

MEMORANDUM

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

DATE: November 21, 2013
TO: Planning Commission
FROM: Beth McKibben, Planner *BMc*
Community Development Department

FILE NO.: AME2013 0015

PROPOSAL: Rezone 82 acres of RR to a mixture of Industrial, Light Commercial and Rural Reserve.

Applicant: Bicknell Inc.

Property Owner: Bicknell Inc.

Property Address: Glacier Highway

Legal Description: USS 1568 TR B

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

Site Size: 82.66 Acres

Zoning: RR, Rural Reserve

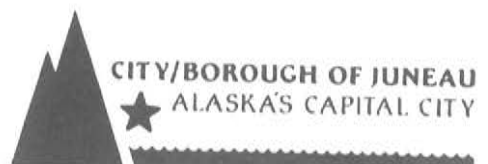
Comprehensive Plan Future
Land Use Designation: RD (Resource Development)

Utilities: City water & sewer

Access: Yandunkin Way/Egan Drive

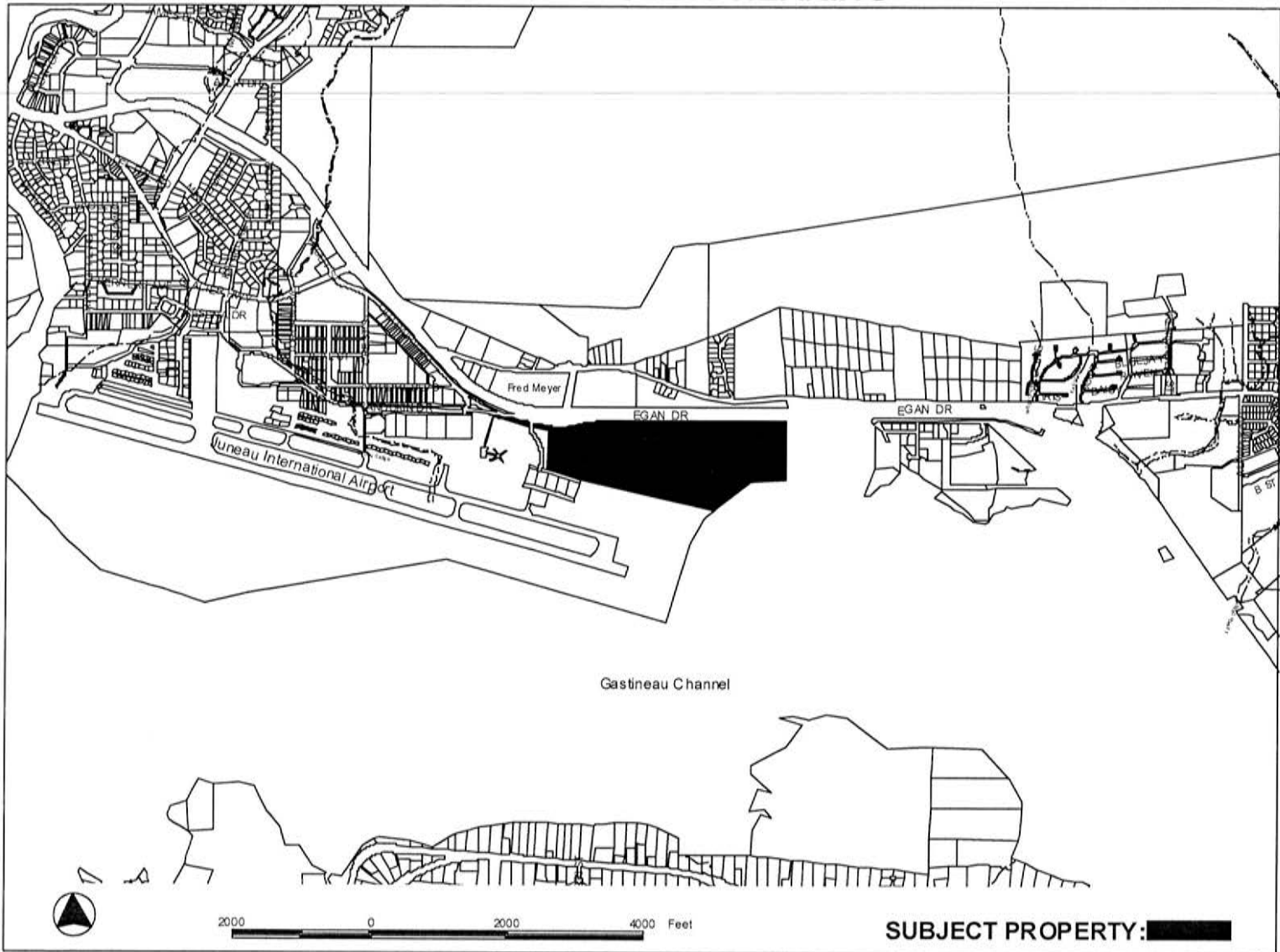
Existing Land Use: vacant/dredge pond

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 – Map - Applicant's request
B - Notice of Decision AME2013 0007
C - Stipulation for Dismissal
D -Comprehensive Plan Map
E – Email - David Bloomer
F – Map - Scenic Corridor
G – Map – Juneau Wetlands
H - Map - Current Zoning
I – ADF&G materials regarding review of pond as over wintering habitat for juvenile salmonids
J – Email – Patricia deLaBruere
K – Email – Greg Chaney
L – Public Comments

The City and Borough of Juneau Code states in CBJ 49.10.170(d) 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.”*

PROPOSAL

The applicant has applied to rezone the parcel, which is currently zoned Rural Reserve (RR) to a mix of RR, Industrial and Light Commercial. Approximately 20 acres would be rezoned to Industrial (I) and approximately 26 acres rezoned to Light Commercial leaving approximately 36 acres zoned RR (attachment A).

BACKGROUND

In July 2012 the applicant submitted an application to rezone the entire parcel from Rural Reserve to a combination of Industrial and Light Commercial zones. This application was withdrawn by the applicant before it went before the Planning Commission for consideration.

Subsequently, the applicant submitted a request to amend Map G of the *Comprehensive Plan*. The applicant requested the map be amended from Resource Development (RD) to a mix of Industrial, General Commercial and Resource Development. The *Comprehensive Plan* map amendment failed to win a recommendation for approval after a 3-3 vote of the Commission. This tie resulted in a denial recommendation (attachment B). This recommendation was appealed to the Assembly but withdrawn before it was heard (attachment C). The current proposal, which is significantly different than the 2012 rezone request, is the subject of this staff report.

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.

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. The stipulation of dismissal of appeal of AME2013 0007 noted that this rezone application would be considered timely.

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 15 and November 25, 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.

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. Rezone 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.

49.70.900-49.70.1097 Coastal Development, Habitat, and Wetlands

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. Class A and B wetlands require a Corps of Engineers Permit before they can be developed. These permits will need to be obtained before any site development can be approved.

COMPLIANCE WITH THE COMPREHENSIVE PLAN

CBJ 49.75.120, Restrictions on Rezonings was recently amended to read, in part “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.” (emphasis added). Prior to this amendment rezoning could not allow uses which violate the land use maps of the *Comprehensive Plan*. The new language provides flexibility in review of rezoning and the maps of the *Comprehensive Plan*.

“Substantial” is commonly defined as: essentially, without material qualifications, in the main, in substance, materially, in a substantial manner.

In Chapter 11, Comprehensive Plan Land Use Maps 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.

Chapter 1 of the *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.

When considering this request it is important to understand what the *Comprehensive Plan* intends when describing land use designations. The plan states the designations are intended to describe the overall character of development for each land use category and are not intended to be firm or restrictive definitions, such as with zoning district permitted and conditional uses. The designations are to be used to guide the formation of zoning regulations. The land use designations and their allowed uses reflect cultural values and economic and societal needs, and over time, the *Comprehensive Plan* descriptions of land use categories will change to reflect

changing values and circumstances. The Comprehensive Plan Map for this area is shown on Attachment D.

The site is located in Subarea 4 of the 2008 *Comprehensive Plan* (map G). No changes to this map have been made in the 2013 *Comprehensive Plan* update. 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 veiwscap 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 as public vista plazas and seating areas, community gardens, boat launch facilities, fishing areas or utility poles. (emphasis added)

The map (attachment F) 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 the Borough, including the airport and areas with expanding commercial development.

The applicant has indicated (attachment E) that one of the reasons they are requesting Light Commercial (LC) instead of General Commercial (GC) is that LC has a lower maximum building height which will result in less impact on the viewshed. The maximum building height in the LC zone is 45 feet and in the GC zone it is 55 feet.

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. If the airport was a private facility the area would likely be designated as Industrial on the Comprehensive Plan maps.

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. At this time no funds have been dedicated to the purchase of this property.

Subarea 4, Guideline/consideration 7 addresses industrially zoned land:

Seek new industrial zoning districts to compensate for the encroachment of existing industrial districts by retail, office and other non-industrial commercial uses. Designate the industrial districts that have a visual connection from and vehicular access to major thoroughfares and that have already been encroached upon by retail and office uses as heavy commercial/light industrial districts within each industry may remain and non-industrial commercial uses can expand. In other industrial districts, prohibit retail, office, residential and other non-industrial or non-Public uses.

As discussed above, the site is currently 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 generally corresponds to the area which the applicant is proposing to leave as RR. The *Comprehensive Plan* also addresses the Honsinger Pond area elsewhere. In Chapter 11, *Comprehensive Plan Land Use Maps*, the plan states:

Industrial districts were designated according to the type of industrial use therein or based on the location criteria of industrial businesses. Due to the incremental, yet significant, encroachment of commercial retail, office and service uses into industrially-zoned districts in Lemon Creek and near the airport, these areas were re-designated from industrial use to heavy commercial/light industrial use. Other lands that had previously been designated for future park use near the airport (an abandoned land and gravel pit) and for resource development in Lemon Creek (an active gravel pit) were designated Resource Development; these areas are expected to be available for development in the long-term. (emphasis added)

Chapter 10, Land Use discusses commercial and industrial land use as well as the availability of land for these uses. Juneau is far from national markets and serves as a regional hub for goods and services. This section of the plan says that much of Juneau's industrially zoned land within the urban service area contains wetlands and are largely unsuitable for development. The buildable lands inventory that was done for the 2008 plan found that lands suitable for development in the near future include current and former gravel extraction sites.

