

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	Evening	Contact Phone – Day	Evening
Fax		Fax	
E-mail INFO @ GIRDWOOD BREWING.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 PH3 TR B-2C		
Zoning: gC-10	Acreage: 1.065 (46,385 SF)	Grid #: SE 4815

CONDITIONAL USE APPROVAL REQUESTED	
Use:	CONDITIONAL USE OF COMMERCIAL PROPERTY (gC-10) FOR INDUSTRIAL USE (GENERAL MANUFACTURING)
<input type="checkbox"/> New conditional use	<input checked="" type="checkbox"/> Amendment to approved conditional use Original Case #: 2016-0053

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.

Tim Cabang
 Signature Owner Representative Date: **11-18-19**
(Representatives must provide written proof of authorization)

Tim Cabang
 Print Name

Accepted by: FM	Poster & Affidavit: 1+affidavit	Fee: \$4,720	Case Number: 2020-0012	Requested Meeting Date: 3-2-20
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COMPREHENSIVE PLAN INFORMATION

Anchorage 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): 2016-0053

Zoning variance - Case Number(s):

Land Use Enforcement Action for

Building or Land Use Permit for C16-1041

Wetland permit: Army Corp of Engineers Municipality of Anchorage POA-2016-240 ; GLACIER CREEK 16-B

SUBMITTAL REQUIREMENTS (Only one copy of applicable items is required for initial submittal)

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.

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
RORY MARENCO		PO BOX 145 GIRWOOD, AK 99587
BRETT MARENCO		PO BOX 58 GIRWOOD, AK 99587
JOSH HEGNA		PO BOX 1664 GIRWOOD, AK 99587
AMY SHIMEK		570 E. BENSON BLVD STE 16 ANCHORAGE, AK 99503
KARL M. LAUGHLIN		5813 YUKON CHARLIE LOOP ANCHORAGE, AK 99502

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
TIM CABANA		PO BOX 201 GIRWOOD, AK 99587

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:

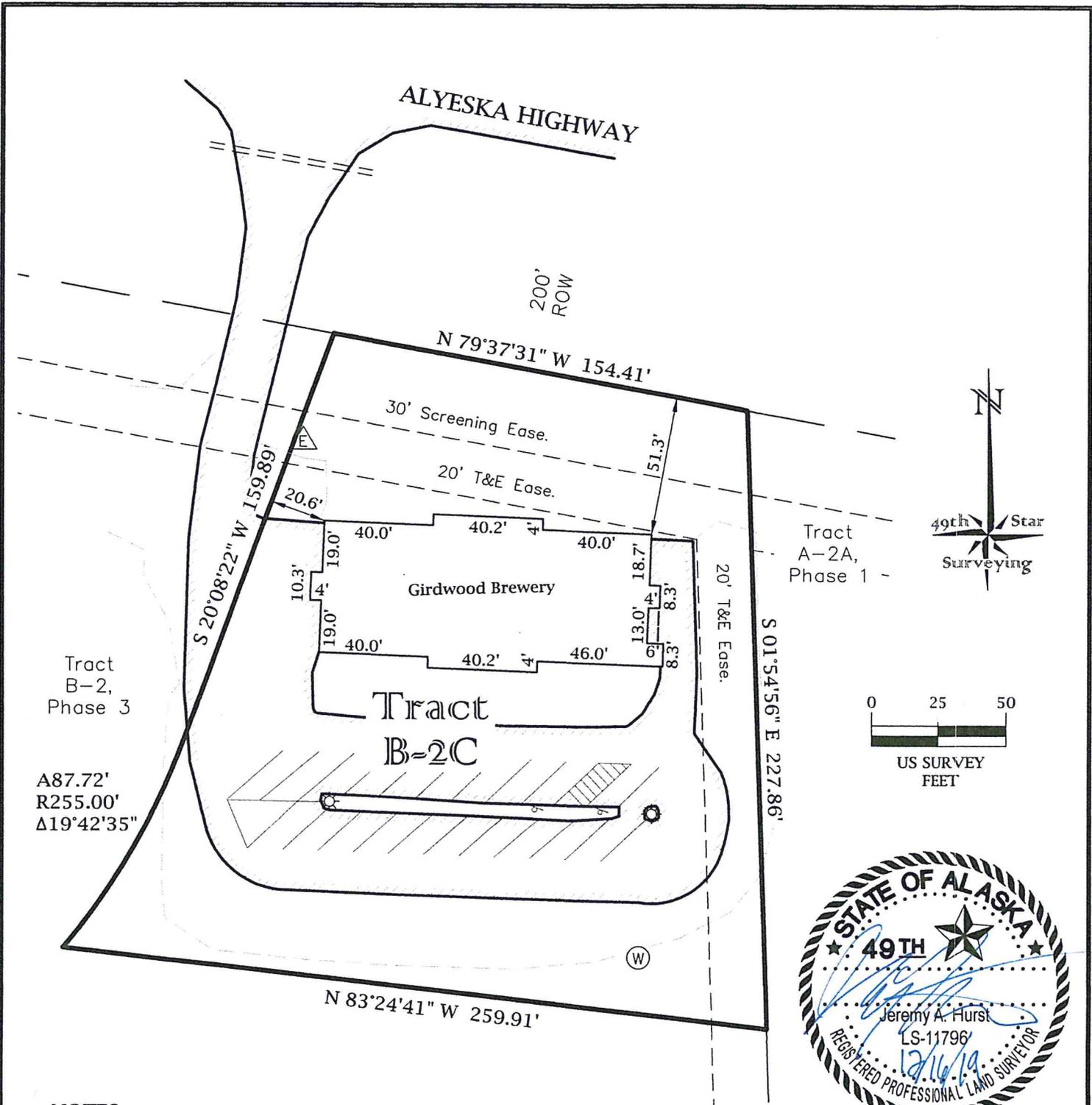
- Y N WMS written drainage recommendations are available. Preliminary Final
- Y N WMS written field inspection report or map is available. Preliminary Final
- Y N Field flagging and/or map-grade GPS data is available.

Inspection Certified By:

Date:



