

Application for Conditional Use

Municipality of Anchorage
Planning Department
PO Box 196650
Anchorage, AK 99519-6650

PETITIONER*

PETITIONER REPRESENTATIVE (if any)

Name (last name first) Girdwood Brewing Company	Name (last name first)
Mailing Address PO Box 58	Mailing Address
Girdwood, AK 99587	
Contact Phone – Day (907) 830.6982	Contact Phone – Day
Evening	Evening
Fax	Fax
E-mail beer@girdwoodbrewing.com	E-mail

*Report additional petitioners or disclose other co-owners on supplemental form. Failure to divulge other beneficial interest owners may delay processing of this application.

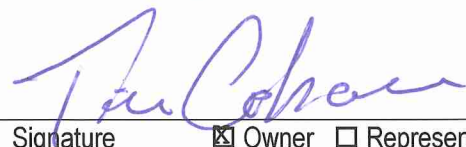
PROPERTY INFORMATION

Property Tax # (000-000-00-000): 075-163-44-000		
Site Street Address: 2700 Alyeska Highway		
Current legal description: (use additional sheet if necessary) Alpine View Estates Phase 3, Tract B-2C per Plat 2014-38		
Zoning: GC-10	Acreage: 46,385 sqft	Grid #: SE 4815

CONDITIONAL USE APPROVAL REQUESTED

Use: Conditional use for Industrial use (General Manufacturing) of Commercial Property (GC-10) per Table 21.09-2	
<input checked="" type="checkbox"/> New conditional use	<input type="checkbox"/> Amendment to approved conditional use Original Case #:

I hereby certify that (I am)(I have been authorized to act for) owner of the property described above and that I petition for a conditional use permit in conformance with Title 21 of the Anchorage Municipal Code of Ordinances. I understand that payment of the application fee is nonrefundable and is to cover the costs associated with processing this application, and that it does not assure approval of the conditional use. I also understand that assigned hearing dates are tentative and may have to be postponed by Planning Department staff or the Planning and Zoning Commission for administrative reasons.



3/29/2016

Signature ☒ Owner ☐ Representative
(Representatives must provide written proof of authorization)

Date

Tim Cabana

Print Name

Accepted by: FM	Poster & Affidavit: 1+affidavit	Fee: \$4,500	Case Number: 2016-0053	Requested Meeting Date: 6-2-16
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COMPREHENSIVE PLAN INFORMATIONAnchorage 2020 Urban/Rural Services: ☐ Urban ☐ Rural

Anchorage 2020 Major Elements – site is within or abuts:

- ☐ Major employment center ☐ Redevelopment/mixed use area ☐ Town center
☐ Neighborhood commercial center ☐ Industrial reserve
☐ Transit - supportive development corridor ☐ District/area plan area: _____

Chugiak-Eagle River Land Use Classification:

- ☐ Commercial ☐ Industrial ☐ Parks/open space ☐ Public lands/institutions ☐ Town center
☐ Transportation/community facility ☐ Alpine/slope affected ☐ Special study area ☐ Development reserve
☐ Residential at _____ dwelling units per acre ☐ Environmentally sensitive area

Girdwood- Turnagain Arm Land Use Classification

- ☒ Commercial ☐ Industrial ☐ Parks/open space ☐ Public lands/institutions ☐ Resort
☐ Transportation/community facility ☐ Alpine/slope affected ☐ Special study area ☐ Reserve
☐ Residential at _____ dwelling units per acre ☐ Mixed use ☐ Rural homestead

ENVIRONMENTAL INFORMATION (All or portion of site affected)

- Wetland Classification: ☐ None ☒ "C" ☐ "B" ☐ "A"
 Avalanche Zone: ☒ None ☐ Blue Zone ☐ Red Zone
 Floodplain: ☒ None ☐ 100 year ☐ 500 year
 Seismic Zone (Harding/Lawson): ☒ "1" ☐ "2" ☐ "3" ☐ "4" ☐ "5"

RECENT REGULATORY INFORMATION (Events that have occurred in last 5 years for all or portion of site)

- ☐ Rezoning - Case Number:
☐ Preliminary Plat ☐ Final Plat - Case Number(s):
☐ Conditional Use - Case Number(s):
☐ Zoning variance - Case Number(s):
☐ Land Use Enforcement Action for
☐ Building or Land Use Permit for
☐ Wetland permit: ☐ Army Corp of Engineers ☐ Municipality of Anchorage

SUBMITTAL REQUIREMENTS

- 1 copy required: ☒ Signed application (original) ☒ Ownership and beneficial interest form
☒ Watershed sign off form ☒ Underlying plat
☐ Special limitations from the underlying zoning, if applicable
- 35 copies required: ☒ Signed application (copies)
☒ Map of area surrounding petition site within 500 feet, including zoning and existing uses
☒ Map of existing conditions, to scale, including:
 ☐ land uses ☐ structures ☐ utilities ☐ vegetation ☐ soils
 ☐ natural features ☐ drainage ☐ topography ☐ site access ☐ pedestrian facilities
 ☐ vehicle circulation and driveways ☐ easements and/or reservations
☒ Project narrative explaining:
 ☐ the project ☐ planning objectives ☐ facility operations
 ☐ an analysis of how the proposal meets the standards on page 3 of this application
 ☐ construction and operation schedule ☐ final ownership
 ☐ gross and net density (PUDs only)
☒ Site plan(s) to scale depicting, with dimensions:
 ☐ building footprints ☐ parking areas ☐ vehicle circulation and driveways
 ☐ pedestrian facilities ☐ lighting ☐ grading ☐ landscaping
 ☐ loading facilities ☐ fences ☐ drainage ☐ required open space
 ☐ snow storage area or alternative strategy ☐ trash receptacle location and screening detail
 ☐ easements ☐ significant natural features ☐ freestanding sign location(s)
☒ Building plans to scale depicting, with dimensions:
 ☐ floor plans ☐ building elevations ☐ exterior colors and textures
☒ Summary of community meeting(s)

(Additional information may be required.)

GENERAL CONDITIONAL USE STANDARDS (AMC 21.03.080D.)

The Planning and Zoning Commission may only approve the conditional use if the Commission finds that **all** of the approval criteria are satisfied. Each standard must have a response in as much detail as it takes to explain how your project satisfies the standard. The burden of proof rests with you.

1. The proposed use is consistent with the comprehensive plan and all applicable provisions of this title and applicable state and federal regulations;
2. The proposed use is consistent with the purpose and intent of the zoning district in which it is located, including any district-specific standards set forth in chapter 21.04;
3. The proposed use is consistent with any applicable use-specific standards set forth in chapter 21.05;
4. The site size, dimensions, shape, location, and topography are adequate for the needs of the proposed use and any mitigation needed to address potential impacts;
5. The proposed use will not alter the character of the surrounding area in a manner which substantially limits, impairs, or prevents the use of surrounding properties for the permitted uses listed in the underlying zoning district;
6. The proposed use is compatible with uses allowed on adjacent properties, in terms of its scale, site design, operating characteristics (hours of operation, traffic generation, lighting, noise, odor, dust, and other external impacts);
7. Any significant adverse impacts anticipated to result from the use will be mitigated or offset to the maximum extent feasible;
8. The proposed use is appropriately located with respect to the transportation system, including but not limited to existing and/or planned street designations and improvements, street capacity, access to collectors or arterials, connectivity, off-site parking impacts, transit availability, impacts on pedestrian, bicycle, and transit circulation, and safety for all modes; and
9. The proposed use is appropriately located with respect to existing and/or planned water supply, fire and police protection, wastewater disposal, storm water disposal, and similar facilities and services.

SPECIFIC CONDITIONAL USE STANDARDS (AMC 21.05)

Certain conditional uses have detailed standards that relate only to that type of conditional use. When there are detailed standards, the Planning and Zoning Commission may only approve the conditional use if the Commission finds that **all** general standards listed in the previous section and detailed standards listed for that conditional use in AMC 21.05 are satisfied. Each detailed standard must have a response in as much detail as it takes to explain how your project satisfies the standard. The burden of proof rests with you.

The proposed Conditional Use abides by the applicable sections of 21.09.080F

Supplemental Form: OWNERSHIP AND BENEFICIAL INTEREST DISCLOSURE

PETITIONER: CORPORATE OFFICERS OR PARTNERS

Applicants for an entitlement that will be in possession and the responsibility of more than one individual, such as a co-owner, joint venture, partnerships, corporations, company, or other similar form of ownership, are required to disclose a full and complete list of the name and address of each principal. (use additional paper if necessary)

Name	Title or Office(if any)	Address	Phone
Rory Marenco		1316 0 St. Anchorage, AK 99501	(907) 830-6982
Brett Marenco		P.O. Box 58 Girdwood, AK 99587	(907) 351-0035
Josh Hegna		P.O. Box 1664 Girdwood, AK 99587	(907) 830-2549
Amy Shimek		570 E. Benson Blvd Ste 16 Anchorage, AK 99503	(907) 350-6157
Karl McLaughlin		5813 Yukon Charlie Loop Anchorage, AK 99502	(907) 230-3109

PROPERTY OWNER: CORPORATE OFFICERS OR PARTNERS

The petitioner of a property owned by more than one individual that will benefit from an entitlement is required to disclose a full and complete list of the name and address of each partner, officer, or co-owner. The other owner interest to be reported is co-owner, joint venture, partnership, corporation, company, or other similar form of ownership. (use additional paper if necessary)

Name	Title or Office(if any)	Address	Phone

Attach this sheet to your application form

Accepted by:	Date	Application for	Case Number
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WMS WATERCOURSE MAPPING SUMMARY

Per the requirements for watercourse verification outlined in Project Management and Engineering Operating Policy and Procedure #8 and Planning Department Operating Policy and Procedure #1 (effective June 18, 2007), MOA Watershed Management Services has inspected the following location for the presence or absence of stream channels or other watercourses, as defined in Anchorage Municipal Code (21.35).

- Project Case Number or Subdivision Name: 2700 Alyeska Highway
- Project Location, Tax ID, or Legal Description: Girdwood, AK
Alpine View Estates Phase 3 Tract B-2C
- Project Area (if different from the entire parcel or subdivision): _____

In accordance with the requirements and methods identified, WMS verifies that this parcel, project area, or application:

X

DOES NOT contain stream channels and/or drainageways, as identified in WMS field or archival mapping information.*

Please note:
this site

does contain
mapped wetlands

DOES contain stream channels and/or drainageways **AND** these are located and identified on submittal documents in general congruence with WMS field and archival mapping information.

New or additional mapping **IS NOT REQUIRED**.*

Contains stream channels and/or drainageways **BUT** one or more streams or other watercourses:

- are **NOT** shown on submittal documents, or
- are **NOT** depicted adequately on submittal documents for verification, or
- are **NOT** located or identified on submittal documents in general congruence with WMS field and archival mapping information.

New or additional mapping **IS REQUIRED** and must be re-submitted for further review and verification.*

Presence of stream channels and/or drainageways is unknown **AND** field verification is not possible at this time. WMS will verify as soon as conditions and prioritized resources allow.

* Streams omitted in error by WMS or others remain subject to MOA Code and must be shown in new mapping upon identification of the error.

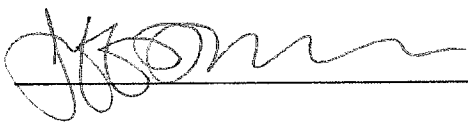
ADDITIONAL INFORMATION:

- ☐Y ☐N WMS written drainage recommendations are available.
☐Y ☐N WMS written field inspection report or map is available.
☐Y ☐N Field flagging and/or map-grade GPS data is available.

