quarry. Variables such as vector of the shot, size of the shot, duration of the shot, the quantity of explosives used, delay between decks, as well as weather and environmental factors are all taken into consideration to determine the blasting process with the lowest impact. Amrize encourages residents to provide feedback by calling the Company’s Regional Environmental & Land Manager, Patty Bestler at (612) 214-8577 or the Plant Manager, Tyler Otteson at (612) 246-0816. With community input, Amrize can further refine its techniques and practices to better manage the blasting process.

- Trucking: Historically the annual volume of material transported by truck has been roughly 33% of the total production. However, the daily truck count is variable, depending on the number of local projects at any given time.

The Company does not own its own aggregate haul trucks, rather, all trucks that haul from the Larson Quarry are independently owned. Haulers from the Larson Quarry must follow County Road 75 north from the facility’s exit point and they are expected to follow posted speeds and proper protocol such as no use of “Jake” brakes. Except for local jobs or by permission from the Township, no trucking is allowed to go south on County Road 75. The majority of the truck traffic proceeds north through St. Paul Park to US Highway 61. Some traffic will run east on Grey Cloud Trail into Cottage Grove. Neighbors are advised to call the Company’s Transportation Manager, Valerie Hovde @ (612) 425-9668 or the Regional Environmental & Land Manager, Patty Bestler @ (612) 214-8577 regarding any trucking issues.

- Water Quality: The Larson Quarry has a National Pollutant Discharge Elimination System (NPDES)/State Disposal System (SDS) Permit MN0030473 in place which authorizes the discharge of water into the Mississippi River. There are two existing “cells” at the Larson Quarry. The southern cell referred to as Settling Pond 1 allows for the initial settling of the limestone “fines” from the wash plant. The northern cell is currently being dewatered, with water from this northern cell being pumped into Settling Pond 2 adjacent to the river. The southern cell is kept partially dewatered in order to prevent flooding of the quarry and to provide a margin of safety in the event of a power outage. The water from the southern cell is also pumped into Settling Pond 2 and is then discharged into the Mississippi River at the designated SD-001 Outfall. This discharge water is tested weekly for pH, twice a month for Total Suspended Solids (TSS), quarterly for Total Phosphorous and once a year for Nitrite + Nitrate (Total as N), Kjeldahl Nitrogen (Total), and Total Nitrogen (Total as N). Amrize has contracted with Pace Analytical Services, Inc. to collect and analyze the samples. All test results are reported on a monthly basis to the Minnesota Pollution Control Agency. Test results have routinely been well within the permit limits.

The area between the Wash Plant and Barge Fleeting & Loading area is protected from storm water runoff by a rock and soil berm extended along the riverfront. Small cutouts in the berm, near the loading platform and the walkways for barge access, are reinforced with rip-rap. In most rain and snowmelt events, runoff is captured east of the berm in two separate sumps. The Loading Cell Sump is located under the conveyor to the barge loading facility and the Sand Pile Sump is located east of the sand stockpile, north of Settling Pond 2. Most of the water from this area is directed to the Loading Cell Sump under the conveyor. During rain events, a pump is used to direct the storm water to another sump located under the Wash Plant. From there the water is pumped into the wash water settling system. Stormwater collected from the area near the sand pile is directed through a culvert into Settling Pond 2 adjacent to the river. The water from this settling pond discharges by gravity via SD-001 into the Mississippi River. Refer to **Figure 3 – Drainage Map** for a depiction the details outlined above.

A rock and soil berm extends along the river bank where the processing plant is located adjacent to the Mississippi River. This berm is maintained in order to prevent storm water from discharging into the river from any point other than the designated SD-001 Outfall.

In addition to the natural conditions and the site management techniques described above, the Company maintains a Storm Water Pollution Prevention Plan (SWPPP) and a Spill Prevention, Control and Countermeasures Plan (SPCC).

- Water Appropriation/Groundwater: Currently the Larson Quarry operates under two Water Appropriation Permits with the Minnesota DNR. Permit No. 2002-6042 allows for the appropriation from the Mississippi River of 340.2 million gallons of water per year for gravel washing. Permit No. 1967-0200 allows for the dewatering of 5.5 billion gallons of water per year. In 2024 the Company reported the use of roughly 46 million gallons of wash water and 2.3 billion gallons of dewatering.

Five monitoring wells are located in close proximity to the Larson Quarry in order to analyze the impact of dewatering on the aquifer (refer to **Figure 4 – Groundwater Monitoring Wells** for the well locations). Monitoring of the groundwater elevations at these wells is conducted once a month by the Larson Plant Manager and a representative from Grey Cloud Island Township. The readings have been relatively stable in the last several years and indicate that the dewatering in the existing

quarry has not lowered groundwater levels significantly, and should not adversely affect residential wells in the area going forward. (Refer to **Exhibit 1 – Larson Monitoring Well Measurements – January, 2022 – September, 2025**). The DNR water appropriation permits allow for continuous pumping provided there is no residential well interference. If interference is reported and proven or probable, then the permitted pumping must cease. There have been no such interferences issued by the DNR.

- **Hazardous Waste/Storage Tanks**: Waste generated at the facility consists primarily of used oil and related wastes and/or universal waste such as lead acid batteries and mercury-containing fluorescent bulbs. All wastes are segregated and stored in closed, labeled and non-leaking containers until they are disposed of through a certified waste transporter. In late 2009, Washington County deactivated the site’s Hazardous Waste License due to the low volume of waste being generated. The volume of waste generated at this site will remain unchanged in the next five years.

Presently, there are five Aboveground Storage Tanks (ASTs) located at the Larson Quarry, as follows: one 10,000-gallon diesel fuel tank, one 500-gallon gasoline tank, one 500-gallon waste oil tank, and two 350-gallon motor oil tanks. All tanks are located within secondary containment, or are double-walled tanks located inside and/or under cover. Diesel fuel, motor oil and gasoline are also present in the equipment and vehicles on-site. Site personnel are trained to respond promptly in the event of a spill. A designated employee conducts Daily, Weekly and Monthly Environmental Site Inspections to ensure that all permit compliance and internal environmental procedures are being adhered to. The Larson Quarry maintains “operational” specific environmental site procedures which include a spill response procedure. Site personnel are trained on these procedures and spill response materials are readily accessible on-site in the event of a spill.

Reclamation

The majority of the reclamation work at the Larson Quarry will not take place until the end of the life of the operation. The final extent of mining will define the perimeter of the quarry. Reclamation work will involve removing berms and stockpiles of topsoil and overburden and creating a littoral zone on the 685-foot bench along with safe water exits. Processing and loading equipment and portable buildings will be removed from the Operations Area as well as any remaining stockpiled product. The area will be graded to 4:1 slopes or rock benches, topsoiled, seeded and mulched. The seed mix will be a Native Prairie seed mixture. A 50-foot reclamation grading zone will be established around the perimeter of the quarry to provide access and a safety berm around the perimeter of the quarry with a 4:1 slope from the access zone to existing grade. In areas where the existing berms and stockpiles extend beyond this 50-feet, the grading will extend to the outer edges of the berm or stockpiles to allow removal of the stockpiled material and reclamation of these areas. Reclamation will meet the reclamation standards set forth by the Washington County Development Code, Chapter Seven – Reclamation. Please refer to the attached **C3 – Reclamation Plan** and **C4 - Reclamation Details and Notes** for details.

The Company will continue with work on invasive species removal and control in the upland areas surrounding the quarry, which includes the 30-acre tract of woodland along the Mississippi River north of the processing plant and west of County Road 75. The Company will continue their work with Great River Greening to remove the invasive species in this area and to restore the once prominent oak savanna

along the river bluff. Ongoing work will include continued buckthorn removal, mowing and foliar herbicide treatment.

Grey Cloud Island Township – Administrative Permit for Mining

On an annual basis, the Company obtains an Administrative Permit from Grey Cloud Island Township to conduct mining within the Township.

Community Relations

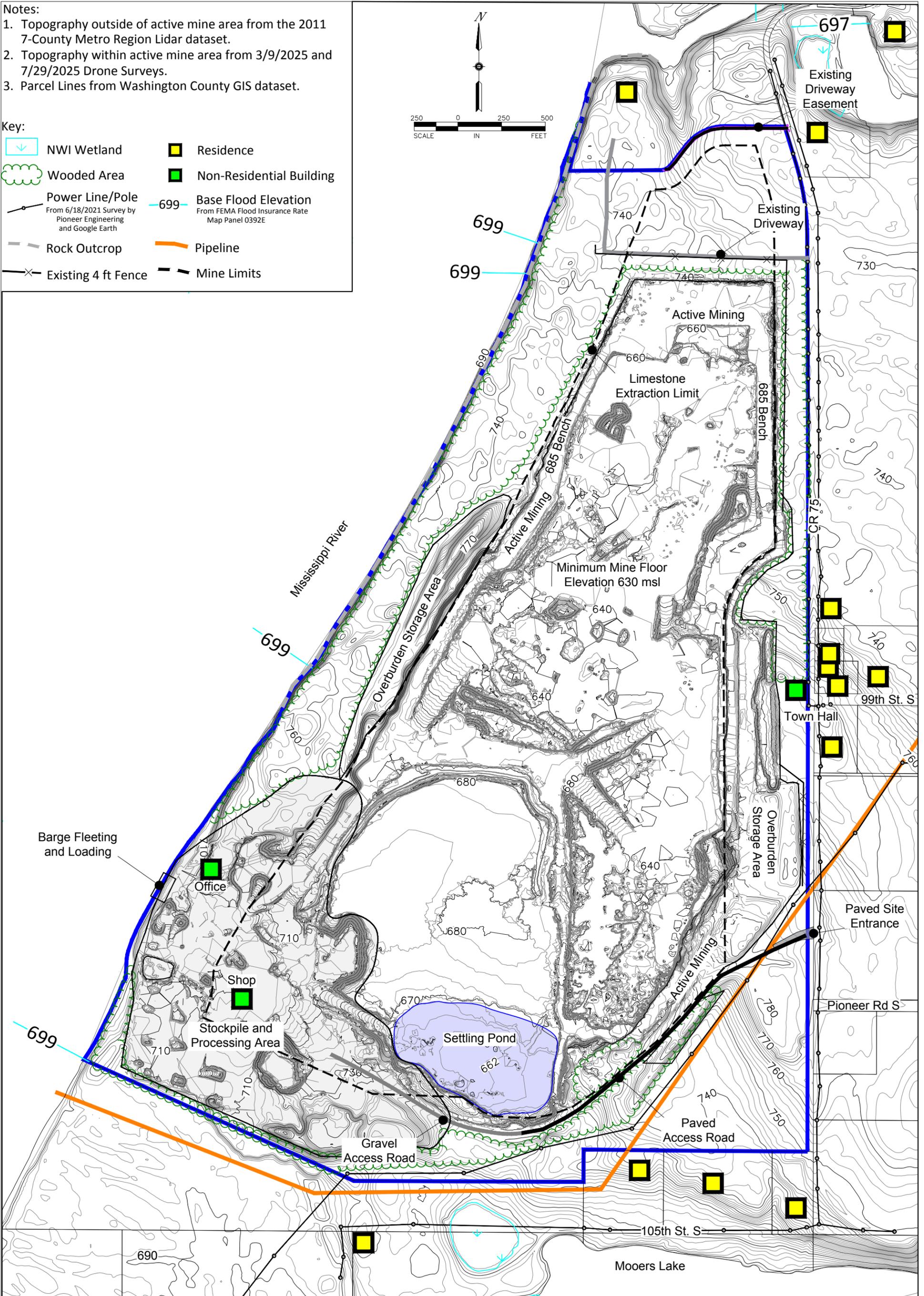
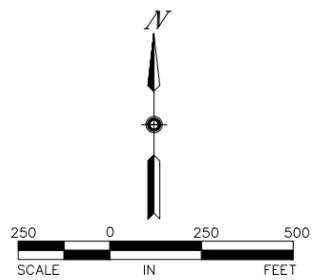
Amrize is committed to conducting business at the Larson Quarry in a way that is responsible and compatible with its neighbors, Grey Cloud Township officials and Washington County officials. Since communication is critical to said compatibility, the Company has and will:

- Establish and maintain a mailing list of property owners and residents within Grey Cloud Island Township (hereafter “residents”). This list will include Grey Cloud Island Township officials.
- Request that Neighbors contact Plant Manager, Tyler Otteson at (612) 246-0816 or Patty Bestler, Regional Environmental & Land Manager @ (612) 214-8577 with any concerns regarding operations at the quarry. Callers should provide as much information as possible, including details such as: the date and time of day, description of concern(s), description of sounds and sights, frequency of activity, vehicle license plate number, color of vehicle, etc.
- Respond in a timely manner to any concerns and/or issues that arise.
- Record all neighbor contacts and calls. Any mitigation efforts by the Company will also be recorded.

- Notes:
1. Topography outside of active mine area from the 2011 7-County Metro Region Lidar dataset.
 2. Topography within active mine area from 3/9/2025 and 7/29/2025 Drone Surveys.
 3. Parcel Lines from Washington County GIS dataset.

Key:

	NWI Wetland		Residence
	Wooded Area		Non-Residential Building
	Power Line/Pole From 6/18/2021 Survey by Pioneer Engineering and Google Earth		Base Flood Elevation From FEMA Flood Insurance Rate Map Panel 0392E
	Rock Outcrop		Pipeline
	Existing 4 ft Fence		Mine Limits



INFORMATION:	
PROJECT NO.:	_____
DRAWN BY:	AVG
CHECKED BY:	_____
APPROVED BY:	KP
SCALE:	_____
DATE:	10/17/2025

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.

