

MEMORANDUM

CITY/BOROUGH OF JUNEAU
155 South Seward Street, Juneau, Alaska 99801

DATE: December 6, 2012

TO: Planning Commission

FROM: Beth McKibben *BMK*
Community Development Department

FILE NO.: AME2012 0011

PROPOSAL: Rezone "Honsinger Pond" parcel to a combination of Industrial and Light Commercial Classifications.

Applicant: Bicknell Inc.

Property Owner: Bicknell Inc.

Legal Description: USS 1568, Tract B

Parcel Code No.: 5-B14-0-102-007-0

Site Size: 82.66 acres

Zoning: RR (Rural Reserve)

**Comprehensive Plan Future
Land Use Designation:** RD (Resource Development)

Utilities: City water & sewer

Access: Yandunkin Way/Egan Drive

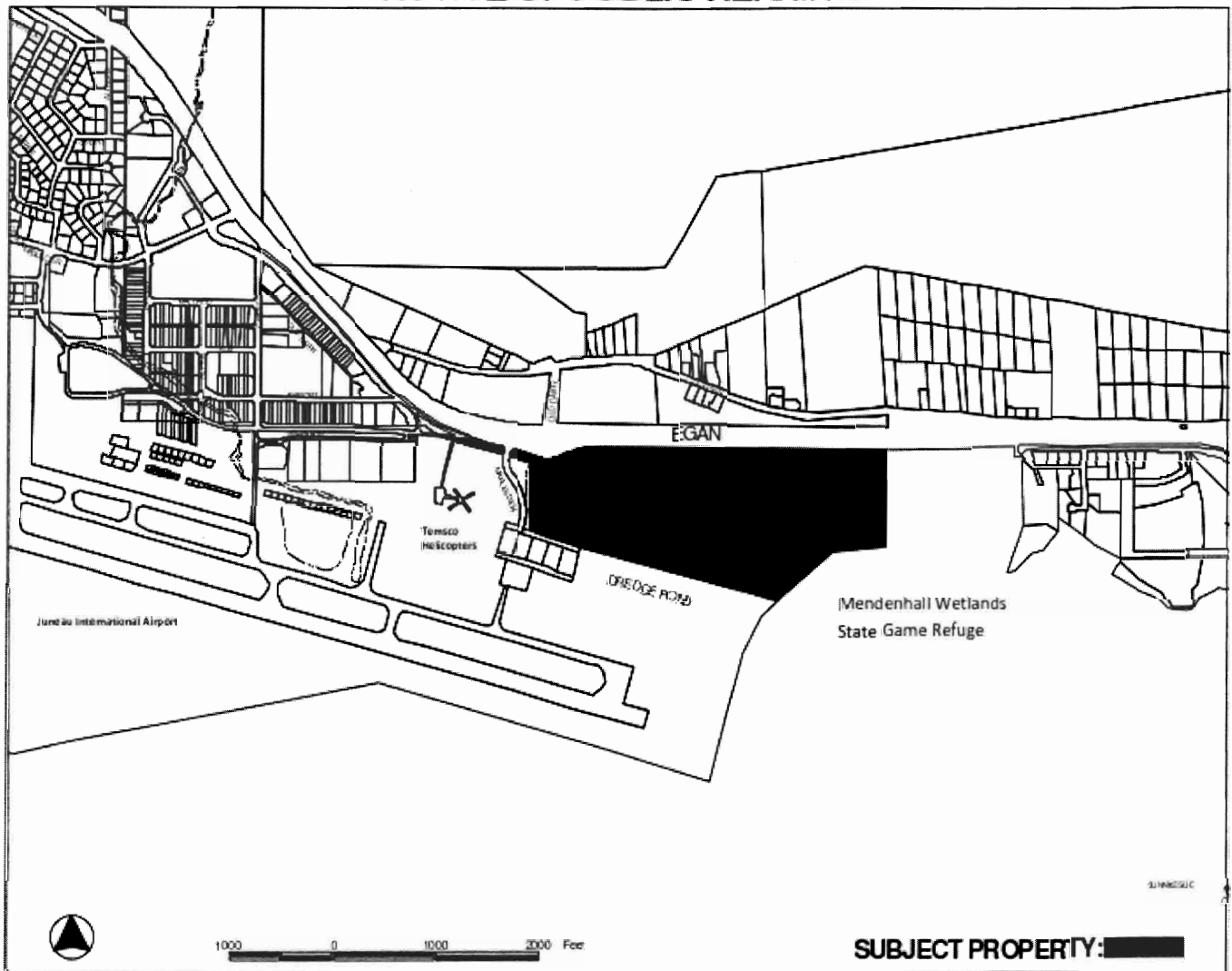
Existing Land Use: vacant/dredge pond

Surrounding Land Use: North - (D-5) Juneau Christian Church
N.W. - (LC) Fred Meyer of Alaska
South - (Industrial) Juneau Municipal Airport
East - Mendenhall Wetlands State Game Refuge
West - (Industrial) Juneau Municipal Airport



Vicinity Map

NOTICE OF PUBLIC HEARING



ATTACHMENTS

- A- Zoning Map
- B- Comprehensive Plan Map G
- C- Comprehensive Plan Map Scenic Viewshed/Corridor
- D- Map Wetland Management Plan
- E- ADF&G materials regarding review of pond as overwintering habitat for juvenile salmonids
- F- Comments – CBJ Waste Water
- G- Comments – CBJ Airport
- H- Comments – Alan Munro
- I- Comments – Patricia O'Brien
- J- Comments – Jim & Mary Lou King
- K- Comments – Tina M. Brown
- L- Comments – Jan M. Conitz
- M- Comments – Frank Rue
- N- Comments – Patricia Wherry

The City and Borough of Juneau Code CBJ §49.10.170(d) states that the Commission shall make recommendations to the Assembly on all proposed amendments to this title, zonings and re-zonings, indicating compliance with the provisions of this title and the Comprehensive Plan.

BACKGROUND

In July 2012 the applicant submitted an application to rezone the subject parcel from Rural Reserve to a combination of Industrial and Light Commercial zones. The applicant has applied to have approximately 20 acres of the 82.66 acre site nearest the airport rezoned to Industrial and the remainder of the parcel, approximately 62 acres rezoned to Light Commercial.

The site has a long history of sand and gravel extraction and the operation was extended with USE2007-00013. According to the staff report for that conditional use permit the site served as a sand and gravel extraction site since the late 1970s. Ownership of the parcel has changed since that permit was issued.

The site abuts the airport on the east, Egan Drive on the north and south, and the Mendenhall Wetlands State Game Refuge on the south and west. While the site is adjacent to Egan Drive, physical access is via Yandunkin Way.

Discussion

The following language is provided by the CBJ Land Use Code to describe the current zoning designation –Rural Reserve:

The RR, rural reserve zoning district is intended, for lands primarily in public ownership managed for the conservation and development of natural resources

and for future community growth. In addition, recreation cabins, lodges and small seasonal recreational facilities may be allowed.

The applicant has requested that approximately 20 acres of the site be zoned Industrial. The CBJ Land Use Code describes the Industrial as:

The I, industrial district, is intended to accommodate industrial activity which includes manufacturing, processing, repairing and assembling goods. Because of noise, odors, waste and other impacts inherent in industrial activity, performance standards are applied.

The applicant has requested the remaining 62 acres be rezoned to Light Commercial. CBJ Land Use Code describes Light Commercial as:

The LC, light commercial district, is intended to accommodate commercial development that is less intensive than that permitted in the general commercial district. Light commercial districts are primarily located adjacent to existing residential areas. Although many of the uses allowed in this district are allowed in the GC, general commercial district, they are listed as conditional uses in this district and therefore require commission review to determine compatibility with surrounding land uses. A lower level of intensity of development is also achieved by stringent height and setback restrictions.

The site is located in Subarea 4 of the 2008 Comprehensive Plan (map G). The plan shows this lot as RD, or Resource Development. Page 163 of the 2008 Comprehensive Plan describes RD as follows:

Land to be managed primarily conserve natural resources are identified and developed. Such specific uses may include, where appropriate, resource extraction and development, recreational and visitor-oriented facilities, and residential uses. The area outside the study area of this Comprehensive Plan is considered to be designated Resource Development.

The Mendenhall Wetlands State Game Refuge immediately adjacent to this parcel is an identified Scenic Viewshed/Corridor (SVC) in the 2008 Comprehensive Plan. The plan states that this designation is suitable for CBJ owned and other public land. Page 162 of the 2008 Comprehensive Plan describes SCV areas as follows, with emphasis added:

This designation is suitable for CBJ owned and other public lands whose views of, or whose near and/or distant views from the locale, are deemed as spectacular and/or represent a significant and important representation of the visual character of the CBJ. The views of, or from, the designated SCV land area toward public vista points or viewscapes; demonstrate a scenic view of great natural beauty, a spectacular landscape, an important historic building, or site; provide views of the aurora borealis, sea, harbors, or of cityscape that is a

“signature” viewscape of the CBJ; and is valued by residents and visitors alike and conveys the CBJ as a special place. Lands in the scenic corridor or viewscape should be protected from visual intrusion or obstructions from structures, night light and glare, invasive flora and/or other similar elements that would diminish the visual prominence of the viewscape. Lands within the SCV designations may be zoned for a mix of zoning districts, most particularly the same district as the surrounding lands; however, any new zoning request or rezoning application should identify specific view corridors that would be protected by any new development therein. Land uses that do not require view-blocking structures should be permitted, such public vista plazas and seating areas, community gardens, boat launch facilities, fishing areas or utility poles. (emphasis added)

The map and definition refer to both Scenic Corridor and Viewshed (SCV), however only the scenic corridor is specifically mapped; the viewshed is not. Neither the definition nor the map state or demonstrate which views are subject to protection. It seems unlikely that the intention of the Planning Commission and the Assembly would have been to apply viewshed protection to all areas visible from mapped scenic corridors, since this would encompass large privately-owned areas within Borough, including the airport and areas with expanding commercial development.

The area immediately adjacent to the subject parcel is identified as Institutional and Public Use (IPU); page 163 of the 2008 Comprehensive Plan describes IPU as follows:

Lands that are in public ownership and dedicated for a variety of public uses, such as the University of Alaska Southeast; local, State and Federal government uses; and for such public facilities as community gardens, schools, libraries, fire stations, treatment plants, and public sanitary landfills. Included are potential sites for future boat harbors, schools, parks, farmers markets, publicly supported arts events, permitted arts or food-service kiosks or sales activities, parking facilities may also be accommodated within Transit Corridors. Transit Corridors can be expected to support Affordable Housing, and Transit Oriented Development overlay districts.

Although not specifically listed, the airport is a public facility and is an appropriate use in this area.

There are a number of guidelines and considerations for Subarea 4 listed in the 2008 Comprehensive Plan. On page 204 of the plan guideline/consideration 12 specifically mentions this site:

The Parks and Recreation Comprehensive Plan, Chapter 8, recommends a number of parks, trail, community garden and stream corridor improvements. Those recommendations include... (i) acquisition of Smith/Honsinger parcel outside of the pond area for natural area and scenic corridor conservation; (j) develop a community garden site; and (k) review the area for suitability for mini-

parks. Work with the FAA to ensure that these projects do not negatively affect flight safety due to impacts on bird habitat. (emphasis added)

The 2013-2018 CBJ Capital Improvement Plan shows \$750,000 in the Parks and Recreation budget in FY15 for land acquisition of Smith/Honsinger Property.

The 1997 Juneau Wetlands Management Plan categorizes wetlands into four categories; A, B, C and D; with A being of the highest value and D the lowest. Class A and B wetlands require a Corps of Engineers Permit before they can be developed. The Wetlands Management Plan identifies a portion of this site as having a wetlands classification of B. The dredge pond portion of the site is identified as EP- Enhancement Potential. The Wetlands Management Plan does not classify intertidal wetlands, which is the remainder of this site. (attachment D)

Agency Comments

The Wetlands Review Committee discussed this site at the May 17, 2012 meeting. They made the following motion:

The Wetlands Review Board recommends that the best use of this parcel would be to restore the developed portions to their natural state and to not disturb the undeveloped area. The benefits of this approach would be to increase the safety of the airport by removing the pond that attracts large birds and also to provide additional buffer for the Mendenhall State Game Refuge.

The Alaska Department of Fish and Game did not offer any comments on the requested rezone. However, they did provide copies of a letter and memorandum regarding their Habitat Division's investigation of Honsinger Pond as juvenile salmonid overwintering habitat (attachment E). This investigation was done at the request of Murray Walsh on behalf of Bicknell Inc. The conclusion of this investigation is that Honsinger Pond is not suitable as overwintering habitat for juvenile salmonids.

CBJ Public Works notes that future development in this area will likely require a sewage lift pump station (attachment F).

CBJ Airport does not have any comments on the proposed rezone. In a telephone conversation an airport representative told staff that the pond is a bird attractant and creates a safety issue for the airport (attachment G).

ANALYSIS

ZONE CHANGE INITIATION

CBJ §49.75.110. INITIATION. A rezoning may be initiated by the director, the commission or the assembly at any time during the year. A developer or property owner may initiate a request

for rezoning in January or July only. Adequate public notice shall be provided by the director to inform the public that a rezoning has been initiated.

1. Was the proposed zone change initiated by the property owner during the appropriate time frame? OR was the zone change initiated by the commission or director?

Yes. The application for the subject zone change was initiated by the property owner in July 2012.

2. Has the director provided adequate public notice through newspaper advertising, property owner mailings and requiring a public notice sign to be posted on-site?

Yes. The public was notified through newspaper advertising published on November 30, 2012 and December 10, 2012, mailings to owners of all properties within 500 feet of the subject property, and a public notice sign posted on-site for two weeks prior to the Planning Commission hearing on the rezone request.

49.70.900-49.70.1097 COASTAL DEVELOPMENT, HABITAT, AND WETLANDS JUNEAU COASTAL MANAGEMENT PROGRAM (JCMP)

Not applicable. Rezoning does not require permits that might be required through the JCMP. Prior to development, the property owners will be required to obtain any necessary permits from the US Corps of Engineers, and may need to complete a coastal consistency review. No fill or dredging can take place without proper permitting.