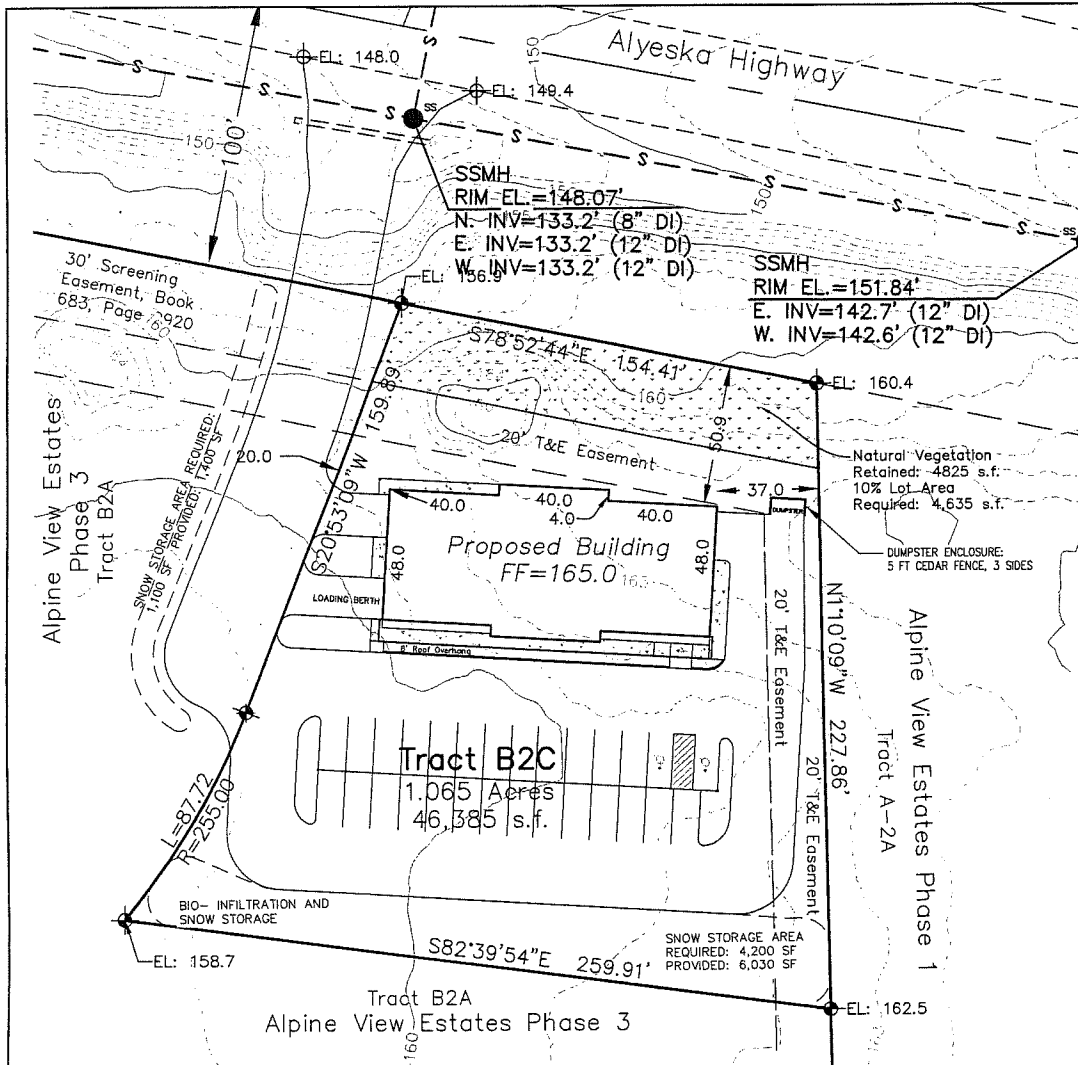
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Inspection Certified By:

Date:

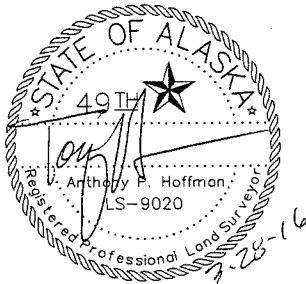


2/9/16



Parking Calculation:

Required parking (21.07.090 Table 21.07-4): 14
 (3 for 2,240 s.f. of residential mixed dwelling,
 7 for 1,920 s.f. of commercial fitness/ rec center,
 4 for 3,040 s.f. of industrial general manufacturing)
 26 Provided



Scale: 1"=50'

Notes

1. Vertical Datum is GAAB. Elevations are expressed in feet.
2. Basis of Bearings is per MOA plat 2014-38

Legend

- End Monument per Plat 2014-38
- Elevation EL: 130.2
- Drainage Direction Drainage
- Existing Paving
- Proposed Paving

Plot Plan Tract B-2C Alpine View Estates, Phase 3

Ordered By: **Tim Cabana** Date: January 24, 2016

Job No: **Plot: 2014-38** Grid: SE4815 Drawn By: APH

Survey Certification: The Boutet Company has conducted a physical survey of the property shown hereon and certifies that the lot corners have been found or established as indicated, and that to the best of our knowledge and abilities, all dimensions have been measured true and correct.

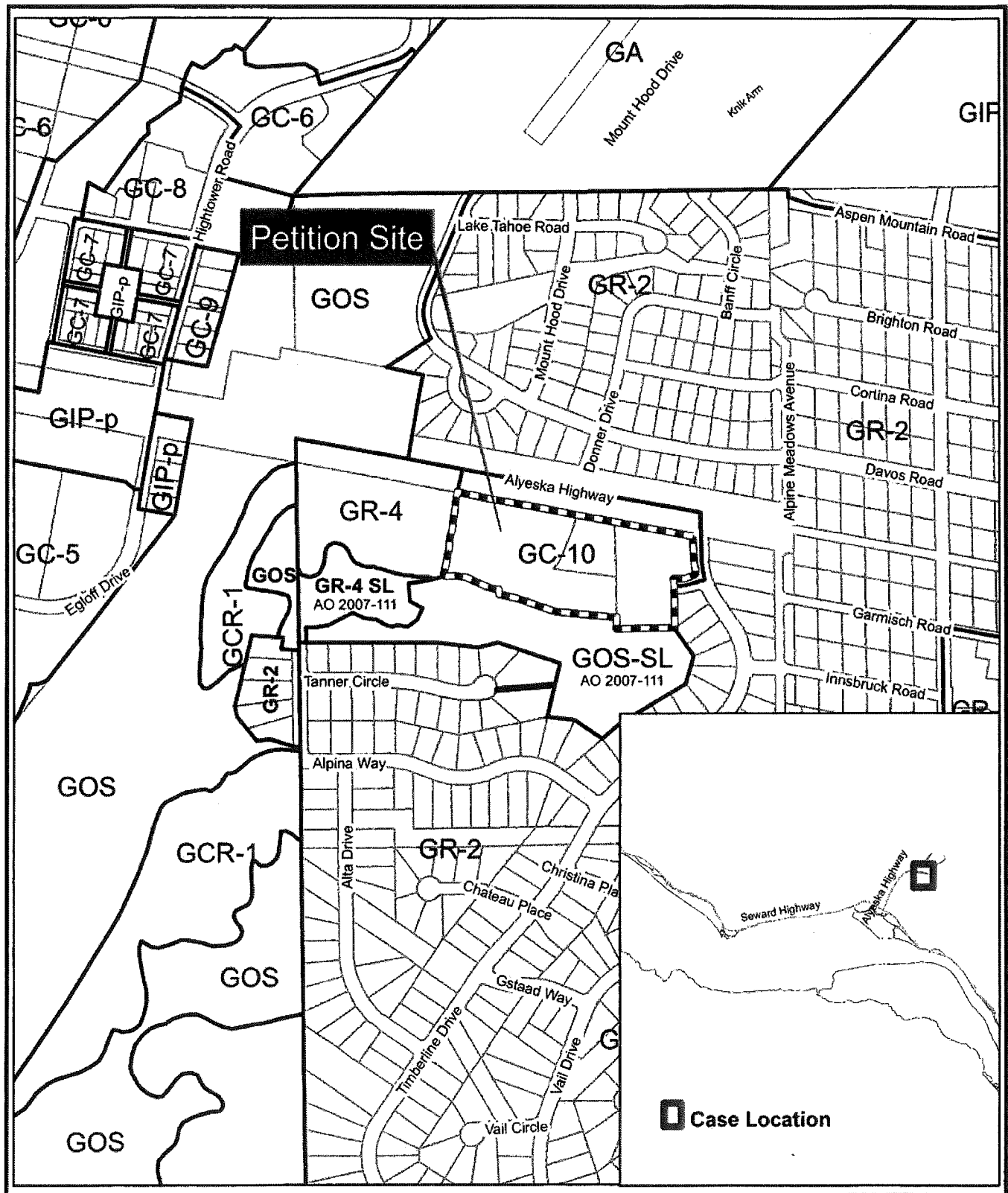
Exclusionary Note: It is the owners' responsibility to determine the existence of any easements, covenants, restrictions or right-of-way takings which do not appear on the recorded subdivision plat. It is the contractor's responsibility to check top of foundation grade and building setbacks in relation to lot lines and easements.

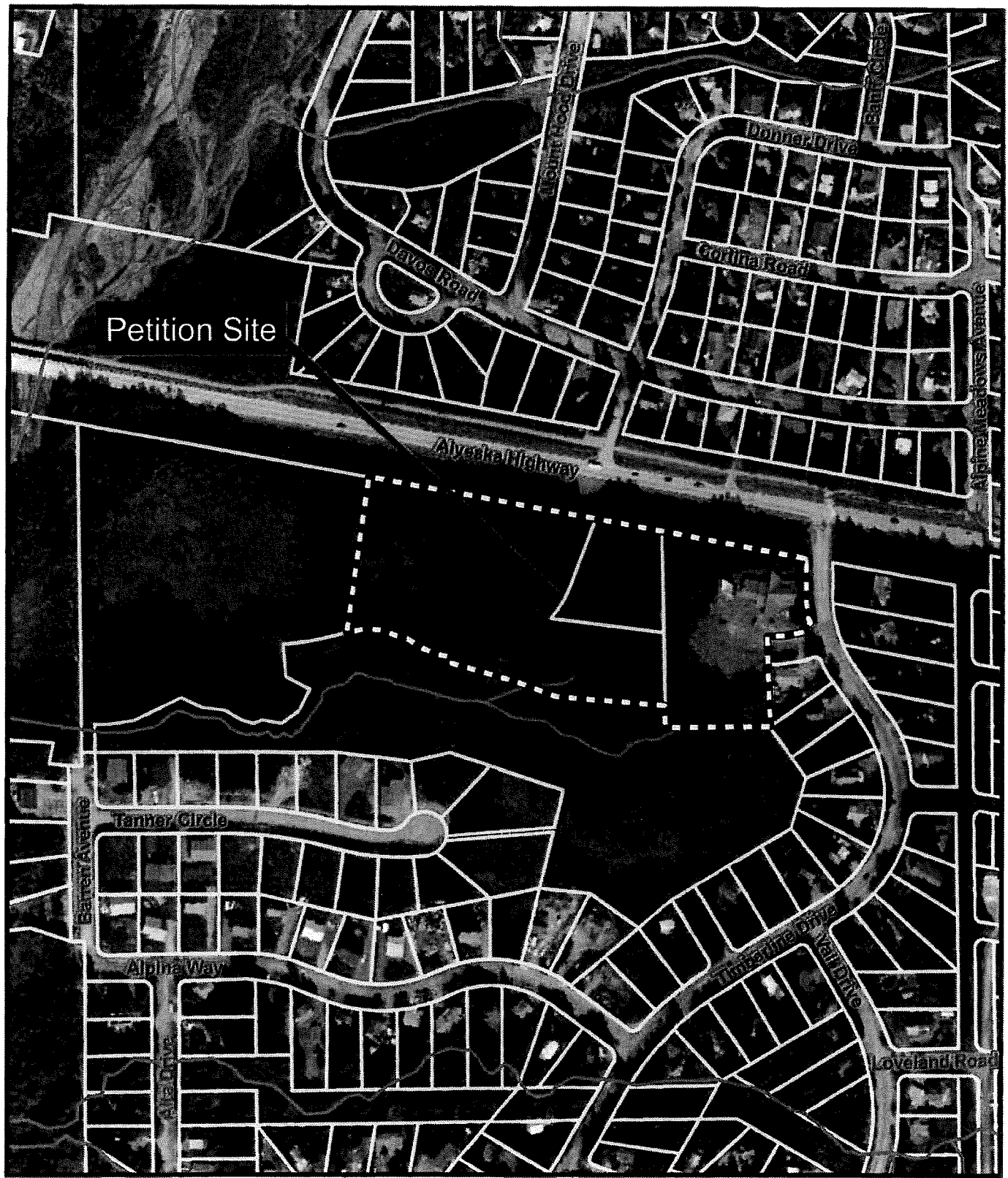


The Boutet Co.

601 East 57th Place, Suite #102
 Anchorage Alaska, 99518

PHONE (907) 522-6776 FAX (907) 522-6779





Project Narrative:

This application is for approval of Conditional Use Permit of gC-10 Commercial District use for a brewery in Girdwood. The proposed location is 2700 Alyeska Highway (the lot directly to the west and below the Girdwood Chapel at the corner of Timberline and the Alyeska Highway). The proposed lot would provide a prime central location for Girdwood Brewing Company LLC.

Girdwood Brewing Company LLC plans to open and operate a Brewery in Girdwood, AK in the fall of 2016. We will serve our award winning beers in a tasting area occupying 750sqft of the 3040sqft brewery within a 7200sqft structure. The adjacent 4160sqft floor space will be divided amongst 1920sqft of fitness/ rec facility and 2240sqft of residential space, both of which are permitted uses for the GC-10 zoning. The structure will be designed and built to comply with the Girdwood Land Use Regulations for Commercial Building Design Standards and will fit in with the mountain resort community aesthetic that Girdwood embodies. Construction will start in May 2016, with anticipated completion in the late fall.

Girdwood Brewing Company LLC will be centered around a community taproom concept with beer being served on draft in 4oz tasters and 12oz pours at the brewery during tasting room hours, noon – 8:00 pm; growlers and 5gal kegs will be available for purchase and consumption off site. Beer will also be self-distributed in kegs to local restaurants.

