

**PLANNING DEPARTMENT  
STAFF ANALYSIS  
COMPREHENSIVE PLAN AMENDMENT**

**DATE:** March 6, 2017

**CASE NO.:** 2017-0019

**APPLICANT:** Curtis McQueen, CEO, Eklutna, Inc.

**REPRESENTATIVE:** Michelle Ritter, AICP, DOWL

**REQUEST:** A request to amend the Chugiak-Eagle River Comprehensive Plan

**LOCATION:** Approximately 16 acres within a 400 acre parcel on Eklutna Lake Road

**COMMUNITY COUNCIL:** Eklutna Valley

**ATTACHMENTS:**

1. Maps
2. Application
3. Departmental and Public Comments

**RECOMMENDATION SUMMARY:** Approval

**SITE**

Acres: ±16 acres  
Vegetation: Birch, spruce, and undergrowth  
Current Zoning: CE-R-10 SL<sup>1</sup> district per AO 86-43  
Topography: Sloping downhill to the south  
Utilities: Private well and on-site septic

**COMPREHENSIVE PLAN**

Classification: “Residential, <1 – 1 dwelling per acre” in the 2006 Chugiak – Eagle River *Comprehensive Plan Update* Land Use Plan Map

**SURROUNDING AREA**

	NORTH	EAST	SOUTH	WEST
Zoning:	CE-R-10 SL	CE-R-10 SL	CE-R-10 SL	CE-R-10 SL
Land Use:	Undeveloped	Undeveloped	Undeveloped	Undeveloped

**PROPOSAL**

This is a request to change the land use designation for 16 acres within the *Chugiak – Eagle River Comprehensive Plan* Land Use Plan Map from “Residential, <1 – 1 dwelling unit per acre” to “Community Facility.” This comprehensive plan amendment would allow a corresponding rezone from CE-R-10 SL district to CE-PLI SL district (Case

2017-0020). This is the future site of the Ernie Turner Center – Recovery Journey Program.

### **AGENCY AND COMMUNITY COUNCIL COMMENTS**

The comments from reviewing agencies are attached. There were no objections, except State DOT&PF which made comments related to the plat.

No comments were received from any community councils, including the Eklutna Valley Community Council.

### **FINDINGS**

#### **21.03.170C.2. Comprehensive Plan Amendments - Approval Criteria**

**The planning and zoning commission may submit a recommendation for approval, and the assembly may approve an amendment if, in the judgment of the commission or the assembly, the amendment meets the following approval criteria:**

- a. **The proposed amendment is necessary in order to address one or more of the following:**
  - ii. **Identification of new issues, needs, or opportunities that are not adequately addressed in the comprehensive plan.**

The standard is met.

Cook Inlet Tribal Council plans to relocate the Ernie Turner Center – Journey Recovery Program to this site on Eklutna Lake Road. This will require a comprehensive plan amendment and a rezoning. The *Chugiak – Eagle River Comprehensive Plan Update* could not have anticipated this particular use at this location because the Plan was adopted in 2006. However, the Plan did foresee amending the Plan as new facilities are planned and public facility site selections are made.

- b. **The proposed amendment maintains the internal consistency of the comprehensive plan, and is consistent with the other elements of the comprehensive plan without the need to change other components of the plan to maintain internal consistency.**

The standard is met.

The proposed amendment is consistent with the comprehensive plan. This redesignation of the Land Use Plan Map from “Residential, 1 – 1 dwelling per acre” to “Community Facility” would allow the companion rezoning from CE-R-10 SL district to CE-PLI SL district to occur. After completion of the comprehensive plan amendment and rezoning, a conditional use permit will be required for the Ernie Turner Center – Journey Recovery Program, which is a correctional community residential center.

- c. **The proposed amendment would not be detrimental to the public interest, health, safety, convenience, or welfare of the community.**

The standard is met.

The redesignation of the subject property to “Community Facility” is in the public interest. The Ernie Turner Center – Journey Recovery Program is severely needed because of the shortage of addiction recovery programs within the Municipality. This comprehensive plan amendment would make land available for expansion of this program. There is another “Community Facility” designation in close proximity to this site. It is occupied by AWWU’s Eklutna Water Treatment Facility.

- d. **If the proposed amendment is to the comprehensive plan map, the requested land use designation is found to be equally or more supportive of the comprehensive plan goals, objectives, policies, and guidelines, than the old land use designation.**

The standard is met.

The amendment is supported by the following comprehensive plan goals:

- *Economic Development - Promote economic growth that both builds on the area’s resources and assets, and supports a mix of urban, suburban and rural lifestyles, while providing a range of employment opportunities and an adequate supply and variety of goods and services.*

The new facility will provide employment opportunities, particularly in the health care related field treating individuals so they may return to family and work.

- *Natural Environment - Ensure that natural systems are protected, maintained and enhanced. b. Ensure that development plans adequately address or offset impacts on the environment. c. Protect the health, safety and welfare of residents from natural hazards, such as floods, avalanches, wildfires, mass wasting and areas of high seismic risk.*

This site is well suited for development and will not negatively affect the natural environment, i.e. streams, wetlands, or slopes.

- *Land Use – Growth - Ensure an orderly, efficient pattern of development that reflects the diverse needs of the community and encourages growth that is consistent with historical land uses, community character and the natural environment.*

This location has been recognized as an opportunity site for many years. The colocation of community facilities at this location is in keeping with the character of Eklutna Lake Road.

- *Housing and Residential Development – Policy/ Strategy: Support private and public efforts to provide alternative housing options for residents with low and*

*moderate income, and for those with special needs; e.g., people requiring supervised housing because of age, mental or physical conditions, taking into account the location relative to community facilities and services.*

The Municipality has a deficit of this type of supportive housing for addiction recovery. This amendment will allow for a private nonprofit to provide housing for a special needs population.

- *Health and Social Services - Improve the quality, range, availability and accessibility of the range of health and social services.*

The Ernie Turner Center – Recovery Journey Program provides a critical social service to the community. There is more demand for this program than capacity. This new site will allow for the possibility of expansion.

