

**PLANNING DEPARTMENT  
STAFF ANALYSIS  
REZONING**

**DATE:** March 6, 2017  
**CASE NO.:** 2017-0020  
**APPLICANT:** Nick Francis, Eklutna, Inc.  
**REPRESENTATIVE:** Michelle Ritter, AICP, DOWL  
**REQUEST:** A request to rezone from CE-R-10 SL district to CE-PLI SL district  
**LOCATION:** Lots 1, 2, and 3, Yagheli Tinitun Subdivision, per Case S12327  
**COMMUNITY COUNCIL:** Eklutna Valley

**ATTACHMENTS:**

1. Maps
2. Application
3. Departmental and Public Comments
4. Affidavit of Posting and Historical Information

**RECOMMENDATION SUMMARY:** Approval

**SITE**

Acres: ±16 acres  
Vegetation: Birch, spruce, and undergrowth  
Current Zoning: CE-R-10 SL<sup>1</sup> district per AO 1984-43  
Topography: Sloping downhill to the south  
Utilities: Private well and on-site septic system

**COMPREHENSIVE PLAN**

Classification: "Residential, 1 – 1 dwelling per acre" per the 2006 *Chugiak – Eagle River Comprehensive Plan* 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 rezone approximately 16 acres of land from CE-R-10 SL<sup>1</sup> district per AO 1984-43 to CE-PLI SL district. There are two companion cases which are being processed concurrently to amend the comprehensive plan (Case 2107-0019) and to subdivide the parcel (Case S12327). The purpose of this rezone and the other

cases is to allow the construction of a new building for the Ernie Turner Center – Recovery Journey Program. The existing facility on Tudor Road has been sold to the South Central Foundation and the program is relocating to this site on Eklutna Lake Road.

### **AGENCY COMMENTS**

The comments from reviewing agencies are attached. None of the reviewing agencies object to the rezone.

### **COMMUNITY COMMENTS**

Twenty-five public hearing notices were mailed on February 3, 2017, and no responses were received. The Eklutna Valley Community Council did not comment.

### **FINDINGS**

#### **21.03.160 Rezoning (Zoning Map Amendments)**

##### **Pre-Application Conference**

A pre-application conference was held on December 19, 2016, in accordance with 21.03.020B.

##### **Community Meeting**

The Eklutna Valley Community Council does not have regular meetings, so the project team organized an open house meeting at the Native Village of Eklutna Health Clinic on December 13, 2016. A summary of the meeting is included with the application.

##### **21.03.160E. Approval Criteria**

**The planning and zoning commission may recommend approval, and the assembly may approve a rezoning, if the rezoning meets all of the following criteria:**

- 1. The rezoning shall be in the best interest of the citizens of Anchorage and shall promote the public health, safety, and general welfare.**

The standard is met.

The petition site is located in a rural area and the surrounding properties are undeveloped. The nearest developed property is the AWWU Eklutna Water Treatment Facility, which is zoned CE-PLI. This rezoning from CE-R-10 SL district to CE-PLI SL district does not appear to cause a negative impact on the general welfare. This rezoning is necessary for development of the property as an addiction recovery center, which provides services that could benefit the community as a whole.

**2. The rezoning complies with and conforms to the comprehensive plan, including the comprehensive plan map(s).**

The standard is met.

The current 2006 Chugiak – Eagle River Comprehensive Plan Update shows the site as “Residential, <1 to 1 dwelling per acre.” A separate case (2017-0019) proposes to change to the plan map to “Community Facility.”

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.

**3. The rezoning is generally consistent with the zoning district purpose in the requested zone, and the purpose of this title.**

The standard is met.

The petitioner wants to build a new addiction recovery center, which can only occur if the property is rezoned to CE-PLI district. This is a large site and affords potential growth of this needed service. The intent of the CE-PLI district is to,

“...include major public and quasi-public civic, administrative, and institutional uses and activities as well as areas designated as a park use (but not dedicated as park) or natural resource use designated by an adopted local plan, and lands under the management of the Eagle River-Chugiak Parks and Recreation Service District. This district also is intended for municipal lands of high natural value or that are environmentally sensitive.”

**4. The rezoning is compatible with surrounding zoning and development, and protects areas designated for specific uses on the zoning map from incompatible land uses or development intensities.**

The standard is met.

This rezoning is compatible with surrounding zoning and development. Eklutna Lake Road has little development at this time. The proposed rezoning to CE-PLI SL district is congruent with the nearby AWWU Eklutna Water Treatment Facility and does not appear to negatively affect surrounding parcels which are not developed.

**5. Facilities and services (including roads and transportation, water, gas, electricity, police and fire protection, and sewage and waste disposal, as applicable) are capable of supporting the uses allowed by the zone or will be capable by the time development is complete, while maintaining adequate levels of service to existing development.**

The standard is met.

Eklutna Lake Road is located outside of the Chugiak – Eagle River Rural Road Service Area. Road maintenance is the responsibility of State DOT&PF.

Public water and sanitary sewer are not available to this site, it would use private well and on-site septic systems. MEA provides electricity to the area.

The petition site is located outside of the Building Safety Service Areas. Chugiak Volunteer Fire and Rescue Company provides fire service and EMS response to this area.

Private Development has no objection to the rezone. The petitioner will need to provide a full drainage analysis and calculations with a future land permit for development.

6. **The rezoning is not likely to result in significant adverse impacts upon the natural environment, including air, water, noise, storm water management, wildlife, and vegetation, or such impacts shall be substantially mitigated.**

The standard is met.

The natural environment will not be significantly impacted by this rezoning. There are no streams or wetland within the area to be rezoned.

7. **The proposed rezoning is not likely to result in significant adverse impacts upon adjacent land uses, or such impacts shall be mitigated through stipulations.**

The standard is met.

The land surrounding this site is zoned R-10 SL and is undeveloped. The nearest development is the AWWU Eklutna Water Treatment Facility, which is zoned CE-PLI district. The applicant proposes to retain the existing special limitation which limits lot size to one acres. The CE-PLI district prohibits the household use category (AMC 21.10.050A.5., *Table of Allowed Uses*).

8. **The rezone does not extend or exacerbate a land use pattern that is inconsistent with the comprehensive plan.**

The standard is met.

This rezoning does not contribute to a “domino effect” of rezonings that are inconsistent with the comprehensive plan. The proposed rezoning to CE-PLI SL district together with a companion case for a land use plan map amendment (Case 2017-0019) are consistent with the comprehensive plan.

9. **The rezoning shall not result in a split-zoned lot.**

The standard is met.

The rezoning will not create a split-zoned lot. The rezone will not be effective until a replat has been recorded.

**DEPARTMENT RECOMMENDATION**

The Department recommends APPROVAL of the rezoning. A draft assembly ordinance is enclosed.

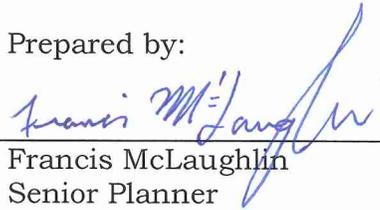
Reviewed by:



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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 AMENDING THE ZONING MAP AND APPROVING THE  
2 REZONING OF APPROXIMATELY 16 ACRES FROM CE-R-10 SL (LOW-  
3 DENSITY RESIDENTIAL, ALPINE SLOPE) DISTRICT WITH SPECIAL  
4 LIMITATIONS PER AO 1984-43 TO CE-PLI SL (PUBLIC LANDS AND  
5 INSTITUTIONS) DISTRICT FOR LOTS 1, 2, AND 3, YAGHELI TINITUN  
6 SUBDIVISION, PER PRELIMINARY PLAT CASE S12327; GENERALLY  
7 LOCATED NORTH OF EKLUTNA LAKE ROAD, IN EKLUTNA.

8  
9 (Eklutna Valley Community Council) (Planning and Zoning Commission Case 2017-0020)  
10

11 **THE ANCHORAGE ASSEMBLY ORDAINS:**

12  
13 **Section 1.** The zoning map shall be amended by designating Lots 1, 2, and 3,  
14 Yagheli Tinitun Subdivision, per preliminary plat case S12327, as CE-PLI SL, public  
15 lands and institutions district.

16  
17 The property described above is shown on Exhibit "A," attached.

18  
19 **Section 2.** This zoning map amendment is subject to the following special  
20 limitation: Lots shall have a minimum area of 43,560 square feet (1 acre), exclusive  
21 of abutting dedicated rights-of-way.

22  
23 **Section 3.** This zoning map amendment established in Section 1 shall become  
24 effective upon the recording of a suitable replat.

25  
26 **Section 4.** This ordinance shall become effective 10 days after the Director of the  
27 Planning Department has received the written consent of at least 51 percent of the  
28 owners of the property within the area described in Section 1 above to any special  
29 limitations contained herein. The rezone approval contained herein shall  
30 automatically expire, and be null and void, if the written consent is not received  
31 within 120 days after the date on which this ordinance is passed and approved. In  
32 the event no special limitations are contained herein, this ordinance is effective  
33 immediately upon passage and approval. The Director of the Planning Department  
34 shall change the zoning map accordingly.

35  
36 PASSED AND APPROVED by the Anchorage Assembly this \_\_\_\_\_ day  
37 of \_\_\_\_\_ 2017.

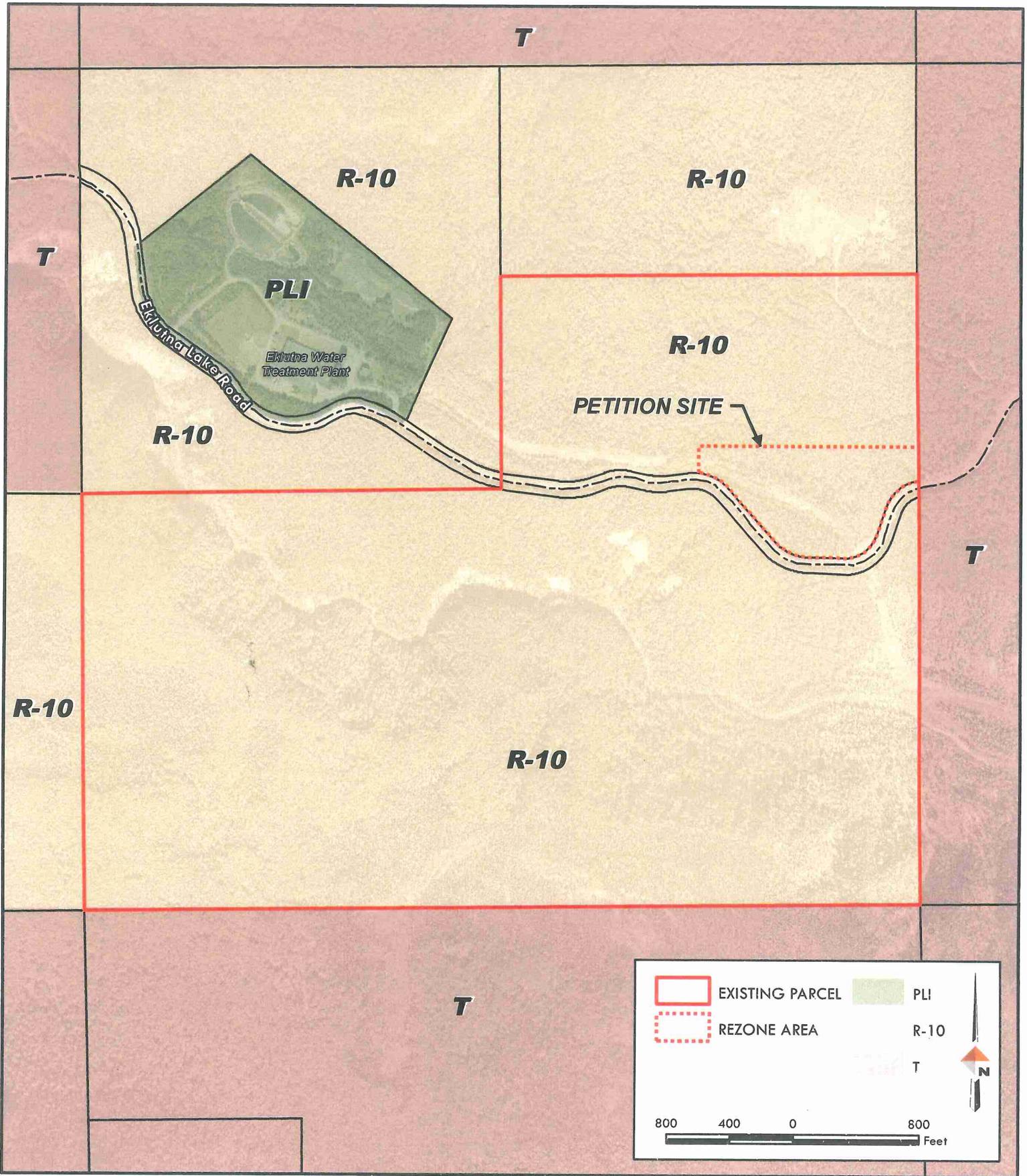
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\_\_\_\_\_  
Chair of the Assembly