Breweries do not produce visual or noise impacts that would degrade a commercial district or the surrounding neighborhoods. Breweries are not bars or clubs. There are strict regulations governing their operations. Breweries cannot play live music, the taproom can only serve beer until 8:00 pm, and each patron is limited to 36oz of craft beer consumption per day on the premises. Girdwood is our home and we want it to stay a beautiful mountain town. We are committed to operating within all laws and regulations to ensure that we are good neighbors.

General Conditional Use Standards:

1. The proposed use is consistent with the comprehensive plan and all applicable provisions of this title and applicable state and federal regulations;

This project is in line with the goals and objectives of the Girdwood Area Plan, it stands to promote socioeconomic benefits by strengthening, diversifying, and expanding the Girdwood economy. It fits into the Land Use Regulations, takes advantage of views and solar exposure to the greatest extent possible, and has a pleasing mountain resort aesthetic. The use is consistent with all applicable provisions of this title as well as applicable state and federal regulations.

2. The proposed use is consistent with the purpose and intent of the zoning district in which it is located, including any district specific standards set forth in chapter 21.04;

This project meets all requirements of Title 21 Chapter 9 of the Anchorage Municipal Code Girdwood Land Use Regulations for the applicable GC-10 zoning requirements.

3. The proposed use is consistent with any applicable use-specific standards set forth in chapter 21.05;

This project conforms to the Girdwood Commercial Building Design Standards 21.09.080F as required per 21.09.040.C.2.j.iii

4. The site size, dimensions, shape, location, and topography are adequate for the needs of the proposed use and any mitigation needed to address potential impacts;

The proposed development will suite the intended use and allow for future expansion without the need to construct additional infrastructure.

5. The proposed use will not alter the character of the surrounding area in a manner which substantially limits, impairs, or prevents the use of surrounding properties for the permitted uses listed in the underlying zoning district;

The GC-10 district is undeveloped except for a Church to the East. This project will further strengthen the community vibe of this district and promote future responsible development.

6. The proposed use is compatible with uses allowed on adjacent properties, in terms of its scale, site design, operating characteristics (hours of operation, traffic generation, lighting, noise, odor, dust, and other external impacts);

This project will adhere to the Girdwood Commercial Design Standards and provide a visually appealing structure. The building is not close enough to any adjacent properties to limit views or solar exposure. The brewery will not generate any substantial noise, air, or water pollution. The operating hours of noon-8pm will ensure that we aren't open early or late enough to create a nuisance.

7. Any significant adverse impacts anticipated to result from the use will be mitigated or offset to the maximum extent feasible;

Girdwood Brewing Company LLC is committed to operating within all laws and regulations to ensure that we are good neighbors; Girdwood is our home and we want it to stay a beautiful mountain town. No significant adverse impacts associated with the use are anticipated. Should such issues arise, they will be mitigated or offset to the maximum extent feasible.

8. The proposed use is appropriately located with respect to the transportation system, including but not limited to existing and/or planned street designations and improvements, street capacity, access to collectors or arterials, connectivity, off-site parking impacts, transit availability, impacts on pedestrian, bicycle, and transit circulation, and safety for all modes; and

Glacier Valley Transit has a stop just up the highway at the Timberline intersection. With it's central location, Girdwood Brewing Company will likely attract bicycle and foot traffic. Pedestrian crossing is accessible at the Timberline intersection; however, there are no pedestrian trails or sidewalks on the South side of the Alyeska Highway, but the shoulder is of sufficient width for foot and bike traffic. As such, there may be some changes to established traffic or pedestrian circulation patterns. Sufficient off-street parking will be provided on-site.

9. The proposed use is appropriately located with respect to existing and/or planned water supply, fire and police protection, wastewater disposal, storm water disposal, and similar facilities and services.

This project includes the drilling of a well for water supply purposes. Adequate access will be provided for emergency vehicles. Tie-ins to the sewer system, gas pipeline and electrical grid are available adjacent to the site, extensions will be constructed as part of this project.

Specific Conditional Use Standards:

21.09.080F Girdwood Land Use Regulations Commercial Building Design Standards

F. Commercial, Resort and Public/ Institutional Building Design Standards

1. Applicability

a. Development of any structure containing a use categorized in table 21.09-2 as a community or commercial use shall, except as specifically provided herein, comply with the standards of this subsection. Where a structure contains both residential and commercial uses, the standards of this section shall apply.
The Commercial Building Design Standards are applicable per 21.09.040.C.2.j.iii

b. The following community uses shall meet the industrial building design standards in subsection 21.09.080G. below rather than the commercial, resort, and community building design standards of this section: aircraft repair, aircraft storage hangar, aviation services, utility facility, and utility substation.
N/A

2. Building Style, Massing and Size

a. Mountain Building Style – Intent

The design of new buildings shall have the appearance of structures appropriate for Girdwood's climate, mountain valley setting, and small western mining town character. Commercial and resort buildings shall utilize a mountain style defined primarily by the materials, roof pitches, use of porches, and street treatment as set forth below and in section 21.09.070F.

The building design will have the appearance appropriate for Girdwood's climate and mountain valley setting via the use of wood, stone, and metal for exterior finishes.

b. Residential Building Style – Intent

New buildings in the old and new Girdwood townsite commercial areas shall have a residential character, even though the zoning permits and encourages commercial uses. Building forms and detail elements shall have predominantly pitched roofs, porches, traditional rectangular windows with a vertical orientation (on the ground floor), avoidance of blank walls or materials associated with industrial uses. Buildings shall consist of relatively small, human-scaled or appear to be an aggregation of smaller, simpler forms. Residential apartments on upper stories are encouraged.

N/A

c. Mass

The mass of a single building or group of buildings shall be organized so it appears to be an arrangement of smaller-sized connected structures. Upper level residential floors may be incorporated into the roof form to reduce the apparent height and mass of buildings.

The building design is intended to reduce the mass of the building and give the appearance of an arrangement of smaller connected structures by incorporating a multilevel roofline and building offsets.

d. Scale and Size

No wall shall be longer than 42 feet without a change or alteration in alignment of at least four feet in depth from the plane of the referenced wall. For building sides longer than 64 feet, the combined length of the segments not in plane with the primary wall plane of the building side shall equal at least one-third of the building side length. Curved walls that include a change in wall plane of at least four feet depth in 40 feet of wall length shall satisfy this requirement. Where two arms or elevations of a building are separated by a change in wall plane of six degrees or more, these shall be considered as separate building sides for the measurement purposes of this provision.

Wall popouts of 4' in depth are incorporated into both sides of the building for 1/3rd of the building side length.

e. Building Façade Elements

Windows on the ground floor shall be rectangular and vertically oriented, and recessed into the exterior wall or window trim, rather than appear as continuous areas of glass flush with the wall plane. Balconies shall be recessed or covered. There shall be trim around openings and windows. Exterior corridors to upper floor room entrances are prohibited for buildings with more than eight dwelling units.

Windows on the ground floor are rectangular.

f. Store Fronts**i. Design Elements**

The front facade for all retail/commercial uses shall be organized to display merchandise in visible and attractive ways. This requirement shall be met by providing:

- (A) Horizontal and vertical mullions and sashes to subdivide the windows into smaller panes;
- (B) Sturdy and weather resistant storefront base materials;
- (C) One or more angled windows, such as bay windows, or recessed doorways; and

ii. Entries

Entries extending from the main facade, such as arctic entries, are permitted where these areas are designed as an integral part of the structure and do not impede pedestrian movement along the building façade.

iii. Glass Windows

Except for the gC-4 district, commercial buildings shall have a high percentage of glass windows with interior views in the facades, as specified below.

- (A) Retail/bar/restaurant uses at ground floor: At least 50 percent glass.
- (B) Retail/commercial use with a sideyard entrance, the portion of the store facing the street: At least 50 percent glass designed as display windows.
- (C) Ground floor offices facing streets or pedestrian areas: At least 30 percent glass.
- (D) Ground floor of grocery store facing streets, pedestrian areas or major parking lots: At least 50 percent glass.

Windows are strategically located to allow the brewing equipment to be visible from the outside and to provide natural light inside the brewery. Windows in the taproom are arranged to maximize mountain views and solar exposure and provide the required 50 percent glass. The storefront base material is constructed of sturdy, weather resistant stone and/or metal.

3. Roof Form

a. Pitch

Roofs visible from a public way shall be primarily pitched. The pitch for the primary roof structure shall be between 8:12 and 12:12, but may be as shallow as 5:12, as long as the eave overhangs are at least two and one half feet. Segments of the roof may be flatter or steeper slopes, however, to achieve a specific design effect. Wherever a portion of the roof has a shallower pitch than the standard, or if it is flat, provision shall be made to avoid glaciation.
The roof pitch is 6:12

b. Flat Roofs

Flat portions of roofs shall have distinctive cornice features, to create visual interest and provide sufficient overhang to protect walls from the weather. Large visible flat roof forms shall step or be broken by dormers. Design elements may also be used on flat roofs to create the appearance the building has a pitched or shed roof. The canopy sheltering cars at fueling stations may be flat but shall have distinctive cornice detailing. Fueling station canopies shall not be significantly larger and out of proportion to the fueling station building.
N/A

c. Overhangs

Roof overhangs shall be sufficient to provide weather protection for building walls. Overhangs on the gable end shall be a minimum of 12 inches. Overhangs on the eave ends shall be a minimum of 24 inches, except the upper eave end of a shed roof is not required to have an overhang. Solariums are exempt from this subsection.
Gable overhangs are 12", Eave overhangs are 36"

d. Snow and Rain Protection

Roof structures shall be designed to protect doorways, exterior stairs, balconies, vehicle service bays, and garage entrances from snow, ice and rain. Balconies shall be designed to avoid drainage onto other balconies or pedestrian spaces below.
Roof structures are metal and designed to protect doorways and garage entrances from snow, ice, and rain.

e. Roofing Materials

Roofing materials may be asphaltic shingle, metal, or built-up materials on flat sections. Brightly colored enameled, reflective metal, and wood shakes are prohibited roofing materials.
The roof is constructed of metal

f. Projections from Roofs

i. Location on Roof

Chimneys, flues, vents, and antennae shall penetrate the roof near a

ridgeline or only where protected from snow movement off the roof. Vent pipes shall be collected into orderly clusters or incorporated into chimney structures.

ii. Cladding Material

Chimneys and metal flue pipes shall be clad in wood, stone, or stone veneer.

N/A

4. Porches, Entrances, Arcades, and Roofed Walkways

A key element of Girdwood mountain style for commercial, community and resort buildings is the use of porches with shed roofs to define entrances. To the maximum extent feasible, all buildings shall utilize porches constructed in accordance with the following standards:

a. Landing Height

Where landings are used, they shall be a minimum of eight inches higher than adjacent walkways or streets.

N/A

b. Rails

Porch rails shall be semi-open and/or transparent. Details shall be consistent with other building detailing.

N/A

c. Entry Size

Building entrances shall be at least eight feet in width, weather protected, and well lit.

Arctic Entries are appropriately sized, weather protected, and well lit.

d. Arcades and Roofed Walkways

i. Relationship to Buildings

Arcades or roofed walkways shall be fully attached to the building front and be of uniform design along the street frontage. Arcades may vary and step along the street frontage with the line and style of the buildings to which they belong. Arcade form, width, scale, materials and colors shall be compatible the adjacent building.

ii. Relationship to Streets

A landscaped strip for snow storage at least eight feet in width shall be provided parallel to the arcade and shall separate it from the sidewalk edge.

iii. Upper Floor Buildable Area

After an administrative review and sign-off by the director, the upper story areas above the arcade may be enclosed as part of the building area. The director will review the proposal for conformity with design goals of this chapter and applicable Girdwood area plans.

iv. Clear Space

Arcades and roofed walkways shall have a minimum of eight feet clear space between arcade columns and the building wall. The arcade of a grocery store shall allow a minimum of 10 feet clear space. The arcade shall be continuous between all entrance/exit doors.

Arcades and Roofed Walkways

v. Columns

Arcade columns shall be in scale with the overall building but shall not obscure ground level storefronts from adjacent pedestrian areas.

vi. Roofs

Arcade and walkway roofs may be flat or sloped to complement other roof forms on the building, but the roof form shall be designed to provide adequate drainage and prevent snow dump, icicle build-up, or rainwater dripping over points of entry to the arcade or walkway. Canvas, metal, or acrylic awnings in lieu of structural covered walkways are not acceptable.

vii. Elevation above Grade

Arcaded or roofed walkways shall be elevated at least eight inches above grade.

viii. Pedestrian Scale Lighting

Arcade and roofed walkway lighting shall be adequate to provide for safety and aesthetic quality. Pedestrian scaled lighting, including but not limited to bollards, ceiling or post-mounted, or attached to the building, shall be required as part of the design of covered walkways. Light sources shall be shielded, recessed, and/or directed so glare is avoided.

Roofed walkways are attached to the building. Support columns are in scale with the overall building and located 8' from the building edge. The roofs are 6:12 pitch to match that of the building and prevent unexpected snow shedding.

5. Building Materials

a. Primary Building Materials

It is intended for wood and stone to be the primary exterior building materials. Vertical or horizontal patterns, rough or resawn wood, board and batten, and round or square cut logs are permitted. Stone is also permitted. Materials at the base of buildings shall be resistant to damage from snow or water.

