Application for Zoning Map Amendment

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

PETITIONER*			PETITIONER REPRESENTATIVE (if any)		
Name (last name first): Glassett, Timothy - ADOT&PF			Name (last name first): Whitfield, Dave - R&M Consultants		
Mailing Address: PO Box 196900			Mailing Address: 9101 Vanguard Drive		
City: Anchorage	State: AK	Zip: 99519	City: Anchorage	State: AK	Zip: 99519
Contact Phone – Day: 907-334-2615	Evening:		Contact Phone – Day: 907-646-9685	Evening:	
E-mail: timothy.glassett@alaska.gov			E-mail: dwhitfield@rmconsult.com		

*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): 075-241-03-000

Site Street Address: N/A

Current legal description: (use additional sheet if necessary)
US Survey 4805, Tract 29B, T10N, R2E, SEC29

Existing Zoning: GDR	Acreage: 43.62 acres	Grid #: SE5214
Proposed Zoning: GA		
Existing use: Former Gravel Pit	Proposed use (if any): Governmental Services	

I hereby certify that (I am)(I have been authorized to act for) owner of the property described above and that I petition to rezone it 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 ensure approval of the rezoning. I also understand that assigned hearing dates are tentative and may have to be postponed by Planning Department staff, the Planning and Zoning Commission, or the Assembly for administrative reasons.

Signature ( ) Owner (●) Representative (Representatives must provide written proof of authorization) — Date: 12/2/25

Print Name: DAVE WHITFIELD

Accepted by:	Poster & Affidavit:	Fee:	Case Number:	Meeting Date: PZC:
Shaun O.	1+1	$200.00	2026-0015	02/09/2026

ZMA (Rev. 5/25) Front

COMPREHENSIVE PLAN INFORMATION

Improvement Area (per AMC 21.08.050B.): ○ Class A ◉ Class B

Anchorage 2040 Land Use Designation:

☐ Neighborhood (Residential) ☐ Center ☐ Corridor
☐ Open Space ☐ Facilities and Institutions ☐ Industrial Area

Anchorage 2040 Growth Supporting Features:

☐ Transit-supportive Development ☐ Greenway-supported Development
☐ Traditional Neighborhood ☐ Residential Mixed-use

Eagle River-Chugiak-Peters Creek Land Use Classification:

☐ Commercial ☐ Industrial ☐ Parks/opens space
☐ Public Land Institutions ☐ Marginal land ☐ Alpine/Slope Affected
☐ Special Study ☐ Residential at _____ dwelling units per acre

Girdwood- Turnagain Arm

☐ Commercial ☑ Industrial ☐ Parks/opens space
☐ Public Land Institutions ☐ Marginal land ☐ Alpine/Slope Affected
☐ Special Study ☐ Residential at _____ dwelling units per acre

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 Corps of Engineers ☐ Municipality of Anchorage

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

1 copy required:
- ☑ Signed application (original)
- ☐ Ownership and beneficial interest form

14 copies required:
- ☑ Signed application (copies)
- ☐ Signatures of other petitioners (if any)
- ☑ Map of area to be rezoned
- ☐ Map of area surrounding proposed rezoning, including zoning and existing uses
- ☑ Narrative statement explaining:
  - ☒ need and justification for the rezoning
  - ☒ the proposed land use and development
  - ☐ the probable timeframe for development
  - ☒ an analysis of how the proposal meets the rezoning criteria on page 3 of this application
- ☐ Summary of community meeting(s)
- ☐ Proposed special limitations, if any

(Additional information may be required.)

APPLICATION CHECKLIST

1. Contact Current Planning at 907-343-7931 to verify which criteria below need to be addressed (A or B) for the rezoning being requested.
2. Zoning map amendments require a minimum of 21,000 square feet of land excluding right-of-way or a boundary common to the requested zoning district. (For exceptions, see AMC 21.03.160C.)
3. In the case of multiple owners, the petitioning property owners must provide documentation showing ownership of at least 51% of property to be rezoned.

(A) REZONINGS WHEN A COMPREHENSIVE PLAN MAP AMENDMENT IS REQUIRED (AMC 21.03.160H)

A rezoning request may only be approved if it meets the approval criteria stated in AMC 21.03.160H.7. Please explain how the proposal meets the required criteria:

1. The rezoning shall be in the best interest of the citizens of Anchorage and shall promote the public health, safety, and general welfare.
2. The rezone complies with and conforms to the comprehensive plan, including the comprehensive plan map(s).
3. The rezoning is generally consistent with the zoning district purpose in the requested zone, and the purpose of this title.
4. The rezoning is compatible with surrounding zoning and development, and protects areas designated for specific uses on the zoning map from incompatible land uses or development intensities.
5. Facilities and services (including roads and transportation, water, gas, electricity, police and fire protection, and sewage and waste disposal, as applicable) are capable of supporting the uses allowed by the zone or will be capable by the time development is complete, while maintaining adequate levels of service to existing development.
6. The rezoning is not likely to result in significant adverse impacts upon the natural environment, including air, water, noise, storm water management, wildlife, and vegetation, or such impacts shall be substantially mitigated.
7. The proposed rezoning is not likely to result in significant adverse impacts upon adjacent land uses, or such impacts shall be mitigated through stipulations.
8. The rezone does not extend or exacerbate a land use pattern that is inconsistent with the comprehensive plan.
9. The rezoning does not result in a split-zoned lot.

(B) REZONINGS TO IMPLEMENT THE COMPREHENSIVE PLAN OR REMOVE A SPECIAL LIMITATION (NO COMPREHENSIVE PLAN AMENDMENT REQUIRED) (AMC 21.03.160I)

The assembly may approve a rezoning initiated under this subsection if it is found that:

1. It is consistent with the comprehensive plan; and
2. It would not result in an objective risk to health or safety; and
3. It does not conflict with other City, State and Federal codes, regulations, and ordinances.

Elizabeth Appleby
Current Planning Manager
MOA Planning Department

Re: Letter of Authorization- DOT & PF Virgin Creek Rezone and CUP

Ms. Appleby,

Please accept this letter as authorization for R&M Consultants, Inc to represent the ADOT & PF in all matters pertaining to the submittal of a rezone and conditional use permit for the Virgin Creek Avalanche heliport and explosive storage involving the parcel legally described as:

US SURVEY 4805 TR 29B T10N R2E SEC 39

Should you have any questions, please do not hesitate to contact me.

Sincerely,

Timothy Glassett

Timothy Glassett
Statewide Avalanche and Artillery Program Manager
ADOT&PF
(907) 334-2615

AK DOT&PF SNOW AVALANCHE PROGRAM: ZONING MAP AMENDMENT

Application for Rezone from GDR, Girdwood Development Reserve District to GA, Girdwood Airport District

INTRODUCTION

The Alaska Department of Transportation and Public Facilities (AK DOT&PF) requests to rezone (zoning map amendment) the parcel legally described as: US Survey 4805, Tract 29B, Township 10 North, Range 2 East, Section 39 from GDR, Girdwood Development District to GA, Girdwood Airport District.

The AK DOT&PF Snow Avalanche Program operates with the goal of improving safety for highway users by reducing the avalanche hazards in susceptible areas, while concurrently minimizing avalanche related traffic delays and road closures. When conditions are appropriate, specially trained crews use military artillery to artificially trigger avalanches as the principal means of avalanche mitigation on the state's highest risk roadways in Southcentral Alaska, primarily along the Seward Highway corridor. The Alaska Railroad Corporation (ARRC) works collaboratively with AK DOT&PF for all avalanche operations. To further the goals of the program, the AK DOT&PF have identified the need for a new avalanche control facility.