RESTRICTIONS AND PROCEDURE

CBJ §49.75.120. RESTRICTIONS ON REZONINGS. Rezoning requests covering less than two acres shall not be considered unless the rezoning constitutes an expansion of an existing zone. Requests which are substantially the same as a rezoning request rejected within the previous twelve months shall not be considered. A rezoning shall only be approved upon a finding that the proposed zoning district and the uses allowed therein are in substantial conformance with the land use maps of the comprehensive plan.

The CBJ Land Use Code provides minimum restrictions for zone change requests. This proposal conforms to these restrictions as follows:

1. The request is for significantly more than 2 acres.
2. No similar request has been made in the past year.

LAND USE

As discussed above, this site has historically been used for gravel extraction. This resulted in the borrow pit that is locally known as Hongsiner Pond. The site is vacant. The current zoning of Rural Reserve (RR) allows a wide variety of land uses. Significant differences between the current zoning and the requested Industrial (I) zone for the eastern 20 acres are the RR zone allows many of the residential uses listed in the TPU, whereas, (I) does not. Manufacturing uses are allowed in the RR zone, but they must be tied to a unique feature of the site and require a conditional use permit. Most indoor recreational activities are not allowed in the RR zoning district, but are with a CU in the (I). Both districts allow open space, but RR allows improved parks and (I) does not.

The Light Commercial (LC) and RR district both allow a wide variety of residential uses. LC allows sales and retail uses and offices, but only light manufacturing. LC allows virtually all recreational uses except for coliseums, RR does not allow as many of the indoor recreational land uses.

The airport is the nearest use of land. It is zoned Industrial and is shown as Institutional and Public Use in the Comprehensive Plan. There are commercial, church and residential uses across Egan Drive from this site. Egan Drive in this location is four travel lanes, two turn lanes and two acceleration lanes, creating a significant delineation between the areas and also prohibiting pedestrian crossing. The Mendenhall Wetlands State Game Refuge was established in 1976 to protect habitat and game populations and to provide recreation.

COMPREHENSIVE PLAN

As discussed above, the site is designated as Resource Development in the 2008 Comprehensive Plan. Furthermore, the Plan recommends CBJ purchase of a portion of this site. It specifically states the area outside the pond. This seems to correspond to the area which the applicant has requested be rezoned to Light Commercial.

In Chapter 11, Comprehensive Plan Land Use Maps (pg 159) the following guidance is made in regard to rezoning:

In considering re-zoning request, the Planning Commission and Assembly should aim to promote the highest and best use of the land under consideration: in some cases, the highest and best use may be increased density or more intensive use of the land; in other cases, the highest and best use may be preservation in an undisturbed state for purposes of habitat preservation, flood control, or providing a buffer between development and areas subject to natural hazards.

Clearly the land use maps of the Comprehensive Plan are not “cast in concrete” and there is some flexibility in review. Page 1, paragraph 5 of the 2008 Comprehensive Plan further supports the flexibility of the plan, but emphasizes that it should be used when considering community growth, along with other current information.

The intent of the RD designation:

Land to be managed primarily conserve natural resources are identified and developed. Such specific uses may include, where appropriate, resource extraction and development, recreational and visitor-oriented facilities, and residential uses. The area outside the study area of this Comprehensive Plan is considered to be designated Resource Development.

In reviewing this designation in light of the requested zone change and potential futures uses of the area the request does not significantly conform to the maps of the comprehensive plan. While neighboring lands are currently zoned Industrial, they are designated Institutional and Public Use in the Comprehensive Plan, which according to the Comprehensive Plan supports government uses, and public facilities.

The site is not appropriate for residential uses due to its proximity to the airport runway and adjacent airport.

ACCESS AND TRAFFIC

Access to the site is via Yandunkin Way. This is a State maintained right-of-way. Future development of the site might require a traffic impact analysis.

ZONE CHANGE OPTIONS AND ALTERNATIVES

The applicant has requested to have approximately 20 acres of the 82.66 acre site nearest the airport rezoned to Industrial and the remainder of the parcel, approximately 62 acres rezoned to Light Commercial.

Options are to approve the request as submitted; deny the request as submitted; or recommend an alternative to the Assembly.

PUBLIC COMMENTS

At the time of the writing of this staff report, staff received comments from:

Alan Munro (attachment H) strongly opposes the requested rezone and strongly encourages the Commission deny the request.

Patricia O'Brien (attachment I) a copy of a letter to the editor encouraging participation in the public process.

Jim and Mary Lou King (attachment J) suggesting the best use of the site is a public park and that an industrial or residential are on this wetland may not be compatible with airport development or wetland protection.

Tina M. Brown (attachment K) opposing further reduction of wetlands and encourages the Planning Commission deny the request.

Jan M. Conitz (attachment L) opposing the proposed rezoning and suggests this property be acquired by the Southeast Alaska Land Trust.

Frank Rue (attachment M) opposes the proposed rezone as the current zoning provides a reasonable expectation for the use of the property. Mr. Rue further suggests that if the Commission finds a significant need for industrial land that only the disturbed portion of the site be rezoned and the remainder left in the current zoning.

Patricia Wherry (attachment N) opposes the proposed rezoning and suggests the property become permanent wetlands.

SUMMARY

CBJ §49.75.120 states that a rezoning shall only be approved upon a finding that the proposed zoning district and the uses allowed therein are in substantial conformance with the land use maps of the comprehensive plan. The 2008 Comprehensive Plan maps classify adjacent lands as IPU and Conservation Areas (CA). The site is designated RD. While there are General Commercial and Heavy Commercial/ Light Industrial designations across Egan Drive, the highway creates a significant barrier between the two areas.

The requested rezone from RR to (I) and LC is *not* consistent with the maps of the 2008 Comprehensive Plan.

FINDINGS

After review of the application materials, the CBJ Land Use Code, and the CBJ 2008 Comprehensive Plan the Director makes the following findings:


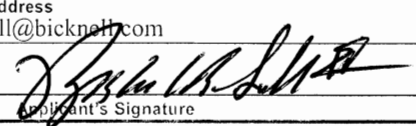
1. The proposal meets the submittal requirements and the rezoning initiation, zone change restrictions and procedural requirements of the CBJ Land Use Code.
2. This proposal is not consistent with the Land Use maps of the Comprehensive Plan – specifically Map G.
3. The rezoning is larger than 2 acres.

STAFF RECOMMENDATION

Staff recommends that the Planning Commission adopt the Director's analysis and findings and recommend the Assembly deny the rezone.

DEVELOPMENT PERMIT APPLICATION

Project Number Ame20120011	CITY and BOROUGH of JUNEAU	Date Received: 7/30/2012
Project Name (City Staff to Assign Name)		

INFORMATION	Project Description Rezone Parcel to a combination of Industrial and Commercial Classifications		
	PROPERTY LOCATION		
	Street Address Next to Temsco Helicopters	City/Zip Juneau 99801	
	Legal Description(s) of Parcel(s) (Subdivision, Survey, Block, Tract, Lot) USS 1568 TR B		
	Assessor's Parcel Number(s) 5B1401020070		
	LANDOWNER/ LESSEE		
	Property Owner's Name Bicknell, Inc	Contact Person: Roscoe Bicknell IV	Work Phone: 789-5727
	Mailing Address PO Box 033517	Home Phone: 790-4326	Fax Number: 789-2644
	E-mail Address rbicknell@bicknell.com	Other Contact Phone Number(s):	
	LANDOWNER/ LESSEE CONSENT ****Required for Planning Permits, not needed on Building/ Engineering Permits****		
I am (we are) the owner(s) or lessee(s) of the property subject to this application and I (we) consent as follows: A. This application for a land use or activity review for development on my (our) property is made with my complete understanding and permission. B. I (we) grant permission for officials and employees of the City and Borough of Juneau to inspect my property as needed for purposes of this application.			
X		7-30-12	
	Landowner/Lessee Signature	Date	
X			
	Landowner/Lessee Signature	Date	
NOTICE: The City and Borough of Juneau staff may need access to the subject property during regular business hours and will attempt to contact the landowner in addition to the formal consent given above. Further, members of the Planning Commission may visit the property before the scheduled public hearing date.			
APPLICANT If the same as OWNER, write "SAME" and sign and date at X below			
Applicant's Name Bicknell, Inc	Contact Person: Murray Walsh	Work Phone: 586-1106	
Mailing Address PO Box 033517	Home Phone: 586-1106	Fax Number: 586-1106	
E-mail Address rbicknell@bicknell.com	Other Contact Phone Number(s): Walsh cell: 723-8444 murray@acsalaska.net		
X		7-30-12	
	Applicant's Signature	Date of Application	

-----OFFICE USE ONLY BELOW THIS LINE-----

STAFF APPROVALS	<input checked="" type="checkbox"/>	Permit Type	***SIGN	Date Received	Application Number(s)
		Building/Grading Permit			
		City/State Project Review and City Land Action			
		Inquiry Case (Fee In Lieu, Letter of ZC, Use Not Listed)			
		Mining Case (Small, Large, Rural, Extraction, Exploration)			
		Sign Approval (If more than one, fill in all applicable permit #'s)			
		Subdivision (Minor, Major, PUD, St. Vacation, St. Name Change)			
		Use Approval (Allowable, Conditional, Cottage Housing, Mobile Home Parks, Accessory Apartment)			
		Variance Case (De Minimis and all other Variance case types)			
		Wetlands Permits			
	<input checked="" type="checkbox"/> Zone Change Application			AME20120011	
	Other (Describe)				
***Public Notice Sign Form filled out and in the file.					
Comments:				Permit Intake Initials BSL/GE	

ZONE CHANGE APPLICATION

Project Number <u>AME20120011</u>	Project Name (15 characters)	Case Number <u>AME20120011</u>	Date Received <u>7/30/12</u>
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LEGAL DESCRIPTION(S) AND LIMITS OF PROPERTY TO BE REZONED:
 Change the zoning of this parcel to a combination of Light Commercial and Industrial as shown on the attached drawing.

IS THIS AN EXPANSION OF AN EXISTING ZONE?

Yes No

Total Land Area of Proposed Change 82 acres Comp Plan Designation RD

Current Zone(s) RR Comp Plan Map Map G

New Zone Requested I & LC

TYPE OF ZONE CHANGE REQUESTED:

Regular Transition

HAS THIS OR A SIMILAR ZONE CHANGE BEEN REQUESTED IN THE PREVIOUS 12 MONTHS?

Yes No

UTILITIES AVAILABLE: WATER: Public On Site SEWER: Public On Site

PURPOSE OF THE REQUESTED ZONE CHANGE:

Juneau needs more industrial land and the owner needs more development options. See attached narrative.

IS THERE A PROPOSED USE OF THE LAND?

Yes No

PROPOSED BUFFERS TO ADJACENT ZONES?

Yes No

DESCRIBE (INCLUDING TYPE AND DENSITY OF PROPOSED DEVELOPMENT):

DESCRIBE ANY POTENTIAL IMPACTS TO PUBLIC INFRASTRUCTURE:

STREETS: Access is from Yandukin Drive, soon to be re-built. This is an arterial with plenty of capacity.

WATER:

SEWER:

For more information regarding the permitting process and the submittals required for a complete application, please see the reverse side.

If you need any assistance filling out this form, please contact the Permit Center at 586-0770.

ZONE CHANGE FEES

	Fees	Check No.	Receipt	Date
Application Fees	\$ <u>600⁰⁰</u>	_____	_____	_____
Admin. of Guarantee	\$ <u>-</u>	_____	_____	_____
Adjustment	\$ <u>-</u>	_____	_____	_____
Pub. Not. Sign Fee	\$ <u>50⁰⁰</u>	_____	_____	_____
Pub. Not. Sign Deposit	\$ <u>100⁰⁰</u>	_____	_____	_____
Total Fee	\$ <u>750⁰⁰</u>	<u>62and</u>	<u>CDD2889</u>	<u>7/30/12</u>

NOTE: MUST BE ACCOMPANIED BY DEVELOPMENT PERMIT APPLICATION FORM

TO BE COMPLETED BY THE APPLICANT

Narrative for Honsinger Pond Parcel Rezone Application – July 2012

This application is submitted in anticipation of the passage of Ordinance Serial No 2012-31. The owner purchased this 82 acre parcel associated with the Honsinger Pond in mid-2011. It is currently zoned Rural Reserve but is surrounded by industrial, commercial and high density residential zoning. A combination of industrial and commercial zoning, as shown on the attached drawing, is appropriate and necessary to make use of this property for something other than as a sand and gravel source.

The parcel is zoned RD or Resource Development in the Plan and it is the only parcel so designated in the vicinity. This probably made sense at the time because the only use thus far conducted on the parcel was extraction of sand and gravel to build Egan Expressway and Fred Meyer.

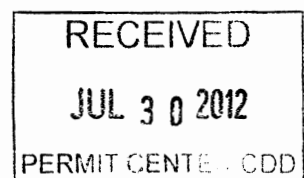
There is a well-documented lack of small-parcel industrial land in Juneau. A portion of this property would go a long way to meeting the need for industrial land. There is some shortage of commercial land as well. This request is, in essence, a proposal to expand the industrial area associated with the Airport and to expand the commercial area associated with the Fred Meyer complex.

Approximately 20 acres is proposed for Commercial Zoning and the remainder is proposed for the Industrial Classification.

The pending change to the Land Use Code shown in Ordinance 2012-31 says:

“A rezoning shall only be approved upon a finding that the proposed zoning district and the uses allowed therein are in substantial conformance with the intent of the land use maps of the comprehensive plan.

So, determining the “intent” of a map is the key point of analysis. The subject parcel is highlighted on a Portion of Map G, from the 2008 Comprehensive Plan, attached. As can be seen, the parcel is largely surrounded by institutional and commercial land in its vicinity. “IPU” the Complan classification used for the Airport, translates to Industrial zoning in the Land Use Code. “GC” translates in this instance to Light Commercial and MDR can be light commercial or medium density residential. The “CA” classification refers to conservation but the area thus designated is publically owned. The “intent” of this map certainly appears to be commercial and industrial development.



