

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.