2/9/16

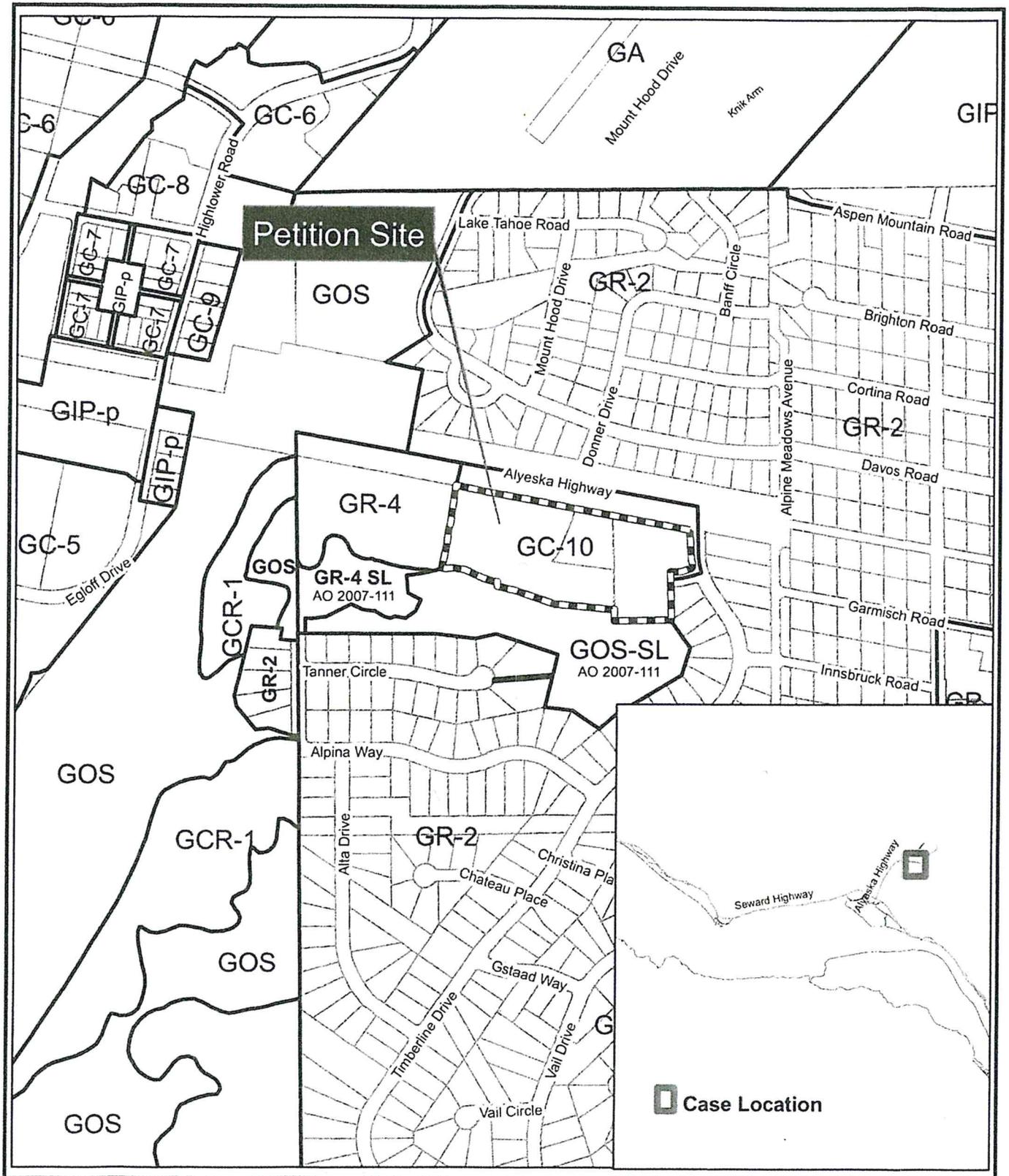


NOTES

- All dimensions shown are grid bearings and ground distances. Record boundaries are per Plat No. 2014-38.
- 49th Star has conducted a physical survey of the property and all details shown on this Asbuilt Survey are correct. Under no circumstances should any data hereon be used for establishment of property lines.
- It is the owners responsibility to determine the existence of any easements, covenants, or restrictions which do not appear on the recorded subdivision plat.



<p align="center">AS BUILT SURVEY</p> <p align="center">Tract B-2C Alpine View Estates, Phase 3, Girdwood, AK</p>	<p align="center"><u>LEGEND</u></p> <p>(W) Well</p> <p>☀ Light Pole</p> <p><u> </u> Exiting Asphalt</p>	<p align="center">49th Star Surveying LLC</p> <p align="center">321 Fireoved Drive Anchorage, AK 99508 (907)891-6111 Jeremy@49thStarSurveying.com</p>	
		<p>W.O. 19035</p>	<p>DATE: 12/16/19 SCALE: 1"=50'</p>



This map submitted with application by petitioner.





*This map submitted with application
by petitioner.*



Girdwood Brewing Company Parking Requirements

Parking Calculation:

Per the AMC 21.07.090:

41 spaces required

- 2.5 for residential mixed dwelling (2 bedroom)
- 5.2 for 4211sf of industrial general manufacturing ($0-3000/750=4$, $3001-4211=1.2$)
- 1.62 for 569sf of office ($569/350=1.62$)
- 16.88 for 1688sf of interior taproom ($1688/100=16.88$)
- 15.2 for 1520sf of outdoor beer garden ($1520/100=15.2$)

TOTAL = 41.4

41 spaces provided

Per Table 21.07-4

Residential 1 for each residence + .5 for each additional bedroom + minimum of 1 guest space

Restaurant 1/ 100sf gfa and outdoor seating area

General Manufacturing 1/ 750sf for 1000-3000sf 1/ 1000sf for 3001-5000sf

Office 1/ 350sf

This application is for approval of an amendment to the previously approved Conditional Use Permit of gC-10 Commercial District use for a brewery in Girdwood (case # 2016-0053). The brewery currently occupies 3040sqft but the proposed amendment would allow the brewery to expand into the other half of the building. The adjacent space would be divided into Taproom overflow occupying 433sqft with the remaining 2,729 sqft devoted to manufacturing. An upstairs office will add another 569sqft to the floor plan and an outdoor beer garden will be permitted for 760sqft. This expansion w/in the footprint of the existing structure will provide space for GBC to add tanks and a canning line to increase production and expand distribution.

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 amendment is in line with the goals & objectives of the Girdwood Area Plan, it stands to increase the socioeconomic benefits the brewery has brought to the area since opening in 2017. The expansion fits into the Land Use Regulations and extends the mountain resort aesthetic to the other half of the structure. 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 the 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;**

Chapter 21.09.050 is the Girdwood specific regulations that set forth the use-specific standards. This amendment does not change the building envelope, therefore the building conforms to the site specific standards that it was constructed to under the initial CUP.

- 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;**

As stated in the initial CUP application: 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. The brewery expansion 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);**

The building was constructed to the Girdwood Commercial Design Standards to the greatest extent feasible and provides a visually appealing structure. The building is not close enough to any adjacent properties to limit views or solar exposure. The brewery

does not generate any substantial noise, air or water pollution. The operating hours of noon-8pm 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 operates 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 have resulted from our operation and we don't expect any. However, should such issues arise, they will be mitigated or offset to the maximum extent possible.

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;

With the expansion, the onsite parking capacity will increase to meet the municipality requirements based on the changes in occupancy. GBC has first right of refusal per the lease agreement and will ensure that no other uses of the adjacent space occur so that parking requirements remain constant. Additionally, bike parking is supplied and Glacier Valley Transit has a stop at the brewery driveway or will make stops at the front door upon request. With its central location, GBC attracts a significant amount of pedestrian traffic which helps offset the parking needs. There is a walking trail between the church parking lot and the brewery so that local residents can avoid crossing the Alyeska Highway.

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.

Girdwood Brewing Company LLC takes advantage of Alaska's pristine water and uses a well for water supply purposes. The parking lot is laid out to provide ample access for emergency vehicles. The brewery is connected to the municipality sewer system and converses regularly with AWWU to ensure that our waste stream isn't adversely affecting their operations.



Girdwood Brewing Company – LUC Community Council Meeting Summary

- a. A community meeting was held on Monday November 11th, 2019 @ 7pm in the Girdwood Community Room, 250 Egloff Drive. See Land Use Committee meeting minutes for a detailed summary.
- b. Informational Letters were mailed on Wednesday October 9th, 2019 to all properties within 500 ft of the brewery (2700 Alyeska Highway). In total, 58 letters were mailed.
- c. 12 citizens of Girdwood attended the meeting.
- d. No major concerns were expressed. Girdwood Brewing Company representatives informed the community that an updated parking plan is being developed and ample parking will be provided.

