Sophia Cassam

From: David Williams
Sent: Wednesday, August 17, 2022 8:56 AM
To: Sophia Cassam; Comp Plan Update
Subject: FW: Historic materail about our property
Attachments: Shale Pit Memo from SJC.PDF; letter to Don Crosby.pdf; 2016_04_08_17_25_31.pdf; 2016_04_08_17_23_58.pdf; Sieve analysis for TOFH Job.pdf

FYI, for the Commission.

Dave

From: Mike Carlson <mcarlson@rockisland.com>
Sent: Tuesday, August 16, 2022 5:23 PM
To: David Williams <davidw@sanjuanco.com>
Cc: Mitchell Carlson <mitchwcarlson@gmail.com>
Subject: Historic materail about our property

Hi David,

Please find the following documents that I have in our files that show the historic and current use of our properties for extraction of rock products.
We (our family operations) have been using rock from that property since the mid-seventies.

I purchased the southernmost parcel on April 24th 1989 and it had been a rock pit for many years before my wife and I bought it.

Attached are the following:

1. A memo from san Juan County Public Works which assigned the pit as SJ #48. According to the memo that pit number was filed with WSDOT although I have not seen that.
2. A letter to Don Crosby, San Juan Bulldozing informing him that my wife and I bought the shale pit he was buying out of and the requirements I gave him at that time so he could buy more rock.
3. An invoice to my dad from San Juan County Public works for testing so they would buy rock from him out of that pit. As you can see my dad hand wrote “Ridge View Tracs- Shale Pit. So it was used as a rock pit before and after it was platted by him.
4. Another memo from SJC informing my dad still owed the County money for testing.
5. Recent sieve test for rock we used on a Town of FH job. This proves the economic viability AND the need for all of the Island.

Let me know if this helps,

Mike

Mike Carlson Enterprises Inc.
2165 West Valley Road
Friday Harbor, Wash. 98250
c. 360 378 7484
o. 360 378 4579
mcarlson@rockisland.com

SAN JUAN COUNTY PUBLIC WORKS

P.O. Box 729 • Friday Harbor, Washington 98250 • 378-2114

MEMO-LETTER

TO BILL CARLSON
RT. 1 BOX 45-C
EASTSOUND, WA 98245

DATE FEB 18, 1988

SUBJECT SAMPLING PIT

BILL,

ENCLOSED PLEASE FIND A COPY OF THE CONTROL SAMPLE TRANSMITTAL, SHOWING THE SIEVE ANALYSIS TESTING, WITH A NOW ASSIGNED PIT NO. SJ 48. THIS NUMBER IS ON FILE WITH WASHINGTON DEPT. OF TRANSPORTATION NOW. ALSO ENCLOSED IS A COPY OF MATERIALS LAB CHARGES, FOR YOUR FILES. AND ALSO ENCLOSED IS A BILL FROM THIS DEPT.

THANK YOU

JANIS DEBARDI

ENG TECH.

1531 West Valley Rd. • Friday Harbor, WA 98250
(206) 378-4579

Don Crosby
1722 Roche Harbor Rd.
Friday Harbor Wash.
98250

July 7, 1989

Dear Don,

On April 24, 1989 we purchased the shale pit adjacent your property at the base of Cady Mtn.

We are aware that you have been getting shale from the pit and we would like to be paid at a rate of 3.50 dollars per yard for any shale taken commencing Apr. 24, 1989 to the current date.

We will be putting gates up and we be happy to furnish you with a key each time you wish to buy shale. At the end of each purchase the key shall be returned with an accounting of shale taken. We then can bill you on a month to month basis. This is about the only way we feel we can keep tabs on the property.

Please send a certificate of insurance with us and Kelly Carder as "aditional named insured".

Your prompt attention on this matter will be appreciated.

