

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).

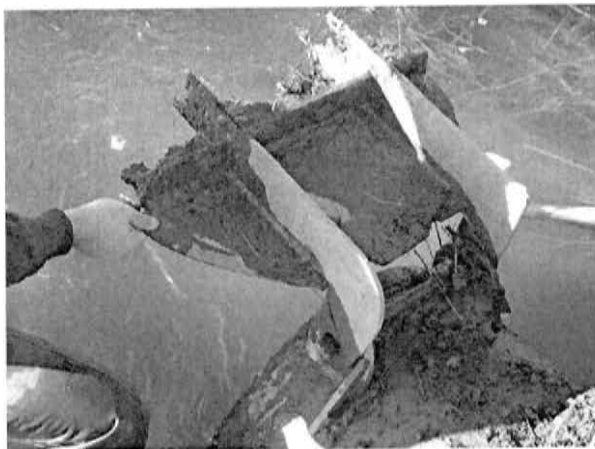


Figure 11. West berm failed culvert flap.



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 μ S, salinity ppt, dissolved oxygen mg/L, and temperature °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			

Beth McKibben

From: Patricia deLaBruere
Sent: Wednesday, November 13, 2013 4:33 PM
To: Beth McKibben; Dan Jager; Ron King; Charlie Ford; Brent Fischer; John Kern; Marlene Love; Ed Foster; Ken Huddlestun; Tony Stoinich; Greg Chaney; 'Timothy, Jackie L (DFG)'; Heidemann, Marie E (DOT) (marie.heidemann@alaska.gov); Darrell Wetherall (Darrell.Wetherall@aelp.com); Eric Feldt
Subject: RE: Review requested AME 2013 0015 rezone the Honsinger Pond area

I have a comment on the application. It states that the land is located on Glacier Hwy, however part of it is on the on-ramp of Yandukin Dr (small portion). I don't see a problem with the rezone, however there will be substantial questions, concerns and restrictions at the time of land development by the FAA. There will be access issues to the property as well.

Thanks for including us.

Patty

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

From: Beth McKibben
Sent: Friday, November 08, 2013 2:28 PM
To: Dan Jager; Ron King; Charlie Ford; Brent Fischer; John Kern; Marlene Love; Ed Foster; Ken Huddlestun; Tony Stoinich; Patricia deLaBruere; Greg Chaney; 'Timothy, Jackie L (DFG)'; Heidemann, Marie E (DOT) (marie.heidemann@alaska.gov); Darrell Wetherall (Darrell.Wetherall@aelp.com); Eric Feldt
Subject: Review requested AME 2013 0015 rezone the Honsinger Pond area

Applicant has requested to rezone the Honsinger Pond parcel from Rural Reserve to a mix of Rural Reserve, Industrial and Light Commercial. Please review the attached application materials and send any comments/concerns you may have by the end of the day November 22, 2014.

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.

Beth McKibben

From: Greg Chaney
Sent: Friday, November 08, 2013 2:56 PM
To: Beth McKibben
Subject: RE: Review requested AME 2013 0015 rezone the Honsinger Pond area

Hi Beth,

The applicant's information states that they are interested in "General Commercial" zoning but the description in the E-mail says "Light Commercial".

This proposal does not affect CBJ Lands so this is not an official comment but if the Commission considers Commercial Zoning in this location; the rezone should be conditioned so that no residential use would be allowed. Noise and safety concerns due the property's location at the end of the runway makes this site unsuitable for housing.

Thank you for the opportunity to comment.

Cheers,

- Greg

From: Beth McKibben
Sent: Friday, November 08, 2013 2:28 PM
To: Dan Jager; Ron King; Charlie Ford; Brent Fischer; John Kern; Marlene Love; Ed Foster; Ken Huddlestun; Tony Stoinich; Patricia deLaBruere; Greg Chaney; 'Timothy, Jackie L (DFG)'; Heidemann, Marie E (DOT) (marie.heidemann@alaska.gov); Darrell Wetherall (Darrell.Wetherall@aelp.com); Eric Feldt
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Senior Planner, CDD
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Please consider the environment before printing this email.

