

MINUTES
WETLANDS REVIEW BOARD
April 19, 2018 5:15 p.m. City Hall Conference
Room 224

Meeting Summary

Roll Call

Board Members Present: Irene Gallion, Amy Sumner, John Hudson, Andrew Campbell, Tyler Adams, Dan Miller

Board Members Absent: Hal Geiger, Brenda Wright

A quorum was present.

Staff Members Present: Teri Camery, Senior Planner; Tim Felstead, Planner II

Public Present: Kathy and Bryan Thatcher, Applicants for Thatcher Subdivision; Erik Pederson, Dowl Engineering

Meeting called to order at 5:25 p.m.

II. Minutes approved for the August 17, 2017 Regular Meeting

III. Agenda approved

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

V. Board Comments.
None.

VI. **Agenda Items**

1) MIP2017 0015: Minor Subdivision of one lot into nine lots

Ms. Camery explained the Board's advisory role as established in the CBJ Land Use Code and Juneau Wetlands Management Plan, and described how board comments would be utilized in the project review.

Dr. Felstead provided background on the application, including the review process for the original South Lena Subdivision. He asked the Board to specifically comment on the impacts of sending drainage from the proposed subdivision to the CBJ development lot, to the CBJ

greenbelt, or to Ocean Drive. He explained that the proposed lots are much larger than the D-3 minimum lot size, and that CDD will require the wetland permit from the U.S. Army Corps of Engineers to confirm that proposed driveway locations will be allowed.

Mr. Pedersen explained the stormwater flow from the site is minimal, based on the calculation process from the CBJ Stormwater Manual. Mr. Hudson noted that infiltration is the best way to avoid impacts and that the CBJ Stormwater Manual encourages Best Management Practices to address stormwater on site through swales and other features.

Mr. Thatcher said that they haven't look at infiltration and have instead looked at drainage systems. Mrs. Thatcher noted the low density of the development, of seven homes on nine acres.

Mr. Campbell stated that its most beneficial to allow natural drainage. He noted that the adjacent wetland has high functional value for groundwater recharge, and said that he has no concerns with the applicant's drainage plan.

Mr. Thatcher noted that with the drainage easements, they have the ability to create a drainage swale if drainage is ever a problem. Mr. Hudson stated that a swale doesn't convey water, it accepts water, and so he wondered if the feature was a ditch instead of a swale. Mr. Thatcher clarified that the feature would support sheet flow drainage with the option to funnel water if needed. Mr. Campbell stated that a swale is a gentle ditch encouraging filtration, and that it reduces erosion.

Mr. Hudson noted that the water will leave the site differently after it has been developed. He stated that he is concerned about water quality and quantity, not with this subdivision design, but in the future. Mr. Campbell noted that the adjacent wetland is peatland and should be able to address both issues. Mr. Hudson stated that the concern is the rate, not the volume.

Mr. Campbell said that it's best to utilize traditional drainage patterns, and since there is no change, there wouldn't be any additional impact to the CBJ lot. Mr. Miller said that addressing drainage on large lots is easy, and that water is only a problem in winter when there isn't any sheet flow. Mr. Miller said that ditching the water to the greenbelt would be destructive, and the current drainage plan is the responsible choice.

Ms. Sumner wondered about moving the access point to reduce impacts. Mr. Thatcher replied that the wetland lines aren't exact and will be professionally delineated later. Dr. Felstead noted the topography issues.

Mr. Adams offered the following motion:

The Wetlands Review Board approves the drainage plan as proposed because it follows the natural drainage, which is tried and tested and will reduce impacts to wetlands.

The motion was approved without objection.

Mr. Pedersen from Dowl asked how the Board's comments would be used. Ms. Camery explained that Dr. Felstead would utilize the comments in the staff review of the minor subdivision and to provide conditions on the project as needed, and that in this case, CDD would consider sending the Board's motion as a comment to the U.S. Army Corps of Engineers during their permit process. Dr. Felstead explained how the Board's comments might be used if the project review moved to the CBJ Lands and Resources Committee, since CBJ Lands is stating that they will not accept the water from the proposed subdivision. CBJ Lands acts as a private landowner, and CDD's review of the subdivision is independent.

Mr. Campbell noted that CBJ Lands already has the water. Mr. Campbell and Mr. Miller suggested additional options for the applicant to demonstrate waterflow and permeation on the site.

VII. Updates

1) AME2017 0001 Anadromous Waterbody Revision.

Ms. Camery explained the Board's review on revision in the past, and said that she has been delayed due to family caretaking issues and because of her new role as floodplain manager. She said that completing the revision remains a high priority. She said that as soon as she completes the next revision, it will be sent to CBJ Law, and then it will most likely come back to the Wetlands Review Board before it goes to the Planning Commission.

2) Board Vacancy

Ms. Camery noted that the board still has one vacancy, and applications are available through the CBJ web page.

3) Board meeting locations

Ms. Camery said that she would check on Lemon Creek meeting locations as well as the Valley location per Mr. Campbell's suggestion, and would give the Board the opportunity to vote on the summer location over email. The Board Chair and Vice Chair will also be chosen via an email vote.

VIII. Planning Commission Liaison Update.

The acting chair, Ms. Camery, neglected to request a Planning Commission update.

IX. Next meeting:

Regular Meeting - Thursday May 17, 5:15 pm CBJ City Hall conference room #224.

The meeting was adjourned at approximately 6:50 p.m.