

AGENDA

WETLANDS REVIEW BOARD REGULAR MEETING

May 17, 2012
City Hall #224
5:15 pm

I. ROLL CALL

II. APPROVAL OF MINUTES

April 26, 2012

III. APPROVAL OF AGENDA

IV. PUBLIC PARTICIPATION ON NON-AGENDA ITEMS

V. BOARD COMMENTS

VI. AGENDA ITEMS

1. Honsinger Pond Discussion
2. CBJ Ditch maintenance photo comparison between 2011 and 2012.

VII. PENDING PERMITS & UPDATES.

VIII. PLANNING COMMISSION LIAISON UPDATE

IX. SCHEDULE FOR NEXT BOARD MEETING

- June 21, 2012 Airport Site visit. We will meet at the Airport Dike Trail Parking Lot at 5:15 pm.

X. ADJOURNMENT

DRAFT MINUTES
WETLANDS REVIEW BOARD
REGULAR MEETING
April 26, 2012, 5:15 p.m. City Hall Room 224

Meeting Summary

Board Members Present: Hal Geiger, Ron Berg, Dan Miller, Andrew Campbell, Brenda Wright, Jerry Medina

Board Members Absent: Mike Mauseth, Lisa Hoferkamp, K Koski

A quorum was present.

Staff Members Present: Nicole Jones, Teri Camery, CBJ Planners

Public Present: George Schaaf, CBJ Parks and Recreation; Skye Stekoll, CBJ Engineering; Greg Patz, State of Alaska Department of Transportation

Meeting called to order at 5:18 p.m.

II. March 15, 2012 Regular Meeting minutes were approved with the suggestion that either board concerns be written as a list or that individual member comments be cited.

III. **Agenda was approved.**

IV. **No public participation on non-agenda items.**

V. **No Board Comments.**

VI. **Agenda Items**

Ditch Maintenance Discussion with DOT. Greg Patz, DOT Southeast Alaska Maintenance Supervisor, described DOT's continuation of last summer's efforts to reduce sedimentation during ditch maintenance operations. Mr. Patz said that DOT experimented with leaving a section of the ditch undisturbed so water could filter through vegetation, but this resulted in standing water and complaints from the public. DOT is now looking at other options such as "scalping," where the sod is cleared off, the sediment is removed from beneath it, and the sod is replaced with intact vegetation. DOT will continue to use Best Management Practices including digging back to the original ditch dimensions, conducting maintenance during dry periods when possible, utilizing check dams, hydro-seeding, and other measures. Check dams will be maintained until new vegetation is established and will be removed the next time that ditch

maintenance in the area occurs. DOT will be working on the ditches on Glacier Highway from the Ferry Terminal to Point Lena Loop Road this summer.

The Board requested information on ditch maintenance successes from last year. Mr. Patz agreed to provide this information to staff who will then pass it to the board. Staff also agreed to re-visit the CBJ ditch locations where photos were taken last year to monitor progress, and report back to the Board.

VAR2012 0007. The Board reviewed VAR2012 0007, a Variance review to encroach into the 50' setback of Auke Lake for recreational improvements to the Auke Lake Wayside. Applicant, CBJ.

Staff Presentation

Ms. Camery explained why the project requires a Variance, and explained that the components of the project whose purpose is direct access to the lake, such as the floating dock next to the boat ramp, meet the exemption criteria under the streamside/lake setback ordinance. Ms. Camery explained that the site is heavily impacted, and the project has been designed to address erosion impacts from current uses on the site.

Applicant presentation

Mr. Stekoll and Mr. Schaaf provided an overview of the project and described the specific elements of the project that are within the 25-foot no-disturbance zone and within the 50-foot no-development setback. They noted that the parking lot has been reduced as much as possible while meeting the minimum requirements for the turning radius. Another driving factor in the design is that no structures are allowed within the DOT right-of-way, which runs parallel to the boat ramp. They noted that the bathroom will be connected to city sewer, and is outside of the 50-foot setback. The design includes three stormwater ponds to provide a natural filtration system. The ponds will be seeded with native species. This design was chosen because oil/water separators are high maintenance, and if an oil/water separator failed it would concentrate the waste and discharge it into Auke Lake or Auke Creek. Several areas will be re-vegetated, including the area along the highway next to the launch ramp.

