



Regular Meeting of the Planning Commission

Tuesday, October 8, 2024

7 pm Regular Meeting

101 14th Street, Cloquet, MN 55720

AGENDA

1. Call to Order
2. Roll Call
3. Additions/Changes to the Agenda
4. Minutes from the September 10, 2024, Planning Commission meeting
5. Zoning Case 24-15; Kevin Vegar, Rezoning, Minor Subdivision Plat – Continued discussion
6. Commissioner's Questions/Comments
7. Adjourn

NEXT MEETING:

Tuesday, November 12th @ 7 pm



Regular Meeting of the Planning Commission

Tuesday, September 10, 2024

7:00 p.m.

101 14th Street, Cloquet, MN 55720

CALL TO ORDER

Elizabeth Polling called the meeting to order at 7:00 p.m.

ROLL CALL

Attending: Planning Commission members: Elizabeth Polling, Philip Demers, and Michelle Wick; City: John Kelley.

Absent: Terri Lyytinen, Brittany Kuschel.

Others Present: Kevin Vegar, Jim Nordquist, William Soboleski, Stacy Nelson, Colleen Kelly and Emily Morrison

AGENDA ITEMS

Additions/Changes to the Agenda

None.

July 9, 2024, Meeting Minutes

Acting Chairperson Polling asked for any corrections or additions.

Motion: Commissioner Demers made a motion to approve the Planning Commission meeting minutes from July 9, 2024, Commissioner Wick seconded. (Motion was approved 3-0).

Zoning Case 24-15: Kevin Vegar, Rezoning, Minor Subdivision Plat

Acting Chairperson Polling introduced Zoning Case 24-15, Kevin Vegar, Rezoning and Minor Subdivision Plat. This is a public hearing, a legal notice was published in the Pine Knot on August 30, 2024, and property owners within 350 were sent notice of the meeting. Mr. Vegar was present to answer any questions.

William Soboleski, 1554 Carlton Avenue West, has lived in the neighborhood for several years and spoke about development of the area. Mr. Soboleski is concerned about impacts to the wetlands, wildlife, aquatic life and drainage on the property considered for development, and potential impacts to his property.

Kevin Vegar stated that the homes to be constructed on the proposed lots would be closer to Carlton Avenue West and away from the delineated wetlands.



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Stacey Nelson, 1565 Carlton Avenue West, is concerned with impacts to the drainage, wetlands, and wildlife in the area. She is also concerned about the condition of the road and the additional truck traffic the development could generate.

Mr. Soboleski stated that the Fond Du Lac tribe should review the applications.

Mr. Vegar stated that a wetland delineation was completed and approved for the property in 2023.

Ms. Polling asked Mr. Kelley to provide an overview of the applications. Mr. Kelley stated there are two applications. The first action is to consider a rezoning of the property from FR- Farm Residential District to R-2 – One- and Two- Residence District. The second action is for a minor subdivision plat to create three (3) lots. One lot would have the existing dwelling, and the other two lots would have twin homes.

Ms. Wick asked about the lot sizes and proposed placement of homes.

Mr. Vegar stated the lots were 660 feet deep and the proposed homes would be close to Carlton Avenue West.

The Commission discussed the wetlands on the property and would like to review the approved wetland delineation of the property before making a decision.

There being no further discussion Acting Chairperson Polling closed the public hearing and called for a motion.

Motion: Commissioner Polling made a motion to table Resolution 24-15 rezone, A Resolution Recommending the City Council of Cloquet approve the rezoning from FR- Farm Residential to R-2 – One- and Two- Family Residence and Minor Subdivision Plat, Commissioner Wick seconded. (Motion passed 3-0)

Zoning Case 24-16: James Nordquist, Conditional Use Permit

Acting Chairperson Polling introduced Zoning Case 24-16, James Nordquist, Conditional Use Permit. This is a public hearing, a legal notice was published in the Pine Knot on August 30, 2024, and property owners within 350 were sent notice of the meeting. Mr. Nordquist was present to answer any questions.

Acting Chairperson Polling introduced Zoning Case 24-16 James Nordquist, Conditional Use Permit. She asked Mr. Kelley to provide an overview. Mr. Kelley stated the conditional use permit is for a Class “B” Manufactured Home at 410 Broadway Street. The proposed manufactured home will comply with setbacks in the R-2 – One- and Two- Family Residence District.



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Mr. Nordquist stated he bought the property to possibly consider rezoning it too commercial. He decided to have a manufactured home placed on the property. He considered a modular home but would like to preserve a large tree along Broadway Street.

Colleen Kelly, 416 Broadway Street, stated that she is the neighbor to the south of Mr. Nordquists property and is favor of the manufactured home.

There being no discussion Acting Chairman Polling called for a motion

Motion: **Commissioner Wick made a motion recommending approval to the City Council of the Conditional Use Permit for a Class “B” Manufactured Home in the R-2 – One- and Two-Family Residence District for James Nordquist subject to the conditions in the draft resolution, Commissioner Demers seconded. (Motion passed 3-0)**

Discuss Adult-Use Cannabis and Zoning

Acting Chairperson Polling began discussion on the Minnesota’s Office of Cannabis Management’s Guide for local governments on adult-use cannabis. Ms. Polling stated that State law allows the city to prohibit cannabis businesses within certain distances to schools, day cares, and public parks. Ms. Polling stated that State of Minnesota is vetting applications before they can be considered by the city for zoning compliance.

Emily Morrison, Carlton County Health Department stated that the County would like the city to consider following the buffer guidelines that state law allows for including schools at 1,000 feet, and 500 feet from day cares and public parks. Ms. Morrison stated that Carlton County is drafting an ordinance for Cannabis use.

Mr. Kelley stated that the city may limit the number of retailers and cannabis business that cultivate and manufacture hemp and cannabis products as long as there is at least one retail location per 12,500 residents. The population of Cloquet as of 2020 was 12,568. The City of Cloquet would need to allow for a minimum of two businesses based on current population numbers. The law allows local units of government to adopt reasonable restrictions on the time, place, and manner for the operation of a cannabis business provided such restrictions do not prohibit the establishment or operation of such a business. The law does allow cities to prohibit retail sales of cannabis between certain operating hours and to prohibit the operation of a cannabis business in proximity to schools, daycares, residential treatment facilities and public parks that have amenities such as playgrounds and athletic fields.

The commission discussed having a map generated that would create buffer areas around schools, daycares and public park area. They suggested Mr. Kelley produce a map with buffers around the uses at the suggested guideline distances. Mr. Kelley stated he would work on the map. The commission stated further discussion and review of the map could be on the November agenda.



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Commissioner's Questions/Comment

None.

Next Meeting

Tuesday, October 8, 2024

The meeting adjourned 8:40 p.m.

Respectfully submitted,

John Kelley, City Planner/Zoning Administrator

DRAFT



COMMUNITY DEVELOPMENT DEPARTMENT

101 – 14th Street • Cloquet MN 55720

Phone: 218-879-2507 • Fax: 218-879-6555

www.cloquetmn.gov

MEMO

To: Planning Commission
From: John Kelley, City Planner/Zoning Administrator
Date: October 1, 2024

ITEM DESCRIPTION: October 8th, 2024, Planning Commission Meeting - Zoning Case 24-15

At the September 10, 2024, Planning Commission meeting Zoning Case 24-15; Kevin Vegar, Rezoning, Minor Subdivision Plat was tabled for further review and discussion. The Planning Commission requested that the approved wetland delineation for the Vegar property be provided to them for review. Attached please find the staff report for Zoning Case 24-15, approved wetland delineation report and the notice of decision (WCA 23-01 Vegar).

Action Requested for zoning case 24-15:

1. Rezoning from FR – Farm Residential to R-2 – One- and Two-Family Residence.
2. Minor subdivision plat for 3 lots.



Community Development Department

101 14th Street • Cloquet MN 55720
Phone: 218-879-2507 • Fax: 218-879-6555

To: Planning Commission
From: John Kelley, City Planner/Zoning Administrator
Date: August 30, 2024

ITEM DESCRIPTION: ZONING CASE 24-15: REZONING, MINOR SUBDIVISION PLAT – KEVIN VEGAR

Background

Kevin Vegar is proposing a rezoning and minor subdivision plat for three (3) lots. The property is located at 1568 West Carlton Avenue.

The rezoning is for the entire property from FR – Farm Residential to R-2 – One- and Two-Family Residence. The minor subdivision plat is for the creation of 3 lots, one with an existing home and two (2) lots for twin homes. The minor subdivision plat will not require the construction of any new roads or extension of utilities. The wetlands have been delineated and are shown on the minor subdivision plat with a drainage easement.

A public hearing will be held on Tuesday, September 10, 2024 to consider a rezoning and minor subdivision plat. A legal notice was published in the Pine Knot on August 30, 2024 and property owners within 350 feet were sent notices of the public hearing.

Policy Objectives

The Zoning Code states that a Zoning Map Amendment (Rezoning) may be granted when:

1. The Zoning Map Amendment is consistent with the Comprehensive Plan;
2. The Zoning Map Amendment promotes public health, safety, morals, and the general welfare, as well as efficiency and economy in the process of development;
3. The Zoning Map Amendment is compatible with the present zoning and conforming uses of nearby property and with the character of the neighborhood;
4. The property to be amended (rezoned) is suitable for the uses permitted by the Zoning District that would be applied by the proposed Zoning Map Amendment.

The rezoning of the property is being proposed since all parcels will be served with municipal utilities. The R-2 – One- and Two-family Residence is appropriate with the neighborhood.

The Subdivision Code states Minor Subdivision plats may be granted when:

1. The subdivision is for residential development with a maximum of eight (8) lots.



Community Development Department

101 14th Street • Cloquet MN 55720
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2. The minimum lot dimensions and area shall be consistent with the requirements of the zoning district in which the lots are located.
3. The proposed lots shall have frontage on an existing public road for the minimum lot width requirements in the Cloquet Zoning Ordinance.
4. There shall be no new road or utility extensions involved in a Minor Subdivision.
5. The subdivision complies with all other requirements of the Cloquet Zoning Ordinance.

The minor subdivision plat shows three (3) lots, one for an existing home on Lot 1 and propose twin homes on Lots 2 and 3. All of the lots will have frontage on a public road and will meet the minimum lot size requirements for the zoning districts they are in. There will be no road or utility extensions. A wetland delineation of the property was approved in 2023 (WCA 23-01). There are no proposed impacts to the wetlands.

The minor subdivision plat has been revised to address items 4 and 5 noted in the Assistant City Engineer's Memo. The applicant provided a survey showing the new lot lines and building setbacks meeting zoning requirements.

Financial Impacts

The applicant has paid the required fees to cover the cost associated with the application process.

Advisory Committee Action Requested

The Planning Commission should listen to the testimony that is presented at the public hearing for the rezoning and minor subdivision plat. Following this testimony, the Planning Commission should review the rezoning and minor subdivision plat and either recommend approval, denial or table the request.

Staff Recommendation

Staff has reviewed the rezoning and minor subdivision plat and would recommend approval.

Supporting Documents Attachments

- Resolution No. 24-15 Rezone
- Resolution No. 24-15 Minor Subdivision Plat
- Location Map
- Land Use Map
- Zoning Map
- Plat drawing
- Engineer's Memo Dated 8-20-2024

STATE OF MINNESOTA

COUNTY OF CARLTON

CITY OF CLOQUET

Commissioner _____ offered the following Resolution and moved its adoption.

RESOLUTION NO. 24-15 Rezone

**A RESOLUTION RECOMMENDING THE CITY COUNCIL OF CLOQUET APPROVE
THE REZONING FROM “FR – FARM RESIDENTIAL” TO “R2 – ONE- AND
TWO-FAMILY RESIDENCE”**

WHEREAS, Vegar Properties, LLC is proposing a Rezoning from “FR – Farm Residential” to “R2 – One- and Two- Family Residence”; and

WHEREAS, As required by ordinance, notification was advertised in the Pine Knot. A public hearing was held to consider the application at the regular meeting of the Cloquet Planning Commission on September 10, 2024, at which time Zoning Case / Development Review No. 24-15 was heard and discussed; and

WHEREAS, the property of the proposed Rezoning is located 1568 West Carlton Avenue and is legally described as follows:

A tract of land on Government Lot 7 of Section 22, Township 49, North of Range 17, West of the Fourth Principal Meridian, more particularly described as follows: Commencing at the Northwest corner of said Government Lot 7; thence bearing North 88 degrees 55 minutes 33 seconds East on the North line thereof a distance of 631.21 feet to the point of beginning of the tract to be herein described; thence bearing South 0 degrees 25 minutes 01 seconds East a distance of 669.04 feet to a point on the East-West centerline of said Government Lot 7; thence running Easterly on the East-West centerline of said Government Lot 7 (the SW 1/4 of the NW 1/4) a distance of 324.96 feet to a point; thence running Northerly along a line parallel to the West boundary line of the tract herein described to a point on the North boundary line of said Government Lot 7; thence running Westerly on said North boundary line of Government Lot 7 a distance of 324.96 feet to the point of beginning.