Girdwood Land Use Committee
Notice of Meeting on November 11, 2019
7PM
Minutes Draft

The following items have been submitted as agenda items for consideration at the meeting of the Girdwood Land Use Committee. A voting member is any person eighteen (18) years of age or older who has been a resident and/or property owner, business owner or designated representative of a non-profit association who has resided in, owned property in, owned a business located in, or operated as a non-profit association for ninety (90) days or longer in Girdwood Valley.

The Girdwood Board of Supervisors, its committees, and subcommittees are subject to the Alaska Open Meetings Act as found in Alaska Statute 44.62.310 and Anchorage Municipal Code 1.25 - Public Meetings.

Agenda Item LUC 1911-01:

Call to order 7:03PM Brian Burnett

Agenda Approved for November 11, 2019 Regular Meeting

Minutes Approved from October 14, 2019 Regular Meeting

LUC Officer reports

M. Edgington/K. McDermott

K. McDermott/M. Edgington

None

Announcements & Presentations:

Girdwood Trails Committee and Girdwood Land Use Committee are scheduled hold elections to designate officers at their January 2020 regular meetings.

Girdwood Brewing Company presentation regarding amendment to the brewery's Conditional Use Permit to expand operations to the entire building. No action required. This meeting will serve the community meeting requirement. Josh Hegna and Rory Marengo present that public notice of this meeting was sent to neighbors 32 days ago. Parking is being addressed at the brewery with new parking plan, which includes bike racks and service by Glacier Valley Transit. Brewery plans to have the full packet submitted to the MOA Planning dept by the end of the month and anticipate review by Planning and Zoning and Assembly starting in February.

Agenda Item LUC 1911-02: Public Comment (3 minutes each)

Brian Burnett announces that snowmaking preparations have begun on Alyeska and the mountain is closed for uphill traffic until spring.

Agenda Item LUC 1911-03: Committee reports, 3 minutes each:

Trails Committee Report (Carolyn Brodin): Meeting in November discussed Trail Towns; vote to recommend GBOS resolution of support for RTP grant application and Huddle AK Sole Source contract for the Girdwood Trail Plan. Acknowledged volunteers who worked on trails projects in the summer. Review of proposed adjustments to the hand tram, which includes larger fall netting, railings, striping. Continued discussion of the maintenance and operation of the hand tram will be on-going. Discussion of work on the Virgin Creek Falls trail

HLB Commission Report (Ron Tenny): No report.

Little Bears Re-build project (Kyle Kelley): GBOS passed resolution for bonding language of \$2.2M to be drafted for removal of existing buildings and construction of modern community building. Preservation of the history of activities of the current buildings to be discussed later in this agenda.

GBOS Report (Mike Edgington): GBOS met with the Fire Dept Board regarding budget, AFD contract, level of service based on budget, and funding capital projects. GBOS meet with the MOA and discussed dedication of the ball field in memory of Sladen Mohl; temporary impound lot for large events in Girdwood; regulation of Short Term rentals; Fire Dept budget; Closure of Silvertip station on the Seward Highway, and MOA effort to ensure egress with secondary routes in neighborhoods. GBOS regular meeting passed resolution regarding Community building bond and approval of the Whittier Police Services contract. Non profit grant awards were made, liquor license Letter of Non-Objection passed. Request for support for no upgrades to Gunnysack Mine Road was not approved, as recommended by LUC. Meeting with Fire Dept finalized resolution of support for purchase of breathing apparatus along with AFD purchase of equipment.

Title 21, Chapter 9 Review Committee (Mike Edgington): Discussion later in this agenda.

Housing Working Group (Mike Edgington): Meeting WED at 7PM will focus on Community Land Trust.

Imagine! Girdwood (Girdwood Area Plan) (Mike Edgington): Meetings are currently focusing on trails and recreation. Next meeting is Dec 4 at 6PM in the Girdwood Community Room.

Old Business:

Agenda Item LUC 1907-05: Discussion of Short Term rental impacts on community (Echo Ridge Road).

Regulation of short term rentals has been brought forward, in particular parking, which is discussed separately under new business. Seward has model for regulation/registration that may be helpful. Anchorage B&B Association may be interested in supporting Short Term rental regulation. It is still to be determined if regulation will be applied as Muni-wide topic or Girdwood only.

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



Agenda Item LUC 1905-05: Update on current status of proposed changes to T21C9 related to commercial parking requirements. Mike Edgington presents draft ordinance language, which includes a table scaling back required parking as discussed in May and earlier in the year. Businesses that are 100% local use, such as child care are scaled back by 50%; visitor industry businesses stay the same. Businesses with mix of local and visitor population are scaled back by 30%. Landscaping is removed from parking lots as it conflicts with snow and ice mitigation. Setbacks are scaled back to 10'. Paving is not longer required. If parking lot connects to paved road, 20' of adjacent access is to be paved. Permeable surface required between paving and raw land. T21C9 group will continue to work on language and will present next month with request for LUC to recommend GBOS resolution supporting approval by the Anchorage Assembly.

New Business:

Agenda Item LUC 1911-04: Historic Preservation

Little Bears Project: 30 year old buildings to be sold or demolished to make room for new community building. History of the uses of those buildings is to be preserved through a variety of efforts. Ideas include: recording and transcribing oral histories through JukeBox at UAF; architectural features could be incorporated in the new building design; 1% for art projects can be required to address history of child care and fire dept; interpretive displays; outdoor mural.

Girdwood Historic Preservation overall: Girdwood is initiating conversation regarding preservation of historic features of the community with help from our Historic Preservation Commissioners, Connor Scher and Julie Raymond-Yakoubian. Evidence of Native uses of the area, trails, mining, etc should be preserved. Commissioners are planning to have a booth at the Holiday Bazaar at the school on Dec 7 to collect ideas. Jason Jeffers recommends that the group look at the artwork in new AFD Station 3 in Mountainview, which commemorates the old station.

Agenda Item LUC 1911-05: Review of language defining LUC membership. Language in LUC membership doesn't require current residency and is vague in describing the geographic area discussed at LUC. Mike Edgington presents recommended language for consideration and review.

Agenda Item LUC 1911-06: Initial Presentation by Girdwood Brewing Company. Request for LUC Recommendation for GBOS Resolution of support for code change to allow food concessions in area zoned gC10. Josh Hegna presents that as part of the Conditional Use Permit process to extend brewery to the entire building, it was discovered that gC-10 does not allow for food trucks. Food trucks are allowed in other commercial areas throughout the MOA. Planning department will meet internally to discuss this on TUE Nov 12. This is a big impact to the 5 small food truck businesses that set up at the Brewery; changing code can be a long process. Brewery and food truck owners are trying to find an interim agreement that will work while code is being changed. Food and alcohol are a positive combination; no complaints have been received regarding the businesses being there for the 1.5 years they've operated. Strange zoning of gC-10 was a carryover from prior anticipated use of the area for a hotel. Mike Edgington asks if this should be more of a universal change, allowing food trucks in all commercial areas. Brewery is seeking only for their parcel and do not want to complicate the issue and risk having it take longer. Informal poll of those attending the LUC meeting shows unanimous support (13-0) for allowing food trucks in gC-10.