Kirsten Pauly
NAME: Kirsten Pauly
DATE: 10/17/2025 REG. NO.: 21842

AMRIZE
Larson Quarry
Washington County
2025 Permit Application

Existing Conditions

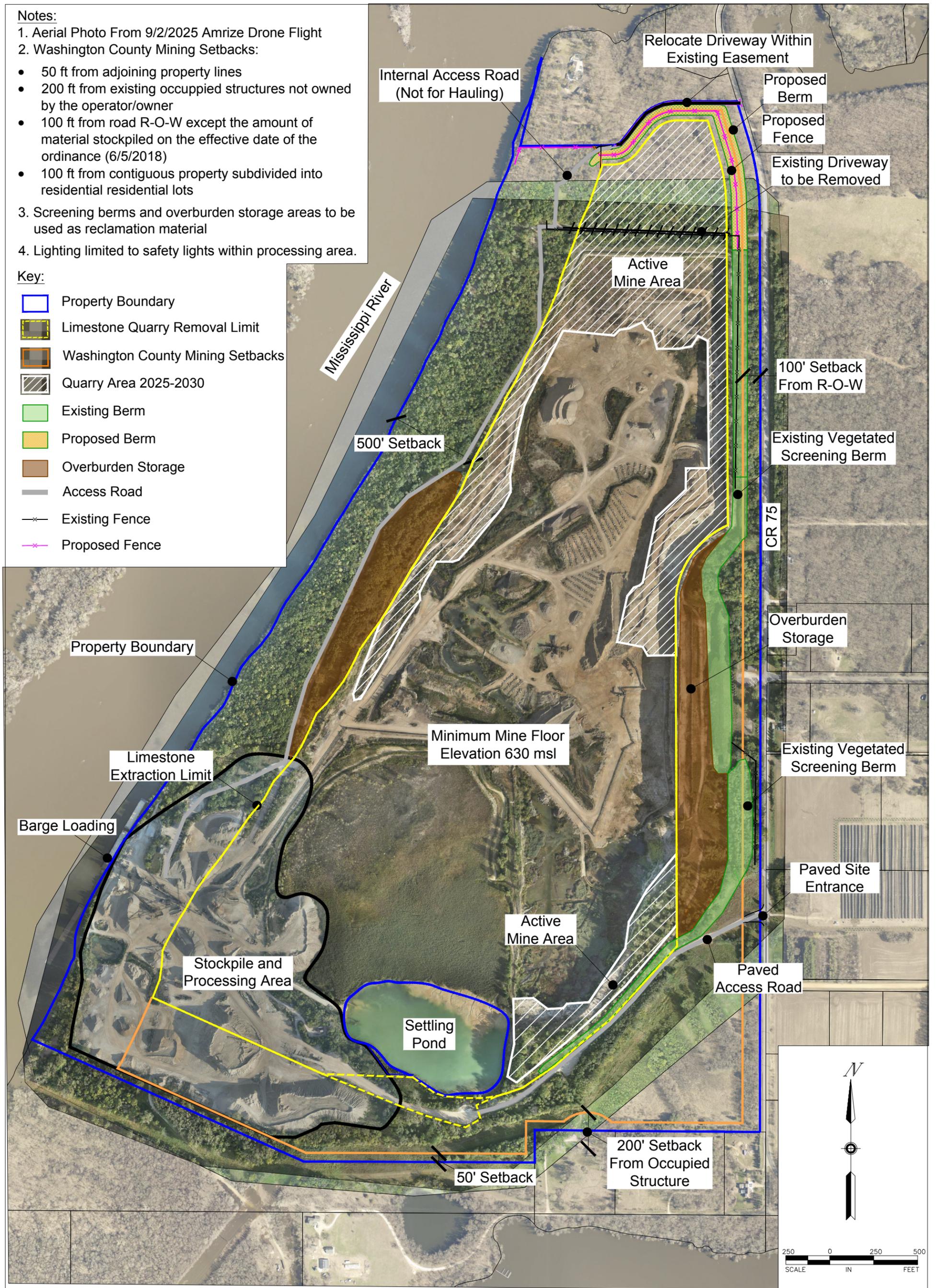
C1

Notes:

1. Aerial Photo From 9/2/2025 Amrize Drone Flight
2. Washington County Mining Setbacks:
 - 50 ft from adjoining property lines
 - 200 ft from existing occupied structures not owned by the operator/owner
 - 100 ft from road R-O-W except the amount of material stockpiled on the effective date of the ordinance (6/5/2018)
 - 100 ft from contiguous property subdivided into residential residential lots
3. Screening berms and overburden storage areas to be used as reclamation material
4. Lighting limited to safety lights within processing area.

Key:

-  Property Boundary
-  Limestone Quarry Removal Limit
-  Washington County Mining Setbacks
-  Quarry Area 2025-2030
-  Existing Berm
-  Proposed Berm
-  Overburden Storage
-  Access Road
-  Existing Fence
-  Proposed Fence



INFORMATION:	
PROJECT NO.:	_____
DRAWN BY:	AVG
CHECKED BY:	_____
APPROVED BY:	KP
SCALE:	_____
DATE:	10/17/2025

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.

Kirsten Paul
NAME: Kirsten Paul
DATE: 10/17/2025 REG. NO.: 21642

AMRIZE
Larson Quarry
Washington County
2025 Permit Reissuance Application

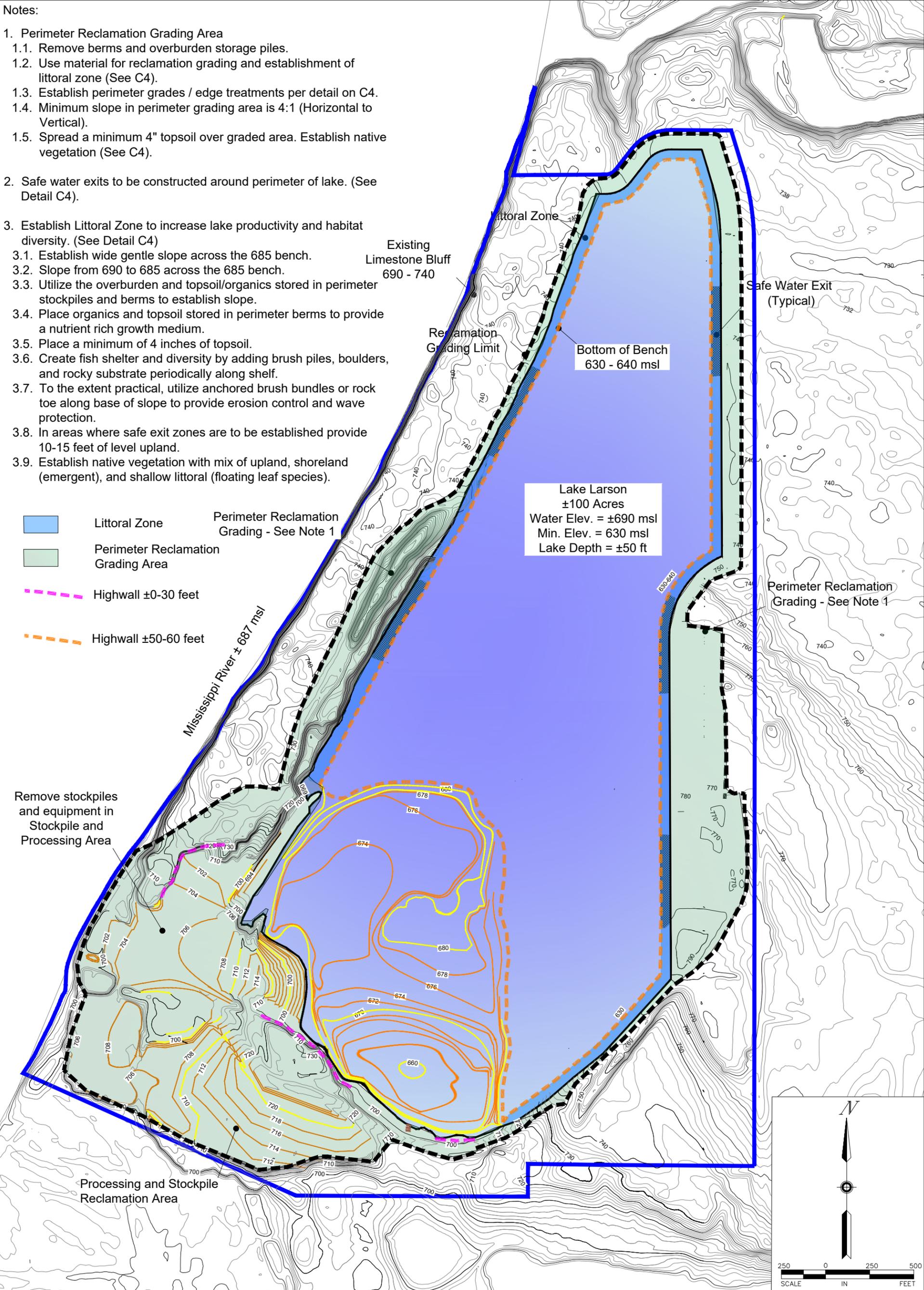
Mine Plan

C2

Notes:

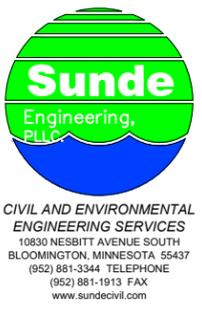
1. Perimeter Reclamation Grading Area
 - 1.1. Remove berms and overburden storage piles.
 - 1.2. Use material for reclamation grading and establishment of littoral zone (See C4).
 - 1.3. Establish perimeter grades / edge treatments per detail on C4.
 - 1.4. Minimum slope in perimeter grading area is 4:1 (Horizontal to Vertical).
 - 1.5. Spread a minimum 4" topsoil over graded area. Establish native vegetation (See C4).
2. Safe water exits to be constructed around perimeter of lake. (See Detail C4).
3. Establish Littoral Zone to increase lake productivity and habitat diversity. (See Detail C4)
 - 3.1. Establish wide gentle slope across the 685 bench.
 - 3.2. Slope from 690 to 685 across the 685 bench.
 - 3.3. Utilize the overburden and topsoil/organics stored in perimeter stockpiles and berms to establish slope.
 - 3.4. Place organics and topsoil stored in perimeter berms to provide a nutrient rich growth medium.
 - 3.5. Place a minimum of 4 inches of topsoil.
 - 3.6. Create fish shelter and diversity by adding brush piles, boulders, and rocky substrate periodically along shelf.
 - 3.7. To the extent practical, utilize anchored brush bundles or rock toe along base of slope to provide erosion control and wave protection.
 - 3.8. In areas where safe exit zones are to be established provide 10-15 feet of level upland.
 - 3.9. Establish native vegetation with mix of upland, shoreland (emergent), and shallow littoral (floating leaf species).

-  Littoral Zone
-  Perimeter Reclamation Grading Area
-  Highwall ±0-30 feet
-  Highwall ±50-60 feet



Remove stockpiles and equipment in Stockpile and Processing Area

Processing and Stockpile Reclamation Area



INFORMATION:	
PROJECT NO.:	
DRAWN BY:	AVG
CHECKED BY:	
APPROVED BY:	KP
SCALE:	
DATE:	9/30/2025

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.