WHEREAS, the Planning Commission reviewed the staff report and recommends approval of the Rezoning.

NOW, THEREFORE, BE IT RESOLVED, BY THE PLANNING COMMISSION OF THE CITY OF CLOQUET, MINNESOTA, that the Planning Commission recommends approval of Zoning Case 24-15 to the Cloquet City Council.

The foregoing motion was duly seconded by Commissioner _____ and being put to vote members voted: AYE: __ NAY: ___ ABSENT: ___

PHILIP DEMERS	___	BRITTANY KUSCHEL	___
TERRI LYYTINEN	___	ELIZABETH POLLING	___
MICHELLE WICK	___		

Passed this 8TH day of October 2024.

CITY OF CLOQUET

TERRI LYYTINEN
CHAIR

ATTEST: _____
John Kelley
City Planner/Zoning Administrator

STATE OF MINNESOTA

COUNTY OF CARLTON

CITY OF CLOQUET

Commissioner ____ offered the following Resolution and moved its adoption.

RESOLUTION NO. 24-15

**A RESOLUTION RECOMMENDING APPROVAL OF A MINOR SUBDIVISION PLAT
IN THE R-2 – ONE- AND TWO-FAMILY RESIDENCE DISTRICT FOR VEGAR
PROPERTIES, LLC**

WHEREAS, Vegar Properties, LLC is proposing a Minor Subdivision Plat in the R-2 – One- and Two- Family Residence District; and

WHEREAS, As required by ordinance, notification was advertised in the Pine Knot and property owners within 350 feet have been notified. A public hearing was held to consider the application at the regular meeting of the Cloquet Planning Commission on September 10, 2024, at which time Zoning Case / Development Review No. 24-15 was heard and discussed; and

WHEREAS, the property of the proposed Minor Subdivision Plat is located at 1568 West Carlton Avenue (PIN 06-510-4854) and is legally described as follows:

A tract of land on Government Lot 7 of Section 22, Township 49, North of Range 17, West of the Fourth Principal Meridian, more particularly described as follows: Commencing at the Northwest corner of said Government Lot 7; thence bearing North 88 degrees 55 minutes 33 seconds East on the North line thereof a distance of 631.21 feet to the point of beginning of the tract to be herein described; thence bearing South 0 degrees 25 minutes 01 seconds East a distance of 669.04 feet to a point on the East-West centerline of said Government Lot 7; thence running Easterly on the East-West centerline of said Government Lot 7 (the SW 1/4 of the NW 1/4) a distance of 324.96 feet to a point; thence running Northerly along a line parallel to the West boundary line of the tract herein described to a point on the North boundary line of said Government Lot 7; thence running Westerly on said North boundary line of Government Lot 7 a distance of 324.96 feet to the point of beginning.

WHEREAS, the Planning Commission reviewed the staff report and recommends approval of the minor subdivision plat to allow the creation of three new lots.

NOW, THEREFORE, BE IT RESOLVED, BY THE PLANNING COMMISSION OF THE CITY OF CLOQUET, MINNESOTA, that the Planning Commission recommends approval of Zoning Case 24-15 for a minor subdivision plat for three lots.

The foregoing motion was duly seconded by Commissioner ____ and being put to vote members voted: AYE: __ NAY: __ ABSENT: __

PHILIP DEMERS	_____	BRITTANY KUSCHEL	_____
TERRI LYYTINEN	_____	ELIZABETH POLLING	_____
MICHELLE WICK	_____		

Passed and adopted this 8th day of October 2024.

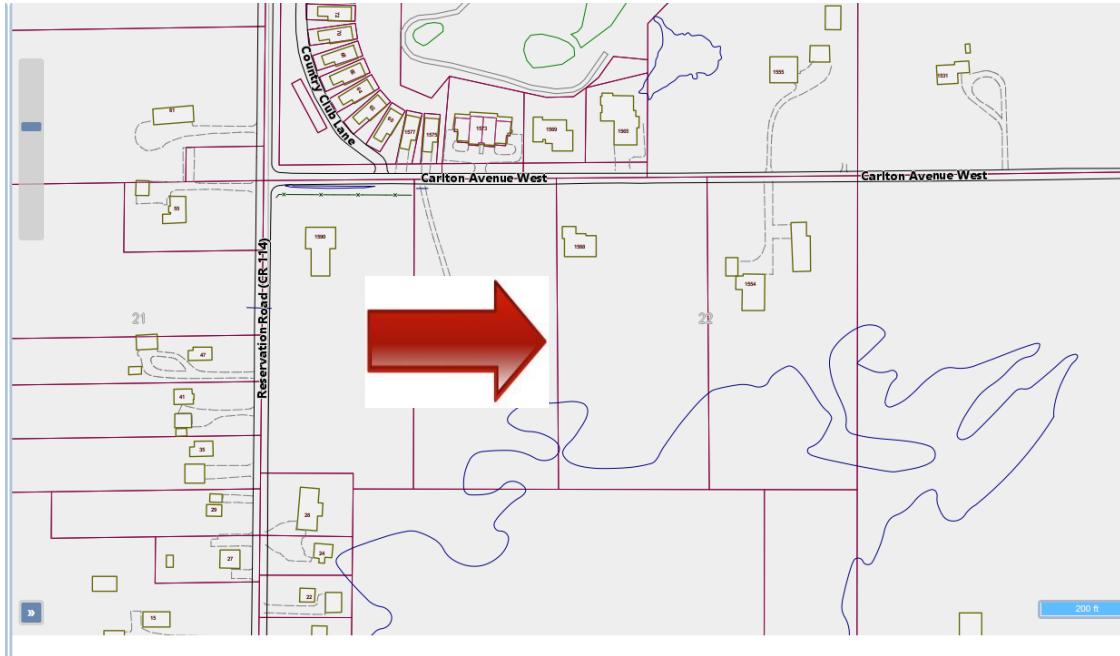
CITY OF CLOQUET

CHAIR

ATTEST: _____
John Kelley
City Planner/Zoning Administrator

LOCATION MAP

Kevin Vegar

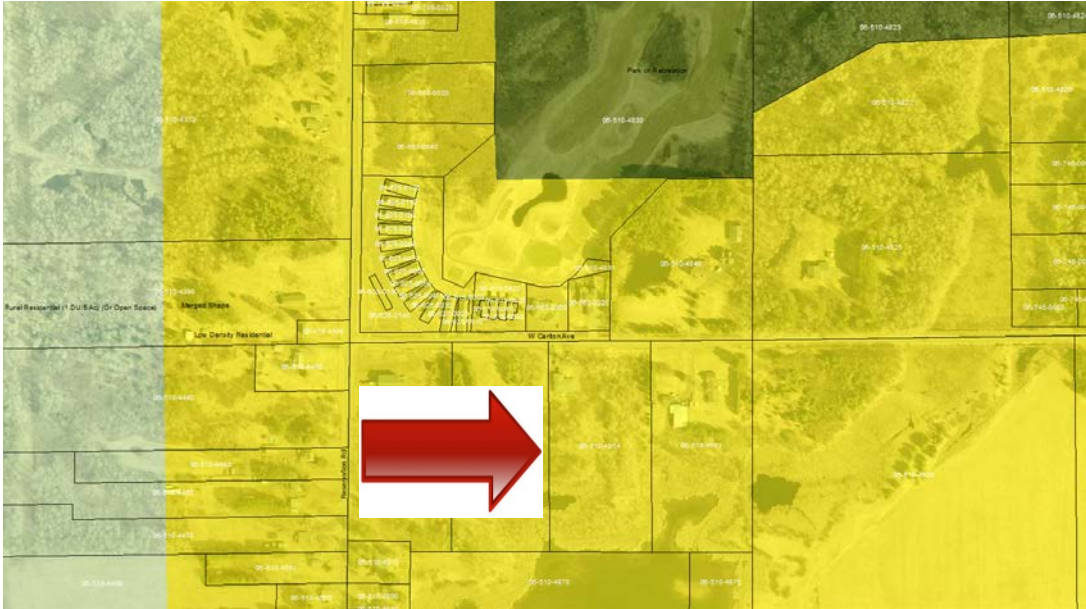


NO SCALE



LOCATION MAP

Kevin Vegar



NO SCALE



LOCATION MAP

Kevin Vegar

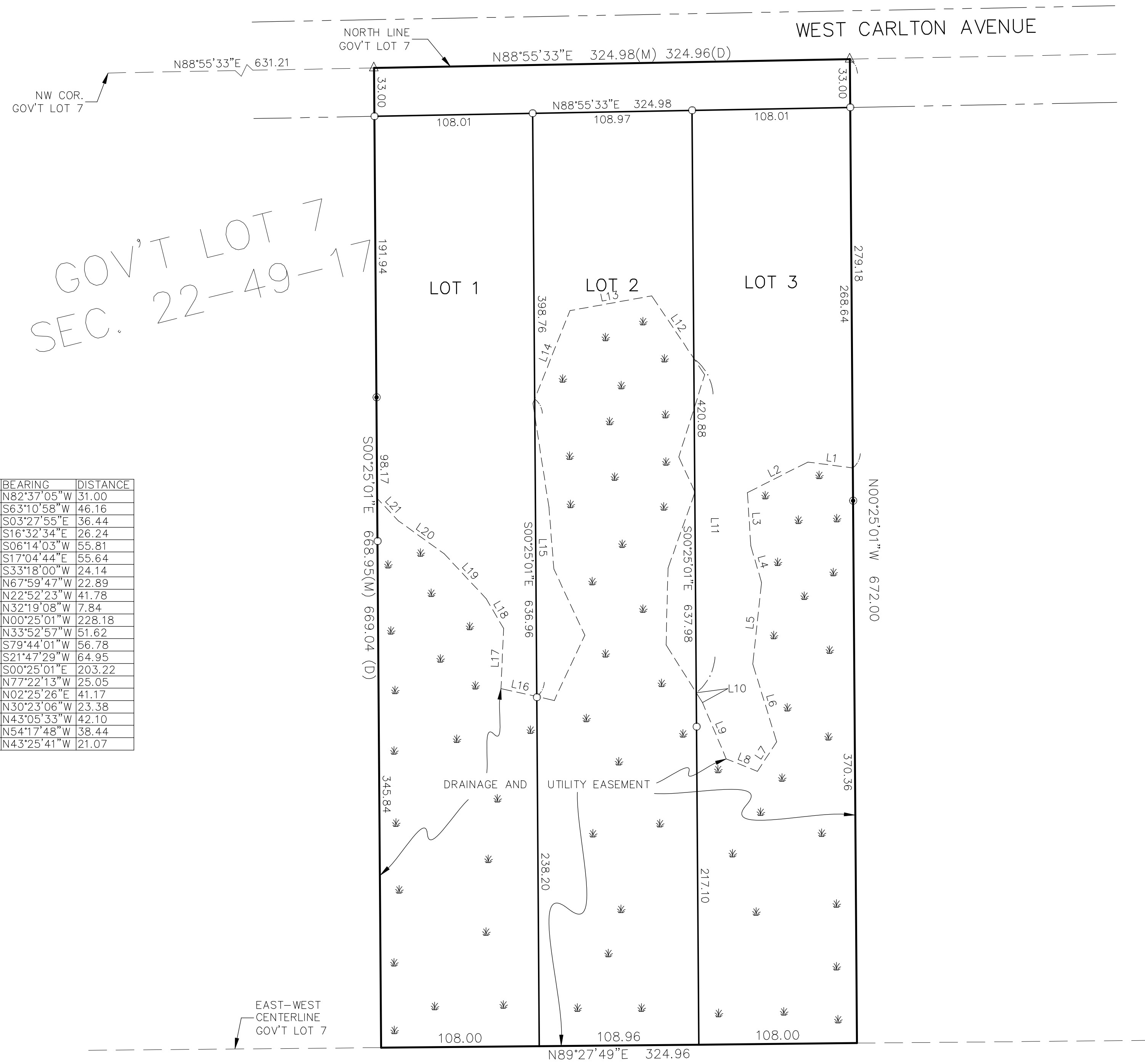


NO SCALE



VEGAR ADDITION

LOCATED IN GOVERNMENT LOT 7, SECTION 22,
TOWNSHIP 49 NORTH, RANGE 17 WEST, CARLTON COUNTY, MINNESOTA.