Agenda Item LUC 1911-07: Discuss parking restrictions in Girdwood; in particular related to Echo Ridge Dr. and Garmish Rd. Kyle Kelley presents that parking on Echo Ridge has been discussed in the context of short term rentals. Garmish Road also has parking issues, based on access to the Daylodge and lower mountain lifts. MOA Traffic Engineer has reviewed the maps of these areas and support signage to limit parking to one side of the road to ensure emergency vehicle access. There may be some other areas that request this as well. Starting in 2020, WPD contact includes parking enforcement.

Other: Ann Kaiser brings up that there is no buffer between her property line on Timberline and the road's right of way. She disagrees with the survey completed by The Boutet Company this summer and wants another professional surveyor to mark the corners and lot line. Staff states that GVSA paid for a professional surveyor, if a second opinion is required, the property owner should hire them. MOA right of way officer will come to meet with the surveyor to review the findings. Currently this is at an impasse because the property owner has not hired a surveyor, and the information from the professional who previously surveyed at the cost of the GVSA, has not been accepted by the property owner. Roads in Girdwood are typically not centered in the platted Right of Way and are also not as wide as the Right of Way. Ann Kaiser is encouraged to hire a surveyor and let staff know when to have the Right of Way officer meet.

Pending Business:

Agenda Item LUC 1905-05: Request for LUC recommendation for GBOS Resolution of Support for change to T21C9 related to commercial parking requirements (Mike Edgington)

Agenda Item LUC 1905-06: Request for LUC recommendation for GBOS Resolution of Support for Dimensional Variance request 159 Aspen Mountain Road (Kristian Sieling, presenting)

Agenda Item LUC 1906-04: Second presentation of Alyeska Nordic Spa project (Marco Zaccaro, Z Architects, presenting). Group is seeking LUC recommendation for GBOS Resolution of Support for the project's Development Master plan.

Request for GBOS/LUC Joint Meeting (2 of 2 in 2019): no

Adjourn 8:20PM



October 9, 2016

Hello Neighbors,

Girdwood Brewing Company has grown to the point where we need additional production space in order to keep up with demand. As part of this expansion, the Municipality of Anchorage is requiring that we amend our Conditional Use Permit.

The building envelope will not expand; we will simply be leasing more of the existing building space at 2700 Alyeska Highway. Our goal is to purchase a professional level canning machine which requires more manufacturing space. Additionally, we will be expanding our cold storage and creating some taproom overflow space.

As part of the Municipality of Anchorage permitting process, we are required to give written notice 21 days prior to having a public meeting for our closest neighbors. The public meeting will take place at 7:00 on Monday, November 11, 2019 at the Girdwood Land Use Committee meeting in the Girdwood Community Room. If you have any questions or concerns, please feel free to call Josh Hegna or Rory Marengo.

Girdwood Brewing Company is committed to being responsible neighbors, giving back to our community, and providing a safe, family friendly environment.

Sincerely,

Josh Hegna 907-830-2549

Rory Marengo 907-830-6982

Girdwood Land Use Committee Regular Meeting Date: 11.11.19

Name (please print)	e-mail address and/or phone number
Tom Wilson	twilson@yale.com
Mary Daniels	407-271-3274
Cecilia Ressler	(907) 264-8631
Jason Peters	907-880-2549
Josh Ryan	231-6819
Mikel E. Huntington	830-0182
RUBY MENSEG	907 782 7276
Stu Greene	
Kevin McDermott	TURNS@turns.com
CONNOR SCHOP	
Lepina Victoria	
SEAN FAY	



**OPINION OF COMPLIANCE
ANCHORAGE GENERAL PERMIT 93-10-M4/11-M4/12-M4**

File Number: POA-2016-240

Municipal Reference Number: Glacier Creek 16-B

Permittee (LANDOWNER): Tim Cabana

Expiration Date: OCTOBER 31, 2020

Project Location: Alpine View Estates, Tract B2C, Girdwood AK

**Anchorage Wetland
Management Plan Map #:** 113 Girdwood

Wetland Unit #: 213

Wetlands Fill Amounts: 2,300 cyds in .53 acres of C wetlands (.53 Acres)

Work Description: Fill and clearing for driveway, utilities, building site, parking lot & snow storage

All work will be performed in accordance with the attached plans submitted with application dated:

May 20, 2016

The permittee will perform work in waters of the U.S. (wetlands) in accordance with the terms and conditions of the Anchorage General Permit, as specified below:

Anchorage General Permit Conditions:

GENERAL CONDITIONS OF THESE GENERAL PERMITS

All activities identified and authorized by these GPs shall be consistent with the special conditions listed above, as well as the general conditions listed below. The Corps can also add site-specific special conditions to a GP verification, as applicable.

Obtain GP verification prior to activity: No work shall be done under these GPs without first obtaining an Opinion of Compliance (OC) from the MOA Planning Division or General Permit Verification from the Corps. A copy of the Municipal building permit application and grade/fill permit application or Land Use permit application must be included with the GP application. Compensatory mitigation, if required, must be acquired before proceeding with authorized jurisdictional activities.

Time limit: Verification under these GPs is valid until **October 31, 2020**, unless the GPs are modified, reissued or revoked. It is incumbent upon the applicant to remain informed of

Tim Cabana
POA-2016-240; Glacier Creek 16-B

changes to the GPs.

Mitigation: The activity must be designed and constructed to avoid and minimize adverse effects, both temporary and permanent, to waters of the U.S. to the maximum extent practicable at the project site. Mitigation in all its forms (avoiding, minimizing, rectifying, reducing, or compensating for resource losses) will be required to the extent necessary to ensure that the adverse effects to the aquatic environment are minimal.

Compensatory mitigation will be required for all wetland losses greater than 0.1-acre unless the District Commander determines in writing that either some other form of mitigation would be more environmentally appropriate or the adverse effects of the proposed activity are minimal, and provides a project specific waiver of this requirement. The applicant may seek this determination by written request to the Corps. The Corps' determination on compensatory mitigation will be returned, in writing, to the MOA Planning Division for inclusion into the OC. If applicable, compensatory mitigation must be completed prior to conducting work authorized under these GPs. Compensatory mitigation projects provided to offset losses of aquatic resources must comply with the applicable provisions of 33 CFR 332.

Setback: Where there are wetlands along or around a stream or water body, the project shall include and maintain a non-disturbance setback, measured horizontally from the ordinary high water mark, as specified in Attachment A. Applicants shall contact the MOA Planning Division or Corps to obtain or confirm delineation of the setback. The setback extends only as far as the outer edge of the adjacent wetland boundary. Setbacks greater than 25 feet wide do not extend into non-wetlands. No Setbacks Required

Buffer: The project shall include and maintain a non-disturbance buffer area, as specified in Attachment A. Applicants shall contact the MOA Planning Division or Corps to obtain or confirm delineation of the buffer.

Delineation of project boundary: Project boundaries shall be staked, flagged or otherwise clearly delineated prior to the commencement of the authorized activity to prevent inadvertent encroachment of adjacent wetlands.

Endangered Species: Activities authorized under these GPs must not adversely affect a federally listed threatened or endangered species, or destroy or adversely modify its designated critical habitat.

Historic properties: No cultural resources shall be adversely affected by activities authorized by these GPs. If the permittee discovers any previously undiscovered archeological, paleontological, or historic resource, while conducting activities authorized by these GPs, the DC must be immediately notified by calling (800) 478-2712. The Corps will notify the Alaska State Historic Preservation Office of what has been found. The Corps or the appropriate federal land manager will initiate the Federal and State coordination required to determine if the remains warrant a recovery effort or if the site is eligible for listing in the National Register of Historic Places.