Sincerely,

Michael W. Carlson

Michael W. Carlson

SAN JUAN COUNTY ENGINEER
Box 729 • Friday Harbor, WA 98250
Phone (206) 378-2114

INVOICE

No. 2166

Ridge View trocs Shute Pitt

2/18/88

Bill Carlson

Rt. 1 Box 45-C

Eastsound, Wa 98245

DESCRIPTION	AMOUNT
Sieve analysis testing for gravel pit –	$438.00 ✓

SAN JUAN COUNTY PUBLIC WORKS

P.O. Box 729 • Friday Harbor, Washington 98250 • 378-2114

MEMO-LETTER

TO Bill Carlson

Rt. 1 Box 45-A

Eastsound, Wa 98245

DATE 7/28/88

SUBJECT

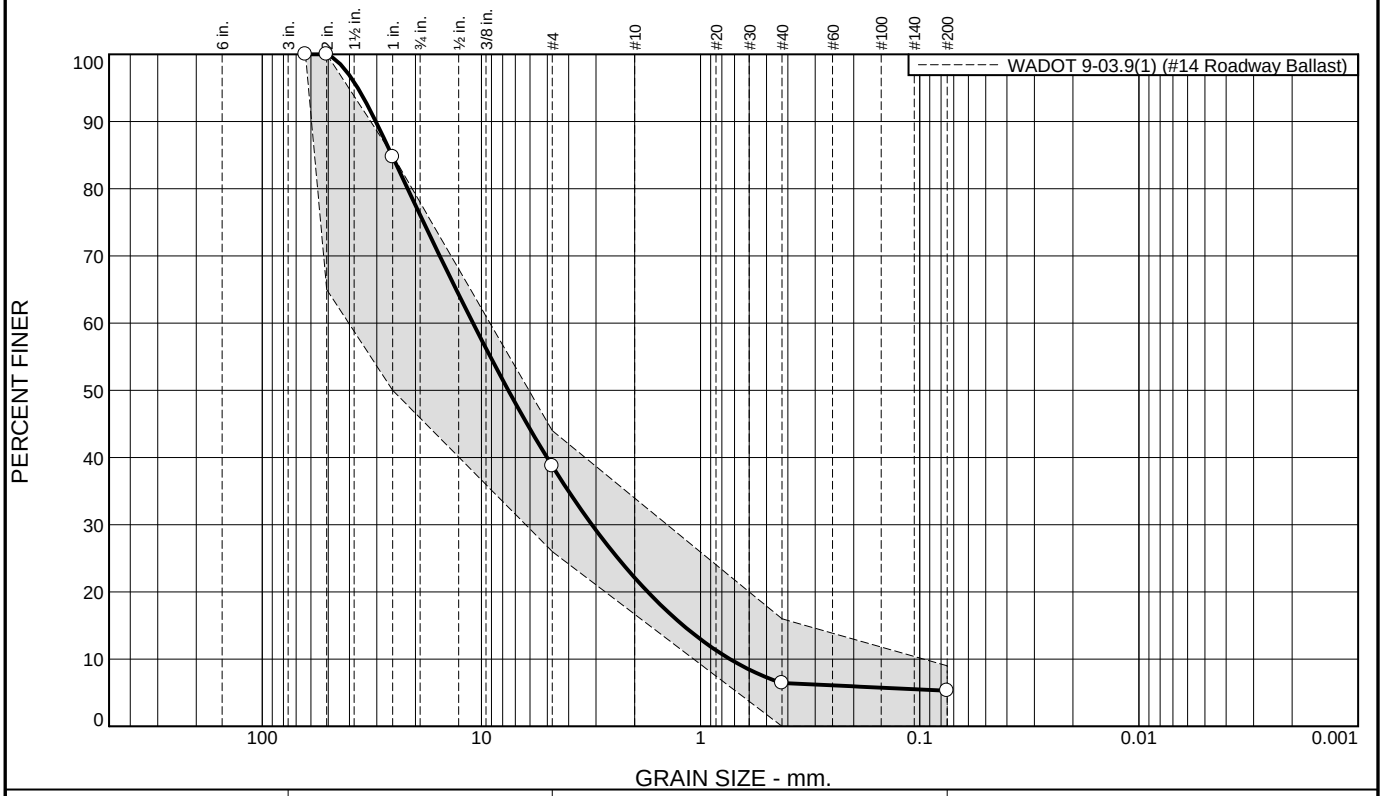
Our records indicate that invoice #2166 dated 2/18/88 is still outstanding. No rock will be able to be purchased from your pit until this invoice is paid in full.

