

Submitted by: Chair at the Request of the Mayor  
Prepared by: Community Development Department  
For reading:

ANCHORAGE, ALASKA  
AO NO. 2016–

AN ORDINANCE OF THE ANCHORAGE MUNICIPAL ASSEMBLY AMENDING ANCHORAGE MUNICIPAL CODE TITLE 21 (“NEW” CODE, EFFECTIVE JANUARY 1, 2014), SUBSECTION 21.09.040C.2.J. AND TABLE 21.09-2, TO MAKE GENERAL MANUFACTURING A CONDITIONAL USE IN THE GC-10 (UPPER ALYESKA HIGHWAY COMMERCIAL) DISTRICT SUBJECT TO COMPLIANCE WITH THE COMMERCIAL DESIGN STANDARDS, AND MAKE GENERAL MANUFACTURING A PERMITTED USE IN THE GI-1 (RUANE ROAD INDUSTRIAL) AND GI-2 (UPPER CROW CREEK INDUSTRIAL) DISTRICTS.

(Planning and Zoning Commission Case 2016-0007)

WHEREAS, the Girdwood Board of Supervisors passed Resolution 2015-04 in support of these amendments to Chapter 21.09.

THE ANCHORAGE ASSEMBLY ORDAINS:

**Section 1.** Anchorage Municipal Code subsection 21.09.040 is hereby amended to read as follows (*the remainder of the section is not affected and therefore not set out*):

**21.09.040      Zoning Districts**

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C.      Commercial Districts

\*\*\*      \*\*\*      \*\*\*

2.      Districts

\*\*\*      \*\*\*      \*\*\*

j.      gC-10 (Upper Alyeska Highway Commercial) District

i.      Location

The gC-10[11] district is an undeveloped portion of a residentially developed subdivision. This district is located on the south side of Alyeska Highway, west of Timberline Drive.

ii.      Intent

The intent of this district is to permit development of a limited range of non-retail commercial uses along with residential uses in a manner compatible with the surrounding residential land use.

iii.      General Manufacturing Use

This use shall comply with the Commercial, Resort and Public/Institutional Building Design Standards in subsection 21.09.080F.

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(AO 2012-124(S), 2-26-13; AO 2013-117, 12-3-13)

**Section 2.** Anchorage Municipal Code Table 21.09-2 is hereby amended to add “Manufacturing, general” as a use type to the Manufacturing and Production use category. “Manufacturing, general” shall be a conditional use in the gC-10 (Upper Alyeska Highway commercial) district and a permitted use in both the gl-1 (Ruane Road industrial) and gl-2 (Upper Crow Creek industrial) districts.

(AO 2012-124(S), 2-26-13; AO 2013-117, 12-3-13)

**Section 3.** This ordinance shall become effective immediately upon passage and approval by the Assembly.

PASSED AND APPROVED by the Anchorage Assembly this \_\_\_\_ day of \_\_\_\_\_, 2016.

\_\_\_\_\_  
Chair

ATTEST:

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

# Municipality of Anchorage



P.O. Box 390  
Girdwood, Alaska 99587  
<http://www.muni.org/gbos>  
*Ethan Berkowitz, Mayor*

GIRDWOOD VALLEY SERVICE AREA BOARD OF SUPERVISORS  
*Erin Eker & Sam Daniel, Co-Chairs*  
*Tommy O'Malley, Robert Snitzer, Jerry Fox*

## Resolution 2015-04 Of the Girdwood Board of Supervisors

**Resolution in support for a Text Amendment to Anchorage Municipal Code 21.09, Girdwood Land Use Regulations, to add a 'Manufacturing, general' line item to Table 21.09.050-1 and to place a 'C' (for Conditional Use Permit required) in the gC-10 column for this purpose.**

WHEREAS, Girdwood Brewing Company owners Brett Marengo, Rory Marengo and Josh Hegna have presented to the Girdwood Land Use Committee and to the Girdwood Board of Supervisors, their plan for a craft brewery in Girdwood; and

WHEREAS, craft brewing would be a new small business in Girdwood that will benefit the local community and its visitor based economy and should be promoted; and

WHEREAS, breweries are considered 'General Manufacturing' in the Anchorage Municipal Code; and

WHEREAS, there is no "General Manufacturing" line item in Table 21.09.050-1 of the Girdwood Land Use Regulations. Therefore, as it stands now, breweries are not allowed in Girdwood; and

WHEREAS, other manufacturing categories, 'light' and 'heavy', are only permitted in the gI-1 designated Industrial District in Girdwood. The Ruane Road area is the sole gI-1 zoned area in Girdwood. Currently this is all MOA Heritage Land Bank and not available for development, and, even if it were available, it would not be suitable for a brewery; and

WHEREAS, Girdwood Commercial Zoning District gC-10 would be an appropriate district in which to locate a craft brewery. The neighbors have been contacted and are supportive of this effort; and

WHEREAS, per Anchorage Municipal Code Title 21.03.210 – Text Amendments: The petitioners as that GBOS support their request that the Anchorage Planning and Zoning Commission recommend the approval of an ordinance, as drafted by the Planning Department, for a text change in Chapter 21.09: Girdwood Land Use Regulations to amend Table 21.09.050-1: Table of Allowed Uses to include ‘Manufacturing, General’ under the Industrial Category and to allow Conditional Use of land zoned gC-10 for this purpose; specifically Beverage Manufacture and Brewery; and

WHEREAS, if the Planning and Zoning Commission recommends approval of the text amendment ordinance, it would then be scheduled for a public hearing with the Municipality of Anchorage Assembly where it must be adopted to take effect; and

WHEREAS, after the Assembly has adopted the ordinance, changing the code to allow breweries in the gC-10, the petitioners still have to go through the Conditional Use Permit process to get the specifics of their proposed development approved; and

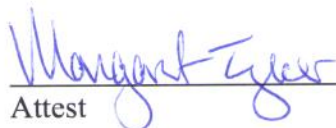
WHEREAS, it is understood that the Planning Department will most likely require any General Manufacturing Conditional Use Permit applicant in gC-10 to adhere to the Commercial Building Design Standards per section 21.09.080 F; and

WHEREAS, the Girdwood Land Use Committee has reviewed the request at public meetings in July and August, 2015 and has voted to recommend a GBOS Resolution of Support for this text amendment to Chapter 21.09: Girdwood Land Use Regulations by a vote of 14-1.

THEREFORE, it is resolved by the Girdwood Board of Supervisors to support a Text Amendment to the Anchorage Municipal Code Title 21.09, Girdwood Land Use Regulations, to add a ‘Manufacturing, general’ line item to Table 21.09.050-1 and to place a ‘C’ (for Conditional Use Permit required) in the gC-10 column for this purpose.

PASSED AND APPROVED by the Girdwood Board of Supervisors this 18th day of August, 2015.

 8/19/15  
Erin Eker, Chair, GBOS Date

 8/19/15  
Attest