LINE	BEARING	DISTANCE
L1	N82°37'05"W	31.00
L2	S63°10'58"W	46.16
L3	S03°27'55"E	36.44
L4	S16°32'34"E	26.24
L5	S06°14'03"W	55.81
L6	S17°04'44"E	55.64
L7	S33°18'00"W	24.14
L8	N67°59'47"W	22.89
L9	N22°52'23"W	41.78
L10	N32°19'08"W	7.84
L11	N00°25'01"W	228.18
L12	N33°52'57"W	51.62
L13	S79°44'01"W	56.78
L14	S21°47'29"W	64.95
L15	S00°25'01"E	203.22
L16	N77°22'13"W	25.05
L17	N02°25'26"E	41.17
L18	N30°23'06"W	23.38
L19	N43°05'33"W	42.10
L20	N54°17'48"W	38.44
L21	N43°25'41"W	21.07

KNOW ALL PERSONS BY THESE PRESENTS: That Vegar Properties L.L.C., a Minnesota Limited Liability Company, owners and proprietors, of the following described property:

A tract of land in Government Lot 7 of Section 22, Township 49, North of Range 17, West of the Fourth Principal Meridian, more particularly described as follows: Commencing at the Northwest corner of said Government Lot 7; thence bearing North 88 degrees 55 minutes 33 seconds East on the North line thereof a distance of 631.21 feet to the point of beginning of the tract to be herein described; thence bearing South 0 degrees 25 minutes 01 seconds East a distance of 669.04 feet to a point on the East-West centerline of said Government Lot 7; thence running Easterly on the East-West centerline of said Government Lot 7 (the SW 1/4 of the NW 1/4) a distance of 324.96 feet to a point; thence running Northerly along a line parallel to the West boundary line of the tract herein described to a point on the North boundary line of said Government Lot 7; thence running Westerly on said North boundary line of Government Lot 7 a distance of 324.96 feet to the point of beginning.

Have caused the same to be surveyed and platted as VEGAR ADDITION and do hereby dedicate to the public for public use the public ways and/or the drainage and utility easements as created herewith.

In witness whereof said Vegar Properties L.L.C., a Minnesota Limited Liability Company, has caused these presents to be signed by its manager this ____ day of _____, 20__

_____, Manager

STATE OF MINNESOTA
COUNTY OF _____

This instrument was acknowledged before me this ____ day of _____, 20 ____ for Vegar Properties L.L.C., a Minnesota Limited Liability Company, by its manager _____

Notary Public, _____ County, Minnesota
My Commission Expires _____

I, Benjamin H. Anderson, do hereby certify that this plat was prepared by me or under my direct supervision; that I am a duly Licensed Land Surveyor in the State of Minnesota; that this plat is a correct representation of the boundary survey; that all mathematical data and labels are correctly designated on this plat; that all monuments depicted on this plat have been, or will be correctly set within one year; that all water boundaries and wet lands, as defined in Minnesota Statutes, Section 505.01, Subd. 3, as of the date of this certificate are shown and labeled on this plat; and all public ways are shown and labeled on this plat.

Dated this ____ day of _____, 20__.

Benjamin H. Anderson, Licensed Land Surveyor
Minnesota License Number 45498

STATE OF MINNESOTA
COUNTY OF _____

The foregoing instrument was acknowledged before me this ____ day of _____, 20__ A.D. by Benjamin H. Anderson, Licensed Land Surveyor.

Notary Public, _____ County Minnesota
My Commission Expires _____

The plat of VEGAR ADDITION was accepted and approved by resolution of the City Council of Cloquet, Minnesota at a _____ meeting thereof held this ____ day of _____, 20__ A.D.

_____, Mayor
_____, City Clerk

I hereby certify that the taxes for the year _____ and all prior years on the property described herein are paid.

_____, County Auditor, Carlton County, Minnesota

I hereby certify that the taxes for the year _____ on the property described herein are paid.

_____, County Auditor, Carlton County, Minnesota.

Document Number _____

I hereby certify that the within plat of VEGAR ADDITION was filed in the office of the County Recorder, for record, this ____ day of _____, 20__, at ____ o'clock _____ M., and was duly recorded in Carlton County Records.

_____, Carlton County Recorder





DEPARTMENT OF PUBLIC WORKS

101 14th Street; Cloquet, MN 55720
Phone: (218) 879-6758 Fax: (218) 879-6555
Street - Water - Sewer – Engineering - Park
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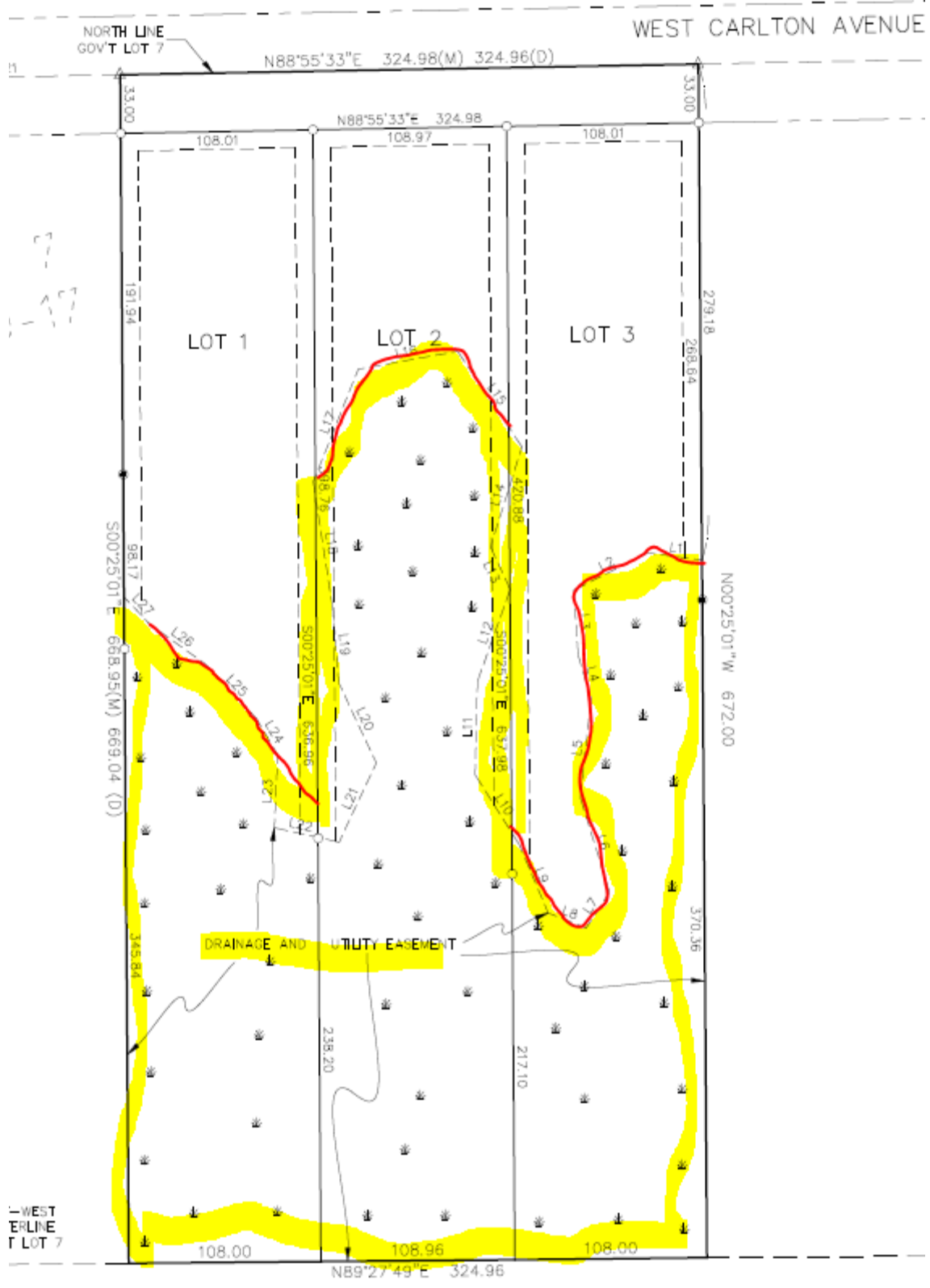
MEMO

To: John Kelley, City Planner
From: John Anderson, Assistant City Engineer
Date: August 20, 2024

SUBJECT: Vegar Addition – Engineering review

I have reviewed Plat for the “Vegar Addition”. The following are my comments on the plans submitted.

1. The plat divides the parcel into 3 buildable lots with Lot 1 having an existing building on it. No grading is shown but based on roughly 10,000 SF of disturbed area to create a building pad and driveway per lot this would be a total of 20,000 SF of disturbed area. This is under the threshold that would require a grading plan and SWPPP (43,560 SF), therefore it is not required for the developer to prepare these plans for review and approval.
2. Lot 1 has an existing building on it and a survey showing the building and the new lot lines as well as ties showing setbacks are met would be helpful. This existing lot is served by sewer and water services connect to the sewer main and watermain located on the north side of West Carlton Ave.
3. lots 2 and 3 do not have sewer or water services installed. The owner of the lot will be responsible for extending these connections at which time a permit for that work will be required along with associated fees and connection charges. Based on the information provided it is not possible to tell if sewer service can provide service to any below grade space. But based on the proximity to the wetlands and anticipated ground water table it is expected houses built on these lots will be of a slab on grade nature.
4. The section township and range referenced in the title line of the plat are incorrect
5. The drainage and utility easement descriptions are quite elaborate and provide some small islands of area not covered by easement surrounded by easement. We recommend the easements be simplified as shown on the attached mark up



Wetland Delineation Report

1568 Carlton Avenue West

Wetland Delineation

Cloquet, Carlton County, Minnesota



DATE of Delineation 07/31/2023

MSA PO# 22226000



Wetland Delineation Report

**1568 Carlton Avenue West Wetland Delineation
Cloquet, Carlton County, Minnesota
MSA Project No. 22226000**

August 2023

Prepared by:



332 W. Superior Street, Suite 600
Duluth, MN 55802
Phone: (218) 722-3915

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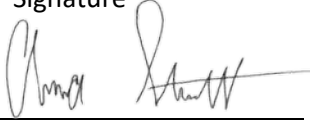

Figure 1	Site Location Map
Figure 2	NRCS Soil Survey Map
Figure 3	National Wetland Inventory (NWI) Map
Figure 4	Wetland Delineation Map

LIST OF APPENDICES

Appendix A	ACOE Wetland Determination Data Forms
Appendix B	NRCS Soil Survey Data
Appendix C	Site Photographs
Appendix D	Precipitation Data

Certification

MSA Professional Services, (Inc.) (MSA) has prepared this wetland delineation report for the exclusive use of Vegar Properties and their designated agents and applicable governmental agencies. The services performed by MSA for this project have been conducted in a manner consistent with the level of skill and care ordinarily exercised by other members of the profession currently practicing in this field. This wetland delineation report was prepared in accordance with generally accepted wetland determination/delineation practices and principles of this time and location. No other warranty, expressed or implied, is made.

Name	Signature	Date
<u>Anna Stockdill</u> Wetland Delineator Report Preparer	 _____	<u>8/8/2023</u>
<u>Jeffrey K. Anderson, P.E., CMWP #1121</u> Wetland Delineator Report Reviewer	 _____	<u>8/8/2023</u>

Company Mailing Address:

MSA Professional Services
332 W. Superior Street, Suite 600
Duluth, MN 55802

Phone: (218) 722-3915
Fax: (218) 722-4548

EXECUTIVE SUMMARY

A wetland delineation was performed by MSA Professional Services, Inc. (MSA) in an area of interest located in Cloquet, Carlton County, Minnesota for evaluation of existing conditions. The wetland delineation was performed to assist in a split of the parcel 06-510-4854 and potential construction of a single-family residence. The parcel is currently partially developed with a single-family residence home in the northwest corner. The wetland delineation was completed on the area depicted on Figures 1 and 4. The delineation was completed on approximately 5 acres of property in Section 22, Township 49 North, Range 17 West in Cloquet, Carlton County, Minnesota.

The utilized delineation methods were based on the *"US Army Corps of Engineers (ACOE) Wetlands Delineation Manual"* (Technical Report Y-87-1) and the January 2012 Regional Supplement to the Corp of Engineers Wetland Delineation Manual: Northeast/North Central Region. Transects were used to document the vegetation, hydrology and soil patterns required to determine the wetland boundary. The wetland boundaries were marked with wetland delineation ribbon and surveyed using a Trimble Geo7X GPS unit.

The 7.5 minute Carlton topographic quadrangle map, the NRCS Soil Survey and the National Wetland Inventory Map (NWI) were reviewed prior to this delineation and revealed the presence of likely wetlands on the subject property.

Two mapped soil units have been described by the Natural Resource Conservation Service (NRCS) on this property.

- Ahmeek-Normanna-Canosia complex, 0 to 18 percent slopes; and
- Twig and Parent soils.

This wetland delineation identified one primary wetland area within the property. Wetland area 1 is comprised of Type 2/5 (Wet Meadow/Fresh Water Pond) wetland characteristics.

INTRODUCTION

A wetland delineation was performed by MSA Professional Services, Inc. (MSA) in an area of interest located in Cloquet, Carlton County, Minnesota for evaluation of existing conditions. The wetland delineation was performed to assist in a split of the parcel 06-510-4854 and potential construction of a single-family residence. The parcel is currently partially developed with a single-family residence home in the northwest corner. The wetland delineation was completed on the area depicted on Figures 1 and 4. The delineation was completed on approximately 5 acres of property in a portion of the area listed below.