Public Comments for AME2013 0015

Meeting Date: November 26, 2013

1. Email dated November 17, 2013 from Roman Motyka in opposition.
2. Email dated November 17, 2013 from Nanci Spear in opposition.
3. Email dated November 17, 2013 from Karen Capp says protection of wetlands should continue to be the primary concern for the Planning Commission.
4. Email dated November 17, 2013 from Sandy Williams would like the property to remain a Reserve.
5. Email dated November 17, 2013 from Dr. Emily Kane in opposition, suggesting to rezone near Costco or DOT, not the wetlands.
6. Email dated November 17, 2013 from Mark Miller believes all the reasons for originally designating this property Rural Reserve are still firmly in place.
7. Email dated November 17, 2013 from Jean Jasmine in strong support to retain Rural Reserve for the field of fireweed.
8. Email dated November 17, 2013 from Ruth Danner asking Beth McKibben for a better map from a forwarded message from Patricia Obrien asking people to write to the Planning Commission to protect the field of fireweed.
9. Email dated November 17, 2013 from Mary Wilson in opposition and says it would be a shame to wreck a beautiful area.
10. Email dated November 18, 2013 from Bruce Baker respectfully requests the PC NOT approve the rezone.
11. Email dated November 18, 2013 from David McMaster implores the PC to not allow the destruction of the Field of Fireweed, saying we have a responsibility to think about the bigger picture.
12. Email dated November 18, 2013 from Margo Waring says industrial uses in this area are problematic.
13. Email dated November 18, 2013 from Jon Tillinghast in opposition for 3 reasons.
14. Email dated November 19, 2013 from Elaine Miller asks to not develop the field of fireweed.
15. Email dated November 19, 2013 from Frank Berstrom in support of the rezone.

16. Email dated November 19, 2013 from Mary Lou & Jim King says Juneau's image needs to be treasured.
17. Email dated November 19, 2013 from Jon Lyman says the developer bought reserved property knowingly and asks to deny the change.
18. Email dated November 19, 2013 from Lesley Lyman writes in opposition and suggests the property owner sell it to the City.
19. Email dated November 20, 2013 from Patricia Wherry says the zone change is NOT a better use of the land.
20. Email dated November 20, 2013 from Rachel Tarver pleads to not rezone.
21. Email dated November 20, 2013 from Karen & Jed Dinnan say the huge jump from RR to Industrial/Commercial does not make sense because of the proximity to wetlands.
22. Email dated November 20, 2013 from Patricia Rorick says that view cannot be replaced and asks to please protect the natural environment from development.

Beth McKibben

From: Roman J Motyka <rmotyka@uas.alaska.edu>
Sent: Sunday, November 17, 2013 5:03 AM
To: Beth McKibben
Subject: Bicknell redone

Dear Ms McKibben:

My comments opposing rezoning that I submitted a year ago still hold.

I am in Mexico traveling until 11/26

Sincerely,

Roman Motyka

Sent from my iPhone

Beth McKibben

From: Nanci Spear <nancispear@yahoo.com>
Sent: Sunday, November 17, 2013 7:07 AM
To: Beth McKibben
Subject: Bicknell proposal

Please deny the proposal to use the wetlands for Industrial use. I count on the planning commission to be diligent in allowing permits for building that are not in the public's interest. All of us enjoy the view of the wetlands and expect it to be clear of industrial buildings. Not only is it the views you are protecting but the habitat of birds and animals already being squeezed out. I am sure you have heard enough about the fireweed that we all enjoy so I will just say, please do not allow any changes of the wetlands.

Is it not possible for the city to purchase this land from Bicknell? Do we really need more storage units and other ugly buildings to look at along Eagan Drive?

Thanks for your service to the community of Juneau.

Beth McKibben

From: Karen Capp <k.capp@yahoo.com>
Sent: Sunday, November 17, 2013 10:36 AM
To: Beth McKibben
Subject: Fw: Bicknell Inc. application under consideration

Sorry I need to make some corrections to my comment

----- Forwarded Message -----

From: Karen Capp <k.capp@yahoo.com>
To: "Beth McKibben@ci.juneau.ak.us" <Beth_McKibben@ci.juneau.ak.us>
Sent: Sunday, November 17, 2013 9:14 AM
Subject: Bicknell Inc. application under consideration

Protection of Wetlands should continue to be the primary concern of the Planning Commission. It was when this area was designated Rural Reserve. The property was purchased knowing the zoning and comprehensive plan designation.