Board members expressed concern over areas that are within the 25-foot no-disturbance zone. Mr. Stekoll and Mr. Schaaf explained that the viewing deck, which is in the no-disturbance area, is a hang-out area where roots have been exposed. The viewing deck is a necessary feature to provide an ADA-accessible viewing area and to address erosion. They noted that the project is in the conceptual stage. Board members expressed appreciation for the opportunity to review the project at an early stage. Ms. Camery explained that the variance and city-project review will be heard at the next Planning Commission meeting. If the site plan changes "significantly" (a determination that will be made by the Community Development Department Director) after it has been approved the Planning Commission, it will need to come back to the WRB and Planning Commission for a new review.

Mr. Medina inquired about whether snow would be stored at the site. Mr. Stekoll said that the launch ramp will be closed during the winter, but the parking lot will be plowed. Only snow from the parking lot, not from other areas, will be stored on the lot and will be filtered through the stormwater ponds.

Mr. Stekoll and Mr. Schaaf confirmed that no trees would be cut for the development, and pervious pavement would be used on the trails. The development will include interpretive signs. The paths, shelter, and restroom will be lit with small scale pedestrian lighting. Upcoming projects in the area include a new bus stop and multi-use trail on the edge of the lake along the highway. These will be separate reviews.

MOTION:

The Board unanimously approved the following motion:

The WRB supports the project because of the reduced erosion potential and because of the extensive restoration efforts both within and outside of the 25-foot no-disturbance zone. The WRB supports the viewing deck within the 25-foot no-disturbance zone because the intent is to reduce erosion. All other project elements should be kept outside of the 25-foot no-disturbance zone if possible, especially the fire pit/picnic shelter and associated grading.

Mr. Stekoll and Mr. Schaaf agreed to provide a revised drawing by Monday which shows the 25-foot no-disturbance zone and a modified design which pulls the fire pit/picnic shelter outside of the zone. The revised drawing will also show the areas that will be revegetated, because board members believe this provides mitigation for impacts within the 25-foot and 50-foot zones and therefore should be specifically noted on the plans.

VII. Pending Permits and Updates

1. **Airport Update.** Ms. Jones spoke with Tom Carson and said that airport projects will be completed during the last week of May. Mr. Carson is open to hosting a site visit with the Board at any time. After a discussion about board availability, Ms. Jones said she would check with Mr. Carson about having a site visit on June 21 or June 28, and would report back to the board.
2. **Board Vacancy.** Ms. Camery announced that Mr. Mauseth is leaving the board, and this was to be his last meeting. A vacancy announcement will be posted on the CBJ website soon.

VIII. Planning Commission Liaison Update.

Mr. Medina described the Commission's action on the Auke Bay Elementary Bay Creek Streamside Setback Variance. Mr. Medina said that the Commission was upset about the project coming to them at such a late stage, just as the WRB was. He said the Commission appreciated the WRB's input and adopted all the Board's recommended conditions as written.

IX. Next meeting: Thursday May 17, 2012, 5:15 p.m. City Hall Conference room #224

The meeting was adjourned at approximately 6:40 p.m.

MEMORANDUM

CITY & BOROUGH OF JUNEAU

155 South Seward Street, Juneau, Alaska 99801

DATE: May 10, 2012

TO: Wetland Review Board

FROM: Ben Lyman, Senior Planner
Community Development Department

FILE No.: CSP2012 0006

SUBJECT: 2012 Comprehensive Plan Update – Honsinger Pond

The current owner of the property known as the “Honsinger Pond” – generally including the land east of Maplesdon Way (the road to Temsco), south of Egan Drive, and north of the Juneau International Airport runway – has proposed that the property be re-designated in the Comprehensive Plan Land Use Maps as Industrial from its current designation as Resource Development.

That the property is at least partially wetlands is undisputed, but the owner’s agent has stated that the area labeled as unit M3 in the Juneau Wetlands Management Plan Atlas (page 5-B14-0 attached) has recently been delineated as uplands and not as wetlands.