Section 22 of Township 49 North, Range 17 West

The location of the subject property is shown on Figure 1. The delineation was completed on July 31, 2023 by Anna Stockdill of MSA Professional Services. This report presents the methods and findings for this wetland delineation.

METHODS

WETLAND DETERMINATION RESOURCES

Wetland determinations were made using the methods and resources found in the following manuals:

- U.S. ACOE Wetland Delineation Manual (USACE, 1987);
- Regional Supplement to the Corp of Engineers Wetland Delineation Manual: Northcentral and Northeast (January 2012); and
- The National Wetland Plant List for the Northcentral and Northeast Region (2014).

OFF-SITE DATA COLLECTION

Preliminary data gathering for the project was completed to compile available, offsite sources of information useful in making a wetland determination. The following information was obtained prior to conducting the field evaluation to provide a basis for wetland evaluation on the property:

- USGS 7.5-minute Carlton Topographic Quadrangle (Figure 1);
- NRCS Soil Survey (Figure 2, Appendix B); and
- National Wetland Inventory Map (Figure 3).

The reviewed resources all provided indicators of potential wetland on the subject property.

ON-SITE DATA METHODS

A Routine Onsite Determination was completed for this project. At each observation point (wetland and upland), a Wetland Determination Data Form – Northcentral and Northeast Region was completed. The Determination Forms for this project (DP-1 and DP-2) are attached in Appendix A. The following information was collected at each observation point:

1. A determination of the presence or absence of normal circumstances;
2. Observations of primary and secondary indicators of wetland hydrology;
3. An assessment of the dominant hydrophytic and upland plant communities using current approved vegetation assessment methods;
4. The plant species indicator status, following categories outlined in Table 1 of the USACE 1987 Manual; and
5. Soil characteristics, such as soil color and texture and the presence or absence of redoximorphic features.

The wetland boundary along each transect was determined based on changes in the vegetation, hydrology, topography and/or soil type. This boundary was marked with pink wetland delineation flagging and the coordinates of each flag was surveyed with a Trimble® Geo7X GPS unit.

RESULTS

SITE DESCRIPTION

A wetland delineation was performed by MSA Professional Services, Inc. (MSA) in an area of interest located in Cloquet, Carlton County, Minnesota for evaluation of existing conditions. The wetland delineation was performed to assist in a split of the parcel 06-510-4854 and potential construction of a single-family residence. The parcel is currently partially developed with a single-family residence home in the northwest corner. The wetland delineation was completed on the area depicted on Figures 1 and 4. The delineation was completed on approximately 5 acres of property in Section 22, Township 49 North, Range 17 West in Cloquet, Carlton County, Minnesota.

FIELD OBSERVATIONS

Figure 4 presents the wetland boundary delineated on the subject property. Data point (test pit) locations DP-1 and DP-2 are shown and labeled. DP-1 was collected in the wetland area. The information pertaining to the wetlands delineated for this fieldwork is discussed below. Vegetation data is separated by stratum and the field data sheets are attached in Appendix A. Photographs of field conditions encountered are presented in Appendix C.

WETLAND AREA 1 – Type 2/5 (Wet Meadow/Fresh Water Pond) Wetland

Wetland area 1 consists of a wet meadow wetland buffer associated with First Lake on the southern portion of the property. Wetland features are comprised of Type 2/5 (Wet Meadow/Fresh Water Pond) Wetland. Wetland area 1 comprises approximately **3.0 acres (130,602 ft²)** of the subject site and data point DP-1 was collected for wetland characteristic documentation.

Data Point DP-1 Type 2 (Wet Meadow) Wetland

- **Hydrology** – Wetland hydrology indicators observed at data point DP-1 included: Geomorphic Position (D2) and FAC- Neutral Test (D5).
- **Vegetation** – **Trees** – None. **Saplings/Shrubs** – Speckled alder (*Alnus incana*, FACW), Sandbar Willow (*Salix interior*, FACW) and Quaking Aspen (*Populus tremuloides*, FACU). **Herbaceous** – Reed Canary Grass (*Phalaris arundinacea*, FACW), Wild Red Raspberry (*Rubus idaeus*, FAC) and Spotted Touch-me-not (*Impatiens capensis*, FACW).
- **Soil** – The soil within this portion of the wetland complex was classified as a loam between 0-8 inches with a matrix color of 7.5YR 2.5/1. From 8-20 inches, the soil was classified as a loam with a matrix color of 7.5YR 2.5/1 with 5 percent distinct redox features with a matrix color of 7.5YR 4/4. From 20-24 inches, the soil was classified as a sand with a matrix color of 7.5YR 5/3 and 5 percent faint redox features with a matrix color of 7.5YR 4.4. Hydric soil indicators Depleted Matrix (F3) and Redox Dark Surface (F6) were met at DP-1.

UPLAND SITE INFORMATION

Data point DP-2 was used to document upland conditions on the subject property. Nearby upland vegetation consisted primarily of Tall Goldenrod, Common Buckthorn, Quaking Aspen and Common Tansy. The soil profile at the above test pits did not meet the hydric soil indicators described in technical guidance documents and was generally sandy and sandy loam soils. No wetland hydrology indicators were observed near data point DP-2.

PRECIPITATION DATA

Precipitation data was reviewed prior to the site visit. Upon reviewing the precipitation data related to – Duluth, Minnesota for the months of July, June and May it was determined that the three month score was 8 which falls within the drier than normal spectrum for precipitation. The precipitation data fluctuated, showing a transition from normal levels of precipitation into a dry period. Precipitation data is provided in Appendix D.

WETLAND SUMMATION

This wetland delineation found approximately **3.0 acres (130,602 ft²)** of Type 2/5 (Wet Meadow/Freshwater Pond) wetland within the delineated portion of the subject property. The wetland area is identified on Figure 4 and summarized in the table below.

Wetland Area	Wetland Type (Shaw and Fredine Classification)	National Wetland Inventory	Wetland Area (acre, ft ²)
Wetland Area 1	Type 2/5	Type PEM/PUBG (Wet Meadow/Freshwater Pond)	3.0 acres (130,602 ft²)
TOTAL			3.0 acres (130,602 ft²)

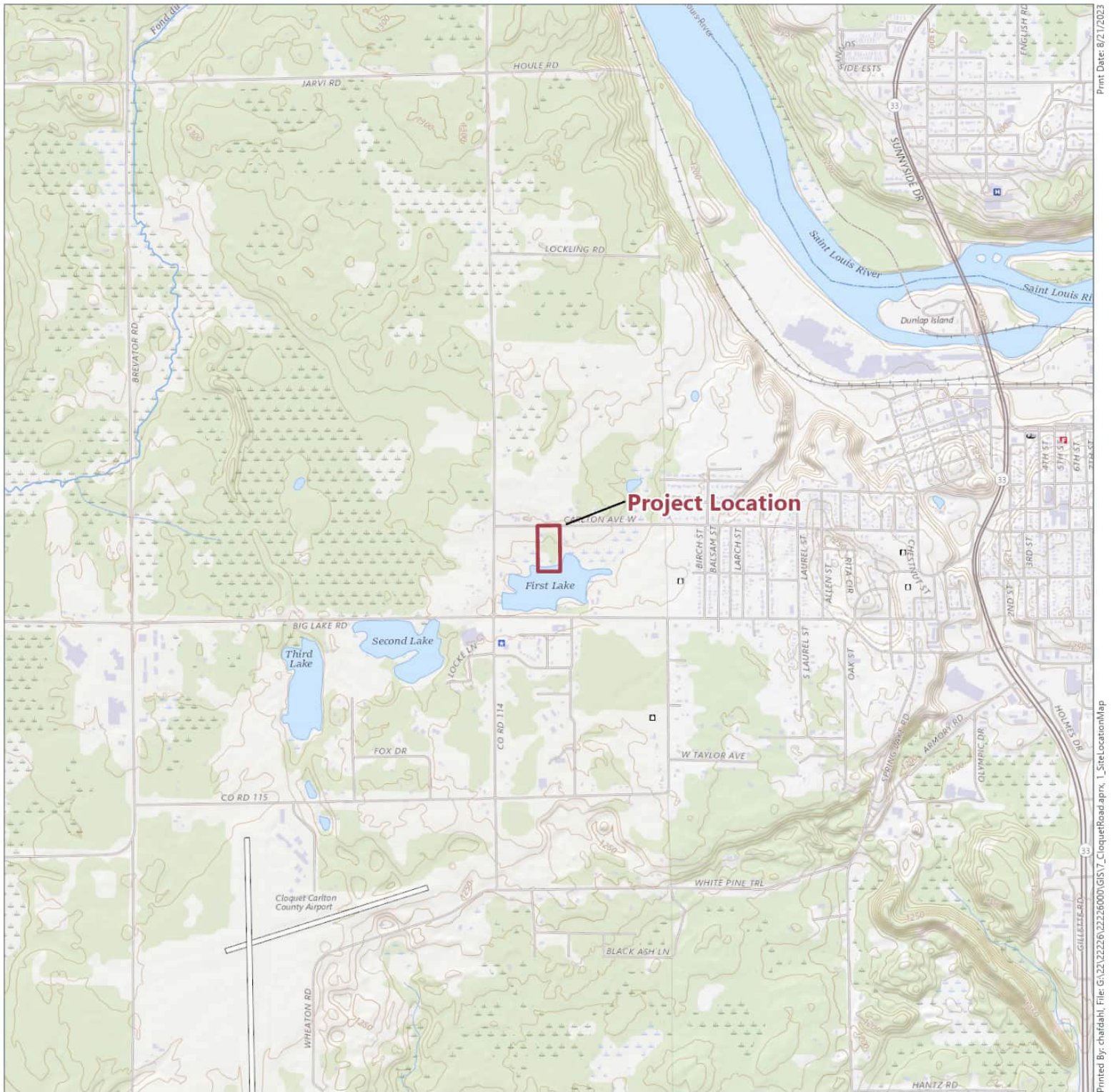
SUMMARY & CONCLUSIONS

A wetland delineation was performed by MSA Professional Services, Inc. (MSA) in an area of interest located in Cloquet, Carlton County, Minnesota for evaluation of existing conditions. The wetland delineation was performed to assist in a split of the parcel 06-510-4854 and potential construction of a single-family residence. The parcel is currently partially developed with a single-family residence home in the northwest corner. The wetland delineation was completed on the area depicted on Figures 1 and 4. The delineation was completed on approximately 5 acres of property in Section 22, Township 49 North, Range 17 West in Cloquet, Carlton County, Minnesota.

The USGS Carlton Topographic Quadrangle, NRCS soil survey information and the National Wetland Inventory (NWI) were reviewed prior to the delineation to provide background information pertaining to the presence of wetland on the property. All the reviewed resources provided indications of likely wetlands on the southern portion of the subject property.

This wetland delineation found approximately **3.0 acres (130,602 ft²)** of Type 2/5 (Wet Meadow/Freshwater Pond) wetland within the delineated portion of the subject property.

FIGURES



Printed By: chidahl, File: G:\22\22226\22226000\GIS\1_CloquetRoad.aprx, 1_SiteLocationMap



Project Location



Data Sources: USGS The National Map: National Boundaries Dataset, 3DEP Elevation Program, Geographic Names Information System, National Hydrography Dataset, National Land Cover Database, National Structures Dataset, and National Transportation Dataset; USGS Global Ecosystems; U.S. Census Bureau TIGER/Line data; USFS Road Data; Natural Earth Data; U.S. Department of State Humanitarian Information Unit; and NOAA National Centers for Environmental Information, U.S. Coastal Relief Model. Data refreshed April, 2023.

