

MINUTES  
WETLANDS REVIEW BOARD  
REGULAR MEETING

January 29, 2015, 5:15 p.m. Marine View 4<sup>th</sup> floor conference room

**Meeting Summary**

Roll Call

Board Members Present: Amy Sumner, Brenda Wright, Lisa Hoferkamp, Dan Miller, Nina Horne; Jerry Medina

Board Members Absent: Andrew Campbell

A quorum was present.

Staff Members Present: Teri Camery, CBJ Senior Planner; Christine McNally, CBJ Planner

Public Present:

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

**II.** August 21, 2014 Regular Meeting minutes approved with edits

**III.** Agenda was approved

**IV.** Public Participation on Non-Agenda Items

None

**V.** Board Comments.

None.

**VI.** **Agenda Items**

**1) Juneau Wetlands Management Plan Update**

Ms. Camery noted that the Board has not met since August. The September and October board meetings were cancelled due to lack of agenda items, while the November and December board meetings were cancelled due to lack of a quorum. She said that the primary news is on the grant as always.

Ms. Camery explained that Bosworth Botanical Consulting (BBC) ended the 2014 wetland assessment field season in mid-October. BBC completed a total of 345 assessments and they are

far ahead of schedule. Approximately 20 assessments are left, so BBC expects to the 2015 field season to end as early as mid-May, rather than August as listed in the schedule, depending on weather conditions.

CDD sent out a letter last September to approximately 20 property owners with large vacant parcels to encourage them to take advantage of the free wetland assessments funded under the grant. The letter also informed property owners that off-site assessments (which do not require site visits and owner permission) would be conducted when permission for on-site assessments is not granted. We did not receive permission from Goldbelt Inc. for an on-site assessment on their West Douglas property. This area is a high priority for CBJ to obtain information on, since CBJ is pursuing development of a new road to Middle Point on the back side of the island. BBC will complete an off-site assessment for this property, and approximately 10 others which will utilize the 2013 LiDAR and imagery and extrapolation from adjacent properties.

CDD received approximately 10 requests for private property assessments. Off-site assessments will have a separate enumeration system and separate section in the JWMP Update so it is clear that off-site assessments do not have the same level of scientific accuracy as on-site assessments. We expect to have approximately 30 off-site assessments among 15 or so properties.

Ms. Camery explained that two private property owners in particular have been very enthusiastic about the wetland assessments and she hopes that they will become champions of the JWMP Update when it moves through the Planning Commission and Assembly at a later time. The CBJ Lands Manager is actively using the assessment information in planning efforts for the Switzer Creek and Pederson Hill subdivisions. One North Douglas property owner has been utilizing the assessments on two properties to determine both development and mitigation options. He is excited about working with the information, and his work will be a great example for others. The other property owner is a prominent developer in the community and he has been promoting the benefits of the assessment work to other he knows.

The 2014 Field Season Report was received on January 26 from BBC. This report includes a detailed summary of field methods and a detailed summary of results. This report was not received in time to include in the WRB packet. It will be sent to the Board in next month's packet instead. The Board is not required to formally review and comment on this report, however feedback is still appreciated. This report will be part of the February WRB packet after CDD staff have sent comments and edits back to BBC for a modified report.

Ms. Camery reviewed the next steps on the grant scope of work, including the 2015 Field Plan, 2015 field season work, and JWMP Update preliminary draft report, which is due in October 2015. The preliminary draft requires formal review by the WRB and also the Habitat Mapping Working Group. The project is on schedule for completion by May 2016. We remain significantly under budget in most budget categories, and Bosworth Botanical Consulting has done excellent work.

## **1) Stream Mapping Update**

Ms. McNally explained that the initial stream mapping work has been completed, using the 2013 LiDAR and imagery acquired under the grant. CDD and MIS used Rivertools software to run the stream models,. CDD now has the modeled streams overlay and the ADFG Anadromous Waters Catalog overlay on the imagery. The next task is to cross-reference the models with the Alaska Department of Fish and Game Anadromous Waters Catalog maps, to ensure complete accuracy of both CBJ's and ADFG's maps. The purpose of this part of the grant is to develop accurate maps of anadromous streams and lakes for equitable and consistent implementation of the land use code 50-foot no-development setback. After cross-referencing is complete, CDD will produce preliminary stream maps for review and approval by the Planning Commission and Assembly. We expect this part of the project to be complete by September 2015.

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

**Auke Bay Loading Facility.** Ms. Camery explained that CBJ Docks and Harbors has proposed adding boat repair and maintenance to the ABLF. This project is not coming to the WRB for advisory review because no changes have been proposed to the intertidal fill footprint or the surrounding Auke Nu Cove mitigation area. The project includes stringent Best Management Practices to ensure that pollutants are captured and treated before reaching the cove.

**Lemon Creek Gravel Extraction.** Ms. Camery explained that extraction is expected to begin in early February. Staff always receives many complaints from the surrounding neighborhood on this development. CDD's response has been to ensure enforcement of the project conditions (approximately 36) on the Conditional Use Permit Notice of Decision. CDD staff had a meeting on January 7, 2015 with SECON and their contractors to go over each Conditional Use Permit condition point by point to ensure full compliance. ADF&G and USFWS continue to monitor the project closely and have been generally pleased with SECON's operation. SECON is still interested in additional gravel mining farther upstream, and expects to turn in a Conditional Use Permit for this development within a couple more months or so. Ms. Camery said that she visited the site that day, and the water level in the creek is high so this could delay operations.

Ms. Hoferkamp asked whether the existing gravel extraction area will be restored before SECON moves to a new area. Ms. Camery explained that the current Conditional Use Permit is valid for six years and will expire in 2018. Restoration efforts on the creek are continuous, as explained in the project description and habitat conditions. For example, SECON is required to anchor any large woody debris that they encounter to promote habitat from back-eddies. She asked SECON about this, and SECON said that the debris never stays where they put it, but it always anchors somewhere downstream and creates habitat there. She noted that the Conditional Use Permit conditions include a special exception to ADF&G's timing window for the project so SECON can link excavation areas to ensure that fish don't get stranded on ponds. However SECON has never needed to use this exception, because the excavated pits have been refilling by themselves each year. She said there is tremendous bedload coming down the creek, and the irony is that the material is from SECON's own property far upstream.

Ms. Hoferkamp requested a site visit to the new gravel extraction area after the application is received. Ms. Camery said she would be glad to organize a site visit later, but it could be challenging because the Hidden Valley road does not have public access.

Mr. Miller thought that a site visit to the existing operation would be helpful, so the Board could take that knowledge to the next review upstream. He said there would be many benefits from the upstream location, since it will not have the conflicts with the neighborhood.

Ms. Horne suggested inviting someone from ADF&G to the site visit at the existing area to explain the ongoing restoration work on the stream. Ms. Camery agreed that this was a good idea, however SECON often begins gravel extraction operations on short notice and it may not be possible to meet the city public notice requirements for a board site visit. She said she would try. Mr. Geiger suggested that the Board could also visit the site before and after gravel operations to see the difference.

**Staffing.** Ms. Camery explained that Mr. Goddard left the department for a position in Washington, and CBJ is currently hiring for the position. She said that she will be out of town from late February through the month of March, and to contact Ms. McNally with any questions that may come up during that time.

**Board Appointments.** Ben Haight will take Mr. Jackson's position as one of two Planning Commission representatives on the board. Dan Miller will continue as the other Planning Commission representative.

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

None.

**IX. Next meeting:** Thursday February 19, 5:15 p.m., City Hall room 224

The meeting was adjourned at approximately 5:55 p.m.