The existing zoning (GDR District) does not allow for both the governmental services and heliport uses that the AK DOT&PF would need at their new facility. The recently adopted Girdwood Comprehensive Plan (2025) designates this property as "Industrial." The implementing districts for this designation include gI-1 (Ruane Road Industrial), gI-2 (Upper Crow Creek Industrial), and GA (Girdwood Airport). To permit both the governmental services and heliport uses, this rezoning of the property to GA (Girdwood Airport) and a future Conditional Use Permit (CUP) for governmental services would need to be completed.

LOCATION

The proposed rezone is located along the Seward Highway just south of the Alyeska Highway in Girdwood.

Property Tax ID: 075-241-03-000

Current Legal Description: US Survey 4805, Tract 29B, Township 10 North, Range 2 East, Section 39

Figure 1. Property Location

LAND USE & ZONING

Existing and Adjacent Zoning:

The parcel is currently zoned GDR, Girdwood Development Reserve District. The GDR District's stated intent is to hold lands in reserve for future development.

The adjacent zoning districts include GOS, Girdwood Open Space District to the west and east, and GCR, Girdwood Commercial Recreation District to the north. See Figure 2. *Existing Adjacent Zoning Map* below:

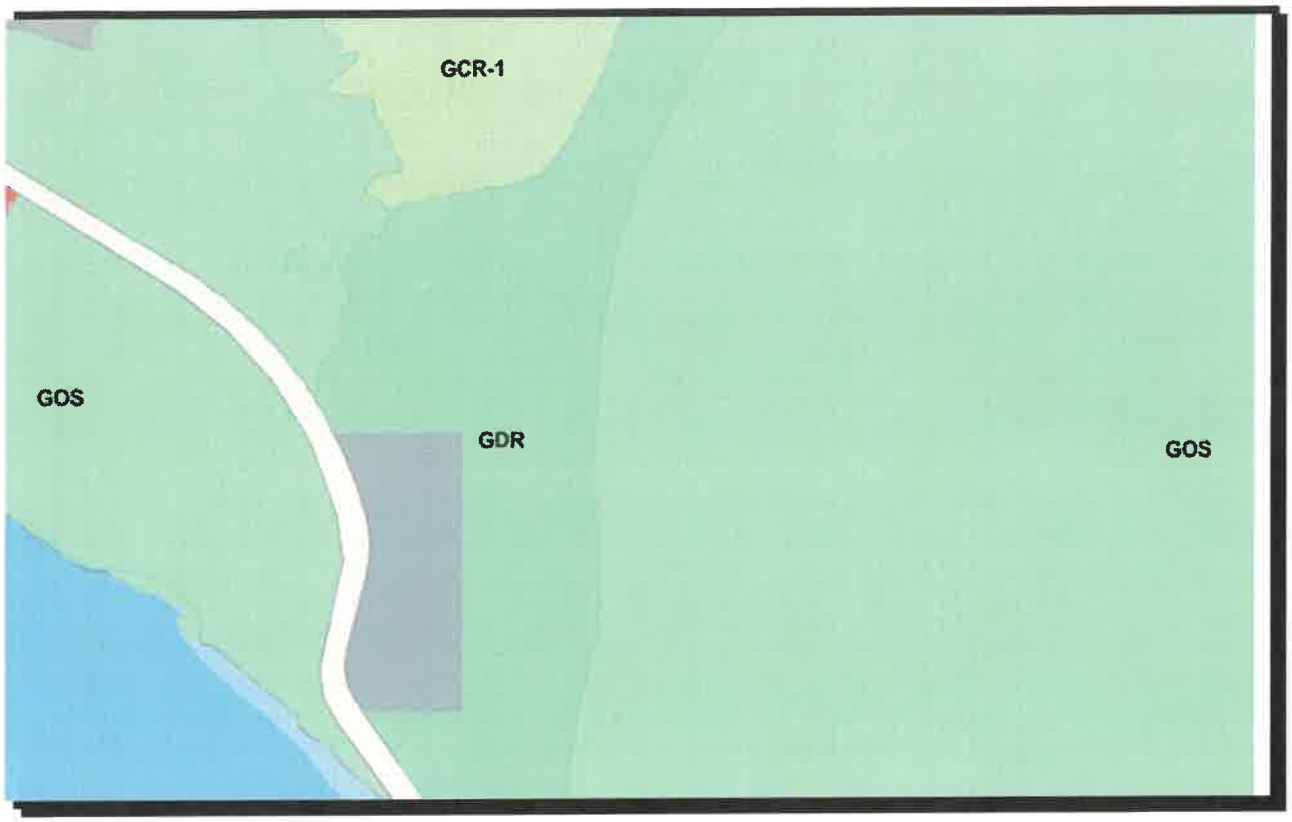


Figure 2. Existing Adjacent Zoning Map

Existing Land Use:

The property is currently undeveloped but was previously a natural resource extraction (gravel pit) site.

Proposed Zoning:

The Alaska Department of Transportation and Public Facilities (AK DOT&PF) proposes to rezone the property described as US Survey 4805, Tract 29B, Township 10 North, Range 2 East, Section 39 from GDR, Girdwood Development Reserve District to GA, Girdwood Airport District.

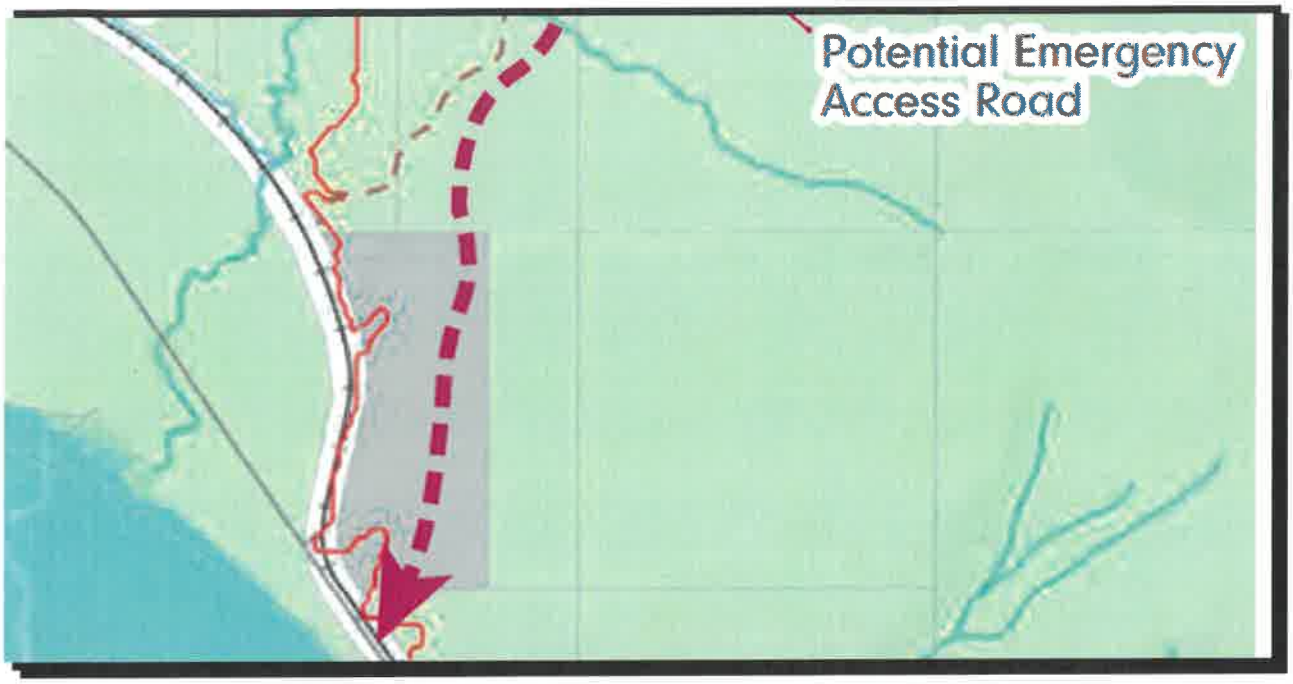


Figure 3. 2025 Girdwood Comprehensive Plan-Land Use Plan Map

The recently adopted (2025) Girdwood Comprehensive Plan designates this property as "Industrial." The implementing districts for this designation include gI-1 (Ruane Road Industrial), gI-2 (Upper Crow Creek Industrial) and GA (Girdwood Airport).

