

## Adam Zack

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**From:** Mitchell Carlson <mitchwcarlson@gmail.com>  
**Sent:** Wednesday, June 23, 2021 12:45 PM  
**To:** Comp Plan Update  
**Subject:** Land Use Redesignation Request #18-0012

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Dear San Juan County Planning Commission,

I recently received notice of the requested land use designation change (request number: 18-0012) for TPNs 450113005000 and 450111003000 owned by West Valley Holdings and Carlson Resources respectively and I would like to comment in favor of the land use redesignation to Mineral Resource Lands (MRL). My home at 244 Saanich RD (TPN 450113003000) is located between the two properties seeking redesignation and is affected more than any other neighboring property. Despite the proximity I do not consider the activity on either property to be a nuisance.

My grandfather William H. Carlson owned this land and began mining rock at both locations beginning in the 1970's. Since that time, the land ownership has changed hands several times though mineral extraction on both properties continued intermittently to present day. Since I moved back to San Juan Island in 2016 my family and I have worked to buy back parcels formerly held by my grandfather so I may earn a living on land where I grew up. My family connection to this land also motivates me to conduct our mining operation in a manner that does not diminish the natural beauty and minimizes environmental impact to the property.

While this redesignation is primarily beneficial to my family and employees being able to earn a living, the redesignation is important to the community. Preserving multiple quarries on the island ensures competition and keeps prices reasonable. The concrete business is prime example of cost increases that occur when a resource is eliminated and only one company operates in a market. Currently the price of concrete on SJI is \$250/cy while it is only \$155/cy on Orcas. This is because Orcas has a sand and gravel pit, while all aggregate must be trucked to SJI. To prevent significant cost impacts to future public and private projects it is important that we protect the ability to extract mineral resources in our quarries as well as in the quarries of our competitors (Lawson, Three Corner Lake, & Egg Lake).

For the reasons above I respectfully ask that you vote in favor of Land Use Designation Change Request Number: 18-0012.

Sincerely,



Mitchell Carlson. Vice President  
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