Chapter 5, Economic Development also discusses commercial and industrial development. This chapter also articulates the need for additional industrially zoned lands and again suggests that "areas around gravel extraction activities can convert to industrial districts once the land is leveled and the gravel extraction on those lands is complete." Furthermore, Standard Operating Procedure 5.7.SOP2 states:

When additional land is needed for commercial or industrial uses or when there are particular locational requirements for certain activities, initiate appropriate amendments to the Comprehensive Plan and Zoning maps to accommodate this need. These new commercial and industrial zones should be evaluated in relation to all applicable policies of the Comprehensive Plan.

As stated above, 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 G)

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 26 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.

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.

The airport is the nearest use of land. It is zoned Industrial and are shown as Institutional and Public Use (IPU) in the *Comprehensive Plan*. There are commercial, church and residential uses across Egan Drive from this site. Zoning across Egan Drive is a mix of LC, D5 and D15 (attachment H) 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.

The table below illustrates a variety of uses that might be permitted in the current RR zoning as well as the requested LC and I zoning. This table does not include all uses that may be permitted in these zoning districts.

Permissible Uses in the Rural Reserve, Light Commercial & Industrial Zones

| | Duplex | Hotel | Medium Manufacturing | Rock Crusher | Restaurant/Bar | Gas Station | Sanitary Landfill | Day Animal Services | Sand & Gravel Extraction | Stable |
|----|--------|-------|----------------------|--------------|----------------|-------------|-------------------|---------------------|--------------------------|--------|
| RR | X | X | X* | X* | X* | X* | X* | X* | X* | X* |
| LC | X | X | X | | X | X* | | X* | X* | X* |
| I | | | X | X* | X* | X | X* | X | X* | X* |

* Conditional Use Permit required

As another way to evaluate the differences between the current zoning and the requested zoning one can review the dimensional standards of the three zoning districts.

| | RR | LC | I |
|---------------------|------|------|------|
| Setbacks | | | |
| Front | 25' | 25' | 10' |
| Rear | 25' | 10' | 10' |
| Side | 15' | 10' | None |
| Street side | 17' | 17' | 10' |
| Lot coverage | | | |
| Permissible uses | 10% | None | None |
| Conditional uses | 20% | None | None |
| Building Height | 45' | 45' | None |
| Vegetative coverage | None | 15% | 5% |

ACCESS

Access is currently via Yandunkin Way. The Airport Manager notes this may be an issue when the property is developed. There is right-of-way frontage on Egan Drive. A frontage road or other options are likely and not necessarily an obstacle to considering the requested rezone.

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 I) during the review of the 2012 rezone application. 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 did not have any comments when requested to comment on this rezone application. However, in 2012 they stated that future development in this area will likely require a sewage lift pump station.

CBJ Airport does not have any comments on the proposed rezone. They did comment that when the site is developed coordination with FAA will be required and there may be restrictions imposed by FAA due to the proximity to the airport. Additionally, there may be some issues with access that will need to be addressed (attachment J). In a telephone conversation an airport representative told staff that the pond is a bird attractant and creates a safety issue for the airport.

CBJ Lands and Resources Manager Greg Chaney states the proposal does not affect CBJ lands but it is his opinion that due to the proximity of the airport the site is not suitable for residential uses. He suggests that if the site is rezoned to LC or GC that it be conditioned so that residential uses are not allowed (attachment K). While staff is also of the opinion that residential uses near the airport are not suitable due to noise and safety, staff is not in favor of applying conditions to rezones that make the subsequent zoning district different than its sister districts elsewhere in the borough. Zoning should be consistent and uniform within districts.

Public Comments

Numerous public comments have been received. All that were received at the time of the writing of this staff report are found in attachment L. One of 22 comments received is in support, the remaining are in opposition of the requested rezone.

COMPLIANCE WITH CBJ LAND USE CODE

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 intent of the Land Use Code 49.05.100 is shown below.

- (1) To achieve the goals and objectives, and implement the policies, of the Juneau comprehensive plan, and coastal management program;*
- (2) To ensure that future growth and development in the City and Borough is in accord with the values of its residents;*
- (3) To identify and secure, for present and future residents, the beneficial impacts of growth while minimizing the negative impacts;*
- (4) To ensure that future growth is of the appropriate type, design and location, and is served by a proper range of public services and facilities such as water, sewage, and electrical distribution systems, transportation, schools, parks and other public requirements, and in general to promote public health, safety and general welfare;*
- (5) To provide adequate open space for light and air; and*
- (6) To recognize the economic value of land and encourage its proper and beneficial use.*

The request meets two of requirements to be considered for rezoning as the parcel is greater than 2 acres and the request is not substantially the same as a rezoning request rejected in the past 12 months. Furthermore, the request for Industrial zoning is an expansion of an existing zoning district. When considering whether or not the request substantially conforms to the maps of the *Comprehensive Plan* the discussion becomes much more complicated. When reviewing the *Comprehensive Plan* in regard to using the maps and evaluating rezoning requests clearly, the boundaries of the land use designations were not intended to be interpreted as absolute, which is different than zoning district boundaries, which are absolute. There are policies in the plan that both support expanding industrial and commercial areas as well as policies that support protecting the Mendenhall Wetlands, purchasing a portion of this site as a park and protecting the scenic viewshed.

This proposal is significantly different than the one submitted in 2012 as it leaves the undisturbed portions of the site, the tidewater wetlands, in the RR zoning district, thereby retaining their development potential in its current state. The previous request was to rezone the entire site. It should be noted the RR zone is not a “no development” zone and wide variety of land uses can be permitted in this district.

As illustrated in the land use table above there are a number of land uses that are permitted in the current RR zoning that are also allowed in the requested LC and I zones. The RR designation is broad in scope and when reviewing discussion on the development potential of prior gravel extraction sites, can be considered a “holding” zone. However, commercial uses are not considered in the RR comprehensive designation. This coupled with strong physical barrier of Egan Drive between the proposed LC and the LC zoning district “adjacent” to the proposal LC zoning does not appear to be in substantial conformance with the maps of the *Comprehensive Plan*. Given the Industrial zone is an expansion of an existing district and the identified development potential of abandoned gravel extraction sites discussed in the *Comprehensive Plan*, Industrial zoning appears to be in substantial conformance with the maps of the *Comprehensive Plan*.

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 26 acres rezoned to Light Commercial and approximately 36 acres remaining in the Rural Reserve district.

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

FINDINGS

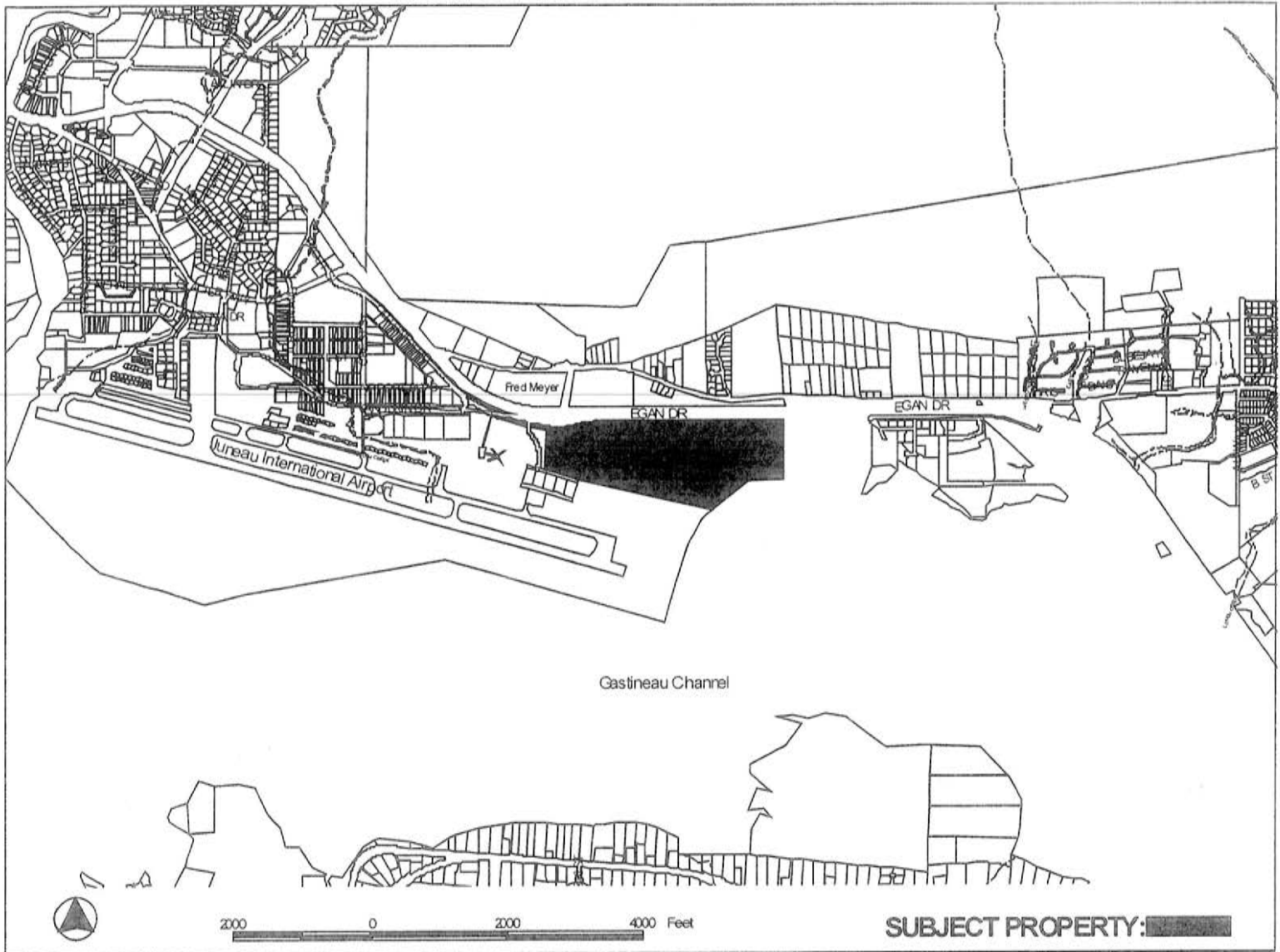
After review of the application materials, the CBJ Land Use Code, and the CBJ 2008 *Comprehensive Plan* the Director makes the following findings:

1. The proposal meets the submittal requirements and the rezoning initiation, zone change restrictions and procedural requirements of the CBJ Land Use Code.
2. Rezoning approximately 26 acres to LC is not consistent with the Land Use maps of the *Comprehensive Plan* – specifically Map G. Furthermore, rezoning approximately 20 acres as requested, or 46 acres (total area requested to be rezoned) to Industrial is consistent with the Land Use maps of the *Comprehensive Plan*.
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 rezone request to Industrial be approved. Furthermore staff recommends that no portion of the site be rezoned to Light Commercial.

