

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)

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:

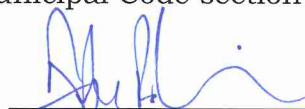
Plot Plan, prepared by The Boutet Company, dated January 24 2016;
Grading Plan Sheet C1, prepared by Triad Engineering, dated May 25 2016; Girdwood Brewery, Sheets A1.0, A1.1, A1.2, and A1.3, prepared by Oien Associates, Inc., dated March 23, 2016.

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.
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.
4. Provide a multi-use pathway from the Alyeska Highway to the sidewalk attached to the building that does not have to be paved.
5. Extend the sidewalk to meet all entrances around the building.
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*.
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*.
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 6th day of June 2016.

ADOPTED by the Anchorage Planning and Zoning Commission this 13th 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