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**2016 – 024812 – 0**

Recording District 301 Anchorage

06/21/2016 02:55 PM

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**NOTE**

Send original recorded document to:

Municipality of Anchorage  
Current Planning Section  
Planning Division  
PO Box 196650  
Anchorage, AK 99519-6650

**THIS COVER SHEET HAS BEEN ADDED TO THIS DOCUMENT TO PROVIDE SPACE FOR ANCHORAGE RECORDING DISTRICT DATA. THIS COVER SHEET APPEARS AS THE FIRST PAGE OF THE DOCUMENT IN THE OFFICIAL PUBLIC RECORD.**

**DO NOT DETACH**

**NOTICE OF ZONING ACTION**

This notice announces that a conditional use for general manufacturing for a brewery has been duly approved by the Planning and Zoning Commission of the Municipal Planning Department providing for the development of the herein described property in accordance with the provisions of the Anchorage Municipal Code of Ordinances and the terms and conditions of the conditional use approval as set forth in the Municipal zoning file 2016-0053. Under the provisions of the specified ordinance the subsequent development of the subject property shall be in accordance with the terms of the approved conditional use or any subsequent amendments hereto.

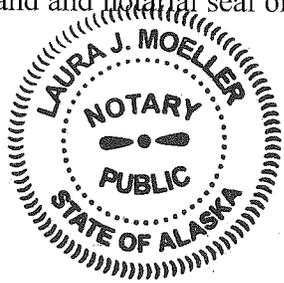
LEGAL: Tract B-2C, Alpine View Estates Phase 3 (Plat 2014-38), S.M., Anchorage Recording District, Girdwood, Alaska. Generally located south of Alyeska Highway, north of Tanner Circle and west of Timberline Drive at 2700 Alyeska Highway  
PETITIONER: Girdwood Brewing Company  
REQUEST: Conditional Use for General Manufacturing in the gC-10 (Upper Alyeska Highway Commercial) District for a brewery.  
ATTACHMENT: Copy of the Municipality of Anchorage, Planning and Zoning Commission Resolution No. 2016-025.

Terry Schoenthal  
Director  
Municipality of Anchorage  
Planning Department

STATE OF ALASKA )  
) )  
THIRD JUDICIAL DISTRICT )

THIS IS TO CERTIFY that on the 14<sup>th</sup> day of June, 2016 before me, the undersigned, a Notary Public in and for Alaska, personally appeared Terry Schoenthal, to me known to be the duly appointed representative of the Director of the Planning Department and acknowledged to me that he had in his official capacity aforesaid executed the forgoing instrument as an act and deed of the Municipality of Anchorage for the uses and purposes therein stated.

WITNESS my hand and notarial seal on the 14<sup>th</sup> day of June, 2016 in this certificate first above written.



Laura Moeller  
Notary Public in and for Alaska  
My Commission expires: 2/22/17



**MUNICIPALITY OF ANCHORAGE**  
**PLANNING AND ZONING COMMISSION RESOLUTION NO. 2016-025**

A RESOLUTION APPROVING A CONDITIONAL USE TO ALLOW GENERAL MANUFACTURING FOR A BREWERY, IN THE GC-10 (GIRDWOOD UPPER ALYESKA HIGHWAY COMMERCIAL) DISTRICT; WITHIN ALPINE VIEW ESTATES PHASE 3, TRACT B-2C, PER PLAT 2014-38; GENERALLY LOCATED SOUTH OF THE ALYESKA HIGHWAY, NORTH OF TANNER CIRCLE, AND WEST OF TIMBERLINE DRIVE, IN GIRDWOOD.

(Case 2016-0053; Tax I.D. No. 075-163-44)

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WHEREAS, a request has been received from Girdwood Brewing Company for a conditional use to allow general manufacturing for a brewery in the gC-10 (Girdwood Upper Alyeska Highway commercial) district; within Alpine View Estates Phase 3, Tract B-2C, per Plat 2014-38, in Girdwood; and

WHEREAS, public hearing notices were published, posted, and mailed, and a public hearing was held on June 6, 2016.

NOW, THEREFORE, BE IT RESOLVED, by the Municipal Planning and Zoning Commission that:

A. The Commission makes the following findings of fact:

1. Porches and bay windows are not functionally appropriate for this site, which is located outside of the New Townsite, and where retail merchandise will not be displayed exterior to the building.
2. The petitioner has done a lot of community outreach and the community accepts this project. There are ways that the petitioner can go above and beyond regulatory requirements, and the Commission hopes that the developer will continue to do this.
3. The petitioner is applauded for the project and for navigating the regulatory requirements. The Commission does not want this project to lack parking and create a problem like the Rustic Goat development had.
4. The building is more industrial looking than commercial looking and it could have been designed differently, such as placing the building entrances facing the parking area. The problem with the zoning code is that it is too complicated, and, then, it is not followed because it is very expensive to build a Vale, Colorado style building in Girdwood, Alaska. If development projects cannot meet the rulebook, then we should stop making the rules so complicated, and, instead, focus on basic site plan, building orientation, and access issues.

B. The Commission approves a conditional use to allow general manufacturing for



a brewery, in the gC-10 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:

Plot Plan, prepared by The Boutet Company, dated January 24 2016;  
Grading Plan Sheet C1, prepared by Triad Engineering, dated May 25  
2016; Girdwood Brewery, Sheets A1.0, A1.1, A1.2, and A1.3, prepared by  
Oien Associates, Inc., dated March 23, 2016.

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.

6/14/16 FAM OK (3) Dimension the distance between the corner of the building and the west lot line to verify that the 20-foot side setback is met.

6/14/16 FAM OK (4) Provide a multi-use pathway from the Alyeska Highway to the sidewalk attached to the building that does not have to be paved.

6/14/16 FAM OK (5) Extend the sidewalk to meet all entrances around the building.

6/14/16 FAM OK (6) Revegetate the parking lot landscape islands and protect them with a Type I barrier curb, in accordance with AMC 21.09.070E.8. *Revegetation of Disturbed Areas.*

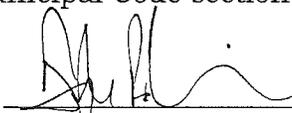
6/14/16 FAM OK (7) Verify that the width of all walkways have a minimum width of five feet and provide roof overhang protection from falling snow as required by AMC 21.09.070H. *Pedestrian Circulation.*

6/14/16 OK (8) Provide timber frame accents man-doors at the main public entrances of these spaces, excluding garage doors.

PASSED AND APPROVED by the Municipal Planning and Zoning Commission on the 6<sup>th</sup> day of June 2016.

ADOPTED by the Anchorage Planning and Zoning Commission this 13<sup>th</sup> day of June, 2016. This written decision/resolution of the Planning and Zoning Commission is final and any party may appeal it within twenty (20) days to the Board of Adjustment pursuant to Anchorage Municipal Code section 21.03.050A.

  
Hal H. Hart, AICP  
Secretary

  
Tyler Robinson  
Chair

(Case 2016-0053; Tax ID No. 075-163-44)

