

MINUTES
WETLANDS REVIEW BOARD
March 3, 2016, 5:15 p.m. Marine View 4th Floor Conference Room

Meeting Summary

Roll Call

Board Members Present: Amy Sumner, Brenda Wright, Lisa Hoferkamp, Percy Frisby, Irene Gallion, Nina Horne, Andrew Campbell

Board Members Absent: Hal Geiger, Ben Haight

A quorum was present.

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

Public Present: Alan Steffert, CBJ Engineering; Richard Harris; Art Dunn

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

II. January 21, 2016 minutes approved as written

III. Agenda approved

IV. Public Participation on Non-Agenda Items.
None

V. Board Comments.
None

VI. **Agenda Items**

1) SMP 2016 0001 Major Subdivision Review

Ms. Gallion explained that she had a conflict of interest due to her firm's interest in the proposal, and recused herself from the discussion and the vote.

Staff presentation

Ms. Camery explained that the Board was reviewing this major subdivision in its advisory role, and that comments would be incorporated into the planner's staff report to the Planning Commission. Mr. Lange provided an overview of the subdivision proposal for 26 lots, and explained that the proposal affects 1.6 acres of wetlands but no anadromous streams. He referred

to a letter from the U.S. Fish and Wildlife Service regarding stormwater, and explained the applicant's stormwater proposal.

Applicant presentation

Mr. Harris said he would answer any questions from the Board.

Board/staff discussion

Ms. Wright and Mr. Campbell asked Mr. Harris questions regarding the routing of stormwater and the effect on anadromous waters in the Mendenhall State Game Refuge across the road. Mr. Campbell said that a final stormwater management plan would be required from the CBJ at the final plat stage; the current plat review was for the preliminary plat when full details are not yet required.

Dr. Hoferkamp proposed the following motion:

The Wetlands Review Board supports the project with the understanding that the CBJ Stormwater Manual of Best Management Practices will be strictly adhered to and appropriately enforced.

The Board approved the motion unanimously.

2) CSP2016 0002 City Project Review for West Douglas Pioneer Road

Staff presentation

Ms. Camery said that she had strong personal views on the project and needed to recuse herself from the discussion for this reason. She said she would respond only to questions regarding the Board's role. She said that the board was again reviewing the project in its advisory role, and that Board comments and motions would be included in planner's staff report to the Planning Commission.

Ms. Gallion explained that she had a conflict of interest due to her firm's interest in the proposal, and recused herself from the discussion and the vote.

Mr. Lange provided an overview of the project, a 2 ¼ mile long single lane road equivalent to a driveway, which would not be platted as a city street at this time. He explained that the area is designated as a New Growth Area in the Comprehensive Plan. He said that the road corridor goes only through CBJ property; Goldbelt property is located along the coast. He said the project impacts 1.65 acres of wetlands, and referred to the Corps Permit in the packet. He also referred to comments from the U.S. Fish and Wildlife Service that address habitat impacts, specifically sediment impacts on downstream fish habitat and high quality deer habitat.

Ms. Wright expressed concerns that ADFG did not conduct their field work at the time of year when cutthroat trout would be found in the drainages there, therefore this resource was omitted

from their studies. Board members asked the applicant questions regarding the final alignment and the alternatives considered. Mr. Steffert reviewed the three alternatives that were considered and explained the process of comparing impacts between them. He explained that CBJ chose the upper alignment to stay within CBJ Land and to stay out of the fish zone. He said he had walked the route with the U.S. Fish and Wildlife Service and integrated their concerns into the design. He explained that Goldbelt Inc. supports the project for access to their property from city land, however Goldbelt is opposed to a road on their land.

Ms. Wright asked who would use the road, and Mr. Steffert explained that it's a policy decision that is up to the Assembly. Mr. Campbell inquired about whether the proposal would be the final right-of-way location, and Mr. Steffert said yes.

Ms. Horne asked about the public process. Mr. Steffert explained that the CBJ Assembly appropriated the funds for the development through a public process. Mr. Lange explained the CSP review process.

Mr. Campbell and Dr. Hoferkamp asked about ADFG permits, which Mr. Steffert reviewed with the Board.

Mr. Campbell said it was unfortunate that pristine habitat would be violated but he felt that options had been well-explored and he didn't see a better alternative. He suggested a recommendation to approve the project with Best Management Practices to ensure that the development is conducted in the least obtrusive fashion.

Ms. Wright proposed the following motion:

The Wetlands Review Board does not approve the building of this road. If the road is constructed, Best Management Practices and proper hydrological practices must be strictly adhered to

Dr. Hoferkamp seconded the motion.

Mr. Campbell said he could support the second half of the motion, but not the first half.

Roll Call vote:

Yes: Horne, Wright, Hoferkamp

No: Campbell, Frisby

Abstained: Sumner

Motion failed.

Ms. Hoferkamp proposed a new motion:

The Wetlands Review Board recommends that if the project is pursued that Best Management Practices be strongly adhered to with the goal of maintaining water quality and fish passage.

Ms. Wright second the motion:

Roll call vote:

Yes: Campbell, Frisby, Sumner, Hoferkamp

No: Wright

Abstained: Horne

Motion failed.

Ms. Wright said she is still opposed to the project. Mr. Steffert said that the Board's comments would be carefully noted.

3) Juneau Wetlands Management Plan Update

Ms. Camery said that she has received the second draft of the JWMP, which is undergoing internal review and comment. She said that the final draft of the JWMP from the consultants would be presented to the Board, Habitat Mapping Working Group, Planning Commission, and Assembly Lands Committee in a final series of meetings in April and May before the grant and contract expire on June 1. She said that the latest draft follows the board's guidance for a plan that can be adopted as is, to promote use of the information, with goals and policies that will lead to development of wetland categories in the future.

VII. Pending Permits and Updates

1) Lemon Creek Gravel Extraction

Ms. Camery said that CDD has received an application for mining in the Lemon Creek streambed farther upstream in Hidden Valley. This application will come to the board for their advisory review at the March 24 regular meeting.

2) Wetlands Review Board Wetland Methodology Workshops

Ms. Camery referred to the board meeting list and reviewed the agenda for the upcoming workshop, Saturday March 12, 8:30-5:30 in the Assembly Chambers.

3) Southeast Alaska Fish Habitat Partnership wetland methodology peer review

Ms. Camery explained that SEAKFHP would be undertaking a technical peer review of the WESPAK-SE wetland methodology, with the goal of establishing "confidence intervals" for various functions and values assessed by the methodology. She said that SEAKFTP partners

might be attending the Wetlands Review Board workshop to gain a better general understanding of the methodology. She said that Debbie Hart, SEAKFHP Coordinator, would be also be facilitating the Wetlands Review Board wetland methodology workshops.

VIII. Planning Commission Liaison Update.

No update was given.

IX. Next meeting: Wetland Methodology Workshop, Saturday March 12, 8:30-5:30 pm
Assembly Chambers

The meeting was adjourned at approximately 7:20 p.m.