NOTICE OF PUBLIC HEARING



PROPOSAL: Rezone 82 acres of RR to a mixture of Industrial, Commercial and Rural Reserve.

| | |
|---|---|
| FILE NO: AME2013 0015 | APPLICANT: BICKNELL INC |
| TO: Adjacent Property Owners | Property PCN: 5-B14-0-102-007-0 |
| HEARING DATE: Nov 26, 2013 | Owner(s): BICKNELL INC |
| HEARING TIME: 7:00 PM | Size: 82.66 acres |
| PLACE: ASSEMBLY CHAMBERS Municipal Building 155 South Seward St Juneau, Alaska 99801 | Zoned: RURAL RESERVE |
| | Site Address HONSINGER POND AREA |
| | Accessed via: GLACIER HWY |

PROPERTY OWNERS PLEASE NOTE:

You are invited to attend this Public Hearing and present oral testimony. The Planning Commission will also consider written testimony. You are encouraged to submit written material to the Community Development Department no later than 8:30 A.M. on the Wednesday preceding the Public Hearing. Materials received by this deadline are included in the information packet given to the Planning Commission a few days before the Public Hearing. Written material received after the deadline will be provided to the Planning Commission at the Public Hearing.


If you have questions, please contact Beth McKibben at beth_mckibben@ci.juneau.ak.us or at 586-0465.

Planning Commission Agendas, Staff Reports and Meeting Results can be viewed at www.juneau.org/plancomm

Date notice was printed: November 13, 2013

DEVELOPMENT PERMIT APPLICATION

| | | |
|---|----------------------------|------------------------|
| Project Number | CITY and BOROUGH of JUNEAU | Date Received: 9/11/13 |
| Project Name (City Staff to Assign Name) | | |

| | | |
|--|---|-------------------------|
| Project Description | | |
| Rezone 82 Acres of property zoned Rural Reserve to a mixture of Industrial, Commercial and Rural Reserve | | |
| PROPERTY LOCATION | | |
| Street Address 0 Glacier Hwy | 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 | Work Phone: 789-5727 |
| Mailing Address Po Box 33517 Juneau, AK 99803 | Home Phone: | Fax Number: 789-2644 |
| E-mail Address Sales@bicknellinc.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 | _____ 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: David | Work Phone: 789-5727 |
| Mailing Address PO Box 33517 Juneau, AK 99803 | Home Phone: 789-5727 | Fax Number: 789-2644 |
| E-mail Address Sales@bicknellinc.com | Other Contact Phone Number(s): | |
| X |  _____ Applicant's Signature | |
| | 9/18/13 _____ Date of Application | |

-OFFICE USE ONLY BELOW THIS LINE

| 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 | | | |
| Zone Change Application | | 9/18/13 | AmE 2013 0015 |
| Other (Describe) | | | |

***Public Notice Sign Form filled out and in the file.

Comments:

Permit Intake Initials

[Handwritten Signature]

NOTE: DEVELOPMENT PERMIT APPLICATION FORMS MUST ACCOMPANY ALL OTHER COMMUNITY DEVELOPMENT DEPARTMENT APPLICATIONS

ZONE CHANGE APPLICATION

| | | | |
|----------------|------------------------------|-----------------------------|--------------------------|
| Project Number | Project Name (15 characters) | Case Number AME 20130015 | Date Received 9/18/13 |
|----------------|------------------------------|-----------------------------|--------------------------|

LEGAL DESCRIPTION(S) AND LIMITS OF PROPERTY TO BE REZONED:

USS 1568 TR B

See attached Map for Limits

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 G

New Zone Requested LC, I and RR

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:

To add more Industrial and Commercial land. The current zoning does not allow for the best use of the property.

See attachment A for a more detailed description.

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:

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>600</u> | | | |
| Admin. of Guarantee | \$ | | | |
| Adjustment | \$ | | | |
| Pub. Not. Sign Fee | \$ <u>50</u> | | | |
| Pub. Not. Sign Deposit | \$ <u>100</u> | | | |
| Total Fee | \$ <u>750.00</u> | <u>015756</u> | <u>CDD4547</u> | <u>11/12/13</u> |

NOTE: MUST BE ACCOMPANIED BY DEVELOPMENT PERMIT APPLICATION FORM

RECEIVED
SEP 18 2013
PERMIT CENTER/CDD

This Rezone request is for the property with the parcel # 5B1401020070. It is located between Fred Meyers and the airport along Glacier Highway. The land is currently zoned Rural Reserve which we are requesting be changed to a mixture of Industrial, Commercial and Rural Reserve. The change would add approximately 26 acres of Commercial and 20 acres of Industrial land and be consistent with surrounding uses.

The property is currently zoned Rural Reserve which allows a variety of development under the table of permissible uses. It has been used as a sand and gravel pit in the past. The change to General Commercial and Industrial land will allow for development for the property that would put it to a high and better use.

The development plan would include filling in the pond to create the area to be rezoned to Industrial. The area to be rezoned to General Commercial would be filled in as well. We already have a fill permit (BLD20130252) to start filling the uplands in this area and are working with the US Corps of Engineers to fill in wetlands in the area.

It is well known that there is a shortage of General Commercial and Industrial zoned land available for development. The need for this type of land is discussed in the Comprehensive Plan (Policy 5.7) and is shown below:

POLICY 5.7. IT IS THE POLICY OF THE CBJ TO DESIGNATE SUFFICIENT AND SUITABLE LAND FOR ANTICIPATED COMMERCIAL AND INDUSTRIAL DEVELOPMENT AS PART OF ITS OVERALL ECONOMIC DEVELOPMENT PROGRAM.

The standard operating procedure when suitable land is available is found in 5.7 SOP2 of the Comprehensive Plan:

5.7.SOP2 When additional land is needed for commercial or industrial uses or when there are particular locational requirements for certain activities, initiate appropriate amendments to the Comprehensive Plan and Zoning maps to accommodate this need. These new commercial and industrial zones should be evaluated in relation to all applicable policies of the Comprehensive plan.

The location of this property is ideal for industrial land as it is close to the airport, close to the highway and noise will not be a concern to surrounding properties. The airport has had some concerns about waterfowl from the Honsinger Pond creating a safety issue. By allowing the pond to be filled in, it would alleviate these concerns. Also, mentioned on Page 149 of the Comprehensive Plan, it states that current and former sand and gravel areas are suitable for development in the near future.

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Pg 149 - Comp Plan

*"Unfortunately, about half of the industrially-zoned lands within the Urban Service Area are or contain wetlands and are largely unsuitable for development. Unfortunately, too, the search for buildable lands conducted for this Plan Update identified very little potential industrial land suitable for development in the short-term; **lands found to be suitable for development in the near future include current and former gravel extraction areas.**"*

Not only does the Comprehensive Plan address the need for Industrial and Commercial land, it specifically mentions the Honsinger Pond and former sand and gravel areas as land that would be suitable for development.

Pg 159 Comp Plan

*"Industrial districts were designated according to the type of industrial use therein or based on the location criteria of industrial businesses. Due to the incremental, yet significant, encroachment of commercial retail, office and service uses into industrially-zoned districts in Lemon Creek and near the airport, these areas were re-designated from industrial use to heavy commercial/light industrial use. **Other lands that had previously been designated for future park use near the airport (an abandoned sand and gravel pit) and for resource development in Lemon Creek (an active gravel pit) were designated for Resource Development; these areas are expected to be available for development in the long-term.**"*

The property is located next to the Scenic Viewshed Corridor which is also discussed in the Comprehensive Plan. Although the property is not in the designated Scenic viewshed/corridor, the Comprehensive Plan mentions the view of or the view from this area. The land as is it zoned now has a maximum height limitation of 45 feet. Under General Commercial, the maximum height is 45 feet as well. Industrial has no maximum height but it would be limited to 50 feet due to proximity to the airport. Also, the tree line along the pond is around 50 feet high. Any development in the commercially zoned area would be below this and would not reduce the viewshed. Changing the zoning would not affect the viewshed as the height requirements would only change minimally. If there are still concerns, they could be addressed during the permitting process.

Noise can also be a factor when determining appropriate zoning especially when located close to an airport. General Commercial allows for a variety of uses for which there is a demonstrated need in the community. General Commercial would provide for development potential for hotels and apartments and assisted living facilities. The noise from the airport would be no different than that experienced by residences nearby along

the old Glacier Highway, the end of Fritz Cove, Engineer's Cutoff or even Aspen Suites or Extended Stay next to the airport. If there are still concerns about noise, we believe that they can be dealt with during the conditional use process as there are many things you can do in the design of buildings to reduce noise. Please see attached noise contour map showing the noise levels around the airport.

The Rezoning process does not require permits through the Juneau Coastal Management Program. We are currently working with the US Corps of Engineering to get all the appropriate permits before any wetlands are filled.

In Subarea 4 of the Comprehensive plan there are guidelines and considerations for this area. Guideline #7 specifically discusses adding new industrial land to this area. Our plan to divide the industrial and commercial land fits identically with this recommendation for this area.