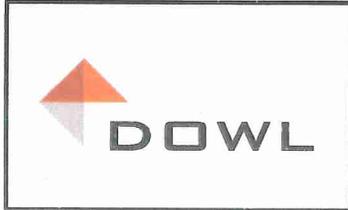
ATTEST:

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

(Case 2017-0020)



Path: Q:\113262334\914600\GIS\62334 - City - Final Zoning Map - TEX.Txd

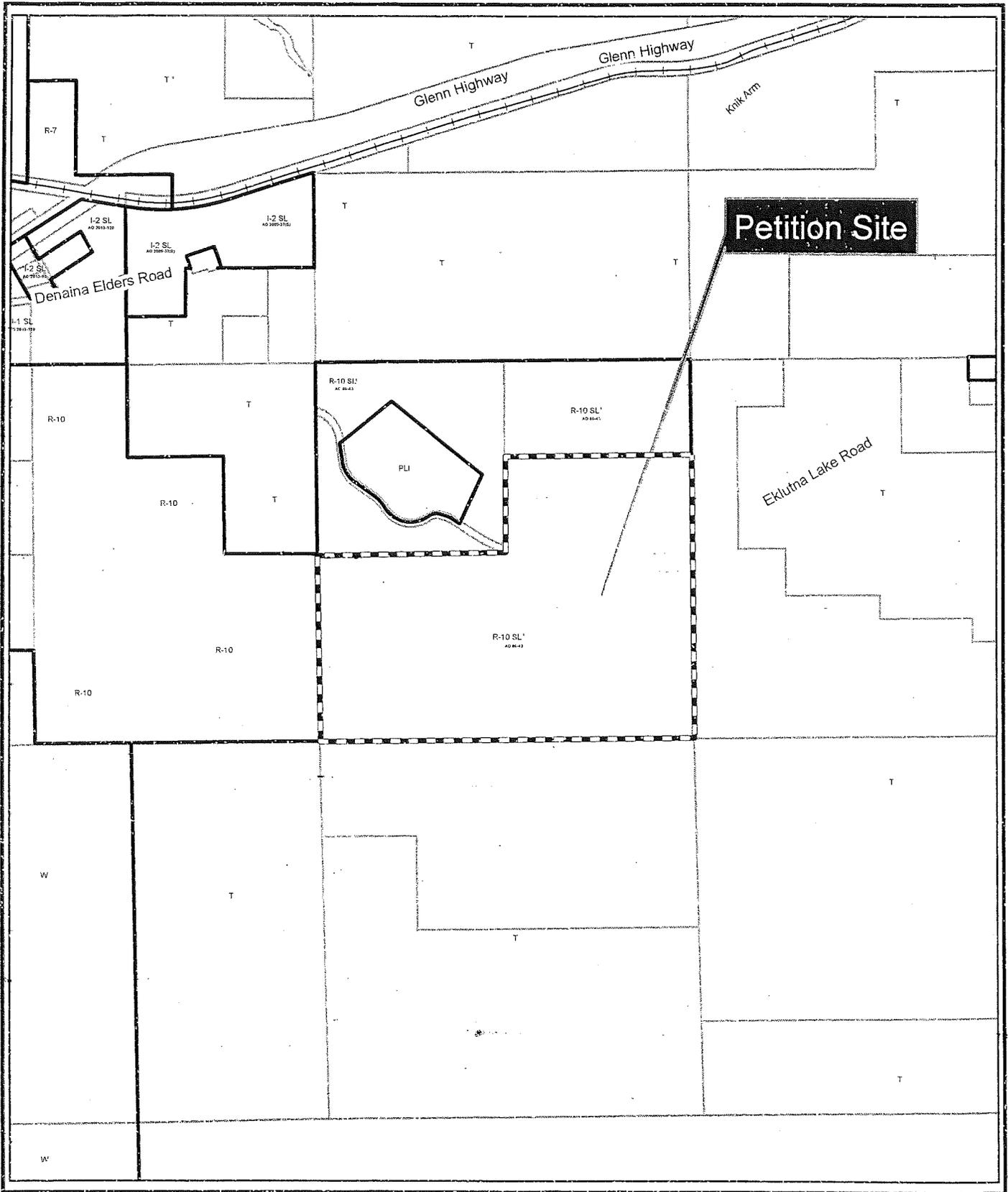


**EXISTING ZONING MAP  
 ERNIE TURNER RECOVERY CENTER  
 REZONE-REPLAT  
 EKLUTNA, ALASKA**

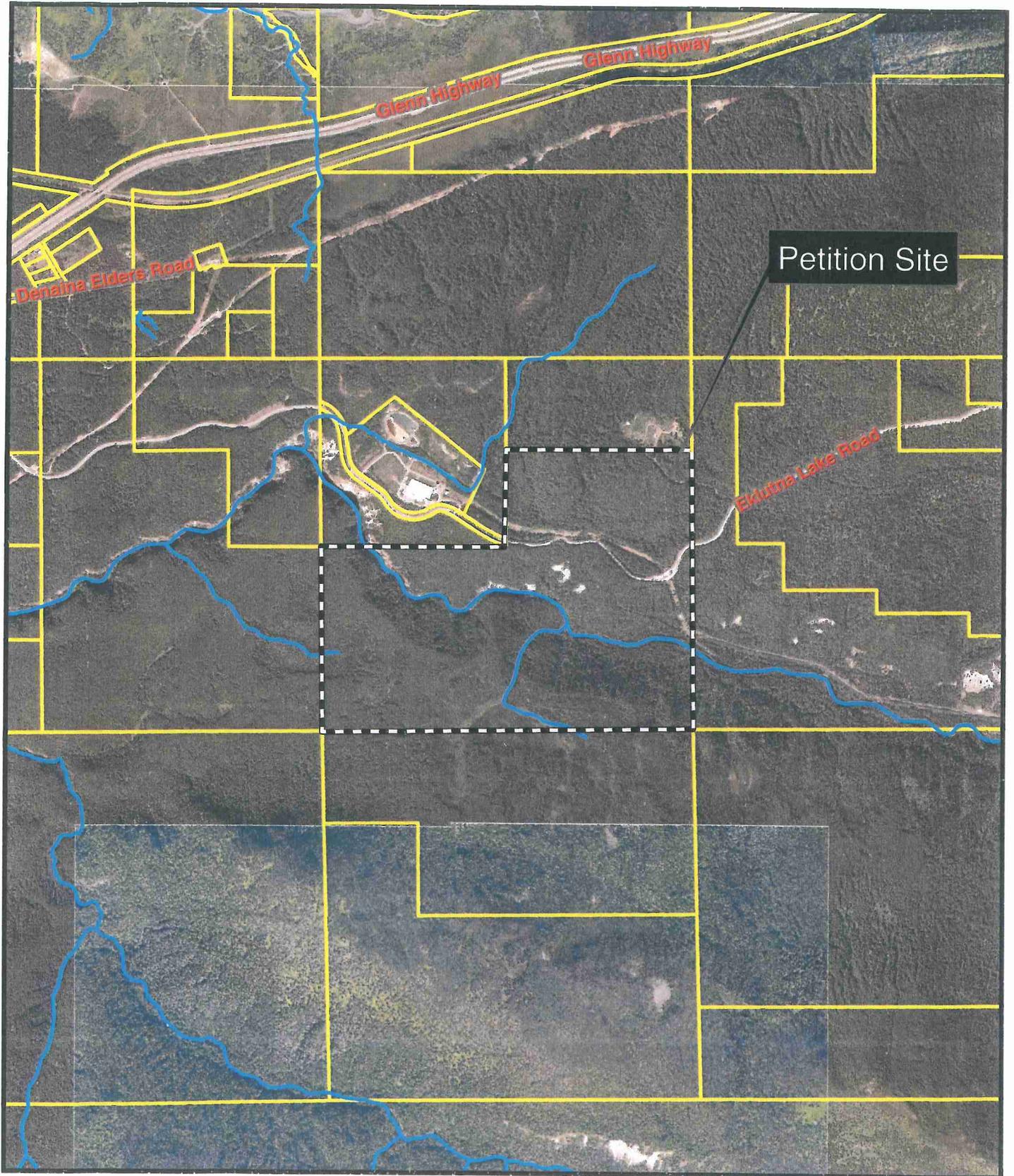
PROJECT: 1132.62334.01  
 DATE: DECEMBER 2016  
 ATTACHMENT **9**

# Maps

# 2017-0020



# 2017-0020



# Application



# ZONING MAP AMENDMENT ERNIE TURNER RECOVERY CENTER

DECEMBER 27, 2016



# Application for Zoning Map Amendment

Municipality of Anchorage  
 Planning Department  
 PO Box 196650  
 Anchorage, AK 99519-6650



PETITIONER*		PETITIONER REPRESENTATIVE (if any)	
Name (last name first): <b>Nick Francis, ECM</b>		Name (last name first): <b>Michelle Ritter, AICP, DOWL</b>	
Mailing Address: <b>10950 Mausel Street, Unit B-1a</b>		Mailing Address: <b>4041 B Street</b>	
<b>Eagle River, AK 99577</b>		<b>Anchorage, AK 99503</b>	
Contact Phone – Day: <b>(907)696-3838</b>	Evening:	Contact Phone – Day: <b>(907)562-2000</b>	Evening:
Fax:		Fax:	
E-mail: <b>nfrancis@eklutnainc.com</b>		E-mail: <b>mritter@dowl.xom</b>	

\*Report additional petitioners or disclose other co-owners on supplemental form. Failure to divulge other beneficial interest owners may delay processing of this application.

PROPERTY INFORMATION		
Property Tax # (000-000-00-000): <b>052-301-01-000</b>		
Site Street Address: <b>31085 Eklutna Lake Road</b>		
Current legal description: (use additional sheet if necessary)  <b>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</b>		
Existing Zoning: <b>CE-R-10 SL'</b>	Acreage: <b>+/- 16</b>	Grid #: <b>NW1903, NE1803</b>
Proposed Zoning: <b>CE-PLI SL</b>		
Existing use: <b>Vacant</b>	Proposed use (if any): <b>CCRC (with a CUP)</b>	

I hereby certify that (I am)(I have been authorized to act for) owner of the property described above and that I petition to rezone it in conformance with Title 21 of the Anchorage Municipal Code of Ordinances. I understand that payment of the application fee is nonrefundable and is to cover the costs associated with processing this application, and that it does not assure approval of the rezoning. I also understand that assigned hearing dates are tentative and may have to be postponed by Planning Department staff, the Planning and Zoning Commission, or the Assembly for administrative reasons.