Wood is the primary building material with weather resistant metal and/ or stone at the base of the structure for resistance to damage from snow and water.

b. Columns, Posts, and Beams

Primary exterior materials of columns, posts and beams shall consist of heavy timbers, peeled log poles, steel, concrete, or stone cladding, or a combination of these materials.

Columns are heavy timbers

c. Alternative Façade Materials

On multistory buildings, façade materials may include pre-cast concrete or plaster surfaces, if such surfaces are heavily ribbed, textured, architecturally treated to resemble natural materials, or brush hammered, and are colored to fit the overall building design and mountain setting.

N/A

d. Remodels

The architectural design and the materials used in an addition to an existing structure, or accessory structure, shall be compatible with the architectural style and building materials used in the existing structure, unless an entire facade is to be remodeled in a uniform architectural style.

N/A

e. Restricted Materials

No more than 20 percent of any given building facade may be composed of aluminum, untextured vinyl or plastic siding, T-111 siding, brick or exposed concrete. Stucco, treated or textured CMU, or simulated stone veneer may comprise up to 35 percent of any given building facade. No more than five percent of any given building facade may be painted brick.

N/A

f. Prohibited Materials

The following materials are prohibited:

- i. Shiny, reflective metal surfaces anywhere on the building;
- ii. Mirrored or highly reflective glass;
- iii. Untreated concrete or masonry;
- iv. Unstained or untreated wood, except for cedar and redwood; all other wood elements shall be treated with oil, stain, or other weathering agent, or painted to resist weathering and discoloration from water;
- v. Plywood siding without board and batten; and
- vi. White roof gravels.

N/A

6. Building Colors

a. Principal Colors

Principal colors on a building shall generally be natural color tones, such as browns, ochre yellows, tans, wood colors, green, rust, barn red and gray. White and cream shades of color are permitted on not more than 35 percent of each facade. Bright, primary colors are permitted on not more than 15 percent of each facade.

b. Trim Colors

Brighter colors than primary building colors are permitted for trim and highlight details, such as cornices, window frames, handrails, and entrance doors. Neon tubing or an equivalent illumination technique is prohibited as a building/roofline outline feature.

Natural color tones are used as the primary building exterior color

7. Accessory Elements

a. Parking

Detached garages, carports, and parking garages shall be designed with architectural elements and materials related to the principal commercial building or buildings, and shall be screened from view from public roads and primary common areas with landscaping and/or berming.

N/A

Additional Applicable Girdwood Land Use Standards:

Setback requirements per the Dimensional Standards Table 21.09-6 for GC-10:

front=25' from Alyeska Highway

side=20'

rear=20'

max bldg height =35'

max lot coverage=70%

dumpster screening per 21.09.070.O: durable, 3-sided enclosure consistent with the primary structures on the property

Snow storage per 21.09.070.K.1.b: snow storage=20% of parking area

Calculations for parking per 21.07.090 table 21.07-4: 14 required (3 for residential mixed dwelling, 7 for commercial fitness/ rec center, 4 for industrial general manufacturing), 28 provided

Minimum natural vegetation on lot per 21.09.070E.4.c table 21.09-10: 10%



AGREEMENT TO PROVIDE ACCESS

The Municipality of Anchorage, hereinafter the "Municipality," and Glacier View LLC, hereinafter the "Owner(s)," and Glacier View LLC, hereinafter the "Neighbor(s)," enter into the following AGREEMENT TO PROVIDE ACCESS (hereinafter "this Agreement") which shall become effective on the date the Agreement is fully executed. This Agreement shall run with the land and shall be binding on the Owner(s) and Neighbor(s) and their heirs, successors, and assigns.

The Owner(s) is/are a(n) Limited Liability Company, and Tim Cabana execute(s) this Agreement on behalf of the Owner(s) in the capacity of Owner/Manager and warrant(s) he/she/they has/have authority to execute this Agreement on behalf of the Owner(s).

The Neighbor(s) is/are a(n) Limited Liability Company, and Tim Cabana execute(s) this Agreement on behalf of the Neighbor(s) in the capacity of Owner/Manager and warrant(s) he/she/they has/have authority to execute this Agreement on behalf of the Neighbor(s).

The Owner(s) own(s) a parcel of real property described as: Alpine View Estates phase 3 tract B2A per plat 2014-38 parcel ID # 075-163-42-090, located in the Anchorage Recording District, Third Judicial District, State of Alaska, shown on the map attached hereto as Appendix A and referred to herein as the "dominant parcel." The Owner(s) desire(s) to utilize the dominant parcel for Proposed Hotel Site, and the Owner(s) must provide access to meet the requirements of the Anchorage Municipal Code.

The Neighbor(s) own(s) an abutting parcel of real property described as: Alpine View Estates phase 3 Tract B-2C per plat 2014-38 parcel ID# 075-163-44-000, located in the Anchorage Recording District, Third Judicial District, State of Alaska, shown on the map attached hereto as Appendix A and referred to herein as the "servient parcel."

In accordance with Title 21 of the Anchorage Municipal Code, the Owner(s) and Neighbor(s) covenant and agree to use the servient parcel to provide access for the use and benefit of the dominant parcel as shown on the map attached hereto as Appendix A. The above-described use of the dominant parcel shall not be altered or expanded in any manner that does not comply with requirements of the Anchorage Municipal Code. The above-described use of the servient parcels for access shall not be altered or restricted in any manner that does not comply with this Agreement and the requirements of the Anchorage Municipal Code. The above-described use of the servient parcel for access does not inure to the benefit of any other parcel.

This Agreement shall terminate upon the recording of a written release issued by the Municipality of Anchorage.

The Owner(s) and Neighbor(s) understand and agree that violation of this Agreement constitutes a violation of Title 21 of the Anchorage Municipal Code, and shall be subject to all penalties and remedies provided by law for such violation.

OWNER

By: Tim Cabana
Name: Tim Cabana
Title: Owner Manager Gladia View LLC
Date: 1-26-16

NEIGHBOR

By: Tim Cabana
Name: Tim Cabana
Title: Owner/Manager Gladia View LLC
Date: 1-26-16

OWNER

By: _____
Name: _____
Title: _____
Date: _____

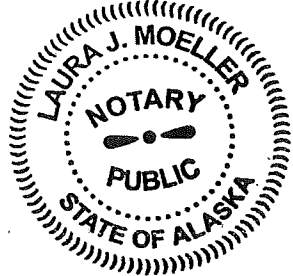
NEIGHBOR

By: _____
Name: _____
Title: _____
Date: _____



STATE OF ALASKA) ss.
THIRD JUDICIAL DISTRICT)

The foregoing instrument was acknowledged before me this 26th day of January,
20 16, by Tim Cabana, in the capacity of Owner/Manager



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

STATE OF ALASKA) ss.
THIRD JUDICIAL DISTRICT)

The foregoing instrument was acknowledged before me this _____ day of _____,
20____, by _____, in the capacity of _____.

Notary Public in and for Alaska
My commission expires _____

STATE OF ALASKA) ss.
THIRD JUDICIAL DISTRICT)

The foregoing instrument was acknowledged before me this _____ day of _____,
20____, by _____, in the capacity of _____.

Notary Public in and for Alaska
My commission expires _____



STATE OF ALASKA) ss.
THIRD JUDICIAL DISTRICT)

The foregoing instrument was acknowledged before me this _____ day of _____,
20____, by _____, in the capacity of _____.

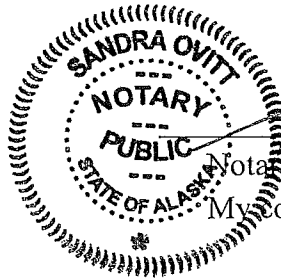
Notary Public in and for Alaska
My commission expires _____

MUNICIPALITY OF ANCHORAGE

By: Sonnet Calhoun Name: Sonnet Calhoun
Title: Land Use Plan Reviewer Date: 2/24/16

STATE OF ALASKA) ss.
THIRD JUDICIAL DISTRICT)

The foregoing instrument was acknowledged before me this 24th day of February,
2016, by Sonnet Calhoun, a Land Use Plan Reviewer
with the Municipality of Anchorage, on behalf of the Municipality of Anchorage.



Notary Public in and for Alaska
My commission expires July 26, 2018

After recording return to:

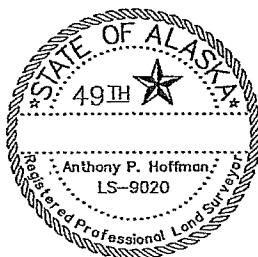
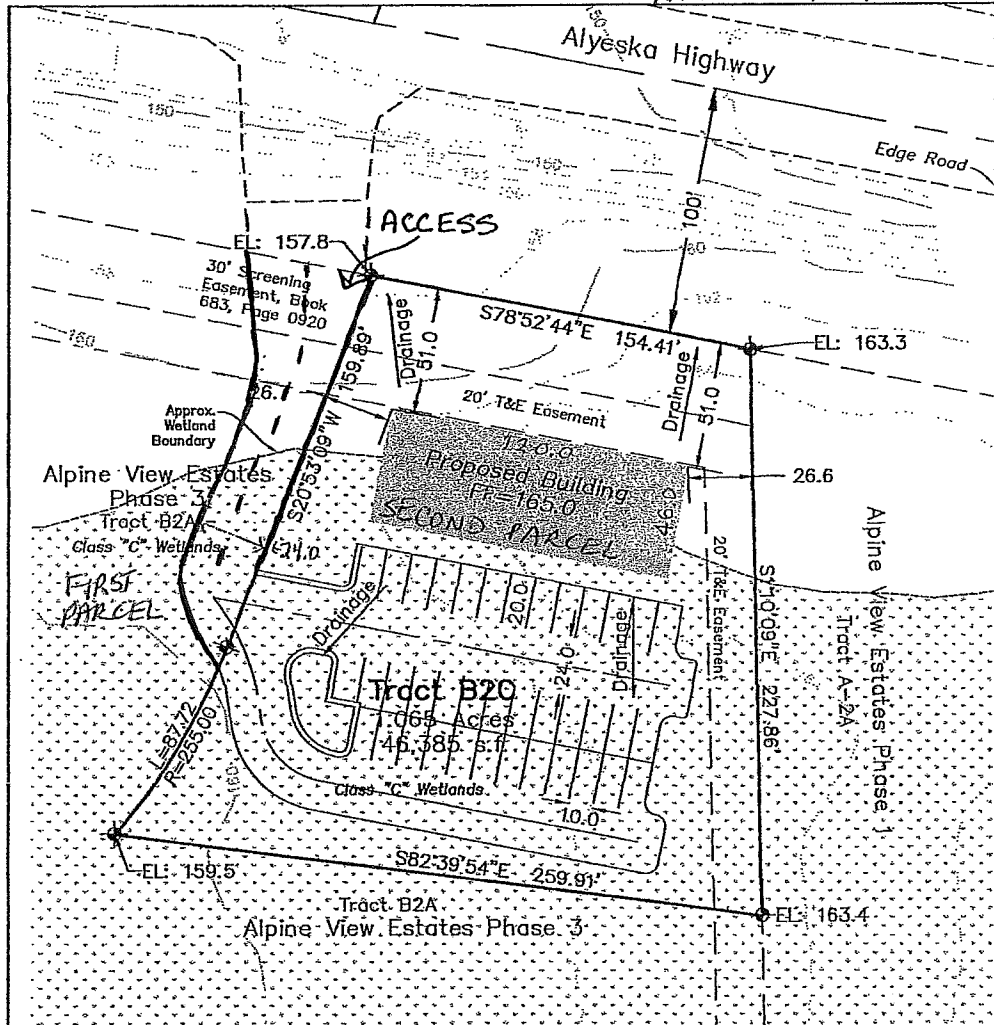
Municipality of Anchorage, Planning Department
Attn: Sonnet Calhoun, Land Use Plan Reviewer
P.O. Box 196650, Anchorage, AK 99519-6650

Reference Building/Land Use Permit:

C16-1041



APPENDIX A



Scale: 1"=50'

Notes

1. Vertical Datum is GAAB. Elevations are expressed in feet.
2. Basis of Bearings is per MOA plot 2014-38

Legend

End Monument per Plot 2014-38

Elevation EL: 130.2

Drainage Direction

Existing Paving

Drainage

Plot Plan Tract B-2C Alpine View Estates, Phase 3

Ordered By: **Tim Cabana** Date: January 24, 2016
Job No: Plot: 2014-38 Grid: SE4815 Drawn By: APH

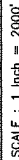
Survey Certification: The Boutet Company has conducted a physical survey of the property shown herein and certifies that the lot corners have been found or established as indicated, and that to the best of our knowledge and abilities, all dimensions have been measured true and correct.
Exclusionary Note: It is the owners' responsibility to determine the existence of any easements, covenants, restrictions or right-of-way takings which do not appear on the recorded subdivision plot. It is the contractor's responsibility to check top of foundation grade and building setbacks in relation to lot lines and easements.



The Boutet Co.