Page 3-13 of the Plan states *"One additional area has been identified as Industrial on a State of Alaska owned parcel on the southeast side of the valley adjacent to the railroad and Seward Highway. Previously, this parcel was a gravel pit, and the State of Alaska Department of Transportation & Public Facilities (AK DOT&PF) has plans to develop the site to manage avalanche control for the Seward Highway to include a helicopter pad and the storage of explosives. AK DOT&PF has conducted the analysis to ensure that the planned location and storage of explosives would meet required offsets from infrastructure and other land uses."*

The Plan recognizes the Alaska Department of Transportation and Public Facilities' (AK DOT&PF) plan for development of this parcel. To facilitate this development and implement the Plan, a rezoning to Girdwood Airport District and a conditional use permit for "Governmental Services" use is necessary. The conditional use permit application would follow this application should this rezone be approved.

COMMUNITY MEETING

While no community meeting is required by Anchorage Municipal Code (AMC) Title 21, the Alaska Department of Transportation and Public Facilities has presented this project to the Girdwood Board of Supervisors (GBOS) several times over the past year. While GBOS has taken no formal position, it appears there is general support for the project.

ZONING MAP AMENDMENT STANDARDS (AMC 21.03.160I)

The Assembly may approve a rezoning initiated under this subsection if it is found that:

a. It is consistent with the comprehensive plan; and

The recently adopted (2025) Girdwood Comprehensive Plan designates this property as "Industrial." The implementing districts for this designation include gI-1 (Ruane Road Industrial), gI-2 (Upper Crow Creek Industrial) and GA (Girdwood Airport). This proposed rezone to Girdwood Airport (GA) District implements the adopted Girdwood Comprehensive Plan.

Rezoning the property to Girdwood Airport (GA) District implements Goals T4 and T5 of the Girdwood Comprehensive Plan. This rezoning (along with a conditional use permit) would make possible DOT&PF's plan for development of this parcel which provides avalanche mitigation and controls to protect vital transportation infrastructure in the Girdwood area.

Goal T4: *Ensure that Girdwood's transportation infrastructure is resilient if emergency evacuation is necessary.*

Goal T5: *Maintain the Girdwood Airport as a valuable community asset.*

b. It would not result in an objective risk to health or safety; and

The rezoning would not result in an objective risk to the health and safety of the residents of the Municipality of Anchorage. In fact, approval of this rezone will promote public safety. This rezone, along with a conditional use permit, would allow the Alaska Department of Transportation and Public Facilities to develop the property in support of avalanche control for public safety along the highway and railroad corridors within southcentral Alaska.

c. It does not conflict with other City, state and federal codes, regulations, and ordinances.

This rezoning would not conflict with any other municipal, state, or federal codes, regulation, and ordinances.

ATTACHMENTS

1. Letter of Authorization
2. Vicinity Map

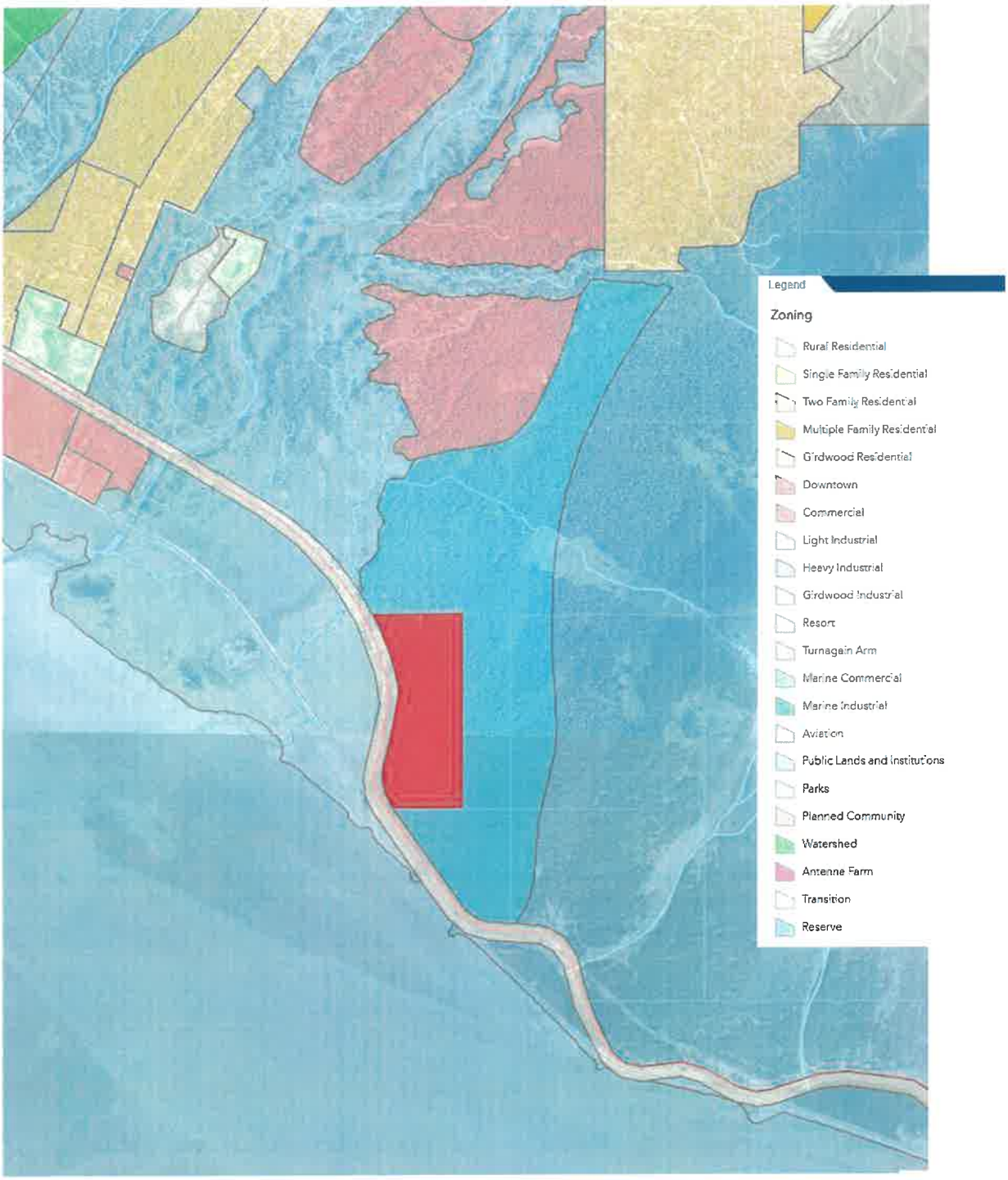


Figure 1: Vicinity Map

RETURN COMMENTS TO:

Municipality of Anchorage Planning Department
Current Planning Division
PO Box 196650
Anchorage, Alaska 99519-6650
Phone: 907-343-7943

CASE NO:	2026-0015
PLANNER:	Paul Hatcher
REQUEST:	Review and Recommendation by Planning and Zoning Commission to Anchorage Assembly for a Rezone on a parcel of land from GDR (Development Reserve) to GA (Girdwood Airport) to Implement the Comprehensive Plan in accordance with AMC 21.03.160I.
SITE ADDRESS:	Vacant Land
CURRENT ZONING:	GDR (Development Reserve) District
ORIG SUBD/LEGAL:	US Survey 4805 Tract 29B Township 10 North, Range 2 East, Section 29, Seward Meridian

COMMENTS AND MEETING SCHEDULE

Planning and Zoning Commission
Loussac Library Assembly Chambers
3600 Denali Street
Anchorage, Alaska

Hearing Date:	Monday, February 09, 2026
Agency Comments Due:	Monday, January 12, 2026
Council Comments Due:	Friday, January 16, 2026

COMMUNITY COUNCIL(S):
Girdwood Board of Supervisors

THE STATE of ALASKA
GOVERNOR MIKE DUNLEAVY

Department of Commerce, Community, and Economic Development

ALCOHOL & MARIJUANA CONTROL OFFICE
550 West 7th Avenue, Suite 1600
Anchorage, AK 99501
Main: 907.269.0350

December 19, 2025

Girdwood Community Council
Attn: President or Chair
VIA email: gbos@muni.org; girdwoodgalaxy@gmail.com; burntski@gmail.com; kelliebos@gmail.com; gbos.medgington@gmail.com; bsullivan.gbos@gmail.com

License Type:	Restaurant Eating Place	**License Number:**	16568
Licensee:	Girdwood Brewing Company, LLC		
Doing Business As:	Girdwood Brewing Company		

AS 04.11.310(b) and AS 04.11.525 require that the Director provide written notice to a community council or any nonprofit organization that has requested notification about pending applications for liquor licenses.

This letter serves to provide written notice to the above referenced entities regarding the above application. **Please contact the local governing body with jurisdiction over the proposed premises for information regarding review of this application. Comments you may have about the application should first be presented to the local governing body.** Instructions for objections to liquor license applications are located on our website at http://www.commerce.alaska.gov/web/amco.

If you have any questions, please send them to the email address below.

Sincerely,
Sonya Irwin, Alcohol Licensing Supervisor
For
Kevin Richard, Director
amco.localgovernmentonly@alaska.gov

Document reference ID : 4003

Licensing Application Summary

Application ID:	4003
Applicant Name:	Girdwood Brewing Company, Llc
License Type applied for:	Restaurant Eating Place License (REPL) (AS 04.09.210)
Application Status:	In Review
Application Submitted On:	12/31/2024 02:58 PM AKST

Entity Information

Business Structure:	Limited liability company
Alaska Entity Number (CBPL):	10034868

Entity Contact Information

Entity Address:	PO Box 58, Girdwood, AK, 99587, USA

Initial Application Information

Authority Type:	I am authorized user by the designated licensee with binding authority
Prefix:	Mr
Legal First Name:	Brett
Legal Last Name:	Marenco
Email Address:	brett@girdwoodbrewing.com
Phone Number:	907-351-0035

Ownership / Principal Party Details

Principal Parent Entity	Principal Party	Role	%Ownership
Girdwood Brewing Company, Llc	Amy Shimek	Member	20
Girdwood Brewing Company, Llc	Josh Hegna	Member	20
Girdwood Brewing Company, Llc	Karl Mclaughlin	Member	20
Girdwood Brewing Company, Llc	Brett Marenco	Member	20
Girdwood Brewing Company, Llc	Rory Marenco	Member	20

Premises Address

Address:	2700 Alyeska Hwy, Girdwood, AK, 99587, USA
Does the proposed site include a valid street address?	Yes

Basic Business information

Business/Trade Name:	Girdwood Brewing Company, LLC
What is your primary business at this location?	Manufacturer

Premises Contact Details

Contact Person Name	Brett Marenco
Business Phone Number	907-351-0035
Email Address	brett@girdwoodbrewing.com

Local Government and Community Council Details

City/Municipality	Anchorage (Municipality of)
Community Council Name	Girdwood

Property Ownership

Do you, the applicant, own the land, building, and/or warehouse at this proposed licensed location?	No
Property Utilization Status	An Existing Facility
Are you operating under?	Lease
Add Copy of Lease\Sublease document	GBC Lease_signed.pdf

Premises Diagram

Will the license or permit embrace the entire premises address?	Yes

Premises Diagram

- GBC Licensed Premise.pdf

Security Plan

- security plan.pdf

Restaurant Detail

Dining after standard closing hours: AS 04.16.010(c)	No
Dining by persons 16 – 20 years of age: AS 04.16.049(a)(2)	No
Dining by persons under the age of 16 years, accompanied by a person over the age of 21: AS 04.16.049(a)(3)	Yes
Employment for any persons under 21 years of age: AS 04.16.049(c)	No

List where within the premises minors are anticipated to have access in the course of either dining or employment. (Example: Minors will only be allowed in the dining area. OR Minors will only be employed and present in the Kitchen.)

minors are only allowed in the taproom with a parent or legal guardian

Describe the policies, practices and procedures that will be in place to ensure that minors do not gain access to alcohol while dining or employed at your premises.

minors are only allowed in the taproom with a parent or legal guardian

Is an owner, manager, or assistant manager who is 21 years of age or older always present on the premises during business hours?	Yes

Food Service Permit

Is your license located in Municipality of Anchorage?	Yes
Do you have Approved food service permit for this premises?	Yes
Copy of the current food service permit for this premises OR the plan review approval.	girdwood izakaya food permit.jpg

Entertainment & Service

Are any forms of entertainment offered or available within the licensed business or within the proposed licensed premises?	No
Food and beverage service offered or anticipated is:	Counter Service

Restaurant Declaration

Please upload the finalized or expected Food and Alcohol Menu.	IMG_0726.jpg

There are tables or counters at my establishment for consuming food in a dining area on the premises. I have included with this form a menu, or an expected menu, listing the meals to be offered to patrons.

This menu includes entrées that are regularly sold and prepared by the licensee at the licensed premises.

I certify that the license for which I am requesting desigation is either a Beverage Dispensary, Beverage Dispensary Tourism, Club, Sporting Activity or Event License, Outdoor Recreation Lodge, Golf Course, Destination Resort, OR Restaurant or Eating Place, Seasonal REPL Tourism License.

Hours Of Operation

Sunday	11:00 AM - 09:00 PM
Monday	11:00 AM - 09:00 PM
Tuesday	11:00 AM - 09:00 PM
Wednesday	11:00 AM - 09:00 PM
Thursday	11:00 AM - 09:00 PM
Friday	11:00 AM - 09:00 PM
Saturday	11:00 AM - 09:00 PM

Financial Interest

I hereby certify that no person other than a proposed licensee listed on the liquor license application has a direct or indirect financial interest, as defined in AS 04.11.450(f) in the business for which a liquor license is being applied for.

I hereby certify that any ownership change shall be reported to the board as required under AS 04.11.040, AS 04.11.045, AS 04.11.050, and AS 04.11.055.