*Michelle Ritter*  
 Signature       Owner     Representative      *12/27/2016*  
(Representatives must provide written proof of authorization)      Date

*Michelle Ritter*  
 Print Name

Accepted by: *Fm*      Poster & Affidavit: *3 + affidavit*      Fee: *\$21,375.00*      Case Number: *2017-0020*      Requested Meeting Date: *03/06/17*

COMPREHENSIVE PLAN INFORMATION			
Anchorage 2020 Urban/Rural Services: <input type="checkbox"/> Urban <input checked="" type="checkbox"/> Rural			
Anchorage 2020 Major Elements - site is within or abuts:			
<input type="checkbox"/> Major employment center	<input type="checkbox"/> Redevelopment/mixed use area	<input type="checkbox"/> Town center	
<input type="checkbox"/> Neighborhood commercial center	<input type="checkbox"/> Industrial reserve		
<input type="checkbox"/> Transit-supportive development corridor	<input type="checkbox"/> District/area plan area: _____		
Chugiak-Eagle River Land Use Classification:			
<input type="checkbox"/> Commercial	<input type="checkbox"/> Industrial	<input type="checkbox"/> Parks/open space	<input type="checkbox"/> Public lands/institutions
<input type="checkbox"/> Transportation/community facility	<input type="checkbox"/> Alpine/slope affected	<input type="checkbox"/> Special study area	<input type="checkbox"/> Development reserve
<input checked="" type="checkbox"/> Residential at <u>&lt;1 - 1</u> dwelling units per acre	<input type="checkbox"/> Environmentally sensitive area		
Girdwood- Turnagain Arm Land Use Classification			
<input type="checkbox"/> Commercial	<input type="checkbox"/> Industrial	<input type="checkbox"/> Parks/open space	<input type="checkbox"/> Public lands/institutions
<input type="checkbox"/> Transportation/community facility	<input type="checkbox"/> Alpine/slope affected	<input type="checkbox"/> Special study area	<input type="checkbox"/> Resort
<input type="checkbox"/> Residential at _____ dwelling units per acre	<input type="checkbox"/> Mixed use	<input type="checkbox"/> Rural homestead	<input type="checkbox"/> Reserve

ENVIRONMENTAL INFORMATION <small>(All or portion of site affected)</small>					
Wetland Classification:	<input checked="" type="checkbox"/> None	<input type="checkbox"/> "C"	<input type="checkbox"/> "B"	<input type="checkbox"/> "A"	
Avalanche Zone:	<input checked="" type="checkbox"/> None	<input type="checkbox"/> Blue Zone	<input type="checkbox"/> Red Zone		
Floodplain:	<input checked="" type="checkbox"/> None	<input type="checkbox"/> 100 year	<input type="checkbox"/> 500 year		
Seismic Zone (Harding/Lawson):	N/A	<input type="checkbox"/> "1"	<input type="checkbox"/> "2"	<input type="checkbox"/> "3"	<input type="checkbox"/> "4" <input type="checkbox"/> "5"

RECENT REGULATORY INFORMATION <small>(Events that have occurred in last 5 years for all or portion of site)</small>	
<input type="checkbox"/> Rezoning - Case Number:	_____
<input type="checkbox"/> Preliminary Plat <input type="checkbox"/> Final Plat - Case Number(s):	_____
<input type="checkbox"/> Conditional Use - Case Number(s):	_____
<input type="checkbox"/> Zoning variance - Case Number(s):	_____
<input type="checkbox"/> Land Use Enforcement Action for	_____
<input type="checkbox"/> Building or Land Use Permit for	_____
<input type="checkbox"/> Wetland permit: <input type="checkbox"/> Army Corp of Engineers	<input type="checkbox"/> Municipality of Anchorage

SUBMITTAL REQUIREMENTS	
1 copy required:	<input checked="" type="checkbox"/> Signed application (original) <input checked="" type="checkbox"/> Ownership and beneficial interest form
35 copies required:	<input checked="" type="checkbox"/> Signed application (copies) <input checked="" type="checkbox"/> Signatures of other petitioners (if any) <input checked="" type="checkbox"/> Map of area to be rezoned <input checked="" type="checkbox"/> Map of area surrounding proposed rezoning, including zoning and existing uses <input checked="" type="checkbox"/> Narrative statement explaining: <ul style="list-style-type: none"> <li><input type="checkbox"/> need and justification for the rezoning</li> <li><input type="checkbox"/> the proposed land use and development</li> <li><input type="checkbox"/> the probable timeframe for development</li> <li><input type="checkbox"/> an analysis of how the proposal meets the rezoning criteria on page 3 of this application</li> </ul> <input checked="" type="checkbox"/> Summary of community meeting(s) <input checked="" type="checkbox"/> Proposed special limitations, if any
<small>(Additional information may be required.)</small>	

APPLICATION CHECKLIST
1. Zoning map amendments require a minimum of 1.75 acres of land excluding right-of-way or a boundary common to the requested zoning district. (For exceptions, see AMC 21.03.160B.)
2. In the case of multiple owners, the petitioning property owners must provide documentation showing ownership of at least 51% of property to be rezoned.

### ZONING MAP AMENDMENT STANDARDS (AMC 21.03.160)

A rezoning request may only be approved if it meets the approval criteria stated in AMC 21.03.160E. Please explain how the proposal meets the required criteria:

1. The rezoning shall be in the best interest of the citizens of Anchorage and shall promote the public health, safety, and general welfare.
2. The rezone complies with and conforms to the comprehensive plan, including the comprehensive plan map(s). (If the proposed rezone does not conform to the comprehensive plan, it may be considered along with a comprehensive plan amendment.)
3. The rezoning is generally consistent with the zoning district purpose in the requested zone, and the purpose of this title.
4. The rezoning is compatible with surrounding zoning and development, and protects areas designated for specific uses on the zoning map from incompatible land uses or development intensities.
5. Facilities and services (including roads and transportation, water, gas, electricity, police and fire protection, and sewage and waste disposal, as applicable) are capable of supporting the uses allowed by the zone or will be capable by the time development is complete, while maintaining adequate levels of service to existing development.
6. The rezoning is not likely to result in significant adverse impacts upon the natural environment, including air, water, noise, storm water management, wildlife, and vegetation, or such impacts shall be substantially mitigated.
7. The proposed rezoning is not likely to result in significant adverse impacts upon adjacent land uses, or such impacts shall be mitigated through stipulations.
8. The rezone does not extent or exacerbate a land use pattern that is inconsistent with the comprehensive plan.
9. The rezoning does not result in a split-zoned lot.

**Supplemental Form: OWNERSHIP AND BENEFICIAL INTEREST DISCLOSURE**

**PETITIONER: CORPORATE OFFICERS OR PARTNERS**

Applicants for an entitlement that will be in possession and the responsibility of more than one individual, such as a co-owner, joint venture, partnerships, corporations, company, or other similar form of ownership, are required to disclose a full and complete list of the name and address of each principal. (use additional paper if necessary)

Name	Title or Office(if any)	Address
Michael Curry	Eklutna Inc. President	16515 Centerfield Drive Suite 201, Eagle River, AK
Lee Stephan	Eklutna Inc. Vice President	16515 Centerfield Drive Suite 201, Eagle River, AK
Maria D Coleman	Eklutna Inc. Treasurer	16515 Centerfield Drive Suite 201, Eagle River, AK
Kim Zello	Eklutna Inc. Director	16515 Centerfield Drive Suite 201, Eagle River, AK
Aaron Leggett	Eklutna Inc. Director	16515 Centerfield Drive Suite 201, Eagle River, AK

**PROPERTY OWNER: CORPORATE OFFICERS OR PARTNERS**

The petitioner of a property owned by more than one individual that will benefit from an entitlement is required to disclose a full and complete list of the name and address of each partner, officer, or co-owner. The other owner interest to be reported is co-owner, joint venture, partnership, corporation, company, or other similar form of ownership. (use additional paper if necessary)

Name	Title or Office(if any)	Address
Michael Curry	Eklutna Inc. President	16515 Centerfield Drive Suite 201, Eagle River, AK
Lee Stephan	Eklutna Inc. Vice President	16515 Centerfield Drive Suite 201, Eagle River, AK
Maria D Coleman	Eklutna Inc. Treasurer	16515 Centerfield Drive Suite 201, Eagle River, AK
Kim Zello	Eklutna Inc. Director	16515 Centerfield Drive Suite 201, Eagle River, AK
Aaron Leggett	Eklutna Inc. Director	16515 Centerfield Drive Suite 201, Eagle River, AK

**Attach this sheet to your application form**

Accepted by: _____	Date _____	Application for _____	Case Number _____
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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

## **INTRODUCTION**

DOWL, on behalf of Eklutna Construction & Maintenance (ECM), a subsidiary of Eklutna Inc, is seeking approval of a zoning map amendment for an approximate 16-acre portion (Rezone Area) of a 400-acre parcel. A plat application to subdivide the 16-acre portion from the larger tract has been submitted for review and approval by the Planning and Zoning Commission (P&Z Commission) concurrent with this rezone application. The parcel is generally described as 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 and is owned by Eklutna Inc. The Rezone Area is located north of Eklutna River, off of Eklutna Lake Road, to the east of the Anchorage Water and Wastewater Utility (AWWU) facility (Eklutna Water Treatment Plant), in the Eklutna River Valley (Figure 1 and 2 – Location Map and Aerial). We are requesting approval of a zoning map amendment to rezone the 16-acre portion 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 (Figures 3 and 4 – Existing Zoning Map and Proposed Zoning Map).

## **PROJECT BACKGROUND**

Eklutna, Inc. is the largest private land owner in Anchorage and has a long history of being good stewards of their lands by supporting civic and community uses on their lands, such as parks, schools, and conservation easements. The land surrounding Eklutna Lake is owned by Eklutna, Inc. who works with the Alaska Division of Parks and Outdoor Recreation to make the lake and area around the lake available to the public for recreational purposes. The Eklutna Water Treatment Plant was developed on Eklutna, Inc. land to provide water to Anchorage.

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, updated and expanded 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 Rezone Area because of its beauty, tranquility, and related positive impacts on recovery. This use is categorized as a Correctional Community Residential Center (CCRC), which is not permitted in the current CE-R-10 SL<sup>1</sup> District, but is an allowable use, subject to an approved Conditional Use Permit (CUP) in the CE-PLI District. A CUP application will be submitted for approval prior to development of this new facility. Development of this facility is expected to begin in the spring/summer of 2017.

## **PROPERTY BACKGROUND**

The 400-acre parcel that the Rezone Area falls within was rezoned from Transition District (CE-T) to CE-R-10 SL<sup>1</sup> in 1986. The special limitation associated with that rezone states "The lot shall have minimum area of 43,560 square feet (1 acre), exclusive of abutting dedicated rights-of-way, and notwithstanding Section 21.40.115.B.3" (Appendix A – AO 1986-043). The Rezone Area is approximately 16 acres and the planned subdivision lots will be larger than 1 acre. The subdivision lots of the Rezoned Area are currently planned for parcels that are approximately 6 acres, 7 acres, and 3 acres. There is no objection to keeping this Special Limitation with the CE-PLI rezone.

The zoning districts that abut the Rezone Area include CE-R-10 SL<sup>1</sup> to the north, west, and south and CE-T to the east. All the land abutting the Rezone Area is owned by Eklutna Inc. and is currently undeveloped (Figure 5 – Land Use Map).

Land uses in the vicinity include a single family to the north, industrial to the northwest, and Chugach State Park to the southwest. The single family residence is over 1100-feet north of the Rezone Area and is separated by approximately 200-feet in elevation. The industrial use is over 1500-feet to the west and is the Eklutna Water Treatment Plant, which is owned by the Municipality of Anchorage (MOA) and operated by AWWU. The land that is within the Chugach State Park is over 4700-feet from the Rezone Area and separated by the Eklutna River.