PD $50.00 Rec. 23 # 2216

Linda Adams, Cost Accountant

* Note — when this is paid off we need to get the records of the testing analysis

Particle Size Distribution Report



% +3"	% Gravel		% Sand			% Fines	
	Coarse	Fine	Coarse	Medium	Fine	Silt	Clay
0.0	23.9	37.4	16.6	15.7	1.1	5.3	

SIEVE SIZE	PERCENT FINER	SPEC.* PERCENT	PASS? (X=NO)
2.5"	100.0	100.0	
2"	100.0	65.0 - 100.0	
1"	84.7	50.0 - 85.0	
#4	38.7	26.0 - 44.0	
#40	6.4	0.0 - 16.0	
#200	5.3	0.0 - 9.0	

* WADOT 9-03.9(1) (#14 Roadway Ballast)

Soil Description

Blue bucket of ballast brought to test for 9.03.9(1)

Atterberg Limits

PL= LL= PI=

Coefficients

D_{90}= 30.3259 D_{85}= 25.6258 D_{60}= 10.9224
D_{50}= 7.5391 D_{30}= 3.1317 D_{15}= 1.1985
D_{10}= 0.7341 C_u= 14.88 C_c= 1.22

Classification

USCS= AASHTO=

Remarks

Location: Ballast
Sample Number: 1

Date: 08/13/2019

Design Solutions Development Group

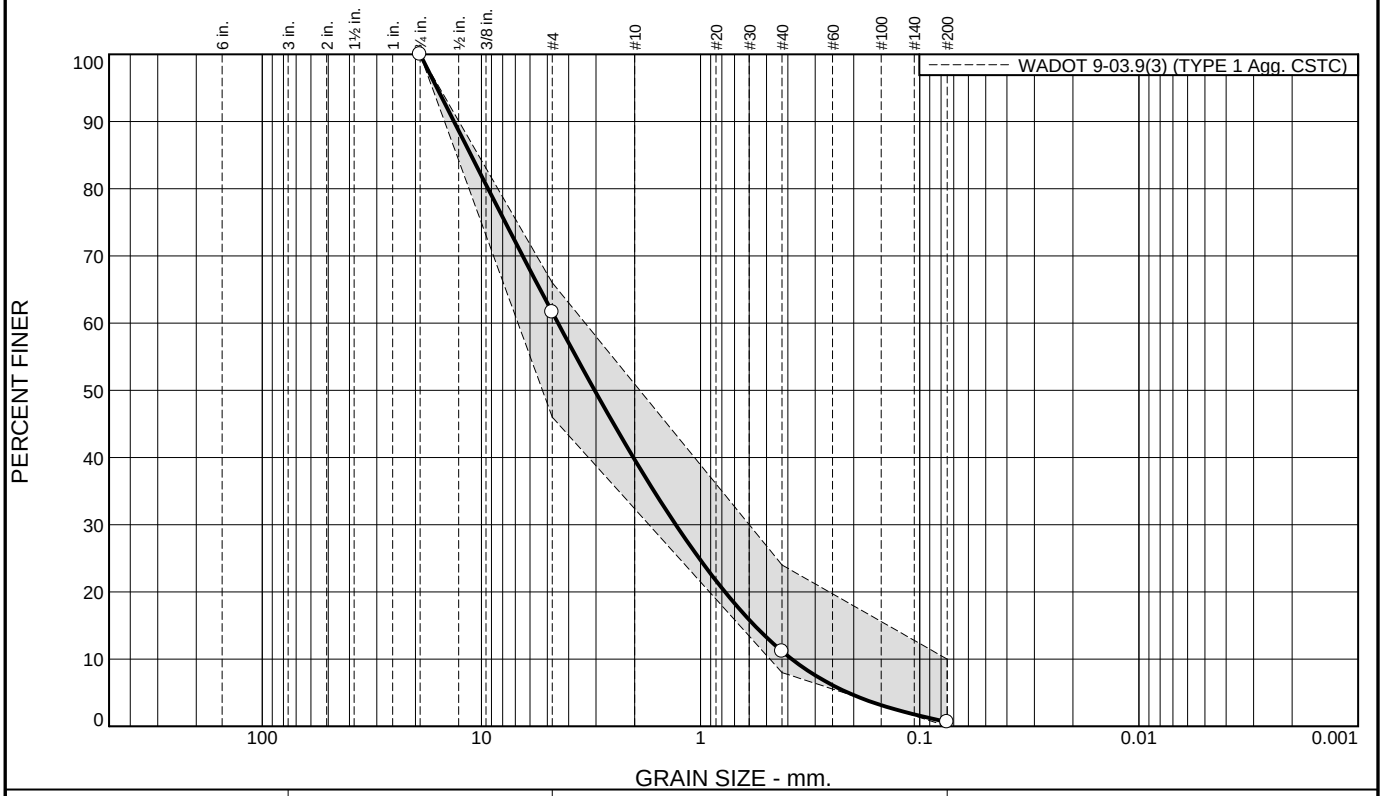