Kirsten Paly
NAME: Kirsten Paly
DATE: 9/30/2025 REG. NO.: 21642

AMRIZE
Larson Quarry
Washington County
2025 Permit Reissuance Application

Reclamation Plan

C3

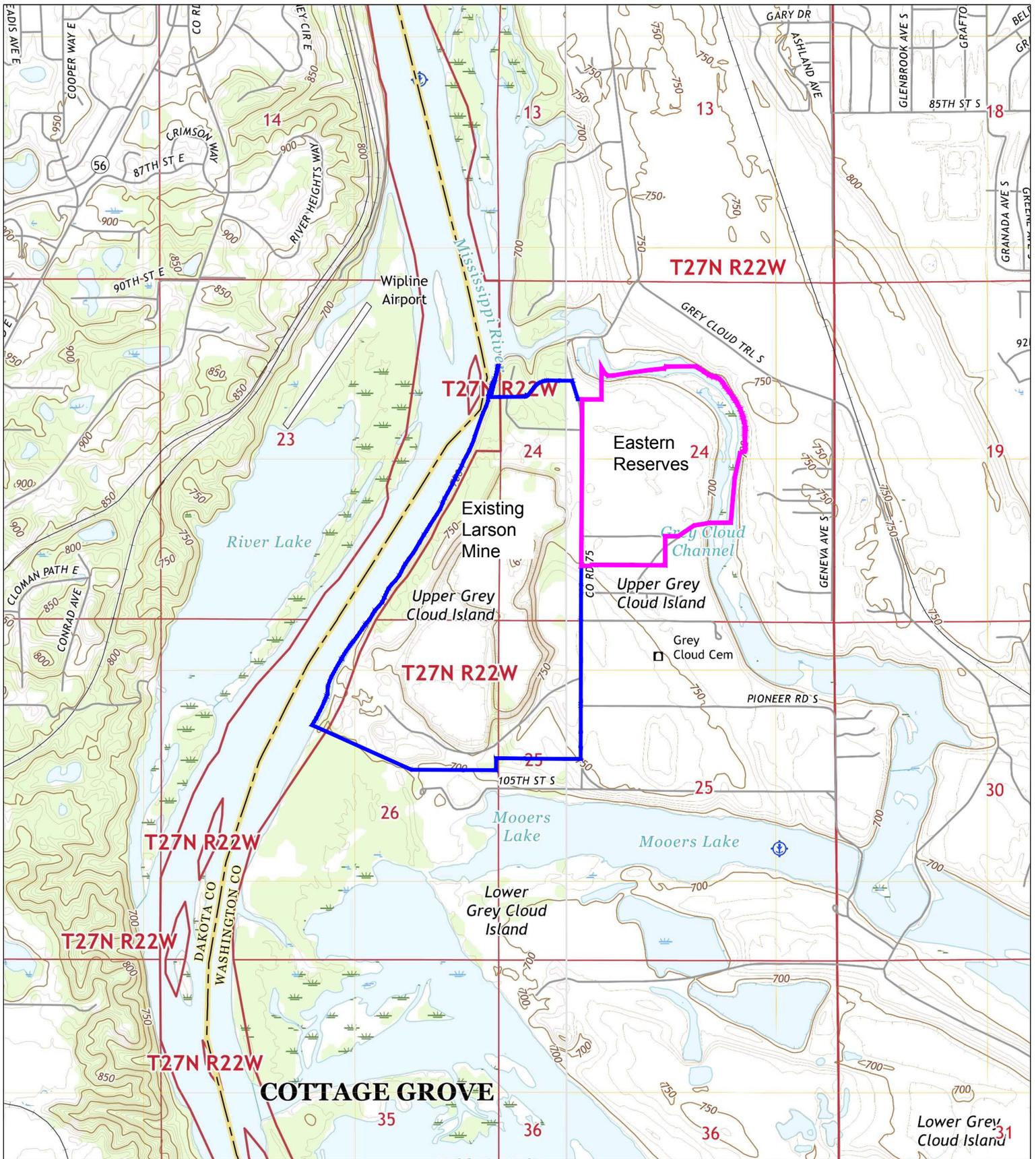
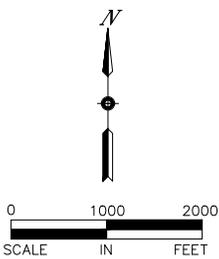
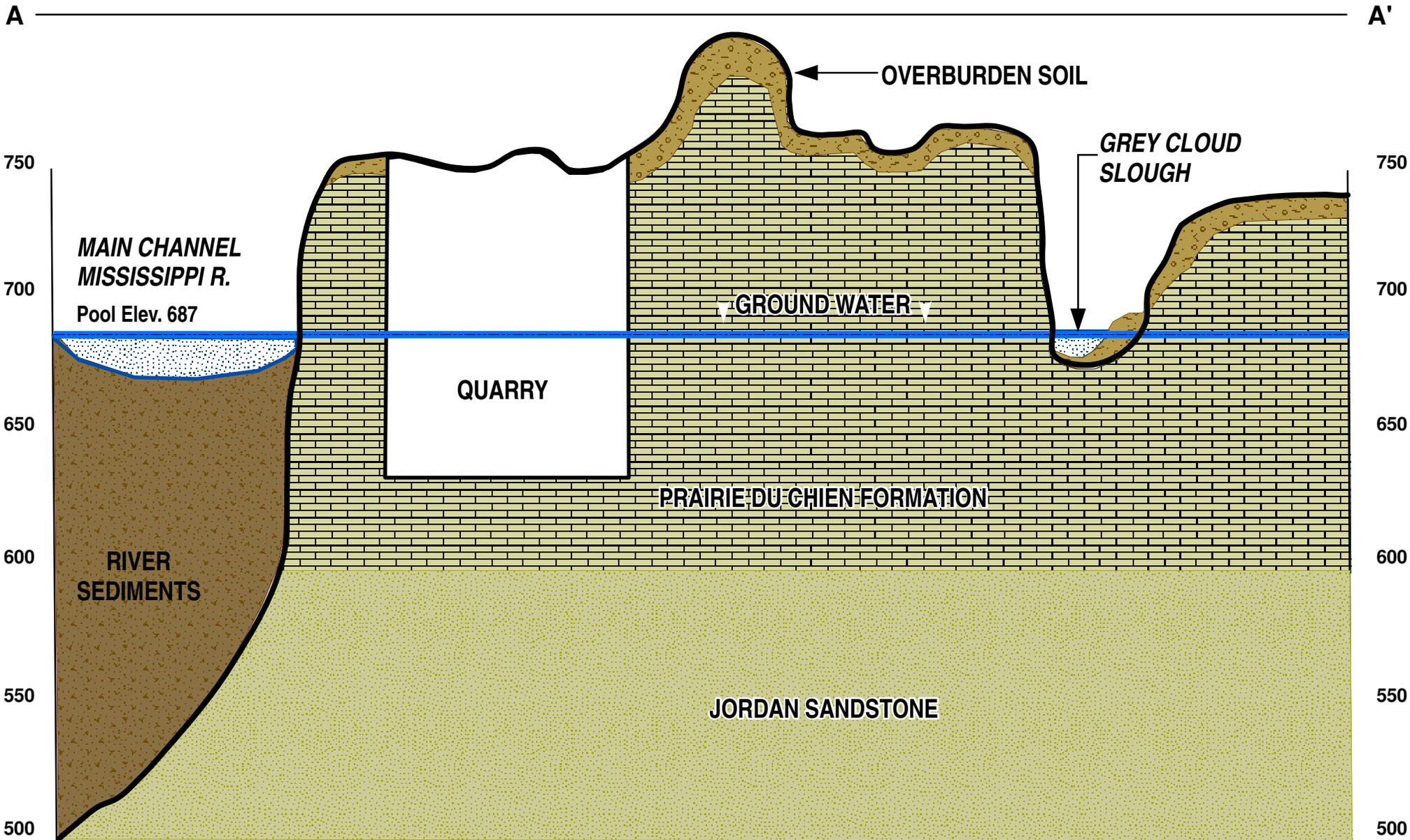


Figure 1

Location Map
 Grey Cloud Island Township
 Washington County, MN



Lower Grey Cloud Island 31

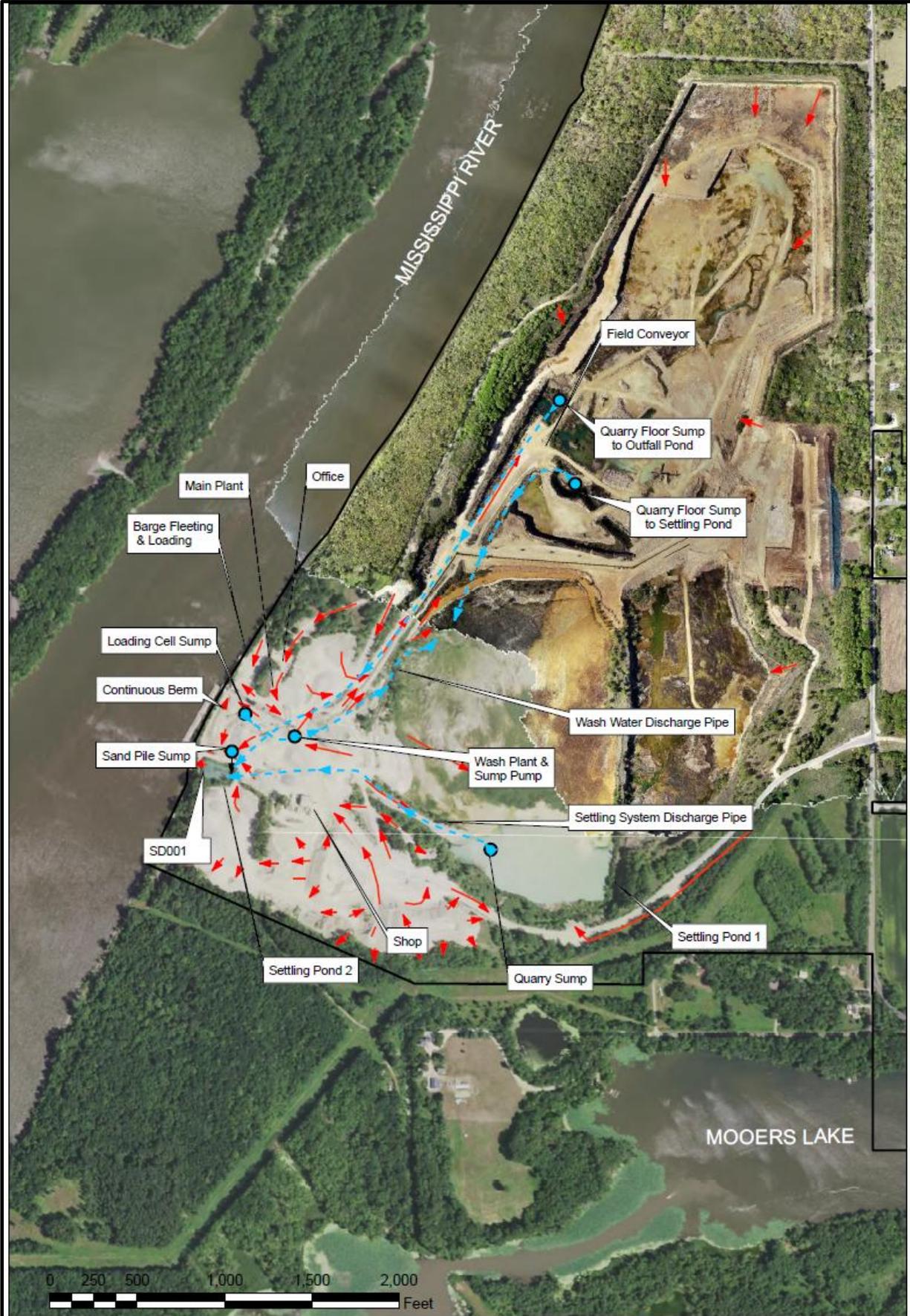


CROSS SECTION-GREY CLOUD ISLAND

Scale - vert. 1" = 50'
 horiz. 1" = 1000'

Adapted from Barr Engineering
 Report 1972: Effect of Quarrying
 at Upper Grey Cloud Island

Figure 2



Air Photo Date: May 2020 & Fall 2019

LARSON QUARRY
DRAINAGE PLAN
 GREY CLOUD ISLAND TWP., WASHINGTON CO., MN



PREPARED BY:
 AGGREGATE INDUSTRIES
 2615 DODD ROAD
 SUITE 101
 EAGAN, MINNESOTA

- Sump
 - Drainage Direction
 - - - Water Pipe
- Figure 3**



February 3, 2026

County of Washington
Attn: Daniel Elder
11660 Myeron Road North
Stillwater, MN 55082

Via Email
daniel.elder@washingtoncountymn.gov

Re: Amrize Midwest, Inc. – Larson Quarry – Five Year Operations and Reclamation Plans

Dear Mr. Elder:

We represent Amrize Midwest, Inc. f/k/a Holcim MWR, Inc. (“Amrize”) with respect to the five-year conditional use permit (“CUP”) review for mining and extraction activities at the Larson Quarry (“Quarry”). The County has requested Amrize revise maps included in its Five-Year Operations and Reclamation Plans to reflect Grey Cloud Island Township’s (the “Township”) setback requirements. We do not believe the five-year CUP with the County needs to be amended to this effect, as explained more fully below.

Background

Amrize is the owner and operator of the Quarry, which has been actively mined since the 1950s. The Quarry is a permitted use in the Township, however, ever since its establishment over 65 years ago, the Township has incrementally enacted and amended various zoning regulations regarding mining. All mining operations in the County require a valid CUP, subject to conditions outlined in Chapter 7 of the County’s Development Code. One such condition is that a CUP for mining is valid for a maximum of five years.¹ Thus, Amrize’s mining operations are subject to five-year permit reviews by the County.

At the same time, Amrize is required to obtain an annual administrative permit from the Township to conduct its mining operations, which is a condition of CUP approval by the County.² Specifically, prior to issuance of the annual Township permit, a copy must be provided to the County’s Zoning Administrator for review. “If the permit conforms to the requirements of [Washington County’s Mining Ordinance] and any more restrictive conditions set forth by the Township, the annual permit may be issued.”³

Township Setbacks and Permit Review

Pursuant to the County’s CUP framework, Amrize requests approval of an administrative permit from the Township annually. In conjunction with its 2025 Administrative Permit Application, Amrize requested, among other things, that the Township acknowledge Amrize’s legal nonconforming rights to mine an area of the Quarry known as the Northern Reserves. This area is located

¹ Washington County Development Code, Chapter 7, Section 3.2(5).

² Washington County Development Code, Chapter 7, Sections 3.2(5), 3.3.

³ Washington County Development Code, Chapter 7, Section 3.3(1).

adjacent to the northern end of the current mining area. Portions of this area exist within the 500 foot setback from County Road 75 mandated by the Township's Code of Ordinances. The issue of the Township's setbacks in context of Amrize's legal nonconforming rights to mine the Northern Reserves is currently in litigation.⁴ While that request, among others, remains under appeal, Amrize seeks to continue to work with the Township and County to maintain operation of the Quarry. Amrize is currently undergoing the 2026 administrative permit review process with the Township, and the Township has indicated mining of areas already disturbed within the 500-foot setback from County Road 75 may continue for 2026 and in the future if approved as part of the annual permitting process. These same areas have previously been acknowledged as legally nonconforming mining areas.

We acknowledge that the Township's current Ordinance contains more restrictive setbacks than the County's, and this is addressed in the annual permitting process with the Township with consideration of Amrize's legal nonconforming rights. However, the application materials submitted to the County are structured to meet the County's standards—not the Township's. Thus, we do not believe it is necessary to revise the Five-Year Operations and Reclamation Plans submitted to the County with regard to the Township's setbacks.

The intersection of the County's mining regulations and the Township's dictates that the more restrictive Township provision will apply. But because the Township's setbacks in context of Amrize's legal nonconforming rights remain the subject of ongoing litigation, they are not finalized. It would not be appropriate to revise the Five-Year Operations and Reclamations Plans to reflect the Township's setbacks given the ongoing litigation.⁵

We believe it is best to address the issue of the Township's more restrictive setbacks as a condition of approval for the County CUP. The County has included similar conditions in previous CUPs for the Quarry regarding discrepancies between County and Township requirements, including the following language: "All applicable provisions of the Washington County Mining Ordinance and Grey Cloud Island Township Ordinances must be complied with." We believe a similar approach makes sense here.

Please do not hesitate to contact me if there are any questions.

Sincerely,



Jacob W. Steen, for
Larkin Hoffman

Direct Dial: 952-896-3239
Email: jsteen@larkinhoffman.com

cc: Patricia Bestler, Amrize Midwest, Inc. (Via Email)

⁴ *Amrize Midwest Inc. f/k/a Holcim – MWR, Inc. v. Grey Cloud Island Township, Minnesota*, Court File No. 82-CV-25-4331

⁵ Nothing in this letter shall constitute a waiver of Amrize's legal nonconforming rights with respect to the Quarry and Amrize reserves all rights regarding the same.



MEMORANDUM

TO: Daniel Elder, Planner II | Washington County Public Works

FROM: Rebecca Nestingen, PE | Washington Conservation District

DATE: 01/06/26

RE: Amrize Midwest Inc. Larson Quarry CUP Renewal

The Washington Conservation District has reviewed the above referenced application and offers the following comments:

1. For groundwater protection, a **minimum of 3 borings** showing depth to groundwater and a **minimum of three cross sections** showing the extent of overburden, sand/gravel deposits, water table, and evidence of water table in the past must be submitted as part of the CUP application. The application does not include any borings (only groundwater monitoring well records) and only one general cross section.
2. The reclamation plan indicates "the majority of the reclamation work will not take place until the end of the life of the operation" however §7.2 requires **reclamation to proceed concurrently with mining activities**.
3. In man-made groundwater lakes, the bottom contour shall be gradually sloping from the shoreline to the deepest portion of the water body at a **maximum 6:1 slope for at least 100' from the shoreline. Beyond the 100' from the shoreline, the slope of the bottom may be no steeper than 3:1.**
4. The reclamation plan is lacking required elements including the **phasing and timing** of operations/reclamation (i.e. equipment and structures removed within 6 months of permit expiration or termination of operations) and a **detailed cost estimate of the reclamation**.