## **COMMUNITY MEETING**

### **Open House – December 13<sup>th</sup> 2016**

The project falls within the Eklutna Valley Community Council (EVCC). The EVCC does not meet on a regular basis and was not scheduled to hold a meeting until January 2017. Due to timing constraints, the project team elected to hold their own public meeting to discuss the project. Representatives from Eklutna Inc., ECM, CITC, CIHA, and DOWL hosted a community open house for the project on December 13, 2016 at the Native Village of Eklutna's (NVE) Health Clinic Conference Room at Mile 26.6 on the Glenn Highway. Municipal code requires that a mailed notice be sent to the all property owners within 500 feet of the outer boundary of the land on which a proposed project is located on, or owners of the 50 parcels nearest the outer boundary (up to one-mile) of the land. There are only 3 property owners within a one-mile radius, one private residence, the State of Alaska, and the MOA. As such, we expanded our notification area to include the residents of Thunderbird Falls. Postcards were mailed to 89 residents on November 22<sup>nd</sup>, 2016, 21 days in advance of the meeting (Appendix C – Open House Mailer, Meeting Minutes and Fact Sheet). An email notification was also provided to the Eklutna Valley Community Council on November 20, 2016. The open house consisted of four presentations and an open question and answer period.

Presentations were done by Curtis McQueen, the Chief Executive Officer (CEO) of Eklutna Inc., Michelle Ritter, AICP with DOWL, Gloria O'Neill, the president and CEO of CITC, and Rebecca Ling with CITC. The topics covered included: Eklutna Inc. and ECM's role in the property development and previous work in the community; what the rezone consists of and the process through the Planning and Zoning Commission and the Assembly; CITC's mission and the goals of the Recovery Journey Program; the history of the Ernie Turner Center, how the current program is run, and how the future facility will operate.

Attendees from the public included two representatives from the Eklutna Valley Community Council. They shared comments and concerns they have heard on other potential developments in the area. Many of the concerns were not applicable to the proposed Recovery Journey Program. Other comments were related to the design of the facility such as sufficient lighting and road safety. The attendees were generally supportive - a detailed summary of the meeting is provided in Appendix C – Open House.

## ZONING MAP AMENDMENT STANDARDS

1. **The rezoning shall be in the best interest of the citizens of Anchorage and shall promote the public health, safety, and general welfare.**

The purpose of this rezone from CE-R-10 SL<sup>1</sup> District to CE-PLI SL District 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 Rezone Area currently attracts loitering and dumping of debris because it is vacant, development to 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 rezone request to allow for possible expansion in the future or for the development of another use that would support the recovery center.

2. **Rezone complies with and conforms to the comprehensive plan, including the comprehensive plan map(s). (If the proposed rezone does not conform to the comprehensive plan, it may be considered along with a comprehensive plan amendment.)**

### CHUGIAK-EAGLE RIVER COMPREHENSIVE PLAN

The Land Use Plan from the Chugiak-Eagle River Comprehensive Plan designates this area as “residential <1 – 1 dwelling per acre”. Although rezoning the land to CE-PLI District is not specific to low density residential use, the CE-PLI District allows for other types of housing facilities, such as the proposed Recovery Center; and is consistent with the surrounding uses and uses throughout the Eklutna Valley. Other uses in the Valley include residential, recreational, and public utilities. For example, the Eklutna Water Treatment facility Plant is just to the west of the Rezone Area and is zoned CE-PLI (Figure 3 – Existing Zoning Map). These existing uses are consistent with a CE-PLI zoned parcel.

The following outlines goals, objectives, and policies of the Chugiak-Eagle River Comprehensive 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 Rezone 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 Rezone 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.** Rezoning to CE-PLI District is consistent with other public land 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 Rezone Area are vacant therefore there are no direct impacts between the proposed Rezone 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.** 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.

- 3. The rezoning is generally consistent with the zoning district purpose in the requested zone, and the purpose of this title.**

The request for the zoning amendment is to allow for uses that are more supportive of a health care and housing facility, specifically a CCRC use. The intent of the CE-PLI District is for “major public and quasi-public civic, administrative, and institutional uses, and activities as well as areas designated as a park use (but not dedicated as park) or natural resource use designated by an adopted local plan, and lands under the management of the Eagle River-Chugiak Parks and Recreation Service District. This district also is intended for municipal lands of high natural value or that are environmentally sensitive.” The proposed CCRC use is consistent with this District intent as a quasi-public use that supports the health and welfare needs of the community.

- 4. The rezoning is compatible with the surrounding zoning and development, and protects areas designated for specific uses on the zoning map from incompatible land uses or development intensities.**

As described in the property background section the zoning districts that abut the proposed Rezone Area include CE-R-10 SL<sup>1</sup> District to the north, west, and south and CE-T District to the east. These are owned by Eklutna Inc. and are currently undeveloped. Just west of the Rezone Area is a parcel that is zoned CE-PLI District. Rezoning this area to CE-PLI District is consistent with the adjacent development and will not allow incompatible land uses or development intensities.

- 5. Facilities and services (including roads and transportation, water, gas, electricity, police and fire protection, and sewage and water disposal, as applicable) are capable of supporting the uses allowed by the zone or will be capable by the time development is complete, while maintaining adequate levels of service to existing development.**

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.

- 6. The rezoning is not likely to result in significant adverse impacts upon the natural environment, including air, water, noise, storm water management, wildlife, and vegetation, or such impacts shall be substantially mitigated.**

Rezoning the property to CE-PLI District will have no significant adverse impacts to air, water, noise, storm water management, or wildlife associated with the proposed development. The parcel is ungraded and is covered with native vegetation. Redevelopment of the site will result in landscaping meeting new Title 21 requirements and all stormwater will be handled in a capacity and quality consistent with both Municipal and State specifications.

- 7. The proposed rezoning is not likely to result in significant adverse impacts upon adjacent land uses, or such impacts shall be mitigated through stipulations.**

The adjacent lands are vacant and are under common ownership by Eklutna Inc.. As described in the property background section, land uses not immediately adjacent to the Rezone Area are

separated by significant horizontal and vertical distances. No adverse impacts are anticipated by a CE-PLI zone.

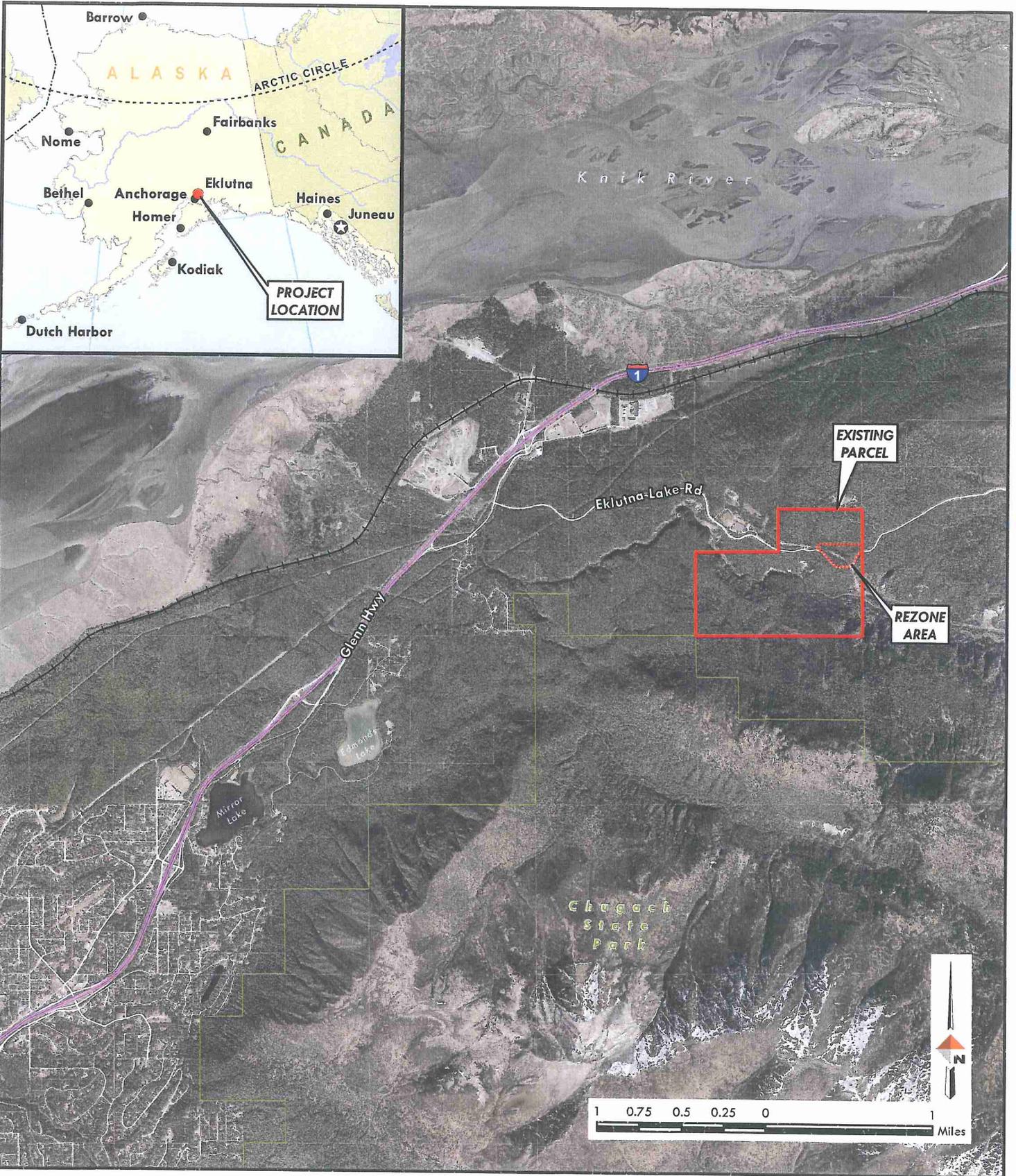
**8. The rezone does not extend or exacerbate a land use pattern that is inconsistent with the comprehensive plan.**

As noted in the response to item 2 the Land Use Plan from the Chugiak-Eagle River Comprehensive Plan designates this area residential <1 – 1 dwelling per acre. Although rezoning the land to CE-PLI District is not specific to low density residential use, the CE-PLI District allows for other types of housing facilities, such as the proposed Recovery Center; and is consistent with the surrounding uses, such as the CE-PLI District just west of the Rezone Area.

The proposed use for the Rezone Area is for the Recovery Center, a residential treatment facility. Although the density may not meet the 1 dwelling per acre threshold of the Land Use Plan, the intent is to create a residential atmosphere on a campus that provides a retreat into nature. As such, the facility will likely be tucked into the woods with outdoor amenities. This campus design intent is consistent with low density residential.

**9. The rezoning does not result in a split-zoned lot.**

This rezone will not be effectuated until the concurrent plat application has been finalized and recorded. Therefore, this rezone will not result in a split-zoned lot.



