

**MUNICIPALITY OF ANCHORAGE**  
**PLANNING AND ZONING COMMISSION RESOLUTION NO. 2016-005**

A RESOLUTION RECOMMENDING APPROVAL OF AN ORDINANCE AMENDING TITLE 21 (NEW CODE) SUBSECTIONS 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) DISTRICT.

(Case 2016-0007)

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WHEREAS, the amendments will help reconcile the Girdwood and Anchorage Tables of Allowed Uses. Currently, Girdwood is missing the "Manufacturing, general" use type; and

WHEREAS, this ordinance proposes to make the "Manufacturing, general" use type a permitted use in the gI-1 and gI-2 districts and a conditional use in the gC-10 district; and

WHEREAS, the "Manufacturing, general" use type will be required to comply with the Girdwood building design standards in gC-10 district; and

WHEREAS, public hearing notices were published, and a public hearing was held on January 11, 2016.

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


A. The Commission makes the following findings of fact:

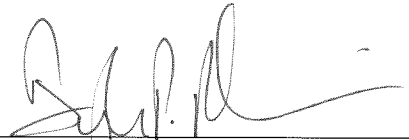
1. The requirement to obtain conditional use approval for any general manufacturing uses provides sufficient protection against the types of uses that may be undesirable in the location of the gC-10 district.
2. Girdwood is a highly active community and they will have a say in the future use of the property. The Girdwood community is vocal about projects that they like and dislike.
3. This ordinance supports a new small business venture that will provide employment opportunities. The breweries in Anchorage, like the Midnight Sun Brewery, are very nice business and a brewery in Girdwood could be gathering place for the community.
4. The ordinance is supported by the Planning Department and public testimony. Also, none of the reviewing agencies objected to the ordinance.

B. The Commission recommends approval of the ordinance as written.

PASSED AND APPROVED by the Municipal Planning and Zoning Commission  
on the 11<sup>th</sup> day of January, 2016.

ADOPTED by the Anchorage Municipal Planning and Zoning Commission this  
1<sup>st</sup> day of February, 2016.

  
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Hal H. Hart, AICP  
Secretary

  
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Tyler Robinson  
Chair

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