601 East 57th Place, Suite #102
Anchorage Alaska, 99518
PHONE (907) 522-6776 FAX (907) 522-6779

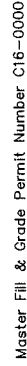
PAGE 5



1. SLOPES TO BE STABILIZED WITH VEGETATION, NO LATER THAN 10-10-2009.
2. ALL FILL SHALL BE PLACED IN ONE FOOT LAYS, MAXIMUM, AND COMPACTED TO 95% MAXIMUM AND 90% MINIMUM. THE MAXIMUM ALLOWABLE SETBACK SHALL BE 10 FEET.
3. MATERIAL WITH A MAXIMUM DIMENSION GREATER THAN 12 INCHES SHALL BE BURIED OR PLACED IN A SUBGRADE.
4. PER WA 210.0311(1), THE TOP OF FILL SLOPES SHALL BE MADE NEARER TO THE SITE BOUNDARY LINE THAN ONE-HALF THE HEIGHT OF THE SLOPE WITH A MINIMUM OF TWO (2) FEET AND A MAXIMUM OF FOUR (4) FEET.
5. THE CONTRACTOR SHALL SUBMIT A CONSTRUCTION PLAN AT THE START OF WORK, FIFTY PERCENT (50%) COMPLETED, AND HUNDRED PERCENT (100%) COMPLETION AND AT SIGNIFICANT STAGES OUTLINED BY THE CONTRACT.
6. FILL SLOPES SHALL NOT BE CONSTRUCTED ON NATURAL SLOPES STEEPER THAN 1 UNIT VERTICAL IN 2 UNITS HORIZONTAL (50% SLOPE). WHERE SLOPES ARE STEEPER THAN 1 UNIT VERTICAL IN 3 UNITS HORIZONTAL (33% SLOPE), THE SLOPE SHALL BE INSTALLED AT LEAST TO FIVE FEET.
7. THE HEIGHT OF OPERATION SHALL BE BETWEEN 7:00 AM TO 5:00 PM, NON-SAT.
8. NORTHWEST GEOLOGICAL ENGINEERING AND TERRA INT'L SHALL PERFORM THE REQUIRED TESTING FOR FILL OPERATIONS PER BO TABLE T701 WHICH REQUIRES CONTINUOUS INSPECTION DURING FILL.
9. MATERIAL HAULED TO THE PROJECT SITE WILL BE TYPE 1 1/4" FROM THE PORTAGE GRAVEL SOURCE.
10. MATERIAL HAULED FROM THE PROJECT WILL BE EXCESS CUT FROM THE SITE DRAINAGE AND WILL BE PLACED IN THE PORTAGE GRAVEL SOURCE.
11. CONCRETE ROSTER SHALL BE QUALITY, STANDARD HIGHWAY SOUTH, ALASKA HIGHWAY TO PROJECT.
12. QUANTITIES OF MATERIAL SHALL BE LIMITED TO 100 CUBIC YARD MAX.
13. PER WA 210.0311(12), THE TOP OF CUT SLOPES SHALL NOT BE MADE NEARER TO A SITE BOUNDARY LINE THAN ONE-HALF THE HEIGHT OF THE SLOPE WITH A MINIMUM OF TWO (2) FEET AND A MAXIMUM OF FOUR (4) FEET.
14. INTERCEPT FOR DRAINAGE SHALL BE 10 FEET. THE SETBACK MAY NEED TO BE INCREASED FOR ANY CONSTRUCTION OF DRAINAGE.
15. THE CONTRACTOR SHALL MAINTAIN OPEN AND UNOBSTRUCTED ROADS DAILY UNTIL REQUIRED TO BE COMPLETED.
16. THE CUBANA HAS HIRRED TERRA FIRM AND FIRM SHALL BE PLACED ON FROZEN NATURAL ICE.
17. SPECIAL INSPECTIONS SHALL FOLLOW THE REQUIREMENTS OF THE 3D-SCALE 10' STAKE SYSTEM OF WAY.
18. MAINTAIN MAXIMUM SIX AND TWO POSITIVE DRAINAGE PATTERNS AWAY FROM THE BUILDINGS IN AREAS WHERE THERE ARE BUILDINGS.
19. ALL GROUNDWATER EXPOSED BELOW THE BUILDING FOOTPRINT SHALL BE REMOVED AND DISPOSED OF OFF-SITE. THE EXPOSED GROUNDWATER EXTERIOR AT THE SPECIAL INSPECTION SHALL BE REMOVED AND DISPOSED OFF-SITE. THE EXPOSED GROUNDWATER EXTERIOR AT THE SPECIAL INSPECTION SHALL BE REMOVED AND DISPOSED OFF-SITE.
20. THE CONTRACTOR SHALL MAINTAIN OPEN AND UNOBSTRUCTED ROADS DAILY UNTIL REQUIRED TO BE COMPLETED.

1. ITEMS MARKED WITH AN "X" REQUIRE INSPECTION BY A SPECIAL INSPECTOR.
2. TESTING AND INSPECTION REPORTS SHALL BE SUBMITTED TO THE ARCHITECT-ENGINEER.

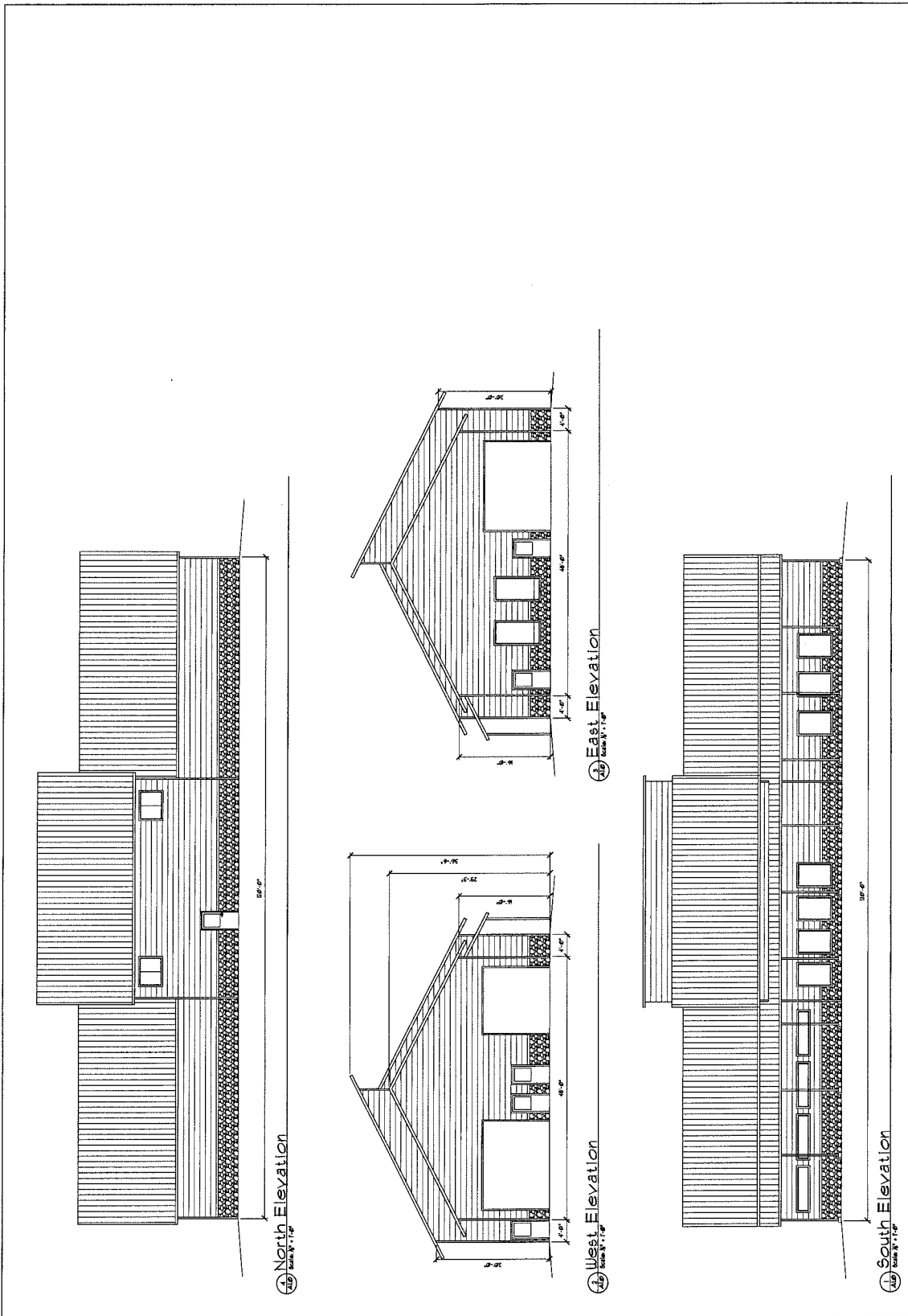
BUILDING OFFICIAL, OWNER, AND CONTRACTOR		PERIODIC INSPECTION
SPECIAL SOIL INSPECTION & TESTING SPECIFIC (IBC 704.7 & TABLE 704.7)		CONTINUOUS INSPECTION
VERIFICATION AND INSPECTION TASK		
1. VERIFY MATERIALS BELOW FOOTINGS ARE ADEQUATE TO ACHIEVE THE DESIGN BEARING CAPACITY.		X
2. VERIFY EXCAVATIONS ARE EXTENDED TO PROPER DEPTH AND HAVE REACHED PROPER MATERIAL.		X
3. VERIFY PROPER MATERIALS, SIZES AND PLACEMENT OF REINFORCING BARS ARE USED.		X
4. VERIFY USE OF PROPER MATERIALS, SIZES AND LIFT THICKNESSES DURING PLACEMENT AND COMPACTION OF CONTROLLED FILL.		X
5. PRIOR TO PLACEMENT OF CONTROLLED FILL, OBSERVE SUBGRADE AND VERIFY THAT SUE HAS		X



TRACT B-2C
NEW ESTATES, PHA
GRADING PLAN

SHEET	C1 OF 1	DESIGNED BY	DWG NO.	DATE	REVISIONS	BY CHKD
		FILL GREENWOOD BREWERY				
		JOB NO.	CASE:	DATE:		
		IN-005	N/A	MAR 2016		
		SCALE:	NOZZLE:	T=20"		
		VERT:	SE 4918			

IF THIS SHEET IS LESS THAN 22"x34" IT IS A REDUCED PRINT - SCALE ACCORDINGLY



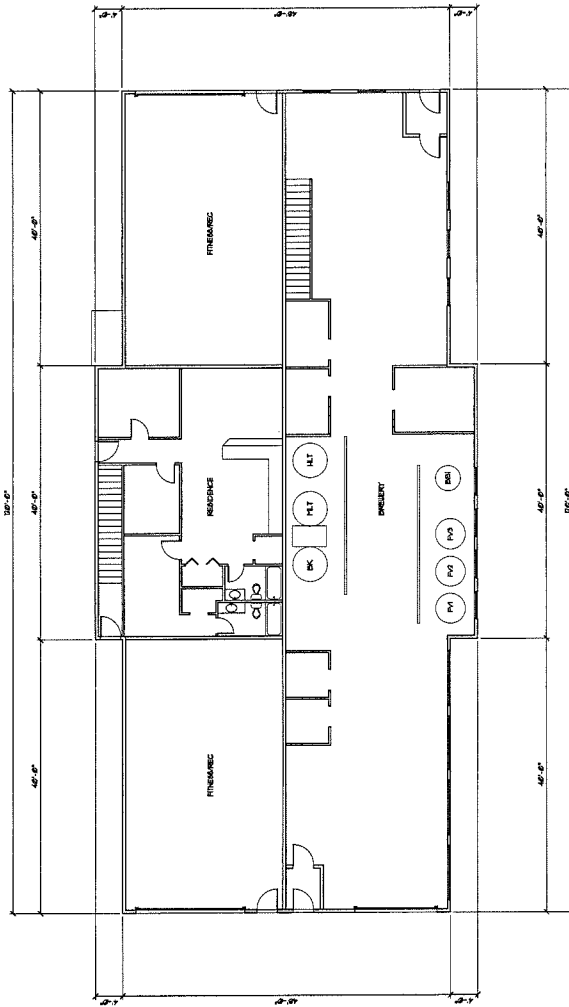
Girdwood Brewery
Girdwood, Alaska

Oien Associates, Inc.
Construction Management, Engineering, Inspection
14000 Highway 97N, Suite 100
Eagle River, AK 99577
Phone: (907) 654-8501
Fax: (907) 654-8508
Email: info@oien.com

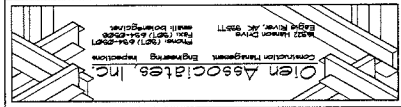
SHEET NO.		A1.0	
SHEET TITLE:		ELEVATIONS	
JOB NO.	450043	DATE	3/2/06
DATE		REVISION	
BY		DATE	
NO.	REVISION	DATE	