Path: Q:\132\62334\01\80GIS\62334 - Fig1 - Location Map.mxd

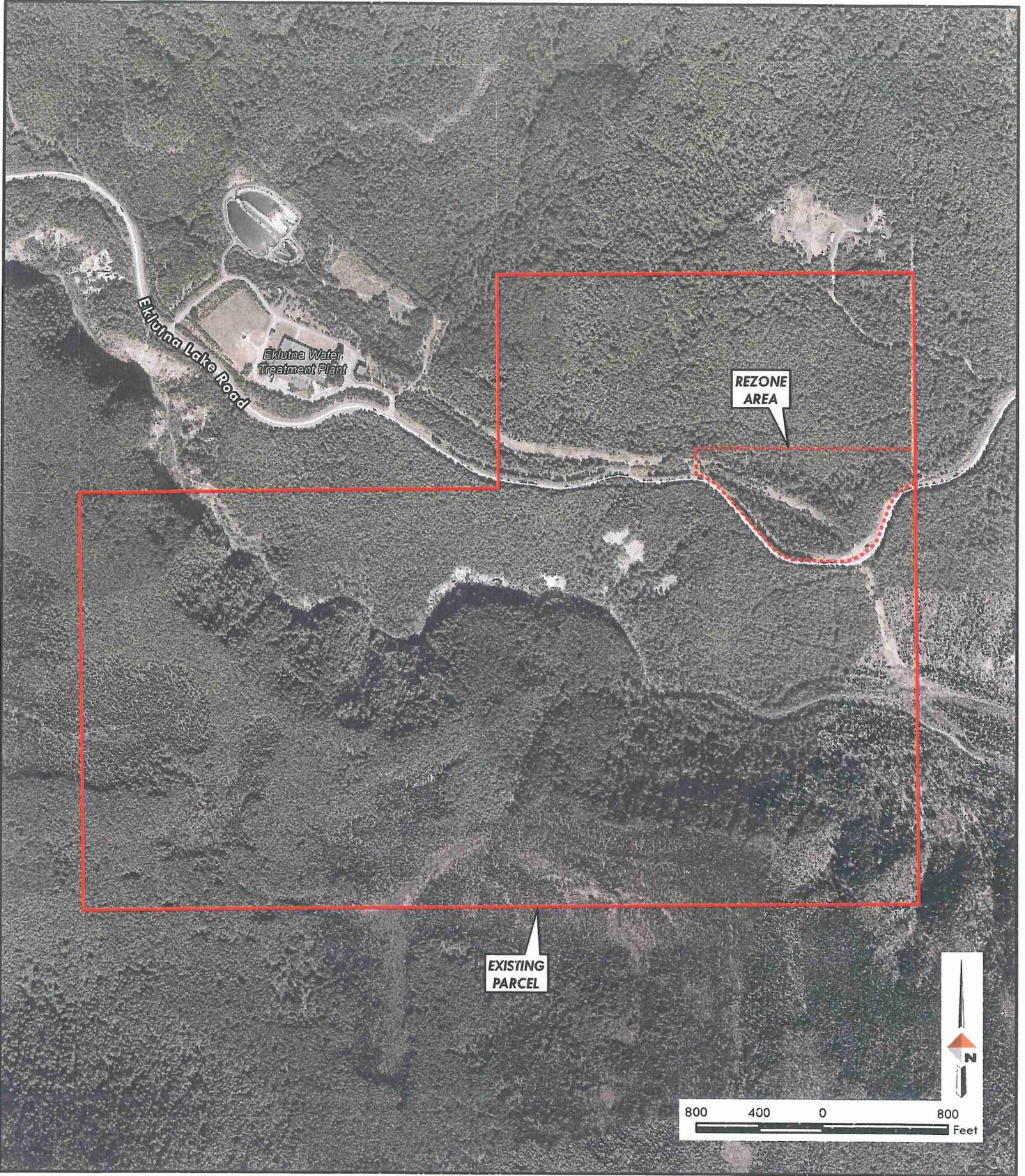


LOCATION MAP  
 ERNIE TURNER RECOVERY CENTER  
 ZONING MAP AMENDMENT  
 EKLUTNA, ALASKA

PROJECT: 1132.62334.01

DATE: DECEMBER 2016

FIGURE **26**

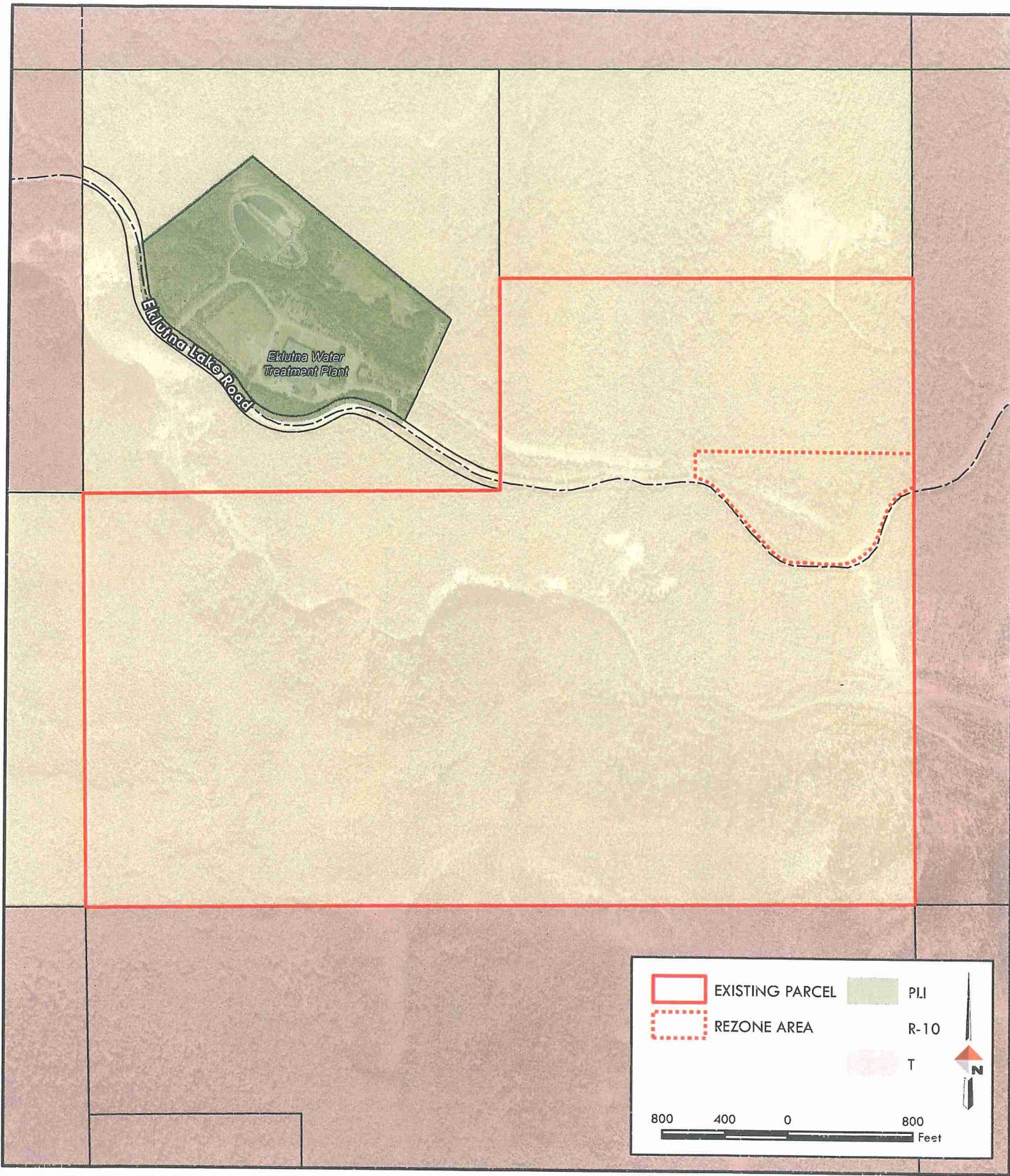


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**AERIAL**  
**ERNIE TURNER RECOVERY CENTER**  
**ZONING MAP AMENDMENT**  
**EKLUTNA, ALASKA**