Friday Harbor, WA

Client: MCE
Project: ToFH road ballast and CSTC testing

Project No: DSDG-E017 **Figure**

Tested By: JG **Checked By:** ECK

Particle Size Distribution Report



% +3"	% Gravel		% Sand			% Fines	
	Coarse	Fine	Coarse	Medium	Fine	Silt	Clay
0.0	0.0	38.4	21.9	28.5	10.6	0.6	

SIEVE SIZE	PERCENT FINER	SPEC.* PERCENT	PASS? (X=NO)
3/4"	100.0	100.0	
#4	61.6	46.0 - 66.0	
#40	11.2	8.0 - 24.0	
#200	0.6	0.0 - 10.0	

* WADOT 9-03.9(3) (TYPE 1 Agg. CSTC)

Soil Description

Gray bucket of CSTC brought to shop to test for 9.03.9(3)

Atterberg Limits

PL= LL= PI=

Coefficients

D_{90}= 13.3441 D_{85}= 11.1598 D_{60}= 4.4701
D_{50}= 3.0431 D_{30}= 1.2979 D_{15}= 0.5668
D_{10}= 0.3838 C_u= 11.65 C_c= 0.98

Classification

USCS= AASHTO=

Remarks

Date: 08/14/2019

Design Solutions Development Group

Friday Harbor, WA

Client: MCE
Project: ToFH road ballast and CSTC testing
Project No: DSDG-E017 **Figure**

