



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



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Chief Executive Officer



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 SL¹) 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:

should be:
21.03.070.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 SL¹ 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 if 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.

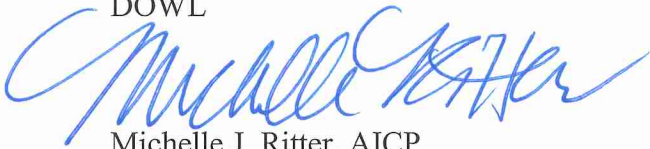
Mr. Hal Hart
Municipality of Anchorage
December 27, 2017
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Eklutna Lake Road runs along the southern portion of the Rezone Area and is capable of supporting the proposed development without compromising the level of service to existing development. The 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.

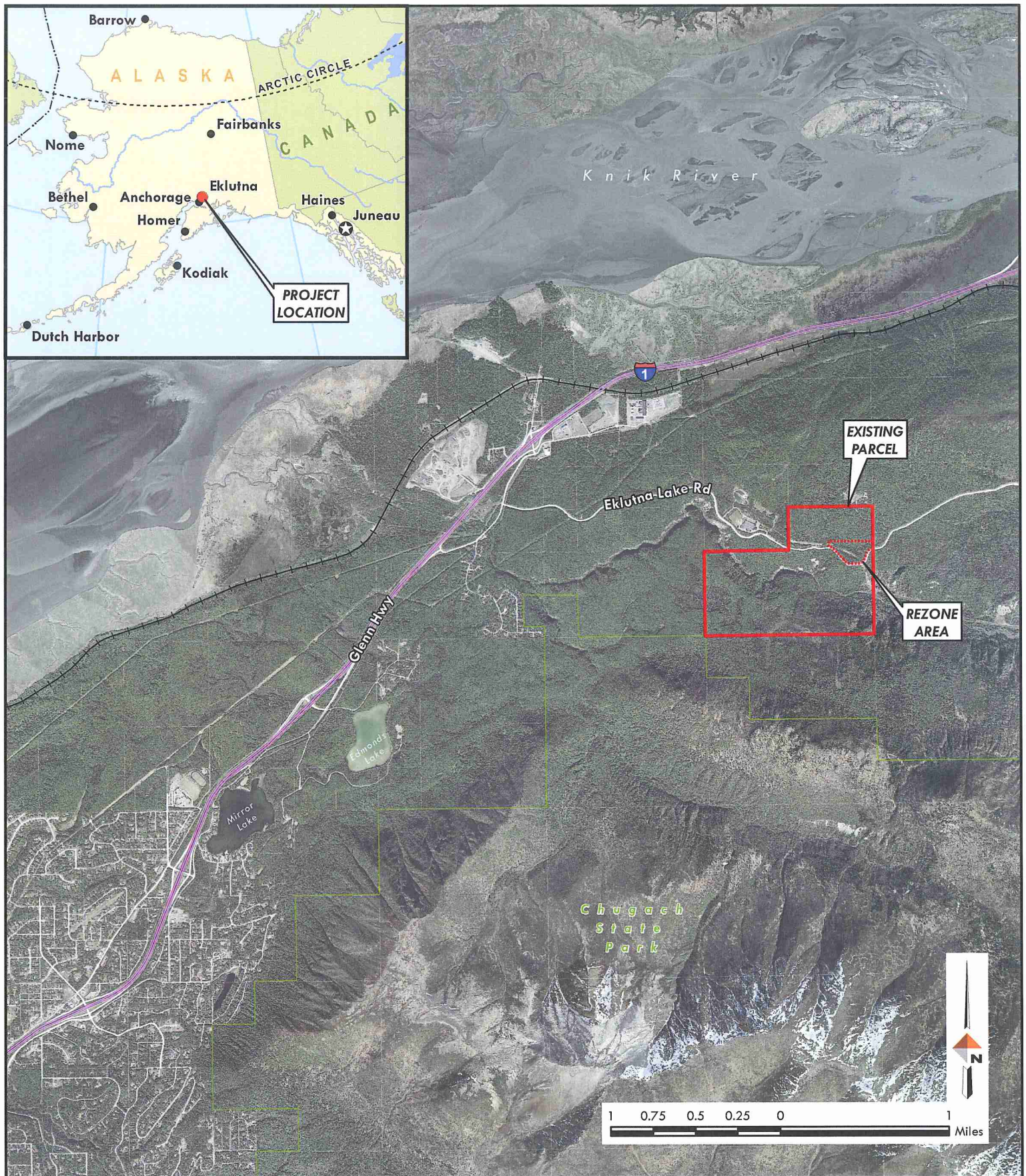
Your consideration of this request is appreciated. If you have any questions or need additional information, please do not hesitate to call.