Ord. No. 1996-45

OTE: The minimum building setback in this parcel at the property line adjacent to Glacier Hwy shall be 25 feet.

CONDITIONS:

- 1) A natural buffer of at least 200 feet between multi-family housing and the east lot line of Tract A
- 2) No More than 30 dwelling units allowed on the five acres subject to this rezone

D15

LC

D15

D5

D18

Proposed for
Commercial
Zoning

TILLS

OLD DAIRY RD

OLD DAIRY RD

MAPLEDEN WAY

LIVD

KINDR

LIVINGSTON WAY

SUNNY POINT

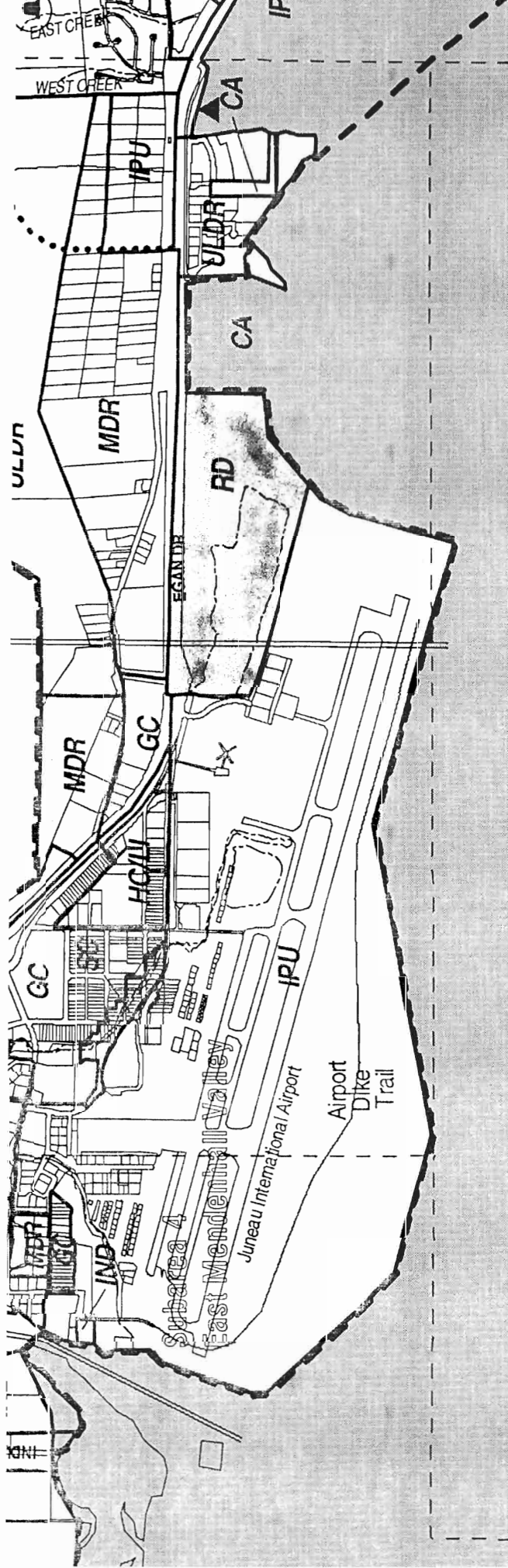
GRANTA RD

Sun

RECEIVED

JUL 30 2012

PERMIT CENTER/ODD



A PORTION OF MAP G, 2008 COMPREHENSIVE PLAN

- COMMERCIAL**
- REC Recreational Resource
 - RD Resource Development
 - SP State Park
 - FP Federal Park
 - NP CBJ Natural Area Park
 - RS CBJ Recreational Service Park
 - CA CBJ Conservation Area
 - SC Stream Protection Corridor
 - GC General Commercial
 - WC Waterfront Commercial
 - WCI Waterfront Commercial Industrial
 - HC/LI Heavy Commercial/Light Industrial
 - IND Industrial

- RESIDENTIAL**
- RDR Rural Dispersed Residential
 - RLDR Rural Low Density Residential
 - ULDR Urban Low Density Residential
 - MDR/SF Medium Density Residential - Single Family
 - MDR Medium Density Residential
 - HDR High Density Residential
 - MU Mixed Use
 - M/MU Marine Mixed Use
- PUBLIC**
- IPU Institutional and Public Use
 - Existing School
 - Potential School Location
- ROADS**
- Potential Arterial (alignment not specific)
 - Potential Road (alignment specific)
 - Trails

- NEW GROWTH AREAS**
- New Growth Areas
 - Mendenhall Wetlands
 - State Game Refuge
 - Subarea Boundary

City & Borough of Juneau
COMPREHENSIVE PLAN

City & Borough of Juneau
 Alaska's Capital City

Adopted October 20th, 2008
 Ordinance No. 2008-30

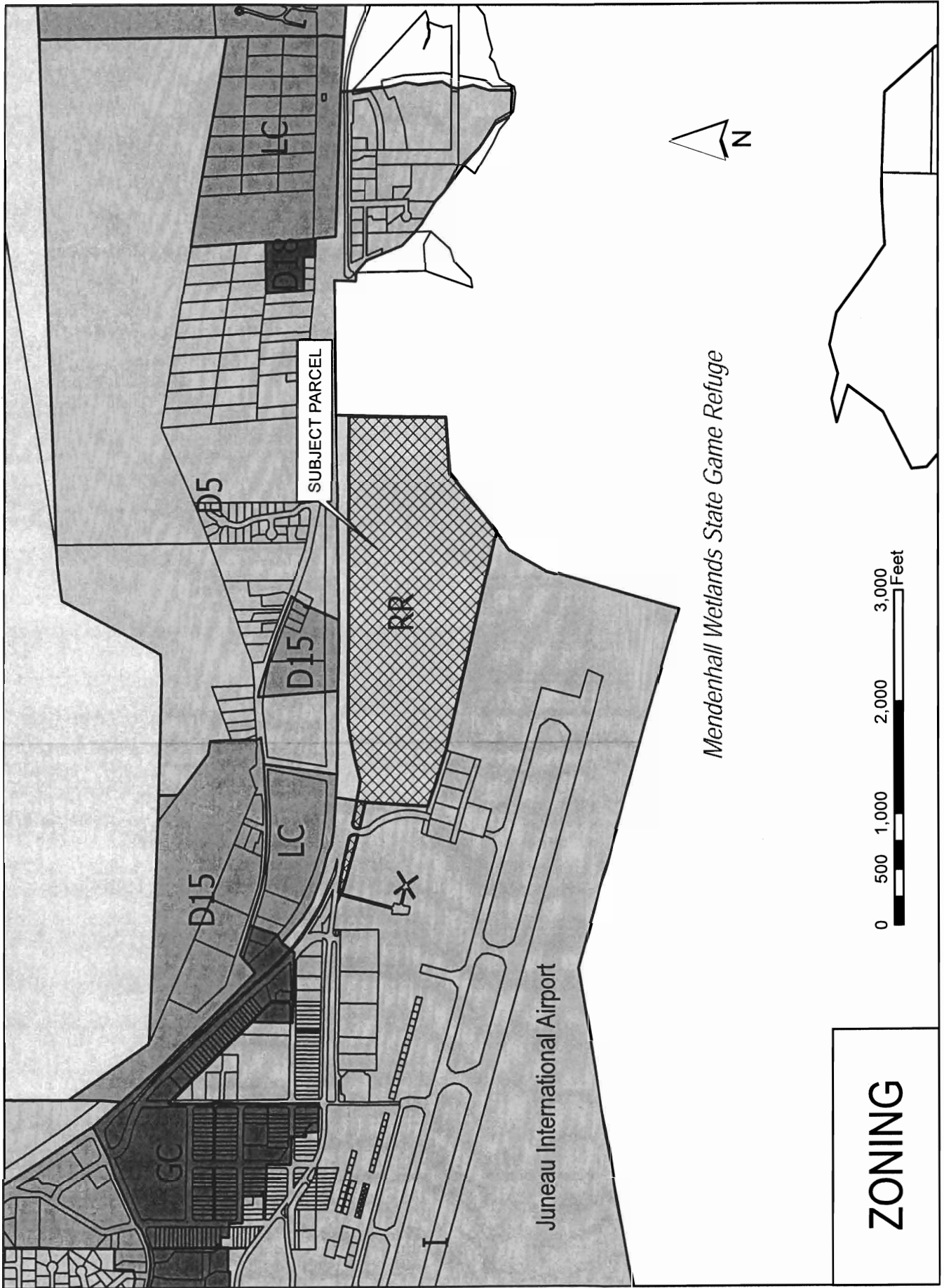
- Urban S
- Beach A
- Streams

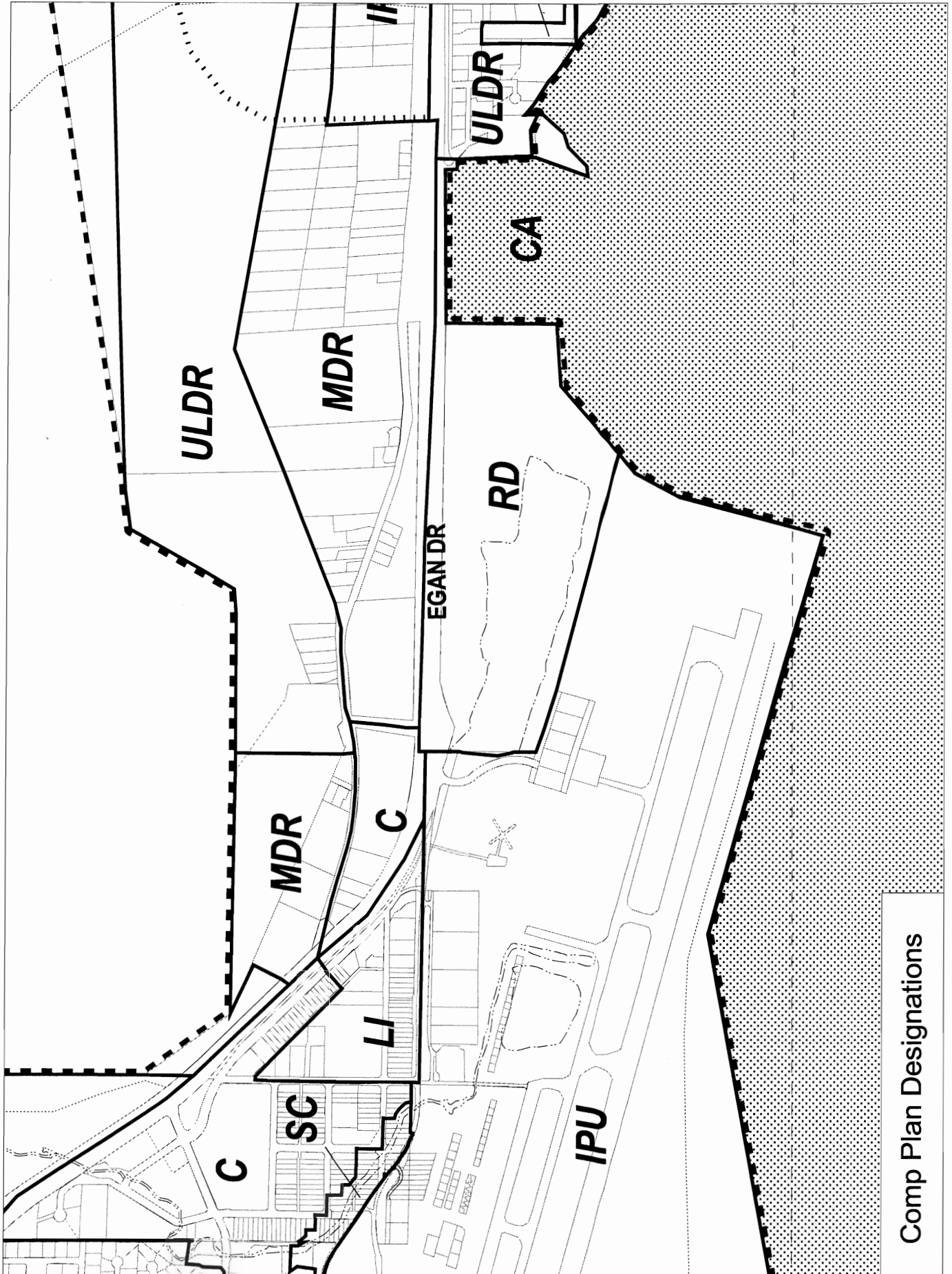
NOTE: Potential geophysical hazards, wetlands, flood zones, resource setbacks or other features which can affect the plan may be present. CONTACT THE COMMUNITY DEVELOPMENT DEPARTMENT FOR DETAILED INFORMATION.