Please contact me at 651-393-6523 or rnestingen@mnwcd.org if you have any questions or concerns regarding these comments.

Mining Conditional Use Permit Application Checklist

Owner: Amrize Midwest Inc.

Township: Grey Cloud Island

Review Date: 1/9/2026

Mapping Submittals

- A map of the property and adjacent land features within three hundred feet of the perimeter of the where the mining is to occur includes:
 - Topographic data, including contours at two (2) foot vertical intervals
 - Water courses, marshes, wooded areas, rock outcrops, power transmission poles and lines, and other significant features
 - Natural land features: the map shall show locations of watercourses and drainage ways, flood of record, wetlands, sinks, basins, and wooded areas.
 - Man-made features: the map shall show buildings and other structures, dams, dikes, and impoundments of water.
 - Processing areas shall be identified and boundaries shown to scale.
 - Fences and gates shall be shown on the site map together with a description of type of construction.
 - Proposed location of principal service or processing buildings or enclosures shall be shown together with the location of settling basins and process water ponds.
 - Site drainage features shall be shown and flow directions indicated.
 - Location of screening berms shall be shown to scale with an indication of when the berms will be used as reclamation material. Overburden storage areas shall be identified and labeled in the same manner.

Groundwater Protection

- Groundwater: a plan for groundwater quality protection shall be submitted with the application. The plan shall include a minimum of three (3) borings showing depth to groundwater. If groundwater is not encountered at a depth of fifteen (15) feet below the bottom of the proposed pit floor, the applicant need not extend borings any deeper.
- Cross sections: A minimum of three (3) cross sections showing the extent of overburden, extent of sand and gravel deposits, the water table, and any evidence of the water table in the past. The Planning Advisory Commission reserves the right to require additional borings if necessary.

- The maximum depth of excavation shall be established to protect groundwater quality. The depth of excavation shall be established by the Planning Advisory Commission and shall be based, in part, upon soil characteristics, depth to water table, nature of mining proposed and local use of the aquifer. Mining shall not occur in confined aquifers. Excavation into unconfined aquifers must be closely monitored and conducted according to the conditions of the permit.

Reclamation Plan

- The applicant must submit a reclamation plan containing the following elements:
 - Intent of reclamation.
 - Methods and processes of reclamation.
 - Initial condition of mining site.
 - Limits of various operational areas.
 - Phasing and timing of operations and reclamation including areas to be stripped of overburden.
 - Final condition of site, including proposed contours and potential development plan.
 - Relation of final site condition to adjoining land forms and drainage features.
 - Relation of reclaimed site to planned or established uses of surrounding land
 - A plan for maintenance of reclaimed area.
 - A detailed cost estimate of reclamation
- Reclamation shall proceed in a continuous manner throughout the duration of the mining operation and is subject to review and approval at each annual inspection and at the end of the permit period.
- Excavations resulting in the accumulation of substantial water areas after reclamation must meet the following requirements:
 - The water depth must not be less than three (3) feet measured from the low water mark, unless a plan for creation of a wetland or marsh has been approved.
 - All banks shall be sloped to the water line at a slope which shall not be steeper than four (4) feet horizontal to one (1) foot vertical.
 - All banks shall be surfaced with topsoil of a quality at least equal to the topsoil of land areas immediately surrounding and to a depth of at least four (4) inches; sodding or seeding and mulching is also required. Mulch must be properly anchored.
 - Topsoil required by Section 7.3 (3) above shall be planted with trees, shrubs, legumes or grasses;
 - Slopes on reclaimed areas shall not be steeper than four (4) feet horizontal to one (1) foot vertical, except in cases where non erodible conditions are present and the Planning Advisory Commission approves the reclamation plan.

- In man-made groundwater lakes, the bottom contour shall be gradually sloping from the shoreline to the deepest portion of the water body at a maximum slope of six (6) feet horizontal to one (1) foot vertical for at least one hundred (100) feet from the shoreline toward the center of the waterbody. Beyond one hundred (100) feet horizontal distance from the shoreline, the slope of the bottom may be no steeper than three (3) feet horizontal to one (1) foot vertical.
- All groundwater lakes or wetlands created as part of the reclamation plan for a mined area are subject to the Washington County Shoreland Management Ordinance. Such lakes and wetlands are classified as "Natural Environment (LS-1)" shoreland areas. Department of Natural Resources guidelines for surface water creation shall be complied with.

NA Excavations not resulting in water areas after reclamation but which must be graded or backfilled, shall meet the following requirements:

- Fill shall be inspected and certified as being clean (free of volatile organic compounds and heavy metals) before being used for reclamation. Only organic soil shall be used for topsoil.
- Fill shall consist of non-noxious, nonflammable, noncombustible solids;
- The graded or backfilled area shall not collect or permit stagnant water to remain therein;
- The peaks and depressions of the area shall be reduced to a gently rolling topography in substantial conformity to the land area immediately surrounding and which will minimize erosion due to rainfall;
- Graded or backfilled areas shall be surfaced to a depth of at least four (4) inches with topsoil of a quality at least equal to the topsoil of immediately surrounding areas;
- Topsoil required by Section 7.4 (5) above shall be planted with trees, shrubs, legumes or grasses.
- Slopes on reclaimed areas shall not be steeper than four (4) feet horizontal to one (1) foot vertical, except in cases where non-erodible conditions are present and the Planning Advisory Commission approves the reclamation plan.
- All reclamation areas which are planned for building purposes shall have a final elevation at least ten (10) feet above the normal ordinary groundwater level. If public sewer is not available, plans for on-site septic systems must be considered. If the area is backfilled for purposes of future development, the soil must be compacted, and subsequently tested and approved by a licensed soils engineer.
- Reclamation shall proceed in a manner that preserves natural and storm drainage entering and leaving the premises. Said drainage shall be altered to the least extent necessary for carrying out reclamation and related activities. Natural and storm drainage shall not be altered in a manner that adversely affects public roads or neighboring uses.
- The reclamation area shall be planted with grass, trees, shrubs, or other vegetation to prevent erosion and provide screening and improved aesthetics. Technical assistance and soils data should be obtained from the county agricultural agent, appropriate state and federal officials, conservation districts, and the nearest soil conservation service office.

- ☒ Topsoil that is stripped or removed must be stockpiled and set aside on the site for re-spreading over the reclaimed area. Topsoil shall not be sold or removed from the property and shall be re-spread to minimize the effects of erosion, wind and water upon public roads, streams, or adjacent land uses.
- ☒ All buildings and other structures not otherwise allowed per the Washington County Development Code shall be removed from the property and the property shall be restored in conformance with the reclamation plan within six (6) months after expiration of a mining permit or termination of a mining operation or within six (6) months after a mining operation has been abandoned for six (6) months.



Kirsten Pauly, PE/PG, *Principal*
Brian Mundstock, PE, *Principal*
Mike Kettler, PE, *Principal*

Consulting Civil Engineers

January 29, 2026

Mr. Daniel Elder

Planner II

Washington County Public Works

Via email

The following information is submitted in response to comments in the Washington Conservation District's 01/06/2026 memorandum regarding Amrize, Midwest, Inc., Larson Quarry renewal.

1. *For groundwater protection, a **minimum of 3 borings** showing depth to groundwater and a **minimum of three cross sections** showing the extent of overburden, sand/gravel deposits, water table, and evidence of water table in the past must be submitted as part of the CUP application. The application does not include any borings (only groundwater monitoring well records) and only one general cross section.*

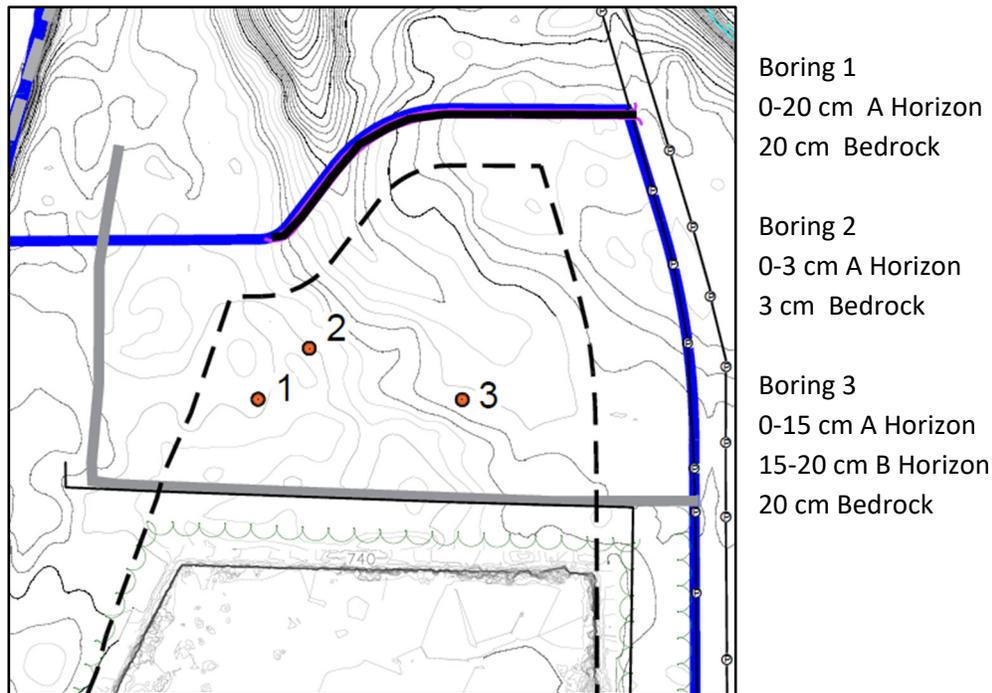
The quarry has been in operation since the 1950's prior to this requirement. The elevation of the groundwater was established during initial quarry operations. Groundwater levels are connected to the elevation of the Mississippi River. Normally, groundwater is situated just above the river level and groundwater flows towards the river and discharges into the Mississippi River and Grey Cloud Channel. (During extended periods of flooding, there may be a temporary reversal of groundwater flow direction near the river.) The water elevation in the river near the site is controlled by the US Army Corps of Engineers and Lock and Dam 2 which is around 687 msl and the elevation of groundwater beneath the site is +/- 780 msl. However, the quarry has been dewatered for several decades. Dewatering artificially lowers the water table to accommodate blasting and rock removal. The water table is currently maintained at approximately 738 feet above mean sea level (msl) to facilitate water level control across the current quarry floor, although the water level may be lowered in the future to accommodate mining to the permitted depth of 730 feet above msl.

The quarry was established in an area where only a thin layer of overburden overlies consolidated bedrock dolomite. Soil borings will not show depth to the groundwater. Three borings in the unmined northern portion of the quarry verify this as follows.

Sunde Engineering, PLLC.

10830 Nesbitt Avenue South • Bloomington, Minnesota 55437-3100

Phone: (952) 881-3344 • Fax: (952) 881-1913 • E-mail: info@sundecivil.com



Boring location map

The water level data was submitted for this CUP review (as it has for previous CUP reviews) to illustrate water levels in wells surrounding the quarry during active dewatering.

Three cross sections of the quarry are provided that illustrate the geology of the quarry and the approximate elevation of groundwater water table with no dewatering.

2. *The reclamation plan indicates "the majority of the reclamation work will not take place until the end of the life of the operation" however §7.2 requires **reclamation to proceed concurrently with mining activities.***

For a quarry with an approved reclamation plan that involves establishment of an end use lake, reclamation inherently occurs as part of the mine operation. There is no backfilling or sloping required across the quarry floor. As with most mine operations there will be some final reclamation grading around the perimeter of the quarry to remove the screening berms and establish the littoral zone along the bench. This final reclamation work cannot be completed until mining is completed as the screening berms are

January 29, 2026

Daniel Elder

Page 3

required to remain in place during active mining operations. The only reclamation work that remains is the perimeter grading and establishment of the littoral zone, and final grading of the operations area, which cannot be completed until mining and processing operations are completed.

*3. In man-made groundwater lakes, the bottom contour shall be gradually sloping from the shoreline to the deepest portion of the water body at a **maximum 6:1 slope for at least 100' from the shoreline.** **Beyond the 100' from the shoreline, the slope of the bottom may be no steeper than 3:1.***

Washington County has previously acknowledged that at the Larson Quarry and other quarries within the County, that the sloping standards are based on a sand and gravel mine and that in a quarry non erodible conditions exist and reclamation plans with benched highwall configurations are approved as part of the reclamation plan associated with the CUP. The code allows for these steeper slopes on reclaimed areas... shall not be steeper than four (4) feet horizontal to one (1) foot vertical, **except in cases where non erodible conditions are present and the Planning Advisory Commission approves the reclamation plan.** The highwall configuration and 685 bench of the Larson quarry have been previously approved and no change to this configuration is proposed or feasible at this stage in quarry development. The only change in the reclamation plan was providing more detail regarding final grading, establishment of native vegetation, and construction of the littoral zone, which was a suggestion by the MnDNR during the environmental review process for the proposed East Expansion of the Larson Quarry.

*4. The reclamation plan is lacking required elements including the **phasing and timing of operations/reclamation (i.e. equipment and structures removed within 6 months of permit expiration or termination of operations)** and a **detailed cost estimate of the reclamation.***

A Revised Reclamation Plan C3 and Details and Notes C4 are submitted that include phasing and timing notes. The Reclamation Cost Estimate is provided below:

January 29, 2026

Daniel Elder

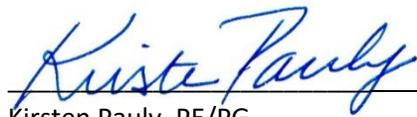
Page 4

RECLAMATION COST ESTIMATE

1. Minor Grading of disturbed areas of Site (Operations and stockpile area): 41 acres @ \$1,000/acre	\$41,000
2. Apply 4" of topsoil of Site over Operations and stockpile area 41 acres: 22,050 cy @ \$3.30/cy	\$72,765
3. Seed and Mulch Operations and stockpile area 41 acres @ \$1,200/acre	\$49,200
4. Placing fill on the 685 bench to establish littoral zone: 55,000 cy @ \$3.30/cy	\$181,500
5. Seeding littoral zone 17 acres @ \$900/acre	\$15,300
6. Seed and mulch perimeter areas where stockpiles and berms were removed: 92 acres @ \$1,200/acre	\$110,400
<hr/> Total Estimated Reclamation Costs:	\$470,165

Respectfully,

SUNDE ENGINEERING, PLLC.