Inspection: The applicant shall allow the DE or their authorized representative(s) and/or a representative from the MOA Planning Division to inspect authorized work at any time deemed necessary to assure that on-going and completed work is in compliance with the terms and conditions of these GPs.

Transfer of General Permit: If the applicant sells or wishes to transfer the property associated with the authorized activity, the applicant must obtain the signature of the new property owner or lessee in the appropriate space on the verification/OC and submit a copy of that page to the MOA Planning Division and/or Corps, along with appropriate documentation of the transaction. All information must be submitted within 30 days of the property transfer to validate the transfer of the GP authorization to the new party.

Modification by other authorization: If the work proposed under these GPs is subsequently

modified by any other Federal, State, or local governmental authorization, a modification of the GPs, MOA Planning Division's Opinion of Compliance, and any verification by the Corps to perform activities under these GPs may need to be obtained.

Use of multiple general permits, including Nationwide Permits: The use of more than one GP or Nationwide Permit (NWP) for a single and complete project is prohibited, except when the acreage loss of waters of the United States authorized by the GPs and/or NWPs does not exceed the loss of more than one acre of wetlands.

Project site restrictions and design criteria:

1. For residential developments, the aggregate total loss of waters of the United States authorized by GP-1993-10-M4 shall not exceed one acre. For residential subdivisions, the aggregate total loss of waters of United States authorized by this GP cannot exceed one acre. This includes any loss of waters of the United States associated with development of individual subdivision lots.
2. Erosion Control: Prior to the initiation of any fill discharge authorized in accordance with GP- 1993-10-M4, the Permittee shall install erosion control measures along the perimeter of all work areas to prevent the displacement or erosion of fill material outside the authorized work areas. The erosion control measures shall remain in place and be maintained until all authorized work is completed and the work areas are stabilized. Immediately after completion of the final grading of the land surface, all slopes, land surfaces, and filled areas shall be stabilized using sod, degradable mats, barriers, or a combination of similar stabilizing materials to prevent erosion.
3. Fill Material: Only clean fill material shall be used for this project. The fill material shall be free from items such as trash, debris, automotive parts, asphalt, construction materials, concrete blocks with exposed reinforcement bars, and soils contaminated with any toxic substance, in toxic amounts in accordance with Section 307 of the Clean Water Act.
4. Within 60 days of completion of the work authorized by this permit, the Permittee shall complete **EITHER** the attached "Self-Certification Statement of Compliance" form (Attachment D), **OR** the attached "As-Built Certification By Professional Engineer" form (Attachment E), and submit it to the Corps. These are further described below.

Self-Certification Statement of Compliance: In the event that the completed work deviates in any manner from the authorized work, the Permittee shall describe the deviations between the work authorized by this permit and the work as constructed on the "Self-Certification Statement of Compliance" form. The description of any deviations on the "Self-Certification Statement of Compliance" form does not constitute approval of any deviations by the Corps.

As-Built Certification: Within 60 days of completion of the work authorized by this permit, the Permittee shall submit as-built drawings of the authorized work and a completed "As-Built Certification By Professional Engineer" form to the Corps. The as-built drawings shall be signed and sealed by a registered professional engineer and include the following:

- a. A plan view drawing of the location of the authorized work footprint, as shown on the permit drawings, with transparent overlay of the work as constructed in the same scale as the permit drawings on 8½-inch by 11-inch sheets or PDF. The plan view drawing should show all "earth disturbance," including wetland impacts and water management structures.
- b. A list of any deviations between the work authorized by this permit and the work as constructed. In the event that the completed work deviates, in any manner, from the authorized work, describe on the attached "As-Built Certification By

Professional Engineer” form the deviations between the work authorized by this permit and the work as constructed. Clearly indicate on the as-built drawings any deviations that have been listed. Please note that the depiction and/or description of any deviations on the drawings and/or “As-Built Certification By Professional Engineer” form does not constitute approval of any deviations by the Corps.

- c. Include the Department of the Army permit number on all sheets submitted.

Project-specific conditions:

1. **Time Limit.** GP authorization of this project expires on: **October 31, 2020**. If you need more time to complete the authorized activity, submit a request for extension under these GPs to the Municipal Planning Department prior to the expiration date. You may not continue work beyond the expiration date until receiving notification to that effect from the Municipal Planning Department or the Corps Regulatory Branch.

Note: Permittee should allow at least one month for processing of extension requests.

2. **Setback** Where there are wetlands along or around a stream or waterbody, the project shall include and maintain a non-disturbance setback, measured horizontally from the ordinary high water mark. The setback extends only as far as the outer edge of the adjacent wetland boundary. Setbacks greater than 25 feet wide do not extend into nonwetlands. For previously unplatted residential subdivisions, the setback area shall be tracted out, rather than being included in individual lots.

65' from streams that are neither anadromous nor headwaters, as defined above; and,

3. **Other Approvals Required Before Starting Work.** You must not disturb wetlands for this project until you have obtained all applicable Municipal and State approvals required for the work. These approvals may include, but are not limited to:

Municipality of Anchorage:

- Land Use Permit
- Clearing Permit
- Grading & Fill Permit
- Building Permit
- Right-of-Way Permit
- Flood Hazard Permit
- Utility Agreement(s)
- Rezoning Approval
- Preliminary Plat Approval
- Subdivision Agreement
- Stormwater Treatment Plan
- Parks Right-of-Entry Permit
- Wastewater Disposal
- Urban Design Commission
- Geotechnical Commission

Alaska Department of Environmental Conservation:

- Stormwater Treatment Plan
- Wastewater Disposal
- Soil Remediation Plan

If any of these—or other—approvals result in a change to the attached plans, you must provide a description of the change and a revised plan(s) to either Municipal Planning Department Staff or the Corps Regulatory Branch, and may not proceed with the project until the change is authorized.

4. **Offset Unavoidable Impacts.** To offset the unavoidable adverse impacts of the project to the aquatic environment, the permittee:

- Mitigation required; For .53 debits; Provided by applicant with fee-in-lieu

5. **Limits on Work Area.** You must not conduct any of the following activities in wetlands or waterbodies beyond the approved project footprint (or in any other avoidance area identified above) during either construction or operation of the project/facility:
- Discharge of fill material (even temporarily), including stockpiles; or,
 - Excavation and sidelaying/backfilling; or,
 - Mechanized landclearing; or,
 - Operation, parking/storage or servicing of equipment.
6. **Construction Runoff.** You must employ runoff control measures necessary to preclude or minimize both erosion and the transport of sediment, pollutants, and solid waste beyond the approved project footprint. These measures shall include, but are not limited to:
- Phasing of Site Preparation (to minimize the extent of exposed soil);
 - Silt Fence;
 - Reroute Offsite Runoff around Disturbed Soils (e.g., dike/ditch)
 - Mulching (e.g., wood chips, straw, grass clippings, gravel);
 - Matting (e.g., jute, straw, coir);
 - Sheeting for Stockpiles, Temporarily Exposed Slopes (e.g., plastic, geotextile fabric);
 - Check Dams in Ditches/Drainageways (e.g., hay bales, sand bags, gravel berms);
 - Surface Roughening (to slow runoff down slope);
 - Terracing of Slopes;
 - Sediment Trap(s);
 - Temporary Sediment Basin;
 - Storm Drain Inlet Protection (e.g., hay bales, sand bags, and gravel berm)
 - Outlet Filtering/Stabilization for Construction Dewatering;
 - Revegetation of Fills and Disturbed Soils
 - Onsite petroleum spill/leak response equipment and supplies and provision for their proper disposal
7. **Contaminated Soil.** If contaminated soils are discovered during construction, you must immediately cease all work in the vicinity of the contamination, contact the Alaska Department of Environmental Conservation for instructions, and defer any further activity until you receive ADEC approval to continue.
8. **Endangered Species.** The activity must not jeopardize the continued existence of a threatened or endangered species, as identified under the Endangered Species Act, nor endanger the critical habitat of such species.