- e. **If the proposed amendment is to the comprehensive plan map, the subject site is consistent with the adopted description and locational criteria for the requested land use designation, and is physically suitable to accommodate the proposed designation, including but not limited to access, physical constraints, provision of utilities, and compatibility with surrounding designations and development patterns.**

The standard is met.

The “Community Facility” classification is: “for areas substantially developed for active public and institutional use, and undeveloped for future public institutional use.” The proposed Ernie Turner Center – Journey Recovery Program is a critically important program for the Municipality. The *Chugiak – Eagle River Comprehensive Plan Update* foresaw the need for facilities like this one with the statement: “The Land Use Plan Map is intended to be updated as new facilities are planned and public facility site selections made.”

#### **DEPARTMENT RECOMMENDATION**

The Department recommends APPROVAL of the comprehensive plan amendment. A draft map amendment is enclosed.

Reviewed by:



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Hal H. Hart, AICP  
Director

Prepared by:



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Francis McLaughlin  
Senior Planner

Submitted by: Chair Gray-Jackson at the  
Request of the Mayor  
Prepared by: Planning Department  
For reading:

**Anchorage, Alaska  
AO No. 2017-**

1 AN ORDINANCE OF THE MUNICIPALITY OF ANCHORAGE AMENDING THE  
2 CHUGIAK–EAGLE RIVER COMPREHENSIVE PLAN UPDATE LAND USE  
3 PLAN MAP TO CHANGE THE USE CLASSIFICATION OF AN AREA OF LAND  
4 FROM “RESIDENTIAL, <1 – 1 DWELLING PER ACRE” TO “COMMUNITY  
5 FACILITY” ON EKLUTNA LAKE ROAD.  
6

7 (Planning and Zoning Commission Case 2017-0019)  
8

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9 **THE ANCHORAGE ASSEMBLY ORDAINS:**

10  
11 **Section 1.** That the 2006 *Chugiak–Eagle River Comprehensive Plan Update*  
12 Land Use Plan Map is hereby amended to reflect the changes as shown on  
13 Exhibit A.  
14

15 **Section 2.** Anchorage Municipal Code section 21.01.080 is amended as  
16 follows (*the remainder of the subsection is not affected and therefore not set out*):  
17

18 **21.01.080 COMPREHENSIVE PLAN**

19  
20 **A. Purpose**

21  
22 The purpose of the comprehensive plan is to set for the goals,  
23 objectives, strategies, and policies governing land use development  
24 of the municipality. As adopted, this section and the documents  
25 incorporated in this section constitute the comprehensive plan of  
26 the municipality.  
27

28 **B. Elements**

29  
30 **1. Adopted Elements**

31  
32 The comprehensive plan consists of the adopted elements  
33 identified in the following table, and which are incorporated  
34 in this chapter by reference. Plans or other elements that are  
35 not listed below are not official elements of the  
36 comprehensive plan, though they may be valid planning  
37 tools.  
38

39 \*\*\* \*\*

**TABLE 21.01-1: COMPREHENSIVE PLAN ELEMENTS**

Area/Topic	Plan	Adoption Date [1]	Amendments
Chugiak; Eagle River; Eklutna	Chugiak–Eagle River Comprehensive Plan	AO 1992-133; 1-12-1993	AO 1996-66; 6-25-1996—amended by Alternative 1 of HLB Parcel 1-085 Land Use Study  AO 2006-93(S-1); 12-12-2006  AO 2009-104; 9-15-2009—amended by Chugiak–Eagle River Site Specific Land Use Plan, January 2009; amended by AO 2011-104  AO 2013-151; 1-14-14 amended by Land Use Plan Map  <u>AO 2017-_____ ; (insert effective date of this ordinance)—amended by Land Use Plan Map</u>

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(AO 2012-124(S), 2-26-13; AO 2013-117, 12-3-13; AO 2013-132(S), 7-8-14; AO 2014-63, 6-24-14; AO 2014-79, 7-22-14; AO 2014-108, 9-9-14; AO 2014-134, 11-18-14; AO 2014-139(S), 12-2-14; AO 2015-46, 5-14-15; AO 2015-17, 3-3-15; AO 2015-18, 3-3-15; AO 2015-140, 3-22-16; AO 2016-32, 4-12-16; AO 2016-101, 9-13-16)

**Section 4.** This ordinance shall become effective immediately upon passage and approval by the Anchorage Assembly.

PASSED AND APPROVED by the Anchorage Assembly this \_\_\_\_\_ day of \_\_\_\_\_, 2017.

\_\_\_\_\_  
Chair of the Assembly

ATTEST:

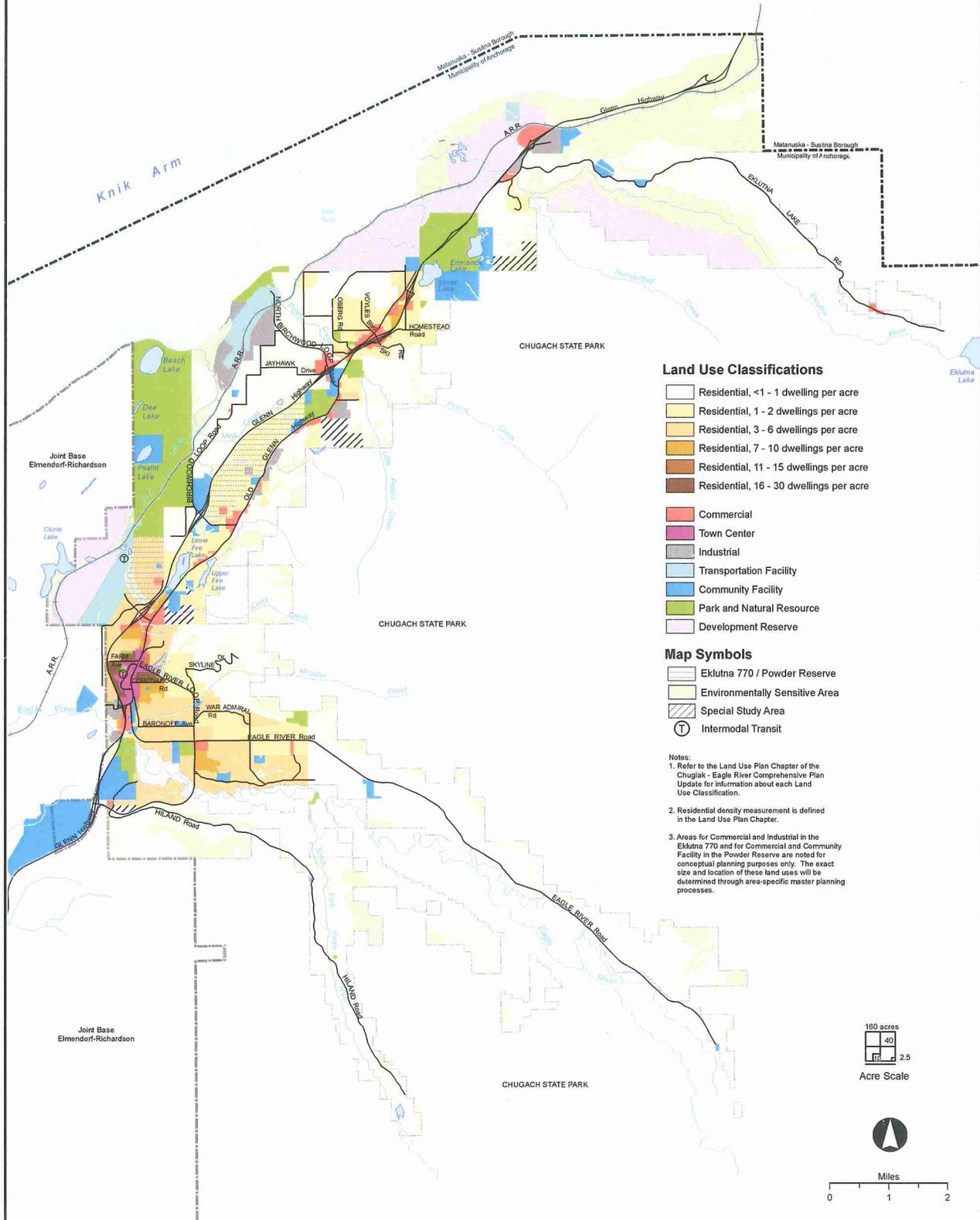
\_\_\_\_\_  
Municipal Clerk

(Planning and Zoning Commission Case 2017-0019)

# Exhibit A: Recommended Map

CHUGIAK - EAGLE RIVER COMPREHENSIVE PLAN UPDATE

## Land Use Plan



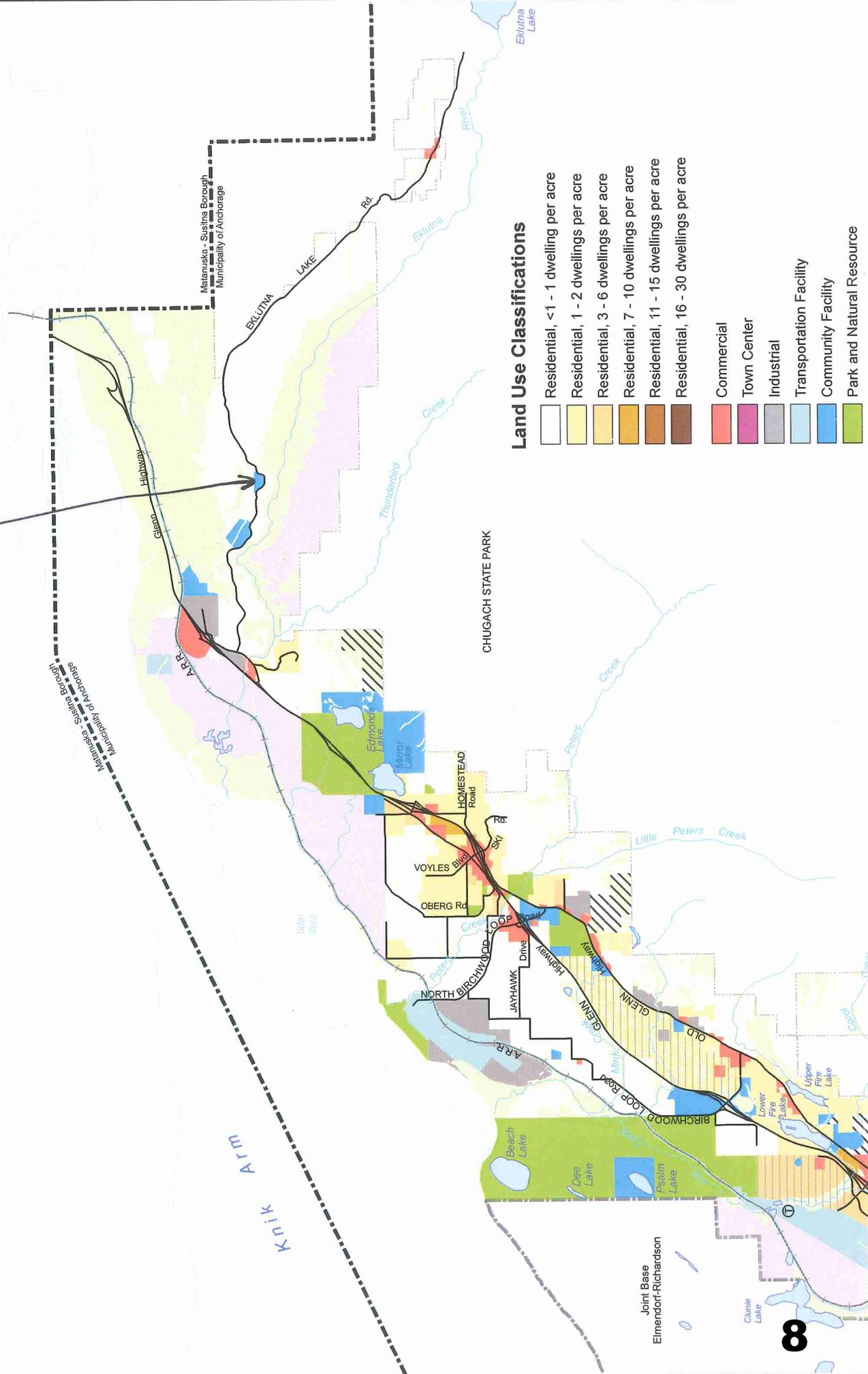
Source: Municipal Planning Division, January 2017