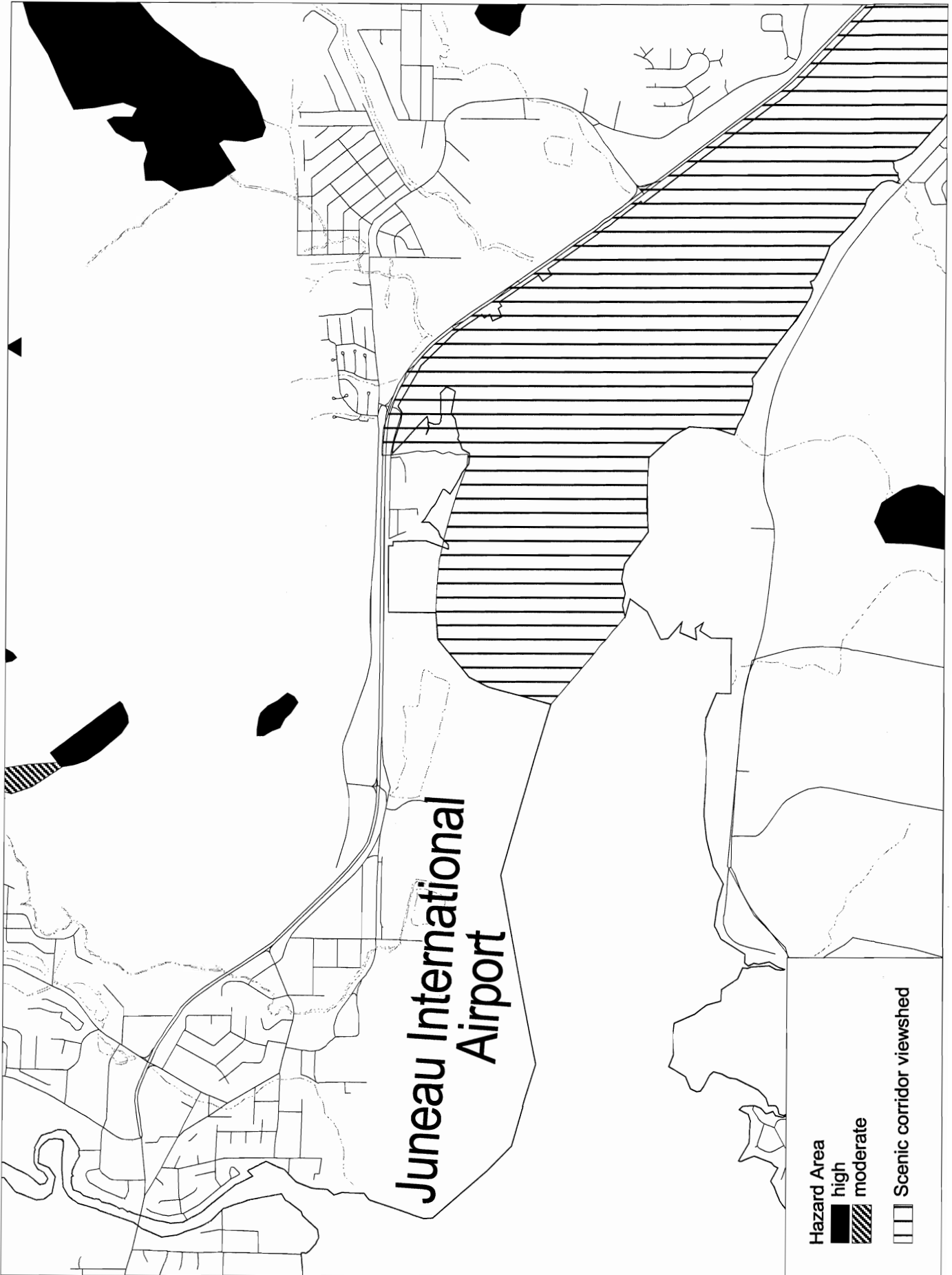
JUL 30 2012
 PERMIT CENTER/CDD

ATTACHMENT A

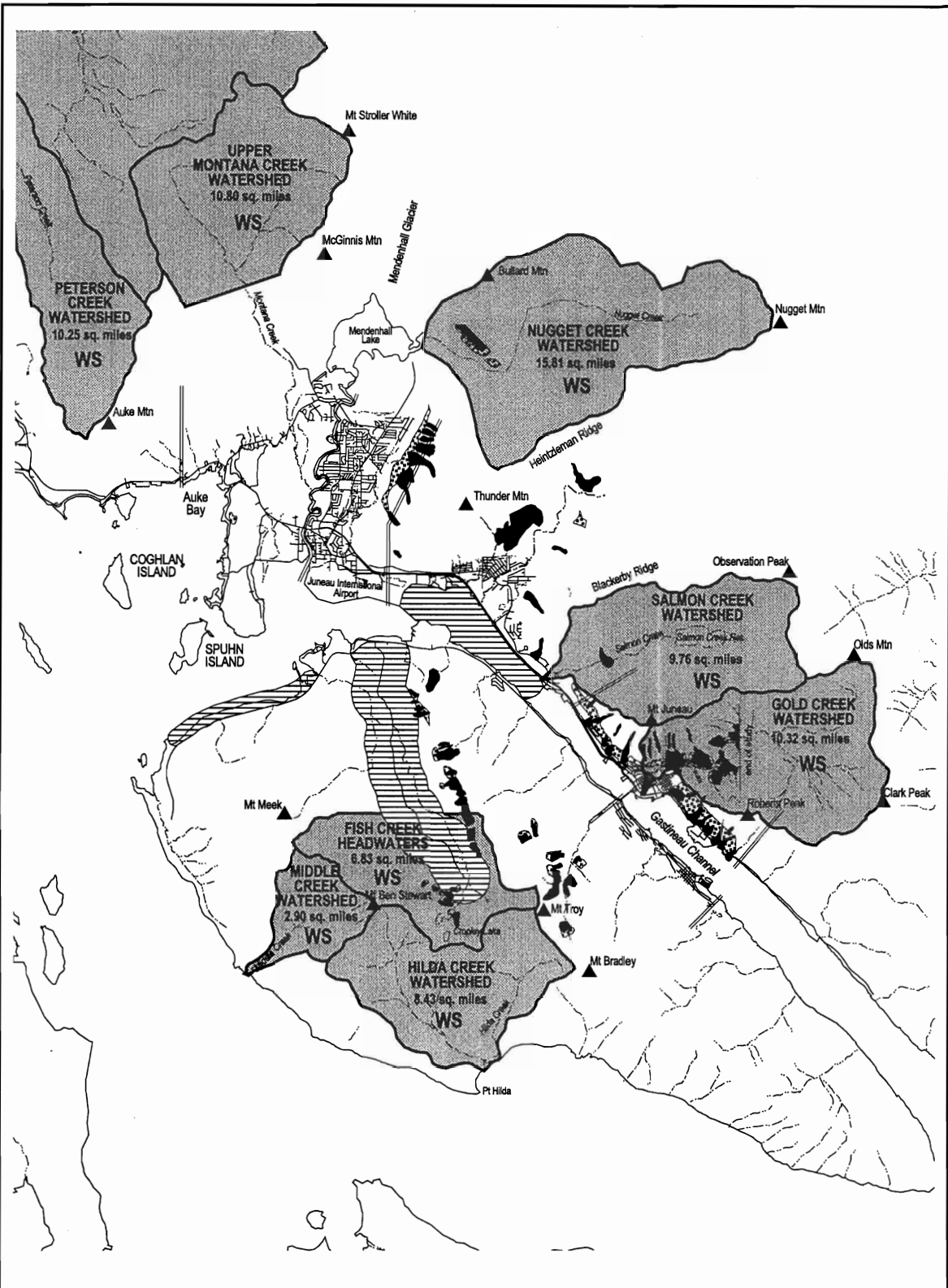




Comp Plan Designations




ATTACHMENT C



-  Watersheds
-  Scenic Corridor/Viewshed
- Landslide/Avalanche Hazards**
-  High Landslide/Avalanche Hazard
-  Moderate Landslide/Avalanche Hazard
-  Subarea Boundary

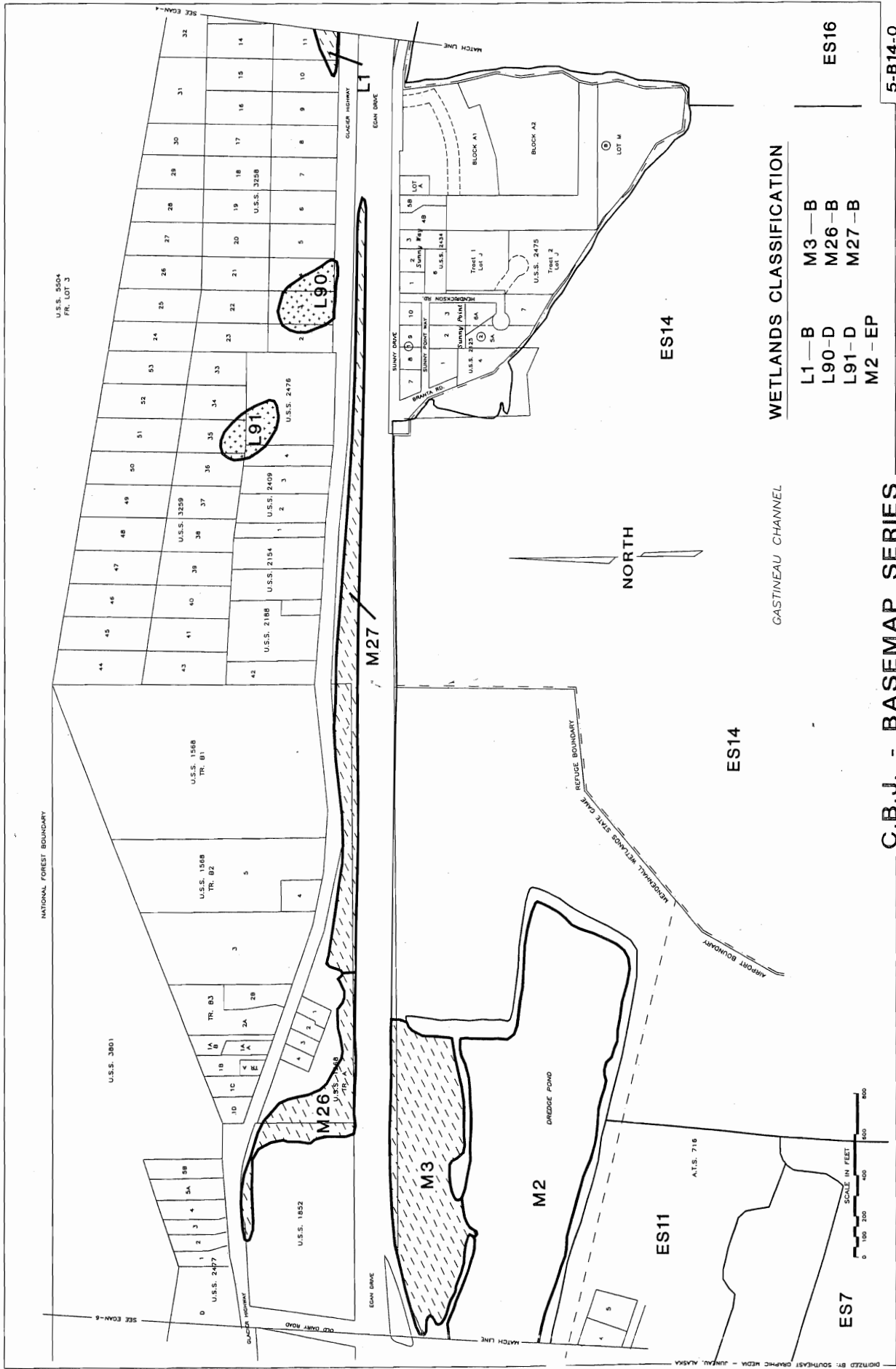
10000 0 10000 Feet

**City & Borough of Juneau
COMPREHENSIVE PLAN**

 City of Juneau
Alaska's Capital City
Adopted October 20th, 2006
Ordinance No. 2008-30

N

NOTE: Potential geophysical hazards, wetlands, flood zones, natural resource setbacks or other features which can affect properties may be present. CONTACT THE COMMUNITY DEVELOPMENT DEPARTMENT FOR DETAILED INFORMATION.



WETLANDS CLASSIFICATION

L1—B M3—B
 L90-D M26—B
 L91—D M27—B
 M2—EP

C.B.J. - BASEMAP SERIES

5-B14-0

ORIGINATED BY: SOUTHEAST GRAPHIC MEDIA - JUNEAU, ALASKA

Beth McKibben

From: Timothy, Jackie L (DFG) <jackie.timothy@alaska.gov>
Sent: Thursday, November 15, 2012 9:42 AM
To: Beth McKibben; Dan Jager; Ron King; Charlie Ford; Brent Fischer; Ed Foster; Dave Crabtree; Tom Trego; Patricia deLaBruere; Heather Marlow; Wanstall, Sally S (DEC); Good, Sheila D (DOT); Epstein, David B (DOT); Steve_Brockmann@fws.gov
Subject: RE: review requested AME2012 0011 Honsinger Pond Rezone Request
Attachments: Honsinger Pond letter.pdf; Honsinger Pond memo.pdf

Hi Beth –

No comments, just providing the information we collected on the property for your information.

Thanks. . .Jackie

From: Beth McKibben [mailto:Beth_McKibben@ci.juneau.ak.us]
Sent: Wednesday, November 14, 2012 2:57 PM
To: Dan Jager; Ron King; Charlie Ford; Brent Fischer; Ed Foster; Dave Crabtree; Tom Trego; Patricia deLaBruere; Heather Marlow; Wanstall, Sally S (DEC); Good, Sheila D (DOT); Epstein, David B (DOT); Steve_Brockmann@fws.gov; Timothy, Jackie L (DFG)
Subject: review requested AME2012 0011 Honsinger Pond Rezone Request

A second try! The property owner has requested to rezone the parcel from RR (rural residential) to a mix of Industrial and Light Commercial. Please forward any comments or concerns that you may have to me by November 29. Thank you

Beth McKibben, AICP
Senior Planner, CDD
City & Borough of Juneau
(907)586-0465 phone
(907)5863365 FAX



Please consider the environment before printing this email.

STATE OF ALASKA

DEPARTMENT OF FISH AND GAME

SEAN PARNELL, GOVERNOR

P.O. BOX 115526
JUNEAU, AK 99811-5526

May 16, 2012

Mr. Murray Walsh
2974 Foster Avenue
Juneau, Alaska 99801

Dear Murray:

RE: Juvenile salmonid overwintering in Honsinger Pond

I have enclosed a trip report that documents Habitat Division's investigation of Honsinger Pond as juvenile salmonid overwintering habitat. We appreciate your request that we do the work during property development planning for two reasons:

1. Our fish passage and fish habitat permitting authorities at AS 16.05.841 and 16.05.871. If the owner pursues property development, Habitat may need to issue Fish Habitat Permits for the activities. It is our policy to work with an applicant during project design so that we can permit a proposed activity while preserving fish and wildlife resources and habitats; and
2. Our special area authorities at AS 16.20.034. The Bicknell property is adjacent to the Mendenhall Wetlands State Game Refuge. Since we participated in the development of the Juneau International Airport runway safety area expansion mitigation plan, we know that there are funds available for property acquisition. The acquisition of the Bicknell property and Honsinger Pond for inclusion in the MWSSGR would replace refuge lands lost to the airport.