Subarea 4 – Page 202

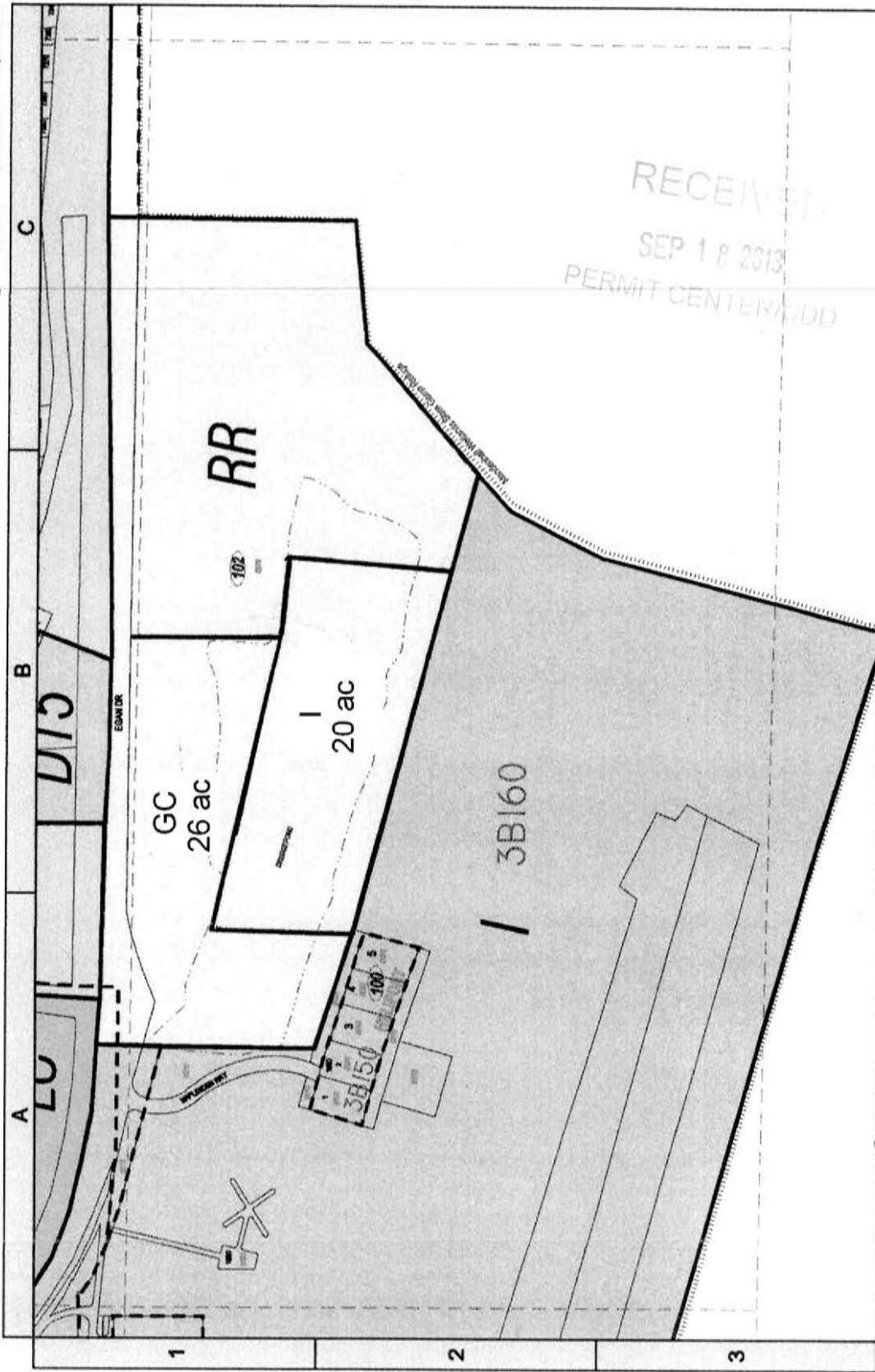
7. Seek new industrial zoning districts to compensate for the encroachment of existing industrial districts by retail, office and other non-industrial commercial uses. Designate the industrial districts that have visual connection from and vehicular access to major thoroughfares and that have already been encroached upon by retail and office uses as heavy commercial/light industrial districts within which industry may remain and non-industrial commercial uses can expand. In other industrial districts, prohibit retail, office, residential and other non-industrial or non-Public uses

From the Comprehensive Plan it seems the best use of this land would be Commercial, Industrial and Rural Reserve. This amendment would add approximately 46 acres of Commercial and Industrial land for development. This amount of land would meet the current need for this type of land and also meet the need future development.

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SEP 16 2013
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Continued on Page 66

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Continued on Page 74

Continued on Page 76

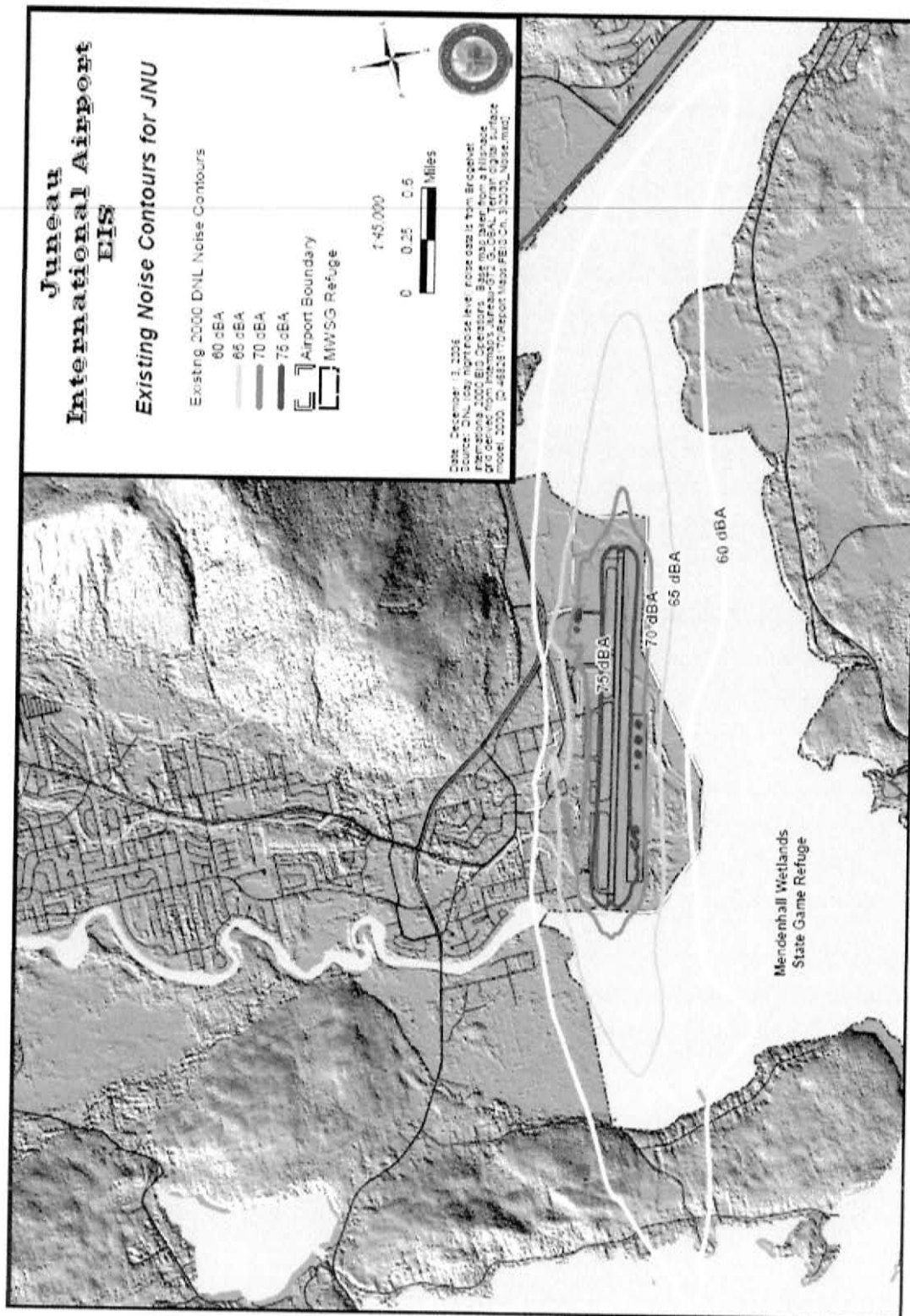
CBJ/GIS 2006

Assessor Tax Number Code
60090 102-0030

Airport Noise Contour Map

Source: Juneau International Airport FEIS, Figure 3-3

RECEIVED
SEP 18 2013
PERMIT CENTER





Public Notice Sign Lease Agreement

Community Development Department

Case # AME20130015 Sign # 16 Hearing Date: 11/26/13
 Assessor's Parcel # _____ Check # 015756 Receipt # CDD4547
 Applicant: Bicknell Inc Phone #: 907-789-5727
 (please print)
 Application Received by: _____ Date: 11/12/13
 (CDD staff initials/name)

I, David Blommer, in cooperation with the Community Development Department (CDD), have leased a Public Notice Sign and agree to the terms listed below:

CHARGE: \$50 Preparation Fee
\$100 Refundable Deposit

RETURN TIME: The sign **MUST** be returned to the Community Development Department **by 4:30 p.m. on the Monday** following the scheduled hearing date. If the sign is returned later than the Monday after the Planning Commission meeting, but within two weeks of the meeting, \$50.00 may be refunded.

PENALTIES: The sign **MUST** be returned to the Permit Center Staff in the same condition it was taken: clean, undamaged, and with no attachments. **If a sign is not returned on time, or has been damaged, the \$100 deposit fee will be forfeited.**

POSTING REQUIREMENTS:

- The sign must be posted by the applicant/developer on the site at least 14 days prior to the hearing date.
- The sign must be clearly visible and readable from a public Right-of-Way.

