

**PLANNING DEPARTMENT  
STAFF ANALYSIS  
CONDITIONAL USE**

**DATE:** May 8, 2017

**CASE NUMBER:** 2017-0054

**APPLICANT:** Nick Francis, ECM, Eklutna, Inc.

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

**REQUEST:** Conditional use for a correctional community residential center in the PLI SL (public lands and institutions) district

**LOCATION:** Lot 1, Yagheli Tinitun Subdivision

**COMMUNITY COUNCIL:** Eklutna Valley

**SITE:** ±6.0 acres

**CURRENT LAND USE:** Undeveloped

**UTILITIES:** Private well and on-site septic system

**TOPO:** Slope downhill to the south

**VEGETATION:** Birch, spruce, and undergrowth

**COMPREHENSIVE PLAN**

Classification: "Community Facility" in the 2006 *Chugiak – Eagle River Comprehensive Plan Update* Land Use Plan Map

**SURROUNDING AREA**

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

**REQUEST**

The proposed project is for the Ernie Turner Center – Recovery Journey Program which is currently located on Tudor Road. The program is being relocated to this site on Eklutna Lake Road. The facility employs a therapeutic "Village of Care" model for a 16-bed short- and long-term residential care program. The program acts as a habilitative care facility, but may accept people who are required to attend the program as a condition of their parole, which makes this a correctional community residential center. The program has a reputation for success, and it provides a critically needed service to the Municipality that has community-wide benefits.

The Assembly is scheduled to decide whether to rezone the subject parcel to PLI SL and change the land use designation to “Community Facility” at their meeting on May 9<sup>th</sup>. This request for conditional use approval to allow a correctional community residential center is predicated on the Assembly approving the rezoning and the comprehensive plan amendment. If the Assembly does not approve either of those cases, then the current request would not be permitted. A condition of approval has been added to this case to clarify this. Also, the petition site lies within a large tract of land. The Planning Department is currently processing a preliminary plat that would subdivide this large tract into 2 tracts and 3 lots. A copy of the preliminary plat is included with the application.

### **AGENCY COMMENTS**

The reviewing agencies provided comments which are attached. DOT&PF requires an approved driveway permit for access to Eklutna Lake Road. Also, the Traffic Department requires further review of turning and maneuvering for the dumpster, parking, and the loading berth. These should be conditions of approval. None of the reviewing agencies objected to the conditional use request.

### **PUBLIC COMMENTS**

Twenty-five public hearing notices were mailed on April 17, 2017. No responses were received from the public. The Eagle River Valley Community Council and Chugiak-Eagle River Advisory Board did not comment specifically on this conditional use case, but they did provide resolutions of support for this project.

### **FINDINGS**

**AMC 21.03.080D. Conditional Uses - Approval Criteria. The planning and zoning commission may approve a conditional use application if, in the judgment of the commission, all of the following criteria have been met in all material matters:**

- 1. The proposed use is consistent with the comprehensive plan and all applicable provisions of this title and applicable state and federal regulations;**

The standard is met.

If the Assembly adopts a proposed text amendment, then the 2006 *Chugiak – Eagle River Comprehensive Plan Update* Land Use Plan Map will identify the site as “Community Facility.” The Plan states:

“The Community Facility classification 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.”

The proposed conditional use 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 (Eklutna Water Treatment Facility and Ernie Turner Center – Recovery Journey Program) 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 a larger campus to support their “Village of Care” model.

2. **The proposed use is consistent with the purpose and intent of the zoning district in which it is located, including any district-specific standards set forth in chapter 21.04;**

The standard is met.

The PLI district is intended, “to include major public and quasi-public civic, administrative, and institutional uses and activities.” The PLI district does not have any district-specific standards.

3. **The proposed use is consistent with any applicable use-specific standards set forth in chapter 21.05;**

The standard is met.

An analysis of compliance with AMC 21.05.030B.2., *Correctional Community Residential Center*, use-specific standards is below.

4. **The site size, dimensions, shape, location, and topography are adequate for the needs of the proposed use and any mitigation needed to address potential impacts;**

The standard is met.

The site size, location, and topography are adequate for the proposed correctional community residential center. The site plan is designed to take advantage of the rural location of this institutional facility.

5. **The proposed use will not alter the character of the surrounding area in a manner which substantially limits, impairs, or prevents the use of surrounding properties for the permitted uses listed in the underlying zoning district;**

The standard is met.

The proposed correctional community residential center will not alter the character of the surrounding area in a manner which substantially limits the use of surrounding properties. The only other uses in the vicinity are rural residences on large lots, the Eklutna Water Treatment Facility, and the Eklutna Lake Recreational Area.



6. **The proposed use is compatible with uses allowed on adjacent properties, in terms of its scale, site design, operating characteristics (hours of operation, traffic generation, lighting, noise, odor, dust, and other external impacts);**

The standard is met.

The proposed correctional community residential center is compatible with neighboring properties which are undeveloped. The nearest land use is the Eklutna Water Treatment Facility. The scale of this project and the site design are appropriate for this rural location.

This project will produce new traffic on Eklutna Lake Road, which is a paved road that is owned and maintained by the State.

The noise and light generated by this site are not likely to generate negative impacts on surrounding properties. Site lighting has been specifically designed to direct lighting down and stay within the property.

7. **Any significant adverse impacts anticipated to result from the use will be mitigated or offset to the maximum extent feasible;**

The standard is met.

The most significant adverse impact anticipated from this project will be new traffic onto Eklutna Lake Road from staff, visitors, and residents with cars. It appears that Eklutna Lake Road is adequate to support this level of development.

8. **The proposed use is appropriately located with respect to the transportation system, including but not limited to existing and/or planned street designations and improvements, street capacity, access to collectors or arterials, connectivity, off-site parking impacts, transit availability, impacts on pedestrian, bicycle, and transit circulation, and safety for all modes; and**

The standard is met.

A single driveway is proposed to Eklutna Lake Road enter the site from Birchwood Spur Road, which is classified as a "Collector" in the 2014 *Official Streets and Highways Plan*. The location of the driveway must be approved by DOT&PF.

9. **The proposed use is appropriately located with respect to existing and/or planned water supply, fire and police protection, wastewater disposal, storm water disposal, and similar facilities and services.**

The standard is met.

The site is within the area served by Chugiak Volunteer Fire Station. An on-site septic system and a private well will be needed for this site.

**AMC 21.05.030B.2., Correctional Community Residential Center, Use-Specific Standards.**

**a. Definition**

**A community residential facility, other than a correctional institution, for the shortterm or temporary detention of people in transition from a correctional institution, performing restitution, or undergoing rehabilitation and/or recovery from a legal infirmity. This does not include people who pose a threat or danger to the public for violent or sexual misconduct or who are imprisoned or physically confined under guard or 24-hour physical supervision.**

**b. Use-Specific Standards**

- i. The addition of beds requires modification of the conditional use approval and authorization by the municipality under the department of health and human services permit.**

The standard is met. The Department of Health and Human Services will inspect the site to verify compliance with required permits.

- ii. No new correctional community residential center may be located within 1,250 feet of an existing center, a public park, or a school or instruction service serving any combination of grades kindergarten through 12, unless the planning and zoning commission determines that a reduction in separation distance is warranted based upon the program proposed and any other circumstances the commission deems appropriate. If the commission reduces the separation distance, it shall adopt findings of the facts upon which such reduction is based.**

The standard is met. There are no existing centers, public parks, or schools within 1,250 feet of this site.

- iii. Program occupancy limits and program requirements shall be as determined under AMC chapter 16.80 and shall not exceed limits established by the state department of corrections.**

The standard is met. The program occupancy limits will be verified prior to the facility opening.

- iv. Each center shall have a minimum of 50 square feet of outdoor recreation area per maximum resident occupancy.**

The standard is met. The project will serve 16 people, which requires 800 square feet of outdoor space. The site contains 6 acres of space, most of which is undeveloped.

- v. Centers that house felons are only permitted by conditional use in the I-1 and PLI districts. Centers allowed in other districts may only house residents convicted of misdemeanors.**

The standard is met. The Assembly is scheduled to decide whether to rezone the site to PLI on May 9<sup>th</sup>. This facility may house felons, which would only be permitted in the PLI district. Approval of this project is predicated on the property being rezoned to the PLI district.

- vi. No additional correctional community residential centers may be located in the DT zoning districts or in a B-3 zoning district in the area bounded on the north by Ship Creek, on the south by Chester Creek, on the east by Orca Street extended, and on the west by Cook Inlet.**

The standard is met. This site is located outside of the Downtown, Ship Creek, and Fairview neighborhoods, which prohibit new community correctional residential centers.

- vii. CCRCs shall not house sex offenders.**

This facility will not house sex offenders.

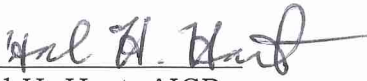
## **DEPARTMENT RECOMMENDATION**

The Department recommends APPROVAL of a conditional use for a correctional community residential center in the PLI SL district, subject to the following conditions:

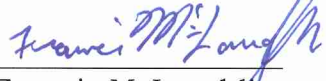
1. This approval is subject to the petitioner's application, narrative, and the following plans on file at the Planning Division, except as modified by these conditions of approval:  
  
CITC/Eklutna Inc. –Ernie Turner Center; Sheets C1.00, C2.00, L1.00, L1.01, L5.01, Floor Plans Level 1 and 2, Exterior Elevations, drawn by Spark Design, LLC and DOWL.
2. A notice of zoning action and a final approved site plan shall be filed with the State Recorder's Office. Proof of such shall be submitted to the Planning Division.
3. The Assembly rezones the site to PLI SL and amends the *Chugiak-Eagle River Comprehensive Plan Update* to show this site as "Community Facility."

4. Obtain a driveway permit from DOT&PF for access to Eklutna Lake Road.
5. Resolve the Traffic Department, turning and maneuvering for the dumpster, parking, and loading berth.

Reviewed by:

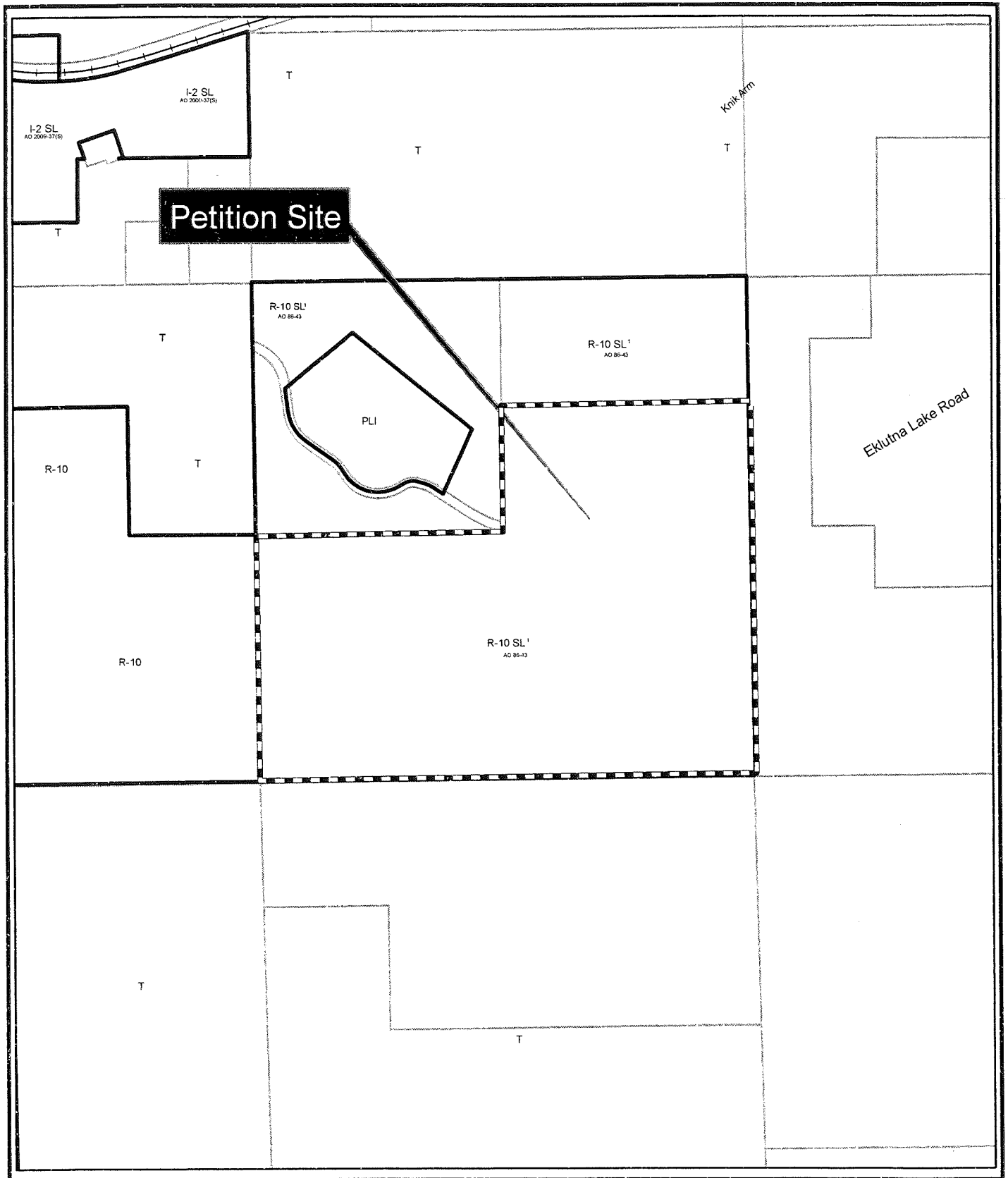
  
Hal H. Hart, AICP  
Director

Prepared by:

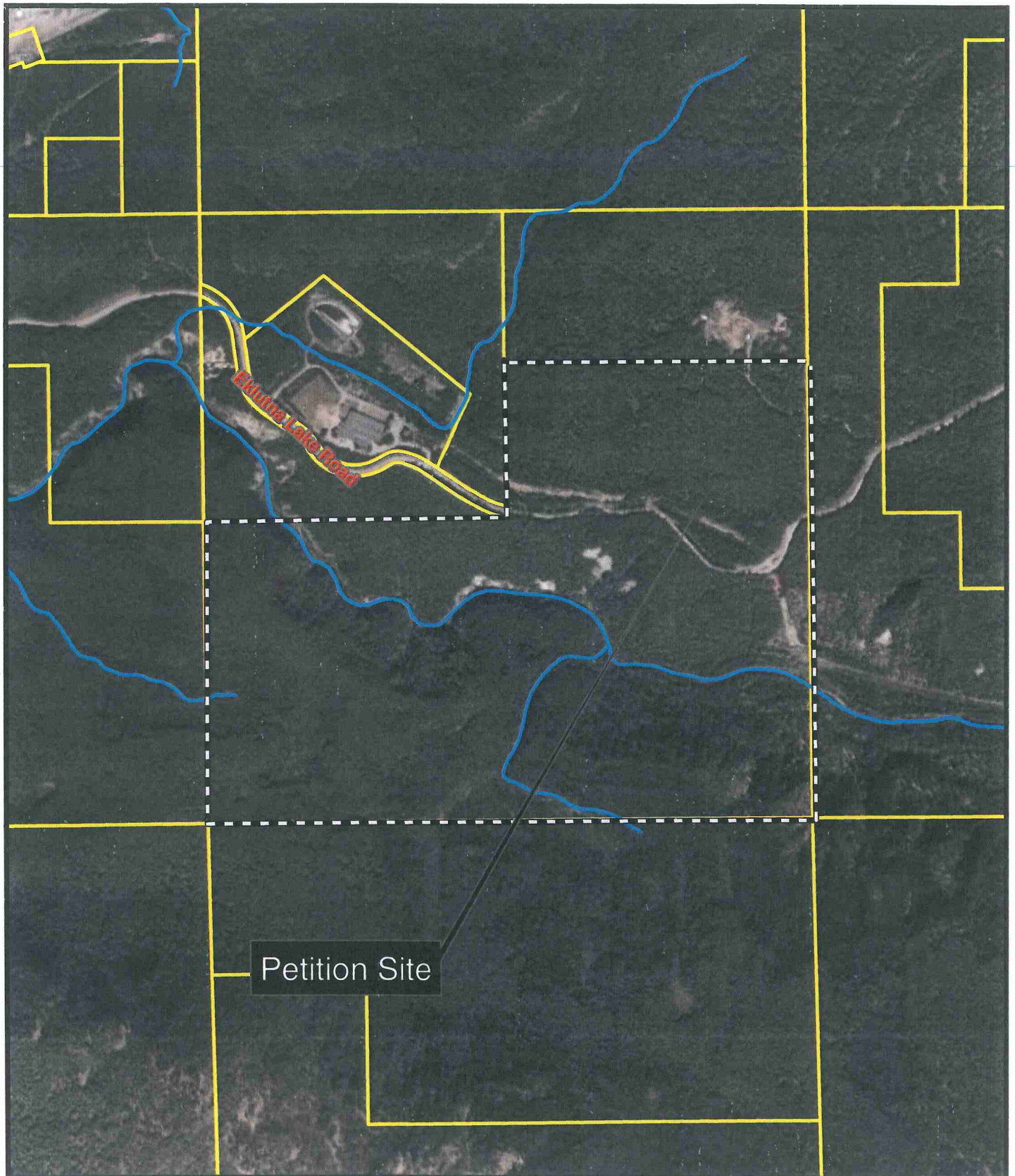
  
Francis McLaughlin  
Senior Planner

(Case 2017-0054)

# 2017-0054



# 2017-0054



# Departmental and Public Comments

# MUNICIPALITY OF ANCHORAGE



Planning & Development Services Dept.  
Development Services Division

Building Safety  
**RECEIVED**

APR 17 2017

## MEMORANDUM

PLANNING DEPARTMENT

### Comments to Miscellaneous Planning and Zoning Applications

**DATE:** April 17, 2017

**TO:** Terry Schoenthal, Manager, Current Planning

**FROM:** Ron Wilde, P.E.  
Structural Plan Reviewer  
Building Safety  
343-8371

**SUBJECT:** Comments for Case 2017-0054  
CUP – Ernie Turner Recovery Center

No Comment.



**Kimmel, Corliss A.**

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**From:** Watts, Andrew G.  
**Sent:** Wednesday, April 12, 2017 9:38 AM  
**To:** Blake, Lori A.; Kimmel, Corliss A.  
**Subject:** PTD - no comment

**RECEIVED**

**APR 12 2017**

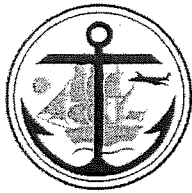
**PLANNING DEPARTMENT**

The Public Transportation Department has no comment and no objection on the following cases: 2017-0055, 2017-0062, 2017-0054, 2017-0058, 2017-0056, 2017-0059. None of the above cases are expected to have any impact on current or planned future transit services.

Best,  
Andrew

\*~\*~\*~\*~\*~\*~\*~\*~\*~\*

**Andrew Watts, MPA**  
Transit Planning Technician  
Public Transportation | Municipality of Anchorage  
3600 Dr. MLK Jr. Avenue | Anchorage, AK 99507  
907-343-8496



# MUNICIPALITY OF ANCHORAGE

Traffic Department



## MEMORANDUM

RECEIVED

DATE: April 10, 2017

APR 11 2017

TO: Current Planning Division Supervisor,  
Planning Department

PLANNING DEPARTMENT

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

FROM: Randy Ribble, Assistant Traffic Engineer

SUBJECT: **2017-0054 Conditional Use Permit for Correctional Community Residential Center (CCRC) on a six Acre site In Eklutna (Ernie Turner Recovery Center)**

Traffic Department recommends approval of the Conditional Use Permit with the following comment.

1. Provide additional information to supplement site plan to demonstrated that the proposed locations of trash dumpster and loading berth are accessible by the large commercial vehicles and have proper turning and maneuvering room without have to backup greater than 25 feet.