The owner’s agent has stated that the property can be used for some additional resource extraction or as a stump dump currently, but that the owner would like to develop at least a portion of the property with industrial uses, similar to the development along Concrete Way but with larger lots. This development proposal requires a re-zoning from Rural Reserve to Industrial, which will not be possible under the existing Comprehensive Plan Land Use Designation. If the property is re-zoned, the pond area may still be used as a stump dump and/or for rearing juvenile salmonids prior to release. These uses may be permitted under the current zoning.

The Southeast Alaska Land Trust (SEAL Trust) has hired an appraiser with the hope of purchasing all or a portion of the property.

Adding an another wrinkle to the review of this request, the CBJ Parks and Recreation Department has listed the purchase of the property in the draft six-year Capital Improvement Program for FY15.

With all of the possible or intended changes in ownership of this property, it is important to remember that the Comprehensive Plan is a visioning document that has direct impacts on the uses that a property can be put to, with attendant economic, development, environmental, and social impacts on the community. Potential changes in ownership are important to be aware of, but are not a basis for changing management or regulation of a given piece of property.

The question before the Wetland Review Board is whether the public interest and community need support re-designating all or a portion of the property on the Comprehensive Plan Land Use Maps, and if only a portion of the property should be re-designated, which portion should that be and what designation should be placed on it.

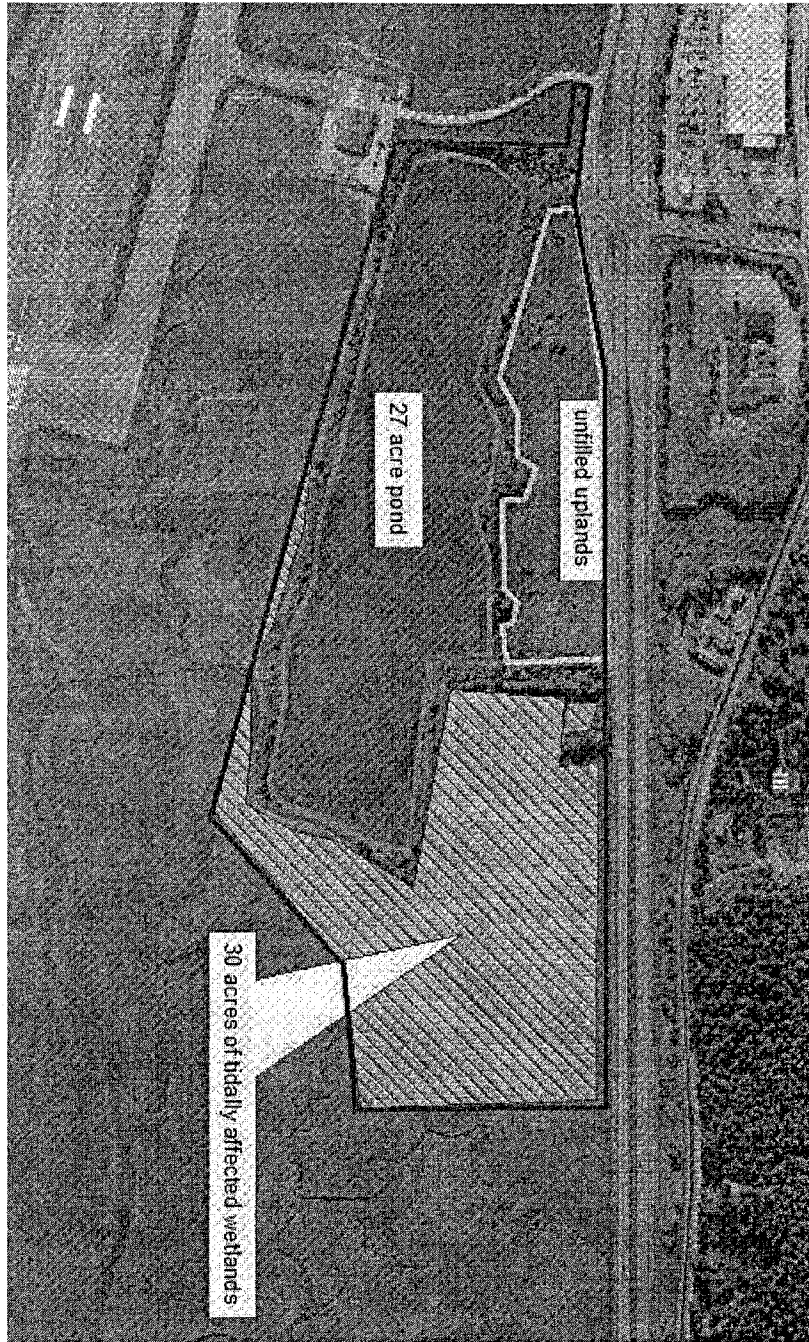
CC:

Murray Walsh, Agent for Roscoe Bicknell, Owner
Brent Fischer, Director, Parks & Recreation Dept.
Diane Mayer, Executive Director, SEAL Trust

ATTACHMENTS

- | | |
|--------------|--|
| Attachment 1 | Juneau Wetlands Management Plan Atlas: Page 5-B14-0, with approximate areas listed based on Ramsey Appraisal Service Site Plan |
| Attachment 2 | Ramsey Appraisal Service Honsinger Pond Site Plan |
| Attachment 3 | March 13, 2012 Letter to Mayor and Assembly, from Roscoe Bicknell |
| Attachment 4 | Comprehensive Plan Land Use Map: G |
| Attachment 5 | Comprehensive Plan Land Use Category Descriptions: Pages 162 & 164 |
| Attachment 6 | Mendenhall Valley & Lemon Creek Zoning Map |
| Attachment 7 | Six-Year Department Improvement Plans, FY13-18: Page 15 |

Site Plan



The filled uplands is estimated at 12 acres and the unfilled uplands is estimated at 13 acres

March 13, 2012

Mayor Bruce Botelho and the CBJ Assembly
155 South Seward Street
Juneau, AK 99801

RE: The "Honsinger Pond" Property

Dear Mayor Botelho and Assemblymembers:

This letter is to request an amendment to the Comprehensive Plan. I purchased the 83 acre parcel associated with the Honsinger Pond in mid-2011. As part of the due diligence process, I consulted with staff at the Community Development Department (CDD) about the prospect for rezoning the property. It is currently zoned Rural Reserve but is surrounded by industrial, commercial and high density residential zoning. I believe industrial or commercial zoning, or perhaps a combination, is appropriate and necessary to make use of this property for something other than as a sand and gravel source. At the time, I was told that rezoning of this nature would not be a problem. I went ahead with the purchase but I have now learned that things have changed and that the rezoning I need will not be possible unless the Comprehensive Plan is changed as well.

We asked CDD what the process is for changing the Plan. We were told that there is no citizen-initiated method and it was suggested that we approach the Assembly to ask that you direct CDD and the Planning Commission to consider an amendment and so we respectfully ask that you do so.

The parcel is zoned RD or Resource Development in the Plan and it is the only parcel so designated in the vicinity. This probably made sense at the time because the only use thus far conducted on the parcel was extraction of sand and gravel to build Egan Expressway and Fred Meyer. The next page shows how the parcel appears in the Comprehensive Plan.

The page after the Comprehensive Plan excerpt shows how the parcel fares on the zoning map.