How many times must we comment on the owner's undesirable use of the property. It appears the system is being manipulated to satisfy the desires of one person who stands to make a lot of money at the expense of wildlife and the people who wish to save their habitat.

By building a float pond and airport on wetlands, we humans created the 'bird' problem. It won't go away with more development of the area of RECLAIMED wetlands. It is the food and habitat source for many species and they will continue to use it. Protecting the scenic and habitat value for this area is "money in the bank" for future generations of wildlife and people. Plus it continues to provide a safe area to help minimize airplane and bird collisions.

Beth McKibben

From: Williams Sandra <sandywilliams1945@gmail.com>
Sent: Sunday, November 17, 2013 12:45 PM
To: Beth McKibben
Subject: Mendenhall Reserve

I agree this land being a Reserve should stay that way for all the wildlife in the area and for the beauty of the locals throughout the year and the tourists to enjoy. This land was bought knowing it was a Mendenhall Wetland and International area for the Natlional Audubon Society and birdlife besides all the other animals this area is used for. All these different species cannot speak for themselves. I think their voices need to be heard. Where is their choice? I support this land stay a Reserve Wetland. Sandy R. Williams

Beth McKibben

From: Emily Kane <dremilykane@gmail.com>
Sent: Sunday, November 17, 2013 3:43 PM
To: Beth McKibben
Subject: Bicknell application

Dear CBJ commissioners

Juneau has already said NO to development of this environmentally sensitive and beautiful area. Do we really new to go through this again? Why can't no mean NO? The reasons cited previously still apply.

Put light industry back by Costco or next to DOT. Not on our lovely wetlands. Sheeeesh.

Dr Emily A Kane

www.DrEmilyKane.com

www.naturopathic.org

"Let your highest aspiration organize your life."

Beth McKibben

From: Mark Miller <markjpmiller@gmail.com>
Sent: Sunday, November 17, 2013 3:44 PM
To: Beth McKibben
Subject: Retain Rural Reserve status for 82 acre parcel including Honsinger Pond.

Dear Ms McKibben:

I am writing to support retaining Rural Reserve protection for the 82 acres near Fred Meyer, which includes Honsinger Pond. I believe all of the reasons for originally designating this property as Rural Reserve are still firmly in place. It is still a unique wetland deserving of preservation.

Residents of the area purchased their homes, at least partially dependent on the the value of the view from their homes. It seems a betrayal to diminish that view with industrial development. While circumstances can arise to justify zone changes for the benefit of the majority, this has not been demonstrated in profits for a developer at the expense of many home owners and Juneau at large.

Please admit this letter as part of the public record supporting permanent protection of this pristine acreage.

Sincerely, Mark Miller

Beth McKibben

From: Jean Jasmine <juneaujean49@yahoo.com>
Sent: Sunday, November 17, 2013 5:04 PM
To: Beth McKibben
Subject: Juneau's Field of Fireweed

Hello Beth McKibben and the Planning Commission,

As a Juneau resident who works for the protection of this beautiful city we live in, I must voice my strong support to retain the designation of Rural Reserve for the Field of Fireweed. You have such power in your hands. You can allow Bicknell Incorporated to obliterate the spectacular heart of the valley forever. More cement and structures will deprive us, our visitors, and the throngs of wildlife that thrive in the wetlands the thrill of that precious and unique field. Forever. Nothing can replace it. You can find other places for Bicknell's buildings, but you'll never find another field like that in the heart of our city. Please do not allow the constant roll of cement trucks to rob Juneau of this treasure to all its citizens.

Thank you,
Jean Jasmine
12175 Glacier Hwy. A202
Juneau, AK 99801
907-523-2133

Beth McKibben

From: Ruth Danner <ruthdannerofjuneau@gmail.com>
Sent: Sunday, November 17, 2013 7:22 PM
To: Beth McKibben
Subject: Fwd: Game changer: Bicknell Inc. has submitted an application to rezone the "Field of Fireweed"
Attachments: zone change064.jpg; Bicknell - new application to rezone 82 acres east of Temsco.doc; Findings for Notice of Decision - Denial of Bicknell Map Change Application.doc; Honsinger Pond - e-mail to Planning Commissioners 2013.doc

Beth,

Can you please provide a better map to illustrate the proposed rezoning for the 82 acres at Honsaker's Pond? This one is insufficient to identify what is being proposed.