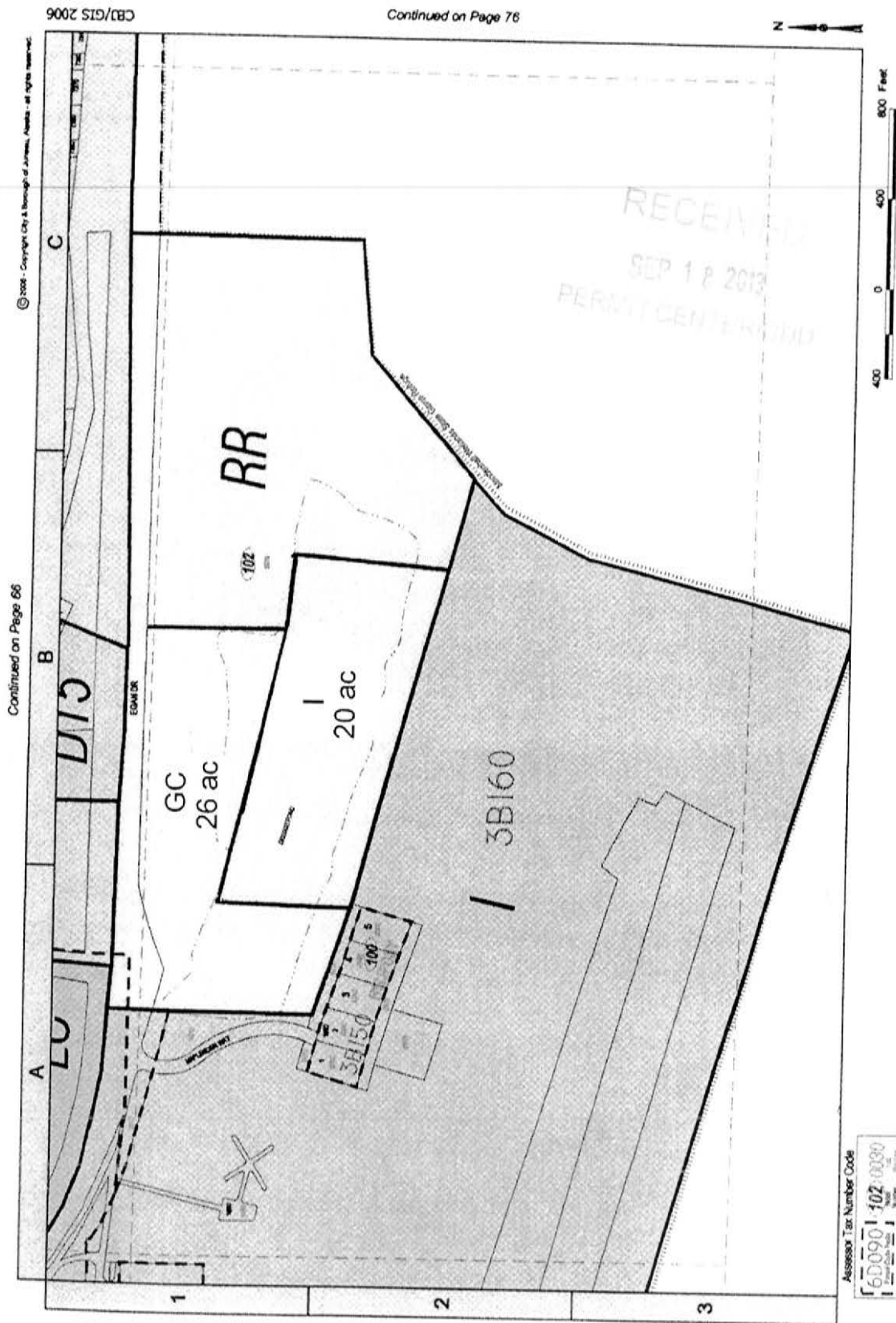
[Signature]
(Applicant Signature)

11/12/13
(Date)

Sign Received by: [Signature] Date: 11/12/13 Staff Initials: [Signature]
 Sign Returned by: _____ Date: _____ Staff Initials: _____

REFUND INFORMATION: Receipt Number: _____
 Amount Refunded: _____ Method: _____ Date: _____ Staff Initials: _____
 Refund Received by: _____ /mailed to: _____

Attachment A





**CITY/BOROUGH OF JUNEAU
ALASKA'S CAPITAL CITY**

**PLANNING COMMISSION
NOTICE OF DECISION**

Date: May 17, 2013

File No.: AME2013 0007

City and Borough of Juneau
City and Borough Assembly
155 South Seward Street
Juneau, AK 99801

Application For: Planning Commission Recommendation to the City and Borough Assembly to amend the Comprehensive Plan Map G from *Resource Development* to mix of *Industrial*, *General Commercial*, and *Resource Development* in the area of Honsinger Pond.

Legal Description: USS 1568 TR B

Property Address: Glacier Hwy

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

Hearing Date: April 9, 2013

The Planning Commission, at its regular public meeting, did not adopt the analysis and findings listed in the attached memorandum dated April 4, 2013 by a vote of three yes and three no votes. No other motions or motions to reconsider were made, no further action was taken on AME2013 0007, and consequently the request for the map amendment has been denied. At the regular meeting on May 14, 2013 the Planning Commission adopted the findings below to support the action. The findings are:

1. The parcel, as it is zoned today, has development opportunities. The current zoning does not prohibit it from being used or developed. Current uses can include resource extraction, recreation, visitor-oriented, and residential uses.
2. The City has missed an opportunity by not purchasing the property to maintain the scenic and habitat values.
3. Industrial uses so close to a sensitive habitat area is a concern.
4. General commercial is not appropriate for the area.
5. Working with the situation we can maintain the view shed.
6. The Comprehensive Plan shows the need for industrial land and also shows intent to acquire the land for public purposes, for a park and viewshed protection.

7. This parcel of land is an important scenic corridor and iconic viewshed that defines the community.
8. The wetlands and the parcel have value to the community of Juneau. We can't allow further degradation of the wetlands. The loss of 39 percent of the wetlands over time, per public comment, is credible and concerning.
9. This parcel of land, as it is currently zoned has social, environmental, and financial value to future generations.
10. There has been a significant amount of public comment in opposition to both this map amendment and the prior withdrawn rezoning proposal. There hasn't been any public support shown for this development concept.
11. Large water fowl create safety concerns for the airport, but there is a float plane pond adjacent to the airport. And, there is a water canal system that has been developed between the airport and the airport dike trail. These water systems also attract birds and are very close to the airport.
12. The Wetlands Review Board recommended 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.


Attachments: April 4, 2013 memorandum from Beth McKibben, Community Development, to the CBJ Planning Commission regarding AME2013 0007.

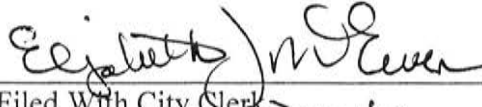
May 10, 2013 memorandum from Beth McKibben, Community Development to the CBJ Planning Commission regarding AME2013 007.

This Notice of Decision constitutes a final decision of the CBJ Planning Commission. Appeals must be brought to the CBJ Assembly in accordance with CBJ §01.50.030. Appeals must be filed by 4:30 P.M. on the day twenty days from the date the decision is filed with the City Clerk, pursuant to CBJ §01.50.030 (c). Any action by the applicant in reliance on the decision of the Planning Commission shall be at the risk that the decision may be reversed on appeal (CBJ §49.20.120).

Project Planner:


Beth McKibben, Planner
Community Development Department


Michael Satre, Chair
Planning Commission


Filed With City Clerk Deputy

5/21/13
Date

Bicknell Inc
File No.: AME2013 0007
May 17, 2013
Page 3 of 2

NOTE: The Americans with Disabilities Act (ADA) is a federal civil rights law that may affect this recommended map change. ADA regulations have access requirements above and beyond CBJ - adopted regulations. Contact an ADA - trained architect or other ADA trained personnel with questions about the ADA: Department of Justice (202) 272-5434, or fax (202) 272-5447, NW Disability Business Technical Center (800) 949-4232, or fax (360) 438-3208.

1 **CITY AND BOROUGH OF JUNEAU, ALASKA**
2 **APPEAL FROM A DECISION OF THE PLANNING COMMISSION**

3 Appeal of NOTICE OF DECISION File)
4 No.: AME2013 0007)
5 Appeal of Planning Commission)
6 Recommendation to the City and Borough)
7 Assembly to amend the Comprehensive)
8 Plan Map G;)
9 Legal Description: USS 1568 TR B;)
10 Property Address: Glacier Highway;)
11 Parcel: 5-B14-0-102-007-0;)
12 Hearing Date: April 9, 2013.)
13)

14 **STIPULATION FOR DISMISSAL**

15 After a conference with the City Attorney wherein the parties discussed the
16 applicability of the CBJ Appeal procedures to a Planning Commission recommendation
17 regarding a requested map amendment to the Comprehensive Plan, it was agreed that
18 the Title 49 of the CBJ ordinances did not contemplate appeals on map amendment
19 requests. Furthermore, it was agreed that the proper procedure for a party seeking to
20 rezone specific property was to apply for the rezone and that a map amendment could
21 be taken up by the Planning Commission, later, if appropriate.

22 In light of the parties' agreement regarding the appropriate procedure Appellant
23 Bicknell, Inc., withdraws its appeal of the Planning Commission Notice of Decision on
24 AME 2013 – 0007. Bicknell requests that the CBJ fully refund the appeal fees paid by
25 Bicknell.

26 The City and Borough of Juneau Planning Commission acknowledges that there
27 has been procedural confusion regarding Comprehensive Plan map amendments, and
28 agrees that upon dismissal of this appeal it would be appropriate to fully refund the
29 appeal fees paid by Bicknell. The CBJ Planning Commission further agrees that as
30 long as Bicknell reinitiates its original or a modified application for a rezone of United
States Survey 1568 Tract B with the Department of Community Development within
30 days of the dismissal of the appeal, the Planning Commission will consider the

1 request to date back to its original rezone request and be timely for de novo processing
2 under CBJ 49.75.110 *et seq.*

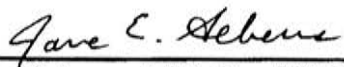
3 DATED this 7th day of August, 2013 at Juneau, Alaska.