Our investigation reveals that the dissolved salt concentrations in Honsinger Pond are too high to support overwintering juvenile salmonids. Therefore, we present two recommendations for your consideration:

1. Investigate juvenile salmonid overwintering potential with habitat alterations; and
2. Sell property to be included in the Mendenhall Wetlands State Game Refuge.

Investigate juvenile salmonid overwintering potential with habitat alterations

Fresh water enters Honsinger Pond through ground water, precipitation, and two ephemeral drainages. It may be the high dissolved salt concentrations can be diluted to the point the pond can support juvenile salmonids through winter with the following habitat alterations (Figure 1):

- Breach the berm on the southeast side side and reroute AWC stream no. 111-50-10625 into the pond; and
- Remove the culvert that pierces the west berm and fill and stabilize the berm to prevent tidal exchange.

You would need a Fish Habitat Permit from the ADF&G Division of Habitat to reroute AWC Stream No. 111-50-10625 into Honsinger Pond. We are willing to investigate this option further as the anadromous habitat value of this stream is negligible. Habitat will need the following information provided by a licensed engineer to consider a fish habitat application:

- Volumes of Honsinger Pond water, ground water, fresh water contributed by AWC Stream No. 111-50-10625, fresh water contributed by two ephemeral drainages, and fresh water contributed by precipitation;
- Volume of salt water that will enter the pond through the southeast berm at high tides;
- If the calculations support a fresh water constituency at some point, the amount of time it will take to bring salinity and conductivity measurements within the fresh water range, throughout the water column;
- Anadromous habitat capacity of AWC Stream No. 111-50-10625 (we could help you with this);
- A plan to install woody features to provide structural complexity and for plantings that will maintain a long-term source of woody debris and macroinvertebrates; and
- A monitoring plan to document pond condition over time.

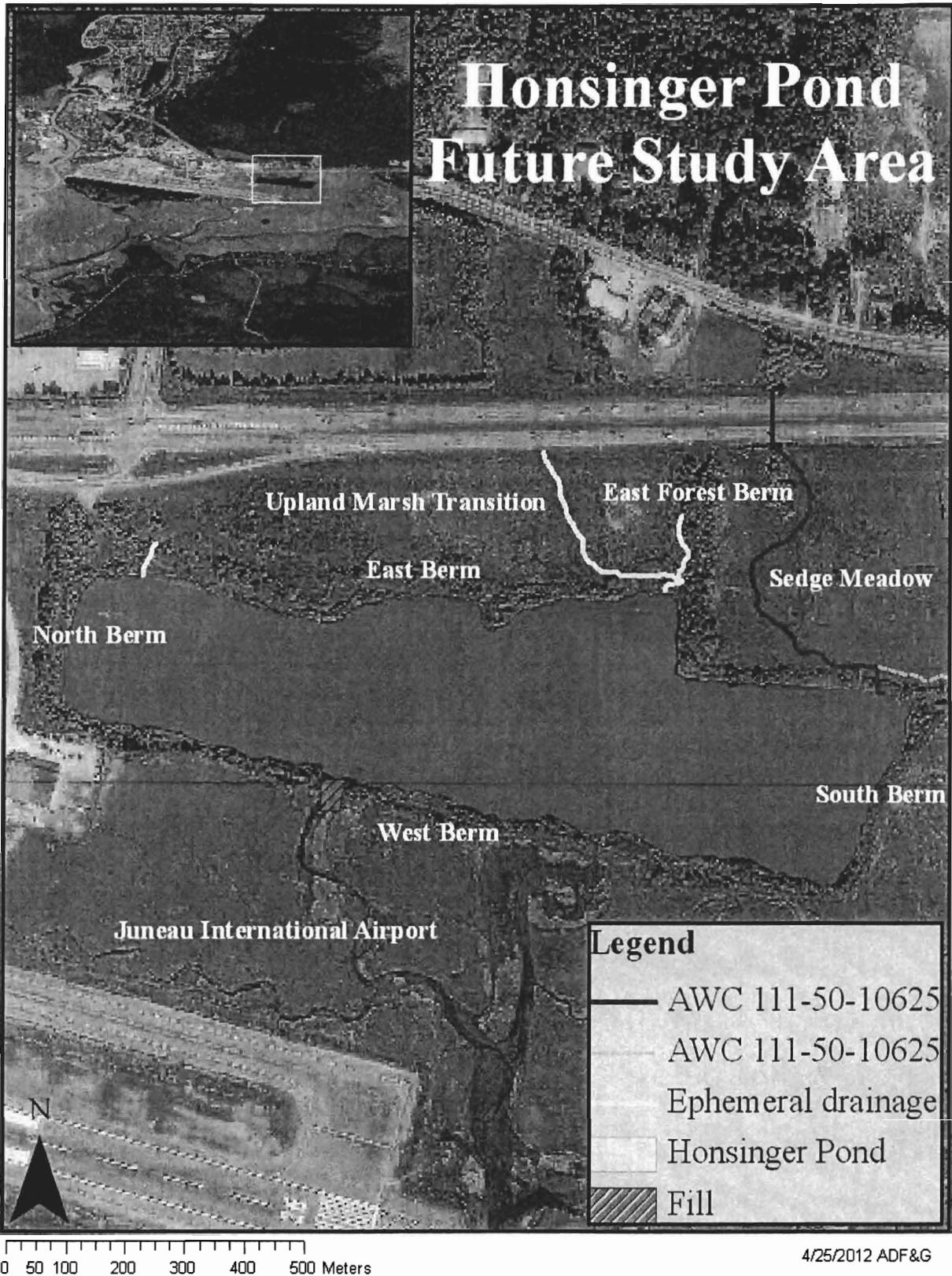


Figure 1. Proposed habitat alterations for consideration.

Sell property to be included in the Mendenhall Wetlands State Game Refuge

The Department of Transportation Federal Aviation Administration (FAA) required the City and Borough of Juneau (CBJ) International Airport to bring its facilities into compliance with FAA standards. Since the airport is surrounded on three sides by the Mendenhall Wetlands State Game Refuge (MWSGR), FAA compliance included airport expansion into the MWSGR.

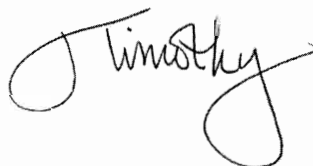
The MWSGR management plan (ADF&G 1990) allows the airport to acquire refuge lands for airport expansion and hazard elimination after first avoiding, minimizing and mitigating impacts. Therefore, ADF&G participated with the FAA, the CBJ and other State and federal agencies to design a mitigation plan (SWCA 2007) for unavoidable airport impacts that includes, as the highest priority, the acquisition of lands adjacent to the refuge for inclusion in the MWSGR.

The party responsible for managing airport mitigation funds and acquiring properties as described in the mitigation plan is the Southeast Alaska Land Trust, which would hold the property until a legislative bill is introduced to officially move the land to the MWSGR.

Southeast Alaska Land Trust
119 Seward Street, Suite 2
Juneau, AK 99801, USA
(907) 586-3100
setrust@ptialaska.net

Thank you for giving us the opportunity to do this work. Please call me at 907.465.4275 if you have any questions.

Sincerely,



Jackie Timothy
Southeast Regional Supervisor

Email Cc:
Al Ott, ADF&G Habitat, Fairbanks
ADF&G Habitat Staff, Douglas
Ryan Scott, ADF&G WC, Douglas
Brian Glynn, ADF&G SF, Douglas
Kevin Monagle, ADF&G CF, Douglas
Teri Camery, CBJ, Juneau
Heidi Firstencel, USACE, Juneau
Steve Brockmann, USFWS, Juneau
Mary Goode, USFWS, Juneau
Diane Mayer, SEAL Trust, Juneau

STATE OF ALASKA

DEPARTMENT OF FISH AND GAME DIVISION OF HABITAT

SEAN PARNELL, GOVERNOR

P.O. Box 110024
802 West 3rd Street
Douglas, AK 99811-0024
PHONE: (907) 465-4105
FAX: (907) 465-4759

MEMORANDUM

TO: File DATE: May 16, 2012

THRU: FILE NO: Honsinger Pond Investigation

SUBJECT: Trip Report

FROM: Jackie Timothy *JT* TELEPHONE NO: 907.465.4275
Southeast Regional Supervisor

In 1976, Fred Honsinger and Theodore Smith received permission from State and federal agencies to mine gravel from their private property located between the east end of the Juneau International Airport and Egan Drive, in Juneau, Alaska (Figure 1). Over time, the property changed hands and agencies modified permits to allow gravel extraction through 2007. The gravel pit is known locally as Honsinger Pond.

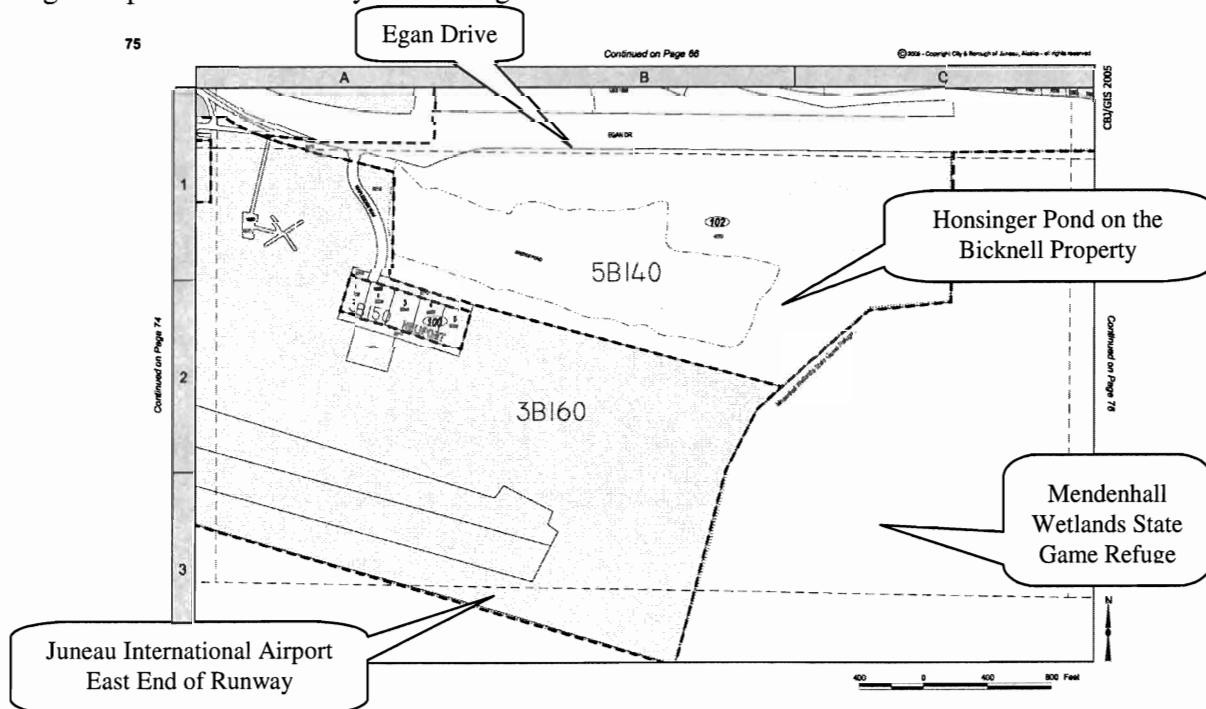


Figure 1. 2005 City and Borough of Juneau Street and Property Atlas, page 75.

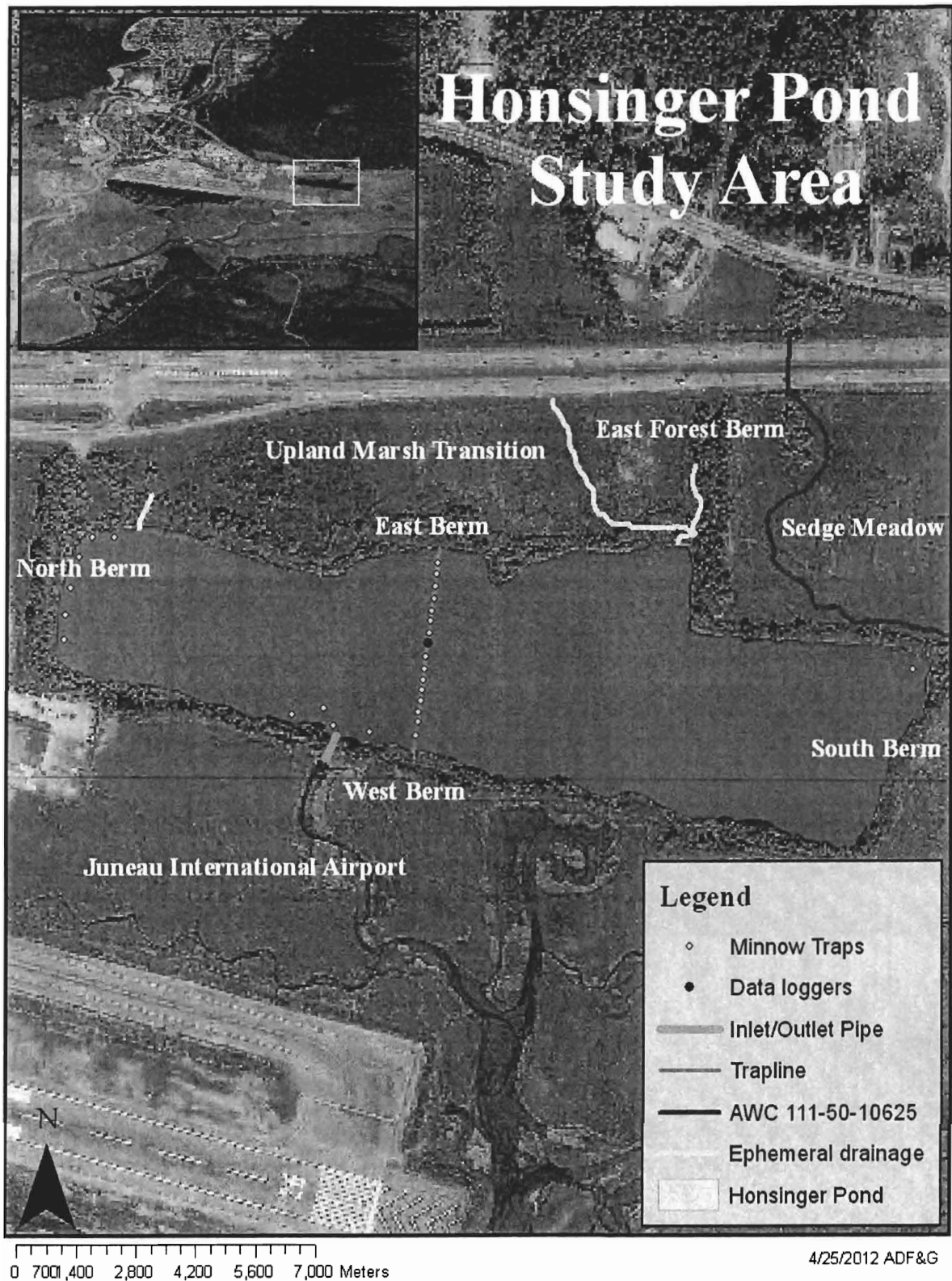


Figure 2. Honsinger Pond study area.