Thanks,
Ruth

Ruth Danner
1415 2nd Avenue, #702
Seattle, Washington 98101
(907) 321-2283 (c)

----- Forwarded message -----

From: **Patricia OBrien** <patriciaobrien@gci.net>
Date: Sat, Nov 16, 2013 at 9:19 PM
Subject: Game changer: Bicknell Inc. has submitted an application to rezone the "Field of Fireweed"
To: Undisclosed recipients <patriciaobrien@gci.net>

Hello, friends of the Field of Fireweed, an iconic Juneau viewshed of important ecological value.

We are back where we were a year ago. The complicated legal history is listed at the end of this e-mail.

In short, we cannot wear out now. Your commitment to retaining the designation of Rural Reserve for the Field of Fireweed is necessary again! This Bicknell application requests 46 acres be changed from Rural Reserve to Industrial and Commercial use, emphasizing a shortage of these uses. The area includes the Fireweed field east of Temsco along the Egan Highway as well as Honsinger Pond and Juneau's favorite Christmas tree.

We celebrated the map change denial, but it was a squeaker with two Planning Commissioners recusing themselves. We cannot count on that again. Your comments count!! Every one of you is needed to stop this

change. Please dig up your previous comments or take a fresh look at what this area means for living here, tourism, conservation - and write. The attachments will help.

Attachments:

- The current **Public Notice**
- The Bicknell Inc. **application** under consideration - similar to the application for the Map Change
- The Planning Commission **Findings** for Notice of Decision in denying the Map change application
- My letter opposing the map change application by categorizing **your comments**, including examples from your letters and e-mails in Dec. 2012. That application was withdrawn before the 2012 hearing.

Beth McKibben is the planner for this project. She let me know some time back the Department of Community Development is likely to support the change as they have previously. You may e-mail your comments to her at Beth_McKibben@ci.juneau.ak.us. It is best for comments to reach her by noon Friday, November 22nd. Those comments will go into Planning Commissioners notebooks for week-end reading before the hearing Tuesday night, November 26th. Your comments submitted after that (up until Noon Tuesday) will be given to Planning Commissioners to read before the meeting.

Numbers count! So do the variations in your perspective and expertise! Write what you can. Thank you for hanging in there. You will hear again about attending the meeting.

Pat O'Brien

789-9405

Background

- In December 2012 Bicknell Inc. attempted a zoning change on 82 acres of land including Honsinger Pond that he had recently purchased. He withdrew the application before the hearing. Fifty nine citizens opposed the change in written comments.
- On April 4, 2013, Bicknell Inc. presented a proposal to amend Comprehensive Plan Map G on the same 82 acres as a precursor to a second request for a zoning change. Seventeen additional citizens submitted opposing comments. The Planning Commission denied the request in a close vote.
- A total of 76 citizens opposed the re-zone, or the map change, or both.

- On June 10, 2013, Bicknell Incorporated appealed the Planning Commission denial of his proposal to the Juneau Assembly.
- On July 23, 2013, photographer, Mark Kelley, intervened stating, *"This field of fireweed is an important part in the promotion of tourism in Juneau, Southeast Alaska and Alaska. I have an invested interest and unique perspective to this appeal."*
- On August 7, 2013, City Attorney, Jane Stebens, representing the Planning Commission and Attorney, Daniel Bruce, representing Bicknell Inc. signed a stipulation for dismissal of the appeal based on procedural confusion regarding Comprehensive Plan map amendments. They further agreed that Bicknell Inc. could reinstate its original or a modification of the rezone application on the property. I was informed that the new City attorney had a different view than the outgoing City attorney involving a different property and action taken on that case also affected the Bicknell case.
- On 9/8/13 Bicknell Inc. submitted an application for a rezone of the property similar to its map change request. The entire property is currently designated Rural Reserve. Under the proposal, 26 acres would be re-zoned from to Commercial and 20 acres would be re-zoned to Industrial use.
- Beth McKibben, CBJ staff assigned to the case expects it will not come up for a hearing before the Planning Commission before December 2013.