5 BAXTER BRUCE & SULLIVAN P.C.

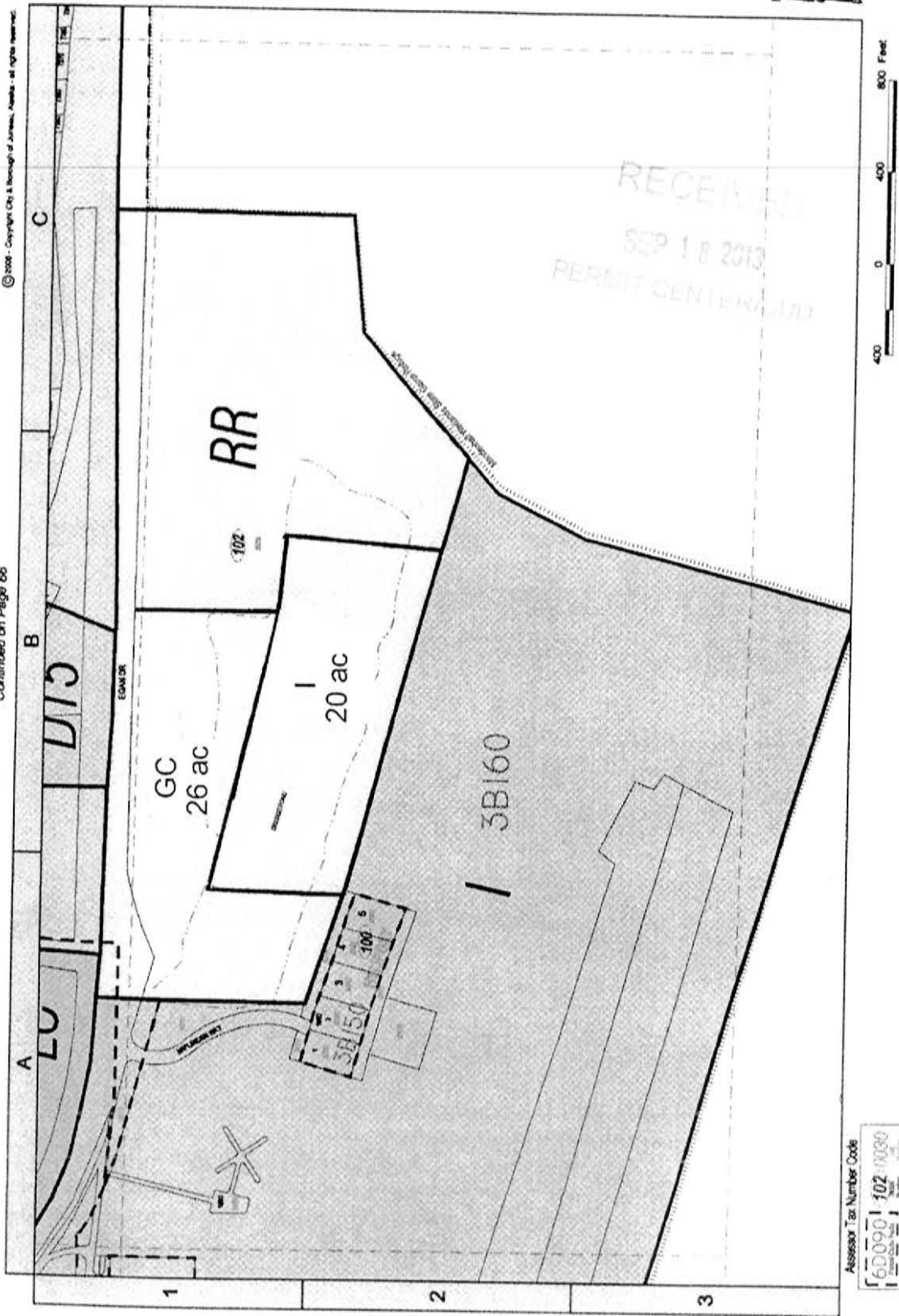
6
7 By 
8 Daniel G. Bruce, ABA No. 8306022

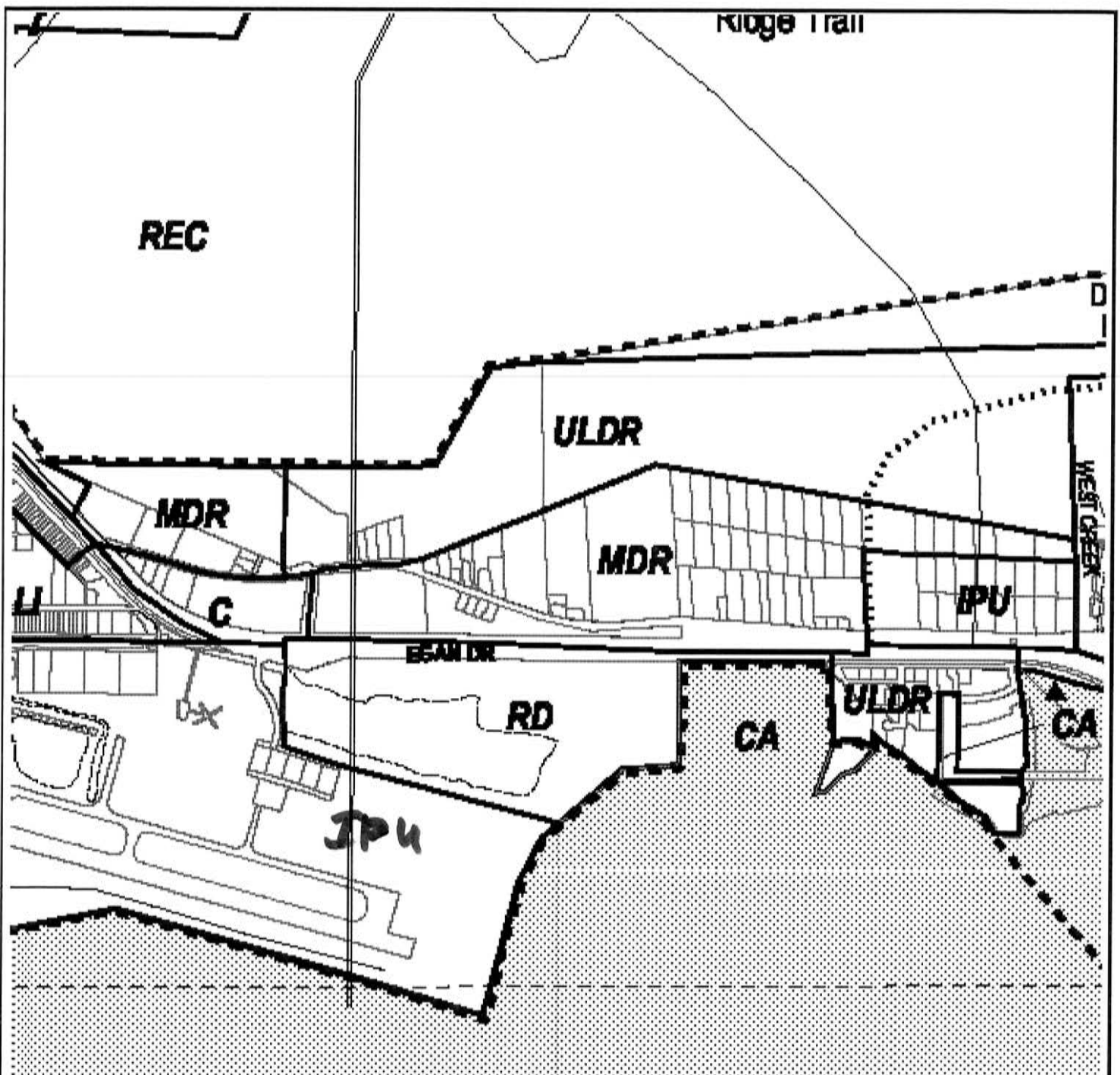
9
10 DATED this 7th day of August, 2013 at Juneau, Alaska.

11 City and Borough of Juneau, Planning Commission

12
13 By 
14 Jane Sebens, ABA No. 9011115

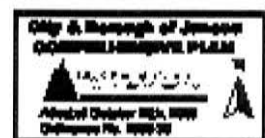
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BAXTER BRUCE & SULLIVAN P.C.,
P.O. Box 32819 Juneau, Alaska 99803
Telephone: (907) 789-3166
Facsimile: (907) 789-1913





| | | |
|-----------------------|-----|----------------------------------|
| NATURAL RESOURCE | REC | Recreational Resources |
| | RD | Recreational Development |
| | SP | State Park |
| | CU | CU National Area Park |
| | CU | CU Recreational Service Park |
| | CU | CU Conservation Area |
| | PC | Stream Protection Corridor |
| COMMERCIAL/INDUSTRIAL | C | Commercial |
| | MC | Medium Commercial |
| | WC | Waterfront Commercial/Industrial |
| | LI | Light Industrial |
| | HI | Heavy Industrial |

| | | |
|---------------|------|---|
| RESIDENTIAL | RD | Rural Dispersed Residential |
| | ULDR | Urban Low Density Residential |
| | MDR | Medium Density Residential - Single Family |
| | MDR | Medium Density Residential |
| | MDR | High Density Residential |
| | 77C | Traditional Town Center |
| | MDR | Medium Density Residential |
| PUBLIC | IPU | Institutional and Public Use |
| | IPU | Existing School |
| | IPU | Potential School Location |
| ROADS/TRAFFIC | == | Potential Alignment (alignment not specified) |
| | == | Potential Road (alignment not specified) |
| | == | Trail |



| | | | |
|---|------------------------|---|---------------------|
| ✓ | Neighborhood Areas | △ | Urban Service Areas |
| △ | Neighborhood Waterways | △ | State Center |
| △ | State Center | △ | State Center |
| △ | State Center | △ | State Center |

NOTE: Potential development locations include flood zones, riparian reserves, wetlands, and other areas that may be subject to regulatory review. CONTACT THE COMMUNITY DEVELOPMENT DEPARTMENT FOR DETAILED INFORMATION.