Map Prepared by:  
Land Records  
PM&E  
Municipality of Anchorage  
January 2017

# Land Use Plan

*Enlargement*

*Petition Site*

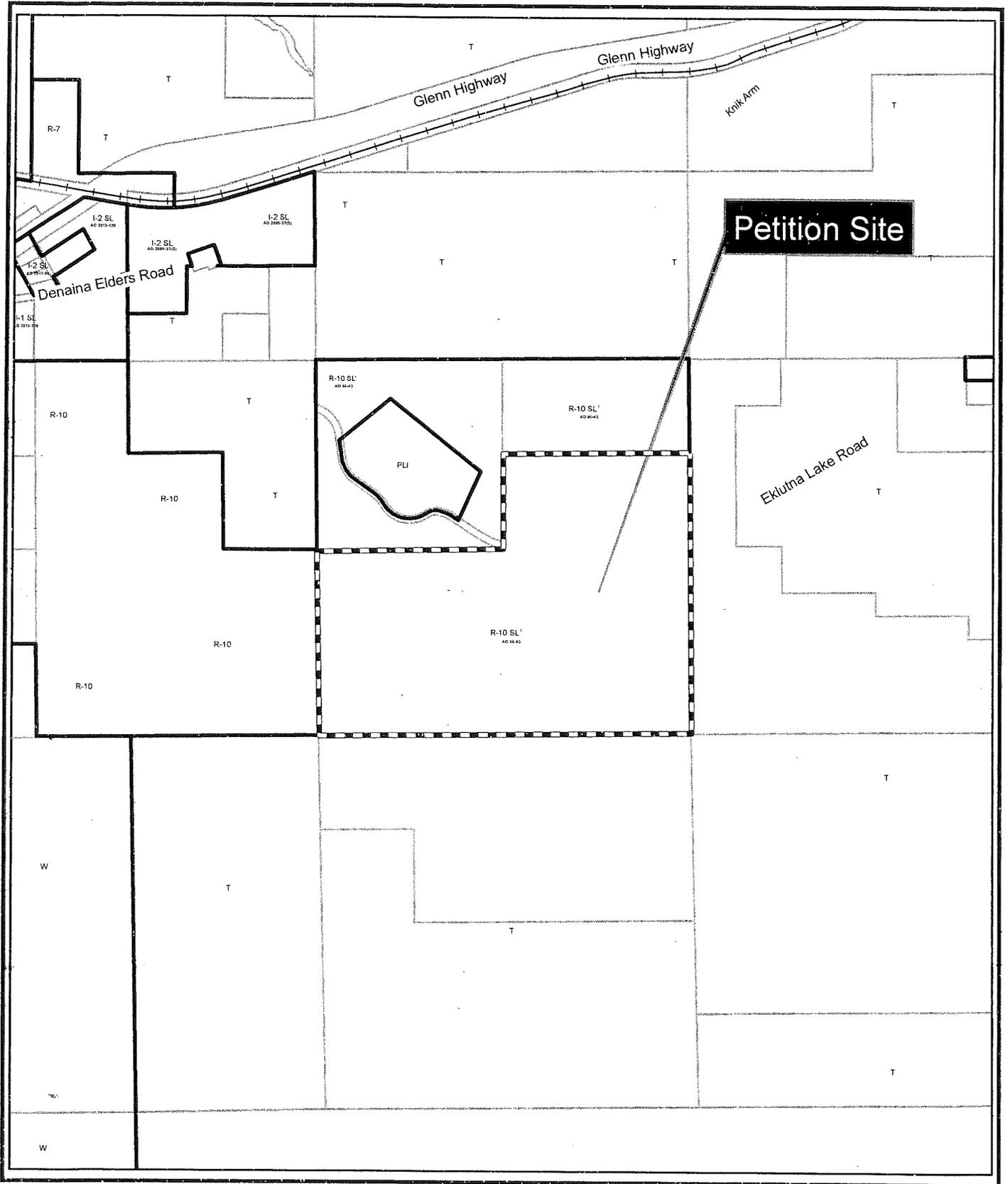


### Land Use Classifications

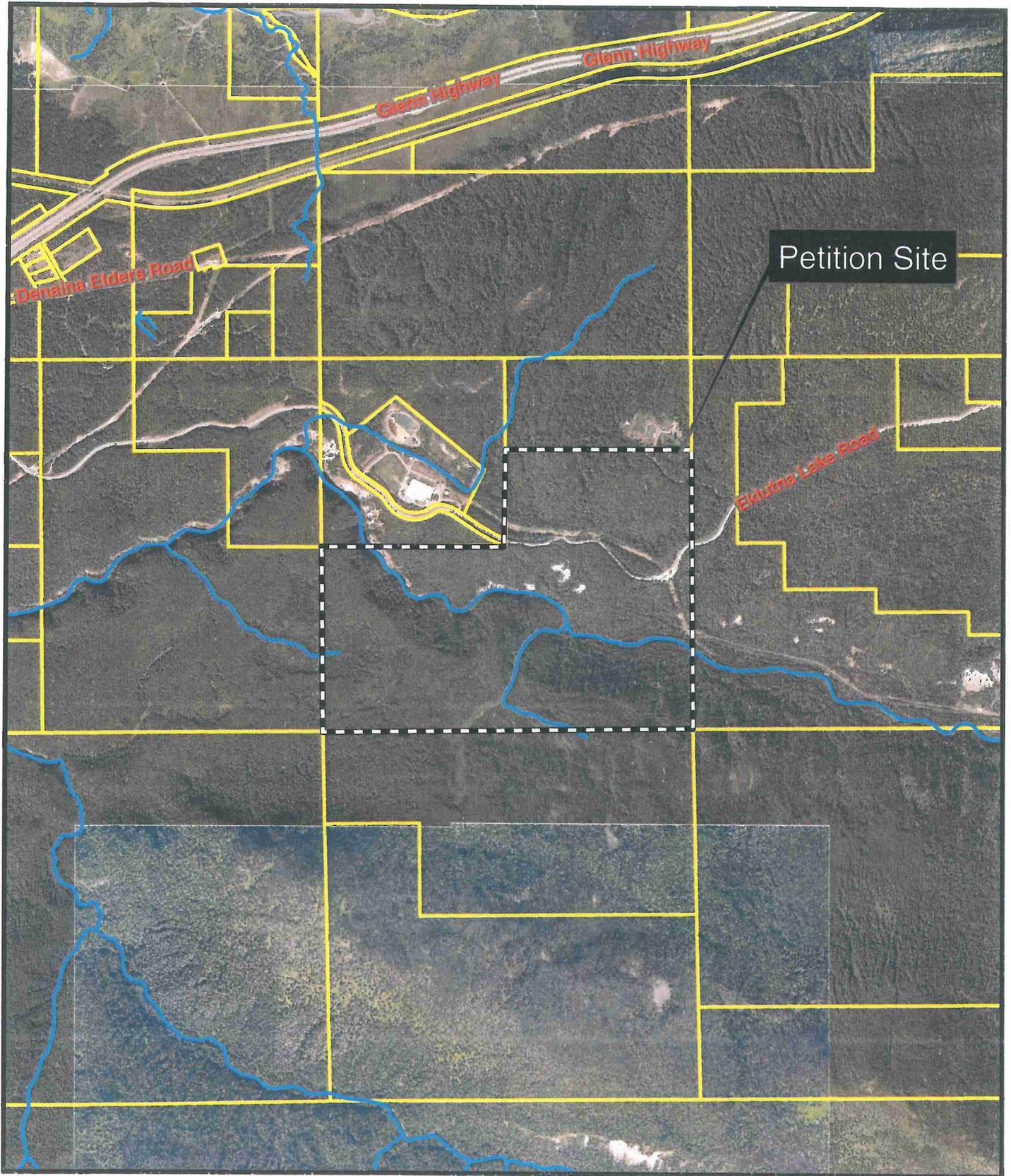
- Residential, < 1 - 1 dwelling per acre
- Residential, 1 - 2 dwellings per acre
- Residential, 3 - 6 dwellings per acre
- Residential, 7 - 10 dwellings per acre
- Residential, 11 - 15 dwellings per acre
- Residential, 16 - 30 dwellings per acre
- Commercial
- Town Center
- Industrial
- Transportation Facility
- Community Facility
- Park and Natural Resource

# Maps

# 2017-0019



# 2017-0019



# Application



December 27, 2016

Mr. Hal Hart, AICP, Director  
Economic and Community Development Department  
Municipality of Anchorage  
PO Box 196650  
Anchorage, AK 99519-6650

P2C 2017-0019

Subject: Amendment to the Chugiak-Eagle River Comprehensive Plan - Land Use Plan  
Ernie Turner Center - Recovery Journey Program

Dear Mr. Hart:

This is a request to amend the Chugiak-Eagle River Comprehensive Plan (CERC Plan) Land Use Plan for three parcels in Eklutna Valley off of Eklutna Lake Road. Together the parcels are approximately 16 acres in size, within a 400-acre parcel described as the south half (S1/2) and the south half (S1/2) of the northeast quarter (NE1/4) of Section 29, Township 16 North (T16N), Range 1 East (R1E), Seward Meridian, Alaska (Figure 1 – Location Map). The parcels are owned by Eklutna Inc. The site's current land use classification is "Residential <1 – 1 dwelling per acre"; this request is to amend the land use classification to "Community Facility".

Eklutna Inc., Cook Inlet Tribal Council (CITC), and Cook Inlet Housing Authority (CIHA) are partnering on an exciting new project: the Ernie Turner Center - Recovery Journey Program which will provide a continuum of substance abuse treatment to assist individuals within all stages of recovery. The current facility located at the northwest corner of Tudor and Elmore has been sold to Southcentral Foundation. With the proceeds CITC will be developing a new and updated residential treatment facility, retaining the name Ernie Turner Center, in the Eklutna