**Kimmel, Corliss A.**

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**From:** Watts, Andrew G.  
**Sent:** Wednesday, April 12, 2017 9:38 AM  
**To:** Blake, Lori A.; Kimmel, Corliss A.  
**Subject:** PTD - no comment

**RECEIVED**

**APR 12 2017**

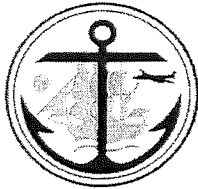
**PLANNING DEPARTMENT**

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Best,  
Andrew

\*~\*~\*~\*~\*~\*~\*~\*~\*~\*

**Andrew Watts, MPA**  
Transit Planning Technician  
Public Transportation | Municipality of Anchorage  
3600 Dr. MLK Jr. Avenue | Anchorage, AK 99507  
907-343-8496



## MUNICIPALITY OF ANCHORAGE

Development Services Department

Right of Way Section

Phone: (907) 343-8240 Fax: (907) 343-8250

**RECEIVED**

**DATE:** April 10, 2017

APR 10 2017

**TO:** Planning Division, Current Planning Section

**PLANNING DEPARTMENT**

**THRU:** Jack L. Frost, Jr., Right of Way Supervisor

**FROM:** Lynn McGee, Senior Plan Reviewer

**SUBJ:** Comments on Planning and Zoning Commission case(s) for May 8, 2017.

Right of Way Section has reviewed the following case(s) due April 10, 2017.

**2017-0054**    **Section 29, T16N, R1E, S2 and S2NE4, grid NW1803 & NW1903.**  
**(Conditional Use Permit for Correctional Community Residential Center.)**  
Right of Way Section has no objections to the requested action.  
Review time 15 minutes.

# MUNICIPALITY OF ANCHORAGE



Development Services Department

Private Development Section

*Mayor Ethan Berkowitz*

**RECEIVED**

APR 07 2017

## MEMORANDUM

Comments to Planning and Zoning Commission Applications/Petitions PLANNING DEPARTMENT

**DATE:** April 7, 2017  
**TO:** Dave Whitfield, Acting Planning Section Supervisor  
**FROM:** Brandon Telford, Plan Review Engineer  
**SUBJECT:** Comments for Planning and Zoning Commission  
Public Hearing date: May 08, 2017

**Case 2017-0054** – Conditional Use Permit for a Correctional Community Residential Center (CCRC) on a six (6) acre site in Eklutna (Ernie Turner Recover Center)

### Drainage:

The petitioner is alerted to the pending requirement to provide project specific full drainage analysis and calculations to Private Development under land use and/or building permit processes. An analysis will be required to address storm runoff as a result of the proposed changes to infrastructure and to permeable / impermeable surface treatments. Final plans with appropriate details will be required prior to approval of building plans. The analysis and plans shall present and illustrate respectively how drainage from this facility is being managed in relation to peripheral properties and right of way; demonstrate that post development drainage will not adversely impact adjacent properties or rights of way; and, measures to be taken in the event that excavation associated with the build-out of the property exposes subsurface flows. Drainage analysis and design shall conform to the Municipality of Anchorage Design Criteria Manual (DCM) and the Drainage Design Guidelines (DDG).

### Department Recommendations:

The Private Development Section has no objection to the Conditional Use Permit.



## MUNICIPALITY OF ANCHORAGE

Department of Health and Human Services



**RECEIVED**

MAR 31 2017

Date: March 31, 2017

To: Department of Planning, Zoning and Platting Division **PLANNING DEPARTMENT**

Thru: *DAF* DeeAnn Fetko, Deputy Director, DHHS

From: *SG* Shelley Griffith, EHS Program Manager, DHHS

Subject: Comments Regarding CUP 2017-54, Ernie Turner Recovery Center

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No Comment.

CC: Clara Park, Sr. Office Associate

Janine Nesheim, Environmental Health Specialist – Plan Review

Shannon Kuhn, HHS, Public Information Officer



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

March 30, 2017

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

**RECEIVED**

**MAR 30 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 case:

- **2017-0054: 31085 Eklutna Lake Road**
  - DOT&PF will require a driveway permit application for access to Eklutna Lake Road. Please verify a clear sight triangle distance or show plans to clear obstructions.
  - Please refer to DOT&PF comments for Zoning Case 2017-0019

The DOT&PF Central Region Platting Review Board has no comments on the following zoning cases:

- **2017-0056: 5401 Northwood Drive**
- **2017-0058: 4203 Scenic View Drive**
- **2017-0059: 1101 Golden Bear Drive**
- **2017-0062: 459 West Bluff Road**

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."*

# MUNICIPALITY OF ANCHORAGE



Eagle River Street Maintenance  
Eagle River Town Center, Room 131  
12001 Business Blvd., Eagle River 99577

Mayor Ethan Berkowitz

Phone: 907-343-1510  
Fax: 907-694-1540

Mar 20, 2017

Planning Division  
Current Planning Section  
P.O. Box 196650  
Anchorage, AK 99519

RECEIVED

MAR 24 2017

PLANNING DEPARTMENT

RE: Case No. 2017-0054

Conditional Use Permit

The Eagle River Street Maintenance staff has reviewed the case and no comments on the proposal.

In the event that the CBERRRSA Board of Supervisors has additional comments they will be forwarded.

Sincerely,

**Mark H. Littlefield**  
**Deputy Officer**  
Eagle River Street Maintenance  
Administration, M.O.A.  
Office: 343-1512  
Email: littlefieldmh@ci.anchorage.ak.us



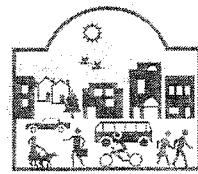


# Municipality of Anchorage

## Planning Department

### Long-Range Planning Division

#### Memorandum



**Date:** March 21, 2017

**RECEIVED**

**To:** Dave Whitfield, Senior Planner, Current Planning Division  
Corliss Kimmel, Office Associate, Current Planning Division

**MAR 23 2017**

**From:** Jody Seitz, Associate Planner, Long-Range Planning Division

**PLANNING DEPARTMENT**

**Subject:** 2017-0054, Conditional Use Permit for A Correctional Community Residential Center (CCRC) on a six (6) acre site in Eklutna (Ernie Turner Recovery Center)

Long-Range Planning section has reviewed the packet for this conditional use permit, which seeks to create a Correctional Community Residential Center (CCRC) at 31085 Eklutna Lake Road, Chugiak, Alaska. The area is currently zoned CE-R-10-SL1 Low-Density Residential, Alpine/Slope District. Concurrent with this CUP is the proposed rezone of this site from CE-R-10 to CE-PL-I (Case 2017-0020). A CCRC is a permitted use under the CE-PL-I zone. The CUP should be approved subject to approval of the rezone.

The applicable Comprehensive Plan goals and policies are from the 2006 Eagle River Comprehensive Plan Update:

#### 2006 CER Update:

##### C. Housing and Residential Development

1a. Manage the supply of residential land in ways that meet the needs of present and future residents, preserve the community character and identity, and take into account community facilities and services.

##### 3. Policies and Strategies:

3a. Support private and public efforts to provide alternative housing options for residents with low to 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.

3e. Support community participation in public and private residential rehabilitation programs.

#### IV. Public Facilities and Services

Goal 1a. Provide public facilities and services that are located, designed and maintained to accommodate current and future needs of the area in an effective, cost-efficient and timely manner.

##### C. Health and Social Services

Goal 1a. Improve the quality, range, availability and accessibility of the range of health and social services

##### 2. Objectives

Objective 2a. Improve municipal comprehensive health and social services by developing and implementing a plan that responds to specific needs and conditions of the Chugiak-Eagle River area.

Objective 2c. Establish partnerships among government, business and non-profit sectors for the networking and coordination of human services delivery.

The Ernie Turner Recovery Journey Program aims to help and provide services to a growing portion of the community that is suffering from alcohol and drug addiction. The establishment of the Center at this place on the Eklutna Road provides a beautiful peaceful setting with trails and healthful activities. The establishment of a Community Correctional Recovery Center in the chosen location requires a Conditional Use Permit. The Conditional Use Permit requires that the use conform to the goals of the community's Comprehensive Plan. The Exterior Elevation drawings show a covered drop off area at the front of the building. Per the drawings, this cover is anticipated to be 12 feet in height. We defer to the Fire Chief to verify whether this height will accommodate Fire trucks and other emergency vehicles. The site plan indicates 37 parking spaces will be provided, of which 6 will be used seasonally for snow storage. Will these 6 spaces be sufficient to store snow for the site? Will the remaining parking spaces during winter months accommodate all parking needs? We defer to the Traffic Engineer to make this determination. Lastly, will grounds maintenance be done by contract or will there be a need to include an outdoor storage shed to house this equipment on site. If an outdoor storage shed is needed, this should be shown on the site plan. The site plan drawings should also show how the trash receptacle will be screen and secured, given the rural location of the site and the propensity of bears in the area.

The Long Range Planning Division agrees with the applicant that the proposed CCRC substantially conforms and furthers the community toward the goals expressed in its Comprehensive Plan as well as the use specific standards in Title 21, and finds no objection to the CUP. Thank you for the opportunity to comment and review.



**Municipality of Anchorage**  
**Project Management and Engineering**  
**MEMORANDUM**



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**RECEIVED**

**DATE:** April 7, 2017

APR 07 2017

**TO:** Terry Schoenthal

PLANNING DEPARTMENT

**FROM:** Steven Ellis

**SUBJECT:** Comments from Watershed Management Services

Watershed Management Services (WMS) has the following comments for the May 8, 2017, Planning and Zoning Commission Meeting.

2017-0054 Conditional Use for a Correctional Community Residential Center. WMS has no comment for this planning action.

Note: WMS has provided comments on previous planning actions for this use and property.

WMS Archive File Name: 16 Ernae Turner Sub

**WMS WATERCOURSE MAPPING SUMMARY**

Per the requirements for watercourse verification outlined in Project Management and Engineering Operating Policy and Procedure #8 and Planning Department Operating Policy and Procedure #1 (effective June 18, 2007), MOA Watershed Management Services has inspected the following location for the presence or absence of stream channels or other watercourses, as defined in Anchorage Municipal Code (21.35).

- Project Case Number or Subdivision Name: Unsubdivided
- Project Location, Tax ID, or Legal Description: S1/2 & S1/2 NE1/4 Sec 29 T16N, R1E, S.M., AK Tax ID # 052-301-01-000
- Project Area (if different from the entire parcel or subdivision): Lots 1-3 only (see attached figure)  
Vacant parcel on Eklutna Lake Road just past the Eklutna Water treatment Site

In accordance with the requirements and methods identified, WMS verifies that this parcel, project area, or application:

\_\_\_\_\_ **DOES NOT** contain stream channels and/or drainageways, as identified in WMS field or archival mapping information.\*

\_\_\_\_\_ **DOES** contain stream channels and/or drainageways **AND** these are located and identified on submittal documents in general congruence with WMS field and archival mapping information.

*New or additional mapping **IS NOT REQUIRED**.*\*

\_\_\_\_\_ Contains stream channels and/or drainageways **BUT** one or more streams or other watercourses:

- are **NOT** shown on submittal documents, or
- are **NOT** depicted adequately on submittal documents for verification, or
- are **NOT** located or identified on submittal documents in general congruence with WMS field and archival mapping information.

*New or additional mapping **IS REQUIRED** and must be re-submitted for further review and verification.*\*

X PC Presence of stream channels and/or drainageways is unknown **AND** field verification is not possible at this time. WMS will verify as soon as conditions and prioritized resources allow. \* Client has submitted mapping request for field mapping in Spring/Summer of 2017. -FBC

\* Streams omitted in error by WMS or others remain subject to MOA Code and must be shown in new mapping upon identification of the error.

**ADDITIONAL INFORMATION:**

- |  |  |   |
|--|--|---|
| <input type="checkbox"/> Y <input checked="" type="checkbox"/> N | WMS written drainage recommendations are available.      | <input type="checkbox"/> Preliminary <input type="checkbox"/> Final |
| <input type="checkbox"/> Y <input checked="" type="checkbox"/> N | WMS written field inspection report or map is available. | <input type="checkbox"/> Preliminary <input type="checkbox"/> Final |
| <input type="checkbox"/> Y <input checked="" type="checkbox"/> N | Field flagging and/or map-grade GPS data is available.   |   |

Inspection Certified By:

Date:

[Signature] 12/16/16

# Affidavit of Posting and Historical Information



# AFFIDAVIT OF POSTING

CASE NUMBER: 2017-0054

I, ZACHARY RICKETTS 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 CONDITIONAL USE PERMIT. The notice was posted on 4.12.2017 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 12 day of APRIL, 20 17.

Signature

Zachary D. Ricketts DOWL

## LEGAL DESCRIPTION

Tract or Lot: 1

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

Subdivision: YAGHELI TINITUN SUBDIVISION





Path: G:\S2\62334-01\60G\S\Y\62334 - FigA - Posting Location Map.mxd



**SITE POSTING LOCATION CASE# 2017-0054**  
**ERNIE TURNER RECOVERY CENTER**  
**CONDITIONAL USE PERMIT**  
**EKLUTNA, ALASKA**

PROJECT: 1132.62334.01

DATE: APRIL 2017

FIGURE A **27**



# Application





# CONDITIONAL USE PERMIT ERNIE TURNER RECOVERY CENTER

MARCH 13, 2017



# Application for Conditional Use

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

## PETITIONER\*

Name (last name first)  
Nick Francis, ECM  
Mailing Address  
10950 Mausel Street, Unit B-1a

Eagle River, AK 99577

Contact Phone – Day Evening  
907-696-3838

Fax

E-mail  
nfrancis@eklutnainc.com

## PETITIONER REPRESENTATIVE (if any)

Name (last name first)  
Michelle Ritter, AICP, DOWL

Mailing Address  
4041 B Street

Anchorage, AK 99503

Contact Phone – Day Evening  
907-562-2000

Fax

E-mail  
mritter@dowl.com

\*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): 052-301-01-000

Site Street Address: 31085 Eklutna Lake Road

Current legal description: (use additional sheet if necessary)

South half (S1/2) and south half (S1/2) of the northeast quarter (NE1/4) of Section 29,  
Township 16 North (T16N), Range 1 East (R1E), Seward Meridian, Alaska  
(Proposed legal description: Yagheli Tinitun Subdivision, Lot 1)

Zoning: CE-PLI SL

Acreage: 6

Grid #: NW1903, NE1803

## CONDITIONAL USE APPROVAL REQUESTED

Use: Correctional Community Residential Center

☒ New conditional use ☐ Amendment to approved conditional use Original Case #:

I hereby certify that (I am)/(I have been authorized to act for) owner of the property described above and that I petition for a conditional use permit 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 conditional use. I also understand that assigned hearing dates are tentative and may have to be postponed by Planning Department staff or the Planning and Zoning Commission for administrative reasons.

Signature ☐ Owner ☒ Representative  
(Representatives must provide written proof of authorization)

Date

Print Name

Accepted by:

sf

Poster & Affidavit:

1+1

Fee:

\$9,900

Case Number:

2017-0054

Requested Meeting Date:

05/08/17



**COMPREHENSIVE PLAN INFORMATION**Anchorage 2020 Urban/Rural Services: ☐ Urban ☒ Rural

Anchorage 2020 Major Elements – site is within or abuts:

- ☐ Major employment center                      ☐ Redevelopment/mixed use area                      ☐ Town center  
☐ Neighborhood commercial center                      ☐ Industrial reserve  
☐ Transit - supportive development corridor                      ☐ District/area plan area: \_\_\_\_\_

Chugiak-Eagle River Land Use Classification: (Pending Case 2017-0019)

- ☐ Commercial                      ☐ Industrial                      ☐ Parks/open space                      ☐ Public lands/institutions                      ☐ Town center  
☒ Transportation/community facility                      ☐ Alpine/slope affected                      ☐ Special study area                      ☐ Development reserve  
☒ Residential at <1-1 dwelling units per acre (Current)                      ☐ Environmentally sensitive area

Girdwood- Turnagain Arm Land Use Classification

- ☐ Commercial                      ☐ Industrial                      ☐ Parks/open space                      ☐ Public lands/institutions                      ☐ Resort  
☐ Transportation/community facility                      ☐ Alpine/slope affected                      ☐ Special study area                      ☐ Reserve  
☐ Residential at \_\_\_\_\_ dwelling units per acre                      ☐ Mixed use                      ☐ Rural homestead

**ENVIRONMENTAL INFORMATION** (All or portion of site affected)

- Wetland Classification: ☒ None                      ☐ "C"                      ☐ "B"                      ☐ "A"  
 Avalanche Zone: ☒ None                      ☐ Blue Zone                      ☐ Red Zone  
 Floodplain: ☒ None                      ☐ 100 year                      ☐ 500 year  
 Seismic Zone (Harding/Lawson): ☐ "1"                      ☐ "2"                      ☐ "3"                      ☐ "4"                      ☐ "5"

**RECENT REGULATORY INFORMATION** (Events that have occurred in last 5 years for all or portion of site)

- ☒ Rezoning - Case Number: 2017-0020  
☒ Preliminary Plat ☐ Final Plat - Case Number(s): S12327  
☐ Conditional Use - Case Number(s):  
☐ Zoning variance - Case Number(s):  
☐ Land Use Enforcement Action for  
☐ Building or Land Use Permit for  
☐ Wetland permit: ☐ Army Corp of Engineers                      ☐ Municipality of Anchorage

**SUBMITTAL REQUIREMENTS**

- 1 copy required: ☒ Signed application (original)                      ☒ Ownership and beneficial interest form  
☒ Watershed sign off form                      ☒ Underlying plat  
☒ Special limitations from the underlying zoning, if applicable
- 35 copies required: ☐ Signed application (copies)  
☐ Map of area surrounding petition site within 500 feet, including zoning and existing uses  
☐ Map of existing conditions, to scale, including:  
     ☐ land uses                      ☐ structures                      ☐ utilities                      ☐ vegetation                      ☐ soils  
     ☐ natural features                      ☐ drainage                      ☐ topography                      ☐ site access                      ☐ pedestrian facilities  
     ☐ vehicle circulation and driveways                      ☐ easements and/or reservations  
☐ Project narrative explaining:  
     ☐ the project                      ☐ planning objectives                      ☐ facility operations  
     ☐ an analysis of how the proposal meets the standards on page 3 of this application  
     ☐ construction and operation schedule                      ☐ final ownership  
     ☐ gross and net density (PUDs only)  
☐ Site plan(s) to scale depicting, with dimensions:  
     ☐ building footprints                      ☐ parking areas                      ☐ vehicle circulation and driveways  
     ☐ pedestrian facilities                      ☐ lighting                      ☐ grading                      ☐ landscaping  
     ☐ loading facilities                      ☐ fences                      ☐ drainage                      ☐ required open space  
     ☐ snow storage area or alternative strategy                      ☐ trash receptacle location and screening detail  
     ☐ easements                      ☐ significant natural features                      ☐ freestanding sign location(s)  
☐ Building plans to scale depicting, with dimensions:  
     ☐ floor plans                      ☐ building elevations                      ☐ exterior colors and textures  
☐ Summary of community meeting(s)

(Additional information may be required.)

#### GENERAL CONDITIONAL USE STANDARDS (AMC 21.03.080D.)

The Planning and Zoning Commission may only approve the conditional use if the Commission finds that **all** of the approval criteria are satisfied. Each standard must have a response in as much detail as it takes to explain how your project satisfies the standard. The burden of proof rests with you.

