

Sophia Cassam

From: ranjez@orcasonline.com
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Randall Jezierski
220 Northern Lights Rd
Eastsound, WA 98245

July 14th 2022

Dear Planning Commission,

We are commenting on the mineral overlay district that pertains to properties next to ours, I thought I should send this letter regarding our thoughts on this matter.

The properties that we are concerned about are tax parcels 260222001000 and 260223001000. These properties have an impact on properties in the Sunset Mountain subdivision due to the noise, dust, traffic that they generate and the storage of fuel and chemicals next to wetland areas that serve several residences with drinking water.

Below are some things that we have noticed and have concerns about:

I personally have taken Sound pressure reading on our porch above 70 decibels on an A weighted scale. I have contacted the quarry operators a few times to see if there was any way to mitigate the noise but to no avail.

The traffic in and out of the quarries uses private gravel roads that are used by more than 40 residential properties and at times can be quite dangerous due to the speed the trucks travel and their size.

There are storage tanks for oils that are located either in or at the edge of wetlands that serve quite a few properties that are on the seasonal stream that the wetlands supply.

When we purchased our property 22 years ago we did not have the same level of noise and traffic that we have now. We feel that to designate this area as a Mineral Overlay District, the noise and traffic will potentially increase, and leave us with no recourse to mitigate the damage to our property value and health. Our property taxes right now are approximately \$500 per month, and some days due to the noise, it is hard hear someone talking when you are outside.

Some suggestions for our traffic and noise concerns would be a maximum noise level and having weekday only operation from 9am to 5pm, which currently are the usual operating hours.

For the concerns regarding the wetlands we think there needs to be some monitoring of the material and fuel/chemical storage on these properties due to the high potential for spills that would pollute the aquifers that provide drinking water downstream from them.

As to the subjective nature of the property values and health concerns we think that some adjustment in property taxes would be necessary.

To summarize, we appreciate the services that the quarry provides to the community but do not feel that this should happen at the expense of the community surrounding the quarry, therefore we do not feel the Mineral Overlay District should apply to these properties.

Thank you for taking the time to read and understand our concerns,

Northern Lights Short Plat Property Owners

Randall Jezierski
Lorraine Mikolon
Carolyn O'Day
Diane Keller-Batter
Tom Batter
Perri Gibbons
Mark Gibbons
Chris Allegri