

MUNICIPALITY OF ANCHORAGE
PLANNING AND ZONING COMMISSION RESOLUTION NO. 2020-009

A RESOLUTION APPROVING AN AMENDMENT TO A CONDITIONAL USE FOR GENERAL MANUFACTURING, 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 AND WEST OF TIMBERLINE DRIVE, IN GIRDWOOD.

(Case 2020-0012; Tax I.D. No. 075-163-44)

WHEREAS, a request has been received from Girdwood Brewing Company for an amendment to a conditional use for general manufacturing 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 March 2, 2020.

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

A. The Commission makes the following findings of fact:

1. This project complies with the approval criteria for a conditional use and other site design and development requirements to Title 21. The project is also consistent with the intent of the GC-10 (Upper Alyeska Highway Commercial) district and the *Girdwood Area Plan*.
2. The sale of merchandise is accessory to the brewery and not the principal use of the property.
3. The site size, dimension, shape, and location will not negatively impact surrounding properties because the expansion is internal to the building. The brewery expansion within the existing building footprint will not alter the character of the surrounding area.
4. The Girdwood Board of Supervisors adopted a resolution in support of this conditional use amendment. No negative comments were received from neighbors or other members of the public. The church, as a neighbor, has a good relationship with the brewery.
5. The petitioner is trying to address any potential adverse impacts by installing a pathway from the Alyeska Highway to the main entrance of the brewery.

6. The October 30, 2021 date to complete the land use permit gives the petitioner enough time to complete the required site improvements even with unforeseen delays.
- B. The Commission approves an amendment to a conditional use for general manufacturing, 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:

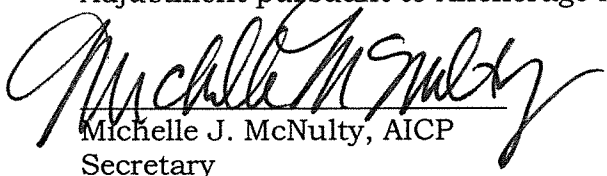
GBC Conditional Use Permitting; Sheets: A0.1 Site and Landscaping Plan and A0.2 Parking Area Plan; dated January 7, 2020; drawn by Connor Scher, Z Architects, LLC.

Girdwood Brewing Company, LLC, Sheets: A-2 Facility Expansion and A-2 Interior Elevation; dated July 10, 2019, drawn by Carel Nagata, Stantec Architecture, Inc.
 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. This approval shall be revoked if a certificate of completion for all site improvements is not issued by October 30, 2021.
 4. Obtain Traffic Engineering Department approval of the following:
 - a. Provide a 5-foot wide pedestrian pathway from the accessible parking spaces to the primary entrance, per AMC 21.07.060E.4.c., *On-Site Pedestrian Walkways – Walkway Clear Width*.
 - b. Revise the angle of accessible spaces to provide two perpendicular spaces and an accessible aisle with proper signage and striping.
 - c. Coordinate the traffic control signage with the Traffic Engineering Department.
 - d. Provide diagonal striping in the separation area from the existing light pole on the west side of angle parking or relocate the light to the end island.
 - e. Provide a stamped civil plan sheet showing design details by a registered professional engineer for the parking, driveway, and trail.

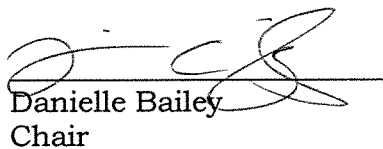
- f. Provide curbed end islands as required by AMC 21.07.090H.8.b., *Vehicular Access and Circulation – Circulation Patterns*, or an alternative plan for the rock areas.
- g. Provide approval from the Municipal Traffic Engineer and Planning Director for the employee parking locations. Reduced dimensions for employee parking is a parking reduction, which requires a recorded parking reduction agreement after the site plan is approved, per AMC 21.07.090F., *Parking Reductions and Alternatives*.

PASSED AND APPROVED by the Municipal Planning and Zoning Commission on the 2nd day of March 2020.

ADOPTED by the Anchorage Planning and Zoning Commission this 4th day of May, 2020. 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.



Michelle J. McNulty, AICP
Secretary



Danielle Bailey
Chair

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