area. Employing a therapeutic "Village of Care" model, the Recovery Journey program will be a 16-bed residential facility providing short- and long-term residential care. The group looked at 6 different sites and decided on the currently proposed amendment area because of its beauty, tranquility, and related positive impacts on recovery.

This request is being submitted concurrently with a rezone application. The rezone application is for a zoning map amendment from Chugiak-Eagle River Low-Density Residential, Alpine Slope District with Special Limitations (CE-R-10 SL<sup>1</sup>) to Chugiak-Eagle River Public Land and Institutions with a Special Limitation (CE-PLI SL) District. Upon approval of the rezone of the parcel to CE-PLI SL a Conditional Use Permit application will be submitted for use of the property as Correctional Community Residential Center (CCRC).

The following is an outline of the approval criteria for a comprehensive plan amendment from Title 21 section 21.30.070.C.2:

## Approval Criteria

**The planning and zoning commission any submit a recommendation for approval, and the assembly may approve an amendment if, in the judgement of the commission or the assembly, the amendment meets the following approval criteria:**

- a. The proposed amendment is necessary in order to address one or more of the following:**
- ii. Identification of new issues, needs, or opportunities that are not adequately addressed in the comprehensive plan;**

Amending the CERC Plan's Land Use Plan Map from Residential <1 – 1 dwelling per acre"; to "Community Facility is necessary so that the parcels can be rezoned from CE-R-10 SL<sup>1</sup> to CE-PLI SL which will allow for the development of the Ernie Turner Center - Recovery Journey Program. Throughout the entire Anchorage-area (from Girdwood to Eklutna), there is a tremendous deficit in available facilities providing substance abuse treatment and recovery. The available resources are not adequate to respond to the ever growing need. Approval of this request will provide an opportunity to develop a facility that will help fill this gap in available resources in providing the community substance abuse treatment and recovery.