Public Notice Posting Attestation and Publishers Affidavit

Have you posted your application at both required locations for ten consecutive days?	Yes
What was the other conspicuous location of your post? (Please Include the full address)	Girdwood Laundry & Showers, 158 Holmgren Pl, Girdwood, AK 99587
What was the first day you posted your application?	12/09/2024

I attest that I have met the public posting notice requirement set forth under AS 04.11.310 by posting a copy of my application for the 10-day period at the location of the proposed licensed premises and at another conspicuous location in the area of the proposed premises as listed in this application.

I hereby attest that I am the person herein named and subscribing to this application and that I have read the complete application, and I know the full content thereof. I declare that all of the information

contained herein, and evidence or other documents submitted are true and correct. I understand that any falsification or misrepresentation of any item or response in this application, or any attachment, or documents to support this application, is sufficient grounds for denying or revoking a license/permit. I further understand that it is a Class A misdemeanor under Alaska Statute 11.56.210 to falsify an application and commit the crime of unsworn falsification.

Attestations

I certify that all proposed licensees (as defined in AS 04.11.260) and affiliates have been listed on this application.

I certify that I understand that providing a false statement on this form or any other form provided by AMCO is grounds for rejection or denial of this application or revocation of any license issued.

I certify that all licensees, agents, and employees who sell or serve alcoholic beverages or check the identification of a patron will complete an approved alcohol server education course, if required by AS 04.21.025, and, while selling or serving alcoholic beverages, will carry or have available to show a current course card or a photocopy of the card certifying completion of approved alcohol server education course, if required by 3 AAC 305.700.

I agree to provide all information required by the Alcoholic Beverage Control Board in support of this application.

I hereby certify that I am the person herein named and subscribing to this application and that I have read the complete application, and I know the full content thereof. I declare that all of the information contained herein, and evidence or other documents submitted are true and correct. I understand that any falsification or misrepresentation of any item or response in this application, or any attachment, or documents to support this application, is sufficient grounds for denying or revoking a license/permit. I further understand that it is a Class A misdemeanor under Alaska Statute 11.56.210 to falsify an application and commit the crime of unsworn falsification.

I certify that all proposed licensees have been listed with Division of Corporation, Business, and Professional Licensing.

I certify that I and any individual identified in the business entity ownership section of this application, has or will read AS 04 and its implementing regulations.

I certify I have provided a menu of a variety of types of food appropriate for meals that are prepared on the licensed premises.

I certify that non-employees under 21 years of age will not enter and remain on the licensed premises except for the purposes of dining only.

I certify that the sale and service of food and alcoholic beverages and any other business on the licensed premises is under the sole control of the licensee.

I certify the licensed premises is a bona fide restaurant as defined in AS 04.21.080(b).

I certify there is supervision on the licensed premises adequate to reasonably ensure that a person under 21 years of age will not gain access to alcoholic beverages.

Signature

This application was digitally signed by : Brett Marenco on 12/31/2024 02:55 PM AKST

Payment Info

Payment Type : CC

Payment Id: 461fd7ea-87b5-46ba-a5cc-e1ed9e4b63d2

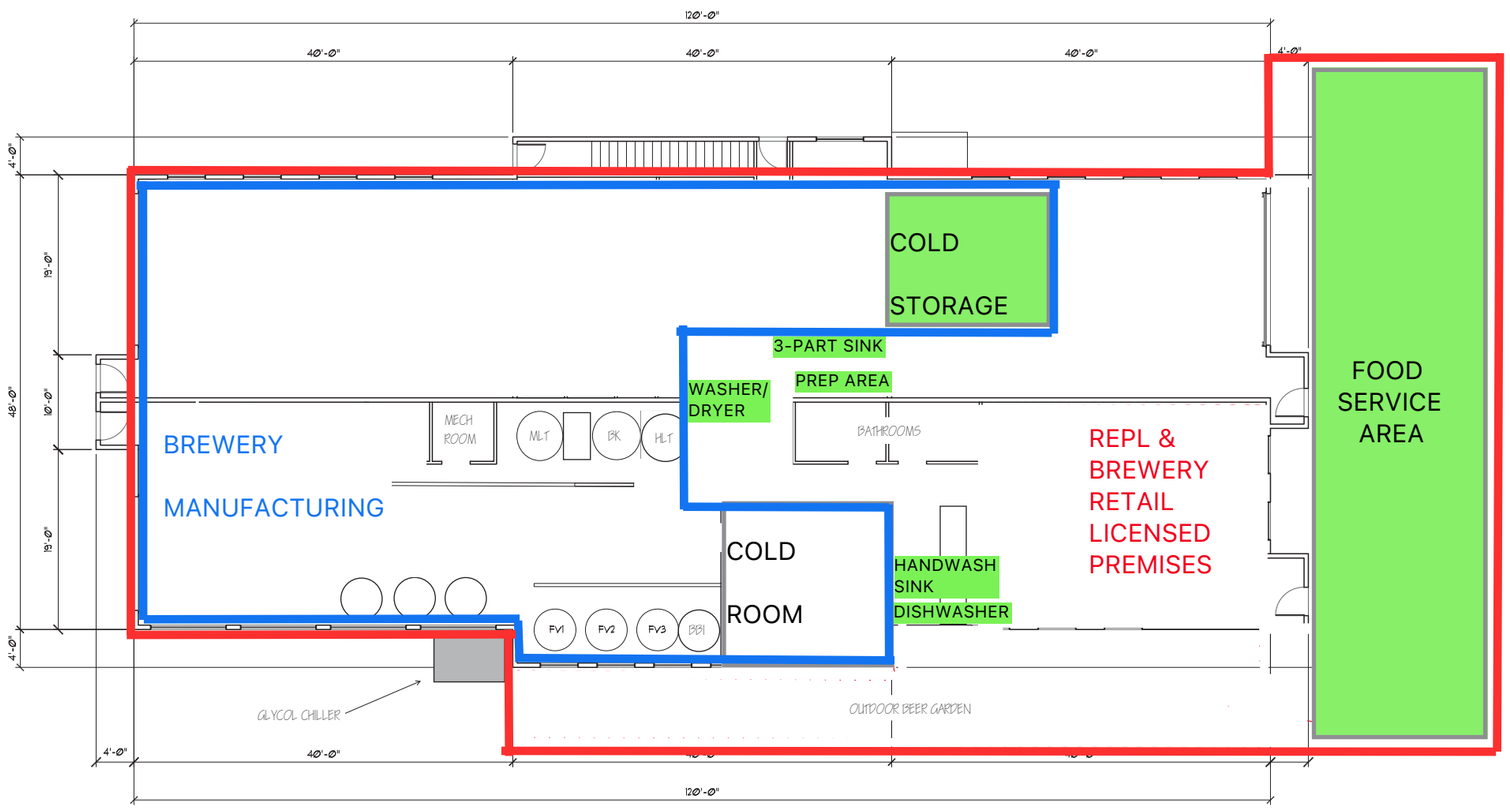
Receipt Number: 101006191

Payment Date: 12/31/2024 03:02 PM AKST

Documents

#	File Name	Type	Added On
1	GBC Lease_signed.pdf	License Lease\Sublease document	11/05/2024 09:31 AM AKST
2	GBC Licensed Premise.pdf	License Location Diagram Document	11/05/2024 09:36 AM AKST
3	security plan.pdf	License Location Diagram Security Plan Document	11/05/2024 09:36 AM AKST
4	girdwood izakaya food permit.jpg	LicenseRestaurantDetailFoodServicePermitDocument	12/05/2024 03:59 PM AKST
5	IMG_0726.jpg	LicenseRestaurantDeclarationFoodAlcoMenuDocument	12/05/2024 04:04 PM AKST

6	REPL affidavit.pdf	Publishers Affidavit	12/31/2024 03:01 PM AKST



1 A1.1 First Floor Plan
Scale: 1/8" = 1'-0"

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

Oien Associates, Inc.
Construction Management Engineering Inspections
15372 Hanson Drive
Eagle River, AK 99577
Phone: (907) 694-0507
Fax: (907) 694-0508
email: boien@gci.net

Girdwood Brewery
Girdwood, Alaska

NO.	REVISION	DATE

JOB NO.	63069
DATE	6/9/16
DRAWN	RRJ
REVIEWED	BCO

SHEET TITLE:
FIRST FLOOR PLAN

SHEET NO.
A1.1

Security Plan

We have security cameras at all entries & exits. The cameras are also strategically located to allow complete visibility of the facility and licensed consumption areas. Taproom staff roam the outside area regularly to pick up empty glasses and ensure that patrons are adhering to the beer garden rules which are posted in plain view. The beer garden is fenced off completely to only allow entry & exit to the premises through the front door of the building. The fence is 3' tall and the wood posts are set in concrete.

