



Mayor Suzanne LaFrance
Municipality of Anchorage
-Planning Department-

April 2, 2026

Brett Marenco
P.O. Box 58
Girdwood, Alaska 99587

SUBJECT: Special Land Use Permit for Alcohol, Case 2026-0050

Dear Mr. Marenco,

The Planning Department has reviewed your application for an alcohol special land use permit for a restaurant/eating place license on the property located at 2700 Alyeska Highway, Girdwood, Alaska 99587. The property is zoned gC-10 district (Girdwood Upper Alyeska Highway Commercial). The application was reviewed in accordance with Anchorage Municipal Code (AMC) 21.03.040. Based upon the submitted plans, the Department finds that the site is sufficient to handle the intensity of a restaurant, serving beer and wine only.

The Department determines that the restaurant or eating place license, in an existing building, generally satisfies the requirements of AMC 21.03.080D. and does not have a permanent negative impact substantially greater than that anticipated from permitted development.

The Planning Department **APPROVES** the request subject to the following conditions:

1. Pursuant to AMC 15.70.060.B.8, AMC 15.70.060.B.15.a, and AMC 15.70.070, outdoor amplified music, loudspeakers, public address systems, or similar devices shall not be used in such a manner as to create a noise disturbance across a real property boundary or within a noise-sensitive zone, or to exceed the applicable property line noise emission standards in AMC 15.70.080, unless authorized by a Noise Permit issued by the Anchorage Health Department, and all permit conditions are met.
2. A notice of zoning action shall be filed with the State Recorder's Office within 120 days of this approval. Proof of filing shall be submitted to the Planning Department.
3. All uses shall conform to the plans and narrative submitted with this special land use permit for alcohol review, except that the licensee may change the hours of operation

listed on the application, including the hours of alcohol service, in accordance with all applicable laws without having to modify this approval.

4. This is a special land use permit for alcohol in the gC-10 district at a brewery located within Alpine View Estates Subdivision, Phase 3, Tract B-2C per Plat 2014-38; generally located south of Timberline Drive, west of Tanner Circle, north of Glacier Creek, and east of Alyeska Highway. This approval is for 4,240 square feet at a brewery.
5. On-premises sale of alcoholic beverages may be seven days a week as permitted by AMC 10.50.010 and the Alaska Alcoholic Beverage Control Board requirements.
6. The use of the property by any person for the permitted purposes shall comply with all current and future federal, state, and local laws and regulations including, but not limited to, laws and regulations pertaining to the sale, dispensing, service, and consumption of alcoholic beverages and the storage, preparation, sale, service, and consumption of food. The owner of the property, the licensee under the Alcoholic Beverage Control Board License and their officers, agents and employees, shall not knowingly permit or negligently fail to prevent the occurrence of illegal activity on the property.
7. The licensed business shall make the conditions of approval available to the public upon request.

The decision is final upon the date of this letter, unless appealed in accordance with AMC 21.03.050, *Appeals*.

Sincerely,



Mélisa R. K. Babb
Planning Director

Attachment: Department Findings

cc: Mandy Honest, Business Licensing Official, Municipal Clerk's Office
Alcohol & Marijuana Control Office