IF THIS SHEET IS LESS THAN 22"x34" IT IS A REDUCED PRINT - SCALE ACCORDINGLY

1 First Floor Plan
Scale: 1/8" = 1'-0"



Girdwood Brewery
Girdwood, Alaska



NO.	REVISION	DATE

JOB NO. 00000
SHEET NO. 00000
DRAWN BY 00000
CHECKED BY 00000
DATE 00000

SHEET TITLE
FIRST FLOOR PLAN

SHEET NO. A1.1

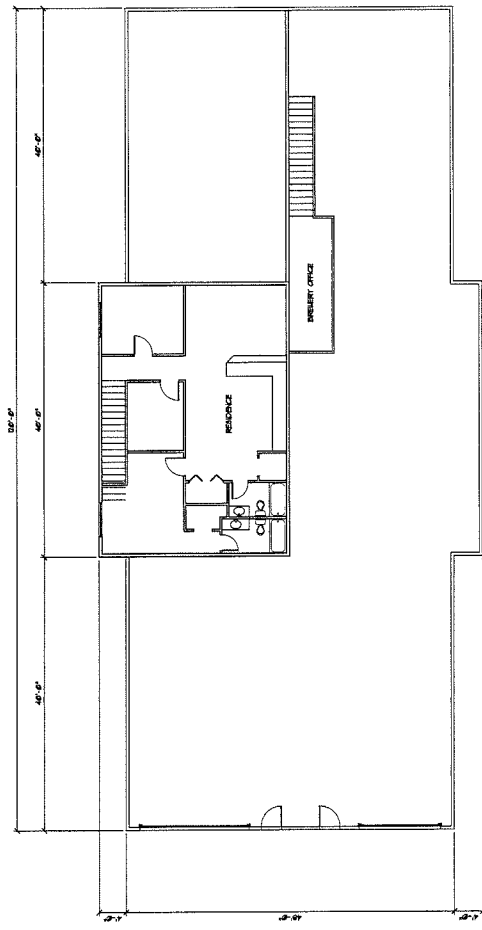
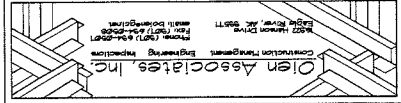
SHEET NO. A1.2

PROJECT TITLE
GIRDWOOD BREWERY

DATE
REVISION
NO.

DATE	
REVISION	
NO.	

Girdwood, Alaska
Girdwood Brewery

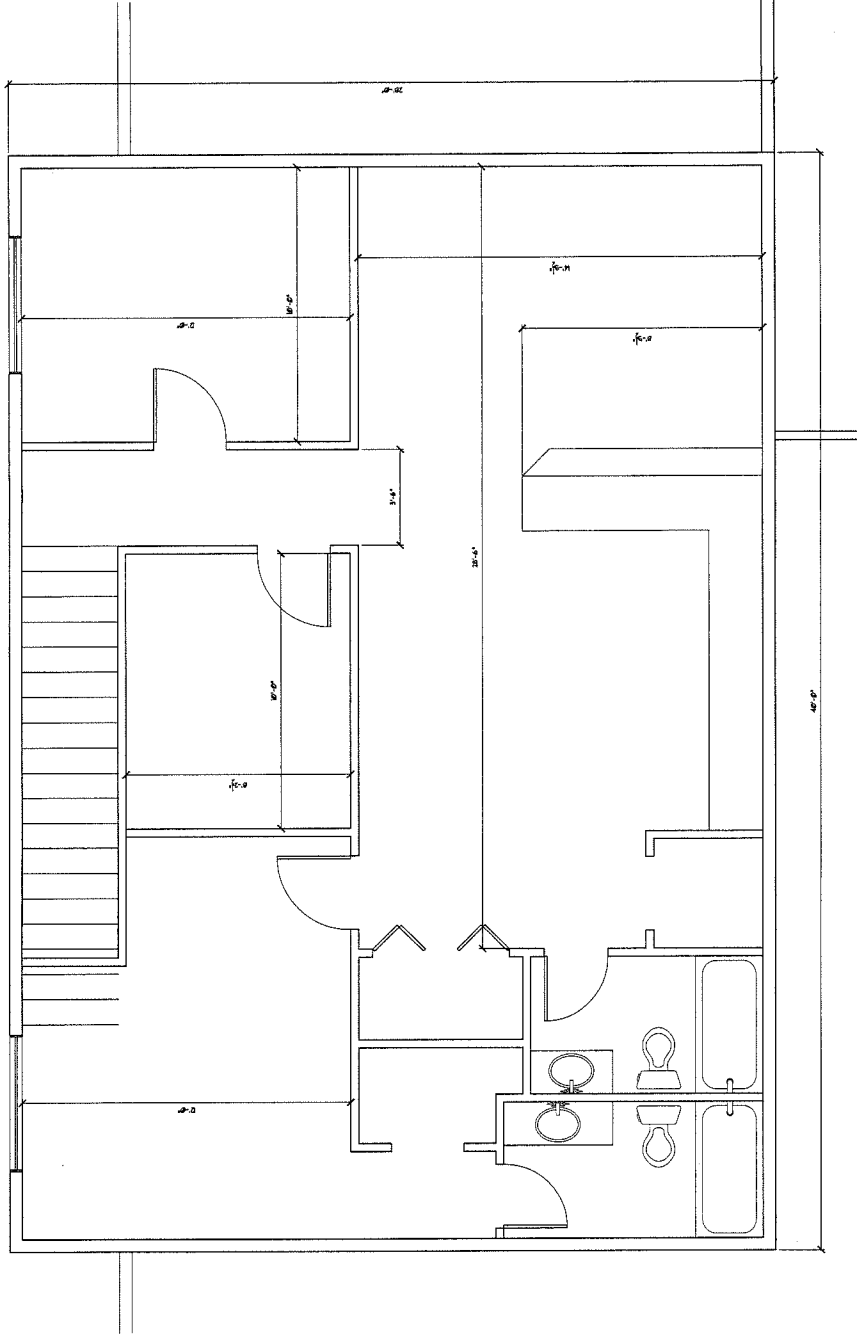


2. Second Floor Plan

IF THIS SHEET IS LESS THAN 22"x34" IT IS A REDUCED PRINT - SCALE ACCORDINGLY

IF THIS SHEET IS LESS THAN 22"x34" IT IS A REDUCED PRINT - SCALE ACCORDINGLY

Second Floor Plan



SHEET NO. A1.3

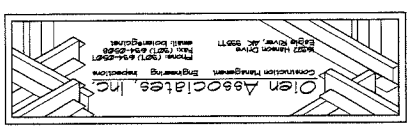
PROJECT TITLE: GIRDWOOD BREWERY

DESIGNED BY: [Name]

CHECKED BY: [Name]

DATE: [Date]

Girdwood Brewery
Girdwood, Alaska



Girdwood Brewing Company- LUC Community Meeting Summary:

- a. A community meeting was held March 14, 2016 @ 7pm in the Girdwood Community Room, 250 Egloff Drive, see LUC Meeting Minutes for a detailed summary.
- b. Informational letters were mailed on Feb 19, 2016 to all properties within 500ft (99 total properties).
- c. 49 citizens of Girdwood attended the meeting.
- d. No major concerns were voiced, the community voted 49-0 in favor of LUC/GBOS submitting a Letter of Non Objection to the P&Z/Assembly.

Girdwood Land Use Committee Meeting on March 14, 2016 Draft Meeting Minutes

Announcements:

GBOS/Land Use Committee Quarterly meeting will be held on Monday, March 21 at 6PM in the Girdwood Community Room.

Agenda Item LUC 1603-01:

Call to order 7:05PM, Brian Burnett

March Meeting Agenda Approved with removal of item 1601-05 from Old Business

February Meeting Minutes approved with change

Special February Meeting Minutes approved with no changes

LUC Officer reports

Brian Burnett states that he has no specific information on the Alyeska Resort Heli Pad Safety Plan. Pad is in operation and signage is complete. There are no safety implications to pedestrians on the path nearby as long as they observe the signs at the heli pad.

Agenda Item LUC 1603-02: Public Comment

Tim Cabana 783-3297 states that he has been following up on concerns about Land Use Regulations in Title 9 of Chapter 21. Since put in place, no commercial buildings have been built due to many roadblocks that make construction prohibitive, including areas of: Allowed Uses, parking, etc. He requests that others who are interested can work with him on revisions.

Marco Zacarro adds that there is lots of work to be done on Chapter 9 to make it a less onerous process.

Currently cost-prohibitive for small projects to work through the process for elements that do not add value to the end-product. MOA planning has offered to set up work sessions to address making changes.

Lewis Leonard asks Marco to provide list of items that need to be dealt with.

Jerry Fox states that if LUC and GBOS approve changes, it is likely that Assembly will follow direction of the community. This item is to be added as a continuing item on LUC monthly agenda and Jerry Fox, Land Use Supervisor will be involved in upcoming work on this project.

Agenda Item LUC 1603-03: Committee reports:

Trails Committee Report (Brian Burnett)

At the Trails Committee meeting on March 1, Alyeska Ski Club formally adopted the Beaver Pond Trail. Brian stated that volunteer work will likely be the primary method for trail brushing in the future.

Summer Trail work by SCA will begin in mid-June and will last 3 weeks, ending on Forest Fair weekend.

Priorities for this group will be trail tread work on the Beaver Pond Trail.

Trails Committee be working on the Tiny Creek bridge on the Athabascan Trail behind the school.

The Forest Service is working on the lower valley Iditarod Trail, Trails Committee is looking forward to working with them on this project also.

Girdwood Trails Plan project is on going, document will guide trail work in the future 10 years and should be part of the Area Plan Update.

Hand tram kiosks are built and will be installed near each tram terminal this summer.

Next meeting is April 5 at the USFS office.

Girdwood Area Plan Review Committee (Diana Livingston & Lewis Leonard)

Kicking off this project with Hal Hart, the new MOA planner with tour of Girdwood soon and gathering materials, with writing of document in 2017. Lewis Leonard and Diana Livingston ask to attend tour. Currently planners are working on Anchorage Bowl update.

Girdwood Land Use Committee Meeting Agendas and minutes are available on line: <http://www.muni.org/gbos>



Cemetery Committee (Tommy O'Malley)
Tommy and Kyle working with CRW engineering for RFP for feasibility study.

Old Business:

Agenda Item LUC 1503-07: Update on Law Enforcement Ordinance.

Kyle Kelley provided update. GBOS put forward proposition for April ballot to give police powers to GBOS. In order to negotiate with any policing authority, need to have power given from voters. Specific language in ordinance is posted on the GBOS website: www.muni.org/gbos

Alaska State Troopers will only work on the highway and will not do neighborhood patrols after July 1. State funding to AST has been cut recently, and in addition, federal transportation safety grants also have been cut, resulting in additional reductions in trooper staffing.

Kyle reviewed other options that have been reviewed by GBOS and the Public Safety Task Force:

Contracting Alaska State Troopers

Joining service area for Anchorage Police Department

Contracting with Whittier Police Department. This option was the one most favored at public town hall meeting.

At 7PM on March 28 in the Community Room, Girdwood Rotary will host info session on policing. This will also be an opportunity to meet candidates running for Jennifer Johnston's Assembly seat and to meet candidates for GBOS seat C.

Jerry Fox adds that an element that has recently come up is that special alcohol permits have to be approved by law enforcement authority. Currently uncertain who would sign these after troopers are no longer responsible within Girdwood neighborhood. This impacts Forest Fair permitting and special alcohol permits for the resort for events such as Fiddlehead Festival, Spring Carnival, Blueberry festival. There are also concerns about liability to Girdwood Parks and Rec for Forest Fair.

Group discusses maximum cost if this is voted in. Kyle states that the tax cap is 6 mills, so 2 mills is the max they can go.

Agenda Item LUC 1601-06: Status update on GBOS Resolution of Support for Commercial Marijuana Application Process.

This is follow-up from last meeting, to provide clarity to MOA Planning Department for process.

Marco states that applicants must notice public meeting 21 days in advance of meeting, and can't apply for permit until after the meeting has taken place. This flips the usual chain of information, whereby the planning department provides the permitting packet to LUC. In addition, the process continues from the neighborhood council meeting and then to planning. He is concerned that there may be substantive changes in this part of the process, and that projects could be changed at this level, without a responsibility to bring the revised plan back to the community for approval.

Kyle states that planning department will advise Girdwood staff, and staff can call petitioners back for follow-up community meetings. The process is new and not completely clear. Brian Burnett states that LUC needs stay on top of this to be sure the public is advised and doesn't get something other than what they provided approval for.

Agenda Item LUC 1602-04: Girdwood Brewing Company, Request for LUC Non-objection to Conditional Use Permit, Brett Marengo, Rory Marengo and Josh Hegna to present.

Josh Hegna provides overview of craft brewery, with strict municipal guidelines:

36 oz total is max to be served per individual at the tasting room; business closes after 8PM, no music, no tv. Brewery will be great local attraction, create a few jobs, small tourist attraction. Positive economic benefit to community.

Negative impacts are possible foot traffic across Alyeska Highway at an area without a crosswalk.

Possible failure of business could lead to other general manufacturer in that site, but they would also need to go through the public process in order to move in.

Road development plan in place.

Group has already reached out in many ways (email, in person, via phone, etc) to nearby land owners. Overall feedback is positive.