PROJECT:	1132.62334.01
DATE:	DECEMBER 2016
<b>FIGURE 27</b>	



	EXISTING PARCEL		PLI
	REZONE AREA		R-10
			T

800 400 0 800 Feet

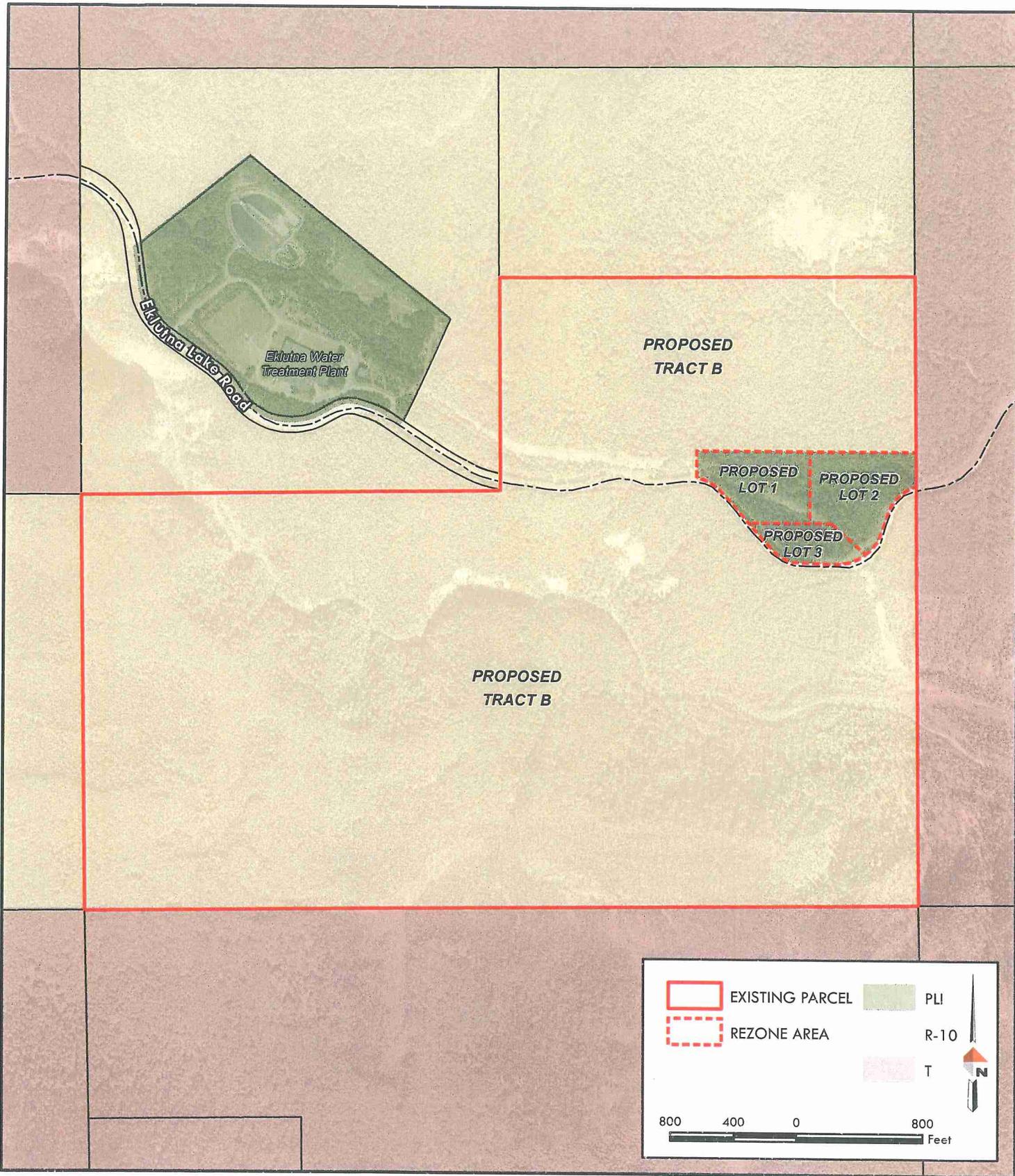


Path: Q:\132\62334-01\80\GIS\62334 - Fig3 - Exist Zoning Map.mxd

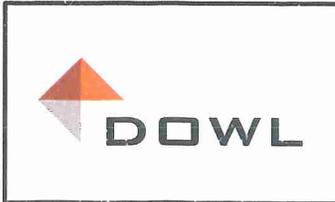


**EXISTING ZONING MAP**  
**ERNIE TURNER RECOVERY CENTER**  
**ZONING MAP AMENDMENT**  
**EKLUTNA, ALASKA**

PROJECT: 1132.62334.01  
 DATE: DECEMBER 2016  
 FIGURE **328**



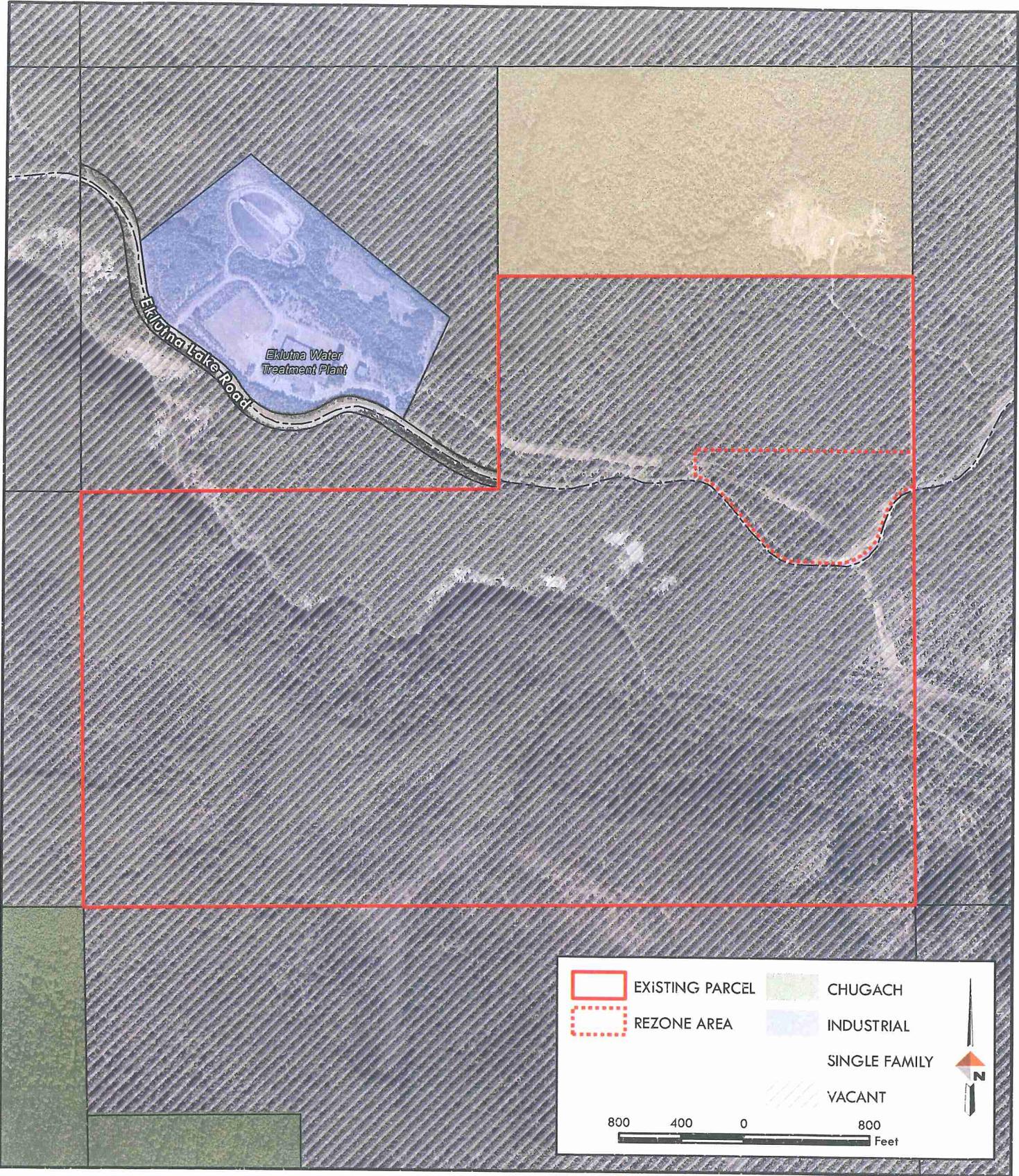
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PROPOSED ZONING MAP  
 ERNIE TURNER RECOVERY CENTER  
 ZONING MAP AMENDMENT  
 EKLUTNA, ALASKA

PROJECT: 1132.62334.01  
 DATE: DECEMBER 2016

FIGURE **29**



Path: Q:\132\62334-01\50GIS\62334 - Fig5 - Land Use Map.mxd



**LAND USE MAP**  
**ERNIE TURNER RECOVERY CENTER**  
**ZONING MAP AMENDMENT**  
**EKLUTNA, ALASKA**

PROJECT:	1132.62334.01
DATE:	DECEMBER 2016
<b>FIGURE 5</b>	
<b>30</b>	

APPENDIX A:

AO 1986-043

47  
C...  
6/3

JWC

Submitted by: Chairman of the Assembly  
At the Request of  
the Mayor  
Prepared by: Department of Community  
Planning  
For Reading: March 25, 1986

AMENDED AND APPROVED  
DATE 6-3-86

Anchorage, Alaska  
AO No. 86-43

AN ORDINANCE AMENDING THE ZONING MAP AND PROVIDING FOR THE REZONING FROM T (TRANSITION) TO R-9 (RURAL RESIDENTIAL DISTRICT), R-10SL<sub>1</sub> (ALPINE/SLOPE RESIDENTIAL WITH SPECIAL LIMITATIONS), R-10SL<sub>2</sub> (ALPINE/SLOPE RESIDENTIAL WITH SPECIAL LIMITATIONS), B-3SL (GENERAL COMMERCIAL BUSINESS DISTRICT WITH SPECIAL LIMITATIONS), PLI (PUBLIC LANDS AND INSTITUTIONS) FOR T16N, R1E, SECTION 26 (A PORTION); SECTION 27 (A PORTION); SECTION 28 (A PORTION); SECTION 29; SECTION 35 (A PORTION); T15N, R1E, SECTION 1 (A PORTION); AND T15N, R2E, SECTION 6 (A PORTION), AS DEPICTED IN EXHIBIT A, GENERALLY LOCATED ALONG EKLUTNA LAKE ROAD BETWEEN THE GLENN HIGHWAY AND EKLUTNA LAKE, COMMONLY REFERRED TO AS EKLUTNA VALLEY CONTAINING 1310 ACRES MORE OR LESS. (EKLUTNA VALLEY COMMUNITY COUNCIL).

THE ANCHORAGE ASSEMBLY ORDAINS:

SECTION 1. The zoning map is amended by designating T16N, R1E, Section 26 (a portion); Section 27 (a portion); Section 28 (a portion); Section 29; Section 35 (a portion); T15N, R1E, Section 1 (a portion); and T15N, R2E, Section 6 (a portion), R-9 (Rural Residential District), R-10SL<sub>1</sub> (Residential Alpine/Slope District with Special Limitations), R-10SL<sub>2</sub> (Alpine/Slope Residential with Special Limitations), B-3SL (General and Strip Commercial Business District with Special Limitations), PLI (Public Lands and Institutions), as depicted in Exhibit A attached.

SECTION 2. The R-10SL<sub>1</sub> district established by Section 1 shall be subject to the following special limitations establishing design standards for the property:

- A. Lot shall have a minimum area of 43,560 square feet (1 acre), exclusive of abutting dedicated rights-of-way, and not withstanding Section 21.40.115.B.3.

SECTION 3. The R-10SL<sub>2</sub> district established by Section 1 shall be subject to the following special limitations establishing design standards for the property:

Am 320-86

- A. Lot shall have a minimum area of ~~108,900~~<sup>87,120</sup> square feet (2-1/2 acres), including 1/2 the area of abutting dedicated rights-of-way, and notwithstanding Section 21.40.115.B.3.

SECTION 4. The B-3 SL district established by Section 1 shall be subject to the following special limitations regarding the uses of the property:

- A. Only the following principal uses and structures are permitted:

1. retail:

- a. grocery stores, delicatessens and food specialty shops;
- b. meat and seafood markets;
- c. retail bakeries;
- d. hardware stores;
- e. bookstores, stationery stores and newsstands;
- f. drugstores;
- g. self-service laundry;
- h. restaurants, tearooms, cafes, and other places serving food or beverages\*;
- i. knit shops, yarn shops, dry goods, dressmaking and notions stores;
- j. post offices;

\* Uses involving the sale, dispensing or service of alcoholic beverages may be permitted by Conditional Use only.

2. other uses:

- a. parks, playgrounds and playfields, municipal buildings and uses in keeping with the character and requirements of the district;
- b. public branch libraries;
- c. family residential care, day care;
- d. commercial recreational uses;
- e. hotels, motels and motor lodges\*;
- f. recreational equipment rental;
- g. gasoline service stations.

\* Uses involving the sale, dispensing or service of alcoholic beverages may be permitted by Conditional Use only.

SECTION 5. The B-3 SL district established by Section 1 shall be subject to the following special limitations establishing design standards for the property:

- A. Prior to the issuance of any land use permit or building permit, a site plan shall be reviewed and approved by the Director of Community Planning. The site plan review is intended to ensure that site design measures are utilized to minimize impacts to adjacent areas and critical environmental features, and to illustrate compliance with the provisions of this ordinance. Only those elements identified in Subsection B shall be provided as part of the site plan. This provision does not preclude the applicant from obtaining other permits or approvals which may be required by this or any other agency. No further clearing of this parcel shall be undertaken prior to approval of this site plan, except for specific limited clearing of vegetation for utility placements, soil testing, well drilling, surveying or to collect other data necessary for plan approval which will not circumvent the intent of these special limitations.
- B. The site plan shall identify:
- ° all building locations, including "footprints" and dimensions of buildings;
  - ° ingress/egress points;
  - ° roadways, storage and parking areas; and types of pavement of these areas;
  - ° open space and landscaping plan;
  - ° pedestrian circulation systems, to include walkways, sidewalks, biking or hiking trails;
  - ° equestrian trails, as appropriate; and
  - ° grading and drainage plan;
- C. Minimum yard requirements:
1. front yard: 50 feet, inclusive of any required screening area.
  2. side yard: 25 feet, inclusive of any required screening area, where the lot adjoins a residential

district boundary; otherwise, none, provided, however, that if any side yard is provided, it shall be not less than five feet, the purpose being that adjoining commercial buildings shall either directly abut or shall maintain a minimum of five feet between such buildings;

3. rear yard: 50 feet, inclusive of any required screening area, except when bounded by Chugach State Park, where it shall be 25 feet.
  4. Setbacks shall be measured from the outside edge of Eklutna Lake Road easement or right-of-way, whichever is applicable.
- D. Maximum height of structures. No portion of a principal structure shall exceed 25 feet in height.
  - E. Signs. Signs may be allowed in connection with any permitted use, subject to the provisions of Title 21.45.160.B.5. (B-1A District).
  - F. Ground cover. All cleared areas not devoted to buildings, structures, drives, walks or off-street parking facilities or other authorized installations shall be landscaped with Visual Enhancement landscaping in accordance with an approved landscaping plan.
  - G. Screening shall be provided along property boundaries which abut non-commercial zoned property, except Chugach State Park, in accordance with the landscaping standards established for Screening Landscaping by Section 21.45.125.C.3 of the Anchorage Municipal Code. Trails may be allowed within the screening area where depicted on the approved site plan.
  - H. At least fifty (50) percent of the site shall be retained as undisturbed open space, including the screening zone, and shall be covered with natural vegetation. Parking, roads and utility easements shall not be included as part of this open space requirement.

SECTION 6. If any inconsistencies arise between the special limitations set forth in this ordinance and provisions of Title 21 of the Anchorage Municipal Code, the special limitations shall prevail, unless specifically provided otherwise. All provisions of Title 21 of the Anchorage Municipal Code not specifically affected by a special limitation set forth in this

Assembly Ordinance No.  
Amendment of Zoning Map  
Page 5

ordinance shall apply in the same manner as if the district classification applied by this ordinance were not subject to special limitations.

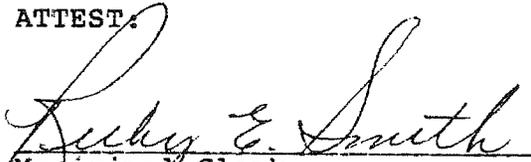
SECTION 7. The Director of Community Planning shall change the zoning map accordingly.

SECTION 8. This ordinance shall be effective upon passage and approval.

PASSED AND APPROVED by the Anchorage Assembly this 3rd  
day of June, 1986.