Tested By: JG **Checked By:** ECK

Mineral Aggregate Chart

No.	Aggregate Type	Use	Standard Specification Section	Sieve Sizes Sieve Analysis-Percent Passing By Weight																		Sand Equivalent (Min.)	Dust Ratio (Max.)	L.A. Abrasion (Max.) %
				200 (wet sieving)	50	40	10	8	6	4	3/8	1/2	5/8	3/4	1	1-1/4	1-1/2	2	2-1/2	3				
1.	3/4" Minus Crushed Rock	Top Course & Keystone	9-03.9(3)	0-10	....	8-24	....	....	....	46-66	....	....	....	100	....	....	....	....	....	....		40	....	35
1G.	3/4" Minus Crushed Gravel	Top Course & Keystone	9-03.11	0-10	....	8-24	....	....	....	46-66	....	....	....	100	....	....	....	....	....	....		40	....	35
2.	1-1/4" Minus Crushed Rock	Base Course	9-03.9(3) 9-03.12(1)	0-7.5	....	3-18	....	....	....	25-45	....	....	50-80	....	80-100	100	....	....	....	....		40	....	35
2G.	1-1/4" Minus Crushed Gravel	Base Course	9-03.11	0-7.5	....	3-18	....	....	....	25-45	....	....	50-80	....	80-100	100	....	....	....	....		40	....	35
3.	Maintenance Rock		9-03.9(3) 9-03.9(4)	0-7	....	10-25	....	....	....	45-66	....	90-100	100	....	....	....	....	....	....	....		40	....	35
4.	1-1/2" Washed Gravel	Drain Rock AASHTO #4	9-03.12(6)	0-0.5	....	....	....	....	....	....	0-5	....	....	0-15	20-55	....	90-100	100	....	....		....	....	35
5.	1" Washed Gravel	Drain Rock AASHTO #57	9-03.12 (6)	0-0.5	0-1	....	....	0-5	....	0-10	....	25-60	....	....	95-100	....	100	....	....	....		....	....	35
6.*	Washed Sand		9-03.1(2)C	0-2.5	9-20	....	....	68-86	....	95-100	100	....	....	....	....	....	....	....	....	....		....	....	....
7.*	Building Sand		9-03.1(2)C	0-2.5	10-30	....	....	....	....	95-100	100	....	....	....	....	....	....	....	....	....		....	....	....
9.	3/8" Washed Gravel	Pipe Bedding AASHTO #8	9-03.12(3)	0-1	....	....	....	0-10	....	10-30	80-100	....	....	....	....	....	....	....	....	....		....	....	35
10.	Pit Run Sand	Backfill Embankment	9-03.12(5)	0-10	10-60	....	....	40-100	....	75-100	100	....	....	....	....	....	....	....	....	....		....	....	....
11.	Sand Filler		9-03.9(5)	0-15	....	15-40	40-75	....	....	80-100	100	....	....	....	....	....	....	....	....	....		....	....	....
13.	2-1/2" Minus Crushed Rock	Shoulder Ballast	9-03.9(2)	0-1	....	....	....	....	....	0-5	....	....	....	40-80	....	....	....	65-100	100	....		....	....	40
14.	2-1/2" Crushed Rock	Roadway Ballast	9-03.9(1) 9-03.12(1)	0-9	....	0-16	....	....	....	26-44	....	....	....	....	50-85	....	....	65-100	100	....		35	2/3	40
15.	Pit Run Sandy Gravel	Backfill Embankment	9-03.12(5)	0-10	....	....	....	....	....	19-38	....	....	....	100	....	....	....	....	....	....		....	....	30
17.	Bank Run Gravel	Selected Backfill	9-03.10 9-03.12(2) 9-03.14	0-5	....	....	....	....	....	24-71	....	....	....	....	....	....	....	....	....	95-100		60	2/3	....
21.	1-1/2" Crushed Gravel		9-03.11	0-3	....	....	....	....	....	0-24	....	45-70	85-100	....	....	....	100	....	....	....		....	....	30
22.	3/4" Crushed Gravel	PVC & CMP Pipe Bedding	9-03.11 9-03.12(3)	0-3	....	....	....	....	....	0-24	....	45-100	....	100	....	....	....	....	....	....		....	....	....
23.	1/2" Minus Crushed Gravel	Cover Rock	9-03.11	2-12	....	....	40-75	....	....	63-100	....	100	....	....	....	....	....	....	....	....		....	....	30
24.	1/2" Minus Crushed Gravel	Chip Rock	9-03.11	0-3	....	0-5	0-10	....	0-20	25-85	90-100	100	....	....	....	....	....	....	....	....		....	....	30
26.	3/4" Washed Sandy Gravel	Filter Material	9-03.12(4)	0-1	3-12	....	....	20-50	....	28-56	....	....	....	100	....	....	....	....	....	....		....	....	35
27.	Quarry Run Crushed Rock	Select Fill	9-03.12(7)	0-15	....	0-50	....	....	....	20-70	....	....	....	70-100	....	....	....	100	....	....		25	2/3	35
28.	3/4" Washed Gravel	Drain Rock AASHTO #67	9-03.12(6)	0-1	....	....	....	0-5	....	0-10	....	20-55	....	....	90-100	100	....	....	....	....		....	....	35

1 ½" square				100
1" square			100	90-100
3/4" square		100	90-100	90 Maximum
1/2" square	100	90 – 100	90 Maximum	
3/8" square	90 – 100	90 Maximum		
U.S. No. 4	90 Maximum			
U.S. No. 8	32 – 67	28 - 58	23 – 49	19-45
U.S. No. 200	2.0 – 7.0	2.0 – 7.0	2.0 – 7.0	1.0-7.0

The aggregate percentage refers to completed dry mix, and includes mineral filler when used.