1. The proposed use is consistent with the comprehensive plan and all applicable provisions of this title and applicable state and federal regulations;
2. The proposed use is consistent with the purpose and intent of the zoning district in which it is located, including any district-specific standards set forth in chapter 21.04;
3. The proposed use is consistent with any applicable use-specific standards set forth in chapter 21.05;
4. The site size, dimensions, shape, location, and topography are adequate for the needs of the proposed use and any mitigation needed to address potential impacts;
5. The proposed use will not alter the character of the surrounding area in a manner which substantially limits, impairs, or prevents the use of surrounding properties for the permitted uses listed in the underlying zoning district;
6. The proposed use is compatible with uses allowed on adjacent properties, in terms of its scale, site design, operating characteristics (hours of operation, traffic generation, lighting, noise, odor, dust, and other external impacts);
7. Any significant adverse impacts anticipated to result from the use will be mitigated or offset to the maximum extent feasible;
8. The proposed use is appropriately located with respect to the transportation system, including but not limited to existing and/or planned street designations and improvements, street capacity, access to collectors or arterials, connectivity, off-site parking impacts, transit availability, impacts on pedestrian, bicycle, and transit circulation, and safety for all modes; and
9. The proposed use is appropriately located with respect to existing and/or planned water supply, fire and police protection, wastewater disposal, storm water disposal, and similar facilities and services.

#### SPECIFIC CONDITIONAL USE STANDARDS (AMC 21.05)

Certain conditional uses have detailed standards that relate only to that type of conditional use. When there are detailed standards, the Planning and Zoning Commission may only approve the conditional use if the Commission finds that **all** general standards listed in the previous section and detailed standards listed for that conditional use in AMC 21.05 are satisfied. Each detailed standard must have a response in as much detail as it takes to explain how your project satisfies the standard. The burden of proof rests with you.



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

**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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## PROJECT DESCRIPTION

DOWL, on behalf of Eklutna Construction & Maintenance (ECM), a subsidiary of Eklutna Inc., is seeking approval of a Conditional Use Permit for a Correctional Community Residential Center (CCRC) on a 6-acre site in Eklutna. The site is located in the Eklutna River Valley, north of the Eklutna River, off of Eklutna Lake Road, to the east of the Anchorage Water and Wastewater Utility (AWWU) facility (Eklutna Water Treatment Plant) (Figure 1 and 2 – Location Map and Aerial). The property falls within an area 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 property is being replatted and the project will be located on the new parcel being created which will be Yagheli Tinitun Subdivision, Lot 1 (Appendix A – Preliminary Plat). The property is zoned CE-PLI and the land is currently undeveloped (Figure 3 and 4 – Zoning Map and Existing Land Development Map). This CUP would create a CCRC use amid the currently undeveloped parcels that are also owned by Eklutna Inc.

## PROJECT BACKGROUND

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 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 site because of its beauty, tranquility, and related positive impacts on recovery.

The Recovery Center functions as a Habilitative Care facility and residents are free to leave at any time. However, some residents may be under the jurisdiction of the court and rehabilitation may be a condition of parole which classifies this use as a CCRC. It is important to note that the old Ernie Turner Center operated by CITC in Anchorage had also been classified as a CCRC and have had no instances of negative impact onto the surrounding neighborhoods – in fact it has been considered a great neighbor for over 20 years. CITC intends to continue to operate as responsibly at their new facility.

## PROPERTY BACKGROUND

Recent land use entitlements to the area include: a preliminary plat subdividing a larger parcel into three smaller ones including this 6-acre parcel (Case# S12327) (Appendix A); a rezone 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 Lands and Institutions with a Special Limitation (CE-PLI SL) (Case# 2017-0020); and an amendment to the Chugiak-Eagle River Comprehensive Land Use Plan converting the land use classification from "Residential <1 – 1 dwelling per acre" to "Community Facility" (Case# 2017-0019). These planning actions are being completed specifically for this Ernie Turner Center development. The Planning and Zoning Commission (PZC) public hearing for the plat, the rezone, and the Chugiak Eagle River Comprehensive (CERC) Plan Amendment were on March 6, 2017; the rezone and CERC Plan amendment will be approved by the Assembly prior to the PZC public hearing on this CUP; this CUP is the final land use entitlement required to develop this project.

The zoning districts that abut the site include CE-R-10 SL<sup>1</sup> to the north and west, and CE-PLI SL to the east and south (Figure 3 – Zoning Map). Eklutna Lake Road runs along the southwest of the property. All



the land abutting the six acre site is owned by Eklutna Inc. and is currently undeveloped (Figure 4 – Existing Land Development Map).

Land uses in the vicinity not adjacent to the property include a single family home on an 80 acre tract 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 site and is separated by approximately 200-feet in elevation. The Eklutna Water Treatment Plant, which is considered an industrial use, is over 1500-feet to the west and 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 site and separated by the Eklutna River.

## **PLANNING OBJECTIVES**

The purpose of this application is to develop the Ernie Turner Center – Recovery Journey Program. This use is categorized as a CCRC, which, according to table 21.10-4 Table of Allowed Uses, is a permitted conditional use in CE-PLI Districts.

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 there significantly exceed the national benchmark for treatment completions: at 6 months up to 86% of residential graduates report reduction in use and in harmful behaviors; 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. The 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.

## **COMMUNITY MEETINGS**

### **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 B – 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 B.

#### **Eklutna Valley Community Council Meeting – January 18<sup>th</sup> 2017**

DOWL provided a follow up presentation to the Eklutna Valley Community Council on January 18, 2017. There were 18 members in attendance and ultimately passed a resolution (unanimously) supporting the concept of the new recovery center. Specific comments and responses are detailed in Appendix B. The Chugiak Eagle River Advisory Board also passed a resolution in support of the concept of the Ernie Turner Center – these resolutions are provided in Appendix B.

#### **FACILITY OPERATIONS**

The Ernie Turner Center – Recovery Journey Program will be a 16-bed residential facility providing short- and long-term residential care within a facility campus setting (Appendix C and D – 35% Site and Landscape Plans and Architectural Drawings). The program is based on the therapeutic “Village of Care” model, which is a nationally recognized model. The facility will have 13 staff onsite during daytime hours as well as several staff persons at the facility during the evening hours, who will be responsible 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 of all backgrounds are accepted.

Beyond the 16 beds and the main residential spaces (i.e., dining room, family room, kitchen, laundry) the building will also include an exercise room, arts and craft room, carving studio, common gathering space, small group rooms, and administrative offices and support space (Appendix D – Architectural Drawings). These spaces will allow residents to participate in healing and educational activities.

The initial development of the site will include lawn and patio space for outdoor recreation and relaxation including a BBQ pavilion (Appendix C). The outdoor patio area will have a secured fence that will provide a barrier to prevent large wildlife (i.e. bear and moose) from accessing the patio area. Overtime, CITC and residents may develop other exterior amenities, garden spaces and greenhouses, a sweat lodge, and walking trails. Outdoor spaces will provide opportunities for activity, education, tranquility, and restoration.

## **ANALYSIS OF GENERAL CONDITIONAL USE STANDARDS (AMC 21.03.080D)**

- 1. The proposed use is consistent with the comprehensive plan and all applicable provisions of this title and state and federal regulations.**

### **CHUGIAK-EAGLE RIVER COMPREHENSIVE PLAN**

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 care services.

- Natural Environment:**

- Objective a. Preserve and protect high-value wetlands, stream corridors, aquifer recharge areas and other important natural features.**

The site 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 site 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.**

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 proposed development are undeveloped therefore there are no direct impacts between the proposed Rezone Area and neighboring land uses. As previously mentioned, the facility will be under 24-hour supervision and management to ensure the health and safety of residents.

As identified by EVCC members, having a safe 24-hour staffed facility on Eklutna Lake Road provides a significant safety benefit to neighbors and the general public who may experience vehicle problems or other emergencies on a remote, low traffic volume mountain road, especially in the winter.

- **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 use 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.** Alaska as a whole is grossly deficient in available rehabilitative care for those recovering from drug and alcohol addiction. The new Ernie Turner Center will provide double the capacity for recovery services than the Anchorage facility provided (from 8 to 16 recovery beds).
- **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 individuals who have undergone detox from a chemical dependency but are in need of recovery services prior to transitioning back into the “mainstream”. This model is critical to the success of long-term recovery that significantly decreases the instance of relapse. At 6 months up to 86% of residential graduates report reduction in use and in harmful behaviors 98% of graduates from residential treatment have gainful employment upon graduation from the CITC program.

- **Education:**

- **Goal b. Support the lifelong learning needs of the community residents through a variety of formal and informal educational opportunities.**

The Recovery Journey Program will include educational programs that teach coping skills, marketable job skills and assist in the path to recovery.

2. **The proposed use is consistent with the purpose and intent of the zoning district in which it is located, including any district-specific standards set forth in chapter 21.04.**

The intent of the CE-PLI District per 21.10.0404 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.

**3. The proposed use is consistent with any applicable use specific standards set forth in chapter 21.05.**

**21.05.030.B.2.B CORRECTIONAL COMMUNITY RESIDENTIAL CENTER – USE-SPECIFIC STANDARDS**

**i. Standards for Centers Established After January 1, 1995. The following standards apply to all correctional community residential centers established after January 1, 1995:**

- **(A) The addition of beds requires modification of the conditional use approval and authorization by the municipality under the department of health and human services permit.**

Any additional beds will be submitted for review and approval under the appropriate permit.

- **(B) No new correctional community residential center may be located within 1,250 feet of an existing center, a public park, or a school or instruction service serving any combination of grades kindergarten through 12, unless the planning and zoning commission determines that a reduction in separation distance is warranted based upon the program proposed and any other circumstances the commission deems appropriate. If the commission reduces the separation distance, it shall adopt findings of the facts upon which such reduction is based.**

There are no existing centers, public parks, or schools located within 1,250 feet of the proposed facility.

- **(C) Program occupancy limits and program requirements shall be as determined under AMC chapter 16.80 and shall not exceed limits established by the state department of corrections.**

All program requirements as determined under AMC chapter 16.80 will be met. The program will not exceed the maximum resident occupancy of 16 without the needed facility improvements and permitting requirements.

- **(D) Each center shall have a minimum of 50 square feet of outdoor recreation area per maximum resident occupancy.**

The maximum resident occupancy is 16; therefore the minimum recreational space is 800 square feet. The landscape plan shows how the outdoor recreational space exceeds the minimum (Appendix C).

- **(E) Centers that house felons are only permitted by conditional use in the I-1 and PLI district. Centers allowed in other districts may only house residents convicted of misdemeanors.**

The proposed CCRC is subject to approval of this CUP.

- **(F) No additional correctional community residential centers may be located in the DT zoning districts or in a B-3 zoning district in the area bounded on the north by Ship Creek, on the south by Chester Creek, on the east by Orca Street extended, and on the west by Cook Inlet.**

This is not applicable to this project.

- **(G) CCRCs shall not house sex offenders.**

This facility will not house sex offenders.

#### **21.10.050 C. RESIDENTIAL USES: DEFINITIONS AND USE-SPECIFIC STANDARDS**

- **Correction Community Residential Center**  
**In the CE-DO area overlaying the CE B-3 district, CCRCs shall not have more than 30 residents.**

The proposed development is not in the CE-DO area overlay therefore the use-specific standard of 21.10.050 is not applicable.

- 4. The site size, dimensions, shape, location, and topography are adequate for the needs of the proposed use and any mitigation needed to address potential impacts.**

The dimensional standards for the PLI District include a minimum lot area of 6,000 square feet and a minimum lot width of 50 feet. The maximum lot coverage is 45%, and minimum setbacks of 25 on all sides. The parcel is slightly larger than 6 acres with the narrowest width of 169 feet (Appendix A). The development will be a two story building totaling 13,571 square feet, well below the maximum lot coverage, and the building is offset from the property lines more than 25 feet on all sides (Appendix C). The acreage is more than adequate to accommodate the building, required parking, and outdoor amenities of the campus program while meeting and exceeding the dimensional standards (Appendix C).

- 5. The proposed use will not alter the character of the surrounding area in a manner which substantially limits, impairs, or prevents the use of surrounding properties for the permitted uses listed in the underlying zoning district.**

The abutting properties are under common ownership by Eklutna Inc. CCRCs do limit the ability to develop a public park, a school, and instruction services for ages kindergarten through 12<sup>th</sup> grade within 1,250 feet; as the adjacent land owner of undeveloped land Eklutna Inc. has no intention to develop any of those types of facilities in the area.

- 6. The proposed use is compatible with uses allowed on adjacent properties, in terms of its scale, site design, operating characteristics (hours of operations, traffic generation, lighting, noise, odor, dust, and other external impacts).**

The properties immediately adjacent are owned by Eklutna and are currently undeveloped. Other uses in the vicinity include the AWWU plant, residential and recreational facilities. The proposed facilities will be set back from the road and existing vegetation will be maintained to the extent feasible. The goal of the design is to create residential-like setting that blends with the natural surroundings. This fits in well with the surrounding atmosphere of the Eklutna Valley.

Some residents may have their own vehicles, however the limited number of staff and residents will not increase the peak hour a.m. or p.m. traffic by more than established thresholds identified.

Lighting has been designed to provide safety to the site while not impacting neighboring property owners by providing full cut-off, see Appendix E for the Electrical Site Plan and lighting cut sheets

This use is not typically associated with generating noise, odor, dust or other external impacts above that typically associated with a residential use.

**7. Any significant adverse impacts anticipated to result from the use will be mitigated or offset to the maximum extent feasible.**

Site development will meet all Title 21 design requirements. All stormwater will be handled in a capacity and quality consistent with both Municipal and State specifications. Because the parcel is currently undeveloped neighbors have noticed that the site is sometimes used for dumping trash and large debris – an added presence and lighting should help with the safety and vandalism of the area. The development will maintain native vegetation to the extent possible in order to maintain a natural appearance and provide a buffer along the property line.

**8. The proposed use is appropriately located with respect to the transportation system, including but not limited to existing and/or planned street designations and improvements, street capacity, access to collectors or arterials, connectivity, off-site parking impacts, transit availability, impacts on pedestrian, bicycle, and transit circulation, and safety for all modes; and parking impacts, transit availability, impacts on pedestrian, bicycle, and transit circulation, and safety for all modes.**

Eklutna Lake Road runs along the southwest portion of the site and is capable of supporting the proposed development without compromising the level of service to existing development. Per Title 21, the minimum required parking for the facility is 15 spaces, the maximum is 55 spaces. The proposed site plan provides 37 parking spaces. Additional spaces, beyond the 15 stall minimum, have been included because:

- 6 vehicles owned by the Ernie Turner Center will be parked on site;
- 13 staff will be at the facility at once, and additional stalls will be needed during shift changes;
- there will be visitors and visiting staff/artists; and
- residents may have vehicles that are parked on site.

**9. The proposed use is appropriately located with respect to existing and/or planned water supply, fire, and police protection, wastewater disposal, storm water disposal, and similar facilities and services.**

Ernie Turner Recovery Center  
Conditional Use Permit for CCRC  
March 13, 2017

The property will develop an on-site well for water and on-site septic for sewer. Overhead electrical lines are on the adjacent parcel to the east. Any development on the parcel will be served by the current police and fire protection services provided to Eklutna Valley.

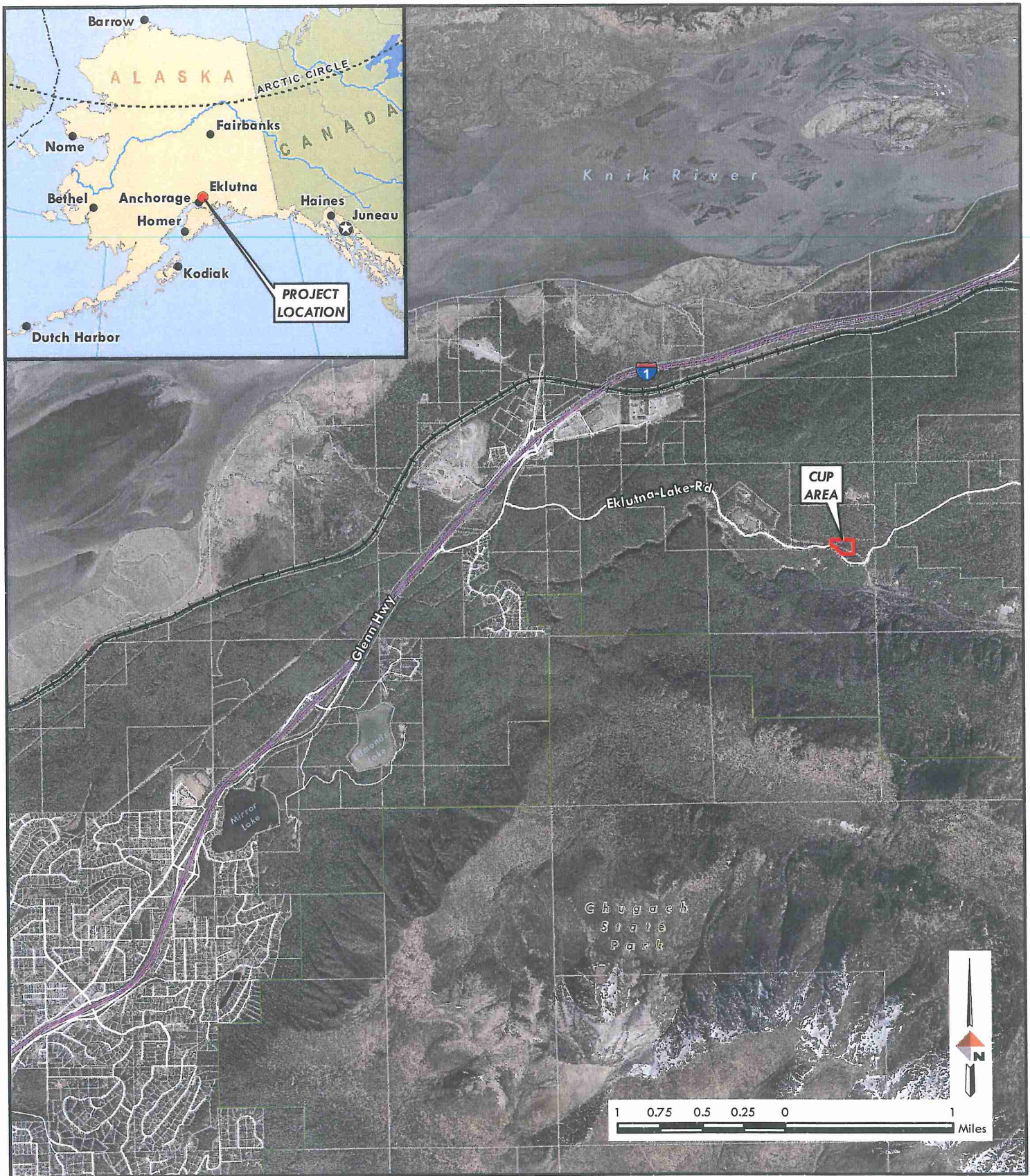
## **CONSTRUCTION & OPERATION SCHEDULE**

Design is scheduled to be complete late May or early June. CIHA is the project manager overseeing construction of the facility and ECM is the contractor. Construction is expected to start spring 2017 and be complete in 2018.

## **FINAL OWNERSHIP**

Eklutna Inc. currently owns the land. Eklutna Inc. is in negotiation with CITC for the sale of the property of the proposed development. CITC will be the final land owner and will operate the new Ernie Turner Recover Center.





