

Municipality of Anchorage



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<http://www.muni.org/gbos>

Suzanne LaFrance Mayor

GIRDWOOD VALLEY SERVICE AREA BOARD OF SUPERVISORS

*Briana Sullivan & Mike Edgington, Co-Chairs
Jennifer Wingard, Brian Burnett, Kellie Okonek*

Resolution 2025-06 Of the Girdwood Board of Supervisors

Resolution of Support for a Text Amendment to Update the Use Table for gC-10 Zoning District

WHEREAS, current zoning in Girdwood was established through AO 2005-81(S) based on the Land Use Map from the 1995 Girdwood Area Plan, and

WHEREAS, the limited developable land in Girdwood Valley is currently split into five residential zones, ten separate commercial zones, two industrial and two resort zones, and several special use zones, and

WHEREAS, when originally set up, gC-10 was undeveloped land with the intent of permitting “*development of a limited range of non-retail commercial uses along with residential uses in a manner compatible with the surrounding residential land use*”, and

WHEREAS, parts of the gC-10 zone have now been developed, including a very popular brewery, and

WHEREAS, although permitted under a general manufacturing use, the brewery functionally operates in a very similar way to a general retail operation during the hours it is open to the public, and

WHEREAS, regulations for other commercial zones set out a progressive approval process for proposed buildings based on their gross floor area, with smaller structures below 2,000 sqft allowed by right, moderate sized structures up to 4,000 sqft requiring an administrative site review, larger allowed structures requiring a major site plan review, and a maximum structure size, and

WHEREAS, the newly adopted 2025 Girdwood Comprehensive Plan shows the gC-10 areas as Mixed Use category, and includes a specific economic policy to increase the opportunities for new commercial development in Girdwood, and

WHEREAS, adoption of the 2025 Girdwood Comprehensive Plan and Land Use Map will result in a rewrite of Girdwood zoning code, with a timescale for new code of at least 2-3 years, and

WHEREAS, in the meantime, GBOS will consider support for small specific changes to the Girdwood Land Use code of AMC 21.09 which are in accordance with and advance the goals of the 2025 Girdwood Comprehensive Plan, and

WHEREAS, at Girdwood Land Use Committee on April 14, 2025, by a vote of 23 in favor, 1 opposed and 7 abstaining.

THEREFORE the Girdwood Board of Supervisors RESOLVES to recommend an update to the allowable uses for the gC-10 zone in AMC 21.09.050 to allow similar retail and office uses as other commercial zoning districts,

ALSO THEREFORE the allowable additional uses in gC-10 should be implemented as amendments to the gC-10 column of Table 21.09-2, Table of Allowed Uses, as follows:

- add a circled 4 (④) in all rows of the Office Use Category

- add a circled 4 ((4)) in all rows of the Retail (Personal Services) Use Category
- add a circled 4 ((4)) in all rows of the Retail (Repair and Rental) Use Category
- add a circled 4 ((4)) in all rows of the Retail (Sales) Use Category, except for the Use Types: Fueling Station, Meat/Seafood Processing and Nursery

Passed and approved by the Girdwood Board of Supervisors by a vote of 5 in favor and 0 opposed on this 21st day of April, 2025.

Mike Edgington

Mike Edgington
GBOS Co-Chair

Margaret Tyler

Attest