  
Chairman

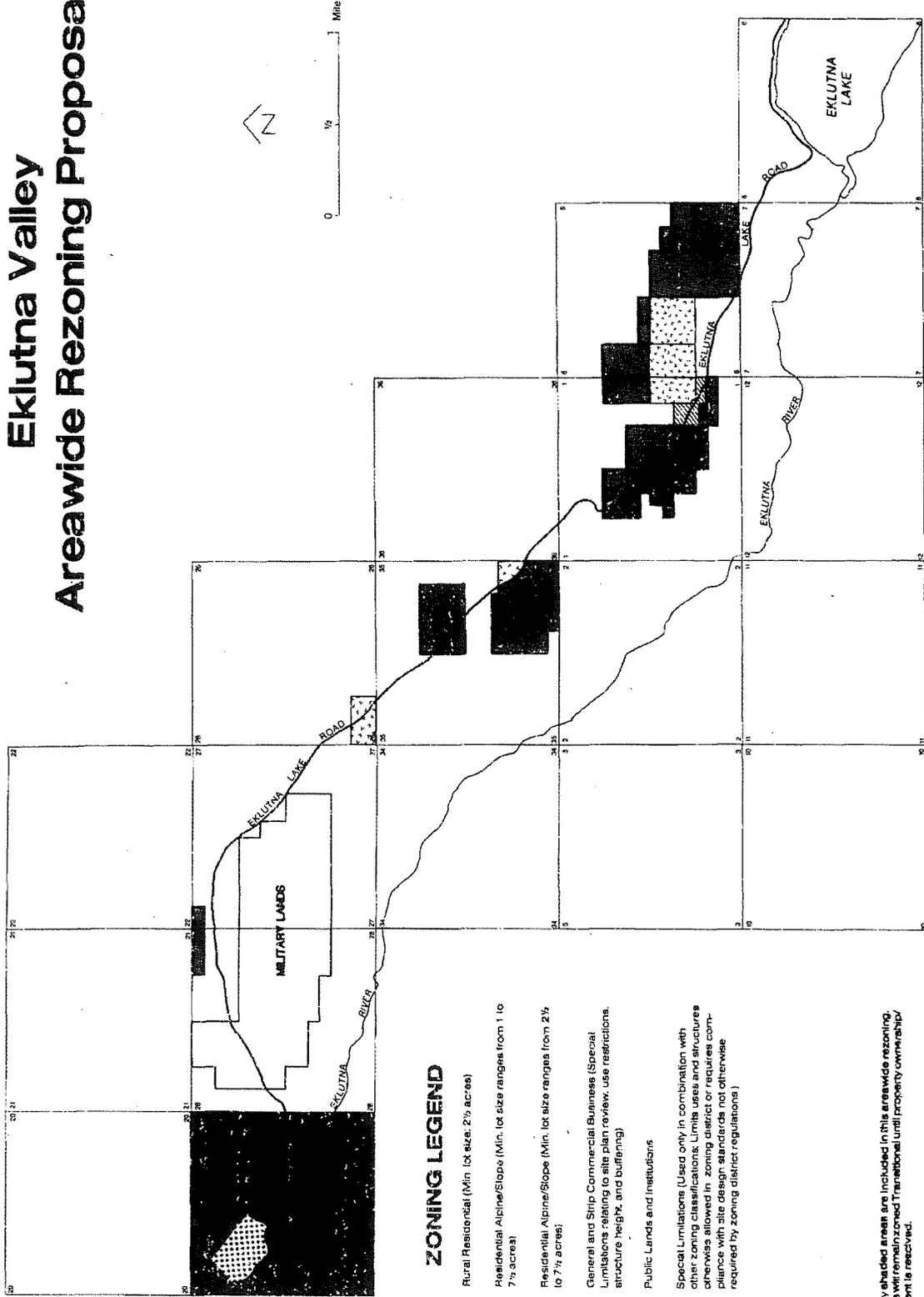
ATTEST:

  
Municipal Clerk

lb2/baol

# EXHIBIT A

## Eklutna Valley Areawide Rezoning Proposal



### ZONING LEGEND

- R-9 Rural Residential (Min. lot size, 2 1/2 acres)
- R-10 SL1 Residential Alpine/Slope (Min. lot size ranges from 1 to 7 1/2 acres)
- R-10 SL2 Residential Alpine/Slope (Min. lot size ranges from 2 1/2 to 7 1/2 acres)
- B-3 SL General and Strip Commercial Business (Special Limitations relating to site plan review, use restrictions, structure height, and buffering)
- PU Public Lands and Institutions
- SL Special Limitations (Used only in combination with other zoning classifications. Limits uses and structures otherwise allowed in zoning district or requires compliance with site design standards not otherwise required by zoning district regulations)

NOTE: Only shaded areas are included in this areawide rezoning. Other areas will remain in zoned Transitional until property ownership/management is resolved.

APPENDIX B:

Open House:

Mailer

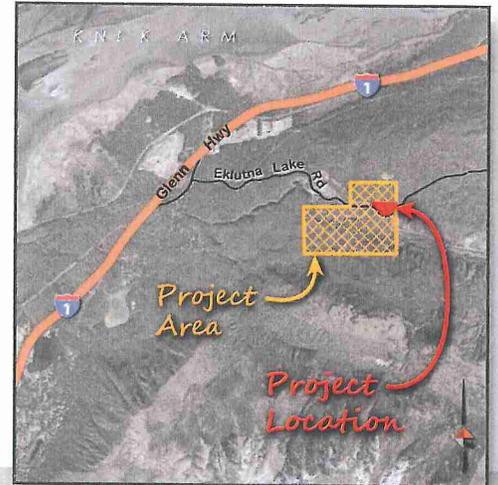
Meeting Minutes

Fact Sheet

You're Invited!...

# PUBLIC OPEN HOUSE

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. 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. There is a potential to add some outpatient services at a later date. The therapeutic community forms a support network that mirrors an Alaska Native village in which residents and staff fill distinctive traditional roles and adhere to clear rules, all designed to promote the transitional process of residents to long-term recovery. CITC has successfully managed and operated a similar program in Anchorage for over 20 years (Ernie Turner Center) and is committed to the success of this new facility. This new development will require a Zoning Map Amendment, Subdivision, and Conditional Use Permit. We are excited to talk to the community in more detail and answer questions about this much needed project.



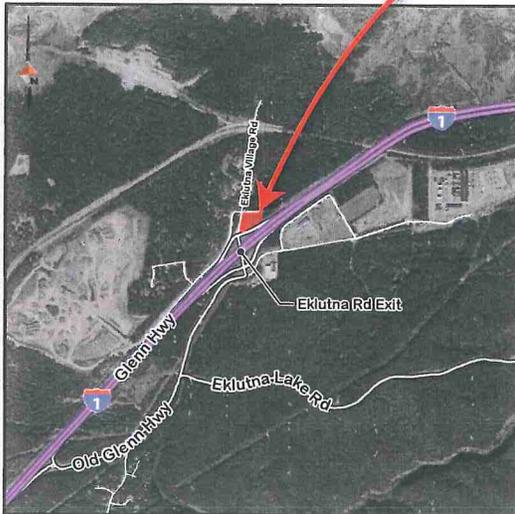
## Tuesday, December 13th

### Native Village of Eklutna Health Clinic

26339 Eklutna Village Road, Chugiak AK 99567

7:00 p.m. – 9:00 p.m.

*Meeting Location*



We welcome your feedback! There will be an opportunity to provide your comments at the meeting. You can also submit your comments or request feedback by contacting Michelle Ritter:

Michelle Ritter, AICP, Senior Planner,  
DOWL  
4041 B Street  
Anchorage, AK, 99503  
(907) 562-2000  
mitter@dowl.com

## Meeting Notes

### Ernie Turner Recovery Center - Recovery Journey Program

#### Open House – December 13<sup>th</sup> 2016

The project falls within the Eklutna Valley Community Council (EVCC). The EVCC does not meet on a regular basis and was not scheduled to hold a meeting until January 2017. Due to timing constraints, the project team elected to hold their own public meeting to discuss the project. Representatives from Eklutna Inc., Eklutna Construction & Maintenance, Cook Inlet Tribal Council (CITC), Cook Inlet Housing Authority (CIHA), and DOWL hosted a community open house for the project on December 13, 2016 at the Native Village of Eklutna's (NVE) Health Clinic Conference Room at Mile 26.6 on the Glenn Highway. Municipal code requires that a mailed notice be sent to the all property owners within 500 feet of the outer boundary of the land on which a proposed project is located on, or owners of the 50 parcels nearest the outer boundary (up to one-mile) of the land. There are only 3 property owners within a one-mile radius, one private residence, the State of Alaska, and the MOA. As such, we expanded our notification area to include the residents of Thunderbird Falls. Postcards were mailed to 89 residents on November 22<sup>nd</sup>, 2016, 21 days in advance of the meeting (see attached – Open House Mailer, Meeting Minutes and Fact Sheet). An email notification was also provided to the Eklutna Valley Community Council on November 20, 2016. The open house consisted of four presentations and an open question and answer period.

The presentations began with Curtis McQueen, the Chief Executive Officer (CEO) of Eklutna Inc. He presented an overview of the work that Eklutna Inc. does, specifically related to land development for public welfare and health and wellbeing for people in Alaska. He explained different partnerships that Eklutna Inc. has formed in order to create projects such as the NVE's Health Clinic, and the Thunderbird Falls community which was developed on Eklutna land. He introduced the current project of developing a residential treatment facility for individuals recovering from substance addiction, which will retain the name Ernie Turner Center.

Michelle Ritter, AICP, with DOWL, then gave an overview of the proposed rezone, replat and conditional use permit. She described the area of land that will be rezoned and explained the process by which the rezone will be reviewed by the Planning and Zoning Commission and the Assembly for approval. She also explained that the approximate 16-acre portion of the site that will be rezoned will also be replatted into 3 individual lots, one of which will be developed with the new Ernie Turner Recovery Center. Michelle explained that the new center will be considered a Correctional Community Residential Center (CCRC) and will require approval of a conditional use permit (CUP).

Gloria O'Neill, the president and CEO of CITC, gave the third presentation. She introduced CITC's mission related to serving the community. She provided the background for the Ernie Turner Center – Recovery Journey Program. She explained that the current Ernie Turner Center in Anchorage has been successful but there is still high need in the community. This catalyzed the partnership between CITC, Eklutna Inc., and CIHA to find a new location for an additional facility. The group looked at 6 different sites and decided on the current proposed parcel because of its beauty, tranquility, and related positive impacts on recovery.

Rebecca Ling with CITC, the fourth presenter, continued the presentation by describing the details of the Recovery Journey Program. She explained that the facility is organized based on tribal concepts; the house has a family chief and operates as a family. The treatment focuses on the whole person; several staff that work closely with each individual. The new Ernie Turner Center will have 16 beds and will be served by 13 professional staff persons, including nurses.