ATTACHMENT 3

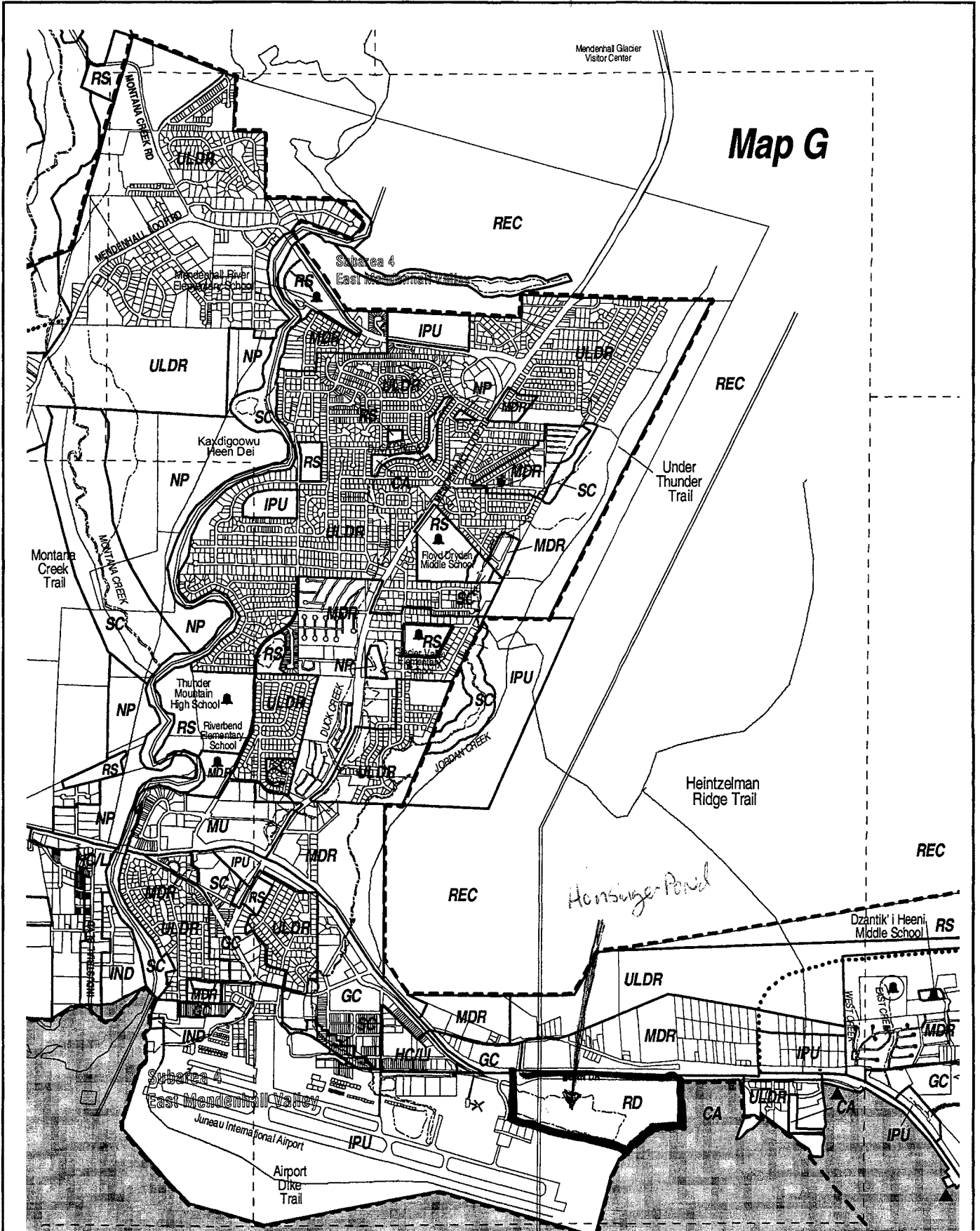
There is a well-documented lack of small-parcel industrial land in Juneau. A portion of this property would go a long way to meeting the need for industrial land. There is some shortage of commercial land as well.

I am being assisted in this effort by Murray Walsh, who will appear before you to discuss this letter at the next appropriate opportunity. He can be reached at 586-4083 if any Assembly members have questions before the next meeting and you can also call me at 789-5727. Thank you for your attention and consideration.

Sincerely,

Roscoe Bicknell, President
Bicknell Construction, Inc.

Comprehensive Plan
Land Use Map



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 within the scenic corridor or viewscape 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 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.

Institutional and Public Use (IPU). 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 and road and public transit system easements. Also included are public aircraft facilities. The public use of these lands can be accommodated by any appropriate zoning district, most particularly the same district as the surrounding lands.