AMCO
FEB 22 2020

Municipality of Anchorage

Planning Department

Memorandum

Date: November 12, 2025

To: Reviewing Agencies

Subject: PZC Case No. 2026-0003, Text Amendment to Title 21 to Increase Flexibility for Agricultural and Food Production Uses in the Anchorage Bowl — Request for Public Comments

The Planning Department is seeking comments on the attached draft ordinance to expand flexibility for agricultural uses and food production across the Bowl. This proposal would:

- Allow commercial horticulture as a conditional use in more zones.
- Allow farmers markets as a permitted use in RO.
- Allow grocery stores as a permitted use in RO.
- Allow manufacturing and food production as a permitted use in B-3, I-1, and I-2.
- Allow hobby farms as permitted uses in more zones.
- Create a new accessory use: Accessory Food and Beverage Production, which would include the production, but not sale, of alcoholic beverages. This would be allowed in all residential zones, commercial zones, and I-1 and I-2.
- Allow additional flexibility for accessory food and beverage production for both residential and non-residential uses.
- Allow grocery stores in the R-3 zone, subject to a limitation of 10,000 SF gross floor area.
- Allowing Beekeeping as an accessory use in all residential zones.

This proposal does not expand where Marijuana uses are allowed or supersede any Health Department regulations about food or beverage production.

Your comments will be submitted to the Planning and Zoning Commission for a public hearing scheduled for **Monday, January 12, 2026, at 6:30 p.m. in the Assembly Chambers of the Z.J. Loussac Library, 3600 Denali Street, Anchorage**. Recommendations from the Commission will be forwarded to the Assembly.

Submit written comments in the following ways:

by CityView: http://munimaps.muni.org/planning/allcomments.cfm
(insert case number *2026-0003)*

by email: Anchorage2040@muni.org

by fax: (907) 343-7927

by mail: Current Planning Division
MOA Planning Department
P.O. Box 196650
Anchorage, AK 99519-6650

If you have questions, please contact Daniel Mckenna-Foster at 907-343-7918 in the Planning Department.

Attachment: Draft Ordinance

Submitted by: Chair of the Assembly at the Request of the Mayor
Prepared by: Planning Department
For reading: _____

ANCHORAGE, ALASKA
AO No. 2025-_____

AN ORDINANCE AMENDING ANCHORAGE MUNICIPAL CODE SUBSECTION 21.05 USE REGULATIONS AND 21.15 RULES OF CONSTRUCTION AND DEFINITIONS TO EASE RESTRICTIONS ON AGRICULTURAL USES AND FOOD PRODUCTION IN THE ANCHORAGE BOWL.

(Planning and Zoning Commission Case No. 2026-0003) (All Community Councils)

WHEREAS, Anchorage has a range of agricultural and food production activity across the Bowl; and,

WHEREAS, increased energy prices and transportation costs have made it increasingly difficult for producers to operate effectively; and,

WHEREAS, food security and economic stability are of interest to the public and the Assembly; and,

WHEREAS, the Assembly introduced AO No. 2025-62 on June 24, 2025, for discussion on facilitating more food production and broader agricultural activity across Anchorage; and,

WHEREAS, the Planning Department has received comment about several other issues related to food production which could be combined into this ordinance; now, therefore,

THE ANCHORAGE ASSEMBLY ORDAINS:

Section 1. Anchorage Municipal Code section 21.05.010, Use Regulations, Table of Allowed Uses, is hereby amended to read as follows (*the remainder of the section is not affected and therefore not set out)*:

21.05.010 TABLE OF ALLOWED USES

*** *** ***

E. Table of Allowed Uses - Residential, Commercial, Industrial, and Other Districts.

TABLE 21.05-1: TABLE OF ALLOWED USES – RESIDENTIAL, COMMERCIAL, INDUSTRIAL, AND OTHER DISTRICTS
P = Permitted Use S = Administrative Site Plan Review C = Conditional Use M = Major Site Plan Review T = Special Land Use Permit for Marijuana
For uses allowed in the A, TA, and TR districts, see section 21.04.060.
All other uses not shown are prohibited.

		RESIDENTIAL															COMMERCIAL					INDUST.			OTHER					
Use Category	**Use Type**	**R-1**	**R-1A**	**R-2A**	**R-2D**	**R-2M**	**R-3**	**R-3A**	**R-4**	**R-4A**	**R-5**	**R-6**	**R-7**	**R-8**	**R-9**	**R-10**	**B-1A**	**B-1B**	**B-3**	**RO**	**MC**	**I-1**	**I-2[1]**	**MI**	**AF**	**DR**	**PR**	**PLI**	**W**	**Definitions and Use-Specific Standards**
COMMERCIAL USES																														
Agricultural Uses	Commercial horticulture	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	P			P	P					C		21.05.050A.1.
Retail Sales[2]	*** *** ***																													
	Farmers market[2]									P							P	P	P	P	P	P	P				P	P		21.05.050H.4.
	*** *** ***																													
	Grocery or food store[2]						S	P	S	P[S]							P	P	P	P	C	P								21.05.050H.8. 21.05.020.A.
	*** *** ***																													
Manufacturing and Production	Commercial food production									C									P[C]			P	P							21.05.060B.1.

[1] See subsections 21.04.050B. and C. for interim provisions allowing for additional uses in the I-2 district.

[2] Uses with structures with a gross floor area over 20,000 square feet require a major site plan review through subsection 21.07.120A., *Large Commercial Establishments*.

[3] Marijuana cultivation facilities are permitted in the B-3 district when collocated with and attached to a marijuana retail sales establishment. Marijuana manufacturing facilities producing extracts using water-based, food-based, closed-loop carbon dioxide extraction systems, or other methods not employing solvents or gases, as described in 3 AAC 306.555, are permitted in the B-3 district. Marijuana retails sales establishments are permitted in the I-2 district when collocated with and attached to a marijuana cultivation facility or a marijuana manufacturing facility.

[4] In accordance with subsection 21.05.040K.3.g., a tower or antenna that is not permitted in a district may be requested through the conditional use process.

[5] In the AF district, three towers per lot are permitted by right (or, for Type 2 towers, by administrative site plan review). The installation of more than three towers per lot requires a conditional use permit.

[6] Health services facilities not to exceed 15,000 gross square feet per individual parcel.

[7] See subsection 21.05.060D.1.b for specific use provisions applicable within the Port of Anchorage Security Area.

