

MINUTES  
**WETLANDS REVIEW BOARD**  
October 20, 2016, 5:15 p.m. City Hall Room 224

**Meeting Summary**

Roll Call

Board Members Present: Brenda Wright, Lisa Hoferkamp, Irene Gallion, Hal Geiger, Nina Horne

Board Members Absent: Kirsten Shelton-Walker, Percy Frisby, Andrew Campbell, Amy Sumner

A quorum was present.

Staff Members Present: Teri Camery, Senior Planner; Eric Feldt, Planner II

Public Present: Spike Bicknell, Bicknell Inc.; David Blommer, Bicknell Inc.

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

**II.** Minutes approved as written for June 16, 2016 Regular Meeting

**III.** Agenda approved

**IV.** Public Participation on Non-Agenda Items.  
None.

**V.** Board Comments.

None.

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

**1) AME2016 0007 Request to change 23 acres of the 83 acre Honsinger Pond parcel from Rural Reserve to Industrial zoning**

Dr. Geiger offered to recuse himself from this item and explained that his wife has done professional work for this applicant. He said that he had not discussed the development with her and felt he could review the application objectively. Ms. Wright, Board Chair, approved Dr. Geiger's participation in the review after confirming that board members and the applicants did not have any objection.

**Staff presentation**

Ms. Camery explained that the Board was reviewing this project in its advisory role, and that board comments would be included in agency review section of the staff report to the Planning Commission. She said that the Community Development Department's review of re-zone applications does not include review of habitat impacts, since there is no specific project proposed. She said that the review is based on conformance with the 2013 Juneau Comprehensive Plan. She provided an overview of the proposal, and explained the differences between the Rural Reserve and Industrial zoning districts. She particularly noted that Rural Reserve does not mean "reserved" in terms of preservation, and that this zoning district is almost exclusively used for outlying areas as a default zoning district until more specific uses may be identified. She said that the subject parcel was a rare remnant within an urban area. She said that specific project developments on the site would go back to the Board in the future if those developments impacted wetlands. She explained the Juneau Wetlands Management Plan wetland categories on the parcel, and said that the applicant has a U.S. Army Corps of Engineers Permit to fill the pond.

#### Applicant Presentation

Mr. Bicknell explained his reasons for the requested re-zone and the need for more industrial property within the Borough. He said that the re-zone is a starting point for future development, and that he does not have any specific uses planned at this time. He noted that the motocross application, also proposed for the site, would be a temporary use for approximately three years until the property is developed for other purposes.

Ms. Horne noted a stream that goes through the parcel and said that she would research the issue to determine if the stream reached the pond.

Ms. Wright asked about the depth of the pond and whether saltwater reached the pond. Mr. Bicknell said the pond depth was 28 feet, and the Alaska Department of Fish and Game (ADFG) had concluded that that the water was brackish. Ms. Wright asked about ADFG studies regarding the pond. Ms. Camery said that there were many studies on the pond and the adjacent wetlands, however she did not include this information in the board packet because Mr. Bicknell already has the permit to fill the pond, and because the board is not evaluating wetland fill footprints at this time.

Mr. Bicknell noted that he was in negotiations with the Southeast Alaska Land Trust to purchase the intertidal wetlands on the property. Board members reviewed the maps with Mr. Bicknell to review those boundaries.

#### Board Discussion and Motion

Ms. Gallion asked about comments from DOT, potential expansion of Yandukin Drive, and the Juneau International Airport. Ms. Camery said that CDD had received extensive comments from both agencies, and that access to the site was a primary concern. She said she was not aware of any potential road expansions into the wetland area.

The Board concluded that there was no need to make a motion on the proposal, noting that the Board would review specific developments in the future as needed.

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

### **Wetlands Management Plan Update and Streamside Setback Update**

Ms. Camery said that work on the draft Juneau Wetlands Management Plan was still on hold due to other priorities. She said that she was working on the update to the streamside setback ordinance. She said that the general intention of the revision is to allow benign uses within the setback outright, provided that certain standards have been met. She said she would bring the revision to the board for their advisory review as soon as she has a solid draft.

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

No Planning Commissioners were in attendance.

## **IX. Next meeting:**

Regular Meeting. Thursday November 17, 5:15 pm, City Hall room 224, tentative.

The meeting was adjourned at approximately 6:20 p.m.