- b. The proposed amendment maintains the internal consistency of the comprehensive plan, and is consistent with the other elements of the comprehensive plan without the need to change other components of the plan to maintain internal consistency.**

Approval of this request will allow for the property to be rezoned to CE-PLI which conditionally permits the use of the property for the Ernie Turner Center - Recovery Journey Program. No other amendments to the elements of the CERC Plan are required.

- c. The proposed amendment would not be detrimental to the public interested, health, safety, convenience, or welfare of the community.**

The purpose of this CERC Plan amendment is for the development of the Ernie Turner Recovery Center. A recovery center is a critical need in the community that promotes public health, safety and general welfare by assisting people in need. The recovery center will have a residential atmosphere and character that will not have adverse impacts on the welfare of surrounding uses. The area currently attracts loitering and dumping of debris because it is vacant, development of the property should create a presence that deters vandalism and creates a safer area.

While the development, at this time, is limited to one of the two larger lots being created, all three lots are included in this CERC Plan amendment request to allow for possible expansion in the future or for the development of another use that would support the recovery center.

- d. **If the proposed amendment is to the comprehensive plan map, the requested land use designation is found to be equally or more supportive of the comprehensive plan goals, objectives, policies, and guidelines, than the old land use designation.**

The following outlines goals, objectives, and policies of the CERC Plan that the project helps address.

- **Economic Development:**
  - **Goal a. Promote economic growth that both builds on the area's resources and assets, and supports mix of urban, suburban, and rural lifestyles, while providing a range of employment opportunities and an adequate supply and variety of goods and services.** The Ernie Turner Center - Recovery Journey Program will employ health care professionals contributing to the economy of the community, as well, provide much needed health services.
- **Natural Environment:**
  - **Objective a. Preserve and protect high-value wetlands, stream corridors, aquifer recharge areas and other important natural features.** The amendment area does not include high-value wetlands or stream corridors.
  - **Objective e. Discourage development in the 100-year floodplain, avalanche zones, and other high hazard areas.** The amendment area does not fall within designated high-hazard areas.
- **Land Use:**
  - **Goal a. Ensure an orderly, efficient pattern of development that reflects the diverse needs of the community and encourages growth that is consistent with historical land uses, community character and the natural environment.** Amending the parcels on the Land Use Plan to Community Facility is consistent with other public uses in the Eklutna Valley. The proposed use of a residential treatment facility under a CCRC approval will have a residential character consistent with the residential uses of the Valley.
  - **Goal d. Ensure that land use patterns provide safe and healthy environments that are separated and protected from incompatible land uses and their effects.** The areas adjacent to the parcels are vacant therefore there are no direct impacts between the proposed amendment area and neighboring land uses.
- **Housing and Residential Development:**
  - **Policy a. Support private and public efforts to provide alternative housing options for residents with low and moderate income, and for those with special needs; e.g., people requiring supervised housing because of age, mental or physical conditions, taking into account the location relative to community facilities and services.** The objective of the proposed is to develop a residential recovery center for an underserved population in need of professional supervised care and assistance.

- **Health and Social Services:**
  - **Goal a. Improve the quality, range, availability, and accessibility of the range of health and social services.** Amending the CE Comp Plan and rezoning this area will provide opportunity for the conditional use of CCRC which increases health and social services.
  - **Objective c. Establish partnerships among government, business and non-profit sectors for the networking and coordination of human services delivery.** The Ernie Turner Center – Recovery Journey Program has evolved from the partnership of many organizations including Eklutna Inc., CITC, and CIHA.
  - **Policy c. Encourage and support private provider efforts to serve populations such as low income, elderly, mentally ill, chemically dependent, indigent, uninsured and children in need of services.** The Recovery Journey Program is specific to the adult population in need of assistance with substance abuse treatment.
- **Education:**
  - **Goal b. Support the lifelong learning needs of the community residents through a variety of formal and informal educational opportunities.** The recovery program includes educational programs.
- e. **If the proposed amendment is to the comprehensive plan map, the subject site is consistent with the adopted description and locational criteria for the requested land use designation, and is physically suitable to accommodate the proposed designations, including but not limited to access, physical constraints, provisions of utilities and compatibility with surrounding designations and development patterns.**

As noted on page 70 of the CERC Plan the land use classification “Community Facility” is:

“for areas substantially developed for active public and institutional use, and undeveloped areas designated for future public and institutional use.

Schools, community centers, fire stations, senior centers, museums, cemeteries, and other public institutions and public utility facilities designated on the Land Use Plan map are generally existing facilities or known planned facilities. The Land Use Plan map is intended to be updated as new facilities are planned and public facility site selections made.”

These parcels are undeveloped and will be rezoned to CE-PLI for a future quasi-public use. The abutting land use classification on the Land Use Plan Map is “Residential <1 – 1 dwelling per acre” to the north, west, south and east. These parcels are owned by Eklutna Inc. and are currently undeveloped. Just west of the amendment area is the Eklutna Water Treatment Plant, a parcel that is designated “Community Facility” on the Land Use Plan Map. Amending the parcels to “Community Facility” is consistent with the adjacent development and will not create incompatible land uses or development intensities.

Mr. Hal Hart  
Municipality of Anchorage  
December 27, 2017  
Page 5

Eklutna Lake Road runs along the southern portion of the Rezone Area and is capable of supporting the proposed development without compromising the level of service to existing development. The property will develop an on-site well for water and on-site septic for sewer. Overhead electrical lines run along the east parcel line of the Rezone Area. Any development on the parcel will be served by the current police and fire protection services provided to Eklutna Valley.

Your consideration of this request is appreciated. If you have any questions or need additional information, please do not hesitate to call.