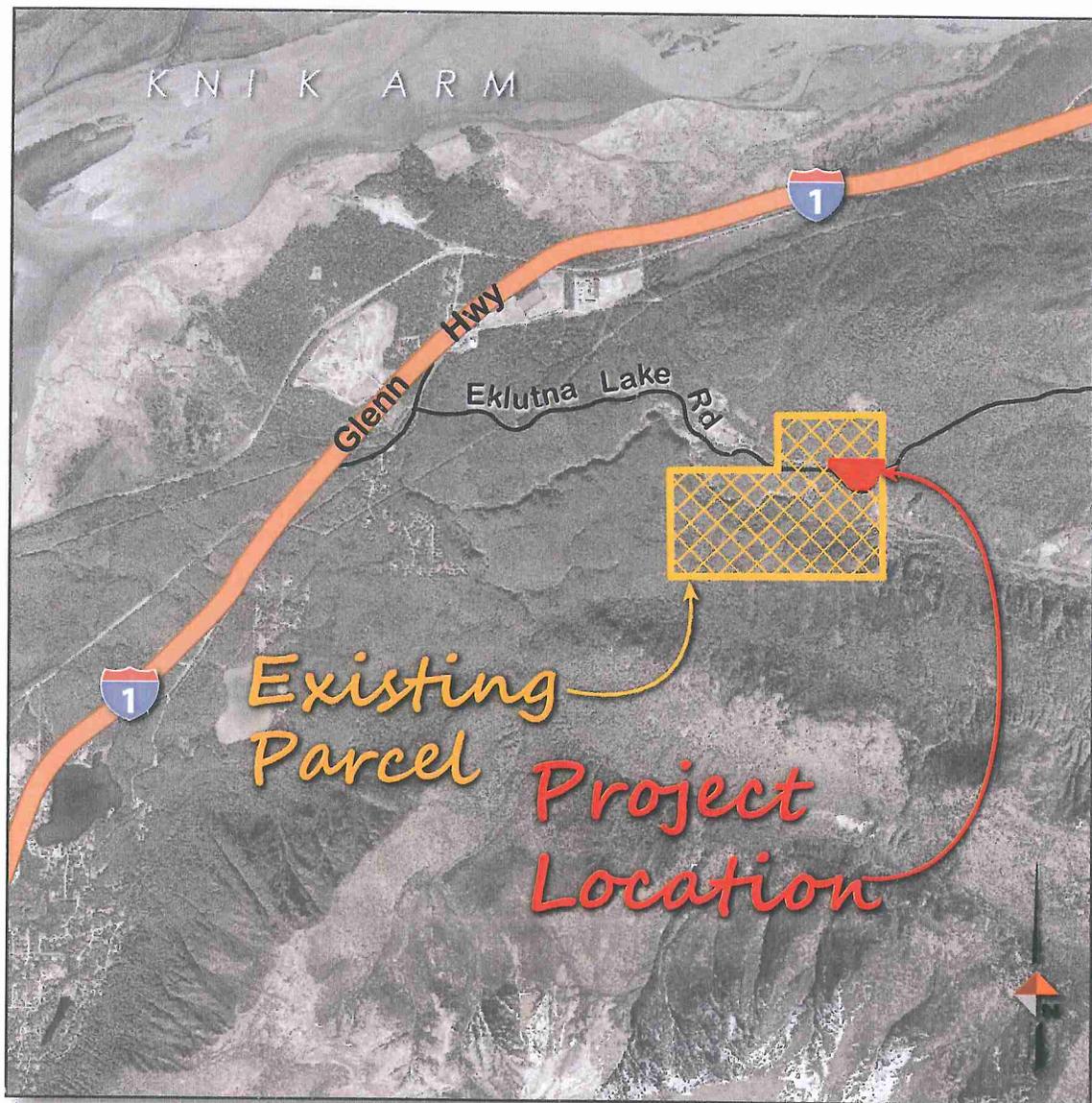
Attendees from the public included two representatives from the Eklutna Valley Community Council, one of which was the council President. They had questions regarding potential community concerns to which project representatives provided responses (the notes represent a summary of what was discussed):

- *Question:* How is this project related to the “Vet Village” project?  
*Response:* This project is not related to the “Vet Village” at all. That project was proposed by another entity, not affiliated with any of this project team. Also, “Vet Village” did not have the support of Eklutna Inc., the land owner, or of the Native Village of Eklutna –neither of which had been consulted by the proponents of “Vet Village”.
- *Question:* What the staffing levels and will there be 24-hour care?  
*Response:* Yes, the facility will have 13 staff onsite during daytime hours as well as several staff persons who will be available for 24-hour care.
- *Question:* The roadway is steep, windy, icy, and dark along that area. Will added traffic and pedestrians create a safety issues? The hill right near the proposed site is especially dangerous and has caused accidents.  
*Response:* The Recovery Journey Program activities will be oriented on the campus, we do not anticipate residents walking along Eklutna Lake Road. The idea is to create a haven for residents so that they want to remain onsite. Additionally, the project design will go through a platting process, CUP, and building permit process; during these steps the design team will meet with traffic engineers from the Municipality of Anchorage and the State of Alaska Department of Traffic & Public Facilities to determine the most appropriate design mitigations for the site and roadway and will discuss road maintenance.
- *Question:* Will bus services return to the area?  
*Response:* Unsure, that would be a question for the public transportation provider.
- *Question:* Will the people in the facility be considered voting members within the community council!?  
*Response:* Residents of the Ernie Turner Center – Recovery Journey Program will not be considered voting members, but, as the future land owner, CITC would be a voting member.
- *Concern:* Road plowing stops at the Water Treatment Facility.  
*Response:* The project team will need to coordinate with snow plow maintenance for the new facility.
- *Comment:* Other property owners have had issues with well and septic systems in the area.  
*Response:* Well and septic potential will be investigated as a part of the design.
- *Question:* Are there other planned survey or construction activities?  
*Response:* The site survey is complete; the next activity will be geotechnical drilling.
- *Comment:* The area is currently used for dumping trash and large debris, an added presence and lighting should help with the safety of the area.  
*Response:* Concur.

The meeting ended with the members of the public expressing they would share this information with their Community Council Members. The project representatives offered to provide a project fact sheet.

# Ernie Turner Recovery Center Project Fact Sheet

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, updated and expanded 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 Therapeutic Village of Care model is nationally recognized.



If you have any questions or comments please contact  
Michelle Ritter with DOWL at [mritter@dowl.com](mailto:mritter@dowl.com) or (907)562-2000

- 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 Therapeutic Village of Care model is nationally recognized.
- The facility will have 13 staff onsite during daytime hours as well as several staff persons who will be available for 24-hour care and management of the facility.
- There is a stringent screening process of all applicants accepted into the program.
- Participants become a Family of support and engage in their recovery through a traditional village council approach in which residents and staff fill distinctive traditional roles and adhere to clear rules, all designed to promote the transitional process of residents to long-term recovery.
- Emphasis on peer led programming and interdependence anchored in traditional Alaska Native values – while emphasis on Alaska Native values all backgrounds accepted.
- CITC has successfully managed and operated a similar program in Anchorage for over 20 years (Ernie Turner Center) and is committed to the success of this new facility.
- Results significantly exceed the national benchmark for treatment completions.
  - o At 6 months up to 86% of residential graduates report reduction in use and in harmful behaviors.
  - o 98% of graduates from residential treatment have gainful employment upon graduation from the CITC program.
- The focus is inpatient treatment; there will be no detox services; referrals to the facility and program will be provided to community partners offering those services.
- Our new Ernie Turner Center will be a source of jobs in the community as well as a resource to address a growing need in the community for substance abuse treatment.
- The proposed development will require a replat, a zoning map amendment to rezone the smaller area 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, and a conditional use permit.



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

# 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 Hurn, 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: **2017-0020 Request to Rezone 16 acres located in Eklutna Valley of Eklutna  
lake Road from CE-R-10-SL to CE-PLI-SL**

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

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FEB 06, 2017  
PLANNING DEPARTMENT

Traffic Department has no objection to the proposed rezoning for this tract of land.

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**

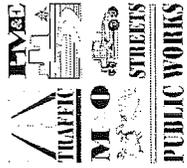
1. AWWU water and sewer is available to this parcel.
2. AWWU has no objection to this site plan review.

**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.



**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 Status:  Design Study  35%  65%  95%  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

Project No: 2017-0019, 2017-0020, S12327  
 Case No:

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)			
3)			
4)			
5)			
6)			
7)			
8)			
9)			
10)			
11)			
12)			
13)			

**RECEIVED**  
 JAN 30 2017  
 PLANNING DEPARTMENT

# Affidavit of Posting and Historical Information



# AFFIDAVIT OF POSTING

CASE NUMBER: 2017-0019 1/2 S12327

I, ZACHARY RICKETS hereby certify that I have posted a Notice as prescribed by Anchorage Municipal Code 21.03.020H.5. on the property that I have petitioned for REZONE - REPLAT. The notice was posted on 1-31-2017 which is at least 21 days prior to the public hearing on this petition. I acknowledge this Notice(s) must be posted in plain sight and displayed until all public hearings have been completed.

Affirmed and signed this 31 ST day of JANUARY, 2017.

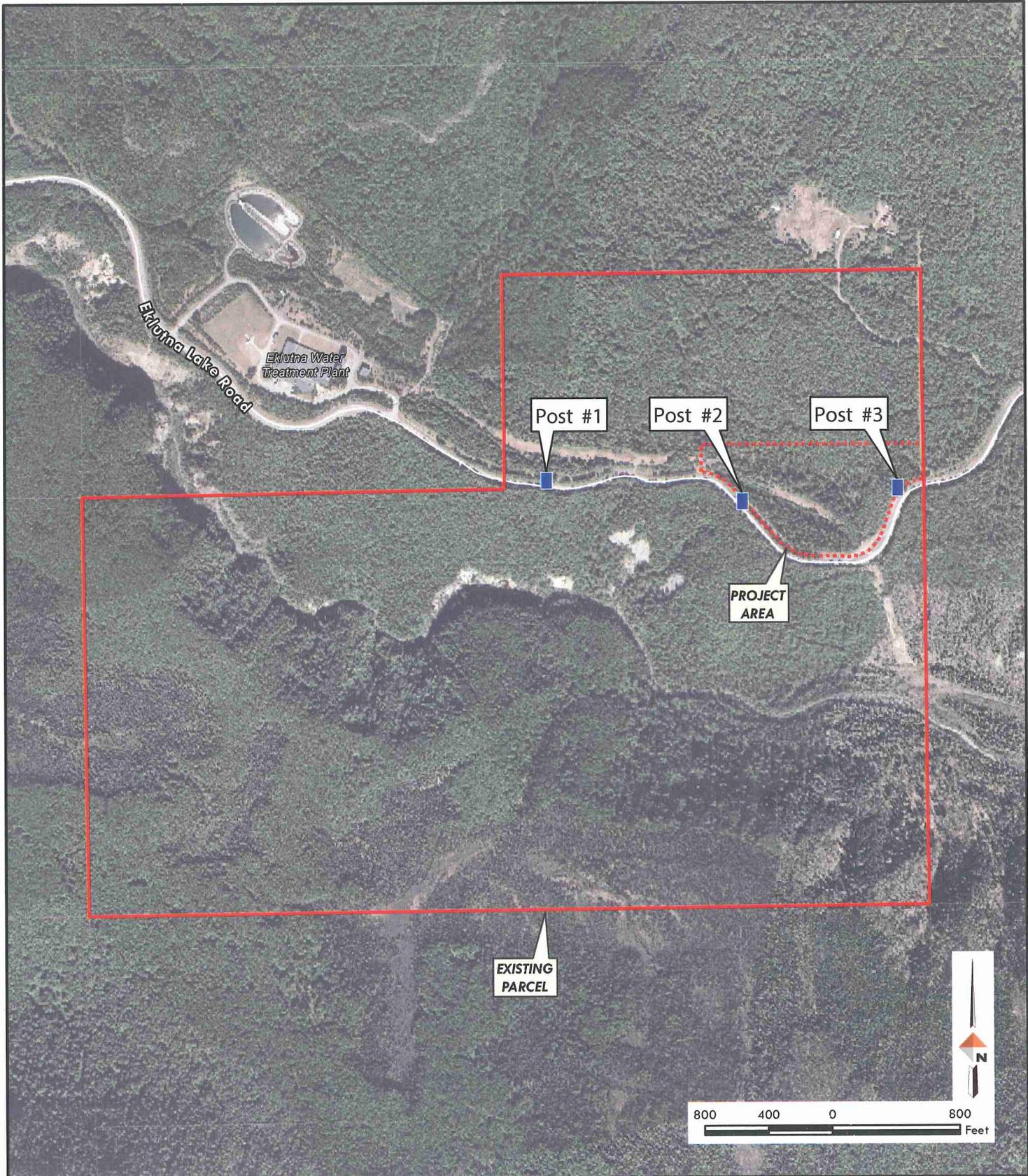
Signature

## LEGAL DESCRIPTION

Tract or Lot: S 1/2 AND THE S 1/2 OF THE NE 1/4 OF SEC 29, T16N, R1E, S1M, AK

Block: \_\_\_\_\_

Subdivision: \_\_\_\_\_



Path: G:\12\62334-01-60\GIS\62334 - Fig2 - Aerial Map.mxd



SITE POSTING LOCATIONS  
 ERNIE TURNER RECOVERY CENTER  
 REZONE-REPLAT  
 EKLUTNA, ALASKA

PROJECT: 1132.62334.01  
 DATE: JANUARY 2017

FIGURE A **52**



Post #13



Post #2



Post #3

