

MINUTES  
WETLANDS REVIEW BOARD  
REGULAR MEETING

January 21, 2016, 5:15 p.m. City Hall Room 224

**Meeting Summary**

Roll Call

Board Members Present: Amy Sumner, Brenda Wright, Lisa Hoferkamp, Hal Geiger, Irene Gallion, Nina Horne

Board Members Absent: Andrew Campbell, Ben Haight

A quorum was present.

Staff Members Present: Teri Camery, Senior Planner; Jonathan Lange, Planner II

Public Present: Gretchen Pikul, Alaska Department of Environmental Conservation; Gretchen Keiser and Bob Wild, applicants

Meeting called to order at 5:20 p.m.

II. November 19, 2016 minutes approved with edits

III. Agenda approved

IV. Public Participation on Non-Agenda Items.  
None

V. Board Comments.  
None

VI. **Agenda Items**

**1) Subdivision of 4 lots into 9 lots on Peterson Creek in North Douglas**

Staff explained that the Board was reviewing this minor subdivision in its advisory role, and that Board comments were specifically requested regarding the proposed plat notes to protect Pederson Creek. Staff provided the history of review on the project, including the recent Planning Commission approval of a variance to the standard that requires all subdivisions to have access along a public right-of-way. Staff explained that the proposed subdivision has access first through an easement and then on a private road. The private road lies within the

50-foot no-development setback of Peterson Creek, and in some areas lies within the 25-foot no-disturbance zone.

The applicants explained the low density of the subdivision area, with a minimum lot size of three acres and residential development only. The applicants explained other measures that would provide protection to the creek, such as requiring snow removal away from the creek in accordance with the CBJ Stormwater Management Plan.

Board members discussed options for moving the road away from the creek with the applicant and concluded that this option would not be feasible. Board members also discussed re-vegetation options, but concluded that those options were beyond the scope of inclusion in a plat note.

Ms. Gallion suggested that the owners of proposed Lots 2A and 4C should agree to have an access easement between the two property owners. This would make it so that the owner of Lot 4C could gain access from Lot 2A if the stream were to meander and make access from the driveway easement difficult, as new driveways are not allowed within the 50 foot no development stream buffer.

Dr. Geiger made a motion to support the request for the minor subdivision with the suggested plat notes. The motion was approved unanimously.

## **2) Juneau Wetlands Management Plan Update and Adamus contract**

Ms. Camery said that the contract amendment for additional meetings with Dr. Adamus on the wetland methodology had been approved. The contract allows for one all-day Saturday workshop and three two-hour Thursday evening discussions. Dates will be scheduled that have the highest board member attendance. She said that the next draft of the Juneau Wetlands Management Plan is due on February 15.

## **VII. Pending Permits and Updates**

### **1) Lemon Creek Gravel Extraction**

Ms. Camery said that mining will begin at the currently approved Lemon Creek Gravel Extraction operation in early February. A second application for gravel extraction farther upstream is expected soon.

## **VIII. Planning Commission Liaison Update.**

No Commissioners were in attendance.

**IX. Next meeting:** Thursday February 18, 5:15 p.m., in City Hall room 224.

The meeting was adjourned at approximately 7:00 p.m.