9-03.8(7) HMA TOLERANCES AND ADJUSTMENTS

1. **Job Mix Formula Tolerances.** After the JMF is determined as required in 5-04.3(7)A, the constituents of the mixture at the time of acceptance shall conform to the following tolerances:

Aggregate, percent passing[1]	Tolerance
1", 3/4", 1/2" and 3/8" sieves	± 6% each sieve
U.S. No. 4 sieve	± 6%
U.S. No. 8 sieve	± 6%
U.S. No. 200 sieve	± 2.0%
Asphalt binder	± 0.5%
VMA[2]	1% below minimum value in Section 9-03.8(2)
VFA[2]	min. and max. as listed in Section 9-03.8(2)
V_a[3]	2.5% minimum and 5.5% maximum

Notes: 1. The tolerance limit for aggregate shall not exceed the limits of the control points specified in Section 9-03.8(6), except the tolerance limits for sieves designated as 100% passing shall be 99-100. The tolerance limits on sieves shall only apply to sieves with control points.

2. The tolerances for VMA and VFA are for mix verification only.

3. The tolerance for V_a is for mix verification and acceptance.

2. **Job Mix Formula Adjustments:** Adjustments beyond the limits below require approval by the Engineer and shall require the development of a new mix design.

   A. **Aggregates:** The Engineer may approve the Contractor's written request to adjust the JMF. The maximum adjustment from the approved mix design shall be 2 percent for the aggregate retained on the U.S. No. 8 sieve and above, 1 percent for aggregate passing the U.S. No. 8 sieve, and 0.5 percent for the aggregate passing the U.S. No. 200 sieve. These field adjustments to the JMF will only be considered if the changes produce material of equal or better quality. The adjusted JMF and allowed tolerances shall be within the range of the control points listed in Section 9-03.8(7). V_a of the adjusted JMF shall remain within the limits shown shown above.

   B. **Asphalt Binder Content:** The Engineer may order the Contractor, or may approve the Contractor's written request, to change the JMF asphalt binder content a maximum of 0.3 percent from the approved mix design.

9-03.9 AGGREGATES FOR BALLAST AND CRUSHED SURFACING

9-03.9(1) BALLAST

Roadway ballast shall be manufactured from ledge rock or talus obtained from sources approved by the Engineer. Roadway ballast shall meet the requirements of Section 9-03.16 for Mineral Aggregate Type 14.

That portion of roadway ballast retained on a 1/4 inch square sieve shall not contain more than 0.2 % wood waste.

The Material from which ballast is to be manufactured shall have a Degradation Value not less than 15 when tested in accordance with WSDOT Test Method T 113.

Mineral Aggregate Type 1 or Type 2 may be substituted for roadway ballast in lieu of Mineral Aggregate Type 14 when specified in the Contract.

Ballast shall be a crushed Material with no naturally occurring surfaces. The term, "ballast" shall apply to Material retained on each sieve size U.S. No. 4 and above if that sieve retains more than 5 percent of the total sample.

9-03.9(2) SHOULDER BALLAST

Shoulder ballast shall meet the requirements of Section 9-03.9(1) for ballast except the gradation shall meet the requirements of Section 9-03.16 for Mineral Aggregate Type 13. The sand equivalent and dust ratio requirements shall not apply; however, the L. A. Abrasion and Degradation Factor requirements shall apply.

9-03.9(3) CRUSHED SURFACING

Except as otherwise specified in the remainder of this Section, crushed surfacing shall be manufactured from ledge rock or talus and shall meet the grading, sand equivalent, and L. A. Abrasion requirements of Section 9-03.16 for Mineral

Aggregate Type 1, Type 2, and Type 3. Crushed surfacing shall have a Degradation Value of not less than 25 when tested in accordance with WSDOT Test Method T 113

Crushed surfacing shall be a totally crushed Material with no naturally occurring faces and shall apply to Material retained on each sieve size No. 10 and above if that sieve retains more than 5 percent of the total sample. Crushed surfacing may be manufactured from gravel if its use meets the requirements set forth in Section 9-03.11 for Mineral Aggregate Type 1G and 2G (see Section 4-04.2 for limitations regarding substituting crushed gravel for crushed rock).