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

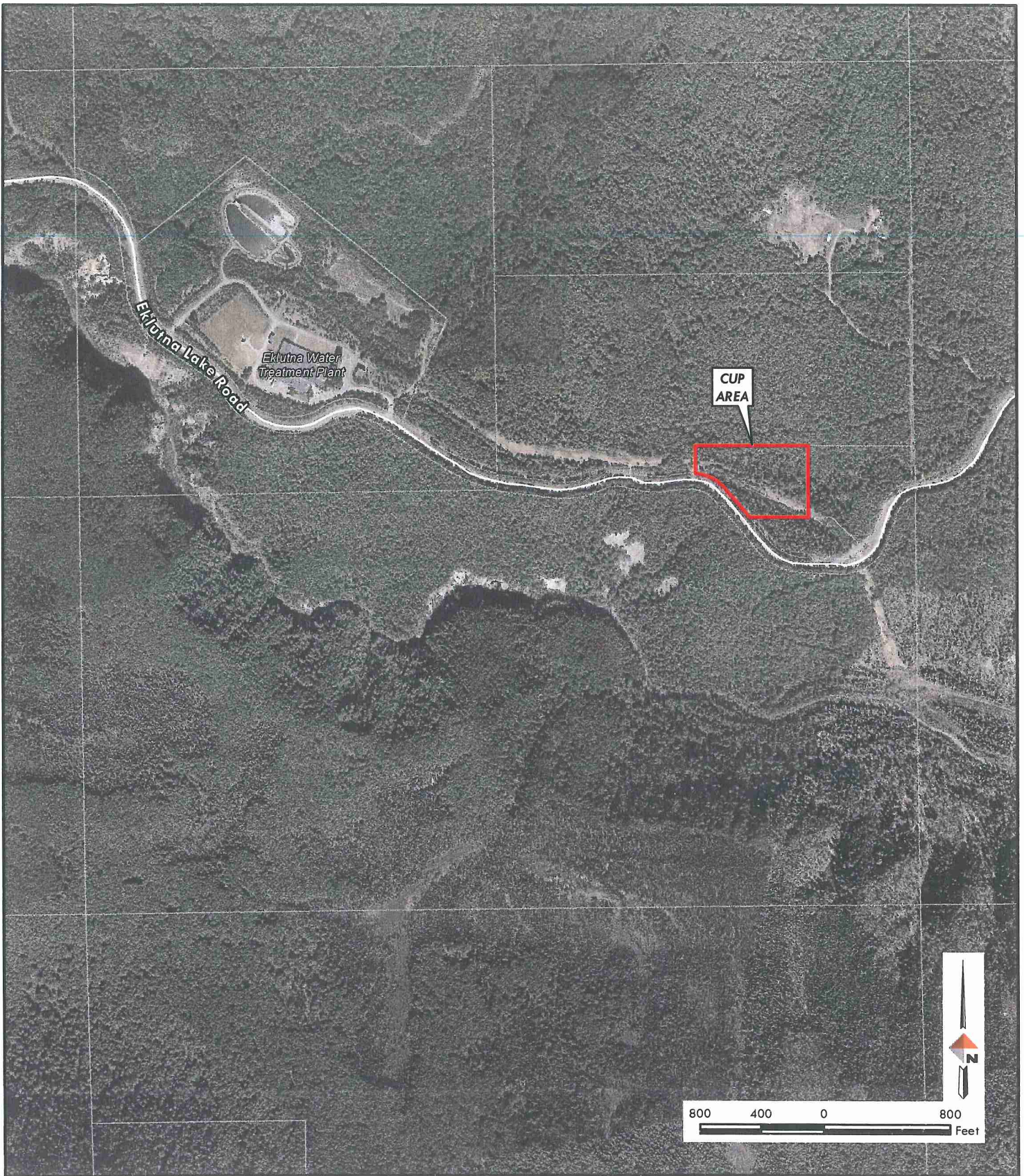


LOCATION MAP  
 ERNIE TURNER RECOVERY CENTER  
 CONDITIONAL USE PERMIT  
 EKLUTNA, ALASKA

PROJECT: 1132.62334.01  
 DATE: FEBRUARY 2017

FIGURE **44**





Path: O:\132\62334-01\505\1CUP\62334 - Fig2 - Aerial Map.mxd



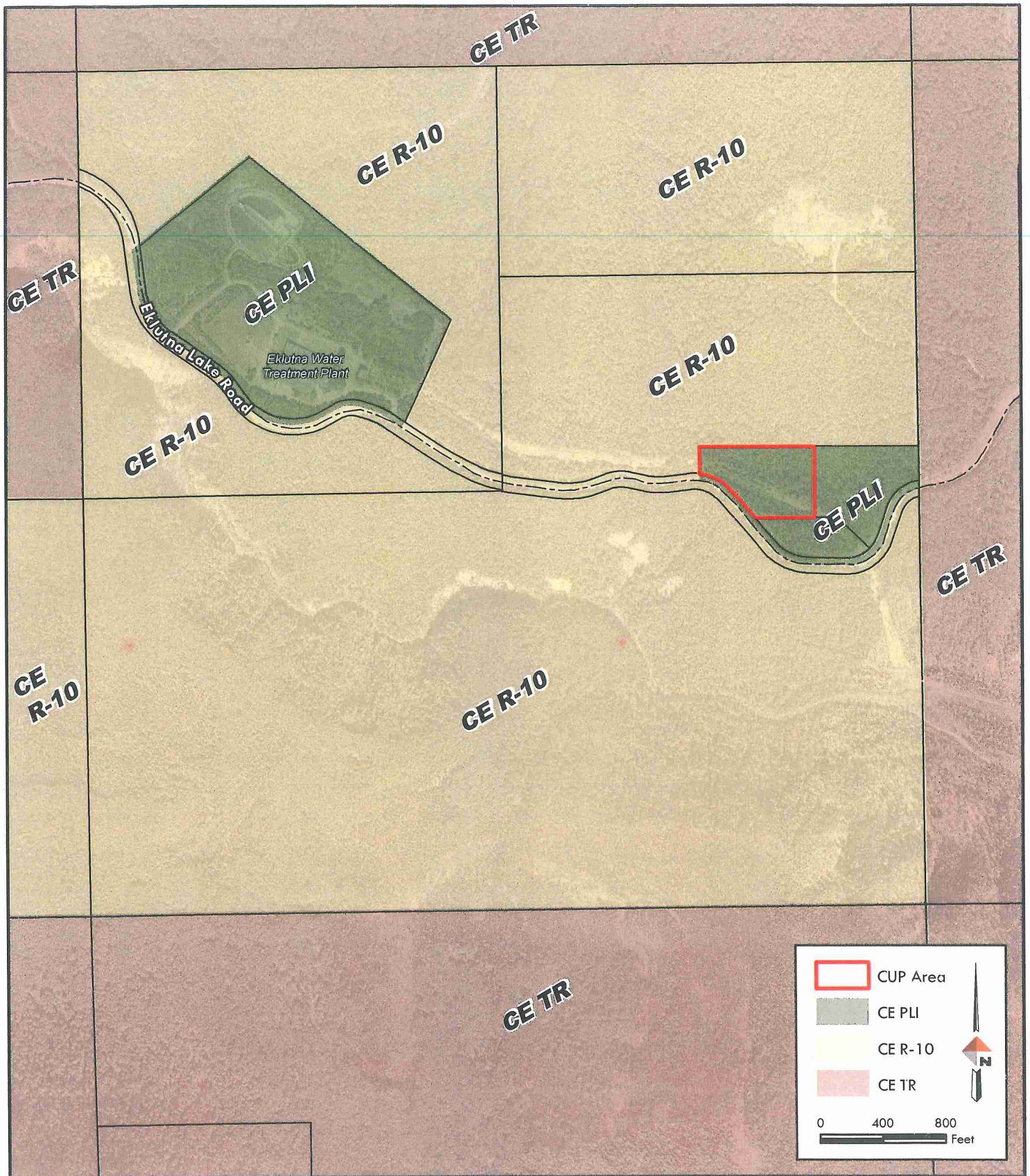
AERIAL  
ERNIE TURNER RECOVERY CENTER  
CONDITIONAL USE PERMIT  
EKLUTNA, ALASKA

PROJECT: 1132.62334.01

DATE: FEBRUARY 2017

FIGURE **45**





Path: Q:\32\62334-01\60GIS\CUP\62334 - Fig3 - Exist Zoning Map - TEXT.mxd

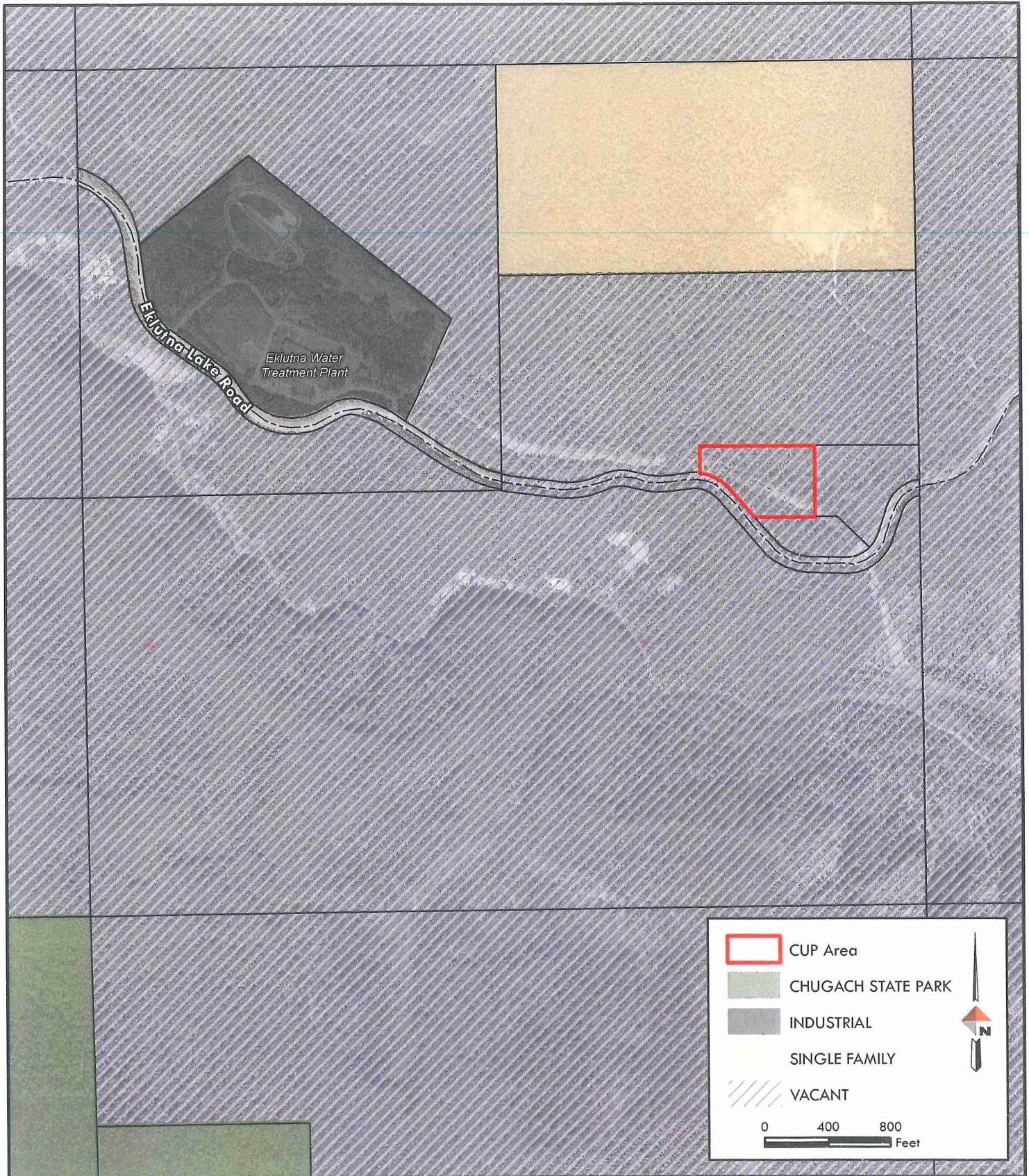


**ZONING MAP**  
**ERNIE TURNER RECOVERY CENTER**  
**CONDITIONAL USE PERMIT**  
**EKLUTNA, ALASKA**

PROJECT: 1132.62334.01  
 DATE: FEBRUARY 2017

**FIGURE 46**





Path: Q:\32V52334-01\50GIS\CUP\62334 - Fig4 - Exist Land Use Map.mxd



EXISTING LAND DEVELOPMENT MAP  
ERNIE TURNER RECOVERY CENTER  
CONDITIONAL USE PERMIT  
EKLUTNA, ALASKA

PROJECT: 1132.62334.01

DATE: FEBRUARY 2017

FIGURE **47**



## **APPENDIX A**

### **Preliminary Plat**



**APPENDIX B**

**Open House:  
Mailer  
Meeting Minutes  
Fact Sheet**

**Eklutna Valley Community Council Meeting: Comments & Responses**

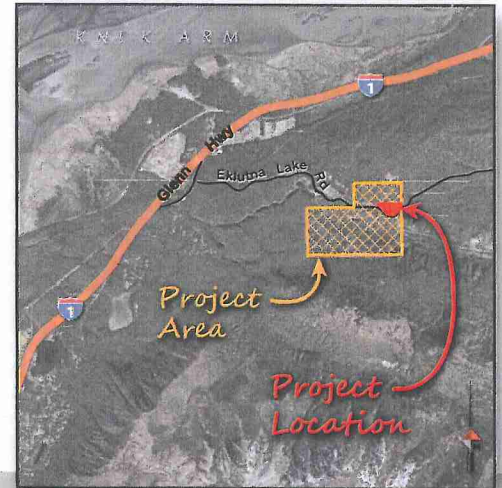
**Eklutna Valley Community Council Resolution**

**Chugiak Eagle River Advisory Board Resolution**

*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.



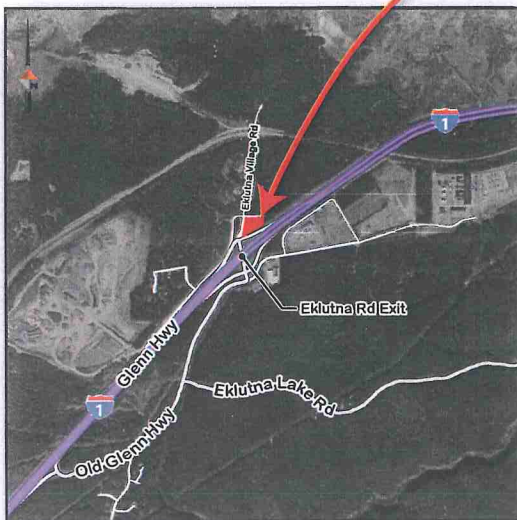
## Tuesday, December 13th

**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  
mritter@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.



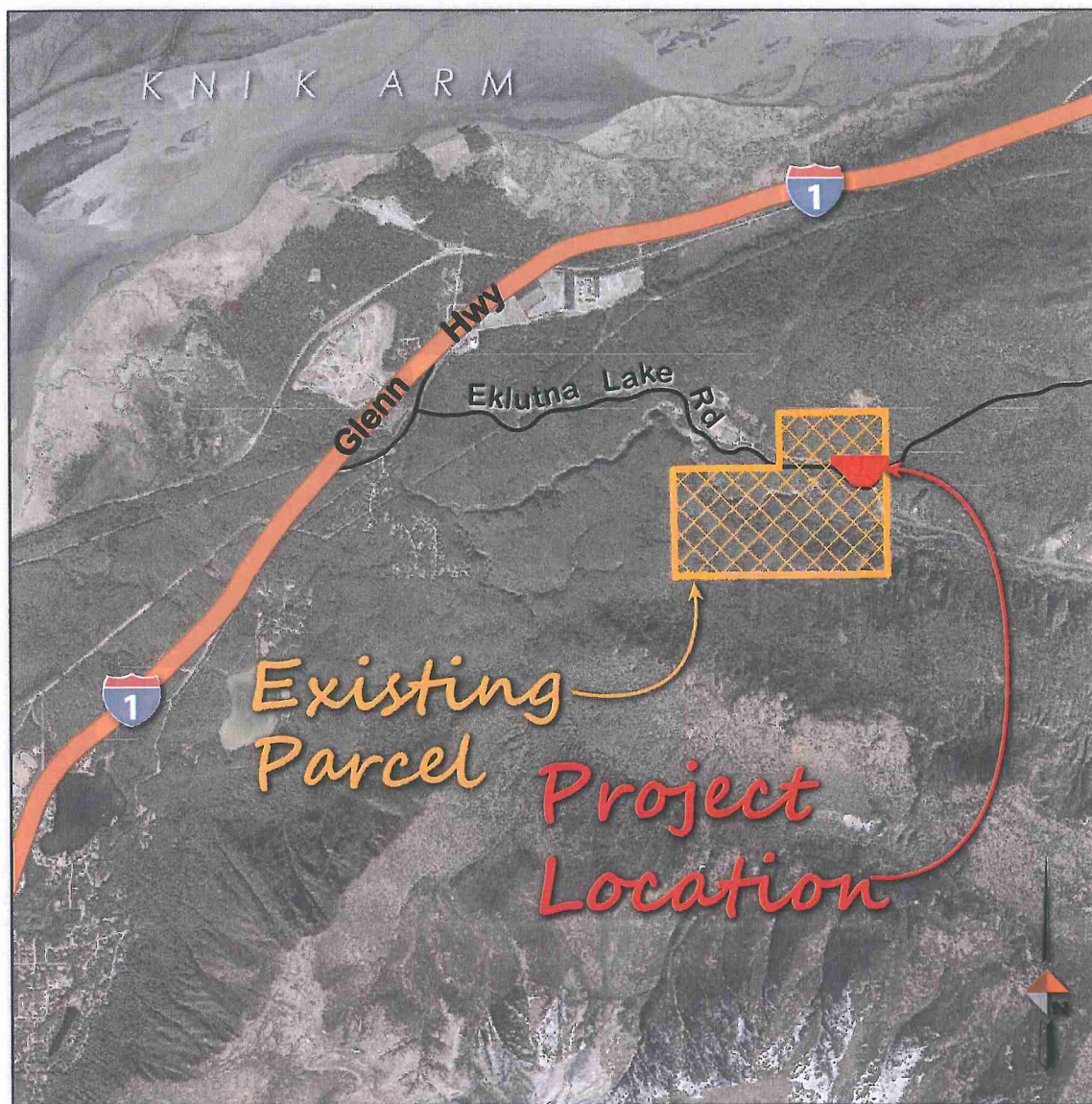
Attendees from the public included two representatives from the Eklutna Valley Community Council, one of which was the council President. They had questions regarding potential community concerns to which project representatives provided responses (the notes represent a summary of what was discussed):

- *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.



- 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.



**Eklunta Valley Community Council Discussion Notes**  
**Ernie Turner Recovery Center - Recovery Journey Program**  
**EVCC– January 18<sup>th</sup> 2017**

Michelle Ritter, AICP, provided a presentation on the proposed Ernie Turner Recovery Center including discussing the program and all required land use entitlements for the development. The follow outlines questions and answers:

- *Question/Concern:* The closest neighbor to the north is concerned that residents exploring the grounds will come onto their property. They live alone and do not like to be startled by strangers on their property (which is an existing issue). They asked if there could be signage indicating where CITC and/or Eklutna lands' end so that there is no accidental trespassing. They also asked if cameras would be installed so that staff could keep an "eye" on residents and be alerted if residents were trespassing on her property.

*Response:* It was explained that this was not a lockdown facility and residents will be allowed to leave the site, but that they also have to follow house rules. Additionally, a contact number to a house supervisor/manager could be provided to the neighbor so that they can call and discuss with CITC if they have any issue or concerns.

- *Question/Concern:* The fact sheet states that there will be 13 staff onsite during the daytime hours. A community member asked for clarification on shifts, how distributed throughout the day, etc.

*Response:* Clarification will be provided after the details of this are confirmed with CITC.