FIGURE 1

PROJECT LOCATION

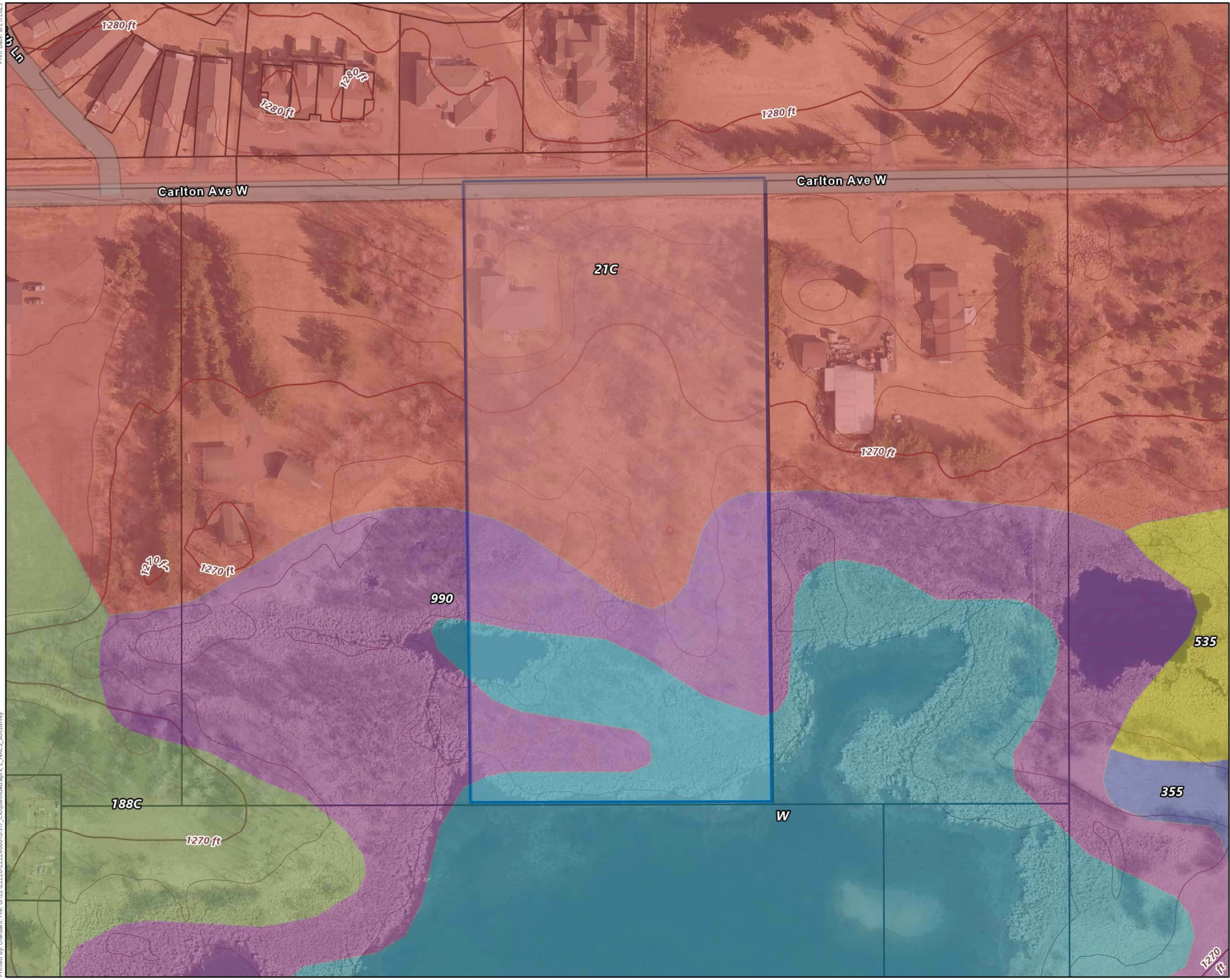
1568 CARLTON AVENUE WEST
CLOQUET, CARLTON COUNTY,
MINNESOTA

Print Date: 8/21/2023
Printed By: chridahl, File: G:\22\222226000\GIS\7_CloquetRoad.aprx_2_NRCS_SoilSurvey

FIGURE 2

NRCS SOIL SURVEY

1568 CARLTON AVENUE WEST
CLOQUET, CARLTON COUNTY,
MINNESOTA



- Investigation Limits
 - Tax Parcel Boundary
 - 10 Foot Contour Interval
 - 2 Foot Contour Interval
- NRCS Soil Survey**
- 188C: Omega loamy sand, 2 to 12 percent slopes
 - 21C: Ahmeek-Normanna-Canosia complex, 0 to 18 percent slopes
 - 355: Cloquet fine sandy loam, 0 to 2 percent slopes
 - 535: Merwin mucky peat
 - 990: Twig and Parent soils
 - W: Water

Data Sources:
United States Department of Agriculture NRCS Soil Survey, Esri Community Maps Contributors, Fond du Lac Reservation, © OpenStreetMap, Microsoft, Esri, HERE, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA

FIGURE 3

NATIONAL WETLANDS INVENTORY

**1568 CARLTON AVENUE WEST
CLOQUET, CARLTON COUNTY,
MINNESOTA**

-  Investigation Limits
-  Tax Parcel Boundary
-  10 Foot Contour Interval
-  2 Foot Contour Interval
- National Wetlands Inventory Wetland Type**
-  Freshwater Emergent Wetland
-  Freshwater Pond



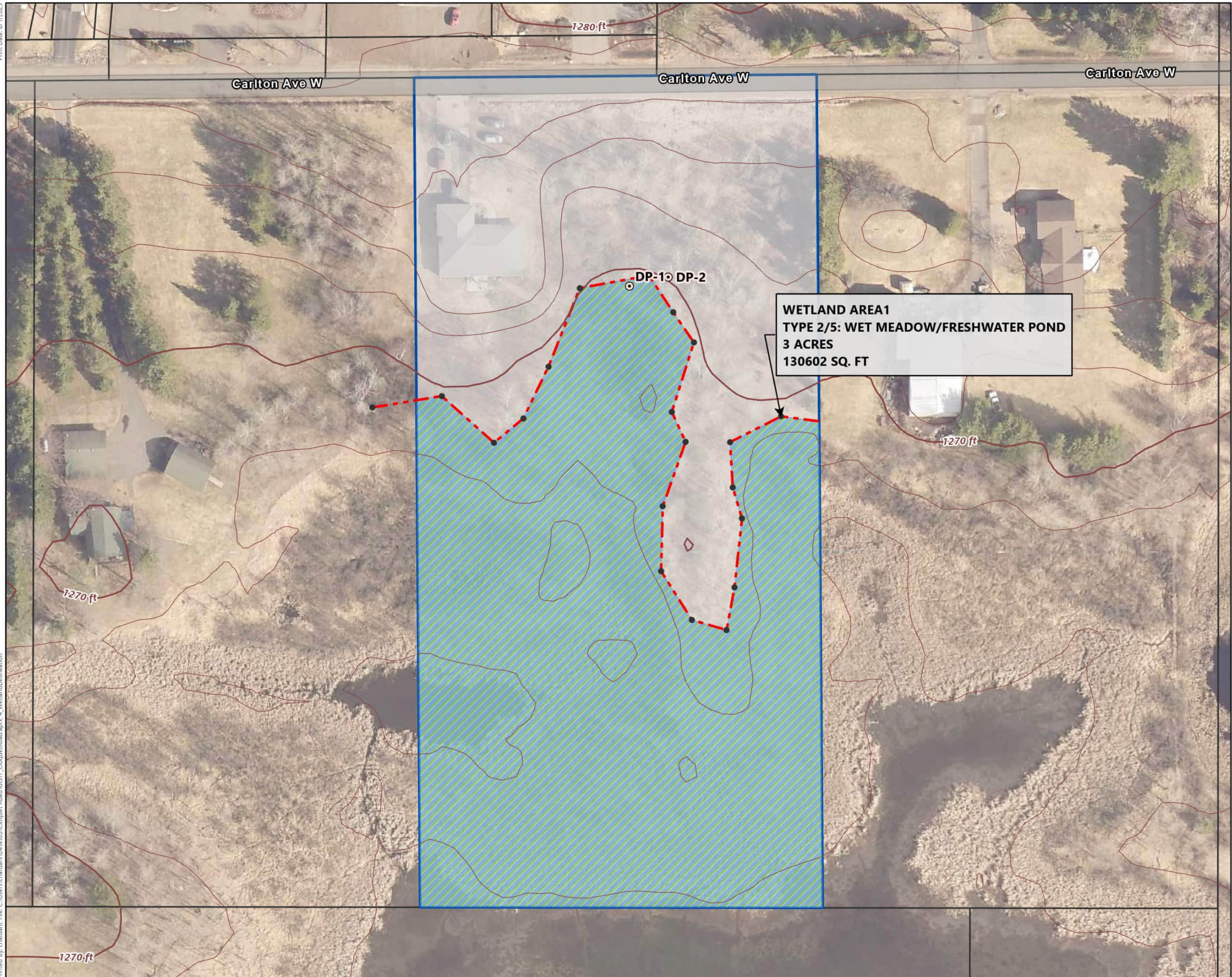
Data Sources:
Esri Community Maps Contributors, Fond du Lac Reservation, ©
OpenStreetMap, Microsoft, Esri, HERE, Garmin, SafeGraph,
GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau,
USDA





Print Date: 8/21/2023
Printed By: chridahl, File: G:\22\2226000\G517_CloquetRoad.aprx_3_NationalWetlandsInventory

FIGURE 4

WETLAND DELINEATION

1568 CARLTON AVENUE
CLOQUET, CARLTON COUNTY,
MINNESOTA



-  Investigation Limits
-  Tax Parcel Boundary
-  Wet Meadow/Freshwater Pond
-  Wetland Boundary
-  10 Foot Contour Interval
-  2 Foot Contour Interval
-  Wetland Data Point
-  GPS Collection Point

WETLAND AREA 1
TYPE 2/5: WET MEADOW/FRESHWATER POND
3 ACRES
130602 SQ. FT

Data Sources:
 Esri Community Maps Contributors, Fond du Lac Reservation, ©
 OpenStreetMap, Microsoft, Esri, HERE, Garmin, SafeGraph,
 GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau,
 USDA, Cook County

APPENDIX A

WETLAND DETERMINATION DATA FORMS – NORTHCENTRAL & NORTHEAST REGION

Project/Site: Carlton Ave W City/County: Cloquet/Carlton County Sampling Date: 7/31/2023
 Applicant/Owner: Vegar Properties State: MN Sampling Point: DP-1
 Investigator(s): Anna Stockdill Section, Township, Range: Sec. 22, T49N, R17W
 Landform (hillside, terrace, etc.): Toeslope Local relief (concave, convex, none): Linear concave Slope %: 2
 Subregion (LRR or MLRA): LRR K Lat: _____ Long: _____ Datum: _____
 Soil Map Unit Name: Ahmeek-Normanna-Canosia complex NWI classification: None

Are climatic / hydrologic conditions on the site typical for this time of year? Yes _____ No X (If no, explain in Remarks.)
 Are Vegetation _____, Soil _____, or Hydrology _____ significantly disturbed? Are "Normal Circumstances" present? Yes X No _____
 Are Vegetation _____, Soil _____, or Hydrology _____ naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present? Yes <u>X</u> No _____ Hydric Soil Present? Yes <u>X</u> No _____ Wetland Hydrology Present? Yes <u>X</u> No _____	Is the Sampled Area within a Wetland? Yes <u>X</u> No _____ If yes, optional Wetland Site ID: _____
Remarks: (Explain alternative procedures here or in a separate report.) Climate conditions are drier than typical for this time of year.	

HYDROLOGY

Wetland Hydrology Indicators: <u>Primary Indicators (minimum of one is required; check all that apply)</u> ___ Surface Water (A1) ___ Water-Stained Leaves (B9) ___ High Water Table (A2) ___ Aquatic Fauna (B13) ___ Saturation (A3) ___ Marl Deposits (B15) ___ Water Marks (B1) ___ Hydrogen Sulfide Odor (C1) ___ Sediment Deposits (B2) ___ Oxidized Rhizospheres on Living Roots (C3) ___ Drift Deposits (B3) ___ Presence of Reduced Iron (C4) ___ Algal Mat or Crust (B4) ___ Recent Iron Reduction in Tilled Soils (C6) ___ Iron Deposits (B5) ___ Thin Muck Surface (C7) ___ Inundation Visible on Aerial Imagery (B7) ___ Other (Explain in Remarks) ___ Sparsely Vegetated Concave Surface (B8)	<u>Secondary Indicators (minimum of two required)</u> ___ Surface Soil Cracks (B6) ___ Drainage Patterns (B10) ___ Moss Trim Lines (B16) ___ Dry-Season Water Table (C2) ___ Crayfish Burrows (C8) ___ Saturation Visible on Aerial Imagery (C9) ___ Stunted or Stressed Plants (D1) ___ <u>X</u> Geomorphic Position (D2) ___ Shallow Aquitard (D3) ___ Microtopographic Relief (D4) ___ <u>X</u> FAC-Neutral Test (D5)
--	---

Field Observations: Surface Water Present? Yes _____ No <u>X</u> Depth (inches): _____ Water Table Present? Yes _____ No <u>X</u> Depth (inches): _____ Saturation Present? Yes <u>X</u> No _____ Depth (inches): <u>12</u> (includes capillary fringe)	Wetland Hydrology Present? Yes <u>X</u> No _____
--	---

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:
 No recorded data was reviewed.

Remarks:
 Only secondary wetland hydrology indicators found at DP-1 due to drier than typical climate conditions.

VEGETATION – Use scientific names of plants.