Transit Corridors (TC). Bus Rapid Transit (BRT) Corridors, fixed-guideway Transit Corridors, or other major transit routes, including land for common carrier passenger transportation service that is available to any person who pays a prescribed fare and that operates on established schedules along designated routes with specific stops. Park & Ride parking facilities and other off-site parking facilities may also be accommodated within Transit Corridors. Transit Corridors can be expected to support Affordable Housing, Transit Oriented Corridor, and Transit Oriented Development overlay zoning districts.

→ Resource Development (RD). Land to be managed primarily to identify and conserve natural resources until specific land uses 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.

Rural Dispersed Residential (RDR). These lands are characterized by dispersed, very low density development not provided with municipal sewer or water. Densities are intended to permit one dwelling unit per acre or larger lot sizes, based on existing platting or the capability of the land to accommodate on-site septic systems and wells. Uses may also include small-scale, visitor-oriented, seasonal recreational facilities.


Rural/Low Density Residential (RLDR). Rural residential land at densities of one to three dwelling units per acre, based on existing platting and capability of the land to accommodate on-site septic systems and wells or whether the land is served by municipal water and sewer service.

Urban/Low Density Residential (ULDR). These lands are characterized by urban or suburban residential lands with detached single-family units, duplex, cottage or bungalow housing, zero-lot-line dwelling units and manufactured homes on permanent foundations at densities of one to

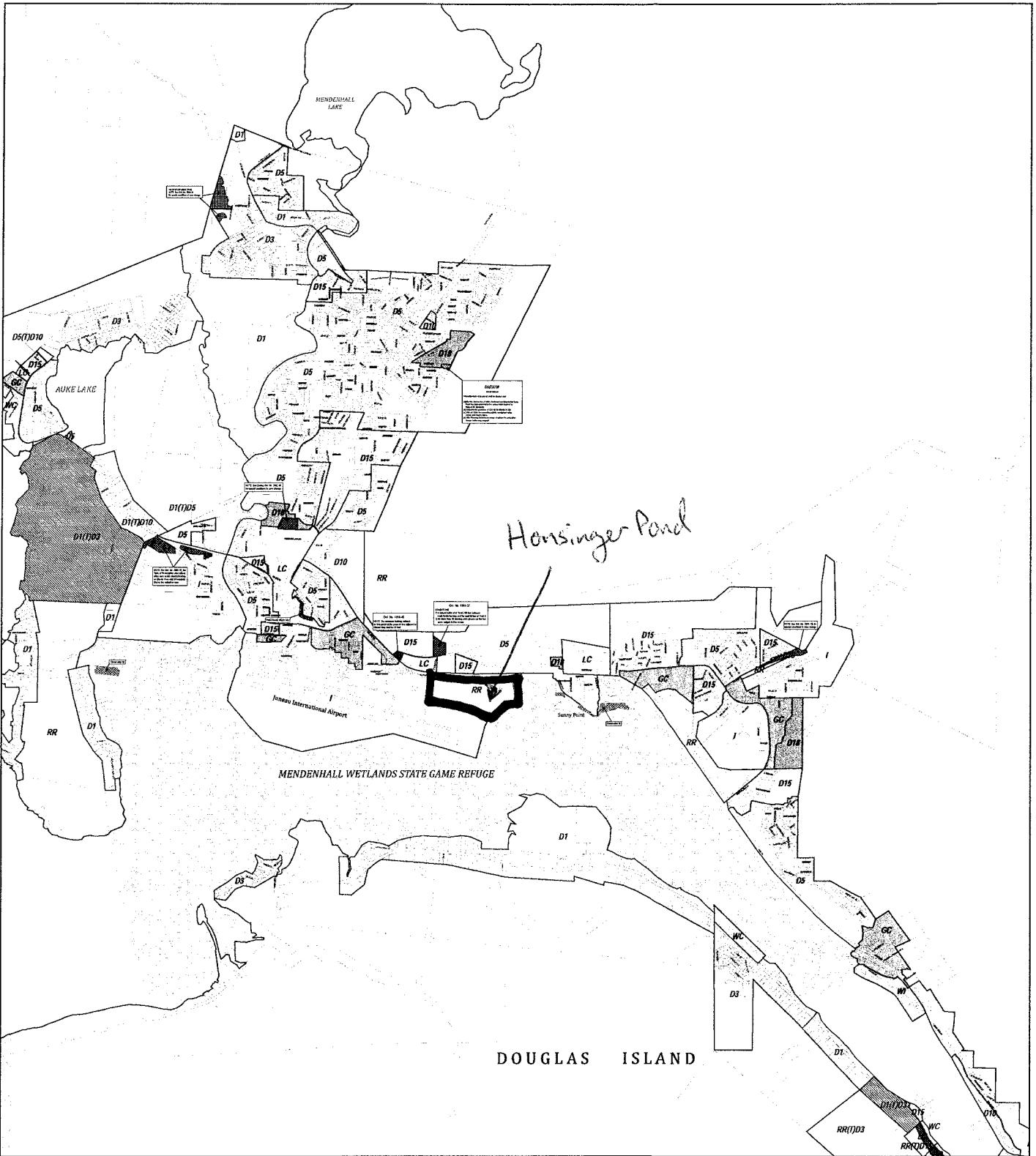
Transition Area (T). Predominately undeveloped or low density residential areas within the Urban Service Area boundary that do not yet have public sewer, water, or other specified improvements. A transition area is shown as a lower density classification that would undergo a transition (T) to the specifically-named higher density classification once the needed improvements are made.