On March 6, 2012, Mr. Murray Walsh, the agent for property owner Mr. Roscoe Bicknell of Bicknell Inc., asked the Alaska Department of Fish and Game (ADF&G) Division of Habitat (Habitat) to determine the potential for juvenile salmonid overwintering in Honsinger Pond. Mr. Bicknell is considering options for private property development and seeking opportunities for wetland impact mitigation. Mr. Walsh sought our assistance as we previously collaborated to develop a Miller Construction mitigation project; the Casa Del Sol¹ salmonid overwintering pond that supports juvenile coho salmon *Oncorhynchus kisutch*, and Dolly Varden char *Salvelinus malma*.

Study Area

Honsinger Pond (Figure 2) is on the northwest side of the Bicknell property which shares a common boundary on the south with the Mendenhall Wetlands State Game Refuge, established by the Alaska Legislature in 1976 to protect natural habitat, game and waterfowl populations, and to provide recreational opportunities.

The property south of Honsinger Pond is a salt tolerant sedge meadow, primarily *Carex sp.*, *Elocharis acicularis*, *Eriophorum russeolum*, rose *Potentilla sp.*, and plaitain *Plantago sp.* We observed Canadian geese *Branta Canadensis sp.*, and a variety of dabbling ducks and shorebirds in this area (Figure 3).

The property east of Honsinger Pond is upland marsh transition with sedges, alder *Alnus sp.*, willow *Salix sp.*, cow parsnip *Heracleum lanatum*, and most notably, fireweed *Epilobium sp.* (Figure 4). We occasionally observed Canadian geese and dabbling ducks in this area.



Figure 3. Sedge meadow south of pond.



Figure 4. Upland marsh transition east of pond.

¹ Stream No. 111-50-10490-2020.

In the pond, we observed up to seven Trumpeter swans *Cygnus buccinators* at a time (Figure 5), Canadian geese *Branta Canadensis sp.*, mallards *Anas platyrhynchos*, mergansers *Mergus sp.*, buffleheads *Bucephala albeola* and river otters *Lutra canadensis*. Threespine stickleback *Gasterosteus aculeatus* (Figure 6), sculpin *Cottus sp.*, and crustaceans of the Order *Amphipoda* are year round pond inhabitants. Some areas in the pond have deposits of iron flocculate which is present in ground water in dissolved form.



Figure 5. Trumpeter swans in pond.



Figure 6. Threespine stickleback in pond.

The berms that surround the Honsinger Pond, and divide the property north/south on the east side, transition between sedge meadow and spruce *Picea sitchensis* forest. Occasional hemlock *Tsuga heterophylla* and cottonwood *Populus balsamifera* contribute to the overstory for a variety of shrubs and forbs, with alder, willow, cow parsnip, and fireweed occupying the most recently disturbed areas. Bald eagle *Haliaeetus leucocephalus*, raven *Corvus corax*, crow *Corvus caurinus*, and gull *Larus sp.* feathers demonstrate use of the area by these species. We found waterfowl feathers and droppings on the berms. We observed a river otter latrine, probable coyote *Canis latrans* scat, and Sitka black-tailed deer *Odocoileus hemionus sitkensis* bones and hair but the origin is unknown.

Inside the berm we observed concrete slabs and other remnants of historical human use, including styrofoam floats pushed over the berm by storm surge and high tide. Shotgun cartridges are everywhere (Figure 7), though the private property is posted (Figure 8). We discovered a tidy camping spot on the east side of the pond where a spruce forested buffer separates the south sedge meadow from the east upland marsh transition area.



Figure 7. Shotgun casings.



Figure 8. Private property sign near Temsco.

There is an old 0.60 m pipe that pierces the west side of the berm (Figure 9); intended to let ground water from the pond move into the estuary while stopping tidewater from entering the pond during gravel extraction. The pipe is at about 4 m in elevation and a pond formed at the outlet contains water throughout the tide cycle (Figure 10).



Figure 9. West berm culvert inlet at low tide.



Figure 10. West berm culvert outlet at 1.8 m tide.

The pipe flap is partially rusted away and anadromous fish passage into and out of the pond is possible (Figure 11). We observed spruce tree trunks submerged at pond margins (Figure 12).



Figure 11. West berm failed culvert flap.



Figure 12. Spruce trunks rooted in pond margins.

An anadromous stream, No. 111-50-10625, flows around the southeast end of the pond berm (Figure 13). An ephemeral drainage trickles into the pond on the north side of the east forest berm. Rust staining on spruce suggests in addition to some ground water input, flashy flow from the upland marsh transition area and from the hillside drainage above Egan Drive and Glacier Highway enters the pond during storm events. There appears to be an ephemeral drainage through the east berm on the north side of the pond, south of the historical road entrance, though the drainage remained dry during our time there, March 13th through April 13th, 2012. The swans departed in pairs during our study, with the final lone swan and all other waterfowl absent on our April 13th visit to remove the trapline.



Figure 13. Anadromous Stream No. 111-50-10625.



Figure 14. Rust stains from flashy drainage.

Purpose

The purpose of this investigation is to gather water quality and fish data during winter in Honsinger Pond. These data will be used, in part, to determine what might be done with the property.

Methods

Since this project was not in our field schedule, Habitat staff worked opportunistically (Table 1). Habitat biologists Benjamin Brewster, Greg Albrecht, Kate Kanouse, Matt Kern, Tess Quinn, Gordon Willson-Naranjo, and Johnny Zutz assisted with this project.

Table 1. Honsinger Pond monitoring schedule.

Date	Fish Trapping	Water Quality	Tide
3/13/2012	X	X	Outgoing
3/14/2012	X	X	Outgoing
3/15/2012		X	Outgoing
3/16/2012	X	X	Outgoing
3/19/2012	X		Outgoing
3/22/2012		X	Incoming
3/24/2012	X		Outgoing
3/27/2012	X	X	Outgoing
3/30/2012	X		Incoming
4/02/2012	X		Outgoing
4/05/2012	X		Outgoing
4/10/2012	X		Incoming
4/13/2012	X		Outgoing

We began March 13th, 2012, when the pond was frozen except at the margins. On March 15th, 2012, we attempted to install a trapline by shooting a bow and arrow attached to monofilament line across Honsinger Pond from east to west, planning to tie the monofilament to leadline to pull

it across the thin ice (Figure 15). The monofilament kept breaking, so we tied a safety line to a biologist in a drysuit with a life preserver who walked the leadline, three buoys and an anchor across the ice (Figure 16).



Figure 15. Johnny Zutz takes aim.



Figure 16. Jackie Timothy and Ivy dog cross ice.

We secured the 182 m leadline to trees on both sides of the pond. We used a chainsaw lubed with canola oil to cut holes through the 6 cm thick ice at about 9 m intervals (Figure 17). As the weather warmed and ice thinned, we paddled a Livingston across the pond, which was ice free by April 3rd (Figure 18). We set minnow traps along the trapline from the west to the east bank.



Figure 17. Tess Quinn cuts holes through ice.



Figure 18. Honsinger Pond, ice free April 3rd, 2012.

We removed our trapline from the water on April 13th, 2012 when we had information sufficient to document juvenile salmonid overwintering in Honsinger Pond and determine the potential for juvenile salmonid overwintering in Honsinger Pond.

Fish Sampling

We sampled fish at the Honsinger pond from March 14th to April 13th, 2012, capturing fish with 0.635 cm and 0.317 cm wire mesh minnow traps baited with whirl packs containing sterilized

salmon roe (Magnus 2006). We placed the traps throughout the water column, between the surface and about 9 m. We checked and re-baited the traps every few days.

On March 14th and March 27th we set and pulled 4 minnow traps near the west berm culvert inlet. We set six traps at the north berm nearshore surface March 27th through April 5th, 2012. On March 15th, we attached 16 minnow traps to the leadline, dropping them through the holes in the 6 cm ice, and suspending them at various depths. We removed all gear from the water on April 13th, 2012.

We present a fish sampling summary in the Results section. Fish sampling data are in Attachment A. Trapline distances in the data tables are from the east to the west bank and fish are identified by the following abbreviations:

CO = Coho salmon, *Oncorhynchus kisutch*

DV = Dolly Varden char, *Salvelinus malma*

SC = Sculpin, *Cottus sp.*

ST = Threespine stickleback, *Gasterosteus aculeatus*

Water Quality Sampling

We sampled water quality at Honsinger Pond from March 13th through March 27th 2012, taking water quality measurements in the center of the pond at the surface, mid-water column, and at the bottom with an YSI 85 meter for conductivity μS , salinity ppt, dissolved oxygen mg/L, and temperature $^{\circ}\text{C}$. We used an Oakton meter to measure dissolved oxygen, pH, and temperature and an Extech Exstick II field meter to measure temperature and conductivity in the pond margins. We used the Oakton to measure pH in the center of the pond at the surface and mid-water column.

We calibrated all equipment according to the manufacturer's instructions and kept the membranes moist, checking for punctures, tears, or corrosion. We jiggled the probe in the water column when measuring dissolved oxygen to prevent localized depletion of oxygen from the membrane. We sent the YSI 85 out for servicing and ended water quality sampling on March 27th, 2012.

We used a Hach Iron and Manganese Test Kit Model IR-20 test kit to check dissolved iron concentrations on the east and west sides of the pond. We dissolved a packet of iron indicator in 5 ml of water and placed the sample with another 5 ml sample of water in an indicator box. The iron concentration is read off of a color wheel.

We accessed the air temperature recorded at the Juneau International Airport at 4 m elevation on the weather underground website (Wunderground 2012).

We present a water quality summary in the Results section. Water quality data are in Attachment B. We also include a water quality summary of Casa Del Sol juvenile salmonid overwintering pond in Attachment B for comparison (Moselle 2008, Moselle 2008, Kanouse 2009, Jezierski 2010, Hitselberger 2010, and Kern 2012).

Results

Fish Sampling

Threespine sticklebacks inhabit marine, brackish and fresh waters in both anadromous and resident fresh water forms. They are found in shallow vegetated areas of water bodies, usually over mud or sand, to a depth of 27 m (Mecklenburg 2002). We captured 386 threespine sticklebacks, including 154 unexplained mortalities in Honsinger Pond. The average fork length of our captives is about 25-60 mm, representing immature and mature individuals. The orange belly and throat colors of breeding males were showing near the end of our study.

Pacific staghorn sculpin, *Leptocottus armatus*, inhabit tidepools and intertidal to subtidal silt, sand, broken shell bottoms and eelgrass beds. They tolerate fresh water, and are often found in lower reaches of rivers and streams (Mecklenburg 2002). We captured 15 Pacific staghorn sculpin and 1 sculpin that we could not identify to species, in Honsinger Pond.

We did not capture any juvenile coho salmon or Dolly Varden char, which suggests Honsinger Pond does not support overwintering juvenile salmonids.

Water Quality

Water temperature is lowest when taken at the pond surface in recently thawed areas. The temperature at the pond center surface, mid-water column, and bottom increases as the ice thaws. The pH ranges from 7.6 to 8.8. Dissolved oxygen concentrations ranged from 5.2 to 14.6 mg/L.

Fresh water² has lower conductivity than salt water³. For instance, the conductivity⁴ of drinking water in the United States ranges from 50 to 1,500 $\mu\text{S}/\text{cm}$ (APHA 2012). Comparatively, the conductivity of seawater, depending on salinity, temperature and pressure, is about 54,000 $\mu\text{S}/\text{cm}$. The conductivity in Honsinger Pond for samples collected from surface waters near the pond margins on March 13th and 15th fall within the range of those found in fresh water. However, all other conductivity samples suggest brackish water⁵, the range of which falls between fresh water and salt water.

The dissolved iron concentration for the sample taken on the west side of the pond exceeds the DEC standard for dissolved iron (DEC 2008)⁶. However, layers of iron-containing soils are found throughout the Mendenhall Valley and contribute to iron-rich ground water. Many anadromous streams in the Mendenhall Valley exceed the DEC Standards for dissolved iron because of this naturally occurring iron source (Savell 2006).

The concentration of one dissolved salt sample taken at the surface falls within the fresh water range. Fresh water input is supported by our visual observations of iron floc, the dissolved iron

² Fresh water has less than 5 parts per thousand dissolved salts.

³ Salt water has more than 30 parts per thousand dissolved salts.

⁴ The ability of water to conduct electricity.

⁵ Brackish water has between 5 and 30 parts per thousand dissolved salts.