Game changer: Bicknell Inc. has submitted an application to rezone the "Field of Fireweed"

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Findings for Notice of Decision

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. Also, 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 an additional buffer for the Mendenhall State Game Refuge.

Beth McKibben

From: Mary Willson <mwillson@gci.net>
Sent: Sunday, November 17, 2013 9:00 PM
To: Beth McKibben
Cc: 'Patricia OBrien'
Subject: saving the field of fireweed!

I would like to enter my protest over Mr Bicknell's plan to turn this area into a commercial sort of development. That view down the channel when one comes around the curve by Fred Meyer is one of the best in Juneau and certainly beats a view of a bunch of industrial or commercial buildings. I love that long view down-channel, and it's fun to see the weather fronts approaching from that direction. The fireweed field itself is spectacular, an entertainment that lasts for weeks and weeks, as first we note the developing buds, then the prolonged flowering, and finally the clouds of white fluffy seeds borne on pink stalks. The small pond, back there behind the shrubbery, provides good bird habitat and a place where locals sometimes spot unusual species. Parts of the field host nice stands of flowering shooting stars in the spring, and even the drying grasses in fall give us pretty gold and russet tones. It's a wonderful contrast to the somber greens of our conifer forest. It would be a shame to wreck a beautiful area like this.

Beth McKibben

From: Bruce Baker <bhbaker@gci.net>
Sent: Monday, November 18, 2013 2:49 AM
To: Beth McKibben
Subject: Bicknell Rezoning Proposal

I respectfully request the CBJ to NOT approve the rezoning proposal by Bicknell for the area between Glacier Highway and the Mendenhall wetlands. This area is too important for its scenic value and for its important role in buffering the Mendenhall Refuge against pollutants and other industrial degradation of wetland values and functions.

Long-term protection of this area in its current state is worth much more to Juneau in terms of favorable impressions on tourists than any shorter term contribution to our economy which might be derived from industrial development.

Bruce Baker
P.O. Box 211384
Auke Bay, AK 99821

Beth McKibben

From: David McMaster <david@juneauak.us>
Sent: Monday, November 18, 2013 8:39 AM
To: Beth McKibben
Subject: Field of Fireweed

As a 23 year resident of Juneau, a professional photographer and long time guide for our many visitors, I implore you to not allow the destruction of the Field of Fireweed along Egan near Temsco. We have a long standing history of preferring beauty over mere profit in Juneau, and this is one of those times when this precedent must be upheld. The ordinances banning billboards and keeping commercial signage to a minimum come to mind. This is like that.

Because we we are a world class city we cannot simply make choices for quick monetary gain. We have a responsibility to think about the bigger picture. The destruction of this field will affect the future of Juneau in negative ways. We must be wise, and not cave to the cause of expedience!

Please keep this treasured field for all the world to enjoy.

Yours Sincerely,
David McMaster

Beth McKibben

From: Margo Waring <margowaring@ak.net>
Sent: Monday, November 18, 2013 10:37 AM
To: Beth McKibben
Cc: Karen Crane; Kate Troll; Jesse Kiehl; Loren Jones
Subject: Bicknell re zone

Dear Planning Commission,

I am taking time from a busy schedule to write to you regarding the proposed Bicknell re-zone.

When I first moved to Juneau, airport arrivals were greeted by a scene of majestic spruces and wide open wetlands. The unfortunate history of Juneau's wetlands has been a gradual chipping away of these important environments. The federally required expansion of the airport area has been the latest in this sad list.

Industrial uses in this area are problematic. The Wetlands Review Board has recommended that the best use for this parcel would be to restore developed portions to their natural state and to not disturb the undeveloped areas. This would provide a buffer for the Mendenhall State Game Refuge and mitigate some of the impact of the loss of wetlands in the Reserve's borders.

The parcel with its current zoning still has such uses as extraction, recreation, visitor and residential uses. But the best use by far is for the city and conservation organizations to buy the property from Mr. Bicknell and keep this treasured view shed open. There's not a day in any season when, in driving along this parcel, my heart isn't lifted by the view. Every visitor has this same experience, an experience we should keep available to residents and visitors.

Please don't exchange our quality of life for development which can take place elsewhere.

