

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 gI-1 (Ruane Road industrial) and gI-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.

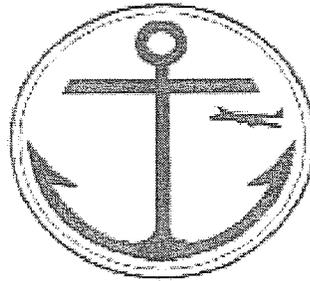
PASSED AND APPROVED by the Anchorage Assembly this ____ day of _____, 2016.

Chair

ATTEST:

Municipal Clerk

**Municipality
of
Anchorage**



*P.O. Box 390
Girdwood, Alaska 99587
<http://www.muni.org/gbns>
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.


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


Margaret Eker 8/19/15
Attest