⁶ Page 18.

concentration in the sample taken from the west side of the pond, the March 13th and 15th conductivity samples, and the healthy spruce growing in the pond margins. Fresh water enters Honsinger Pond through ground water, precipitation, two ephemeral drainages, and ice melt. Nevertheless, Honsinger Pond is brackish. The salinity at the bottom of the pond is greater than at the surface as colder, salty water sinks below warmer, less salty water.

The dissolved salt concentration of all Honsinger Pond samples, except the one mentioned above, are too high to support overwintering juvenile salmonids (Quinn 2005).

Email cc:

Murray Walsh, agent, Juneau
Al Ott, ADF&G Habitat, Fairbanks
ADF&G Habitat Staff, Douglas
Ryan Scott, ADF&G WC, Douglas
Brian Glynn, ADF&G SF, Douglas
Kevin Monagle, ADF&G CF, Douglas
Teri Camery, CBJ, Juneau
Heidi Firstencel, USACE, Juneau
Steve Brockmann, USFWS, Juneau
Mary Goode, USFWS, Juneau
Diane Mayer, SEAL Trust, Juneau



Trumpeter Swan at Honsinger Pond. Trumpeter swans require 100 m of unobstructed water for takeoff. Photo by Benjamin Brewster.

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Attachment A

Fish Sampling Data

West berm culvert nearshore trapping March 14th and March 27th, 2012.

Trap #	3/14/2012				3/27/2012			
	CO	DV	SC	ST	CO	DV	SC	ST
1								
2								
3			1					
4				50+				

North berm nearshore trapping March 27th through April 5th, 2012.

Trap #	3/27/2012				3/30/2012				4/5/2012			
	CO	DV	SC	ST	CO	DV	SC	ST	CO	DV	SC	ST
1			1							3		3
2						1		1				
3				1								
4				2								
5				3				1				
6				5			1					

Trapline March 16th through March 24th, 2012.

Trap #	Distance Across m	Water Depth m	Trap Depth m	3/16/2012				3/19/2012				3/24/2012				
				CO	DV	SC	ST	CO	DV	SC	ST	CO	DV	SC	ST	
1	155	2.8	1.5													
2	146	3	2.4													
3	137	3	.3				1									
4	128	3	2.7									26				
5	119	3	3													
6	110	3	3							1		1				
7	101	5.8	5.1													
9	82	6	6													
10	73	7.9	5.1													7
11	64	8.2	8.2													
12	55	7.9	5.1													
13	46	7.6	3.6													
14	37	7.9	3.6													
15	27	5.1	3.6													
16	18	1.9	1.8													

Trapline March 27th through April 2nd, 2012.

Trap #	Distance Across m	Water Depth m	Trap Depth m	3/27/2012				3/30/2012				4/2/2012				
				CO	DV	SC	ST	CO	DV	SC	ST	CO	DV	SC	ST	
1	155	2.8	1.5									5				1
2	146	3	2.4													
3	137	3	.3													2
4	128	3	2.7													
5	119	3	3				1									6
6	110	3	3			1						1			1	3,5*
7	101	5.8	5.1													
9	82	6	6													3*
10	73	7.9	5.1							1	5*					4
11	64	8.2	8.2													
12	55	7.9	5.1									1				
13	46	7.6	3.6									1				
14	37	7.9	3.6									8				
15	27	5.1	3.6													1
16	18	1.9	1.8									1				

Trapline April 5th through April 13th, 2012.

Trap #	Distance Across m	Water Depth m	Trap Depth m	4/5/2012				4/10/2012				4/13/2012				
				CO	DV	SC	ST	CO	DV	SC	ST	CO	DV	SC	ST	
1	155	2.8	1.5				1									
2	146	3	2.4			1	2									
3	137	3	.3				1				4					
4	128	3	2.7								1					2
5	119	3	3				3		2	1				3	6	
6	110	3	3				9*									
7	101	5.8	5.1													
9	82	6	6								12					
10	73	7.9	5.1								1			1	6	
11	64	8.2	8.2													
12	55	7.9	5.1													1*
13	46	7.6	3.6													57*
14	37	7.9	3.6													59*
15	27	5.1	3.6													12*
16	18	1.9	1.8													

*mortalities

Attachment B

Water Quality Data

Water quality at Honsinger Pond from March 13th through March 27th 2012.

Legend		Extech	Oakden	YSI 85	Tossed Result	Out of Range	No Attempt				
					T	OR					
Date	Location	Depth m	H2O Temp °C	pH	DO mg/L	Conductivity µS/cm	Iron mg/L	Salinity ppt	2012 Tide	Air Temp °C	Ice cm
3/13	West	surface	0.6	8.8	14.6	T	1.35	T	Out	-1.1	0
3/13	East	surface	0.9	7.65	OR	1583	0.8	T	Out	-1.1	0
3/14	West	surface	1.9	7.98	OR	12500		6.6	Out	.5	0
3/15	East	surface	1.2	8.4	OR	1430			Out	2.8	0
3/16	East	surface	1.5			5000		2.5	Out	0	0
3/19	Center	2.7	2.7	7.6	12.2	11000	na	11.4	Out	5.5	6.3
3/19	Center	8.5	2.7		10.5	11020	na	11.4	Out	5.5	6.3
3/22	Center	8.5	3		T	19630	na	11.6	In	2.7	5.08
3/22	Center	surface	5.2	8.3	T	10390	na	5.2	In	2.7	5.08
3/27	Center	8.5	4		5.2	12040	na	11.9	In	7.7	2.54
3/27	Center	2.7	3.5		10.6	11380	na	11.3	In	7.7	2.54
3/27	Center	surface	8		11.3	10280	na	8.2	In	7.7	2.54
Fish Friendly			< 15	6.5-8.5		< 5000	< 1	< 5			

Water quality data for Casa Del Sol Pond from April 25th, 2008 through December 21st, 2012.

We have captured hundreds of overwintering juvenile coho salmon and Dolly Varden char in Casa Del Sol pond since we started sampling in 2008 (Moselle 2008, Moselle 2008, Kanouse 2009, Jezierski 2010, Hitselberger 2010, and Kern 2012). Dissolved salt concentrations are within the fresh water range required by overwintering juvenile coho salmon and Dolly Varden char.

Date	Location	Depth m	H2O Temp °C	pH	DO mg/L	Conductivity µS/cm	Iron mg/L	Salinity ppt	Turbidity NTU	Ice cm
04/25/08	edge	surface	5.5		2.2			0.1		
04/28/08	edge	surface	7.4		6.35			0.1		
04/29/08	edge	surface	8.1		5.8		>5.0	0.1		
04/30/08	edge	surface	13.1		6.05		>5.0	0.1		
05/01/08	edge	surface	11.8		7.35		>5.0	0.1		
05/02/28	edge	surface	12.8		7.03		>5.0	0.1		
06/02/28	edge	surface	13.3		13.5		2	0.1		
01/08/09	middle	surface bottom	0		13.11 6.50			0		58
08/27/10	inlet	middle	11.6		7.25		>5.0	0.1	9.13	
08/27/10	outlet	middle	11.8		7.31		>5.0	0.1	7.49	
09/02/10	inlet	middle	11.2		9.90			0	32.3	
09/02/10	outlet	middle	11.1		8.35			0	29.3	
12/28/10	inlet	surface			9.72					30
		middle			8.60					
		bottom			7.94					
12/28/10	outlet	surface			8.06					25
		middle			7.84					
		bottom			7.15					
12/21/12	inlet	surface	2.0	7.07	13.46	83.45	3.1	< 0.4		
		middle	1.6	7.01	12.54	-	-	-		
12/21/12	outlet	surface	1.2	7.49	13.86	77.65	2.5	< 0.4		
		middle	1.2	7.23	15.16	-	-	-		
Fish Friendly			< 15	6.5- 8.5		< 5000	< 1	< 5		

Beth McKibben

From: Tom Trego
Sent: Wednesday, November 14, 2012 4:43 PM
To: Charlie Ford; Beth McKibben; Dan Jager; Ron King; Brent Fischer; Ed Foster; Dave Crabtree; Patricia deLaBruere; Heather Marlow; Sally Wanstall, DEC (sally.wanstall@alaska.gov); Good, Sheila D (DOT) (sheila.good@alaska.gov); 'Epstein, David B (DOT)' (david.epstein@alaska.gov); Steve_Brockmann@fws.gov; 'Timothy, Jackie L (DFG)' (jackie.timothy@alaska.gov)
Cc: Tony Stoinich; Mark Mow; Bill Cameron
Subject: RE: review requested AME2012 0011 Honsinger Pond Rezone Request

In the future for development in this area a sewage lift pump station will most likely be needed.

Tom Trego
W/W Superintendent
CBJ Public Works
ph 907-586-0393
fax 907-789-1681

From: Charlie Ford
Sent: Wednesday, November 14, 2012 4:22 PM
To: Beth McKibben; Dan Jager; Ron King; Brent Fischer; Ed Foster; Dave Crabtree; Tom Trego; Patricia deLaBruere; Heather Marlow; Sally Wanstall, DEC (sally.wanstall@alaska.gov); Good, Sheila D (DOT) (sheila.good@alaska.gov); 'Epstein, David B (DOT)' (david.epstein@alaska.gov); Steve_Brockmann@fws.gov; 'Timothy, Jackie L (DFG)' (jackie.timothy@alaska.gov)
Subject: RE: review requested AME2012 0011 Honsinger Pond Rezone Request

The Building Department has no comments or concerns.

Charlie Ford, Building Official
Community Development Dept.
City and Borough of Juneau
Tel (907)586-0767 Fax(907)586-3365
email charlie_ford@ci.juneau.ak.us
Web page www.juneau.org/permits

From: Beth McKibben
Sent: Wednesday, November 14, 2012 2:57 PM
To: Dan Jager; Ron King; Charlie Ford; Brent Fischer; Ed Foster; Dave Crabtree; Tom Trego; Patricia deLaBruere; Heather Marlow; Sally Wanstall, DEC (sally.wanstall@alaska.gov); Good, Sheila D (DOT) (sheila.good@alaska.gov); 'Epstein, David B (DOT)' (david.epstein@alaska.gov); Steve_Brockmann@fws.gov; 'Timothy, Jackie L (DFG)' (jackie.timothy@alaska.gov)
Subject: review requested AME2012 0011 Honsinger Pond Rezone Request

A second try! The property owner has requested to rezone the parcel from RR (rural residential) to a mix of Industrial and Light Commercial. Please forward any comments or concerns that you may have to me by November 29. Thank you

Beth McKibben, AICP
Senior Planner, CDD
City & Borough of Juneau
(907)586-0465 phone
(907)5863365 FAX

 Please consider the environment before printing this email.

ATTACHMENT F

Beth McKibben

From: Patricia deLaBruere
Sent: Wednesday, November 28, 2012 9:28 AM
To: Beth McKibben
Cc: Jeannie Johnson
Subject: RE: review requested AME2012 0011 Honsinger Pond Rezone Request

I don't have any comments on the rezoning. The Airport and FAA will get involved during proposed use/building.

Thanks for checking, Beth.

Patty

*Patricia deLaBruere
Deputy Airport Manager
Juneau International Airport (JNU)
Juneau, Alaska
(907) 789-7821*

From: Beth McKibben
Sent: Tuesday, November 27, 2012 3:57 PM
To: Patricia deLaBruere
Subject: RE: review requested AME2012 0011 Honsinger Pond Rezone Request

Hi Patricia

Do you have any more comments about this proposed rezone? Thanks

From: Patricia deLaBruere
Sent: Thursday, November 15, 2012 8:25 AM
To: Beth McKibben; Dan Jager; Ron King; Charlie Ford; Brent Fischer; Ed Foster; Dave Crabtree; Tom Trego; Heather Marlow; Sally Wanstall, DEC (sally.wanstall@alaska.gov); Good, Sheila D (DOT) (sheila.good@alaska.gov); 'Epstein, David B (DOT)' (david.epstein@alaska.gov); Steve Brockmann@fws.gov; 'Timothy, Jackie L (DFG)' (jackie.timothy@alaska.gov); Jeannie Johnson
Subject: RE: review requested AME2012 0011 Honsinger Pond Rezone Request

The airport will be looking at this. We really wish we had known this property was for sale. The airport would have looked at purchasing this property due to its proximity to the runway/taxiway. It's location will make it almost impossible to do anything with. I have included Jeannie on this email.

Patty

*Patricia deLaBruere
Deputy Airport Manager
Juneau International Airport (JNU)
Juneau, Alaska
(907) 789-7821*

From: Beth McKibben
Sent: Wednesday, November 14, 2012 2:57 PM
To: Dan Jager; Ron King; Charlie Ford; Brent Fischer; Ed Foster; Dave Crabtree; Tom Trego; Patricia deLaBruere; Heather Marlow; Sally Wanstall, DEC (sally.wanstall@alaska.gov); Good, Sheila D (DOT) (sheila.good@alaska.gov); 'Epstein, David B (DOT)' (david.epstein@alaska.gov); Steve Brockmann@fws.gov; 'Timothy, Jackie L (DFG)'

Beth McKibben

From: alan munro <armunro@gci.net>
Sent: Tuesday, December 04, 2012 1:01 PM
To: Beth McKibben
Cc: City Clerk; Mayor
Subject: Wetland destruction!
Attachments: canvaspaintingsruddyduck1a.jpg

Importance: High

Dear Planning Commissioners, et al:

Well--here we go again yet another "sneak-attack" upon nature and our beloved wetlands! Apparently, money and position speak way, way, louder than all the waterfowl and host of associated wetland creatures ever will be able to!

I speak out strongly against any **further reduction--not even one square inch--**never mine **eighty two acres** of the peoples' **wetlands**--there must be some one at CBJ-City Hall aware of how valuable wetlands are to the well-being of all CBJ inhabitants? Wetlands are not just wet-soggy wastelands meant to be drained--they provide the constant filtering action for **all** run-off water and provide unique homes and a reasonably safe resting place for resident and transient wildlife year round.