Sincerely,

Margo Waring

Beth McKibben

From: Jon Tillinghast <jon@stsl.com>
Sent: Monday, November 18, 2013 4:24 PM
To: Beth McKibben
Subject: Opposition to Bicknell Re-Zoning Proposal (File No. AME20130015)

To the CBJ Planning Commission and Staff:

The purpose of this email is to express my opposition to the above-referenced zoning change. My reasons are three-fold:

1. The application seems a textbook case of unlawful spot zoning. The re-zone is not occurring as part of the comprehensive planning process, but as an *ad hoc* dispensation. Zoning's *raison d'être* is to implement sound land use planning. Turn zoning decisions into case-by-case political decisions, and those decisions become inherently arbitrary;
2. Mr. Bicknell could have had no reasonable, investment-backed expectation that he would be allowed to engage in industrial uses on this property when he bought it. In fact, no one should have any expectation of a zoning change; indeed, to have such an expectation is a bit of an insult to the city governing body, since it assumes that the body will always capitulate; and
3. The adverse impact that this zoning change will have on the perception of Juneau, and hence upon its economy, is hard to overstate. Upon reaching the highway from the airport, the eyes of every visitor, legislator, dignitary, visiting businessperson and journalist will be insulted by industrial blight. This will be every person's first impression of Juneau---a tawdry place obviously devoid of any self-respect. This is no creative, blend-in-with-the-surroundings project that Mr. Bicknell has in mind here. The best guess is that we have in store another Concrete Way---this one not buried next to the city landfill, but right up front, slapping every arriving visitor in the face with the ugly reality of what Juneau thinks of itself. Please do not let that happen. You owe Mr. Bicknell no obligation to change the zoning that was clearly in place when he bought the property. I'd respectfully submit that you do owe an obligation to Juneau to say no.

Thank you for the consideration that I know you will give these comments.

Jon Tillinghast
328 Coleman Street
Juneau, AK. 99801

Beth McKibben

From: elainemiller@gmail.com on behalf of Elaine Miller <elainemiller@acsalaska.net>
Sent: Tuesday, November 19, 2013 7:58 AM
To: Beth McKibben
Subject: Field of fireweed

To whom it may concern

Please do not develop the field of fire-weed.. Thanks in advance for your help in this matter.

Elaine Miller

Beth McKibben

From: PC_Comments
Sent: Tuesday, November 19, 2013 11:25 AM
To: Beth McKibben
Subject: FW: AME20130015 - Bicknell Inc. Honsinger Pond Area

From: Frank Bergstrom [<mailto:frank.b@gci.net>]
Sent: Tuesday, November 19, 2013 11:02 AM
To: PC_Comments
Subject: AME20130015 - Bicknell Inc. Honsinger Pond Area

Dear Planning Commission:

Bicknell Inc proposes a rezone of a portion of 82 acres of private property at the Honsinger Ponds (some would remain RR). Our property and home are directly across Egan Drive and Glacier Highway from the Honsinger Ponds (7630 Glacier Highway). That is, we are the neighbors. As such we are in complete agreement with rezoning this property according to the landowner's desires. This is private property and every deference should be granted the owner.

The subject property adjoins the Mendenhall Game Refuge upon which I regularly hunt. The point to keep in mind here is the property 'adjoins' the refuge; i.e., it is not part of the refuge. In fact, the property is off limits to hunting, which may explain why ducks are so fond of it. Please consider that the Honsinger Ponds are positioned between an airport runway and a four lane highway. Such a position is not ideal for shooting in the air at ducks. Rezoning to commercial, industrial, and RR for eventual development of this parcel(s) would be consistent with local use and in no way impact hunting or other uses of the adjoining wetland refuge.

We look forward to seeing Juneau continue to grow and our changing neighborhood.

Best regards, Frank

Frank Bergstrom
PO Box 22909
Juneau, AK 99802
907-523-1995 phone/fax
frank.b@gci.net

Beth McKibben

From: mary lou <kingfarm@ptialaska.net>
Sent: Tuesday, November 19, 2013 11:28 AM
To: Beth McKibben
Subject: Comments on Honsinger zone change
Attachments: Juneau Image.docx

Attached are our comments for the Planning Commission meeting on November 22.