Sampling Point: DP-1

<u>Tree Stratum</u> (Plot size: <u>30</u>)	Absolute % Cover	Dominant Species?	Indicator Status		
1. _____	_____	_____	_____	Dominance Test worksheet: Number of Dominant Species That Are OBL, FACW, or FAC: <u>5</u> (A) Total Number of Dominant Species Across All Strata: <u>5</u> (B) Percent of Dominant Species That Are OBL, FACW, or FAC: <u>100.0%</u> (A/B)	
2. _____	_____	_____	_____		
3. _____	_____	_____	_____		
4. _____	_____	_____	_____		
5. _____	_____	_____	_____		
6. _____	_____	_____	_____		
7. _____	_____	_____	_____		
_____ =Total Cover				Prevalence Index worksheet: Total % Cover of: _____ Multiply by: _____ OBL species <u>0</u> x 1 = <u>0</u> FACW species <u>115</u> x 2 = <u>230</u> FAC species <u>5</u> x 3 = <u>15</u> FACU species <u>0</u> x 4 = <u>0</u> UPL species <u>0</u> x 5 = <u>0</u> Column Totals: <u>120</u> (A) <u>245</u> (B) Prevalence Index = B/A = <u>2.04</u>	
<u>Sapling/Shrub Stratum</u> (Plot size: <u>15</u>)	Absolute % Cover	Dominant Species?	Indicator Status		
1. <u>Alnus incana</u>	<u>10</u>	<u>Yes</u>	<u>FACW</u>		
2. <u>Salix interior</u>	<u>10</u>	<u>Yes</u>	<u>FACW</u>		
3. <u>Populus tremuloides</u>	<u>5</u>	<u>Yes</u>	<u>FACU</u>		
4. _____	_____	_____	_____		
5. _____	_____	_____	_____		
6. _____	_____	_____	_____		
7. _____	_____	_____	_____		
_____ =Total Cover				Hydrophytic Vegetation Indicators: ___ 1 - Rapid Test for Hydrophytic Vegetation <u>X</u> 2 - Dominance Test is >50% <u>X</u> 3 - Prevalence Index is ≤3.0 ¹ ___ 4 - Morphological Adaptations ¹ (Provide supporting data in Remarks or on a separate sheet) ___ Problematic Hydrophytic Vegetation ¹ (Explain) ¹ Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.	
<u>Herb Stratum</u> (Plot size: <u>5</u>)	Absolute % Cover	Dominant Species?	Indicator Status		
1. <u>Phalaris arundinacea</u>	<u>65</u>	<u>Yes</u>	<u>FACW</u>		
2. <u>Rubus pubescens</u>	<u>20</u>	<u>Yes</u>	<u>FACW</u>		
3. <u>Impatiens capensis</u>	<u>10</u>	<u>No</u>	<u>FACW</u>		
4. _____	_____	_____	_____		
5. _____	_____	_____	_____		
6. _____	_____	_____	_____		
7. _____	_____	_____	_____		
8. _____	_____	_____	_____		
9. _____	_____	_____	_____		
10. _____	_____	_____	_____		
11. _____	_____	_____	_____		
12. _____	_____	_____	_____		
_____ =Total Cover				Definitions of Vegetation Strata: Tree – Woody plants 3 in. (7.6 cm) or more in diameter at breast height (DBH), regardless of height. Sapling/shrub – Woody plants less than 3 in. DBH and greater than or equal to 3.28 ft (1 m) tall. Herb – All herbaceous (non-woody) plants, regardless of size, and woody plants less than 3.28 ft tall. Woody vines – All woody vines greater than 3.28 ft in height.	
<u>Woody Vine Stratum</u> (Plot size: _____)	Absolute % Cover	Dominant Species?	Indicator Status		
1. _____	_____	_____	_____		
2. _____	_____	_____	_____		
3. _____	_____	_____	_____		
4. _____	_____	_____	_____		
_____ =Total Cover				Hydrophytic Vegetation Present? Yes <u>X</u> No _____	

Remarks: (Include photo numbers here or on a separate sheet.)

Project/Site: Carlton Ave W City/County: Cloquet/Carlton County Sampling Date: 7/31/2023
 Applicant/Owner: Vegar Properties State: MN Sampling Point: DP-2
 Investigator(s): Anna Stockdill Section, Township, Range: Sec. 22, T49N, R17W
 Landform (hillside, terrace, etc.): Footslope Local relief (concave, convex, none): Linear Slope %: 5
 Subregion (LRR or MLRA): LRR K Lat: _____ Long: _____ Datum: _____
 Soil Map Unit Name: Ahmeek-Normanna-Canosia complex NWI classification: None

Are climatic / hydrologic conditions on the site typical for this time of year? Yes _____ No X (If no, explain in Remarks.)
 Are Vegetation _____, Soil _____, or Hydrology _____ significantly disturbed? Are "Normal Circumstances" present? Yes X No _____
 Are Vegetation _____, Soil _____, or Hydrology _____ naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present? Yes <u>X</u> No _____ Hydric Soil Present? Yes _____ No <u>X</u> Wetland Hydrology Present? Yes _____ No <u>X</u>	Is the Sampled Area within a Wetland? Yes _____ No <u>X</u> If yes, optional Wetland Site ID: _____
---	---

Remarks: (Explain alternative procedures here or in a separate report.)
 Climate conditions are drier than typical for this time of year.

HYDROLOGY

Wetland Hydrology Indicators: <u>Primary Indicators (minimum of one is required; check all that apply)</u> _____ Surface Water (A1) _____ Water-Stained Leaves (B9) _____ High Water Table (A2) _____ Aquatic Fauna (B13) _____ Saturation (A3) _____ Marl Deposits (B15) _____ Water Marks (B1) _____ Hydrogen Sulfide Odor (C1) _____ Sediment Deposits (B2) _____ Oxidized Rhizospheres on Living Roots (C3) _____ Drift Deposits (B3) _____ Presence of Reduced Iron (C4) _____ Algal Mat or Crust (B4) _____ Recent Iron Reduction in Tilled Soils (C6) _____ Iron Deposits (B5) _____ Thin Muck Surface (C7) _____ Inundation Visible on Aerial Imagery (B7) _____ Other (Explain in Remarks) _____ Sparsely Vegetated Concave Surface (B8)	<u>Secondary Indicators (minimum of two required)</u> _____ Surface Soil Cracks (B6) _____ Drainage Patterns (B10) _____ Moss Trim Lines (B16) _____ Dry-Season Water Table (C2) _____ Crayfish Burrows (C8) _____ Saturation Visible on Aerial Imagery (C9) _____ Stunted or Stressed Plants (D1) _____ Geomorphic Position (D2) _____ Shallow Aquitard (D3) _____ Microtopographic Relief (D4) _____ FAC-Neutral Test (D5)
---	---

Field Observations: Surface Water Present? Yes _____ No <u>X</u> Depth (inches): _____ Water Table Present? Yes _____ No <u>X</u> Depth (inches): _____ Saturation Present? Yes _____ No <u>X</u> Depth (inches): _____ (includes capillary fringe)	Wetland Hydrology Present? Yes _____ No <u>X</u>
--	---

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:
 No recorded data was reviewed.

Remarks:
 No wetland hydrology indicators were found at DP-2

VEGETATION – Use scientific names of plants.

Sampling Point: DP-2

<u>Tree Stratum</u> (Plot size: <u>30</u>)	Absolute % Cover	Dominant Species?	Indicator Status	
1. <u>Populus tremuloides</u>	<u>35</u>	Yes	FAC	Dominance Test worksheet: Number of Dominant Species That Are OBL, FACW, or FAC: <u>3</u> (A) Total Number of Dominant Species Across All Strata: <u>5</u> (B) Percent of Dominant Species That Are OBL, FACW, or FAC: <u>60.0%</u> (A/B)
2. _____	_____	_____	_____	
3. _____	_____	_____	_____	
4. _____	_____	_____	_____	
5. _____	_____	_____	_____	
6. _____	_____	_____	_____	
7. _____	_____	_____	_____	
	<u>35</u> =Total Cover			Prevalence Index worksheet: Total % Cover of: _____ Multiply by: _____ OBL species <u>0</u> x 1 = <u>0</u> FACW species <u>10</u> x 2 = <u>20</u> FAC species <u>70</u> x 3 = <u>210</u> FACU species <u>45</u> x 4 = <u>180</u> UPL species <u>0</u> x 5 = <u>0</u> Column Totals: <u>125</u> (A) <u>410</u> (B) Prevalence Index = B/A = <u>3.28</u>
<u>Sapling/Shrub Stratum</u> (Plot size: <u>15</u>)				
1. <u>Populus tremuloides</u>	<u>15</u>	Yes	FAC	
2. <u>Rhamnus cathartica</u>	<u>10</u>	Yes	FAC	
3. _____	_____	_____	_____	
4. _____	_____	_____	_____	
5. _____	_____	_____	_____	
6. _____	_____	_____	_____	
7. _____	_____	_____	_____	
	<u>25</u> =Total Cover			
<u>Herb Stratum</u> (Plot size: <u>5</u>)				Hydrophytic Vegetation Indicators: <input type="checkbox"/> 1 - Rapid Test for Hydrophytic Vegetation <input checked="" type="checkbox"/> 2 - Dominance Test is >50% <input type="checkbox"/> 3 - Prevalence Index is ≤3.0 ¹ <input type="checkbox"/> 4 - Morphological Adaptations ¹ (Provide supporting data in Remarks or on a separate sheet) <input type="checkbox"/> Problematic Hydrophytic Vegetation ¹ (Explain) ¹ Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.
1. <u>Tanacetum vulgare</u>	<u>25</u>	Yes	FACU	
2. <u>Solidago altissima</u>	<u>20</u>	Yes	FACU	
3. <u>Phalaris arundinacea</u>	<u>10</u>	No	FACW	
4. <u>Rubus idaeus</u>	<u>10</u>	No	FAC	
5. _____	_____	_____	_____	
6. _____	_____	_____	_____	
7. _____	_____	_____	_____	
8. _____	_____	_____	_____	
9. _____	_____	_____	_____	
10. _____	_____	_____	_____	
11. _____	_____	_____	_____	
12. _____	_____	_____	_____	
	<u>65</u> =Total Cover			
<u>Woody Vine Stratum</u> (Plot size: _____)				Definitions of Vegetation Strata: Tree – Woody plants 3 in. (7.6 cm) or more in diameter at breast height (DBH), regardless of height. Sapling/shrub – Woody plants less than 3 in. DBH and greater than or equal to 3.28 ft (1 m) tall. Herb – All herbaceous (non-woody) plants, regardless of size, and woody plants less than 3.28 ft tall. Woody vines – All woody vines greater than 3.28 ft in height.
1. _____	_____	_____	_____	
2. _____	_____	_____	_____	
3. _____	_____	_____	_____	
4. _____	_____	_____	_____	
	_____ =Total Cover			
Remarks: (Include photo numbers here or on a separate sheet.)				Hydrophytic Vegetation Present? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>

APPENDIX B

NRCS SOIL SURVEY DATA

Carlton County, Minnesota

21C—Ahmeek-Normanna-Canosia complex, 0 to 18 percent slopes

Map Unit Setting

National map unit symbol: 2wcmr

Elevation: 1,100 to 1,200 feet

Mean annual precipitation: 26 to 38 inches

Mean annual air temperature: 36 to 41 degrees F

Frost-free period: 60 to 140 days

Farmland classification: Not prime farmland

Map Unit Composition

Ahmeek and similar soils: 55 percent

Normanna and similar soils: 25 percent

Canosia and similar soils: 10 percent

Minor components: 10 percent

Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Ahmeek

Setting

Landform: Moraines

Landform position (two-dimensional): Shoulder, backslope

Landform position (three-dimensional): Side slope

Down-slope shape: Convex

Across-slope shape: Linear

Parent material: Coarse-loamy ablation till over dense coarse-loamy lodgment till

Typical profile

A - 0 to 2 inches: silt loam

E - 2 to 4 inches: silt loam

Bw1 - 4 to 14 inches: gravelly sandy loam

2Bw2,2BC - 14 to 33 inches: gravelly sandy loam

2BCd - 33 to 79 inches: gravelly sandy loam

Properties and qualities

Slope: 8 to 18 percent

Surface area covered with cobbles, stones or boulders: 0.2 percent

Depth to restrictive feature: 30 to 60 inches to densic material

Drainage class: Well drained

Capacity of the most limiting layer to transmit water (Ksat): Very low to moderately low (0.00 to 0.06 in/hr)

Depth to water table: More than 80 inches

Frequency of flooding: None

Frequency of ponding: None

Available water supply, 0 to 60 inches: Low (about 3.7 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 4e
Hydrologic Soil Group: C
Ecological site: F090AY016WI - Loamy Upland
Forage suitability group: Sandy (G093AN022MN)
Other vegetative classification: Sandy (G093AN022MN)
Hydric soil rating: No

Description of Normanna

Setting

Landform: Moraines
Landform position (two-dimensional): Summit, backslope
Landform position (three-dimensional): Side slope
Down-slope shape: Linear
Across-slope shape: Linear
Parent material: Coarse-loamy ablation till over dense coarse-loamy lodgment till

Typical profile

A - 0 to 4 inches: loam
Bw - 4 to 45 inches: gravelly sandy loam
2BC - 45 to 48 inches: gravelly sandy loam
2BCd - 48 to 79 inches: gravelly sandy loam