Wetlands are a viewing place for all nature-lovers, both local and out of state. It is basically an open and free-zoo-place for a myriad of fascinating wildlife species--but I do have to seriously wonder if anyone wanting to destroy this **natural-zoo** has a civil-care-in-the-world about these well-known facts?

My strong and sincere message to the Planning Commissioners is a simple and direct; **Just deny this Rezoning Proposal. It's not worth the money and represents a permanent loss to our entire Community! Become an instant hero for a big reason!**

May I kindly thank you in advance for your prudent, just and correct denial action of this thoughtlessly, ill-conceived proposal. Attached is just one of the fabulous creatures a (Ruddy Duck) that you would be denying a rightful home with an approval vote. Most sincerely yours,

Alan R. Munro
!20 W. 9th Street,
Juneau, Alaska 99801
907-5863694



Beth McKibben

From: Patricia OBrien <patriciaobrien@gci.net>
Sent: Wednesday, December 05, 2012 9:52 AM
To: editor@juneauempire.com
Cc: Beth McKibben
Subject: How important is Juneau's natural beauty to you?
Attachments: Ltr to editor on 82 acres of wetlands.doc

Attached letter to the editor.

Patricia OBrien
(907) 789-9405
PO Box 35451
Juneau, Alaska 99803-5451

How important is Juneau's natural beauty to you?

Dear Editor,

This busy season something could slip through the Planning Commission that all of Juneau and future generations will regret.

The Community Development Department recently issued a notice that Bicknell Incorporated has applied for a rezone of 82.66 acres of wetlands to industrial and light commercial use. The parcel is next to the game refuge on the right side of the Glacier Highway, just past Fred Meyers as you head east to town. A hearing by the Planning Commission is scheduled in the Assembly Chambers, December 11th at 7 pm.

Juneau is known for its natural beauty. The city has been wise in keeping the view of the channel mostly free from spoilers. It is good for tourism, and this particular acreage is a favorite with locals. A lone tree there has been decorated with yellow ribbons, Christmas baubles and children's art. In the fall we are treated to a stunning array of fireweed. This place of beauty abounds with opportunities for exploring, bird watching and more. Let's keep it that way.

Why else should we care? Wetlands are highly productive ecosystems, able to capture energy and provide food and shelter for many animals. They support a wide variety of plants and form different habitats and ecosystems. The ecological value remains high in water quality protection by filtering pollutants and sediments, even if part of this wetland is no longer protected under federal law.

It is important that Planning Commissioners hear from you. You may attend the December 11th meeting or send your comments to beth_mckibben@ci.juneau.ak.us no later than noon, December 11th.

Patricia O'Brien

Beth McKibben

From: mary lou <kingfarm@ptialaska.net>
Sent: Tuesday, December 04, 2012 10:58 PM
To: Beth McKibben
Subject: Fw: Comments on Property PCN: 5-B14-0-102-007-0
Attachments: Comments on Bicknell property.docx

From: mary lou
Sent: Tuesday, December 04, 2012 10:54 PM
To: Ben Lyman@ci.juneau.ak.us
Subject: Comments on Property PCN: 5-B14-0-102-007-0

December 4, 2012

Dear Planning Commission Members:

These comments are for your consideration of rezoning the area along Egan Drive from Temsco Helicopters to near Sunny Point, from RR to industrial and light commercial.

This change is not in the best interest of the people of Juneau or those arriving in the Capital City for the first time via the Airport. In the past this first image they get is of large trees then wetland meadows, green in summers with banks of glorious fireweed or in winter brown with the waters of Gastineau Channel beyond and mountains in the distance, a pleasant view for those coming from the snow shrouded communities to the north. This first view has been damaged in the past. Every effort should be made to protect what is left so visitors or residents carry a favorable image of the Capital City.

Previous owners did not discourage people, kids and adults, from using this area for casual recreation – dog running, duck hunting, fishing, toy boat sailing, skating, Nordic skiing and more exercising activities that would be difficult and expensive for the community to replace elsewhere.

The idea of creating an industrial or residential area on this wetland site may not be compatible with airport development or wetland protection.

The best possible use of this site would be a public park. Please review that possibility before deciding on this rezoning.

Sincerely

Jim and Mary Lou King
Sunny Point Neighbors

December 4, 2012

Dear Planning Commission Members:

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The idea of creating an industrial or residential area on this wetland site may not be compatible with airport development or wetland protection.

The best possible use of this site would be a public park. Please review that possibility before deciding on this rezoning.

Sincerely

Jim and Mary Lou King
Sunny Point Neighbors

Beth McKibben

From: tmbrown3@aol.com
Sent: Tuesday, December 04, 2012 11:15 PM
To: Beth McKibben
Cc: Mayor
Subject: Wetlands Rezoning

Dear Planning Commissioners and All:

I oppose any further reduction of the wetlands and urge you to deny any rezoning proposal that would take any of our wetlands away.

- Our wetlands are enjoyed by wildlife viewers and hunters alike.
- Our wetlands provide beautiful views to Juneauites and to the many tourists who pass between downtown Juneau and the Mendenhall Glacier and/or Auke Bay (for fishing or whale watching tours).
- Our wetlands provide homes and resting places to a variety of species.
- Our wetlands provide filtering action for run-off water.
- Our wetlands provide us all with a natural playground and classroom.
- We have already lost a significant portion of our wetlands to other projects. Enough is enough.
- Our wetlands are part of our Juneau identity.

I urge you to deny the rezoning petition that would alter the wetlands that help to make Juneau the unique and beautiful community that it is.

Sincerely,
Tina M. Brown

19400 Beardsley Way
Juneau, AK 99801

523-5402 (H)
209-4219 (C)

Beth McKibben

From: Jan M. Conitz <jconitz@gmail.com>
Sent: Wednesday, December 05, 2012 11:29 PM
To: Beth McKibben
Subject: opposition to Honsinger Pond rezoning
Attachments: fireweed July09-2.JPG; fireweed July09-3.JPG; fireweed July09-7.JPG

December 5, 2012

Dear Ms. McKibben,

I am writing to express my strong opposition to the proposed rezoning of the 82-acre Honsinger Pond parcel in the Mendenhall Wetlands. In looking over the narrative for the application, I am deeply disappointed to see that the only values mentioned for this property are commercial and industrial. Its inherent natural wetland value, much less its existence as part of the Mendenhall Wetlands, is not even mentioned. The attached photographs should suffice to illustrate the spectacular natural and scenic value of this property. But even more importantly, it is part of a vital and relatively rare natural habitat for migratory and resident birds, as well as other wildlife. These values have been carefully documented in work by the Southeast Alaska Land Trust, the Juneau Audubon Society, and others, and are recognized by a global community of scientists and naturalists.

Although not currently living in Juneau, I was a resident for some 35 years and still consider it my home. I own property downtown at 619 West 11th Street and hope to eventually return to live in Juneau. As a property owner, I pay taxes to the City and patronize local businesses in maintaining my property. I was on the Board of Directors of the Southeast Alaska Land Trust for about 13 years, until I moved to Anchorage. A driving factor in much of the Land Trust's activity during all that time was the preservation of the natural values in and around the Mendenhall Wetlands. Founders of the Land Trust such as Jim King had the foresight and vision to see the need for protection of this jewel in the center of the Juneau area. The City was a partner in some of the successful projects in and around the Mendenhall Wetlands, and I urge you to review the history and current status of Southeast Alaska Land Trust's work in this area as you consider the proposal before you.

Juneau has always been driven to develop economic opportunities, but not all return equal value for the investment. Tourism of course ranks at the top of the list of economic drivers. I believe that most people who visit Juneau do so for the natural beauty and relatively unspoiled state of nature that they expect to find there. How many visitors to Juneau ride in buses and taxis along Egan Drive and delight in the iconic vistas such as the ones in my photographs? What would happen to their experience if this 82-acre parcel were turned into, for example, a parking lot or another car wash? I myself was sometimes embarrassed, when showing visiting friends and family around Juneau, about the shabby treatment of our precious coastline and natural areas within our city limits. How rare in today's world is an area so stunning, so alive and vibrant with bird life, so intact and complete, yet right in the heart of a population center, as the Mendenhall Wetlands?

The application before you disregards all of this for what appears to be a short-term profit motive. The applicant has only owned the land for a year, and clearly has no vision to recognize its natural values -- starkly in contrast to residents such as the founders of the Southeast Alaska Land Trust. Juneau's coastline and wetlands are like a string of precious jewels bounding the areas we live and recreate in. Each time a little piece is removed and turned into another parking lot, box store, gravel pit, or filled industrial lot, the thread is broken, the beauty tarnished, and the uniqueness of Juneau diminished. I urge you not to grant this rezoning request, and instead seek out the services of the Southeast Alaska Land Trust to add this piece to the growing base of land that is rightly valued for the benefit in its more natural state for all who live in or visit Juneau.

I will add one last comment. Not all lands have the same value, and not all places on this earth, or even in the

great state of Alaska, are equally endowed. I have learned after living here for nearly two years that Anchorage, for all its attributes, has nothing comparable to the Mendenhall Wetlands. That area is a true treasure and everything possible should be done to protect it. I hope that when I eventually do return to Juneau, that I will find again those precious natural values that drew me and so many others to it and kept us there over all the years.

Sincerely,

Jan Conitz
PO Box 100095
Anchorage AK 99510
907-279-1769

Beth McKibben

From: Francis Rue <rues@gci.net>
Sent: Wednesday, December 05, 2012 8:56 PM
To: Beth McKibben
Cc: Greg Chaney
Subject: Honsinger Pond rezone proposal

Dear Ms. McKibben,

I am writing to oppose the proposed rezone for the entire 82 acre Honsinger Pond site from Rural Reserve to Industrial and Light Commercial.

The current owner bought the property with the Rural Reserve Zoning and the Resource Development Comprehensive Plan designation in place. Retaining the current zoning and comprehensive plan designation provides a reasonable expectation for the use of the property. In addition, the current zoning and comprehensive plan designation provide for uses and development that can be made compatible with adjacent uses, including the airport to the south and the Mendenhall State Game Refuge to the east.

Under the current zoning and comprehensive plan designations the owner can continue to develop the site. The owner can, for example, extract gravel from the site, and he/she can use the current gravel pit/pond as a repository for unwanted fill material. If, for example, the undisturbed wetlands on the site are developed under current zoning for gravel extraction, they can be restored once the gravel is extracted, and made compatible with the adjacent land use, in this case, the Mendenhall State Game Refuge. These are only two reasonable uses among many other opportunities available to the owner under current zoning that could be made compatible with adjacent land uses.

Changing the zoning and allowing commercial and industrial uses will require significant alteration of the site and will lead to longterm degradation of the site itself and the adjacent Refuge wetlands. Unlike the Rural Reserve zoning, if the undisturbed wetlands on the site are altered under a commercial/industrial zone, their functional value as wetlands will be lost forever.

A significant portion of the site is undisturbed wetlands adjacent to the Mendenhall State Game Refuge. The undisturbed wetlands on this site contribute important benefits to the citizens of Juneau. We who live in Juneau sometimes take the Mendenhall wetlands for granted. We should not, because significant sectors of the economy of Juneau, to say nothing of the health and wellbeing of Juneau's citizens, are dependent on the Mendenhall wetlands.

The Mendenhall wetlands are globally important for migratory birds and among the five most productive wetlands in Southeast Alaska along with a handful of sites like the Stikine River Delta. They support migratory fish, birds and waterfowl, but equally important, they provide plant material (detritus) that is at the base of the food chain. The wetlands are valuable to fish and wildlife and people who use and depend on them, largely because the wetlands are a source of food for the entire food chain in the area surrounding Juneau. In short, there is a direct link between the primary production from these wetlands and the fish, crabs, birds, and even whales in the Juneau area. Let me give just one example to illustrate their importance in the local and regional food chains. The coho salmon from Juneau area streams use the wetlands for rearing during the summer and then they move back up into local streams to overwinter. While this isn't a big surprise, biologists were amazed to find juvenile coho from the Chilkat River rearing in the Mendenhall wetlands.

I believe the current zoning provides the owner with a reasonable expectation for use of the property; however, I understand that there is demand for industrial land in Juneau. If the Planning Commission finds that there is significant need for industrial land in Juneau and that this rezone request is therefore in the best interest of Juneau, then I recommend the Planning Commission focus the zone change only on the already disturbed parts of the site and leave the current zoning in place on the undisturbed wetlands.

Thank you for considering my comments.

Sincerely,

Frank Rue
7083 Hendrickson Rd
Juneau, Ak

Beth McKibben

From: Patricia Wherry <p_wherry@yahoo.com>
Sent: Thursday, December 06, 2012 10:40 AM
To: Beth McKibben
Subject: Rezoning of Honsinger Pond

To Ms. McKibben:

This is a letter in opposition to the proposed rezoning of the entire 82 acre Honsinger Pond site from Rural Reserve to Industrial and Light Commercial.

The property in question, purchased recently by the applicant, is zoned RR and designated RD in the city's Comprehensive Plan. Retaining that status is a reasonable expectation for use of the property and is compatible with adjacent usage by the airport/Temsco and Mendenhall State Game Refuge. Note, please, that a large pond, 1/3 to 1/2 of the 82 acres, with some adjacent land, makes up the parcel.

This parcel of wetland affects positively the adjacent Mendenhall State Game Refuge. If that isn't clear, then the opposite which is usage for commercial/industrial purposes ought to be. There aren't just a few honking geese out there on the flats. It is an area of global migratory bird significance. That gunk out in the wetlands is the base of a food chain valuable to fisheries, wildlife, and people's livelihood. Think icky bits that lead to a salmon industry and whale tourism. And beyond generating dollars, is the priceless element of human health and well being.

The owner might have been approached unsuccessfully by Southeast Alaska Land Trust for the purchase of this property. How much stinky, mucky wetland does a town need? This isn't one town's issue; it is global. The answer to how much – we have already zoned away and built over too much already. The owner can be a community hero, recognized for putting this piece of wetlands permanently back into the wetlands system rather than rather than receiving a rezoning for Industrial & Light Commercialism.

Patricia Wherry

5875 Glacier Hwy #37

Juneau, Alaska 99801