Special Conditions, as required by the Watershed Management Services (WMS) of the Municipality of Anchorage:

No special conditions were required by the MOA WMS section.

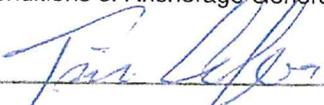
Special Conditions, as required by the Planning Division of the Municipality of Anchorage:

Fencing shall be placed at southern edge of snow disposal area to limit snow placement encroachment beyond lot into adjacent wetlands.

Special Conditions, as required by the Corps of Engineers:

No special conditions were required by the Corps GPAC review.

Your signature below, as permittee, confirms that you accept and agree to comply with the terms and conditions of Anchorage General Permit **93-10-M4** as supplemented in this document.

 6-1-16

SIGN

Owner
 6-1-16

PRINT

Owner
DATE

Opinion of Compliance

The signature below confirms the Municipality of Anchorage's opinion that the project described above meets the terms and conditions of Anchorage General Permit 93-10-M3.

 6/1/16

SIGN

Thede Tobish, Senior Planner
 6/1/16

PRINT

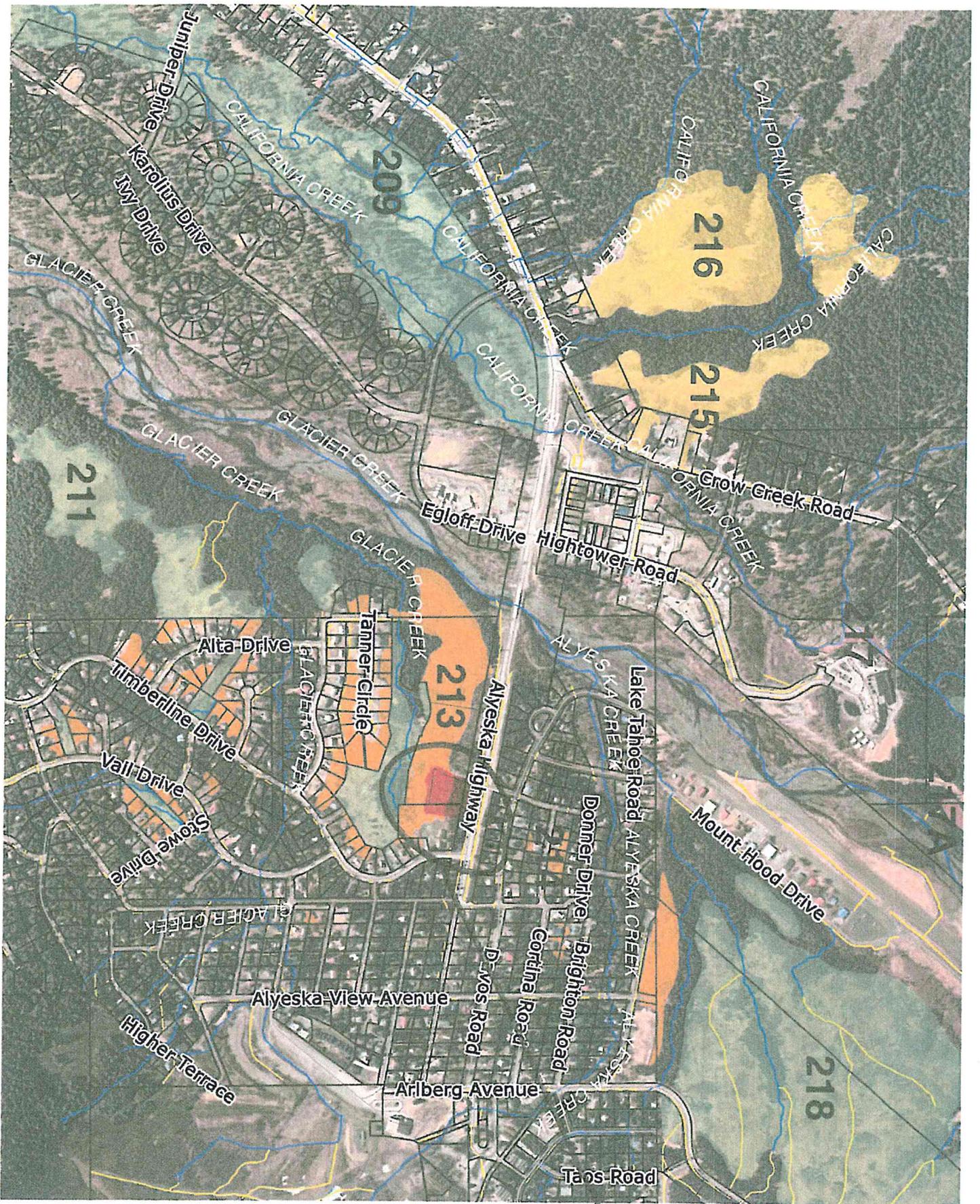
Thede Tobish, Senior Planner
DATE

When the work authorized by the Anchorage General Permit is still in existence at the time the property is transferred the terms and conditions of the permit will continue to be binding on the new owner(s) of the property. To validate the transfer of the permit and the associated liabilities associated with compliance with its terms and conditions have the transferee sign and date below.

(TRANSFEEE)

(DATE)

Attachments: Final Project Plans (sheets , dated)



Project Site
Richard

Harmony Ranch Mitigation Bank 5/31/16
This receipt is for Tim Casanova
for purchasing 0.07 Class 3 credits
from the Bank for his Greenwood
Breeding project.

If you have any questions you
can reach me at 520-820-3189.

Jerry M. Hamner
OWNER

RECEIVED

MAY 31 2016

PLANNING DEPARTMENT



GREAT LAND TRUST
SOUTHCENTRAL ALASKA

May 31, 2016

CEPOA-RD Compensatory Mitigation Policy Specialist
P.O. Box 6898
JBER, Alaska 99506-0898

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Re: Statement of Credit Sale for 0.19 credits

Statement of Credit Sale for 0.19 credits sold in the Municipality of Anchorage Service Area for POA-2016-240, sold to:

Tim Cabana
P.O. Box 201
Girdwood, AK 99587
907-632-8467
timcabana@yahoo.com

GLT has an In-Lieu Fee Program Agreement with the U.S. Army Corps of Engineers to establish and operate an In-Lieu Fee Program. This letter confirms the sale of 0.19 credits for use as compensatory mitigation, as authorized by POA-2016-240, Glacier Creek 16-B. By selling the credits to Mr. Tim Cabana, GLT is now the party responsible for fulfilling the mitigation obligation listed above.