(AO 2012-124(S), 2-26-13; AO 2013-117, 12-3-13; AO 2013-139, 01-28-14; AO 2014-58, 5-20-14; 2015-133(S), 2-23-16; AO 2015-142(S-1), 6-21-16; AO 2016-3(S), 2-23-16; AO 2016-131, 11-15-16; AO 2016-136, 11-15-16; AO 2016-156, 12-20-16; AO 2017-10, 1-24-17; AO 2017-57, 4-11-17; AO 2017-74, 5-23-17; AO 2017-176, 1-9-18; AO 2017-175(S), 2-13-18; AO 2020-38, 4-28-20; AO 2020-56, 6-23-20; AO 2021-54, 6-22-21; AO 2023-77, 7-25-23; AO 2023-42, 8-22-23; AO 2023-87(S-1), 6-25-24; AO 2025-36, 4-16-25; AO 2025-112, 10-21-25)

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Section 2. Anchorage Municipal Code section 21.05.050, Use Regulations, Commercial Uses: Definitions and Use-Specific Standards, is hereby amended to read as follows (*the remainder of the section is not affected and therefore not set out)*:

*** *** ***

21.05.050 COMMERCIAL USES: DEFINITIONS AND USE-SPECIFIC STANDARDS

*** *** ***

H. Retail Sales

*** *** ***

8. Grocery or Food Store

*** *** **

b. Use-Specific Standards

*** *** **

iii. Grocery or food stores in the R-3 district shall have a maximum gross floor area of 10,000 square feet.

*** *** ***

(AO 2012-124(S), 2-26-13; AO 2013-117, 12-3-13; AO 2014-133, 11-5-14; AO 2015-82, 7-28-15; AO 2023- 77, 7-25-2023; AO 2024-24, 4-23-24; AO 2025-3, 2-11-25; AO 2025-36, 4-16-25; AO 2025-112, 10-21-25)

Section 3. Anchorage Municipal Code section 21.05.070, Use Regulations, Accessory Uses and Structures, is hereby amended to read as follows (*the remainder of the section is not affected and therefore not set out)*:

21.05.070 ACCESSORY USES AND STRUCTURES

*** *** ***

B. General Standards

*** *** ***

2. Compliance with Ordinance Requirements

*** *** ***

b. Any use listed in subsections 21.05.030 through 21.05.060 is allowed as an accessory use to a residential use if the accessory use meets the standards of a "home occupation" at subsection 21.05.070D.11. Except for Accessory Food and Beverage Production, [I] if the use exceeds the standards of a "home occupation", then the use is no longer considered accessory and shall meet any applicable standards of subsections 21.05.010 through 21.05.060, which dictate in which districts the use is allowed, and any use-specific standards.

*** *** ***

C. Table of Allowed Accessory Uses

*** *** ***

1. Explanation of Table Abbreviations

*** *** ***

g. Table of Permitted Accessory Uses and Structures

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TABLE 21.05-3: TABLE OF ACCESSORY USES – RESIDENTIAL, COMMERCIAL, INDUSTRIAL, AND OTHER DISTRICTS

P = Permitted S = Administrative Site Plan Review C = Conditional Use Review

	RESIDENTIAL															COMMERCIAL				INDUST.				OTHER					
Accessory Uses	**R-1**	**R-1A**	**R-2A**	**R-2D**	**R-2M**	**R-3**	**R-3A**	**R-4**	**R-4A**	**R-5**	**R-6**	**R-7**	**R-8**	**R-9**	**R-10**	**B-1A**	**B-1B**	**B-3**	**RO**	**MC**	**I-1**	**I-2**	**MI**	**AF**	**DR**	**PR**	**PLI**	**W**	**Definitions and Use-Specific Standards**
Beekeeping	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P														
*** *** ***																													
Farm, hobby	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P									21.05.070D.8.
Food and Beverage Production, Accessory	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P							21.05.070D.9.
Garage or carport, private residential	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P		P		P		P		21.05.070D.10[9].

[3] The telecommunications antenna is allowed only when meeting the concealment standards of 21.05.040K.8.d. and as accessory to a multifamily structure containing at least seven dwelling units or to a nonresidential use.

[4] The tower or telecommunications antenna is allowed only as accessory to a multifamily structure containing at least seven dwelling units, or to a nonresidential use.

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D. Definitions and Use-Specific Standards for Allowed Accessory Uses and Structures

*** *** ***

9. Food and Beverage Production, Accessory

a. Definition

The use of a portion of a property, or the use of a property for the portion of a year, for processing and/or producing food or beverages for human consumption. This includes alcoholic beverages as well as facilities that process meat, game, and seafood.

This use differs from a home occupation in that it may be accessory to a use other than a dwelling unit.

b. Use-Specific Standards

i. Except for as provided in chapter 21.12, Signs, there shall be no change to the outside of the building or premises, nor shall there be other visible evidence of the conduct of the accessory use;

ii. In residential districts, the use shall not attract or facilitate more vehicular traffic or deliveries than would normally be expected in a residential neighborhood;

iii. No equipment or process shall be used in the food production use that creates noise, vibration, glare, fumes, or odors detectable to the normal senses at the property line. No hazardous or toxic materials shall be stored on the property as part of the accessory use;

*** *** ***

<NOTE TO REVISOR: Please renumber all accessory uses from "Garage or Carport, Private Residential" starting from the number 10 onwards>

(AO 2012-124(S), 2-26-13; AO 2013-117, 12-3-13; AO 2015-131, 1-12-15; AO2015-142(S-1), 6-21-16; AO 2016-3(S), 2-23-16; AO 2016-136, 11-15-16; AO 2017-10, 1-24-17; AO 2017-160, 12-19-17; AO 2017-176, 1-9-18, AO 2018-43(S); 6-12-18; AO 2020-38, 4-28-20; AO 2021-26, 3-9-21; AO 2021-89(S), 2-15-22; AO 2022-107, 2-7-23; AO 2023-77, 7-25-23; AO 2024-24, 4-22-24; AO 2025-72(S)AA, 6-24-25; AO 2025-112, 10-21-25)

Section 4. This ordinance shall be effective immediately upon passage and approval by the Assembly.

PASSED AND APPROVED by the Anchorage Assembly this _____ day of _____, 2026.

_____
Chair of the Assembly

ATTEST:

_____
Municipal Clerk

(Planning and Commission Case No. 2026-0003)

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Attachment 1

Proposed New Draft Ordinance

PZC Case No. 2026-0003

Title 21 Amendment to Ease Restrictions on Agricultural Uses and Food Production in the Anchorage Bowl

01/12/2026

Submitted by: Chair of the Assembly at the Request of the Mayor
Prepared by: Planning Department
For reading: _____

ANCHORAGE, ALASKA
AO No. 2026-_____

AN ORDINANCE AMENDING ANCHORAGE MUNICIPAL CODE SUBSECTION 21.05 USE REGULATIONS AND 21.15 RULES OF CONSTRUCTION AND DEFINITIONS TO EASE RESTRICTIONS ON AGRICULTURAL USES AND FOOD PRODUCTION IN THE ANCHORAGE BOWL.