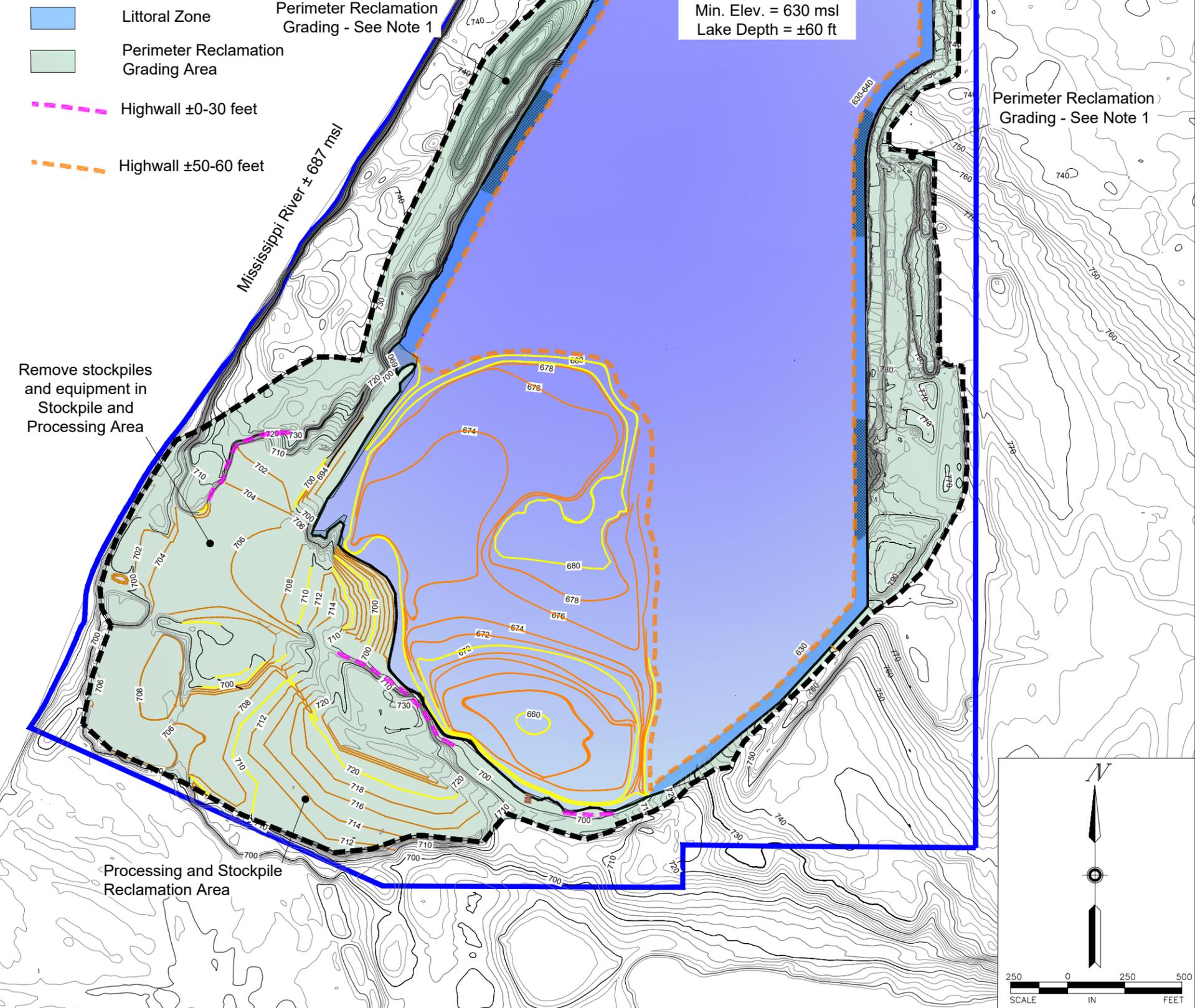


Kirsten Pauly, PE/PG

Notes:

1. Perimeter Reclamation Grading Area
 - 1.1. Remove berms and overburden storage piles.
 - 1.2. Use material for reclamation grading and establishment of littoral zone (See C4).
 - 1.3. Establish perimeter grades / edge treatments per detail on C4.
 - 1.4. Minimum slope in perimeter grading area is 4:1 (Horizontal to Vertical).
 - 1.5. Spread a minimum 4" topsoil over graded area. Establish native vegetation (See C4).
2. Safe water exits to be constructed around perimeter of lake. (See Detail C4).
3. Establish Littoral Zone to increase lake productivity and habitat diversity. (See Detail C4)
 - 3.1. Establish wide gentle slope across the 685 bench.
 - 3.2. Slope from 690 to 685 across the 685 bench.
 - 3.3. Utilize the overburden and topsoil/organics stored in perimeter stockpiles and berms to establish slope.
 - 3.4. Place organics and topsoil stored in perimeter berms to provide a nutrient rich growth medium.
 - 3.5. Place a minimum of 4 inches of topsoil.
 - 3.6. Create fish shelter and diversity by adding brush piles, boulders, and rocky substrate periodically along shelf.
 - 3.7. To the extent practical, utilize anchored brush bundles or rock toe along base of slope to provide erosion control and wave protection.
 - 3.8. In areas where safe exit zones are to be established provide 10-15 feet of level upland.
 - 3.9. Establish native vegetation with mix of upland, shoreland (emergent), and shallow littoral (floating leaf species).

-  Littoral Zone
-  Perimeter Reclamation Grading Area
-  Highwall ±0-30 feet
-  Highwall ±50-60 feet



Remove stockpiles and equipment in Stockpile and Processing Area

Processing and Stockpile Reclamation Area



INFORMATION:	
PROJECT NO.:	
DRAWN BY:	AVG
CHECKED BY:	
APPROVED BY:	KP
SCALE:	
DATE:	9/30/2025

DATE	REVISION
1/28/2026	Draw order topo east side.

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.

Kirsten Paly
NAME: Kirsten Paly
DATE: 9/30/2025 REG. NO.: 21642

AMRIZE
Larson Quarry
Washington County
2025 Permit Reissuance Application

Reclamation Plan

C3

Reclamation Notes

Reclamation Phasing and Timing

1. Reclamation of quarry floor occurs as final elevation is reached.
2. All buildings and structures not otherwise allowed by the Washington County Development Code and all equipment and all product stockpiles shall be removed from the property within six months of permit expiring or termination of mining operations.
3. All final reclamation activities described in the following section (removal so of overburden and topsoil stockpiles, construction of littoral zone and safe water exists, final grading perimeter and operations area and operations, seeding and mulching) shall be completed within 6 months after expiration of the mining permit.

Perimeter Highwall Configuration:

1. The top of limestone at the limestone extraction limits is at an elevation of approximately 740 msl.
2. Mine operations remove topsoil and overburden from an area extending approximately 50 feet beyond the limestone extraction limits to provide access and a working platform for drilling and blasting and extraction activities.
3. A safety berm is located between the access road and the top of the highwall as required by MSHA. The safety berm will remain in place after reclamation is complete.
4. Topsoil and overburden is stored in stockpiles located along the quarry perimeter beyond the 50 foot perimeter access and working zone.
5. These stockpiles will be removed and used in final reclamation grading described below:

Reclamation Grading

1. Reclamation grading will consist of a sloping and grading activities around specific areas of the quarry identified on the Reclamation Plan, Sheet C3 and described as follows:
2. Product stockpiles, and portable buildings and equipment will be removed from the operations area.
3. The area will be graded to the final reclamation grades illustrated on C3.
4. A minimum of 4" of topsoil will be spread over the graded area. Topsoil will be sourced from the on-site topsoil stockpiles located in berms and stockpiles that were established around the perimeter of the limestone extraction limits during active mine operations.

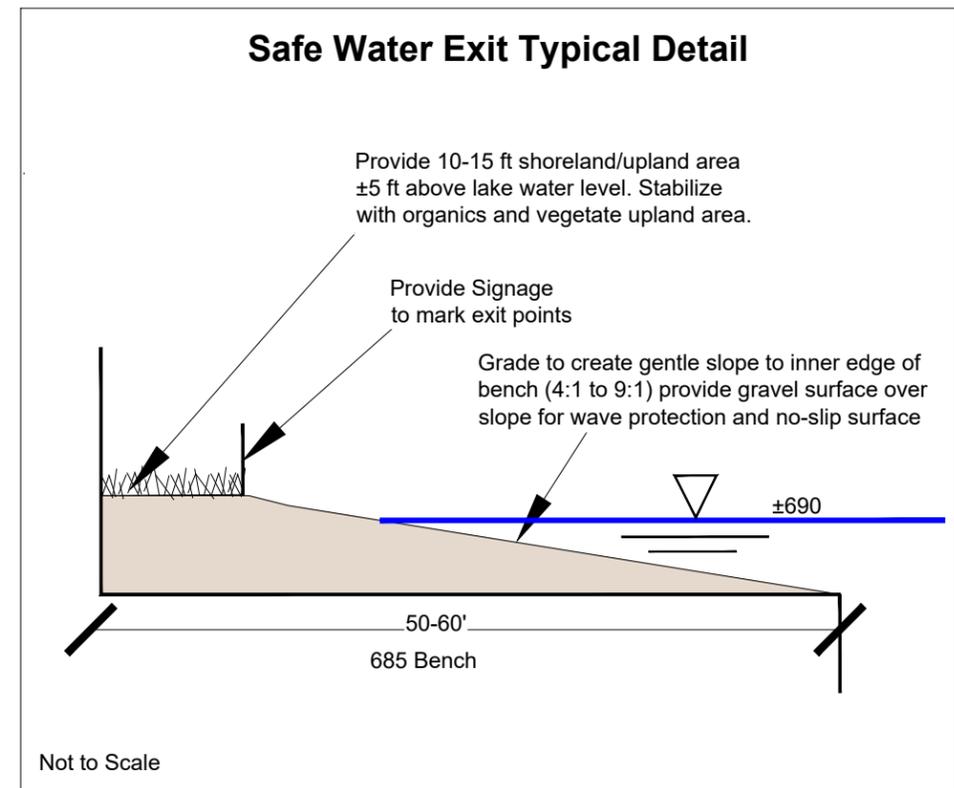
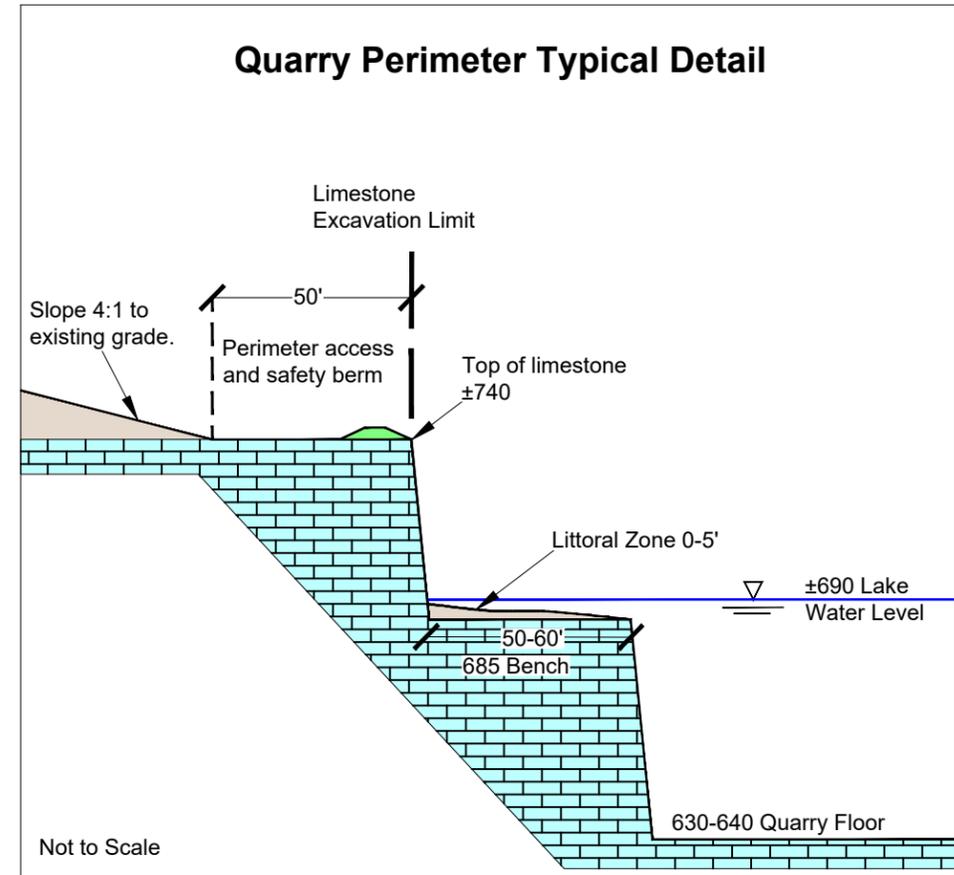
Establishment of Littoral Zone

1. Mining operations establish a 50-60 foot wide bench around the perimeter of the mine at an elevation of ±685 msl, referred to as the "685 Bench."
2. The 685 Bench was established as part of quarry operations highwall design and is constructed as the mine reaches the limestone excavation limits.
3. The highwall design incorporates an overall slope of approximately 1:1 through benching and was designed by others. Sunde Engineering did not provide any geotechnical services or highwall design.
4. The Reclamation Plan for the final configuration of the lake incorporates the 685 Bench around the perimeter of the lake.
5. The future water level of the lake is anticipated to be approximately 690 msl, creating a littoral zone above the 685 Bench. The lake level, which is a surface expression of the groundwater table, is expected to fluctuate with the normal fluctuation of the water table aquifer. The water over the bench will typically be 0-10 feet deep to provide a transition zone between terrestrial and aquatic environment.

6. Prior to the lake recovering to pre pumping levels, topsoil will be spread and graded to create a gentle slope to the inner edge of the bench to allow native aquatic vegetation to be established across the bench. Native submerged aquatic species such as wild celery, native pondweed, and coontail will be planted within the lake's littoral zone to promote habitat diversity and water quality in accordance with Minnesota DNR Aquatic Plant Management guidance.