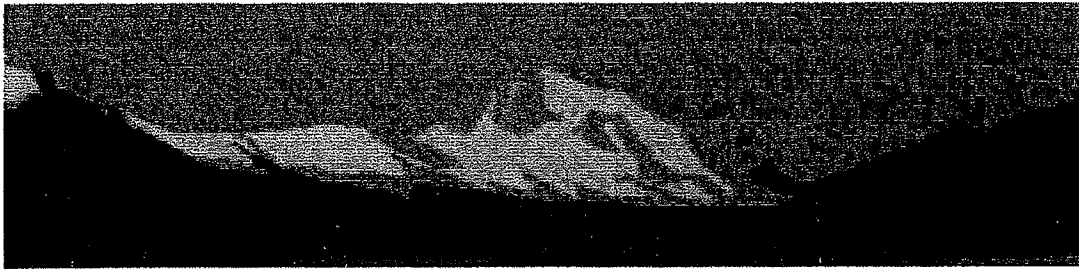
- *Question/Concern:* Internet Bandwidth – a few people commented that once you get past the AWWU facility internet service is almost non-existent. It is assumed this facility will need reliable internet connection, which may exist, but is unclear. A few community members asked if Eklutna/CITC would be willing to help in lobbying MTA to extend internet cable in the area to improve internet reliability.

Cell service – similar to internet service, cell service is very poor in the area. There is interest in possibly locating a cell tower on Eklutna property and also having Eklutna/CITC support in lobbying.

*Response:* It was noted that both internet and cell service are important to the Ernie Turner development and that we would definitely discuss these efforts with Eklutna/CITC.

- *Question/Concern:* Road Maintenance – similar to what we heard at the first community meeting, there was concern that street maintenance (snow clearing) is only done on a consistent basis to the AWWU facility – beyond that it is not done regularly and when is done it is only haphazard. Again, the community asked if Eklutna might be able to have high level conversations with DOT&PF to determine if this could be made more of a priority, reflecting their concern that it is not just a life safety issue for the residents but to all of the visitors to the park during the winter that may not be as familiar with the road and its often difficult or hazardous condition.

*Response:* This information will be shared with Eklutna and CITC.



## **EKLUTNA VALLEY COMMUNITY COUNCIL**

### **RESOLUTION 2017-02**

#### **A RESOLUTION AGREEING WITH THE CONCEPT OF A PROPOSED ERNIE TURNER RECOVERY CENTER ON EKLUTNA LAKE ROAD**

WHEREAS, Eklutna, Inc., Cook Inlet Tribal Council (CITC), and Cook Inlet Housing Authority (CIHA) are partnering to build a new Ernie Turner Recovery Center on Eklutna Lake Road; and

WHEREAS, the proposed 16-bed facility will treat individuals with substance abuse within all stages of recovery; and

WHEREAS, the treatment program will include short- and long-term residential care; and

WHEREAS, there will be a stringent screening process for all applicants accepted into the program; and

WHEREAS, the focus is inpatient treatment and there will be no detox services; and

WHEREAS, the facility plans to employ 13 staff onsite during daytime hours as well as several staff persons who will be onsite for 24-hour care and management of the facility; and

WHEREAS, CITC has successfully managed and operated a similar program in Anchorage for over 20 years and is committed to the success of this new facility; and

WHEREAS, 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 (CE-PLI) District, and a conditional use permit; and

WHEREAS, the project is the early stages of planning, and considerable work needs to be done to determine whether the chosen site is feasible and the project meets the requirements for replatting, rezoning, and conditional use; now, therefore, be it

**RESOLVED** that the Eklutna Valley Community Council commends Eklutna, Inc., CITC, and CIHA for their partnership and the proven success of the former Ernie Turner Center and supports the concept of a new and improved recovery facility in the proposed location on Eklutna Lake Road; however, we may constructively critique and comment

on the replatting, rezoning, and conditional use permit applications as more details are made available.

Passed this 18<sup>th</sup> day of January 2017.



Margan Grover, President

MUNICIPALITY OF ANCHORAGE

CHUGIAK-EAGLE RIVER ADVISORY BOARD RESOLUTION 2017-02

February 11, 2017

MEETING Re: Eklutna Valley Rezone to establish a residential treatment facility

WHEREAS, the Chugiak Eagle River Advisory Board is established in Title 21 by Section 21.10.030.B and is constituted in order to review and make recommendations on actions regarding potential changes in land use law that impact multiple Community Council areas in the Chugiak Eagle River area; and

WHEREAS, the Board, with local representation present from Eklutna Village, South Fork, Eagle River Valley, Chugiak, Eklutna Valley, Eagle River and Birchwood Community Councils, met on February 11, 2017 to hear local testimony and to discuss the above local issues; and

WHEREAS, the Board discussed the importance of maintaining the integrity of the Chugiak-Eagle River Comprehensive Plan and 21.10 in local code, and

WHEREAS, the Board noted our Comprehensive Plan policy (housing and residential development) 3.a. *Support private and public efforts to provide alternative housing options for...those with special needs; e.g., people requiring special housing because of age, physical or mental conditions, taking into account the location relative to community facilities and services*

WHEREAS, the Board heard that Eklutna Valley Community Council and the Village of Eklutna have endorsed the rezone through resolution and public meeting, and that public comment has generally been positive, and

Therefore the Board RESOLVES, to unanimously support the rezone plan. The Board also notes the special challenges that may be faced due to isolation, particularly from emergency services and public transportation.

Respectfully,

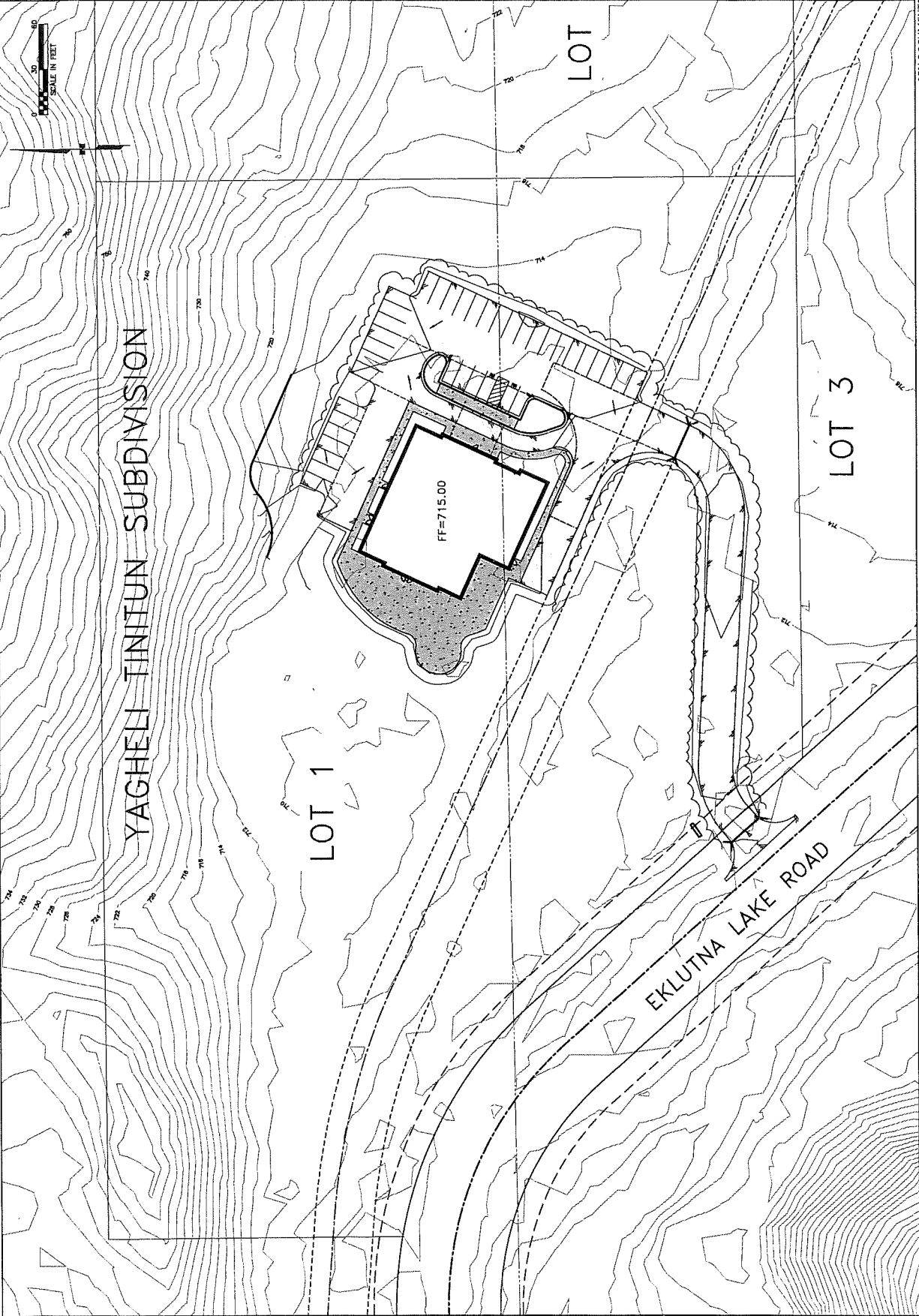
Debbie Ossiander, Chugiak Eagle River Advisory Board, Co-Chair

## **APPENDIX C**

**Site Plans:  
Civil Site Plans  
Landscape Plans**







35% DOCUMENTS

C2.00

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1. ALL PLANT MATERIAL SHALL CONFORM TO AMERICAN STANDARD FOR NURSERY STOCK, ANSI Z60.1-2014.
2. CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT ABOUT SITE CONDITIONS THAT REQUIRE MODIFICATION OF PLANT LAYOUT PRIOR TO INSTALLATION OF AFFECTED LANDSCAPE MATERIAL.
3. ALL SURFACE DISTURBANCE RELATED TO THIS PROJECT SHALL BE RESTORED WITH 4" TOPSOIL AND SEED MIX AS NOTED IN SCHEDULE AND SHOWN ON PLANS.
4. ALL PLANTING BEDS AND PLANTING SAUCERS SHALL RECEIVE MULCH AT THREE INCH DEPTH AS NOTED IN THE DRAWINGS AND DETAILS.
5. PLANT MATERIAL, INCLUDING BUT NOT LIMITED TO WATERING, WEEDING, FERTILIZING, AND MOWING, SHALL BE PERFORMED ONCE PLANT MATERIAL HAS BEEN INSTALLED AND THROUGHOUT THE MAINTENANCE AND WARRANTY PERIOD AS OUTLINED IN THE SPECIFICATIONS.



[illegible]

100	LANDSCAPE NOTES & SCHEDULE
101	PLANTING PLAN
501	LANDSCAPE DETAILS


**BEFORE YOU DIG  
CALL FOR FREE  
UNDERGROUND  
LOCATION**


Locate Call Center of Alaska  
Cable Area.....278-3121  
Statewide.....800-478-3121  
who will notify subscribed utilities only.  
Other utilities need to be contacted  
individually.




PLANTING SCHEDULE						
QTY	SYMBOL	LABEL	SCIENTIFIC NAME	COMMON NAME	SIZE	SPACING
4		CONIFERS	PICEA LAUBA	WHITE SPRUCE	6' HT.	AS SHOWN

THRES. SHADE & FLOWERING		WHITE PAPER DISC MULTI-STEM		2' CAL.	
5	BPM 	BETULA PAPERIFERA (MULTI-STEM)	AS SHOWN	2' CAL.	AS SHOWN
7	PT 	POPULUS TREMULOIDES	AS SHOWN	2' CAL.	AS SHOWN

SHRUBS: DECIDUOUS						
38	☐	BN	BETULA NANA	DWARF ARCTIC BIRCH	18" HT.	AS SHOWN
45	⊗	PTP	POTENTILLA FRUTICOSA PINK	BUSH CINQUEFOIL	18" HT.	AS SHOWN
9	⊗	RA	RIBES ALPNUM	ALPINE CURRENT	18" HT.	AS SHOWN
121	⊗	RC	ROSA RUOGSA	REDLEAF ROSE	18" HT.	AS SHOWN
9	⊗	SE	SPREA JAPONICA LITTLE PRINCESS	LITTLE PRINCESS SPIREA	18" HT.	AS SHOWN
23	⊗	SJ	SPREA JAPONICA "GOLDFLAME"	GOLDFLAME SPIREA	18" HT.	AS SHOWN

PERENNIALS & ORNAMENTAL GRASSES	PERENNIAL BEDS	VARIOUS SPECIES	#/ CONT.	24" O.C.
150				

AREA		SYMBOL	SEED SCHEDULE		NOTES
SCHEDULE A	MOVABLE		SEED NAME	COMMON NAME	
38 MSF		LQUM	MULTIFLORUM	ANNUAL RYEGRASS	5% MIX APPLICATION RATE: 7 LBS. PER MSF
		PRA	PRATENSIS 'KEMAI'	KENTUCKY BLUEGRASS: KEMAI	30%
		PRA	PRATENSIS	KENTUCKY BLUEGRASS: ALONE	25%
		FESTUCA	BURRA 'BOREAL'	BOREAL FESCUE	40%

LANDSCAPE MATERIALS SCHEDULE				
QTY	SYMBOL	ITEM	SIZE	NOTES
3		LARGE BOULDER	5' - 7'	MEASURED AT LONGEST AXIS
320 LF 2 GATES		PATIO FENCE	6" ORNAMENTAL	
550 LF		LANDSCAPE EDGING	4" ALUMINUM	

CITC / EKLUTNA INC.  
ERNIE TURNER CENTER  
EKLUTNA, ALASKA

4041 B Street  
Anchorage, Alaska 99503  
907-562-2000  
WWW.DOWL.COM



DOWL

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MIS/7600	

PROJECT NAME: \_\_\_\_\_  
PROJECT SHEET AND SCHEDULE

NET NO. **L1.00**

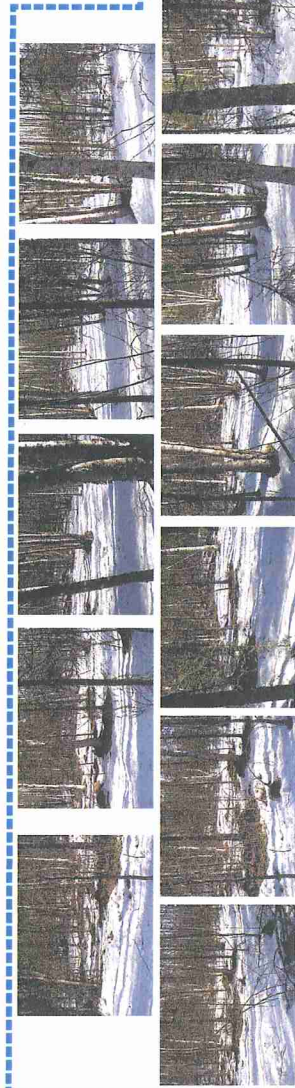
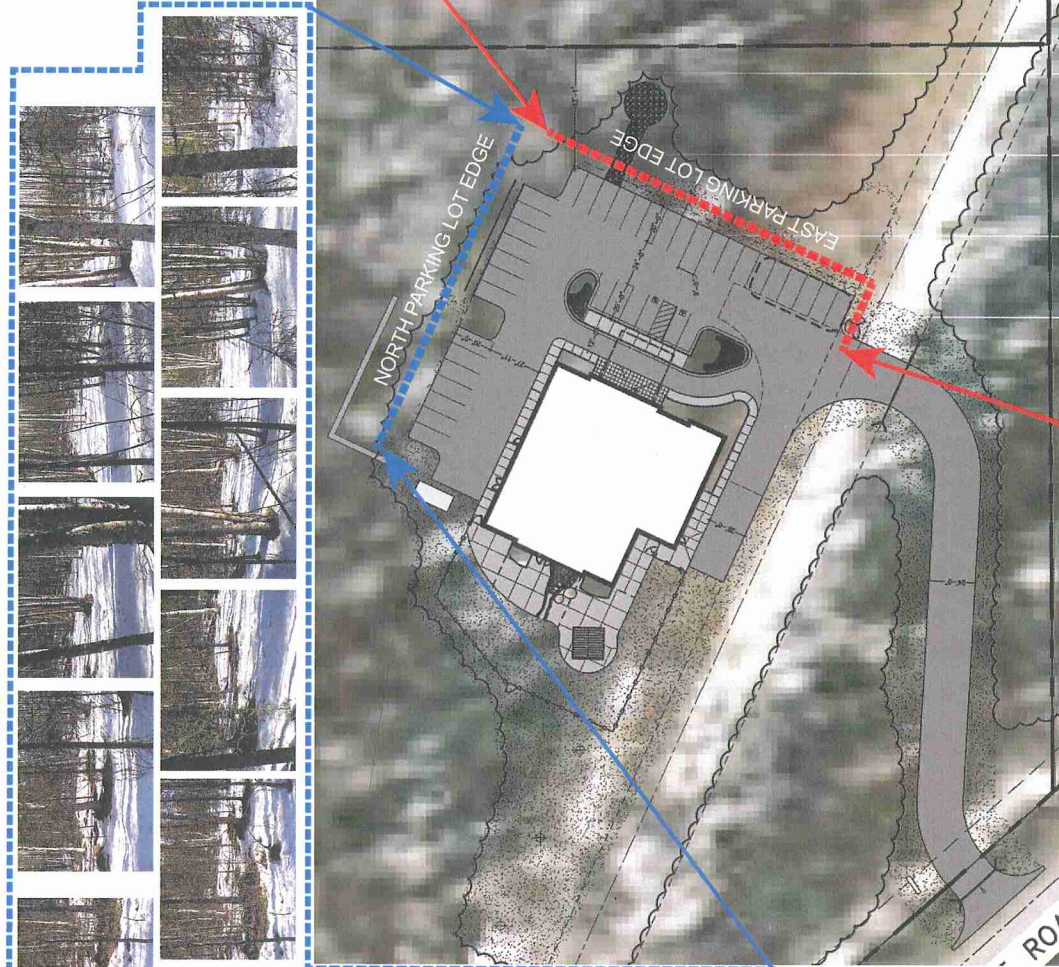
SEVEN DOCUMENTS







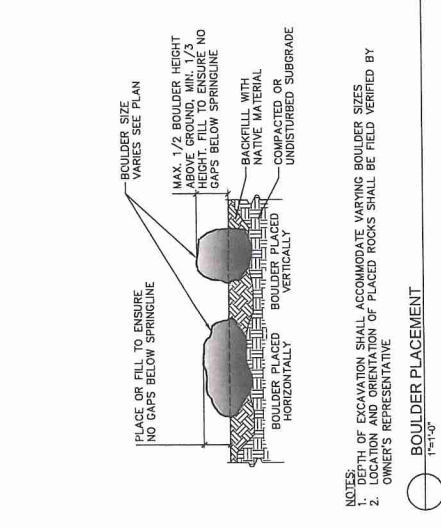
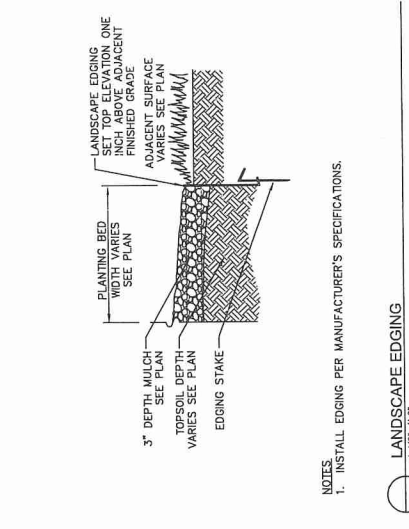
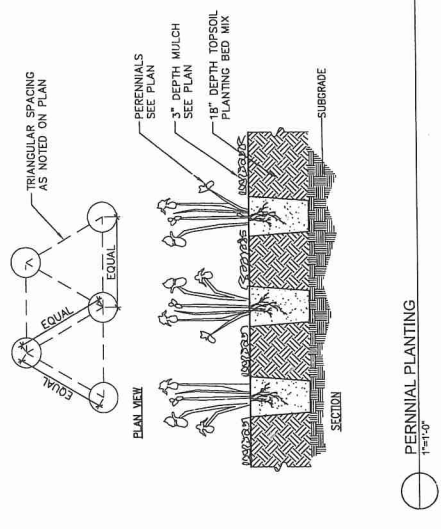
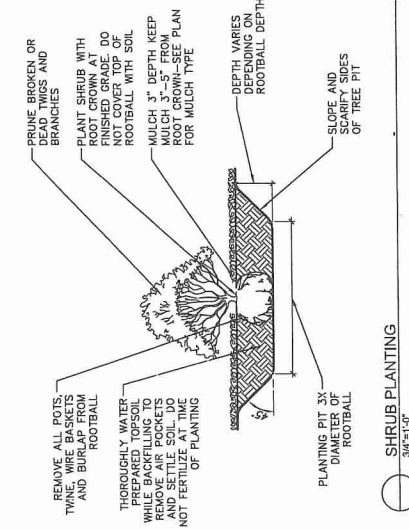
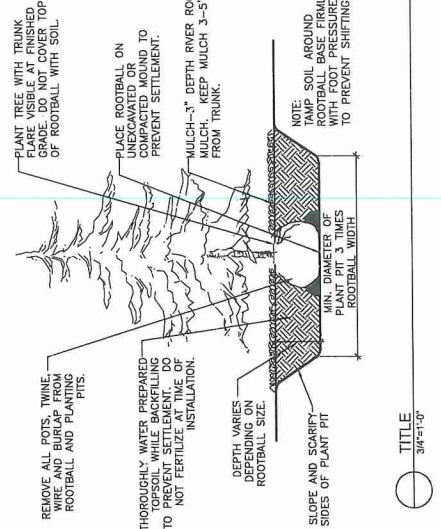
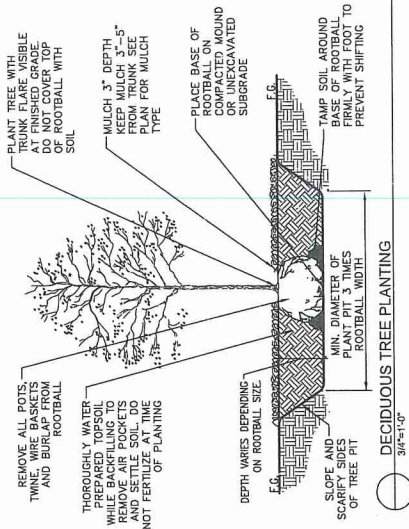
**EAST PARKING LOT EDGE**  
EXISTING TREES TO BE RETAINED  
FOR SCREENING ALONG PARKING  
LOT EDGES



**NORTH PARKING LOT EDGE**  
EXISTING TREES TO BE RETAINED  
FOR SCREENING ALONG PARKING  
LOT EDGES

 **ERNIE TURNER REHABILITATION CENTER**  
**EKLUTNA LAKE ROAD**  
**EKLUTNA, ALAKSA**





NOTES  
1. INSTALL EDGING PER MANUFACTURER'S SPECIFICATIONS.