Public comments following presentation are positive. Group is praised for being proactive in explaining the plan and have been good neighbors.

Lewis Leonard asks if there are plans for kegging and distribution. Their plan is to self-distribute locally and perhaps bottle beer later on. Production capacity anticipated to be about 1000 barrels/yr in the future.

Final assembly meeting on text amendment is TUE March 22 in the Loussac Library Assembly Chambers. Group requests that people attend to show their support for the brewery project. Group is still completing process for text amendment to allow general manufacturing on commercial zoned land. Their item has been caught behind commercial marijuana projects, and has been slowed in the system.

Motion:

Girdwood Land Use Committee moves to recommend that the Girdwood Board of Supervisors write a Letter of Non-Objection for Girdwood Brewing Company LLC for a conditional use permit required per the AMC Title 21.09, Girdwood Land Use Regulations, Table 21.09-2 requirement for development of GC-10 land for General Manufacturing use.

Non-Objection is based on the following:

A craft brewery would be a new small business in Girdwood that benefits the local community and its visitor based economy and should be promoted.

Breweries are considered "general manufacturing in the Anchorage Municipal Code.

The proposed development will adhere to the Girdwood Commercial Building Design standards per section 21.09.080F.

The CUP Application is to be submitted to the Planning and Zoning Commission by March 29, 2016 for consideration at the June 6th meeting.

Any findings and/or recommendations from the Planning and Zoning Commission shall be incorporated in the building design.

Motion by Lewis Leonard, 2nd by Tim Cabana

49 in favor

0 opposed

2 abstain

Motion passes.

Agenda Item LUC 1602-05: Girdwood Trails Committee request for LUC motion to support GBOS Resolution for work on the lower Iditarod Trail. Brian Burnett presents outline of the project produced by Alison Rein of the Chugach National Forest. Plan is to work on the lower portion of the Iditarod National Historic Trail (INHT) in 3 phases, beginning at the south end near the railroad and ending near the community center. GBOS has sent 3 resolutions in support of various aspects of the INHT project in the last 10 years. This portion of the trail is now platted and dedicated and work can begin to improve the trail alignment and tread.

Diana Livingston added that this item was brought before the Heritage Land Bank Advisory Council at their meeting on March 10 and passed unanimously.

Motion

Girdwood Land Use Committee moves to recommend that the Girdwood Board of Supervisors write a Resolution of Support for work on the lower portion of the Iditarod National Historic Trail (INHT) as the INHT is an important part of our history, is a connector trail loop, and is a connector of the new and old town sites. Trail work represents a multi-agency partnership among the US Forest Service, Chugach State Parks, Alaska Railroad, Department of Transportation and the community.

Motion by Diane Powers, 2nd by Lewis Leonard

19 in favor

0 opposed

2 abstain

Motion passes.

Agenda Item LUC 1602-07: Ski Inn Major Site Plan Review, Jeremy Ceruti and Marco Zaccaro to present. Marco Zaccaro states that the Ski Inn is looking for a support from LUC for a Letter of non-objection from the GBOS for major site review of the former Alta House building. Major site review is required because the plan is to change the building use from 1st floor commercial, 2nd and 3rd floors residential to 1st and 2nd floors

commercial, 3rd floor residential. Change in use also has changed parking requirements and snow storage requirements. Discussion regarding issues regarding parking in Town Square area and inconsistencies in Title 21 as it relates to this.

Motion:

Girdwood Land Use Committee recommends that the Girdwood Board of Supervisors write a Resolution of Support for approval of Major Site Plan Review for the Ski Inn as presented at the Regular Land Use Committee meeting on March 14, 2016.

Motion by Lewis Leonard, 2nd by Brian Burnett

15 in favor

0 opposed

2 abstain

Motion passes.

New Business:

Agenda Item LUC 1603-04: Topics for the GBOS/LUC Joint meeting. Current draft agenda includes:

Construction projects scheduled for 2016

Commercial marijuana permits

Conditional Use Permit handout

LUC Adds to the agenda:

Marijuana Commercial Application handout

Title 21, Chapter 9 review

Agenda Item LUC 1603-05: Review of materials required and timeline for LUC review of Conditional Use Permit, Vacating of Rights of Way and Easements (Lewis Leonard).

Lewis Leonard presents that a brochure needs to be created to hand to petitioners who will seek conditional use permits to outline and clarify the application process, what materials are needed and when they will be needed.

It seems this is also needed for the marijuana retail application.

Agenda Item LUC 1603-06: Marijuana License Applications

Kyle Kelley presents that final marijuana licensing was passed by the Anchorage Assembly on February 23, addressing the cultivation, manufacturing, testing and retail of marijuana. It is a special land use permit. Process is to be:

LUC meetings x 2 (1st is introduction, 2nd is specific plan and requires public vote)

GBOS meetings x 2 (1st is introduction, 2nd is specific plan and requires Resolution of Support to come from GBOS)

If approved by LUC and GBOS, item is forwarded to the Anchorage Assembly for approval.

Specifics of how this will be structured is not clear, as Assembly will likely pass over to Planning and permitting for review).

In Girdwood, most of petitions are expected to be related to retail applications as almost no space is zoned appropriately for cultivation.

At the Assembly meeting on Feb 23, the Assembly voted to bring lower distance restrictions and relax method of measuring distances, which is now allowing for more possible retail locations that previously identified.

Agenda Item LUC 1603-07: Turnagain Herb Company, Seth Molen and Marco Zacarro, presenting design and permitting for proposed marijuana retail store on Crow Creek Road.

This is the initial presentation for a marijuana retail store. This project will involve new building to be built on 1.5 acre parcel next to old Maxine's. Plan is to build 2800-3200 sf structure. Location is outside of buffers and is zoned properly. Ample space for parking, plan for 11 spaces.

Group plans to sell marijuana products for recreational and medicinal users.

Plan to sell medicinal products at cost.

Product will be grown by same owners at a location outside of Girdwood.

Plan to be open in September, 2016.

Plans for community give-back program under parent company name.

Group has not yet started on State permitting process as they must wait until 90 days of starting to sell product. At the next LUC meeting they will present the site plan and will seek support for project.

Group discusses where the taxes generated from marijuana sales will go.

Mailers went out to homeowners nearby as required by MOA and with list provided by MOA today.

Meeting adjourned 9:20PM



February 22, 2016

Dear Potential Neighbor,

Girdwood needs a craft brewery, and our goal is to bring that to you! As our potential neighbor, we want to inform you of our plans and answer your questions.

Girdwood Brewing Company LLC will serve ***our award winning beers*** in a tasting area occupying 800ft of the 2400sqft brewery. The structure will be designed and built to comply with the Girdwood Land Use Regulations for Commercial Building Design Standards and will fit in with the mountain resort community aesthetic that Girdwood embodies.

Girdwood Brewing Company LLC will be centered around a community taproom concept with pub-style pretzels and potentially small plate food items available for order, or food can be brought in. Beer will be served on draft in 3oz tasters and 12oz pours at the brewery during tasting room hours, noon – 8:00 pm; growlers and 5gal kegs will be available for purchase and consumption off site. Beer will also be self-distributed in kegs to local restaurants. Our brewery will sponsor local outdoor events and festivities year round and take part in several beer dinners, collaborating with local restaurants throughout the year. Girdwood Brewing Company LLC will provide fresh, delicious craft beer of the highest quality while striving towards *organic and sustainable operations*.

As it stands, breweries are considered general manufacturing which is not included in the Girdwood Title 21.09 Land Use Regulations. ***We have received approval from the Land Use Committee, Girdwood Board of Supervisors, and Anchorage Planning & Zoning Committee and are working towards Anchorage Assembly approval to allow a Conditional Use Permit of gC-10 Commercial District use for a brewery in Girdwood. The proposed location is 2700 Alyeska Highway (the lot directly to the west and below the Girdwood Chapel at the corner of Timberline and the Alyeska Highway).*** The proposed lot would provide a prime central location for Girdwood Brewing Company.

Breweries do not produce visual or noise impacts that would degrade a commercial district or the surrounding neighborhoods. Breweries are not bars or clubs. There are strict regulations governing their operations. Breweries cannot play live music, the taproom can only serve beer until 8:00 pm, and each patron is limited to 36oz of craft beer consumption per day on the premises. Girdwood is our home and we want it to stay a beautiful mountain town. We are committed to operating within all laws and regulations to ensure that we are good neighbors.

We have many more hurdles to clear before we can make our dream a reality. Our next step is to request approval for a Conditional Use Permit at the Land Use Committee meeting on Monday, March 14, 2016 at 7pm and the Girdwood Board of Supervisors meeting on Monday, March 21, 2016 at 7 pm. Both meetings will occur in the Girdwood Community Room at the Girdwood Community Center (located at 250 Egloff Road, Girdwood, AK 99587).

Interested parties are encouraged to attend the meetings, in the meantime feel free to contact us with any questions or concerns.

Cheers,

Brett Marenco	brett@girdwoodbrewing.com	351.0035
Rory Marenco	rory@girdwoodbrewing.com	830.6982
Josh Hegna	josh@girdwoodbrewing.com	830.2549

Girdwood Land Use Committee Regular Meeting

Date: 3-14-16

Name (please print)	e-mail address and/or phone number
Rory Marenco	rory@girdwoodbrewing.com
BRETT MARENCO	BRETT@GIRDWOOD BREWING.COM
Josh Hegner	josh@girdwoodbrewing.com
BRIAN BURNETT	burnetts/c@gmail
Sue Kennedy	
ELLEN TWINGAME	ELLENTWINGAME@GMAIL.COM
Heidi Heard	
Joel Sudder	joelsudder.furcangent.com@gmail.com
Diane Powers	230-2439
Maggie Porter	240-8823/porterj4@gmail.com
John Bridge	jbridge@alaska.net
Paul Fadden	pmfaddeninfo@gmail.com
MARCO ZACCARO	Marco Zaccaro - Alaska
Diana Livingstone	783 2128
Lyne Loran	6771
PAT LORAN	783 0771
Christy Dalk	250-4529
Jeery Fux	Box 1151
M. V. V. V. V. V.	P.O. Box 1236 GIRDWOOD

Scott Rich
Corey Anderson
Kari Anderson

P.O. Box 1824 Girdwood
P.O. Box 731
P.O. Box 1284 Girdwood

Jason Porter

PO Box 683

CHAD LAMSON

PO 1259

Cary Linkes

Box 1693

Russ STANLA

Box 1603

Krystal Hoke

PO 1134 - 907-301-1558

Maria Tadden

TO 1109

CROCKER

Box 476

Betsy/Zach
Connell

P.O. Box 714

Mike Edgington

Katie Harrison

Shauna Heger
Bari Coburn

Box 1661

Fax 201

UNKE THOMPSON

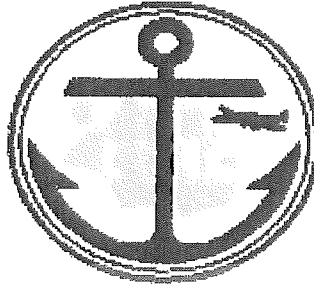
Box 223

Di & James Whiting

Box 121

Barbara & Paul Carr Box 649

Municipality
of
Anchorage



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

Ethan Berkowitz, Mayor

GIRDWOOD VALLEY SERVICE AREA BOARD OF
SUPERVISORS

Erin Eker, Sam Daniel, Co-Chairman
Tommy O'Malley, Robert Snitzer, Jerry Fox

LETTER OF NON-OBJECTION

Attn: Josh Hegna, Rory Marengo, Brett Marengo
Re: Girdwood Brewing Company

The Girdwood Board of Supervisors, by a vote of 5 to 0 at the March 21, 2016 GBOS Regular Meeting, has no objection the Girdwood Brewing Company LLC Conditional Use Permit (CUP) application as required per the AMC Title 21.09, Girdwood Land Use Regulations, Table 21.09-2 requirement for development of gC-10 land for General Manufacturing use.

Non-Objection is based on the following:

A craft brewery would be a new small business in Girdwood that benefits the local community and its visitor based economy and should be promoted.

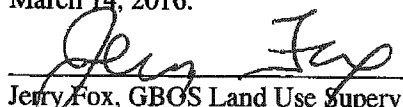
Breweries are considered "general manufacturing" in the Anchorage Municipal Code.

The proposed development will adhere to the Girdwood Commercial Building Design standards per section 21.09.080F.

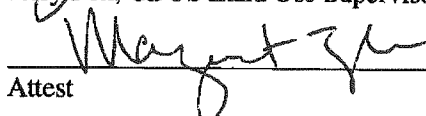
The CUP Application is to be submitted to the Planning and Zoning Commission by March 29, 2016 for consideration at the June 6th meeting.

Any findings and/or recommendations from the Planning and Zoning Commission shall be incorporated in the building design.

Support for the non-objection of Girdwood Brewing Company CUP by a vote of 49 in favor, 0 opposed, 2 abstentions at the Regular meeting of the Girdwood Land Use Committee held on March 14, 2016.