Reclamation Seeding

1. Reclaimed upland areas of the Site will be seeded with the MN Board of Water and Soil Resources (BSWR) Dry Prairie Southeast 35-622 seed mix or similar, which is designed for high plant diversity in areas of Southeast Minnesota with dry soils and full sun for at least 70% of the day where land is being converted from other uses such as mining.
2. The BSWR Dry Prairie Southeast Seed Mix Guidance will be utilized with the goal of native plants reaching maturity by year three of growth.
3. The Site will be prepped for seeding by controlling weed species and providing ideal growing conditions for seeds and/or plants to be installed. Temporary covers may be used to smother problematic weeds and improve overall soil structure and function as native vegetation is established.
4. Prairie seed mixes will be installed in the spring or fall. Spring seedings will be planted between May 1 and July 1 when soil temperatures are at least 60 degrees Fahrenheit or higher. Fall seeding will occur when soil temperatures fall below 50 degrees Fahrenheit for a consistent period of time which is typically early November. Fall dormant seedings can be refereed to help reduce weed pressure during the first year of growth. Planting dates will vary depending on the weather and native seed suppliers will be consulted to determine the best planting dates for that year.
5. Seedbeds will be prepped utilizing seed drills or broadcast seeding into temporary cover crops.
6. Temporary cover crops will be utilized to help stabilize the Site and minimize the need for additional mulch in preparation of planting the native seed mix. Temporary cover crops will consist of either oats or winter wheat and will be mowed to 10-12 inches before seeds mature to prevent re-seeding. Other cover crops such as buckwheat, pennycress, and radishes may also be used to help stabilize soil, build soil quality, and provide weed competition.
7. Broadcast seeders, traditional native seed drills, no-till drills, billion seeders and trillion seeders may be used for prairie seeding.
8. Integrated pest management (IPM) will be utilized to establish and manage plantings. IPM may involve a combination of practices (conservation grazing, haying, prescribed burning, etc.) to successfully establish and manage the native vegetation while also minimizing the use of chemicals.
9. Vegetation will be mowed at least twice the first season and once in the second season with a flail mower or stalk chopper to decrease competition and to provide sufficient sunlight for seedlings. Haying may all be utilized to remove mowed vegetation and prevent smothering of the new seedlings. Problematic weeds will be mowed to between five and eight inches before seed is allowed to set. Mowing heights will be raised as native plants are established. Periodic mowing will occur to keep the vegetation at around knee height and will take place once a month or after vegetation reaches 18" in height.



CONSULTING CIVIL ENGINEERS
10830 NESBITT AVENUE SOUTH
BLOOMINGTON, MINNESOTA 55437
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(952) 881-1913 FAX
www.sundecivil.com

AMRIZE

Larson Quarry

Washington County
2025 Permit Reissuance
Application

DATE	REVISION
1/28/2026	WCD Comments

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: 10/17/2025 REG. NO.: 21842

INFORMATION:

PROJECT NO.:

DRAWN BY:

CHECKED BY:

APPROVED BY:

SCALE:

DATE:

DESCRIPTION:

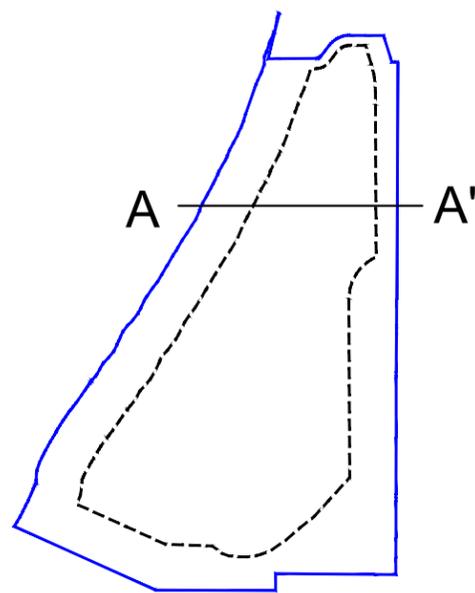
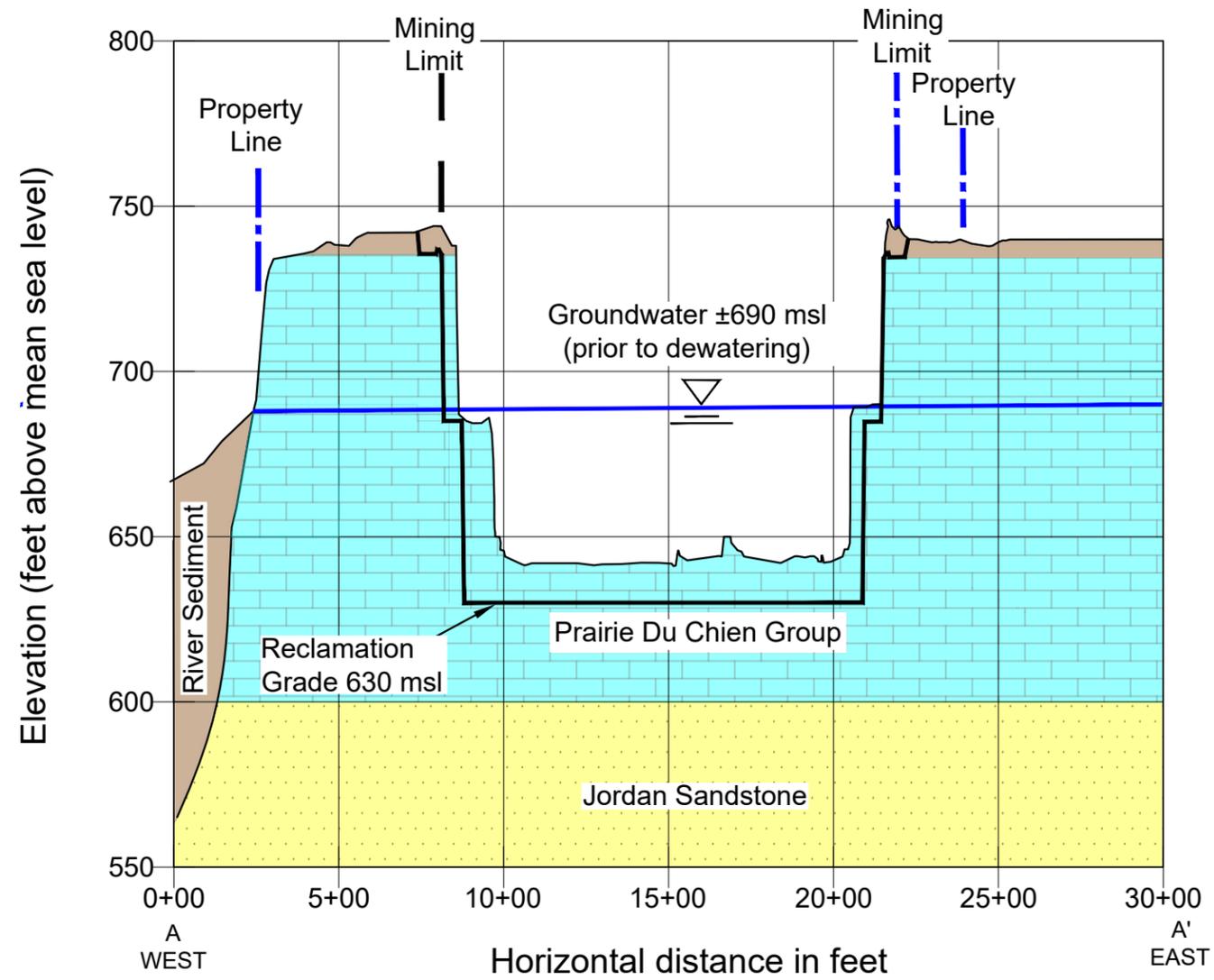
Reclamation Details and Notes

SHEET NO.:

C4

52

1 of 2



Section Location Map



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.

Kirsten Pauly

Kirsten Pauly
DATE: 1/26/2026 REG. NO.: 21842

DATE	REVISION

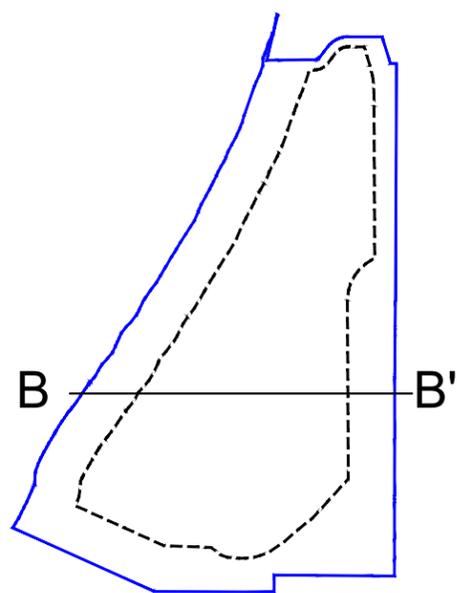
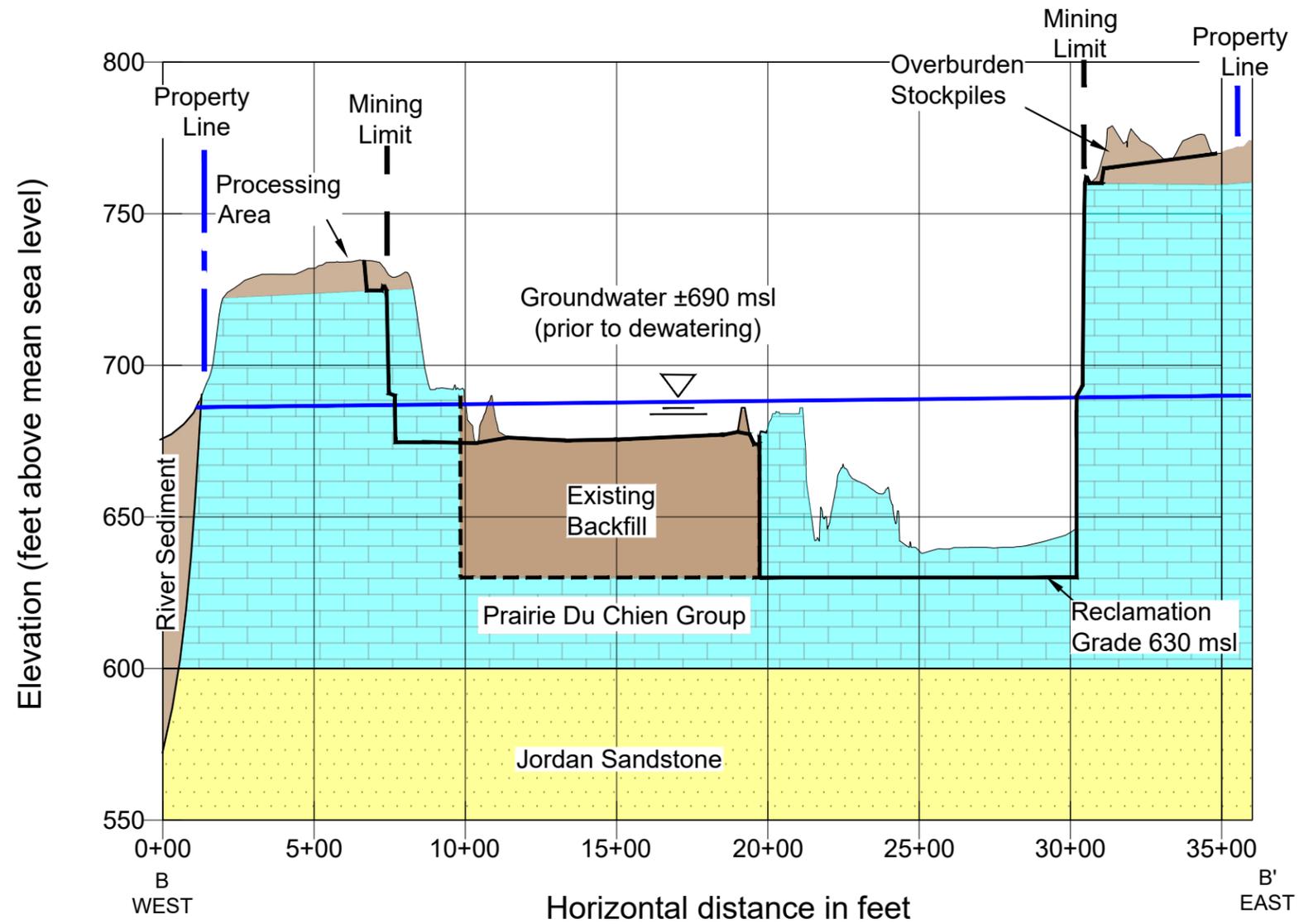
Amirize
Larson Quarry

Grey Cloud Island Township
Washington County, MN

DESCRIPTION:
Cross Section A - A'

SHEET NO.:
C5





Section Location Map



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.