NOTES  
1. DEPTH OF EXCAVATION SHALL ACCOMMODATE VARYING BOULDER SIZES  
2. LOCATION AND ORIENTATION OF PLACED ROCKS SHALL BE FIELD VERIFIED BY OWNER'S REPRESENTATIVE

## **APPENDIX D**

### **Architectural Drawing Set**

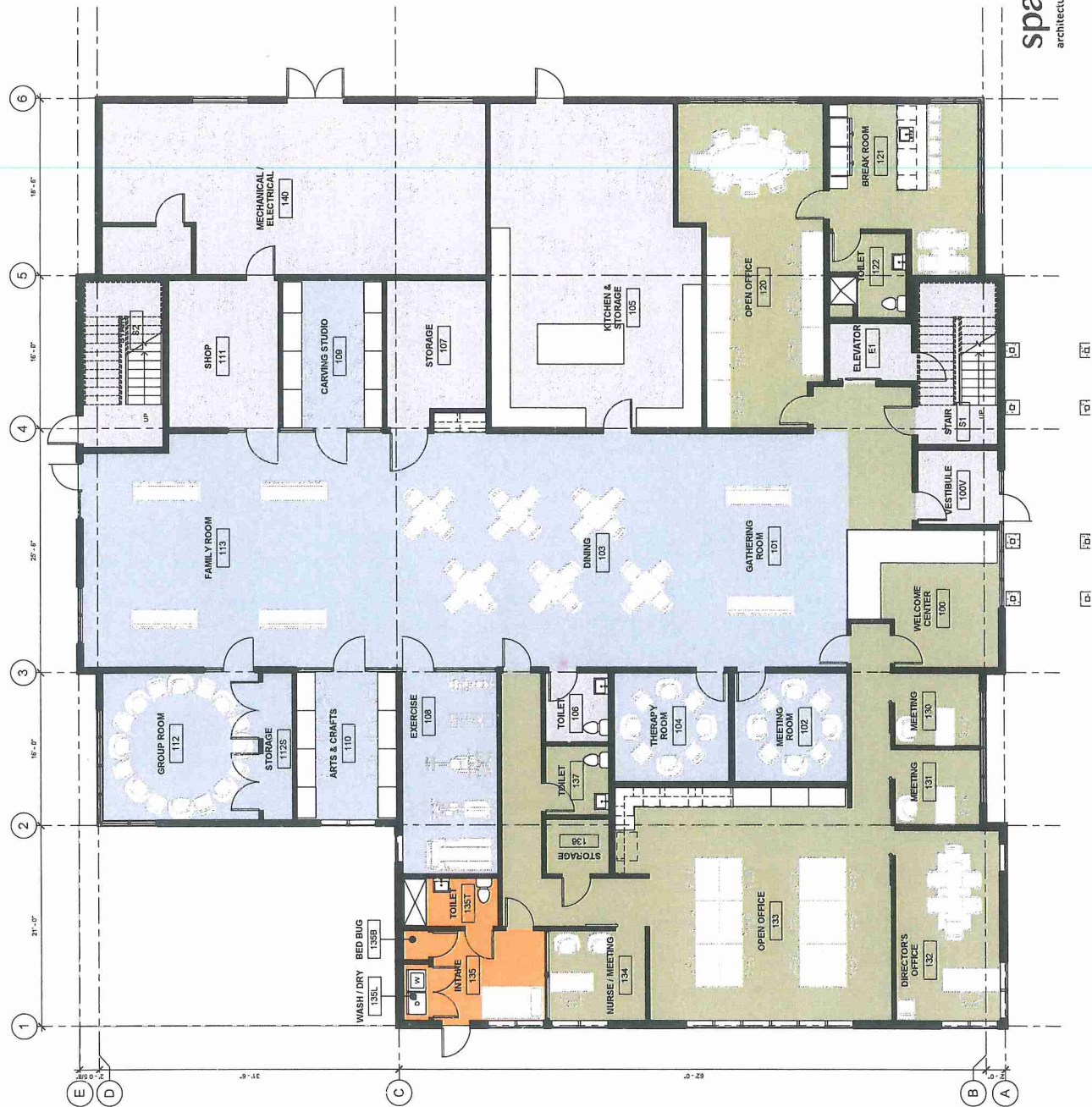


**ERNIE TURNER CENTER  
EKLUTNA, ALASKA  
FLOOR PLAN LEVEL 1**

03.01.2017

**Department Legend**

- BUILDING SUPPORT
- INTAKE
- RESIDENT AREA
- STAFF AREA

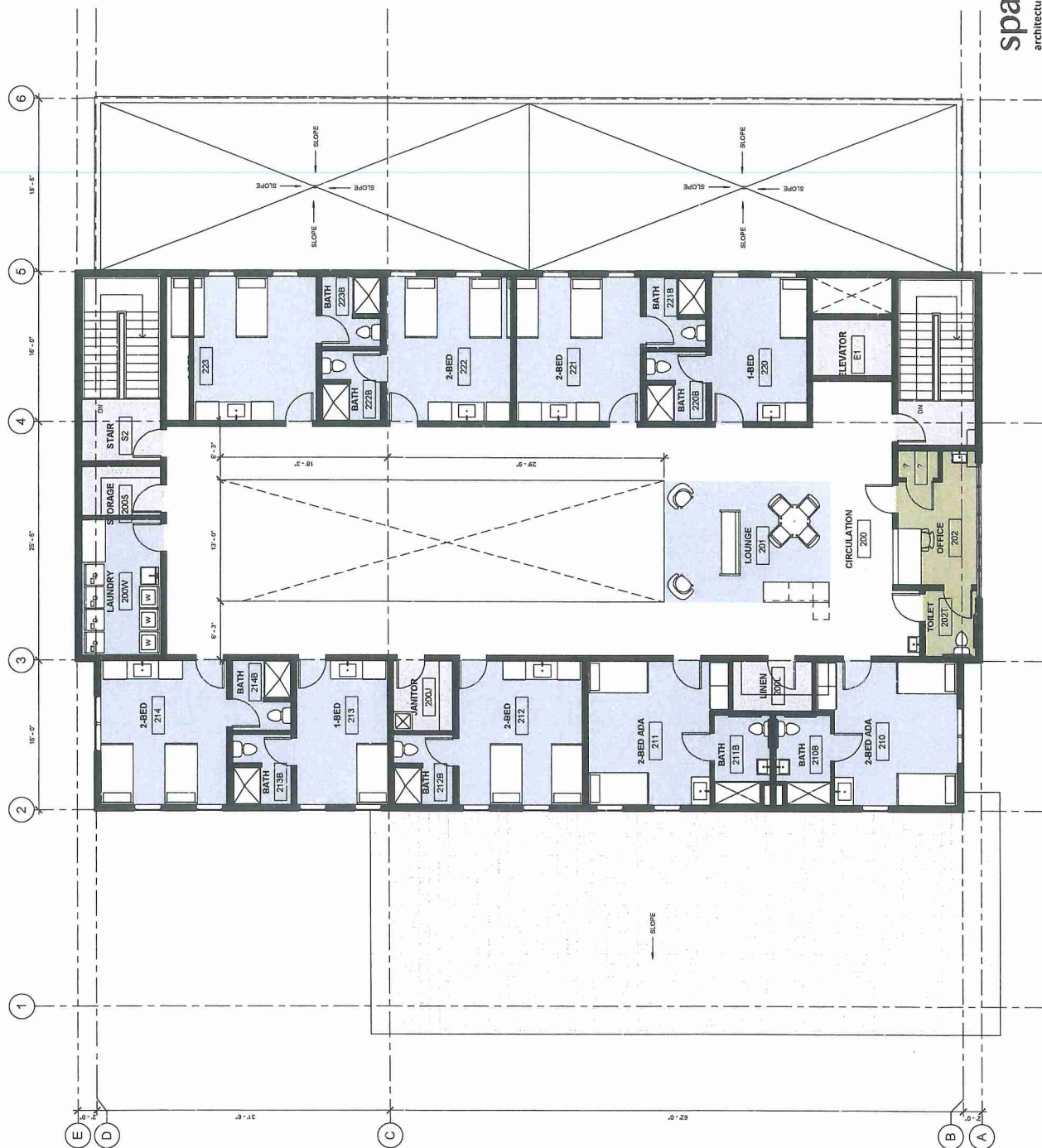


**ERNIE TURNER CENTER  
EKLUTNA, ALASKA  
FLOOR PLAN LEVEL 2**

03.01.2017

**Department Legend**

- BUILDING SUPPORT
- RESIDENT AREA
- STAFF AREA



**ERNIE TURNER CENTER  
EKLUTNA, ALASKA  
EXTERIOR ELEVATIONS**

03.01.2017

**EXTERIOR FINISH LEGEND**



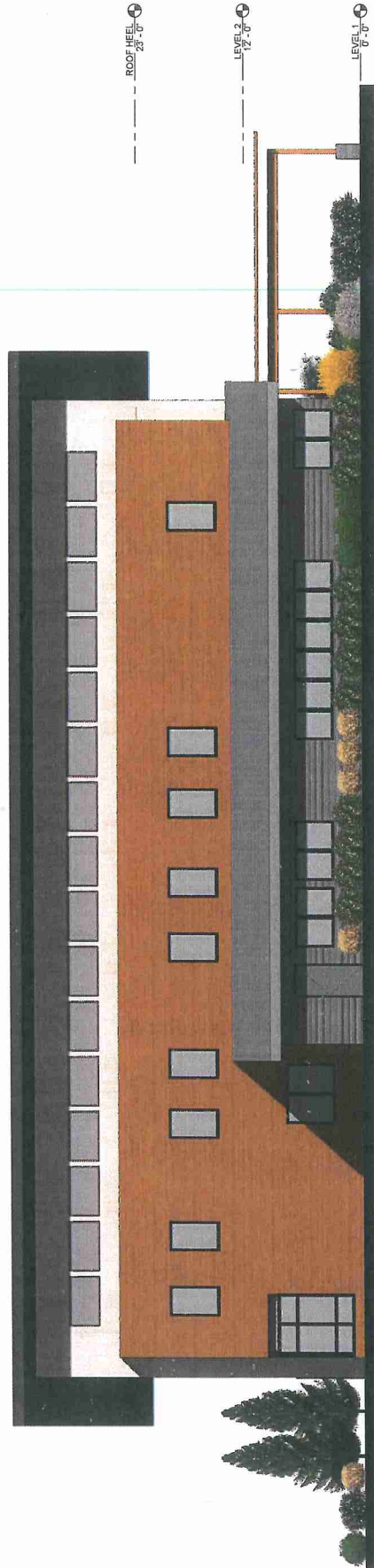
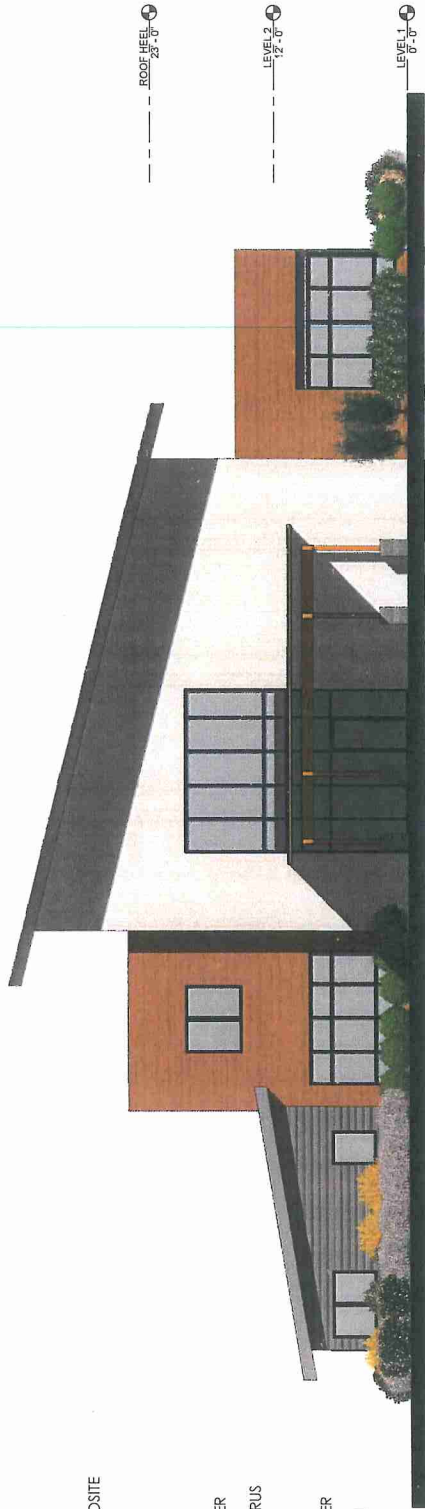
**HORIZONTAL LAP SIDING**  
BOD: CELECT CELLULAR COMPOSITE  
SIDING  
COLOR: RIVER ROCK



**PEHNIC WALL PANELS**  
BOD: FIBER RESIN STONEWOOD  
EXPOSED STAINLESS STEEL FASTNER  
1/4" THICK MIN  
COLOR: WILSONART, WHITE CYPRUS



**PEHNIC WALL PANELS**  
BOD: FIBER RESIN STONEWOOD  
EXPOSED STAINLESS STEEL FASTNER  
1/4" THICK MIN  
COLOR: WILSONART, ASIAN SUN





**ERNIE TURNER CENTER  
EKLUTNA, ALASKA  
EXTERIOR ELEVATIONS**

03.01.2017

**EXTERIOR FINISH LEGEND**



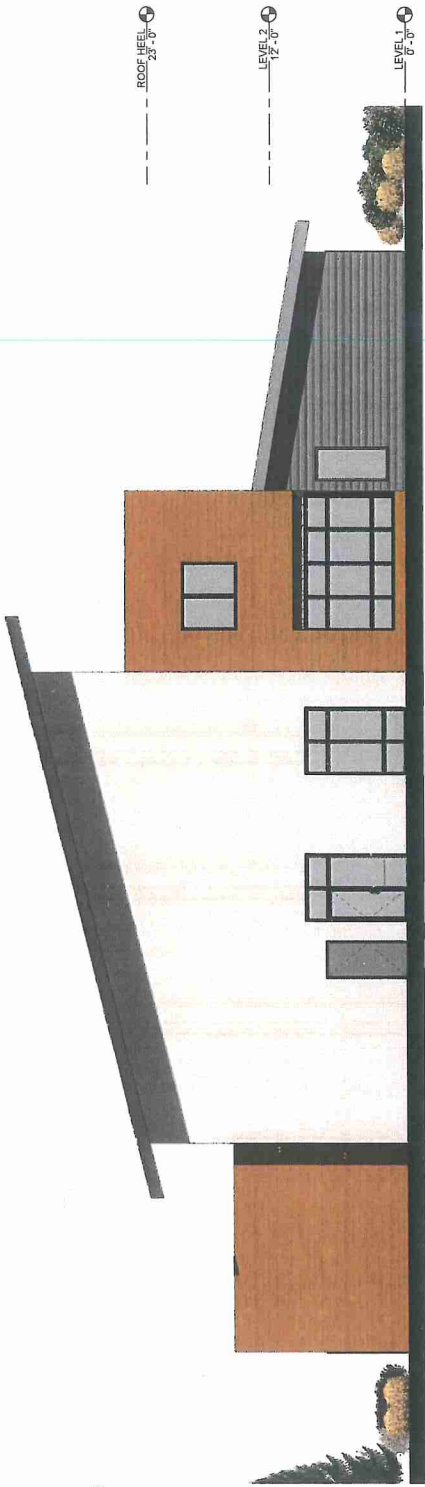
**HORIZONTAL LAP SIDING**  
BOD: SELECT CELLULAR COMPOSITE  
SIDING  
COLOR: RIVER ROCK