Properties and qualities

Slope: 3 to 8 percent
Surface area covered with cobbles, stones or boulders: 0.2 percent
Depth to restrictive feature: 30 to 60 inches to densic material
Drainage class: Moderately well drained
Capacity of the most limiting layer to transmit water (Ksat): Very low to moderately low (0.00 to 0.06 in/hr)
Depth to water table: About 18 inches
Frequency of flooding: None
Frequency of ponding: None
Available water supply, 0 to 60 inches: Low (about 5.2 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 3e
Hydrologic Soil Group: B/D
Ecological site: F090AY016WI - Loamy Upland
Forage suitability group: Sloping Upland, Acid (G093AN006MN)
Other vegetative classification: Sloping Upland, Acid (G093AN006MN)
Hydric soil rating: No

Description of Canosia

Setting

Landform: Moraines
Landform position (two-dimensional): Toeslope

Landform position (three-dimensional): Talf
Down-slope shape: Concave
Across-slope shape: Linear
Parent material: Coarse-loamy ablation till over dense coarse-loamy lodgment till

Typical profile

A - 0 to 5 inches: loam
Bw - 5 to 25 inches: gravelly sandy loam
2BC - 25 to 34 inches: gravelly sandy loam
2BCd - 34 to 79 inches: gravelly sandy loam

Properties and qualities

Slope: 0 to 2 percent
Surface area covered with cobbles, stones or boulders: 0.2 percent
Depth to restrictive feature: 30 to 59 inches to densic material
Drainage class: Poorly drained
Capacity of the most limiting layer to transmit water (Ksat): Very low to moderately low (0.00 to 0.06 in/hr)
Depth to water table: About 0 inches
Frequency of flooding: None
Frequency of ponding: None
Available water supply, 0 to 60 inches: Low (about 3.8 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 3w
Hydrologic Soil Group: C/D
Ecological site: F090AY006WI - Wet Loamy Lowland
Forage suitability group: Level Swale, Acid (G093AN005MN)
Other vegetative classification: Level Swale, Acid (G093AN005MN)
Hydric soil rating: Yes

Minor Components

Hermantown

Percent of map unit: 8 percent
Landform: Moraines
Landform position (two-dimensional): Summit, footslope
Down-slope shape: Concave, linear
Across-slope shape: Linear
Ecological site: F090AY016WI - Loamy Upland
Other vegetative classification: Level Swale, Acid (G093AN005MN)
Hydric soil rating: No

Giese, depressional

Percent of map unit: 2 percent
Landform: Depressions on moraines
Down-slope shape: Concave
Across-slope shape: Concave
Ecological site: F090AY006WI - Wet Loamy Lowland
Other vegetative classification: Not Suited (G093AN024MN)

Hydric soil rating: Yes

Data Source Information

Soil Survey Area: Carlton County, Minnesota
Survey Area Data: Version 21, Sep 6, 2022

Carlton County, Minnesota

990—Twig and Parent soils

Map Unit Setting

National map unit symbol: f9gp
Elevation: 980 to 1,640 feet
Mean annual precipitation: 25 to 30 inches
Mean annual air temperature: 39 to 45 degrees F
Frost-free period: 120 to 140 days
Farmland classification: Not prime farmland

Map Unit Composition

Twig and similar soils: 50 percent
Parent and similar soils: 40 percent
Minor components: 10 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Twig

Setting

Landform: Depressions on moraines
Down-slope shape: Concave
Across-slope shape: Concave
Parent material: Organic material over loamy till

Typical profile

Oa, Oe - 0 to 12 inches: muck
A - 12 to 20 inches: mucky silt loam
Eg - 20 to 26 inches: loam
2Btg, 2Bt - 26 to 48 inches: fine sandy loam
2BCd - 48 to 72 inches: fine sandy loam

Properties and qualities

Slope: 0 to 1 percent
Depth to restrictive feature: 40 to 60 inches to densic material
Drainage class: Very poorly drained
Capacity of the most limiting layer to transmit water (Ksat): Very low (0.00 in/hr)
Depth to water table: About 0 inches
Frequency of flooding: None
Frequency of ponding: Frequent
Available water supply, 0 to 60 inches: High (about 10.7 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 4w
Hydrologic Soil Group: D
Ecological site: F093AY006MN - Depressional Wet Hardwood Forest
Forage suitability group: Poned If Not Drained (G090XN013MN)

Other vegetative classification: Poned If Not Drained
(G090XN013MN)
Hydric soil rating: Yes

Description of Parent

Setting

Landform: Depressions on moraines
Down-slope shape: Concave
Across-slope shape: Concave
Parent material: Loamy till

Typical profile

A - 0 to 6 inches: silty clay loam
AB - 6 to 18 inches: loam
Bg - 18 to 53 inches: fine sandy loam
Cd - 53 to 60 inches: fine sandy loam

Properties and qualities

Slope: 0 to 1 percent
Depth to restrictive feature: 40 to 60 inches to densic material
Drainage class: Very poorly drained
Capacity of the most limiting layer to transmit water (Ksat): Very low
(0.00 in/hr)
Depth to water table: About 0 inches
Frequency of flooding: None
Frequency of ponding: Frequent
Calcium carbonate, maximum content: 30 percent
Available water supply, 0 to 60 inches: Low (about 4.3 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 4w
Hydrologic Soil Group: C/D
Ecological site: F093AY006MN - Depressional Wet Hardwood
Forest
Forage suitability group: Poned If Not Drained (G090XN013MN)
Other vegetative classification: Poned If Not Drained
(G090XN013MN)
Hydric soil rating: Yes

Minor Components

Beseman

Percent of map unit: 5 percent
Landform: Depressions
Hydric soil rating: Yes

Mora

Percent of map unit: 5 percent

Hydric soil rating: No

Data Source Information

Soil Survey Area: Carlton County, Minnesota
Survey Area Data: Version 21, Sep 6, 2022

APPENDIX C

Site Photographs

Photographic Log
Carlton Ave Wetland Delineation
1568 Carlton Ave W, Cloquet, MN, 55720
MSA Project No. 22226000



Corresponding upland to wetland area 1, facing east



Corresponding upland to wetland area 1, facing south



Edge of wetland area 1, facing south



Wetland area 1 on west end of property, facing south



Wetland area 1 in center of property, facing east



Wetland area 1 in center of property, facing southeast



Corresponding upland to wetland area 1 in center of property, facing northeast



Corresponding upland to wetland area 1 in center of property, facing north



Wetland area 1 in center of property, facing west



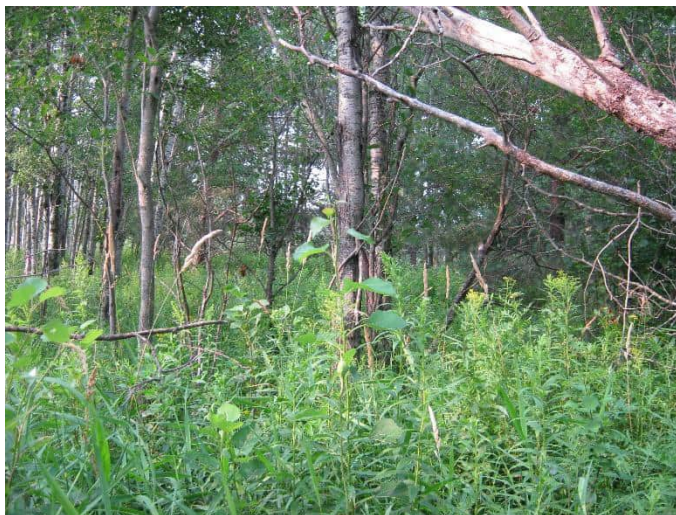
Corresponding upland to wetland area 1 on east end of property, facing southwest



Corresponding upland to wetland area 1 on east end of property, facing south



Corresponding upland to wetland area 1 on east end of property, facing north



Corresponding upland to wetland area 1 on east end of property, facing north



Upland vegetation south of Carlton Ave W, facing south

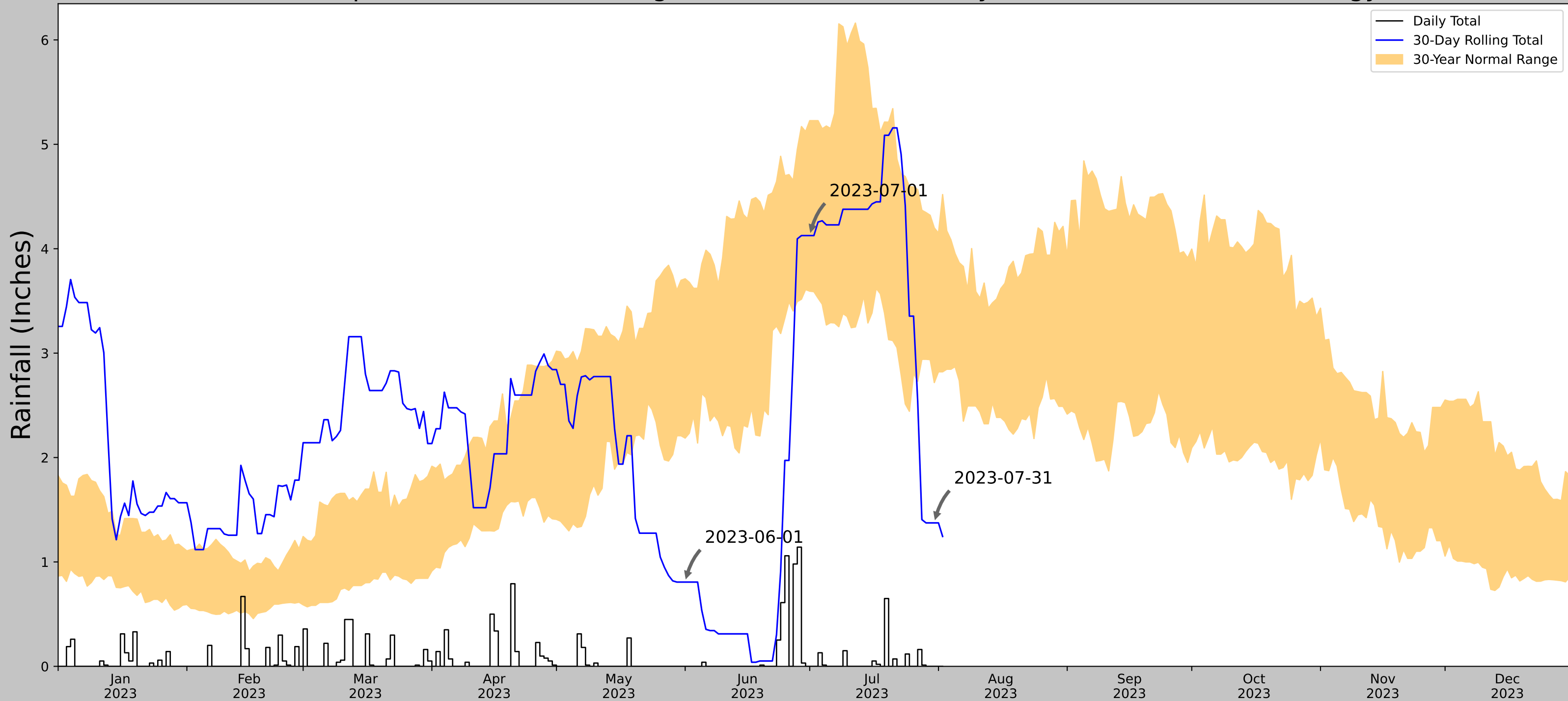


Upland vegetation south of Carlton Ave W, facing south

APPENDIX D

PRECIPITATION DATA

Antecedent Precipitation vs Normal Range based on NOAA's Daily Global Historical Climatology Network



Coordinates	46.717601, -92.487671
Observation Date	2023-07-31
Elevation (ft)	1271.752
Drought Index (PDSI)	Moderate drought (2023-06)
WebWIMP H ₂ O Balance	Dry Season

30 Days Ending	30 th %ile (in)	70 th %ile (in)	Observed (in)	Wetness Condition	Condition Value	Month Weight	Product
2023-07-31	2.717717	4.199213	1.374016	Dry	1	3	3
2023-07-01	3.593307	5.226772	4.125984	Normal	2	2	4
2023-06-01	2.186221	3.712205	0.807087	Dry	1	1	1
Result							Drier than Normal - 8



Figure and tables made by the
Antecedent Precipitation Tool
Version 1.0

Written by Jason Deters
U.S. Army Corps of Engineers

Weather Station Name	Coordinates	Elevation (ft)	Distance (mi)	Elevation Δ	Weighted Δ	Days Normal	Days Antecedent
DULUTH	46.8369, -92.2097	1541.995	15.522	270.243	11.18	11353	90

Minnesota Wetland Conservation Act Notice of Decision

Local Government Unit: City of Cloquet	County: Carlton
Applicant Name: Nicole Vegar	Applicant Representative: Anna Stockdill, MSA
Project Name:	LGU Project No. (if any): WCA 23-01
Date Complete Application Received by LGU: August 29, 2023	
Date of LGU Decision: October 3, 2023	
Date this Notice was Sent: October 3, 2023	