Sincerely,

Sincerely,  
DOWL



Michelle J. Ritter, AICP  
Land Use Planning Manager



16515 Centerfield Drive, Suite 201  
Eagle River, AK 99577  
P: 907.696.2828  
F: 907.696.2845  
www.eklutnainc.com

January 10, 2017

Mr. Hal Hart, AICP, Director  
Community Development Department  
Municipality of Anchorage  
PO Box 196650  
Anchorage, AK 99519-6650

Subject: Letter of Authorization  
Ernie Turner Center, Zoning Map Amendment

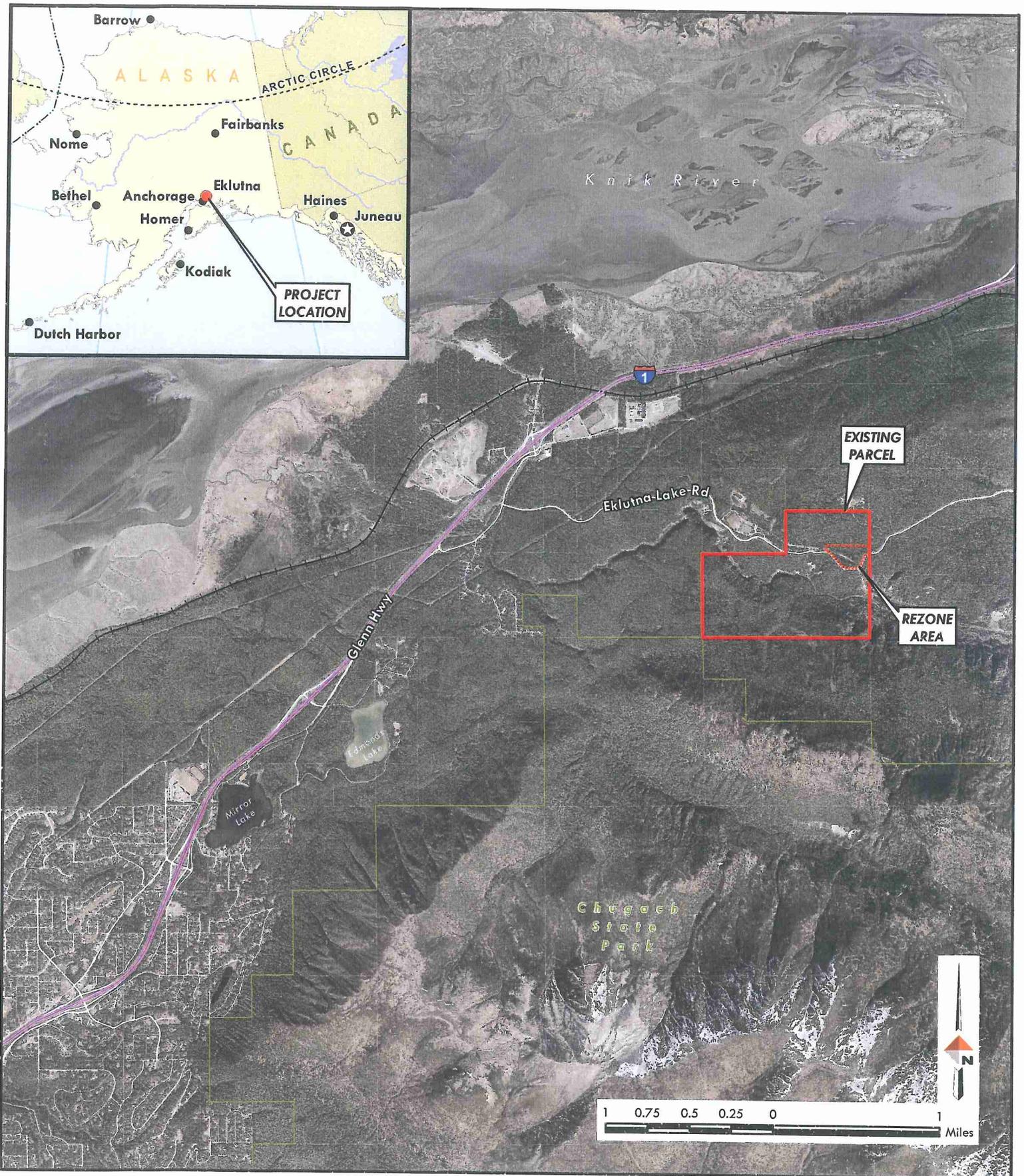
Dear Mr. Hart:

Eklutna, Inc., is the Owner of a 400-acre parcel legally described as the south half (S1/2) and the south half (S1/2) of the northeast quarter (NE1/4) of Section 29, Township 16 North (T16N), Range 1 East (R1E), Seward Meridian, Alaska. The parcel is located in the Eklutna Valley off of the Eklutna Lake Road.

I authorize DOWL to act on my behalf to submit and process a Zoning Map Amendment, a Plat, and a Conditional Use Permit for the above mentioned property.

Sincerely,

Curtis J. McQueen  
Chief Executive Officer



Path: Q:\132\62334-01\60GIS\62334 - Fig1 - Location Map.mxd

	<b>LOCATION MAP</b> <b>ERNIE TURNER RECOVERY CENTER</b> <b>ZONING MAP AMENDMENT</b> <b>EKLUTNA, ALASKA</b>		PROJECT: 1132.62334.01
			DATE: DECEMBER 2016
			<b>FIGURE 19</b>



# Departmental and Public Comments



THE STATE  
of **ALASKA**  
GOVERNOR BILL WALKER

Department of Transportation and  
Public Facilities

DIVISION of PROGRAM DEVELOPMENT  
Anchorage Field Office

4111 Aviation Avenue  
P.O. Box 196900  
Anchorage, Alaska 99519-6900  
Main Phone: (907)269-0520  
Fax: (907)269-0521  
Web site: dot.state.ak.us

February 6, 2017

Terry Schoenthal, Current Planning Section Manager  
MOA, Community Development Department  
Planning Division  
P.O. Box 196650  
Anchorage, Alaska 99519-6650