General Commercial (GC). Lands devoted to retail, office, food service or personal service uses, including neighborhood retail and community commercial centers, such as shopping centers and malls, office complexes or other large employment centers. Mixed retail/residential/office uses are allowed and encouraged. Residential and non-residential uses could be combined within a single structure, including off-street parking. Residential densities ranging from 18- to 60-units per acre are appropriate in this area. Ground floor retail space facing roads with parking behind the retail and housing above would be an appropriate and efficient use of the land.

Heavy Commercial/Light Industrial (HC/LI). Land to be developed for heavy commercial or light industrial uses such as small- to medium- scale food processing; printing and other business services; wholesale trade; research and development laboratories; light manufacturing processes; metal fabrication; warehousing, trucking; animal kennels; crematoria; indoor and outdoor storage; and repair and maintenance activities. Residential units should be limited to caretaker units where the occupant works directly for or owns the business for which the occupant is caretaking.

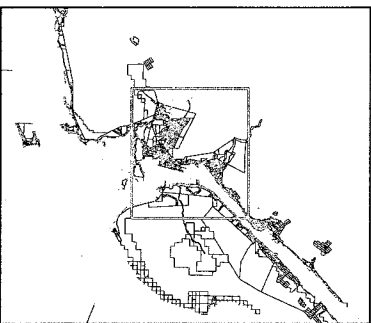
 Industrial (IND). Land to be developed for heavy industrial uses such as large scale food production and/or processing; large-scale or industrial-related repair activities; metal fabrication; wholesale trade; manufacturing processes; warehousing; outdoor storage; trucking; animal kennels; crematoria; repair and maintenance uses; resource extraction and processing such as gravel pits, rock crushing facilities, cement batch plants, asphalt plants, fuel tanks, stump dumps, salvage yards, landfill sites; aircraft facilities; and other similar large-scale or noisy and/or noxious industrial activities. Some recreational uses should be permitted, including sport vehicle, all terrain vehicle (ATV) or snowmobile motor-course facilities, shooting ranges, and other similar noise-generating uses. Residential, office, retail, and personal service uses are not to be allowed.

Waterfront Commercial (WC). Land to be used for water-dependent commercial uses such as marinas/boat harbors, marine vessel and equipment sales and repair services, convenience goods and services for commercial and sport fishing, marine recreation and marine eco-tourism activities such as food and beverage services, toilet and bathing facilities, bait and ice shops, small-scale fish processing facilities, hotels and motels, and similar goods and services to support mariners and their guests. Float homes, house boats, and live-aboards would be residential uses to be allowed within a WC district, if adequate services (such as sewer) are provided to the moorage slips. Residences at a density of up to 18 units per acre would be allowed on upland properties in the WC district only if they are above water-dependent ground-floor uses in the same structure.



