

**MUNICIPALITY OF ANCHORAGE
MEMORANDUM**

DATE: May 12, 2017

TO: Planning Staff

THRU: *HH* Hal H. Hart, Planning Director

FROM: *DW* Dave Whitfield, Acting Current Planning Manager

SUBJECT: Parking Lots in Girdwood, Interpretation of AMC 21.09.050
Table 21.09-2: Table of Allowed Uses

Question: Is a public parking lot allowed in the GC5 (Girdwood New Townsite South) district?

Short Answer: In accordance with the following interpretation, the brief answer is yes.

Interpretation: AMC 21.09.050 Table 21.09-2: Table of Allowed Uses, under the use category of "Vehicles and Equipment", indicates "Parking lot or structure, private (10 or fewer spaces)" is permitted with an Administrative Site Plan review, and "Parking lot or structure, private (11+ spaces)" is permitted with a Major Site Plan Review in many of the Girdwood Commercial districts. AMC 21.09.050 Table 21.09-2: Table of Allowed Uses does not have a listing for a "parking lot, public."

The use specific definitions and standards found in AMC 21.09.050B. do not address "Parking Lots or Structures, Private."

AMC 21.09.050A. states "Table 21.09-2 below lists the uses allowed within the base zoning districts in Girdwood. *If a use is not defined in this chapter, the definition in chapter 21.05 shall apply.*" (Italics and underline added.)

AMC 21.05.050I. contains the definitions and use specific standards for "Vehicles and Equipment". This section does not have a definition for "Parking lots or structures, private". It does have a definition for "Parking Lot, Principal Use". This use is defined as "An off-street, surface parking lot where motor vehicles are parked for not more than 72 consecutive hours, and the lot is not required parking for another use."

The main body of code does not differentiate between public and private parking lots. There is no definition for a private parking lot in the Girdwood code or in AMC 21.05. It is therefore the interpretation of this department that "Parking lot, Private" as stated in Table 21.09-2 shall be considered as "Parking Lot, Principle Use" per the definition found in AMC 21.05.050I.3. All parking as principle uses on lots in Girdwood, whether owned by a public or private entity, shall be allowed where "Parking lot or structure, private" is allowed per Table 21.09-2.