Sincerely,

Sincerely,
DOWL

A handwritten signature in blue ink, appearing to read "Michelle J. Ritter". The signature is fluid and cursive, with the first name "Michelle" being more prominent than the last name "Ritter".

Michelle J. Ritter, AICP
Land Use Planning Manager



Path: Q:\32\62334-01\60GIS\62334 - Fig1 - Location Map.mxd

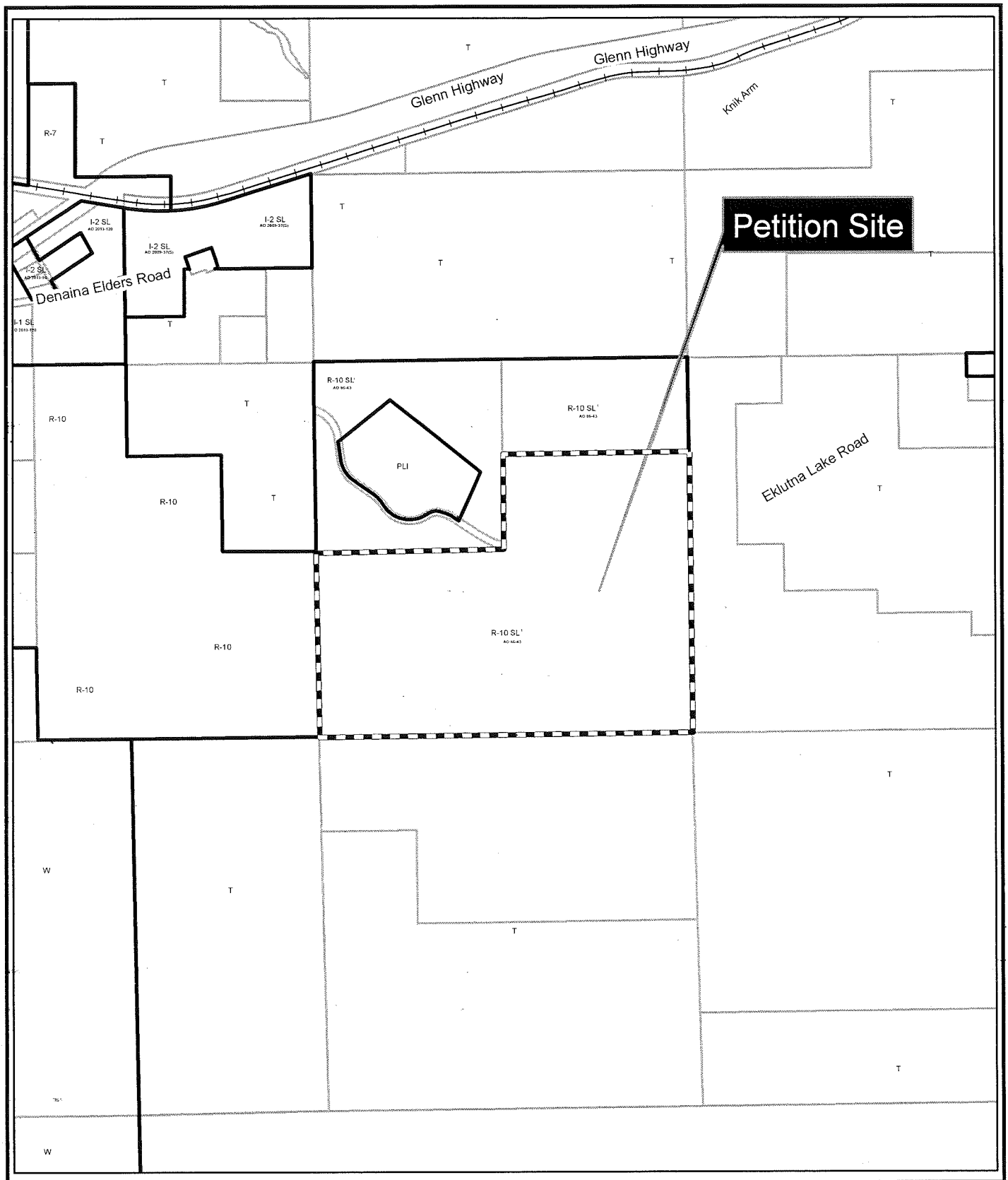


LOCATION MAP
 ERNIE TURNER RECOVERY CENTER
 ZONING MAP AMENDMENT
 EKLUTNA, ALASKA

PROJECT: 1132.62334.01
 DATE: DECEMBER 2016

FIGURE 1

2017-0019



Municipality of Anchorage
Planning Department

Date: January 18, 2017



2017-0019