Kirsten Pauly
Kirsten Pauly
DATE: 1/26/2026 REG. NO.: 21842

DATE	REVISION

Amirize
Larson Quarry

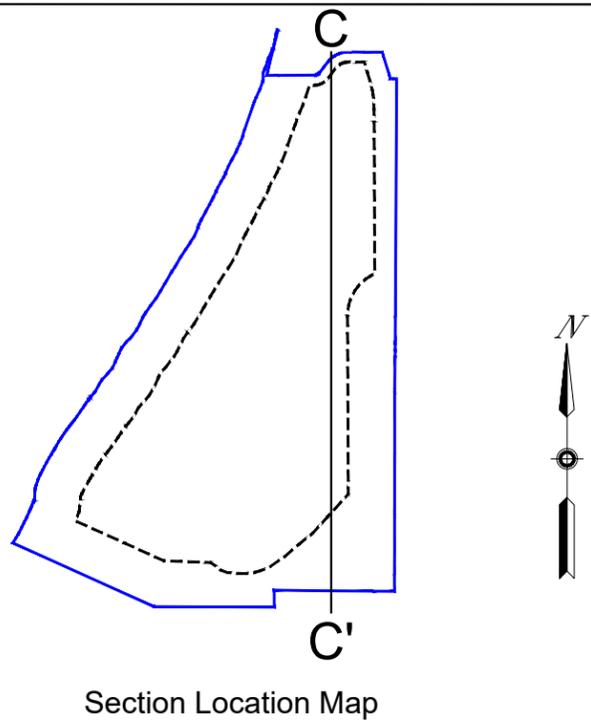
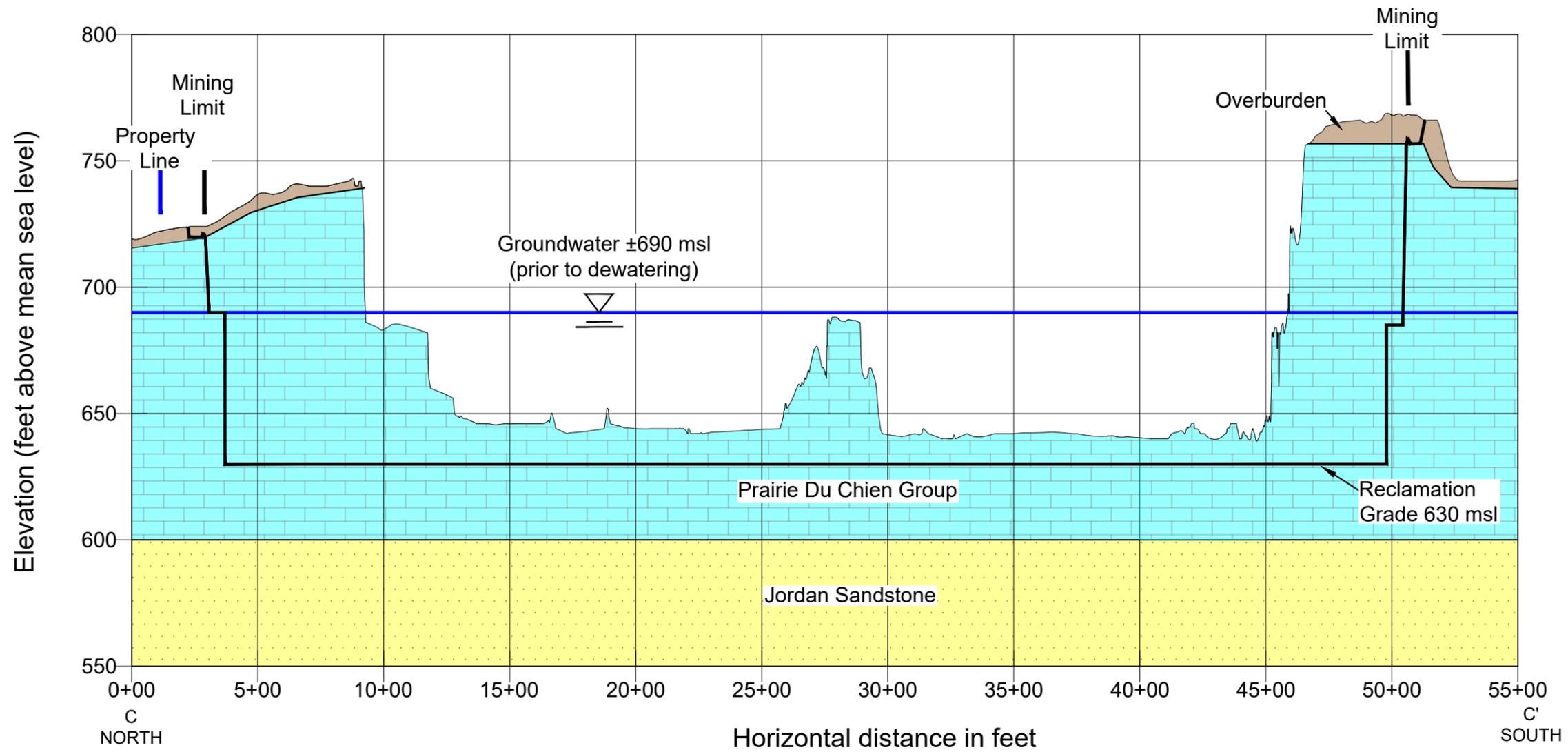
Grey Cloud Island Township
Washington County, MN

DESCRIPTION:
Cross Section B - B'

SHEET NO.:
C6



CIVIL AND ENVIRONMENTAL
ENGINEERING SERVICES
10830 NESSBITT AVENUE SOUTH
BLOOMINGTON, MINNESOTA 55437
(952) 881-3344 TELEPHONE
www.sundecivil.com 54



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Kirsten Pauly

Kirsten Pauly
DATE: 1/26/2026 REG. NO.: 21842

DATE	REVISION

Amirize
Larson Quarry

Grey Cloud Island Township
Washington County, MN

DESCRIPTION:
Cross Section C - C'

SHEET NO.:
C7



GREY CLOUD ISLAND TOWNSHIP
County of Washington
State of Minnesota

To: Daniel Elder, Lyssa Leitner
Washington County Public Works Department

February 10th, 2026

2025 permit reissuance plans 2/9/2026

1. The plans depict additional mining that has not been approved and permitted by Grey Cloud Island Township. Specifically in the north, the relocation of the driveway and the increased mining have not been approved and in fact, the Town has indicated will not be approved. The Town has a 500' buffer that must be maintained.
2. The plans indicate overburden storage behind the berms in the southeast, adjacent to County Road 75. This storage has not been approved by the Town. The local ordinance requires a 500' setback from the road for all mining activity which would include stockpiling of material. At present the berms are within the setback area and no additional work should occur within the required local zoning ordinance setbacks.
3. In the west, along the Mississippi River, the mining company has placed and stored overburden within the 500' setback. The Plans submitted to the County increase the amount of overburden storage which is not in compliance with the Town mining ordinance. As noted above, the Town zoning ordinance requires a 500' setback from any property line, or in this instance Mississippi River OHW, for any mining activity which includes stockpiling of overburden material.
4. Grey Cloud Island Township seeks to work with the mining company to have a reclamation plan and end use plan that results in more than an open water lake on site. The Town would like to have a plan that benefits the community residents and provides public access and recreational pursuits in and around the reclaimed area to the extent possible. The plan as presented in the 5-year application does not satisfactorily address desired reclamation or a reasonable end use plan that will benefit the community and the region. The reclamation plan should include an end use plan that depicts safe water exits from the lake created through mining activity.
5. The Town is concerned about the impact of mining and dewatering on groundwater in the area. Some of the test well elevations have been reduced over time, and the Town has requested additional assistance from the DNR to better understand the potential impacts of the mining based upon the monitoring well data. At this time, the DNR has not responded to the request from the County to assist with this review and it is unclear if additional conditions should be added to the permit to address test well outcomes.

2026 ADMINISTRATIVE MINING 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
--	--

Make checks payable to Grey Cloud Island Township

FEE: \$ _____
Check #:

LEGAL DESCRIPTION AND PARCEL IDENTIFICATION NO: See Exhibit A		ZONING DISTRICT: RR and Existing Mining CE Overlay 204 Acres of active extraction west of CR75
PROJECT ADDRESS: 10120 Grey Cloud Island Drive (CR75), Grey Cloud Island Township, MN	OWNER: Amrize Midwest Inc. (Formerly Holcim MWR, Inc.) 2815 Dodd Road, Suite 101 Eagan, MN 55121	PHONE: 612-214-8577 EMAIL: patty.bestler@amrize.com

DESCRIPTION OF REQUEST:

Amrize Midwest, Inc. ("Amrize") is requesting approval of the 2026 Administrative Permit for mining and extraction activities at the existing Larson Quarry to occur between March 31, 2026 and March 31, 2027. This Permit request must be consistent with Washington County Ordinance Chapter 7 Section 5.9. The proposed 2026 activities are described in Amrize's Narrative (Exhibit B) and are geographically described on the 2026 Operations Plan map (Figure 1). A summary of the request is as follows:

2026 Mining Area: Please refer to **Figure 1 – 2026 Operations** for areas where mining activities will or are proposed to take place. Only areas shown for extraction and are within the proposed mining limits as shown in **Figure 1-2026 Operations** are permitted. 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. The Company anticipates producing approximately 620,000 tons in 2026.

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, a hydraulic shovel, front-end loaders, an impact crusher 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 (CR75) to supply material for local projects.

2026 ADMINISTRATIVE MINING PERMIT

GREY CLOUD ISLAND TOWNSHIP

HOURS OF OPERATION ARE AS FOLLOWS:

The hours of operation will remain as governed by the existing Zoning ordinance 49.5 or relevant Zoning ordinance.

- Excavation, Crushing, Screening, Washing & Stockpiling: Monday through Friday, 7:00 a.m. to 7:00 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. 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, however, these trucks are required to follow posted road weight limits.

EXISTING SITE CONDITIONS & PROPOSED ACTIVITIES:

The proposed 2026 operations include continuation of mining and extraction of the areas previously denoted as “2025 Mining” in the 2025 Operations Plan.

- East Mining Area: The area associated with the East Mining Area are generally located north of the existing Town Hall and adjacent to CR75. 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 mining footprint is associated with these areas. Township ordinances require a 500’ foot setback from adjoining properties, and CR75 in this area.
- 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. Amrize must maintain the 500’ foot mining setback requirements from adjoining property, CR75, and the adjacent property lying south of the mine for any mining activity.
- West Mining Area: The area denoted as the West Mining Area is located on the western edge of the existing mining area. Amrize must maintain the 500’ foot setback from the OHWL (Ordinary High-Water Level) of the Mississippi River.
- North Mining Area: The area denoted as the North Mining Area is located on the northern edge of the existing mining area.

APPLICABLE ZONING CODE/LAND USE SECTION(S):

1. Ordinance 49.5 Zoning (last amended August 13, 2025, and as may be amended from time-to-time)
 - a. Section 6. District Provisions
 - b. Section 9. Mining Regulations
2. Ordinance 60. MRCCA
 - a. Section 5. Special Land Use Provisions
3. 2040 Comprehensive Plan

REQUIREMENTS OF PROPOSED USE:

1. 2026-2030 Washington County 5-Year Conditional Use Permit.
2. 2026 Grey Cloud Island Township Administrative Permit.
3. Applicable Zoning Ordinance and 2040 Comprehensive Plan.

2026 ADMINISTRATIVE MINING PERMIT

GREY CLOUD ISLAND TOWNSHIP

AUTHORIZED WORK/SPECIAL CONDITIONS:

A. Mining Operations as described in the 2026 Operations Plan (see Figure 1 2026 Operations) are permitted with the following Conditions:

1. All Amrize 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. No mining activities of any kind shall be performed without an active CUP issued by Washington County.
3. The 2026 Mining Operations Map is attached to this Permit as (Figure 1 2026 Operations). The map illustrates the areas permitted to be mined in 2026. This Permit allows for mining operations in areas indicated on Figure 1 2026 Operations as "2026 Potential Mining." 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.
4. Mining activities shall meet all setback requirements listed in zoning ordinance 49.5 except the areas where the upper bench has been mined within the existing East Area footprint, as shown on Figure 1. Setback requirements clearly state: No mining, stockpiling or land disturbance shall take place within 500 feet of adjoining property lines or road right of way.
5. The primary haul route of exiting trucks should be north on CR75. Pit-to-pit traffic between the Larson Quarry and Nelson Quarry shall not be subject to this provision.
6. Amrize shall post a sign at the exit of the Larson Quarry that the haul route is north on CR75. It is the responsibility of Amrize to communicate this route clearly to those exiting the site. Signs were placed in 2025 however the Township is leaving this condition here requesting that the signs stay in place.

B. Site Maintenance Activities

1. Vegetative maintenance including tree trimming and/or removal within utility easement areas is permitted in 2026.
 - a. Amrize 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. Tree trimming or removal due to storms to restore power require no prior approval.
2. Any other vegetative removal proposed that is outside of the 2026 Operations Plan extraction boundary, but within the identified 2026-2030 CUP boundary, as reflected in the Washington County 5-year Conditional Use Permit, shall be subject to review and approval by the Town Board. Any proposed site development activities, including new driveways or roadways shall require an amendment to this Permit.

C. Future Expansion of Extraction Activities and Reclamation.

1. No proposed or future mining plans are approved as part of this permit. Any future mining shall be subject to the rules, ordinances, and regulations in place at time of the application.
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.

2026 ADMINISTRATIVE MINING PERMIT

GREY CLOUD ISLAND TOWNSHIP

D. Other Administrative and Miscellaneous Conditions

1. **For the East, Southeast and North areas:** To prevent mining activities from encroaching on the 500' foot mining setback requirements from adjoining properties, and CR75 the following shall take place. In areas where setback requirements to adjoining properties, and CR75 have been followed, permanent markers shall be placed every 150 feet to indicate the required 500' foot mining setback location requirements from adjoining properties, and CR75. In areas where setback requirements to adjoining properties, and CR75 have previously not been followed, permanent markers shall be installed every 150' feet to indicate no additional land clearing, or mining activities shall be allowed closer to adjoining properties, and CR75 than have already taken place prior to February 1st, 2026. Markers shall be installed, and a survey showing location of markers shall be submitted to the township prior to June 1st, 2026.
2. Where permanent markers are required to be installed the markers shall be located approximately 4 feet above the ground level, and be of material able to withstand normal environmental conditions. The intention and wording on the markers shall be to prevent mining operations from violation of Township mining ordinance setback requirements. The signs would be facing the mining side of the sign location.
3. Amrize 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 Amrize Midwest, 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.
4. Amrize shall provide notification to those residents requesting notification to prior blasts by text. Residents may sign up to be on the notification list with Patty Bestler of Amrize at patty.bestler@amrize.com.
5. Any complaints from Township residents received by Amrize related to the Larson Quarry mining operations shall be forwarded to the Grey Cloud Island Township Clerk within 14 calendar days of the complaint.
6. Activities permitted in 2026 will be monitored for compliance with this Permit. This permit shall expire no later than April 1st 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.
7. Amrize is responsible for the renewal of this Permit. Applicant should apply for a new Permit no later than November 30th, 2026 for activities to be carried out in 2027 upon which new terms and conditions will be identified.
8. 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 written notification to the Township Board of Supervisors, and approval of said amendment or change by the Township Board of Supervisors. If said amendments or changes impact the information or attachments to this permit, an amendment to this Permit shall be required.
9. 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 responsibility of Amrize to contact other agencies and obtain all necessary permits prior to commencing work.
10. Violation of any condition of this Permit may result in revocation of said Permit, at the discretion of the Township Board of Supervisors. 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.
11. The matter of water consumption is a matter of interest to both the applicant and the Township; the Town Board reserves the right to request and receive information as necessary to ensure reasonable water conservation consistent with the applicants need to mine. The permit holder (Amrize) will supply information reasonably necessary to allow the Township to understand dewatering processes and opportunities for water conservation for the purpose of avoiding impacts on wells. The permit holder shall provide a dewatering report annually in February.