Prepared by: Community Development Department

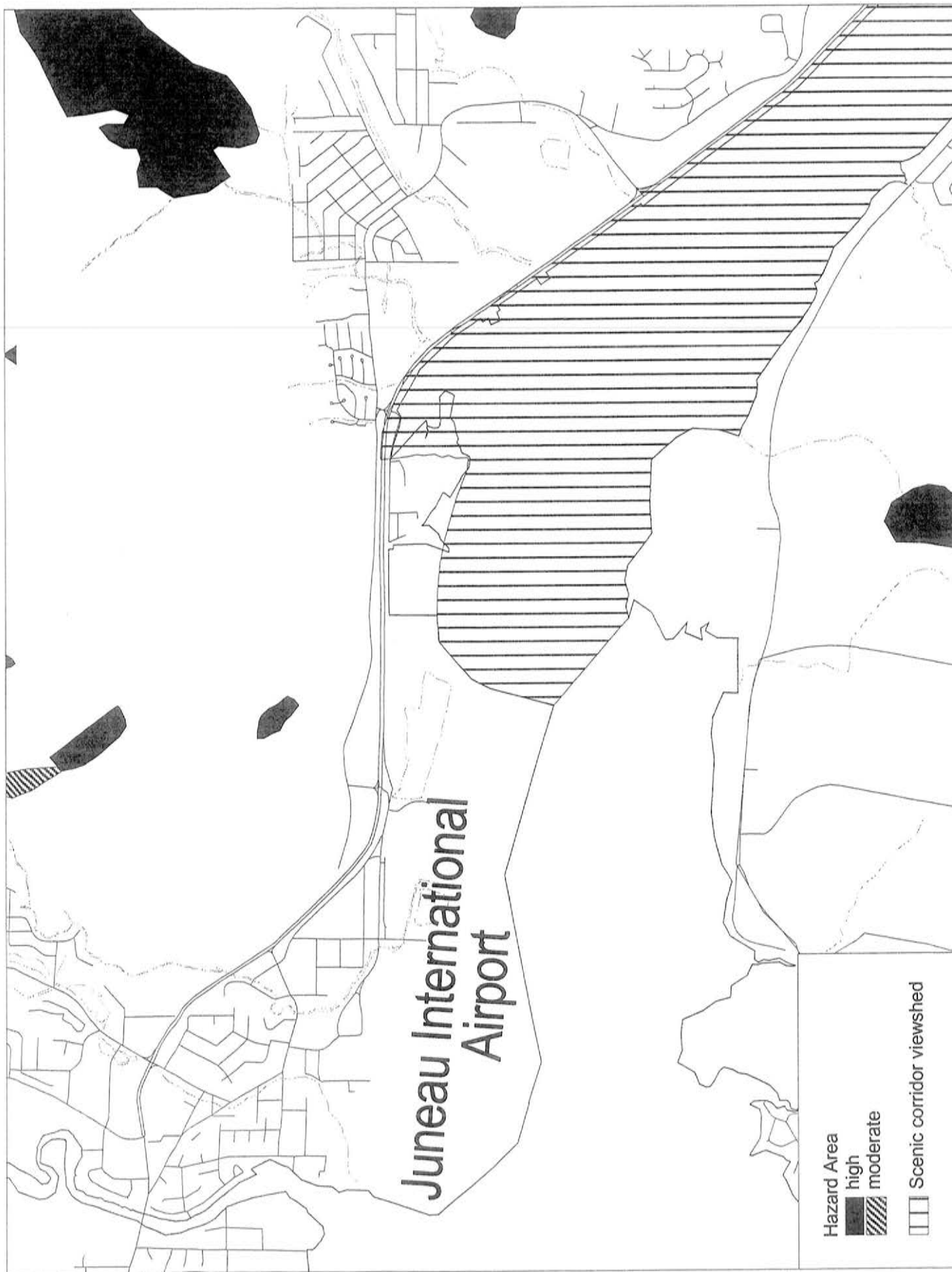
Beth McKibben

From: David Blommer <dblommer@bicknellinc.com>
Sent: Monday, November 18, 2013 10:04 AM
To: Beth McKibben
Subject: Honsinger Pond Rezone

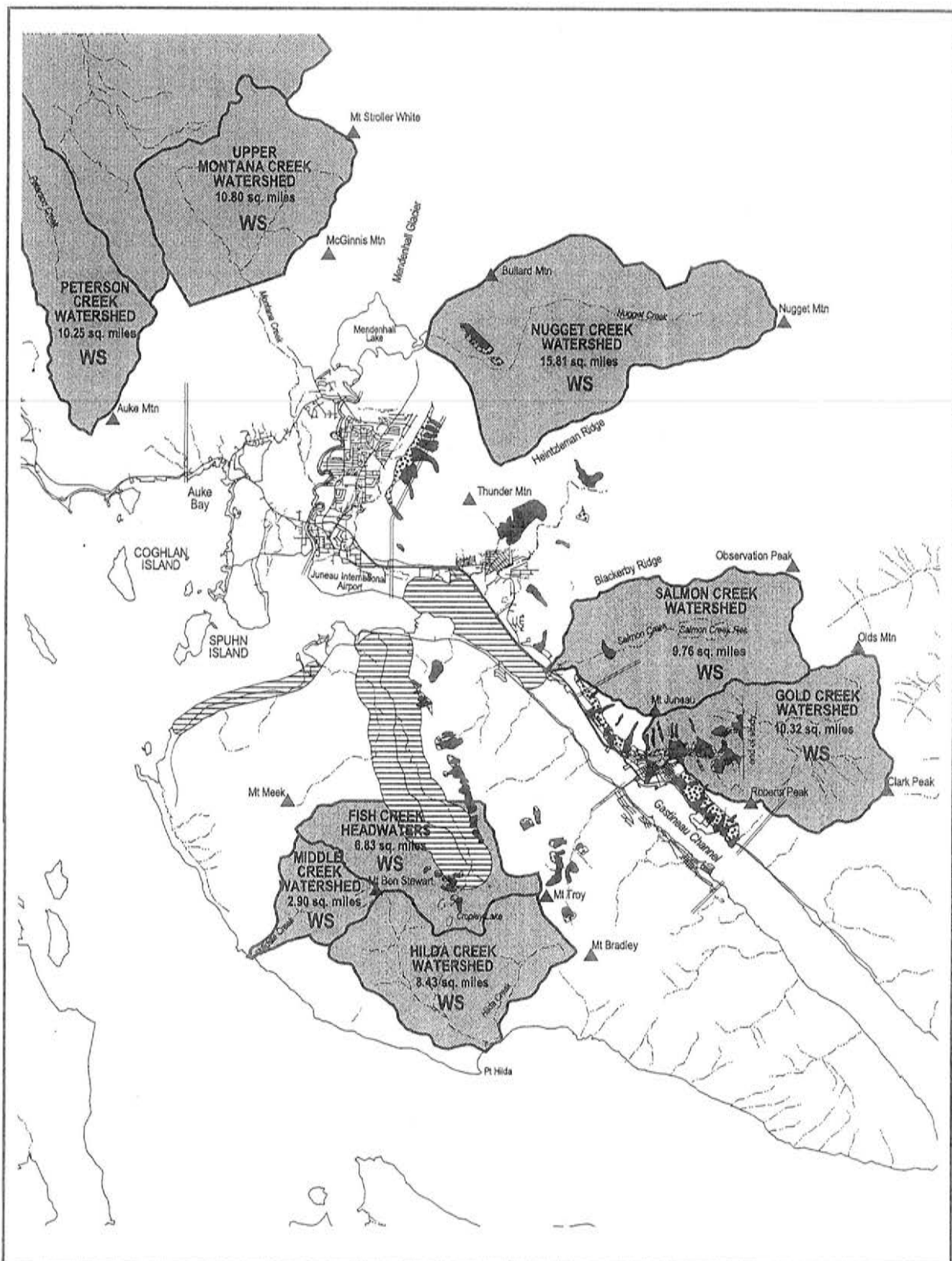
Hi Beth,

Spike had mentioned that you wanted some clarification on whether we wanted General Commercial or Light Commercial for the rezone. After some discussion, we believe that light commercial will be a better fit. The main reason we believe light commercial is the better choice is because of the maximum height for buildings. The max height for Light Commercial is 10' less than General Commercial and also 10' less than the current zoning. This should alleviate the concerns over the viewshed.