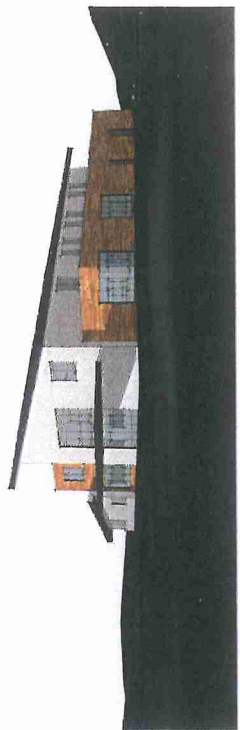
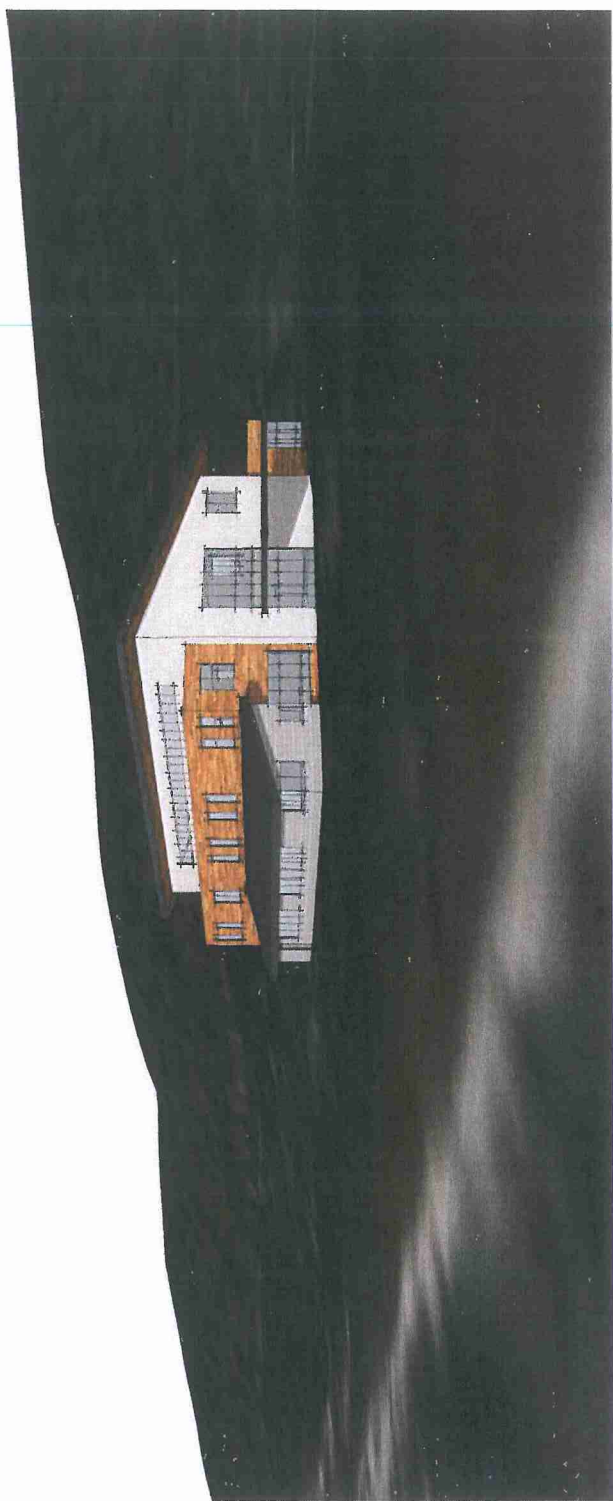
**PEBBLED WALL PANELS**  
BOD: FIBER RESIN STONEWOOD  
EXPOSED STAINLESS STEEL FASTENER  
1/4" THICK MIN  
COLOR: WILSONART, WHITE CYPRUS



**PEBBLED WALL PANELS**  
BOD: FIBER RESIN STONEWOOD  
EXPOSED STAINLESS STEEL FASTENER  
1/4" THICK MIN  
COLOR: WILSONART, ASIAN SUN

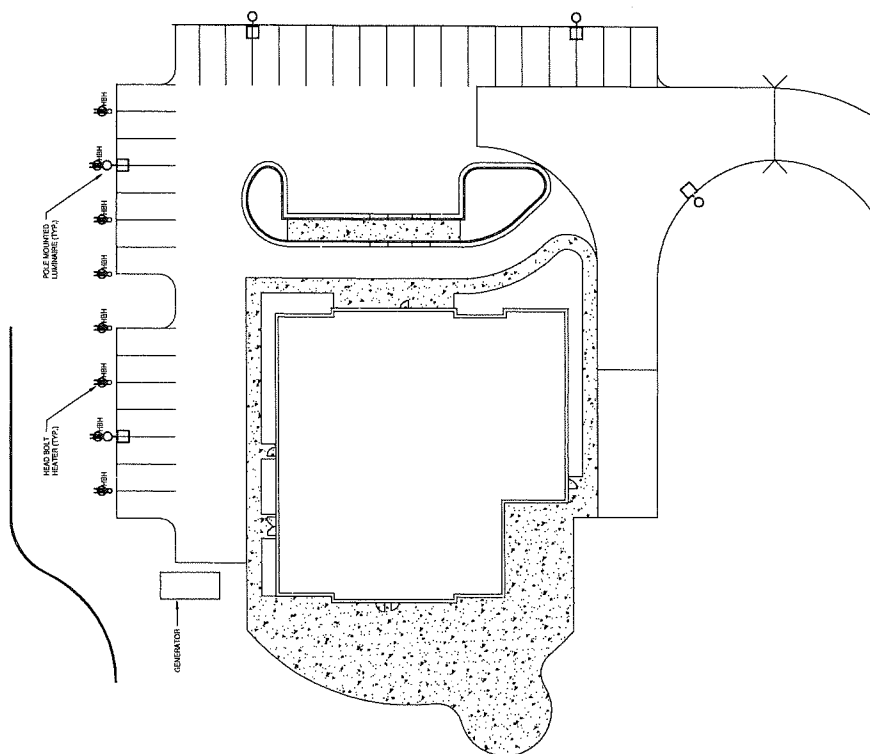


ERNIE TURNER CENTER  
EKLUTNA, ALASKA  
EXTERIOR RENDERINGS  
03.01.2017



## **APPENDIX E**

### **Electrical Site Plan and Cut Sheets**







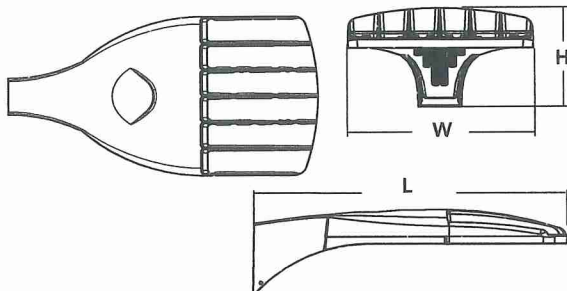
# D-Series Size 0 LED Area Luminaire



d#series

## Specifications

EPA:	0.95 ft <sup>2</sup> (.09 m <sup>2</sup> )
Length:	26" (66.0 cm)
Width:	13" (33.0 cm)
Height:	7" (17.8 cm)
Weight (max):	16 lbs (7.25 kg)



Catalog Number DSX0 LED 40C 1000 40K T3M

Notes 20' MOUNTING HEIGHT

Type

DSX0 LED 40C 1000 40K T3M MVOLT SPA DDBXD

## Capable Luminaire

This item is an A+ capable luminaire, which has been designed and tested to provide consistent color appearance and system-level interoperability.

- All configurations of this luminaire meet the Acuity Brands' specification for chromatic consistency
- This luminaire is A+ Certified when ordered with DTL controls marked by a shaded background. DTL DLL equipped luminaires meet the A+ specification for luminaire to photocontrol interoperability<sup>1</sup>
- This luminaire is part of an A+ Certified solution for ROAM<sup>®</sup>2 or XPoint<sup>™</sup> Wireless control networks, providing out-of-the-box control compatibility with simple commissioning, when ordered with drivers and control options marked by a shaded background<sup>1</sup>

To learn more about A+, visit [www.acuitybrands.com/aplus](http://www.acuitybrands.com/aplus).

1. See ordering tree for details.
2. A+ Certified Solutions for ROAM require the order of one ROAM node per luminaire. Sold Separately: [Link to Roam](#); [Link to DTL DLL](#)

A+ Capable options indicated by this color background.

## Ordering Information

EXAMPLE: DSX0 LED 40C 1000 40K T3M MVOLT SPA DDBXD

### DSX0 LED

Series	LEDs	Drive current		Color temperature		Distribution				Voltage	Mounting	
DSX0 LED	<b>Forward optics</b>	530	530 mA	30K	3000 K	T1S	Type I short	T5S	Type V short	MVOLT <sup>4</sup>	<b>Shipped included</b>	
	20C 20 LEDs (one engine)	700	700 mA	40K	4000 K	T2S	Type II short	T5M	Type V medium	120 <sup>4</sup>	SPA	Square pole mounting
	40C 40 LEDs (two engines)	1000	1000 mA	50K	5000 K	T2M	Type II medium	TSW	Type V wide	208 <sup>4</sup>	RPA	Round pole mounting
	<b>Rotated optics<sup>1</sup></b>		(1 A)	AMBPC	Amber phosphor converted <sup>2</sup>	T3S	Type III short	BLC	Backlight control <sup>1,3</sup>	240 <sup>4</sup>	WBA	Wall bracket
	30C 30 LEDs (one engine)					T3M	Type III medium	LCCO	Left corner cutoff <sup>1,3</sup>	277 <sup>4</sup>	SPUMBA	Square pole universal mounting adaptor <sup>6</sup>
						T4M	Type IV medium	RCCO	Right corner cutoff <sup>1,3</sup>	347 <sup>5</sup>	RPUMBA	Round pole universal mounting adaptor <sup>6</sup>
						TFTM	Forward throw medium			480 <sup>5</sup>	<b>Shipped separately</b>	
					TSVS	Type V very short				KMA8 DDBXD U	Mast arm mounting bracket adaptor (specify finish) <sup>7</sup>	

Control options	Other options	Finish (required)
<b>Shipped installed</b>	<b>Shipped installed</b>	DDBXD Dark bronze
PER NEMA twist-lock receptacle only (no controls) <sup>8</sup>	HS House-side shield <sup>17</sup>	DBLXD Black
PERS Five-wire receptacle only (no controls) <sup>8,9</sup>	SF Single fuse (120, 277, 347V) <sup>18</sup>	DNAXD Natural aluminum
PER7 Seven-wire receptacle only (no controls) <sup>8,9</sup>	DF Double fuse (208, 240, 480V) <sup>18</sup>	DWHXD White
DMG 0-10V dimming extend out back of housing for external control (no controls) <sup>10</sup>	L90 Left rotated optics <sup>1</sup>	DDBTXD Textured dark bronze
DCR Dimmable and controllable via ROAM <sup>®</sup> (no controls) <sup>11</sup>	R90 Right rotated optics <sup>1</sup>	DBLXD Textured black
PIR Bi-level, motion/ambient sensor, 8-15' mounting height, ambient sensor enabled at 5fc <sup>12</sup>	DDL Diffused drop lens <sup>17</sup>	DNATXD Textured natural aluminum
PIRH Bi-level, motion/ambient sensor, 15-30' mounting height, ambient sensor enabled at 5fc <sup>12</sup>	BS Bird spikes	DWHGXD Textured white
PIR1FC3V Bi-level, motion/ambient sensor, 8-15' mounting height, ambient sensor enabled at 1fc <sup>12</sup>		
BL30 Bi-level switched dimming, 30% <sup>13,14</sup>		
BL50 Bi-level switched dimming, 50% <sup>13,15</sup>		
PNMTDD3 Part night, dim till dawn <sup>15</sup>		
PNMTSD3 Part night, dim 5 hrs <sup>15</sup>		
PNMT6D3 Part night, dim 6 hrs <sup>15</sup>		
PNMT7D3 Part night, dim 7 hrs <sup>15</sup>		
FAO Field adjustable output <sup>16</sup>		



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DSX0-LED  
R 09/07/17  
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## Ordering Information

### Accessories

DLL127F 1.5 JU	Photocell - SSL twist-lock (120-277V) <sup>19</sup>
DLL347F 1.5 CUL JU	Photocell - SSL twist-lock (347V) <sup>18</sup>
DLL480F 1.5 CUL JU	Photocell - SSL twist-lock (480V) <sup>17</sup>
DSHORT SBK U	Shorting cap <sup>19</sup>
DSX0HS 20C U	House-side shield for 20 LED unit <sup>17</sup>
DSX0HS 30C U	House-side shield for 30 LED unit <sup>17</sup>
DSX0HS 40C U	House-side shield for 40 LED unit <sup>17</sup>
DSX0DDL U	Diffused drop lens (polycarbonate) <sup>17</sup>
PUMBA DDBXD U*	Square and round pole universal mounting bracket adaptor (specify finish) <sup>20</sup>
KMA8 DDBXD U	Must arm mounting bracket adaptor (specify finish) <sup>7</sup>

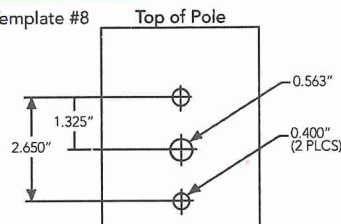
For more control options, visit [DTL](#) and [ROAM](#) online.

### NOTES

- 30 LEDs (30C option) and rotated options (L90 or R90) only available together.
- AMBPC is not available with BLC, LLCO or RCCO.
- Not available with HS or DDL.
- MVOLT driver operates on any line voltage from 120-277V (50/60 Hz). Specify 120V, 208V, 240V or 277V options only when ordering with fusing (SF, DF options).
- Not available with single board, 530mA product (20C 530 or 30C 530). Not available with BL30, BL50 or PNMT options.
- Existing drilled pole only. Available as a separate combination accessory; for retrofit use only: PUMBA (finish) U; 1.5 G vibration load rating per ANCI C136.31.
- Must order fixture with SPA mounting. Must be ordered as a separate accessory; see Accessories information. For use with 2-3/8" mast arm (not included).
- Photocell ordered and shipped as a separate line item from Acuity Brands Controls. See accessories. Shorting Cap be order for correct operation when photocontrol is present.
- If ROAM® node required, it must be ordered and shipped as a separate line item from Acuity Brands Controls. Not available with DCR. Node with integral dimming.
- DMG option for 347V or 480V requires 1000mA.
- Specifies a ROAM® enabled luminaire with 0-10V dimming capability; PER option required. Additional hardware and services required for ROAM® deployment; must be purchased separately. Call 1-800-442-6745 or email: [sales@roamrvc.com](mailto:sales@roamrvc.com). N/A with PER5, PER7, BL30, BL50 or PNMT options. Node without integral dimming. Mvlt only. Not available with 347V and 480V. Not available with PIRH1FC3V.
- PIR and PIR1FC3V specify the [SensorSwitch SBGR-18-ODP](#) control; PIRH and PIRH1FC3V specify the [SensorSwitch SBGR-6-ODP](#) control; see [Outdoor Control Technical Guide](#) for details. Dimming driver standard. Ambient sensor disabled when ordered with DCR. Separate on/off required. Not available with PNMT options. PIR and PIRH options are used with PER5 and PER7, additional leads from receptacle are terminated and non-functioning. When PIR and PIRH options are selected with DCR, old style ROAM node must be used or PIRH and PIRH will not function correctly.
- Requires an additional switched circuit.
- Dimming driver standard. MVOLT only. Not available with 347V, 480V, DCR, PER5, PER7 or PNMT options. Not available with PIR1FC3V and PIRH1FC3V.
- Dimming driver standard. MVOLT only. Not available with 347V, 480V, DCR, PER5, PER7, BL30 or BL50. Not available with PIR1FC3V and PIRH1FC3V. Separate on/off required.
- Dimming driver standard. Not available with PER5, PER7, DMG, DCR, BL30, BL50, PNMT, PIR, PIRH, PIR1FC3V and PIRH1FC3V.
- Not available with BLC, LLCO and RCCO distribution. Also available as a separate accessory; see Accessories information.
- Single fuse (SF) requires 120V, 277V or 347V. Double fuse (DF) requires 208V, 240V or 480V.
- Requires luminaire to be specified with PER option. Ordered and shipped as a separate line item from Acuity Brands Controls.
- For retrofit use only.

## Drilling

Template #8



DSX0 shares a unique drilling pattern with the AERIS™ family. Specify this drilling pattern when specifying poles, per the table below.

DM19AS	Single unit	DM29AS	2 at 90°*
DM28AS	2 at 180°	DM39AS	3 at 90°*
DM49AS	4 at 90°**	DM32AS	3 at 120°**

Example: SSA 20 4C DM19AS DDBXD

Visit Lithonia Lighting's [POLES CENTRAL](#) to see our wide selection of poles, accessories and educational tools.

\*Round pole top must be 3.25" O.D. minimum.

\*\*For round pole mounting (RPA) only.

## Tenon Mounting Slipfitter\*\*

Tenon O.D.	Single Unit	2 at 180°	2 at 90°	3 at 120°	3 at 90°	4 at 90°
2-3/8"	AST20-190	AST20-280	AST20-290	AST20-320	AST20-390	AST20-490
2-7/8"	AST25-190	AST25-280	AST25-290	AST25-320	AST25-390	AST25-490
4"	AST35-190	AST35-280	AST35-290	AST35-320	AST35-390	AST35-490

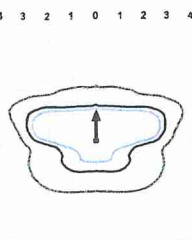
## Photometric Diagrams

To see complete photometric reports or download .ies files for this product, visit Lithonia Lighting's [D-Series Area Size 0](#) homepage.

Isfootcandle plots for the DSX0 LED 40C 1000 40K. Distances are in units of mounting height (20').

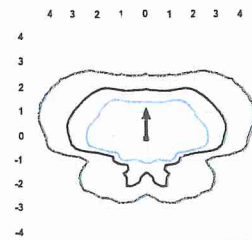
### LEGEND

0.1 fc	4
0.5 fc	3
1.0 fc	2
	1
	0
	-1
	-2
	-3
	-4



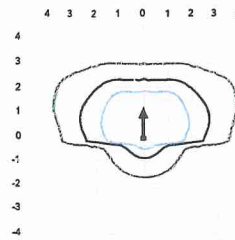
T1S

Test No. LT23422P25 tested in accordance with IESNA LM-79-08.



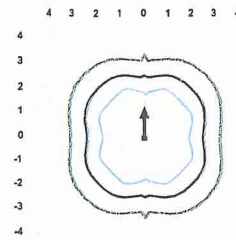
T3M

Test No. LT23457P25 tested in accordance with IESNA LM-79-08.



T4M HS

Test No. LT23458P25 tested in accordance with IESNA LM-79-08.



T5M

Test No. LT23451P25 tested in accordance with IESNA LM-79-08.

## Performance Data

### Lumen Ambient Temperature (LAT) Multipliers

Use these factors to determine relative lumen output for average ambient temperatures from 0-40°C (32-104°F).

Ambient	Lumen Multiplier
0°C	1.02
10°C	1.01
20°C	1.00
25°C	1.00
30°C	1.00
40°C	0.99

### Electrical Load

Number of LEDs	Drive Current (mA)	System Watts	Current (A)					
			120	208	240	277	347	480
20C	530	35	0.34	0.22	0.21	0.20	--	--
	700	45	0.47	0.28	0.24	0.22	0.18	0.14
	1000	72	0.76	0.45	0.39	0.36	0.36	0.26
30C	530	52	0.51	0.31	0.28	0.25	--	--
	700	70	0.72	0.43	0.37	0.34	0.25	0.19
	1000	104	1.11	0.64	0.56	0.49	0.47	0.34
40C	530	68	0.71	0.41	0.36	0.33	0.25	0.19
	700	91	0.94	0.55	0.48	0.42	0.33	0.24
	1000	138	1.45	0.84	0.73	0.64	0.69	0.50

### Projected LED Lumen Maintenance

Data references the extrapolated performance projections for the platforms noted in a 25°C ambient, based on 10,000 hours of LED testing (tested per IESNA LM-80-08 and projected per IESNA TM-21-11).

To calculate LLF, use the lumen maintenance factor that corresponds to the desired number of operating hours below. For other lumen maintenance values, contact factory.

Operating Hours	0	25,000	50,000	100,000
Lumen Maintenance Factor	DSX0 LED 20C 1000			
	1	0.98	0.96	0.93
	DSX0 LED 40C 1000			
	1	0.98	0.95	0.90
	DSX0 LED 40C 700			
	1	0.99	0.99	0.99



## Performance Data

### Lumen Output

Lumen values are from photometric tests performed in accordance with IESNA LM-79-08. Data is considered to be representative of the configurations shown, within the tolerances allowed by Lighting Facts. Contact factory for performance data on any configurations not shown here.