2026 ADIMINISTRATIVE MINING PERMIT
GREY CLOUD ISLAND TOWNSHIP

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: Parcel Identification Numbers (PIDs) and Property Legal Description
- Exhibit B: Applicant's Narrative for 2026 Mining Operations
- Exhibit C: Figure 1 2026 Operations (map)

2026 ADMINISTRATIVE MINING PERMIT
GREY CLOUD ISLAND TOWNSHIP

EXHIBIT A

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

2026 ADMINISTRATIVE MINING PERMIT

GREY CLOUD ISLAND TOWNSHIP

EXHIBIT B

Review of 2025 Mining Activity

During the 2025 operating season, blasting and excavation of limestone has taken place on the lower bench west of the “Town Hall” property. To date, approximately 550,000 tons of material has been barged off site to the Company’s St Paul Distribution Yard and approximately 140,000 tons of material has been hauled via truck to local projects.

2026 Operations Plan

During the 2026 operating season, Amrize proposes to continue mining the lower bench in the area directly north and west of the “Town Hall” property, adjacent to County Road 75. 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 **Figure 1 - 2026 Operations** 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. The Company anticipates producing approximately 620,000 tons in 2026.

This application does not include references to the continued mining into the “Northern Reserves” under the requests for acknowledgement of legal nonconforming rights and variance to reduce setbacks (“Additional Applications”), which were denied by the Grey Cloud Town Board on February 12, 2025. However, Amrize reserves any and all rights and claims relating or arising out of the Additional Applications.

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, a hydraulic shovel, front-end loaders, an impact crusher 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 to supply material for local projects.

Hours of operation at the Larson Quarry are as follows:

- **Excavation, Crushing, Screening, Washing & Stockpiling:** Monday through Friday, 7:00 a.m. to 7:00 p.m. As in previous years, the Company would like to respectfully reserve the option to request extended hours for excavation, crushing, screening, washing and stockpiling due to the seasonal nature of our business and in the case of a public emergency.
- **Blasting:** Occurs various days per week Monday through Friday, during the hours of 8:00 a.m. and 4:00 p.m.

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2026 ADMINISTRATIVE MINING PERMIT

GREY CLOUD ISLAND TOWNSHIP

- 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. 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, however, these trucks are required to follow posted road weight limits. As in the past, the Company would like to respectfully reserve the option to request extended haul hours due to the seasonal nature of our business and as special circumstances arise.

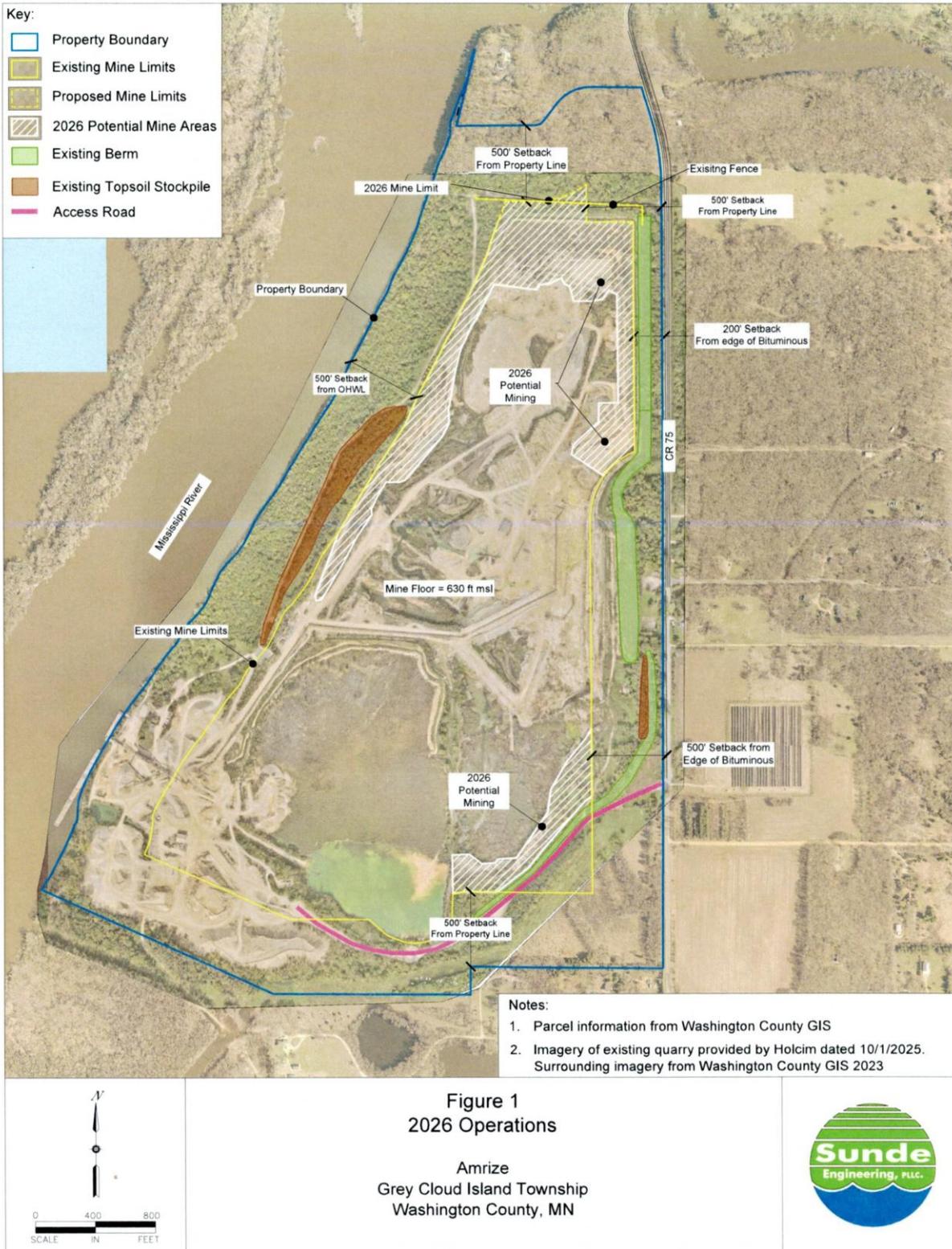
Reclamation & Oak Savanna Restoration

The majority of the reclamation work at the Larson Quarry will not take place until the end of the life of the operation. The final extent of mining will define the perimeter of the quarry. The vast majority of the Site will be deep water lake and will require no additional reclamation grading or establishment of vegetation. Final reclamation of the deep-water lake will simply require removal of any equipment and then time for the water level to recover to establish the lake once mining is complete and the dewatering pumps are shut off. Reclamation work will involve final grading of the operations area, removing berms and stockpiles of topsoil and overburden and creating a littoral zone on the 685-foot bench along with safe water exits. Processing and loading equipment and portable buildings will be removed from the Operations Area as well as any remaining stockpiled product. The area will be graded to 4:1 slopes or rock benches, topsoiled, seeded and mulched. The seed mix will be a Native Prairie seed mixture. A 50-foot reclamation grading zone will be established around the perimeter of the quarry to provide access and a safety berm around the perimeter of the quarry with a 4:1 slope from the access zone to existing grade. In areas where the existing berms and stockpiles extend beyond this 50-feet, the grading will extend to the outer edges of the berm or stockpiles to allow removal of the stockpiled material and reclamation of these areas. Final Reclamation will meet the reclamation standards set forth by the Washington County Development Code, Chapter Seven – Reclamation, including county setbacks and the maximum allowed mining limits, as well as Grey Cloud Township's MRCCA standards set forth in Ordinance No. 60. For reference, we are attaching the Reclamation Plan and Details and Notes submitted to Washington County earlier this fall as part of the 5-year County CUP review process, revised to illustrate the quarry limits currently approved by the Township and the potential future quarry limits. The final reclamation limits of the quarry will be dependent upon what is ultimately allowed to be mined. Please refer to the attached **C3 – Reclamation Plan** and **C4 – Reclamation Details and Notes** for details regarding quarry reclamation.

In 2026 and beyond, the Company will continue with work on invasive species removal and control in the upland areas surrounding the quarry, which includes the 30-acre tract of woodland along the Mississippi River north of the processing plant. The Company will continue their work with Great River Greening to remove the invasive species in this area and to restore the once prominent oak savanna along the river bluff. Ongoing work will include continued buckthorn removal, mowing, and foliar herbicide treatment.

2026 ADMINISTRATIVE MINING PERMIT

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GREY CLOUD ISLAND TOWNSHIP

County of Washington

State of Minnesota

6. Figure 1 of the Amrize conditional use permit 5-year renewal indicates that there is property east of the “Existing Larson Mine” which may be available for future mining entitled the “Eastern Reserves”. The Eastern Reserves area has not been approved by the Town for any mining activity and should not be considered part of the mining project area.
7. The Town is requesting a berm to be located at the north end of the northern mining area. The Town expects a berm 10-15’ in height, within the mining boundary as all mining activity must be located within the mining boundary and meet required setbacks including berms. There should be no additional tree removal needed for berm construction.
8. The Town is in the process of reviewing the one-year operational permit for the mine. A draft of the permit is attached for the County’s information. The permit has not, as yet, been approved.

On Behalf of the Town Board of Grey Cloud Island Township
Philip Dupre, Chairmen
Dick Polta, Supervisor
Jake Jones, Supervisor

Copy: Kim Lindquist, WSB Eng.

Pam Dupre | Clerk
Grey Cloud Island Township
651-459-6236



RE: Larson Quarry - Grey Cloud Township CUP Application

From Scollan, Daniel (DNR) <daniel.scollan@state.mn.us>

Date Tue 2026-02-17 2:26 PM

To Daniel Elder <Daniel.Elder@washingtontownshipmn.gov>

Cc DeBates, TJ (DNR) <timothy.debates@state.mn.us>; Stiras, Joel K (DNR) <joel.stiras@state.mn.us>

External message alert: This message originated from outside the Washington County email system. Use caution when clicking hyperlinks, downloading pictures or opening attachments.

Hello Daniel,

I have feedback for you on the Future Lake questions from our Fisheries staff. I was unable to find any answers on the safe water exit question.

First of all, a comment that any fishery management by the DNR on this future lake is contingent on the lake being managed as a park with public access.

- Will the lake end up with very little vegetation growth to produce oxygen to sustain fish, or other animal populations?
 - Vegetation is not a requirement to sustain all fish. Depends on the purpose of the fishery. It could be a potential put-and-take trout fishery. Water will probably be cold and there will be enough algae production to sustain some life. It wouldn't be a good candidate as a bass, bluegill, or walleye lake.
- Will the lake just be a dead lake with little to no life?
 - No. Primary productivity will be planktonic algae, zooplankton and other invertebrates, and whatever fish get stocked.
- The majority of the lakes sides and bottom will all be in contact with limestone, will this create an alkaline lake with no life?
 - Alkalinity, hardness, and pH might be a little higher than surrounding water bodies but not so high as to be detrimental.
- Would it be better to maybe fill the lake to where the depth is 30 feet deep?
 - It wouldn't hurt, but it's not necessary if it's managed as a trout fishery.
- Would it be desirable to put dredged material from the river in the lake to decrease the depth, and have soil for plant growth? Or does this create a possible ground water pollution problem from the dredge material?
 - Not necessarily desirable. Shallow areas will likely colonize with invasive species like curly leaf pondweed and Eurasian watermilfoil. That's not the end of the world but isn't really a pressing issue or goal. Shallow areas with some sort of vegetation can be good habitat for multiple creatures. Assuming dredged material is mostly sand and not organic material, like the deposits that are on the temporary dredge deposit islands in Pool 2, contamination should

not be an issue. The sand is inert and pollutants don't bind to it like they do to organic material. As long as it doesn't go straight from the river, to a barge, to the pit, it should be okay. We believe the USACE tests the deposits on the disposal islands before that material goes elsewhere, but not 100% sure.

- The US Army Corp of Engineers is studying locations to put river dredge sediment and willing to pay for allocation. The Lake could possibly be filled at little cost to Amrize and quite possibly a financial gain for them. The Corp is generally willing to pay for locations to deposit dredge material.
 - Even if the USACE wants to use the pit as a material disposal site, this will take time, so the pit could still be used as a put-and-take trout fishery for years before it is no longer a viable option. The Corps would have a better idea of the timetable for filling the pit.

Best Regards,

Dan Scollan

East Metro Area Hydrologist – Ramsey and Washington Counties
Division of Ecological and Water Resources

Minnesota Department of Natural Resources

1200 Warner Road
St. Paul, MN 55106
Phone: 651-259-5732
Fax: 651-772-7977
Email: daniel.scollan@state.mn.us
mndnr.gov



From: Scollan, Daniel (DNR)
Sent: Wednesday, February 11, 2026 10:51 AM
To: Daniel Elder <Daniel.Elder@washingtoncountymn.gov>
Subject: RE: Larson Quarry - Grey Cloud Township CUP Application

Hi Daniel,

I should be able to get you some feedback by then. I'm coordinating with our Fisheries staff.

Best Regards,



Amrize 5 year CUP Larson plant.

From [REDACTED]
Date Sun 2026-02-15 10:00 AM
To Daniel Elder <Daniel.Elder@washingtoncountymn.gov>
Cc Karla Bigham <Karla.Bigham@washingtoncountymn.gov>

External message alert: This message originated from outside the Washington County email system. Use caution when clicking hyperlinks, downloading pictures or opening attachments.

I am writing to you to share my concern as about granting a 5 year CUP to Amrize for the Larson plant on upper grey cloud island. I have not been able to view the application on your website so really feel in the dark about what they are asking for. I know that they are looking to expand their footprint east of CR 75 where I live. I don't really know where things are at in the EIS process. The last I heard was the county laying out the scope request for the EIS in terms of clear cutting and concerns about destroying potential archaeological sites etc. I don't think the county should grant a CUP without the EIS process being completed and think that Grey Cloud TWP residents should not feel left in the dark as we currently are.

I also know that Amrize recently withdrew their request to mine into the river leaving about 5 years of material left on the lower island. They did this after being sued by Dakota County. I have also heard that without material from the Nelson (lower island) mine, barging material from Larson may not be feasible economically. If barging were to stop in 5 years, all of that material would leave by trucks, 100% of which pass by my front door.

With new aggregate resources becoming available from Denmark TWP, do we need expansion of environmental/cultural destruction in the MRCCA? Can we look to Dakota County's courage in standing up for the future benefit of its residents? If expansion were denied, both mines would cease operation at about the same time and could provide a great opportunity to plan for a better future use of this land.

Respectfully yours,
Jeff Mohr

[REDACTED]