

MINUTES  
**WETLANDS REVIEW BOARD**  
**REGULAR MEETING**  
May 17, 2012, 5:15 p.m. City Hall Room 224

**Meeting Summary**

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

Board Members Absent: Lisa Hoferkamp, K Koski, Dan Miller

A quorum was present.

Staff Members Present: Nicole Jones, Ben Lyman, CBJ Planners

Public Present: Diane Mayer, SEAL Trust

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

**II.** April 26, 2012 Regular Meeting minutes were approved, no corrections identified.

**III.** **Agenda was approved.**

**IV.** **Public Participation**

Diane Mayer of Southeast Alaska Land Trust reported to the board that the workshop with Paul Adamus was well attended and extremely pertinent. There were 26 people present that represented consultants, agencies, UAS, etc.

**V.** **No Board Comments.**

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

Honsinger Pond Discussion

Ms. Jones provided a brief introduction of the Honsinger Pond and why the topic was presented for comment by the Wetlands Review Board \. Mr. Lyman went into greater depth detailing the function of the CBJ Comprehensive Plan update and identifying the many parties involved with the Honsinger Pond and their interests.

The main points that were covered by Mr. Lyman were:

1. Honsinger Pond is on the Capital Improvement Program

- a. \$750,000 has been set aside for purchase of the Smith/Honsinger Property in Fiscal Year 2012 (See Attachment 7)
  - b. Parks & Recreation staff are unsure what to do with the property
2. This property has been identified by Southeast Alaska Land (SEAL) Trust to purchase.
  - a. A change in the Land Use Designation may impact the purchase price.
3. The property is currently zoned Rural Reserve with a Comp Plan Land Use Designation of Resource Development.
4. The current property owner is interested in putting industrial uses on the property which spurred this discussion
  - a. For the property to be rezoned to Industrial it needs to be supported in the Comprehensive Plan, which is currently Resource Development. A rezone to Industrial would not be supported without a Comp Plan Land Use Designation change.
5. This is a complex project with many interests. Staff is trying to capture the many sides and offer a recommendation for the best use for the public and the community.

Board members asked about the current use of the property permission from the property owner to hunt on the property. Mr. Lyman responded with ordinance information regarding shooting within a certain range of a road, and explained that the arrangement that the property owner had with individuals hunting on the property was between the hunters and the property owner. A Board member questioned why SEAL Trust was interested in the property.

Diane Mayer of SEAL Trust provided a handout of the wetland types (See handout titled “Honsinger Pond—Carstensen 2003 Wetlands Classification”). Ms. Mayer described that SEAL trust is an In-Lieu Fee sponsor and has money from the airport mitigation funds to spend on properties around the airport project. SEAL Trust is to acquire and protect 227 acres of wetlands. The first priority is the Mendenhall Wetlands (which includes the Honsinger Pond property) an important wetland area that is immediately adjacent to the airport. SEAL Trust had met with the previous owner, Fred Honsinger, and then his heirs with no response. ~~feedback.~~ The property is now owned by Spike Bicknell who recently approached SEAL Trust about buying the property.

Ms. Mayer provided an extensive list of -the unique social and environmental qualities of the Honsinger Pond property including: scenic, wetland values, bird area (national & international migrating area), the pond itself (ADF&G reviewed). Much discussion occurred around the scenic corridor qualities of the property. Ms. Mayer stated that if SEAL Trust purchased the property they would likely donate the property to the city. If the property was donated to the city, it would be possible for the area to be a scenic corridor overlay map. If Mr. Bicknell did not sell the property to SEAL Trust, SEAL Trust would still work with Mr. Bicknell to put a portion of the property into a conservation easement.

**MOTION:**

The Board unanimously approved the following motion made by Ms. Wright:

*The Wetlands Review Board recommends that 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 additional buffer for the Mendenhall State Game Refuge.*

#### CBJ Ditch Maintenance Photo Comparison between 2011 & 2012

Ms. Jones went through ditch maintenance comparison photos between 2011 and 2012 of Betty Court, Garnet Street, Lupine Lane, Threadneedle Street, Trafalgar Street, and Whitewater Court. She noted that the photos were taken one month earlier than last year and that the Juneau growing season was just getting underway. Generally, the photos showed growth after ditch maintenance in 2011.

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

1. **None.**

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

**IX. Next meeting:** Thursday June 21, 2012, 5:15 p.m. Airport Site Visit. We will meet at the Airport Dike Trail parking lot.

The meeting was adjourned at approximately 6:45 p.m.