**RECEIVED**

**FEB 06 2017**

**PLANNING DEPARTMENT**

RE: MOA Zoning Review

Dear Mr. Schoenthal:

The Alaska Department of Transportation and Public Facilities (DOT&PF), Central Region Platting Review Board has comments on the following zoning cases:

- **2017-0019: 31085 Eklutna Lake Road, Chugiak/I-1 Light Industrial District**
  - Dedicate the existing PLO Right of Way easement for Eklutna Lake Road. Petitioner should assure that there is sufficient site distance for driveway/access points along the curvilinear roadway.
  - Recommend contacting DOT&PF at design stage of site plan to ensure proper access.
- **2017-0021: Township 13 North, Range 3 West, Section 32, W2SW4SE4SE4 S494' PTN REM**
  - No direct access will be given to East Dowling Road for parcels 009-271-06-000 and 009-271-07-000.
  - Suggest dedicating access along northern property line of both parcels.

The DOT&PF Central Region Platting Review Board has not comments on the following zoning case:

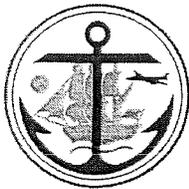
- **2017-0020: 31085 Eklutna Lake Road, Chugiak/Slope District with Special Limitations**

Sincerely,

  
James Starzec  
Anchorage Area Planner

Cc: Tucker Hum, Right of Way Agent, Right of Way, DOT&PF  
Morris Beckwith, Right of Way Agent II, Right of Way, DOT&PF  
Scott Thomas, P.E., Regional Traffic Engineer, Traffic Safety and Utilities, DOT&PF  
Jim Amundsen, P.E., Highway Design Group Chief, DOT&PF

*"Keep Alaska Moving through service and infrastructure."*



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**MEMORANDUM**

DATE: February 6, 2017

TO: Current Planning Division Supervisor.  
Planning Department

THRU: Kristen A. Langley, Traffic Safety Section Supervisor,  
Traffic Department

FROM: Randy Ribble, Assistant Traffic Engineer

SUBJECT: **2017-0019 Review and Recommendation by planning and Zoning Commission to Assembly of a request to amend a land use classification in the Chugiak- Eagle River Comprehensive Plan**

**Lots 1, 2 and 3 of Yagheli Tinitun Subdivision**

**RECEIVED**

**FEB 06 2017**

**PLANNING DEPARTMENT**

Traffic Department has no objection to the proposed amendment to the existing comprehensive plan.

Municipality Of Anchorage  
ANCHORAGE WATER & WASTEWATER UTILITY

RECEIVED

MEMORANDUM

FEB 03 2017

PLANNING DEPARTMENT

**DATE:** February 3, 2017  
**TO:** Terry Schoenthal, Planning Manager, Planning Section, Planning Division  
**FROM:** Paul Hatcher, Engineering Technician III, AWWU Planning  
**SUBJECT:** Zoning Case Comments  
Hearing Date: March 6, 2017  
Agency Comments Due: February 6, 2017

AWWU has reviewed the materials and has the following comments.

**2017-0017 ALASKA RAILROAD ADDITIONAL RESERVE LOT 2, BLOCK 122 AND A PORTION OF LOT 1, BLOCK 122, UNITED STATES SURVEY NO. 408, Major Site Plan Review in accordance with AMC 21.15.030 (Old Code) for a Condominium Development (Downtown Edge at The Rail) in the PC (Planned Community) District, Grid SW1229, 1230**

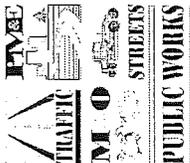
1. AWWU water and sewer is available to this parcel.
2. AWWU has no objection to this site plan review.

**2017-0019 T16N R1E SEC 29 S2; S2NE4, Review and Recommendation by the Planning and Zoning Commission (PZC) to the Assembly of a request in accordance with AMC 21.03.070C.2 to amend land use classification in the Chugiak-Eagle River Comprehensive Plan from "Residential" to "Community Facility" for approximately 16 acres located in Eklutna Valley off of Eklutna Lake Road, the subject of concurrent PZC Platting Case S12327 and PZC Rezone Case 2017-0020, Grid NE1802, 1803, 1903**

1. AWWU water and sewer are not available to these parcels.
2. AWWU has no objection to this land use reclassification.

**2017-0020 T16N R1E SEC 29 S2; S2NE4, Request to Rezone approximately 16 acres located in Eklutna Valley off of Eklutna Road (proposed lots 1, 2 & 3 Yageli Tinitun Subdivision in PZC Platting Case S12327) from CE-R-10SLI (Low-Density Residential, Alpine/Slope) District with Special Limitations (AO 86-43) to CE-PLI (Public Lands and Institutions) with Special Limitations, Grid NE1802, 1803, 1903**

1. AWWU water and sewer are not available to these parcels.
2. AWWU has no objection to this rezone.



MUNICIPALITY OF ANCHORAGE  
 PUBLIC WORKS DEPARTMENT  
 4700 Elmore Road  
 Anchorage AK 99507

**Project Review Form**

Project Name: Request to Rezone approximately 16 acres located in Eklutna Valley to CE-PLI-SL, amend land use classification, and platting case, all concurrent	Project No: <b>2017-0019</b> Case No: 2017-0020, S12327
Project Status: <input type="checkbox"/> Design Study <input type="checkbox"/> 35% <input type="checkbox"/> 65% <input type="checkbox"/> 95% <input checked="" type="checkbox"/> Other	
Name/Title: Andrew Watts/Transit Planning Technician; Randy Bergt/Capital Project Engineer	
Organization / Department: Public Transportation Dept / People Mover	
Phone Number: 343-8496 (Andrew) or 343-8285 (Randy)      Date: 30 Jan 2017	

Page/Sheet No.	Reviewer	Comment	Response
1)	AW	Thank you for the opportunity to review. MoA Public Transportation does not currently provide service to the subject area and has no plans to do so in the future. Therefore, PTD has no objection to granting the request.	
2)			
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 JAN 30 2017  
 PLANNING DEPARTMENT