The portion of crushed surfacing retained on sieves U.S. No. 4 and larger shall contain less than 0.15 % wood waste.

9-03.9(4) MAINTENANCE ROCK

Maintenance rock shall meet all requirements of Section 9-03.9(3) for crushed surfacing top course except that it shall meet the specifications for grading shown for Mineral Aggregate Type 3 in Section 9-03.16.

9-03.9(5) SAND FILLER

Sand filler shall be natural deposit angular grains complying with Mineral Aggregate Type 11 per Section 9-03.16.

9-03.10 AGGREGATE FOR GRAVEL BASE

Gravel base shall meet the requirements of Section 9-03.12(2) for Mineral Aggregate Type 17.

9-03.11 CRUSHED GRAVEL

Crushed gravel shall be manufactured from mechanically crushed clean, washed gravel, and shall meet the grading requirements of Section 9-03.16 for Mineral Aggregate Types 1G, 2G, and 21 through 24. The number of fractured surfaces and the minimum percent of crushed particles required to have the fractured surfaces specified are as follows:

Mineral Aggregate Type	Number of Fractured Surfaces	Minimum Percent Required
1G	2 or more	90%
2G	2 or more	90%
21	1 or more	75%
22	1 or more	90%
23	1 or more	75%
24	2 or more	95%

These fracture requirements shall apply to aggregates retained on all sieves sized U.S. No. 4 and larger, retaining at least 5 percent of total Mineral Aggregate weight.

Mineral Aggregates Type 1G and Type 2G may be used as base course in lieu of a crushed rock Mineral Aggregates Type 1 and Type 2 only when specified for use in the Contract and when meeting one or more of the following:

1. Covered and confined with Portland cement concrete pavement; or confined within a trench; and
2. Costs shall be adjusted in accordance with Section 4-04.

Crushed gravel shall not be substituted for crushed rock as a base course for asphalt concrete pavement. Only crushed rock shall be used under asphalt concrete pavement. Crushed gravel is acceptable as a base course only under asphalt concrete pavement overlying Portland cement rigid pavement base. Crushed recycled concrete rubble shall be considered to be crushed gravel for the purposes of this Section.

Crushed gravel and crushed rock shall be substantially free from adherent coatings. The presence of a thin, firmly adhering film of weathered rock shall not be considered as coating unless it exists on more than 50 percent of the surface area of any size between successive laboratory sieves.

The combined portion of Mineral Aggregate retained on the U.S No. 4 sieve shall not contain more than 0.1 percent wood waste by weight. The portion of Material passing a U.S. No. 10 sieve shall not have wood waste that results in more than 250 parts per million of organic matter by calorimetric tests when tested. The color shall be measured after the sample has been in the test solution for 1 hour.

9-03.12 PIT RUN SAND, WASHED SAND, AND GRAVEL BACKFILL

Gravel backfill shall consist of crushed, partially crushed, or naturally occurring granular Material depending on the Type of Mineral Aggregate specified in the Contract.

9-03.12(1) GRAVEL BACKFILL FOR FOUNDATIONS

9-03.12(1)A CLASS A BACKFILL

Class A gravel backfill for foundations shall meet the requirements of Section 9-03.9 and 9-03.16 for Type 2 or Type 14 Mineral Aggregates. When not specified in the Contract, Class A gravel backfill shall be Mineral Aggregate Type 2.

9-03.12(1)B CLASS B BACKFILL

Class B gravel backfill for foundations shall Mineral Aggregates Type 17 or Type 27 per Section 9-03.16.

9-03.12(2) GRAVEL BACKFILL FOR WALLS

Gravel backfill for walls shall consist of free draining sand and gravel from naturally occurring or screened sources; have such characteristics of size and shape that it readily compacts; and meets the requirements of Section 9-03.16 for Mineral Aggregate Type 17.