Thanks,
David Blommer
Bicknell Inc.
907-789-5727



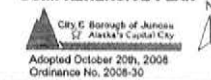
Attachment F



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

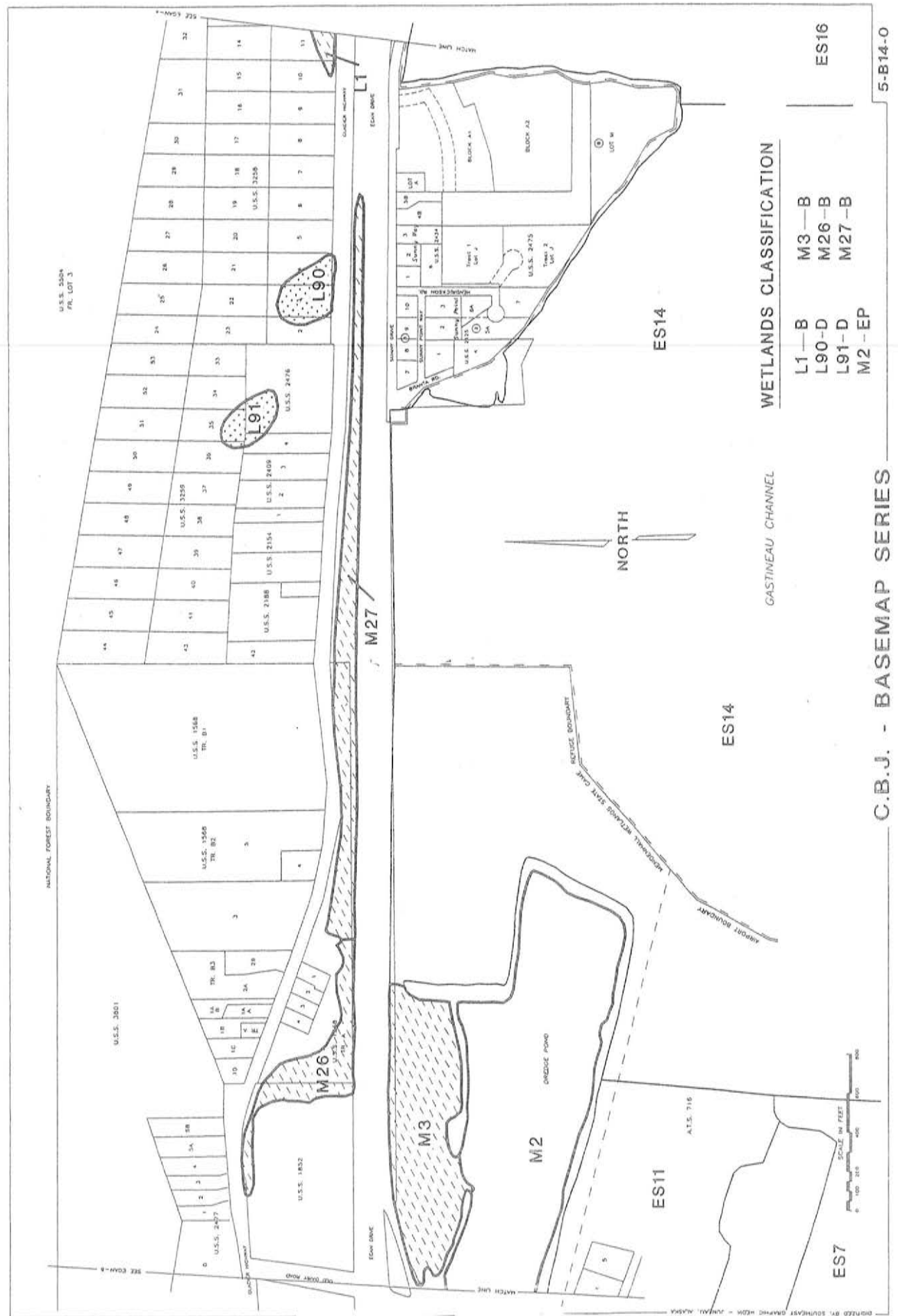
10000 0 10000 Feet

**City & Borough of Juneau
COMPREHENSIVE PLAN**



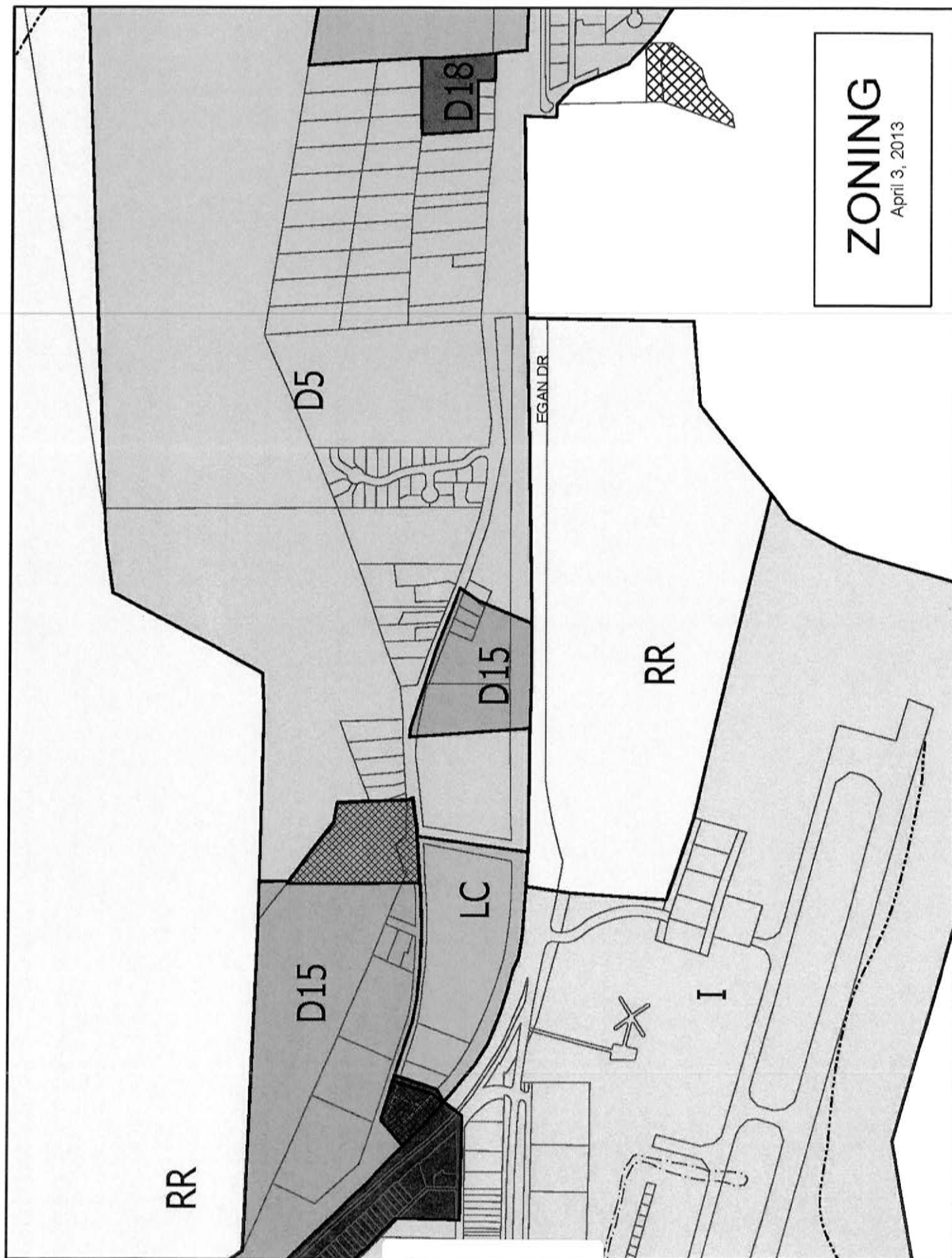
Adopted October 20th, 2008
Ordinance No. 2008-30

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.



ZONING

April 3, 2013



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

FILE NO: Honsinger Pond Investigation

THRU: 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.

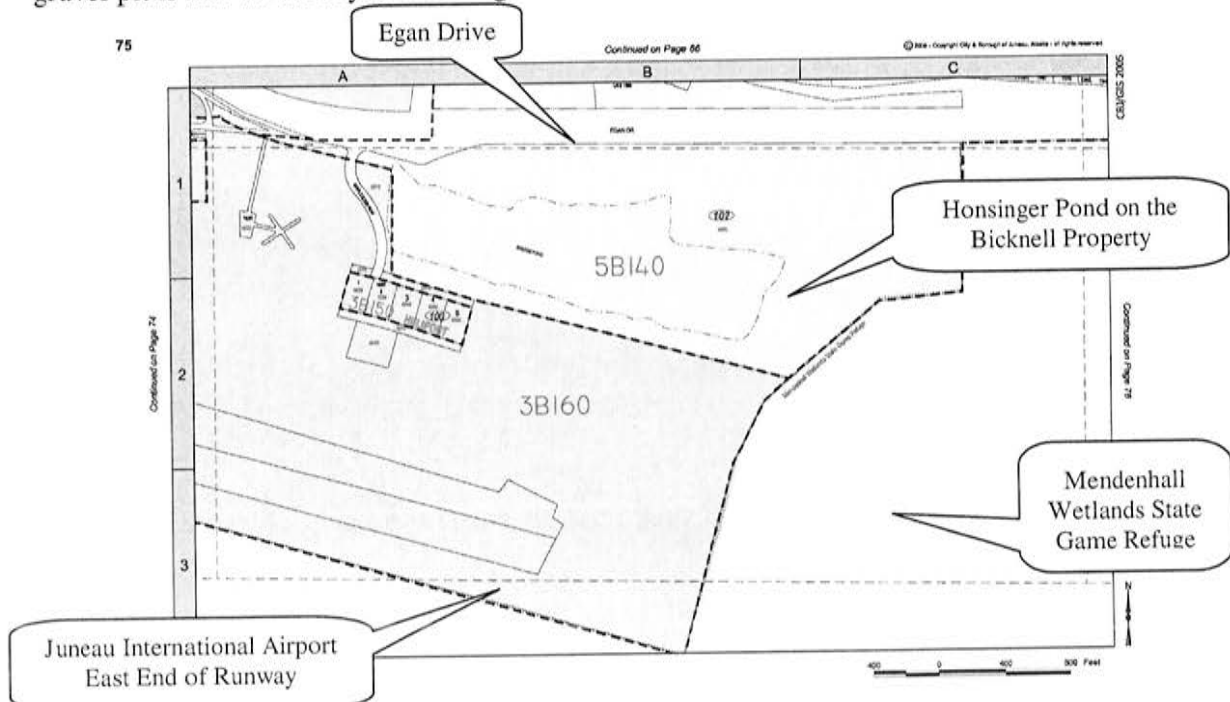


Figure 1. 2005 City and Borough of Juneau Street and Property Atlas, page 75.

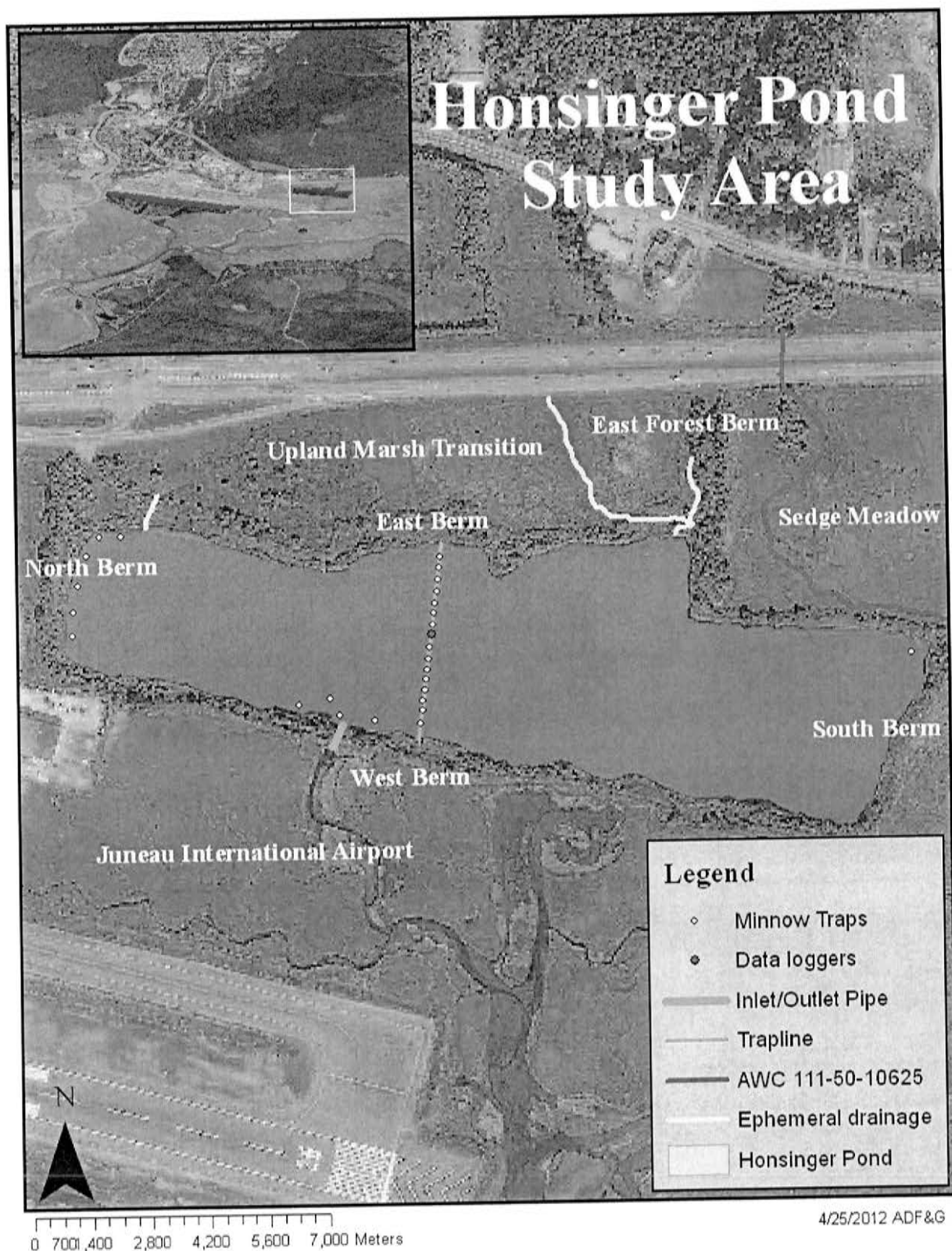


Figure 2. Honsinger Pond study area.

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 plaintain *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.