Jerry Fox, GBOS Land Use Supervisor

3/21/16
Date


Attest

Submitted by: Chair of the Assembly at
the Request of the Mayor
Prepared by: Planning Department
For reading: March 8, 2016

CLERK'S OFFICE
APPROVED

Date: 3-22-2016

**ANCHORAGE, ALASKA
AO NO. 2016-30**

1 AN ORDINANCE AMENDING ANCHORAGE MUNICIPAL CODE TITLE 21
2 (NEW CODE) SECTIONS 21.09.040C. AND 21.09.050A.5. TABLE 21.09-2, TO
3 MAKE GENERAL MANUFACTURING A CONDITIONAL USE IN THE GC-10
4 (UPPER ALYESKA HIGHWAY COMMERCIAL) DISTRICT SUBJECT TO
5 COMPLIANCE WITH THE COMMERCIAL DESIGN STANDARDS, AND MAKE
6 GENERAL MANUFACTURING A PERMITTED USE IN THE GI-1 (RUANE
7 ROAD INDUSTRIAL) AND GI-2 (UPPER CROW CREEK INDUSTRIAL)
8 DISTRICTS.

9
10 (Planning and Zoning Commission Case 2016-0007)

11
12 **THE ANCHORAGE ASSEMBLY ORDAINS:**

13
14 **Section 1.** Anchorage Municipal Code (new code) section 21.09.040C. is
15 hereby amended to read as follows (*the remainder of the section is not affected*
16 *and therefore not set out*):

17
18 **21.09.040 Zoning Districts**

19 *** **

20
21 **C. Commercial Districts**

22 *** **

23
24 **2. Districts**

25 *** **

26
27 **j. gC-10 (Upper Alyeska Highway Commercial)**
28 **District**

29 **i. Location**

30 The gC-10[11] district is an undeveloped
31 portion of a residentially developed subdivision.
32 This district is located on the south side of
33 Alyeska Highway, west of Timberline Drive.

34
35 **ii. Intent**

36 The intent of this district is to permit
37 development of a limited range of non-retail
38 commercial uses along with residential uses in
39 a manner compatible with the surrounding
40 residential land use.

iii. District-specific standards

(A) General Manufacturing Use

This use shall comply with the Commercial, Resort and Public/Institutional Building Design Standards in subsection 21.09.080F.

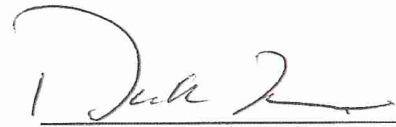
*** *** ***

(AO 2012-124(S), 2-26-13; AO 2013-117, 12-3-13)

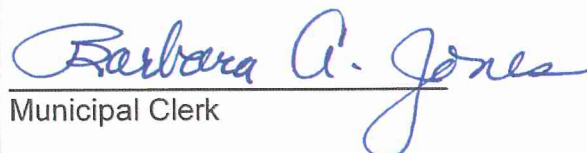
Section 2. Anchorage Municipal Code (new code) section 21.09.050A.5., Table 21.09-2: *Table of Allowed Uses*, is hereby amended as shown in Exhibit A attached hereto.

Section 3. This ordinance shall become effective immediately upon passage and approval by the Assembly.

PASSED AND APPROVED by the Anchorage Assembly this 22nd day of March, 2016.


Chair of the Assembly

ATTEST:


Municipal Clerk

(Case 2016-0007)

MUNICIPALITY OF ANCHORAGE
Summary of Economic Effects -- General Government

AO Number: 2016-30 Title: **AN ORDINANCE AMENDING ANCHORAGE MUNICIPAL CODE TITLE 21 (NEW CODE) SECTIONS 21.09.040C. AND 21.09.050A.5. 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.**

Sponsor: Mayor
Preparing Agency: Planning Department
Others Impacted:

CHANGES IN EXPENDITURES AND REVENUES:			(In Thousands of Dollars)		
	FY16	FY17	FY18	FY19	FY20
Operating Expenditures					
1000 Personal Services					
2000 Non-Labor					
3900 Contributions					
4000 Debt Service					
TOTAL DIRECT COSTS:	\$ -	\$ -	\$ -	\$ -	\$ -
Add: 6000 Charges from Others					
Less: 7000 Charges to Others					
FUNCTION COST:	\$ -	\$ -	\$ -	\$ -	\$ -
REVENUES:					
CAPITAL:					
POSITIONS: FT/PT and Temp					

PUBLIC SECTOR ECONOMIC EFFECTS:

Approval of this ordinance should have no significant impact on the public sector. No additional public expenditures are required.

PRIVATE SECTOR ECONOMIC EFFECTS:

Approval of this ordinance should have no significant impact on the private sector. No private expenditures are required.

Prepared by: Francis McLaughlin Telephone: 343-8003



MUNICIPALITY OF ANCHORAGE

ASSEMBLY MEMORANDUM

No. AM 169-2016

Meeting Date: March 8, 2016

1 FROM: MAYOR

2
3 SUBJECT: AN ORDINANCE AMENDING ANCHORAGE MUNICIPAL CODE
4 TITLE 21 (NEW CODE) SECTIONS 21.09.040C. AND
5 21.09.050A.5. TABLE 21.09-2, TO MAKE GENERAL
6 MANUFACTURING A CONDITIONAL USE IN THE GC-10
7 (UPPER ALYESKA HIGHWAY COMMERCIAL) DISTRICT
8 SUBJECT TO COMPLIANCE WITH THE COMMERCIAL DESIGN
9 STANDARDS, AND MAKE GENERAL MANUFACTURING A
10 PERMITTED USE IN THE GI-1 (RUANE ROAD INDUSTRIAL)
11 AND GI-2 (UPPER CROW CREEK INDUSTRIAL) DISTRICTS.
12
13

14 On January 11, 2016, the Planning and Zoning Commission (PZC)
15 recommended approval of amendments to Chapter 21.09, *Girdwood Land Use*
16 *Regulations* (PZC Resolution No. 2016-005). The amendments were requested
17 by the Girdwood Board of Supervisors (GBOS) with Resolution 2015-04, which
18 was passed on August 18, 2015. The GBOS resolution was a response to a new
19 small business that wants to open a brewery in Girdwood in the gC-10 district.
20

21 The amendments make the *Table of Allowed Uses* for Girdwood and Anchorage
22 compatible. Currently, Girdwood is missing the "Manufacturing, general" use
23 type. This ordinance makes the "Manufacturing, general" use type a permitted
24 use in the gl-1 and gl-2 districts and a conditional use in the gC-10 district. The
25 "Manufacturing, general" use type would also be required to adhere to the
26 Girdwood building design standards in the gC-10 district.
27

28 THE ADMINISTRATION RECOMMENDS APPROVAL.

29
30 Prepared by: Francis McLaughlin, Senior Planner
31 Planning Department

32 Approved by: Hal H. Hart, Planning Director

33 Concur: Christopher M. Schutte, Director
34 Office of Economic & Community Development

35 Concur: Lance Wilber, Director
36 Office of Management & Budget

37 Concur: William D. Falsey, Municipal Attorney

38 Concur: Michael K. Abbott, Municipal Manager

39 Respectfully submitted: Ethan A. Berkowitz, Mayor
40

41 Attachments: Exhibit A, Table 21.09-2: *Table of Allowed Uses*
42 Planning and Zoning Commission Resolution 2016-005 and Staff Packet

EXHIBIT A

21.09.050 - Use regulations.

* * * * *

TABLE 21.09-2: TABLE OF ALLOWED USES

P = Permitted; C = Conditional; S = Administrative Site Plan Review; M = Major Site Plan Review; O (with # inside) = see end of table
For GIP, GCR-1, GCR-2, GCR-3, GDR, and GRR districts, see Section 21.09.040, Zoning Districts

Use Category	Use Type	Residential					Commercial										Ind.		Resort		Other			Definitions and Use Specific Standards			
		gR 1	gR 2	gR 2A	gR 3	gR 4	gR 5	gC 1	gC 2	gC 3	gC 4	gC 5	gC 6	gC 7	gC 8	gC 9	gC 10	gl 1	gl 2	gR ST1	gR ST2	G A	G O		G S	G W	
INDUSTRIAL																											
Manufacturing and Production		***	***	***	***	***	***																				
	Manufacturing, general																										21.09.060B.3.
***	***	***	***	***	***	***	***																				

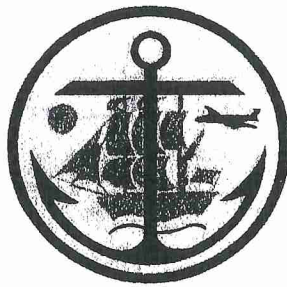
* * * * *

(AO 2012-124(S), 2-26-13; AO 2013-117, 12-3-13)

Anchorage



2016-0053 PHN map
Distance = 600' (61 PLS)



AFFIDAVIT OF POSTING

Case Number: 2016-0053

I, Brett Morenco, hereby certify that I have posted a **Notice of Public Hearing** as prescribed by Anchorage Municipal Code 21.15.005 on the property that I have petitioned for Conditional Use. The notice was posted on 4-4-16 which is at least 21 days prior to the public hearing on this petition. I acknowledge this Notice(s) must be posted in plain sight and displayed until all public hearings have been completed.

Affirmed and signed this 4th day of April, 2016.

[Signature]
Signature

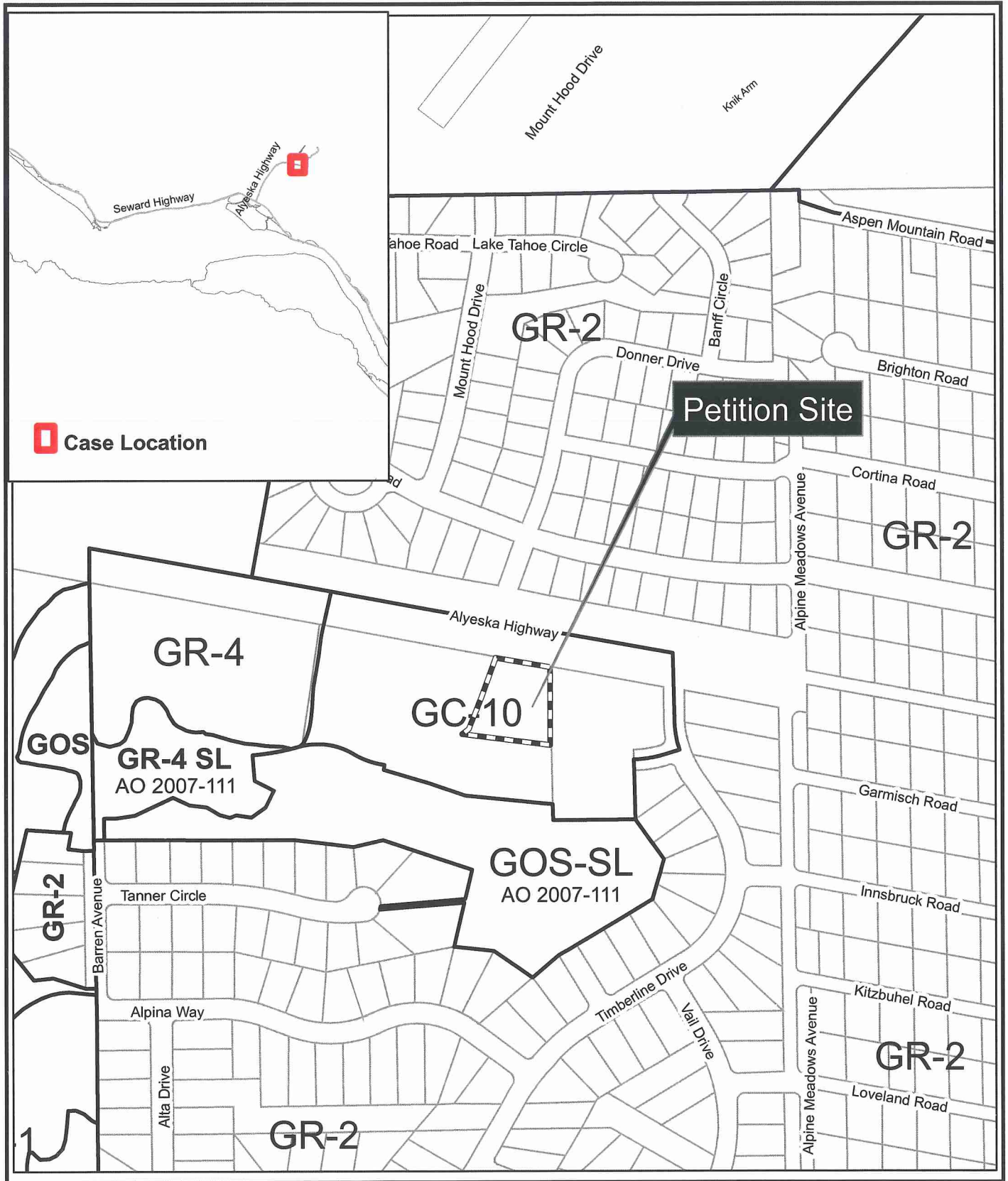
LEGAL DESCRIPTION

Tract or Lot B-2C

Block _____

Subdivision Alpine View Estates Phase 3

2016-0053



2016-0053