WCA Decision Type - check all that apply

<input checked="" type="checkbox"/> Wetland Boundary/Type	<input type="checkbox"/> Sequencing	<input type="checkbox"/> Replacement Plan	<input type="checkbox"/> Bank Plan (not credit purchase)
<input type="checkbox"/> No-Loss (8420.0415)	<input type="checkbox"/> Exemption (8420.0420)		
Part: <input type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/> E <input type="checkbox"/> F <input type="checkbox"/> G <input type="checkbox"/> H	Subpart: <input type="checkbox"/> 2 <input type="checkbox"/> 3 <input type="checkbox"/> 4 <input type="checkbox"/> 5 <input type="checkbox"/> 6 <input type="checkbox"/> 7 <input checked="" type="checkbox"/> 8 <input type="checkbox"/> 9		

Replacement Plan Impacts (replacement plan decisions only)

Total WCA Wetland Impact Area:
Wetland Replacement Type: <input type="checkbox"/> Project Specific Credits: <input type="checkbox"/> Bank Credits:
Bank Account Number(s):

Technical Evaluation Panel Findings and Recommendations (attach if any)

<input checked="" type="checkbox"/> Approve <input type="checkbox"/> Approve w/Conditions <input type="checkbox"/> Deny <input type="checkbox"/> No TEP Recommendation
--

LGU Decision

<input type="checkbox"/> Approved with Conditions (specify below) ¹ List Conditions:	<input checked="" type="checkbox"/> Approved ¹	<input type="checkbox"/> Denied
Decision-Maker for this Application: <input checked="" type="checkbox"/> Staff <input type="checkbox"/> Governing Board/Council <input type="checkbox"/> Other:		
Decision is valid for: <input checked="" type="checkbox"/> 5 years (default) <input type="checkbox"/> Other (specify):		

¹ *Wetland Replacement Plan approval is not valid until BWSR confirms the withdrawal of any required wetland bank credits. For project-specific replacement a financial assurance per MN Rule 8420.0522, Subp. 9 and evidence that all required forms have been recorded on the title of the property on which the replacement wetland is located must be provided to the LGU for the approval to be valid.*

LGU Findings – Attach document(s) and/or insert narrative providing the basis for the LGU decision¹.

<input checked="" type="checkbox"/> Attachment(s) (specify): Site Map
<input checked="" type="checkbox"/> Summary: After a TEP meeting on site, the wetland boundary was amended in a couple of areas to represent some additional upland areas

¹ *Findings must consider any TEP recommendations.*

Attached Project Documents

<input checked="" type="checkbox"/> Site Location Map <input type="checkbox"/> Project Plan(s)/Descriptions/Reports (specify):
--

Appeals of LGU Decisions

If you wish to appeal this decision, you must provide a written request within 30 calendar days of the date you received the notice. All appeals must be submitted to the Board of Water and Soil Resources Executive Director along with a check payable to BWSR for \$500 *unless* the LGU has adopted a local appeal process as identified below. The check must be sent by mail and the written request to appeal can be submitted by mail or e-mail. The appeal should include a copy of this notice, name and contact information of appellant(s) and their representatives (if applicable), a statement clarifying the intent to appeal and supporting information as to why the decision is in error. Send to:

Appeals & Regulatory Compliance Coordinator
Minnesota Board of Water & Soils Resources
520 Lafayette Road North
St. Paul, MN 55155
travis.germundson@state.mn.us

Does the LGU have a local appeal process applicable to this decision?

Yes¹ No

¹If yes, all appeals must first be considered via the local appeals process.

Local Appeals Submittal Requirements (LGU must describe how to appeal, submittal requirements, fees, etc. as applicable)

Notice Distribution (include name)

Required on all notices:

<input checked="" type="checkbox"/> SWCD TEP Member: Alyssa Bloss	<input checked="" type="checkbox"/> BWSR TEP Member: David Demmer
<input type="checkbox"/> LGU TEP Member (if different than LGU contact):	
<input type="checkbox"/> DNR Representative:	
<input type="checkbox"/> Watershed District or Watershed Mgmt. Org.:	
<input type="checkbox"/> Applicant:	<input type="checkbox"/> Agent/Consultant:

Optional or As Applicable:

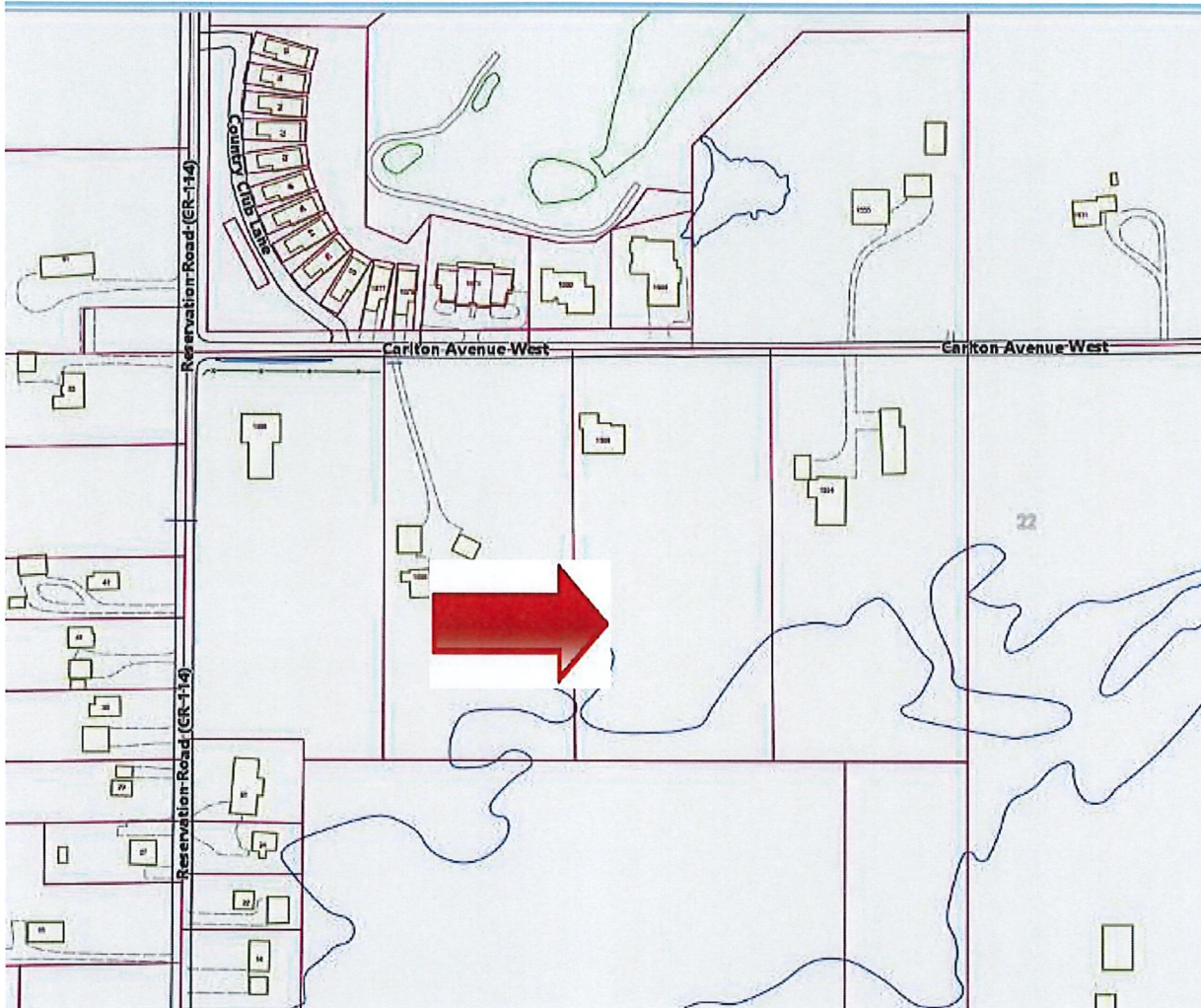
<input type="checkbox"/> Corps of Engineers:	
<input type="checkbox"/> BWSR Wetland Mitigation Coordinator (required for bank plan applications only):	
<input type="checkbox"/> Members of the Public (notice only):	<input type="checkbox"/> Other:

Signature: 	Date: 10/03/23
--	--------------------------

This notice and accompanying application materials may be sent electronically or by mail. The LGU may opt to send a summary of the application to members of the public upon request per 8420.0255, Subp. 3.

LOCATION MAP

Nicole Vegar Wetland




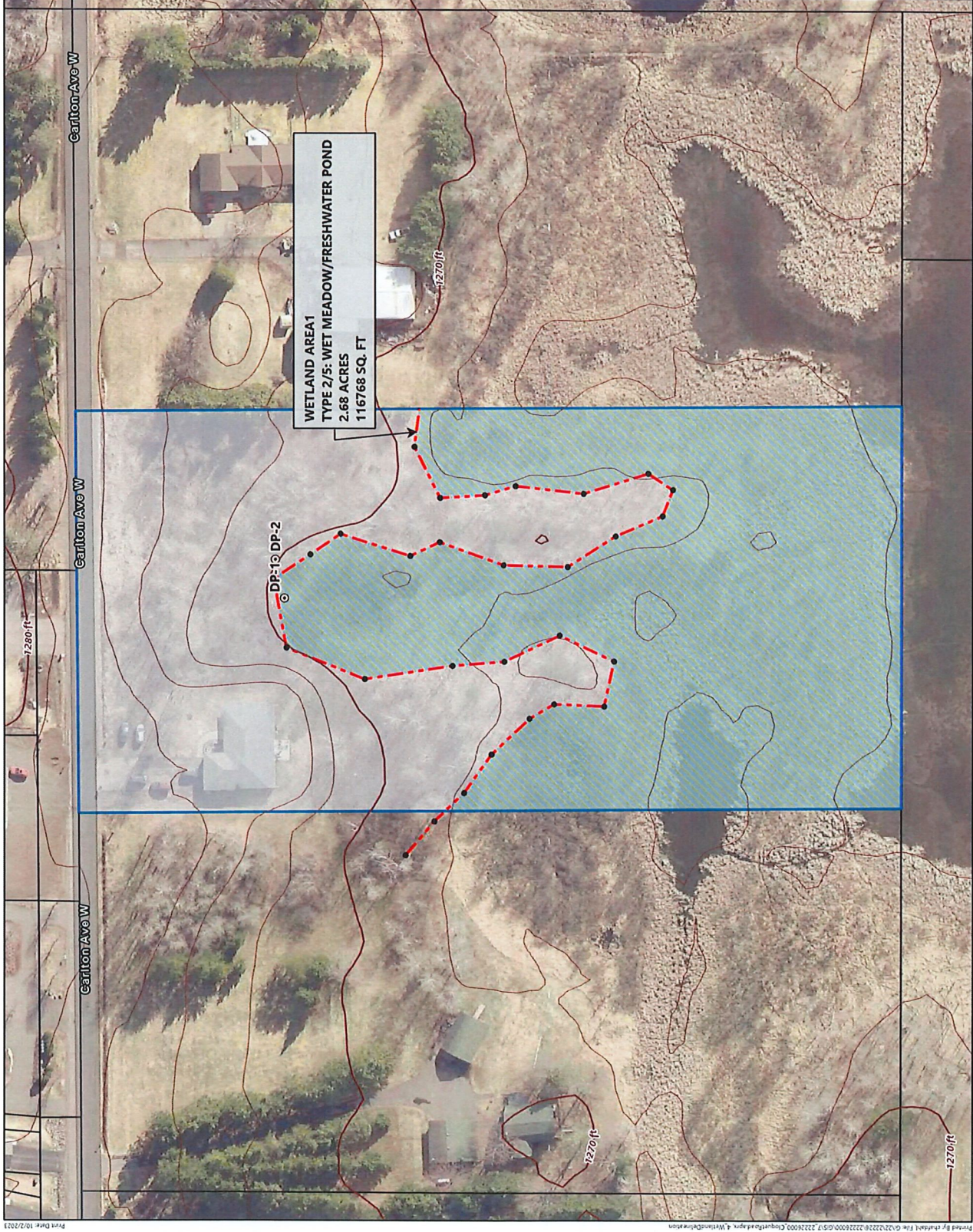
NO SCALE

FIGURE 4

WETLAND DELINEATION

1568 CARLTON AVENUE
CLOQUET, CARLTON COUNTY,
MINNESOTA

-  Investigation Limits
-  Tax Parcel Boundary
-  Wet Meadow/Freshwater Pond
-  Wetland Boundary
-  10 Foot Contour Interval
-  2 Foot Contour Interval
-  Wetland Data Point
-  GPS Collection Point



Data Sources:
Eri Community Maps Contributors, Fond du Lac Reservation, ©
OpenStreetMap, Microsoft, Esri, HERE, Garmin, SafeGraph,
GeoTechnologies, Inc, METI/NASA, USGS, EPA, US Census Bureau,
USDA, Cook County