Mary Lou King

Beth McKibben:

Juneau has the grandest image of any small town in Alaska. Every salesman knows image matters. Many people remember their first image of Juneau and some stay for a few hours, some a few days, some a few years and some for the rest of their lives. Image can be a fragile thing. What attracted us in the past can be gone tomorrow. Image needs to be treasured if it is to remain favorable.

Our Planning Commission will be considering a conflict between beauty and commerce on November 26 in the Assembly Chamber. At stake is the Honsinger Pond and environs next to Tempsco Helicopters and an industrial development along nearby Egan Drive. Threatened is the grand view awarded to a million travelers each year going between Juneau's Harbor, the Airport and the glacier, some tens of thousands of commuters who enjoy the little decorated spruce tree each Christmas and the flame of an elegant bank of fireweed each summer many of whom find it worth stopping for a picture. This Viewshed/Corridor needs to be protected. Page 162 of the 2008 Comprehensive Plan Scenic Viewshed/Corridor, allows for such protection.

The Planning Commission has the duty to change the city map so an applicant can treat this land at will or to leave it as is protecting the image for the public at large. The applicant has been offered assessed value by the Landtrust and they will see it is protected and the applicant will not be deprived.

Many people have not heard of this pending action as the way they should get such information is constantly changing. Granted this makes your job more complicated but does not change your obligation to let people know about such proposed changes to planning documents and give them time to comment.

Before the Planning Commission and the CBJ Assembly approve a zone change they should investigate who the 59 people who have taken the time to present their displeasure at any new commercial development of the Honsinger property.

These people represent photographers and artists who are independent business people, who contribute to our local economy, independent and retired folks and others, all of whom could easily take their money and move elsewhere, if the quality of life that keeps them here deteriorates.

There is nothing the owner could do with this land that could compensate the community for the loss of even one of these commentators.

This is a clear case where eminent domain should be used by the community to fairly compensate the owner for this land and to prevent economic loss to the rest of us.

Mary Lou and Jim King, Retired Wildlife Biologist
50 year Juneau resident 789-7540

Beth McKibben

From: jon lyman <jonlymanak@gmail.com>
Sent: Tuesday, November 19, 2013 6:08 PM
To: Beth McKibben
Subject: bicknell property

Sent from my iPad This has been said before, the developer bought reserved property, and now wants to change a premier Juneau viewshed to warehousing, or worse. We live here because of these tremendous views and our caring for the natural world as a legacy to be passed on. In the scope of Southeast Ak as a whole, wetland areas such as the Bicknell property are at a decreasing premium. Continuing to whittle away at this essential transitory and wetland habitat for both resident and migratory species diminishes the quality of life for all residents, human and wild. please deny this change! Jon Lyman, 808 Fritz Cove Road, Juneau

Beth McKibben

From: Lesley M. Lyman <lesleymlyman@hotmail.com>
Sent: Tuesday, November 19, 2013 6:30 PM
To: Beth McKibben
Subject: Re. Bicknell property

I am writing to oppose any rezoning of the Bicknell property across from Fred Meyer.

I am certainly not alone in appreciating that it is now zoned Rural Reserve. Hundreds of fellow Juneauites obviously treasure it as evidenced by the number of cars stopped by the road during the weeks when the fireweed was in bloom. There always seemed to be one to six people taking pictures of it, painting it, or just standing and marveling at its beauty. I know that from whatever direction I approached, as soon as I saw that view I never failed to inhale deeply and then exhale, and it always brought a smile to my face. Even in other seasons, I treasure the view down or up channel and it reminds me each time I see it why I live here.

That view is not only important to those of us who live here. It is an invaluable asset for our visitors, such as for the hundreds of people on the tours I lead. Whenever we crested the hill going out the road and they saw the fireweed against the wetlands and the spruce, even with the Chilkat mountains way in the distance obscured by clouds, there was always a collective and audible intake of breath. That would invariably be followed by comments about how lucky we locals are to live in a place so amazingly beautiful. It's experiences like that that bring hundreds of thousands of tourists, and their dollars, to our city. Now it seems ironic that each trip someone would usually caution us (locals) to be proactive in safeguarding such a visual treasure and not let it succumb to development.