DOUGLAS ISLAND

Map updated July 27, 2011



Mendenhall Valley & Lemon Creek Zoning Map

ZONING LEGEND

D1	LC	WI	D3(T)D18
D3	GC	RR	D3(T)D5
D5	I	D1(T)D3	D5(T)D10
D10	MU	D1(T)D10	D5(T)D18
D15	MU2	D1(T)D5	RR(T)D15
D18	WC	D10(T)D15	RR(T)D3



Disclaimer:
 This map was prepared, has been used, and is distributed by the City and Borough of Juneau, Alaska (CBJ). The CBJ makes no warranty, expressed or implied, nor does it assume any legal responsibility for the accuracy, completeness, or usefulness of any information, apparatus, product, or process disclosed in this map. The CBJ does not represent that use of this would not infringe private rights.
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 Use of this map by any person constitutes agreement by that person to the foregoing paragraph.
 These terms may be changed, suspended, or revoked only in writing signed by the City and Borough Manager of the City and Borough Director of Community Development Department.
 Suggestions for corrections and improvements to the CBJ zoning maps should be directed to:

Geographic Information Systems
 gis@ci.juneau.ak.us
 (907) 586-07



ATTACHMENT 6

SIX-YEAR DEPARTMENT IMPROVEMENT PLANS

Division	Project	Priority	FY13	FY14	FY15	FY16	FY17	FY18	Future
Library									
	Mendenhall Valley Library at Dimond Park	1	\$ 7,000,000	\$ 7,000,000					
Library Total:			\$ 7,000,000	\$ 7,000,000	\$ -	\$ -	\$ -	\$ -	\$ -
Parks & Recreation									
Centennial Hall	Roof Repairs	1	\$ 1,300,000						
	Plumbing Replacement	2		\$ 600,000					
	Bathroom Upgrade	3		\$ 400,000					
	Interior Finishes-Paint, Patch, Wallpaper, Meeting Room Carpets	4		\$ 260,000					
	Track Wall in Former JCVB Space	5		\$ 30,000					
	Emergency Shelter Generator	6		\$ 400,000					
	New Lighting-Bathrooms, Meeting Rooms, Lobbies, Atrium	7			\$ 230,000				
	Kitchen Upgrade-Flooring, Kitchen Equipment	8			\$ 100,000				
	Replace All Exterior Doors	9			\$ 72,000				
	ADA Door Operators-Three Entrances	10				\$ 30,000			
	New Portable Staging	11				\$ 50,000			
Centennial Hall Total:			\$ 1,300,000	\$ 1,690,000	\$ 402,000	\$ 80,000	\$ -	\$ -	\$ -
Land Acquisition	Under Thunder Connections	1		\$ 200,000					
	Montana Creek Greenbelt/Trail Corridors	2		\$ 400,000					
	Outer Point Waterfront	3		\$ 200,000					
	West Juneau Waterfront Application	4		\$ 950,000					
	West Mendenhall Valley Wetlands	5		\$ 430,000					
	Smith/Honsinger Property	6			\$ 750,000				
	Peterson Creek/Outer Point	7				\$ 1,300,000			
	North Bridget Cove	8					\$ 475,000		
Land Acquisition Total:			\$ -	\$ 2,180,000	\$ 750,000	\$ 1,300,000	\$ 475,000	\$ -	\$ -
Rec Buildings	Museum-JDCM Mechanical Ventilation, Humidity and Heating	1	\$ 200,000	\$ 400,000					
	Dimond Park Aquatic Center Parking Lot Paving	2		\$ 50,000					
	Augustus Brown Pool-Refurbishing of Lockers	3		\$ 40,000					
	Zach Gordon-Weight Room & Hallway Floor Replacement	4		\$ 15,000					
	Augustus Brown Pool Floor/Tile Replacement	5		\$ 240,000					
	Treadwell Arena - Parking Lot Paving	6		\$ 260,000					
	Zach Gordon-Kitchen Upgrade	7		\$ 150,000					
	Treadwell Area-Custom Bleachers & Storage Unit	8			\$ 80,000				
	Museum-CBJ Public Art & Historical Archives Inventory	9			\$ 30,000				

ATTACHMENT 7