Forward Optics																							
LEDs	Drive Current (mA)	System Watts	Dist. Type	30K (3000 K, 70 CRI)					40K (4000 K, 70 CRI)					50K (5000 K, 70 CRI)					AMBPC (Amber Phosphor Converted)				
				Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	Lumens	B	U	G	LPW
20C (20 LEDs)	530 mA	35 W	T1S	4,079	1	0	1	117	4,380	1	0	1	125	4,408	1	0	1	126	2,541	1	0	1	73
			T2S	4,206	1	0	1	120	4,516	1	0	1	129	4,544	1	0	1	130	2,589	1	0	1	74
			T2M	4,109	1	0	1	117	4,413	1	0	1	126	4,440	1	0	1	127	2,539	1	0	1	73
			T3S	4,104	1	0	1	117	4,407	1	0	1	126	4,435	1	0	1	127	2,558	1	0	1	73
			T3M	4,142	1	0	1	118	4,447	1	0	1	127	4,475	1	0	1	128	2,583	1	0	1	74
			T4M	4,198	1	0	1	120	4,508	1	0	1	129	4,536	1	0	1	130	2,570	1	0	1	73
			TFTM	4,135	1	0	1	118	4,440	1	0	2	127	4,468	1	0	2	128	2,540	1	0	1	73
			TSVS	4,368	2	0	0	125	4,691	2	0	0	134	4,720	2	0	0	135	2,650	1	0	0	76
			TSS	4,401	2	0	2	126	4,725	2	0	0	135	4,755	2	0	0	136	2,690	1	0	0	77
			TSM	4,408	2	0	1	126	4,734	3	0	1	135	4,763	3	0	1	136	2,658	2	0	0	76
			TSW	4,344	3	0	1	124	4,664	3	0	1	133	4,693	3	0	1	134	2,663	2	0	1	76
			BLC	3,071	1	0	1	88	3,297	1	0	1	94	3,318	1	0	1	95					
			LCCO	2,983	1	0	1	85	3,204	1	0	1	92	3,224	1	0	1	92					
			RCCO	2,983	1	0	1	85	3,204	1	0	1	92	3,224	1	0	1	92					
	700 mA	45 W	T1S	5,181	1	0	1	115	5,563	1	0	1	124	5,598	1	0	1	124	3,144	1	0	1	70
			T2S	5,342	1	0	1	119	5,736	1	0	1	127	5,772	1	0	1	128	3,203	1	0	1	71
			T2M	5,219	1	0	1	116	5,605	1	0	1	125	5,640	1	0	1	125	3,141	1	0	1	70
			T3S	5,213	1	0	1	116	5,598	1	0	1	124	5,633	1	0	1	125	3,165	1	0	1	70
			T3M	5,260	1	0	1	117	5,649	1	0	2	126	5,684	1	0	2	126	3,196	1	0	1	71
			T4M	5,332	1	0	1	118	5,725	1	0	2	127	5,761	1	0	2	128	3,179	1	0	1	71
			TFTM	5,252	1	0	2	117	5,640	1	0	2	125	5,675	1	0	2	126	3,143	1	0	1	70
			TSVS	5,548	2	0	0	123	5,958	2	0	0	132	5,995	2	0	0	133	3,278	2	0	0	73
			TSS	5,589	2	0	0	124	6,002	2	0	0	133	6,039	2	0	0	134	3,328	2	0	0	74
			TSM	5,599	3	0	1	124	6,012	3	0	1	134	6,050	3	0	1	134	3,288	2	0	1	73
			TSW	5,517	3	0	1	123	5,924	3	0	1	132	5,961	3	0	1	132	3,295	2	0	1	73
			BLC	3,909	1	0	1	87	4,198	1	0	1	93	4,224	1	0	1	94					
			LCCO	3,798	1	0	1	84	4,078	1	0	1	91	4,104	1	0	1	91					
			RCCO	3,798	1	0	1	84	4,078	1	0	1	91	4,104	1	0	1	91					
	1000 mA	72 W	T1S	7,085	1	0	1	98	7,608	2	0	2	106	7,656	2	0	2	106					
			T2S	7,305	1	0	1	101	7,845	2	0	2	109	7,894	2	0	2	110					
			T2M	7,138	1	0	2	99	7,665	2	0	2	106	7,713	2	0	2	107					
			T3S	7,129	1	0	1	99	7,656	2	0	2	106	7,704	2	0	2	107					
			T3M	7,194	1	0	2	100	7,725	2	0	2	107	7,773	2	0	2	108					
			T4M	7,292	1	0	2	101	7,830	2	0	2	109	7,879	2	0	2	109					
			TFTM	7,183	1	0	2	100	7,713	1	0	2	107	7,761	1	0	2	108					
			TSVS	7,588	2	0	0	105	8,148	3	0	0	113	8,199	3	0	0	114					
			TSS	7,644	2	0	0	106	8,208	2	0	0	114	8,259	2	0	0	115					
			TSM	7,657	3	0	1	106	8,222	3	0	1	114	8,274	3	0	1	115					
			TSW	7,545	3	0	1	105	8,102	3	0	2	113	8,153	3	0	2	113					
			BLC	5,162	1	0	1	72	5,543	1	0	2	77	5,578	1	0	1	77					
			LCCO	5,015	1	0	2	70	5,386	1	0	2	75	5,419	1	0	2	75					
			RCCO	5,015	1	0	2	70	5,386	1	0	2	75	5,419	1	0	2	75					

## Performance Data

### Lumen Output

Lumen values are from photometric tests performed in accordance with IESNA LM-79-08. Data is considered to be representative of the configurations shown, within the tolerances allowed by Lighting Facts. Contact factory for performance data on any configurations not shown here.

Forward Optics																							
LEDs	Drive Current (mA)	System Watts	Dist. Type	30K (3000 K, 70 CRI)					40K (4000 K, 70 CRI)					50K (5000 K, 70 CRI)					AMBPC (Amber Phosphor Converted)				
				Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	Lumens	B	U	G	LPW
40C (40 LEDs)	530 mA	68 W	T1S	7,926	2	0	2	117	8,511	2	0	2	125	8,564	2	0	2	126	4,878	1	0	1	72
			T2S	8,172	2	0	2	120	8,775	2	0	2	129	8,830	2	0	2	130	4,969	1	0	1	73
			T2M	7,985	2	0	2	117	8,574	2	0	2	126	8,628	2	0	2	127	4,874	1	0	1	72
			T3S	7,975	1	0	2	117	8,564	2	0	2	126	8,617	2	0	2	127	4,910	1	0	1	72
			T3M	8,047	2	0	2	118	8,642	2	0	2	127	8,696	2	0	2	128	4,958	1	0	2	73
			T4M	8,157	1	0	2	120	8,759	2	0	2	129	8,813	2	0	2	130	4,932	1	0	2	73
			TFTM	8,035	1	0	2	118	8,628	2	0	2	127	8,682	2	0	2	128	4,876	1	0	2	72
			TSVS	8,488	2	0	0	125	9,115	3	0	0	134	9,172	3	0	0	135	5,086	2	0	0	75
			TSS	8,550	2	0	0	126	9,182	3	0	1	135	9,239	3	0	1	136	5,163	2	0	0	76
			TSM	8,565	3	0	1	126	9,198	3	0	2	135	9,255	3	0	2	136	5,102	3	0	1	75
			TSW	8,440	3	0	2	124	9,063	3	0	2	133	9,120	3	0	2	134	5,112	3	0	1	75
			BLC	6,142	1	0	2	90	6,595	1	0	2	97	6,636	1	0	2	98					
			LCCO	5,967	1	0	2	88	6,407	1	0	2	94	6,447	1	0	2	95					
			RCCO	5,967	1	0	2	88	6,407	1	0	2	94	6,447	1	0	2	95					
	700 mA	91 W	T1S	10,066	2	0	2	111	10,810	2	0	2	119	10,877	2	0	2	120	6,206	2	0	2	68
			T2S	10,379	2	0	2	114	11,145	2	0	2	122	11,215	2	0	2	123	6,322	2	0	2	69
			T2M	10,141	2	0	2	111	10,890	2	0	2	120	10,958	2	0	2	120	6,201	2	0	2	68
			T3S	10,129	2	0	2	111	10,877	2	0	2	120	10,945	2	0	2	120	6,247	1	0	2	69
			T3M	10,221	2	0	2	112	10,975	2	0	2	121	11,044	2	0	2	121	6,308	2	0	2	69
			T4M	10,359	2	0	2	114	11,124	2	0	2	122	11,194	2	0	2	123	6,275	1	0	2	69
			TFTM	10,205	2	0	2	112	10,958	2	0	3	120	11,027	2	0	3	121	6,203	1	0	2	68
			TSVS	10,781	3	0	0	118	11,576	3	0	1	127	11,649	3	0	1	128	6,569	2	0	0	72
			TSS	10,860	3	0	1	119	11,662	3	0	1	128	11,734	3	0	1	129	6,569	2	0	0	72
			TSM	10,879	3	0	2	120	11,682	3	0	2	128	11,755	3	0	2	129	6,491	3	0	1	71
			TSW	10,719	3	0	2	118	11,511	4	0	2	126	11,583	4	0	2	127	6,504	3	0	2	71
			BLC	7,819	1	0	2	86	8,396	1	0	2	92	8,448	1	0	2	93					
			LCCO	7,596	1	0	2	83	8,157	1	0	2	90	8,208	1	0	2	90					
			RCCO	7,596	1	0	2	83	8,157	1	0	2	90	8,208	1	0	2	90					
	1000 mA	138 W	T1S	13,767	2	0	2	100	14,783	3	0	3	107	14,876	3	0	3	108					
			T2S	14,194	2	0	2	103	15,242	3	0	3	110	15,338	3	0	3	111					
			T2M	13,869	2	0	2	101	14,893	3	0	3	108	14,986	3	0	3	109					
			T3S	13,852	2	0	2	100	14,875	2	0	2	108	14,968	2	0	2	108					
			T3M	13,978	2	0	2	101	15,010	3	0	3	109	15,104	3	0	3	109					
			T4M	14,168	2	0	2	103	15,214	3	0	3	110	15,309	3	0	3	111					
			TFTM	13,956	2	0	3	101	14,987	2	0	3	109	15,080	2	0	3	109					
			TSVS	14,744	3	0	1	107	15,832	3	0	1	115	15,931	4	0	1	115					
			TSS	14,852	3	0	1	108	15,948	3	0	1	116	16,048	3	0	1	116					
			TSM	14,878	4	0	2	108	15,976	4	0	2	116	16,076	4	0	2	116					
			TSW	14,660	4	0	2	106	15,742	4	0	2	114	15,840	4	0	2	115					
			BLC	10,325	1	0	2	75	11,087	1	0	2	80	11,156	1	0	2	81					
			LCCO	10,031	2	0	2	73	10,771	2	0	3	78	10,839	2	0	3	79					
			RCCO	10,031	2	0	2	73	10,771	2	0	3	78	10,839	2	0	3	79					



## Performance Data

### L90 and R90 Rotated Optics

LEDs	Drive Current (mA)	System Watts	Dist. Type	30K (3000 K, 70 CRI)					40K (4000 K, 70 CRI)					50K (5000 K, 70 CRI)					AMBPC (Amber Phosphor Converted)				
				Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	Lumens	B	U	G	LPW
30C (30 LEDs)	530 mA	52 W	T1S	6,130	2	0	2	118	6,583	2	0	2	127	6,624	2	0	2	127	3,841	2	0	2	74
			T2S	6,321	2	0	2	122	6,787	2	0	2	131	6,830	3	0	3	131	3,912	2	0	2	75
			T2M	6,176	2	0	2	119	6,632	3	0	3	128	6,673	3	0	3	128	3,837	2	0	2	74
			T3S	6,168	2	0	2	119	6,624	3	0	3	127	6,665	3	0	3	128	3,866	2	0	2	74
			T3M	6,224	3	0	3	120	6,684	3	0	3	129	6,726	3	0	3	129	3,904	2	0	2	75
			T4M	6,309	3	0	3	121	6,775	3	0	3	130	6,817	3	0	3	131	3,884	2	0	2	75
			TFTM	6,215	3	0	3	120	6,673	3	0	3	128	6,715	3	0	3	129	3,839	2	0	2	74
			TSVS	6,565	2	0	0	126	7,050	2	0	0	136	7,094	2	0	0	136	4,005	2	0	0	77
			TSS	6,613	2	0	0	127	7,102	2	0	0	137	7,146	2	0	0	137	4,065	2	0	0	78
			TSM	6,625	3	0	1	127	7,114	3	0	1	137	7,159	3	0	1	138	4,017	2	0	1	77
			TSW	6,528	3	0	1	126	7,010	3	0	2	135	7,054	3	0	2	136	4,025	3	0	1	77
			BLC	4,747	2	0	2	91	5,098	2	0	2	98	5,130	2	0	2	99					
			LCCO	4,612	1	0	2	89	4,953	1	0	2	95	4,984	1	0	2	96					
			RCCO	4,612	1	0	2	89	4,953	1	0	2	95	4,984	1	0	2	96					
	700 mA	70 W	T1S	7,786	2	0	2	111	8,361	3	0	3	119	8,413	3	0	3	120	4,783	2	0	2	68
			T2S	8,028	2	0	2	115	8,620	3	0	3	123	8,674	3	0	3	124	4,873	2	0	2	70
			T2M	7,844	3	0	3	112	8,423	3	0	3	120	8,476	3	0	3	121	4,779	2	0	2	68
			T3S	7,834	3	0	3	112	8,413	3	0	3	120	8,465	3	0	3	121	4,815	2	0	2	69
			T3M	7,905	3	0	3	113	8,489	3	0	3	121	8,542	3	0	3	122	4,862	3	0	3	69
			T4M	8,013	3	0	3	114	8,604	3	0	3	123	8,658	3	0	3	124	4,837	3	0	3	69
			TFTM	7,893	3	0	3	113	8,476	3	0	3	121	8,529	3	0	3	122	4,781	3	0	3	68
			TSVS	8,338	2	0	0	119	8,954	3	0	0	128	9,010	3	0	0	129	4,988	2	0	0	71
			TSS	8,400	2	0	0	120	9,020	3	0	1	129	9,076	3	0	1	130	5,063	2	0	0	72
			TSM	8,414	3	0	1	120	9,036	3	0	2	129	9,092	3	0	2	130	5,003	3	0	1	71
			TSW	8,291	3	0	2	118	8,903	3	0	2	127	8,959	3	0	2	128	5,013	3	0	1	72
			BLC	6,044	2	0	2	86	6,490	3	0	3	93	6,530	3	0	3	93					
			LCCO	5,872	1	0	2	84	6,305	1	0	2	90	6,345	1	0	2	91					
			RCCO	5,872	1	0	2	84	6,305	1	0	2	90	6,345	1	0	2	91					
	1000 mA	104 W	T1S	10,648	3	0	3	102	11,434	3	0	3	110	11,506	3	0	3	111					
			T2S	10,979	3	0	3	106	11,789	3	0	3	113	11,863	3	0	3	114					
			T2M	10,727	3	0	3	103	11,519	3	0	3	111	11,591	3	0	3	111					
			T3S	10,714	3	0	3	103	11,505	3	0	3	111	11,577	3	0	3	111					
			T3M	10,812	3	0	3	104	11,610	4	0	4	112	11,682	4	0	4	112					
			T4M	10,958	3	0	3	105	11,767	3	0	3	113	11,841	3	0	3	114					
			TFTM	10,795	3	0	3	104	11,592	3	0	3	111	11,664	4	0	4	112					
			TSVS	11,404	3	0	0	110	12,245	3	0	1	118	12,322	3	0	1	118					
			TSS	11,487	3	0	1	110	12,336	3	0	1	119	12,413	3	0	1	119					
			TSM	11,508	3	0	2	111	12,357	4	0	2	119	12,434	4	0	2	120					
			TSW	11,339	4	0	2	109	12,176	4	0	2	117	12,252	4	0	2	118					
			BLC	7,981	3	0	3	77	8,570	3	0	3	82	8,624	3	0	3	83					
			LCCO	7754	1	0	2	75	8326	2	0	2	80	8378	2	0	2	81					
			RCCO	7754	1	0	2	75	8326	2	0	2	80	8378	2	0	2	81					

## FEATURES & SPECIFICATIONS

### INTENDED USE

The sleek design of the D-Series Size 0 reflects the embedded high performance LED technology. It is ideal for many commercial and municipal applications, such as parking lots, plazas, campuses, and pedestrian areas.

### CONSTRUCTION

Single-piece die-cast aluminum housing has integral heat sink fins to optimize thermal management through conductive and convective cooling. Modular design allows for ease of maintenance and future light engine upgrades. The LED driver is mounted in direct contact with the casting to promote low operating temperature and long life. Housing is completely sealed against moisture and environmental contaminants (IP65). Low EPA (0.95 ft²) for optimized pole wind loading.

### FINISH

Exterior parts are protected by a zinc-infused Super Durable TGIC thermoset powder coat finish that provides superior resistance to corrosion and weathering. A tightly controlled multi-stage process ensures a minimum 3 mils thickness for a finish that can withstand extreme climate changes without cracking or peeling. Available in both textured and non-textured finishes.

### OPTICS

Precision-molded proprietary acrylic lenses are engineered for superior area lighting distribution, uniformity, and pole spacing. Light engines are available in 3000 K, 4000 K or 5000 K (70 CRI) or optional 3000 K (70 minimum CRI) or 5000 K (70 CRI) configurations. The D-Series Size 0 has zero uplight and qualifies as a Nighttime Friendly™ product, meaning it is consistent with the LEED® and Green Globes™ criteria for eliminating wasteful uplight.

### ELECTRICAL

Light engine(s) configurations consist of 20, 30 or 40 high-efficacy LEDs mounted to metal-core circuit boards to maximize heat dissipation and promote long life (up to L99/100,000 hours at 25°C). Class 1 electronic drivers are designed to have a power factor >90%, THD <20%, and an

expected life of 100,000 hours with <1% failure rate. Easily serviceable 10kV or 6kV surge protection device meets a minimum Category C Low operation (per ANSI/IEEE C62.41.2).

### INSTALLATION

Included mounting block and integral arm facilitate quick and easy installation. Stainless steel bolts fasten the mounting block securely to poles and walls, enabling the D-Series Size 0 to withstand up to a 3.0 G vibration load rating per ANSI C136.31. The D-Series Size 0 utilizes the AERIS™ series pole drilling pattern (template #8). Optional terminal block and NEMA photocontrol receptacle are also available.

### LISTINGS

UL Listed for wet locations. Light engines are IP66 rated; luminaire is IP65 rated. Rated for -40°C minimum ambient. U.S. Patent No. D672,492 S. International patent pending.

DesignLights Consortium® (DLC) qualified product. Not all versions of this product may be DLC qualified. Please check the DLC Qualified Products List at [www.designlights.org](http://www.designlights.org) to confirm which versions are qualified.

### WARRANTY

5-year limited warranty. Complete warranty terms located at: [www.acuitybrands.com/CustomerResources/Terms\\_and\\_conditions.aspx](http://www.acuitybrands.com/CustomerResources/Terms_and_conditions.aspx)

**Note:** Actual performance may differ as a result of end-user environment and application. All values are design or typical values, measured under laboratory conditions at 25 °C. Specifications subject to change without notice.



## APPENDIX F

### Underlying Special Limitation



AMENDED AND APPROVED

DATE

6-3-86

Submitted by: Chairman of the Assembly  
At the Request of  
the Mayor

Prepared by: Department of Community  
Planning

For Reading: March 25, 1986

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:

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- A. Lot shall have a minimum area of <sup>87,120</sup>~~108,900~~ 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



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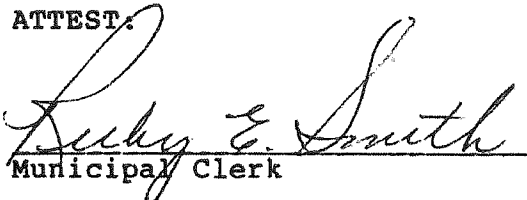
ordinance shall apply in the same manner as if the district classification applied by this ordinance were not subject to special limitations.

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

1b2/baol

# EXHIBIT A

## Eklutna Valley Area-wide Rezoning Proposal