How much is that iconic view worth to all of us? The buyers took a gamble when they bought the property, knowing its designation. I hope they eventually can find a way to recuperate some of their investment by selling it to the city to become part of the wetlands preserve, as it has great value for both wildlife transition habitat and for recreational trails.

Beth McKibben

From: Patricia Wherry <p_wherry@yahoo.com>
Sent: Wednesday, November 20, 2013 11:18 AM
To: Beth McKibben
Subject: Rezoning of USS 1568TR B - negative

Dear Planning Commission,

Property USS 1568 TR B was once "land" not property. It has morphed from a raw fault in the earth, been submerged by ice, developed into a rich hotspot of biodiversity, and now is proposed for a "higher use" as a man made gravel pad.

Higher and better use:

Changing this property zone from Rural Reserve to include Industrial and Commercial zoning would put the "owner's property" to a higher and better use for the owner.

Industrial and Commercial property for lease/sale:

I wonder if business growth takes into account that the *cost* of Commercial and Industrial opportunities for lease/sale may be as important as availability. It doesn't necessarily follow that allowing a single property owner this rezone helps meet the needs of current and future lease/sale seekers. It just means some more expensive property to *not* be able to choose from.

Viewshed:

The view of the Chilkats standing in front of #67 gravel, asphalt, and large aluminum sheds cannot be compared to the Chilkats beyond trees, upland meadows, and wetlands.

How our building for the future oozing out onto wetland areas. The monetary cost of the replacement of viewsheds/wetlands is more than this land is valued by the assessor's office. Meeting present and future needs for the community isn't measured solely on business growth. We are not robots yet. Intrinsic human values do matter and it is impossible to place a dollar value on them.

To change the zoning, may be better use of *owner's* property. It is NOT better use of land. The owner bought the parcel zoned RR. The owner can live with it.

Please admit this letter as part of the public record supporting denial of zone change and permanent protection if possible.

Respectfully,

Patricia Wherry

Juneau, Alaska

Beth McKibben

From: Rachel Tarver <ratarver@alaska.edu>
Sent: Wednesday, November 20, 2013 7:17 PM
To: Beth McKibben
Subject: fireweed field

Please Please Please don't rezone the fireweed field! I am getting married this summer and plan on taking pictures there, I have had a photo of that in my room since I was a little girl, and I want my kids to be able to visit that magical spot!

--

Rachel Tarver
(907) 957-0043
1378 Guss Grind
Fairbanks, AK 99709

Beth McKibben

From: Karen & Jed Dinnan <dinnans@gmail.com>
Sent: Wednesday, November 20, 2013 8:28 PM
To: Beth McKibben
Subject: Bicknell Incorporated Rezone

Dear Beth McKibben,

We are surprised that this issue has been brought up again and are confused as to why. The huge jump in use from rural reserve to industrial/commercial does not make sense especially because of the proximity to the wetlands. We are concerned about the change for aesthetic and environmental reasons.

This unspoiled view from this property all the way to the Juneau-Douglas bridge is awesome every day. The change in the sky, the light, the vegetation throughout the year doesn't fail to please. This area is also important for recreation and is a wonderful asset for tourism. Given that we who live here are inspired every day, imagine the impression given to visitors as they leave the airport or drive in from the ferry terminal toward town. Many people including us, have stopped here for a photo opportunity.

Already the construction near the entrance to the highway has ruined a lot of the natural beauty. Please make it stop there.

Thanks for your consideration,
Karen and Jed Dinnan
dinnans@gmail.com
907-465-5039

Beth McKibben

From: Patricia Rorick <queenlily9@hotmail.com>
Sent: Wednesday, November 20, 2013 10:22 PM
To: Beth McKibben
Subject: Honsinger Pond

Hello! I fully support protecting the field of fireweed and Honsinger Pond, both located near the airport. I worked in the tourism industry this summer with Gastineau Guiding. Driving out to the glacier every day, the field of fireweed was a major attraction. The view coming up on the airport always got the most comments - I always had to stop talking at that point because everyone's focus was out the window on the wetlands. That view could not be replaced if it were disrupted by commercial or industrial buildings. As a local resident of 25 years, I love the beauty of nature - it provides a quality of life that makes me want to keep living here and raising my family here.

Please protect the natural environment near the airport from development.

Thank you,

Patricia Rorick
Juneau resident