Sincerely,

--AQD--

STAFF

Pat Pourchot
Interim Executive Director

Kim Sollitt
Mat-Su Program Director

Dave Mitchell
Conservation Director

Austin Quinn-Davidson
Legal Affairs & Land Transactions Director

Shannon Kuhn
Philanthropy & Communications Director

Amanda Hults
Lands Manager

Libby Kugel
Grants Administrator & Office Manager

Matt McMillan
Stewardship Coordinator

Austin Quinn-Davidson
Legal Affairs & Land Transactions Director

CC:

Tim Cabana
Dave Mitchell, Great Land Trust
Sheila Newman, USACE
Amanda Whittier, USACE
Heather Dean, EPA
Thede Tobish, MOA

CONTACT US

P.O. Box 101272
Anchorage, AK 99510
(907) 278-4998
www.greatlandtrust.org
Tax ID #: 92-0155014



I commit to make all improvements or permit the owners of Girdwood Brewing Company, LLC to make all improvements required by P&Z Resolution 2016-025 for CUP case 2016-0053 and any changes proposed in CUP case 2020-0012.

Signed 

Print Tim Cabana

Date 12-18-19

Revision	By	Check	Issue Date	Notes



Client/Project: **GIROD BREWING COMPANY, LLC**

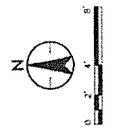
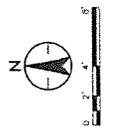
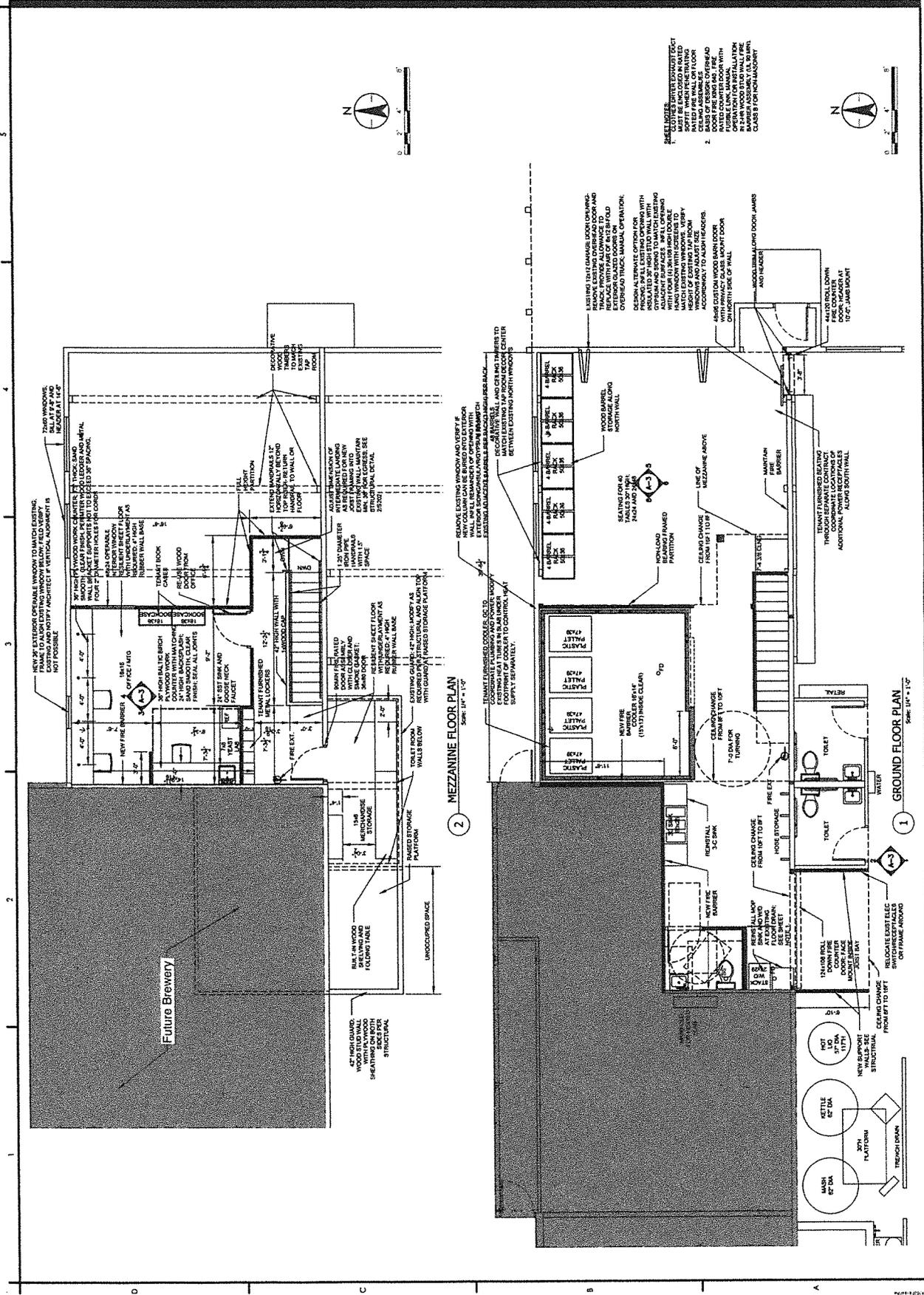
Facility: **FACILITY EXPANSION**

Location: **Edwood, Ariz.**

Project No.: **1301002100**

Scale: **AS SHOWN**

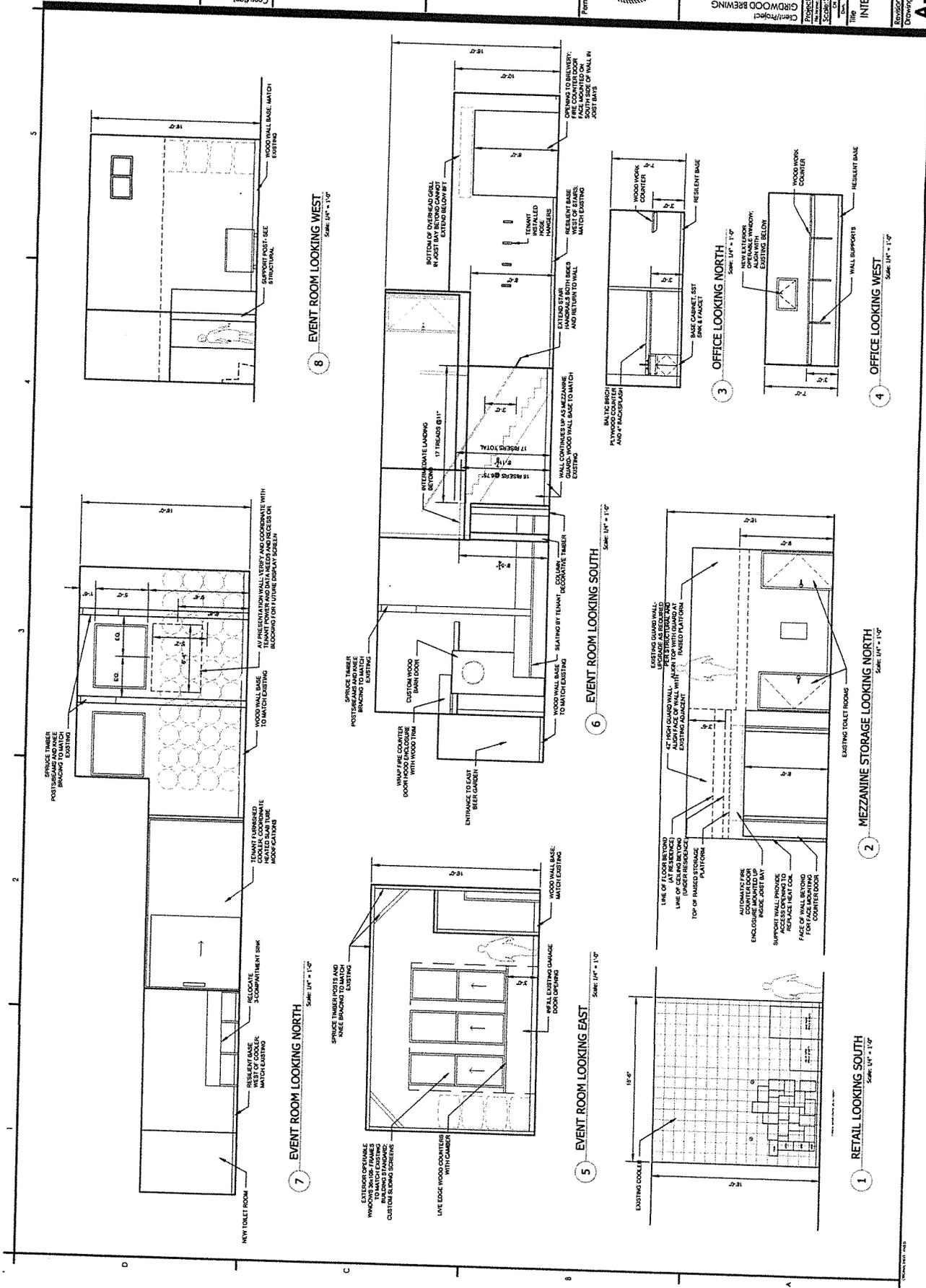
Sheet: **A-2**



1. ALL MATERIALS LISTED IN THIS SPECIFICATION MUST BE INCLUDED IN THE BIDDING DOCUMENTS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL, STATE, AND FEDERAL AUTHORITIES.
2. BASIS OF DESIGN: OVERHEAD TRACKS, MANUAL OPERATION, DESIGN ALTERNATE OPTION FOR OVERHEAD TRACKS, MANUAL OPERATION, ISOLATED BY HIGH-STRENGTH WALL WITH FOUR (4) INCH HIGH DOUBLE MATCH EXISTING WINDOWS. VERIFY WINDOW AND ALUMINUM HEADERS APPROXIMATELY TO MATCH EXISTING. 48MB CUSTOM WOOD BARN DOOR DOORS AND HEADERS APPROXIMATELY TO MATCH EXISTING. 44MB CUSTOM WOOD BARN DOOR DOORS AND HEADERS APPROXIMATELY TO MATCH EXISTING. 10'-0" JAMB MOUNT

Future Brewery

Revision	BY	DATE	DESCRIPTION



8 EVENT ROOM LOOKING WEST
 Scale: 1/4" = 1'-0"

6 EVENT ROOM LOOKING SOUTH
 Scale: 1/4" = 1'-0"

7 EVENT ROOM LOOKING NORTH
 Scale: 1/4" = 1'-0"

5 EVENT ROOM LOOKING EAST
 Scale: 1/4" = 1'-0"

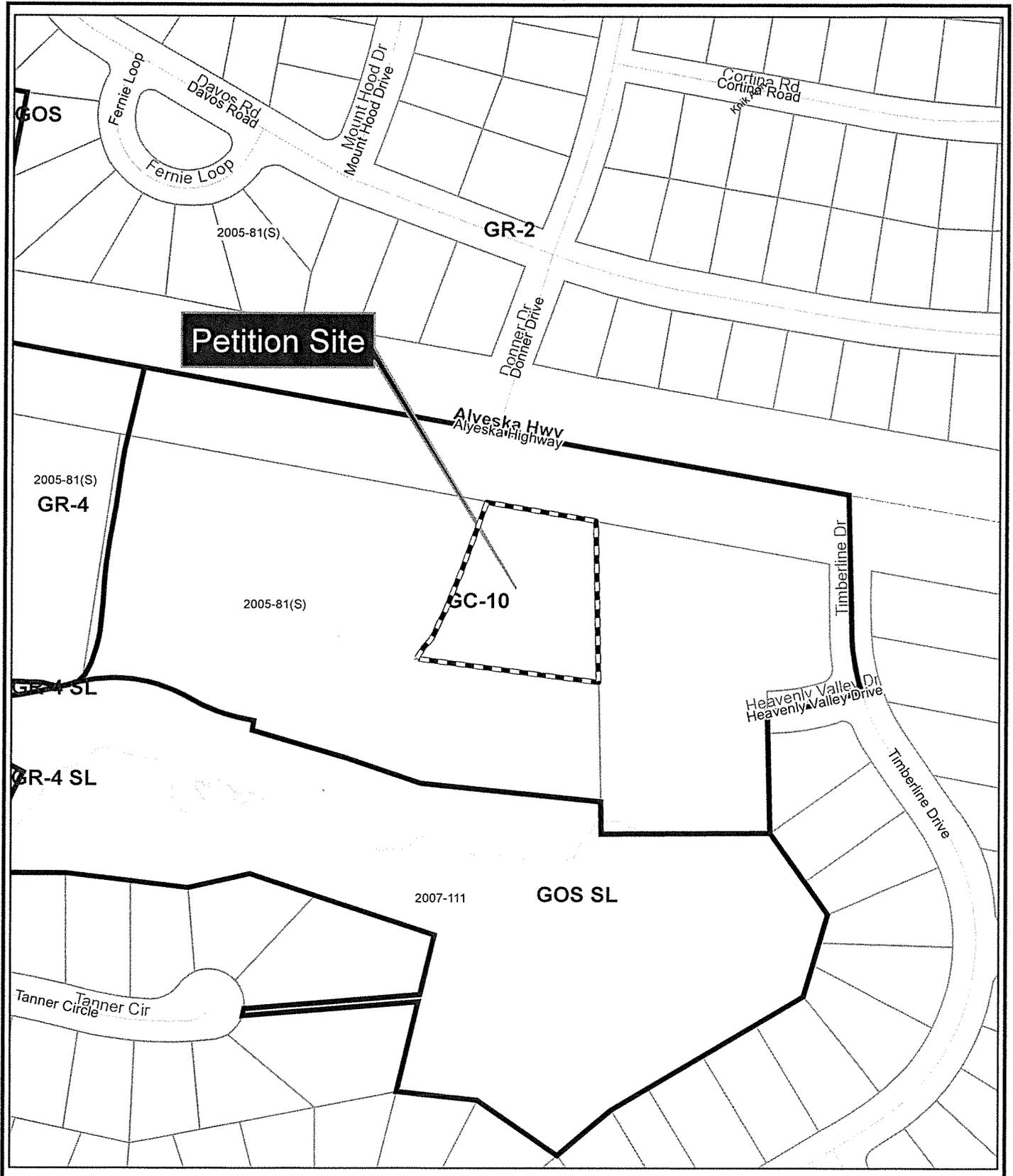
3 OFFICE LOOKING NORTH
 Scale: 1/4" = 1'-0"

4 OFFICE LOOKING WEST
 Scale: 1/4" = 1'-0"

2 MEZZANINE STORAGE LOOKING NORTH
 Scale: 1/4" = 1'-0"

1 RETAIL LOOKING SOUTH
 Scale: 1/4" = 1'-0"

2020-0012



2020-0012



Anchorage



2020-0012 PHN map
Distance = 600' (61 PCLs)