(Planning and Zoning Commission Case No. 2026-0003) (All Community Councils)

WHEREAS, Anchorage has a range of agricultural and food production activity across the Bowl; and,

WHEREAS, in AO No. 2025-114 on November 4, 2025, the Anchorage Assembly adopted streamlined rules for cottage food production, to assist small businesses and increase access to local foods; and,

WHEREAS, the Mayor's Office has engaged producers and other stakeholders on ways to boost local food production, identifying challenges with market access, land availability, and high costs of value-added processing; and,

WHEREAS, Anchorage depends heavily on imported foods, with an estimated 95% of food consumed by Alaska residents coming from outside; and,

WHEREAS, improving food security and economic resilience are priorities of the LaFrance Administration and Anchorage Assembly; and,

WHEREAS, increased energy prices and transportation costs have made it increasingly difficult for producers to operate effectively; and,

WHEREAS, food security and economic stability are of interest to the public and the Assembly; and,

WHEREAS, the Assembly introduced AO No. 2025-62 on June 24, 2025, for discussion on facilitating more food production and broader agricultural activity across Anchorage; and,

WHEREAS, the Planning Department has received comment about several other issues related to food production which could be combined into this ordinance; now, therefore,

THE ANCHORAGE ASSEMBLY ORDAINS:

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Section 1. Anchorage Municipal Code section 21.05.010, Use Regulations, Table of Allowed Uses, is hereby amended to read as follows (*the remainder of the section is not affected and therefore not set out)*:

21.05.010 TABLE OF ALLOWED USES

*** *** ***

E. Table of Allowed Uses - Residential, Commercial, Industrial, and Other Districts.

TABLE 21.05-1: TABLE OF ALLOWED USES – RESIDENTIAL, COMMERCIAL, INDUSTRIAL, AND OTHER DISTRICTS
P = Permitted Use S = Administrative Site Plan Review C = Conditional Use M = Major Site Plan Review T = Special Land Use Permit for Marijuana
For uses allowed in the A, TA, and TR districts, see section 21.04.060.
All other uses not shown are prohibited.

		RESIDENTIAL															COMMERCIAL					INDUST.			OTHER					
Use Category	Use Type	R-1	R-1A	R-2A	R-2D	R-2M	R-3	R-3A	R-4	R-4A	R-5	R-6	R-7	R-8	R-9	R-10	B-1A	B-1B	B-3	RO	MC	I-1	I-2[1]	MI	AF	DR	PR	PLI	W	Definitions and Use-Specific Standards
COMMERCIAL USES																														
Agricultural Uses	Commercial horticulture	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	P			P	P					C		21.05.050A.1.
Retail Sales[2]													***		***			***												
	Farmers market[2]									P							P	P	P	P	P	P	P				P	P		21.05.050H.4.
												***		***			***													
	Grocery or food store[2]							P	S	P [S]							P	P	P	P	C	P								21.05.050H.8. 21.05.020.A.
												***		***			***													
Manufacturing and	Commercial food									C									P [C]			P	P							21.05.060B.1.

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TABLE 21.05-1: TABLE OF ALLOWED USES – RESIDENTIAL, COMMERCIAL, INDUSTRIAL, AND OTHER DISTRICTS
P = Permitted Use S = Administrative Site Plan Review C = Conditional Use M = Major Site Plan Review T = Special Land Use Permit for Marijuana
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All other uses not shown are prohibited.

	RESIDENTIAL																COMMERCIAL					INDUST.			OTHER					
Use Category	Use Type	R-1	R-1A	R-2A	R-2D	R-2M	R-3	R-3A	R-4	R-4A	R-5	R-6	R-7	R-8	R-9	R-10	B-1A	B-1B	B-3	RO	MC	I-1	I-2[1]	MI	AF	DR	PR	PLI	W	Definitions and Use-Specific Standards

[1] See subsections 21.04.050B. and C. for interim provisions allowing for additional uses in the I-2 district.

[2] Uses with structures with a gross floor area over 20,000 square feet require a major site plan review through subsection 21.07.120A., *Large Commercial Establishments*.

[3] Marijuana cultivation facilities are permitted in the B-3 district when collocated with and attached to a marijuana retail sales establishment. Marijuana manufacturing facilities producing extracts using water-based, food-based, closed-loop carbon dioxide extraction systems, or other methods not employing solvents or gases, as described in 3 AAC 306.555, are permitted in the B-3 district. Marijuana retails sales establishments are permitted in the I-2 district when collocated with and attached to a marijuana cultivation facility or a marijuana manufacturing facility.

[4] In accordance with subsection 21.05.040K.3.g., a tower or antenna that is not permitted in a district may be requested through the conditional use process.

[5] In the AF district, three towers per lot are permitted by right (or, for Type 2 towers, by administrative site plan review). The installation of more than three towers per lot requires a conditional use permit.

[6] Health services facilities not to exceed 15,000 gross square feet per individual parcel.

[7] See subsection 21.05.060D.1.b for specific use provisions applicable within the Port of Anchorage Security Area.

(AO 2012-124(S), 2-26-13; AO 2013-117, 12-3-13; AO 2013-139, 01-28-14; AO 2014-58, 5-20-14; 2015-133(S), 2-23-16; AO 2015-142(S-1), 6-21-16; AO 2016-3(S), 2-23-16; AO 2016-131, 11-15-16; AO 2016-136, 11-15-16; AO 2016-156, 12-20-16; AO 2017-10, 1-24-17; AO 2017-57, 4-11-17; AO 2017-74, 5-23-17; AO 2017-176, 1-9-18; AO 2017-175(S), 2-13-18; AO 2020-38, 4-28-20; AO 2020-56, 6-23-20; AO 2021-54, 6-22-21; AO 2023-77, 7-25-23; AO 2023-42, 8-22-23; AO 2023-87(S-1), 6-25-24; AO 2025-36, 4-16-25; AO 2025-112, 10-21-25)

Section 2. Anchorage Municipal Code section 21.05.070, Use Regulations, Accessory Uses and Structures, is hereby amended to read as follows (*the remainder of the section is not affected and therefore not set out)*:

21.05.070 ACCESSORY USES AND STRUCTURES

*** *** ***

B. General Standards

*** *** ***

2. Compliance with Ordinance Requirements

*** *** ***

b. Any use listed in subsections 21.05.030 through 21.05.060 is allowed as an accessory use to a residential use if the accessory use meets the standards of a "home occupation" at subsection 21.05.070D.11. Except for Accessory Food and Beverage Production, [I] if the use exceeds the standards of a "home occupation", then the use is no longer considered accessory and shall meet any applicable standards of subsections 21.05.010 through 21.05.060, which dictate in which districts the use is allowed, and any use-specific standards.

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*** *** ***

C. Table of Allowed Accessory Uses

*** *** ***

1. Explanation of Table Abbreviations

*** *** ***

g. Table of Permitted Accessory Uses and Structures

TABLE 21.05-3: TABLE OF ACCESSORY USES – RESIDENTIAL, COMMERCIAL, INDUSTRIAL, AND OTHER DISTRICTS

P = Permitted S = Administrative Site Plan Review C = Conditional Use Review

	RESIDENTIAL															COMMERCIAL				INDUST.				OTHER					
Accessory Uses	**R-1**	**R-1A**	**R-2A**	**R-2D**	**R-2M**	**R-3**	**R-3A**	**R-4**	**R-4A**	**R-5**	**R-6**	**R-7**	**R-8**	**R-9**	**R-10**	**B-1A**	**B-1B**	**B-3**	**RO**	**MC**	**I-1**	**I-2**	**MI**	**AF**	**DR**	**PR**	**PLI**	**W**	**Definitions and Use-Specific Standards**
Beekeeping	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P														
*** *** ***																													
Farm, hobby	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P									21.05.070D.8.
Food and Beverage Production, Accessory	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P							21.05.070D.9.
Garage or carport, private residential	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P		P		P		P		21.05.070D.10[9].

[3] The telecommunications antenna is allowed only when meeting the concealment standards of 21.05.040K.8.d. and as accessory to a multifamily structure containing at least seven dwelling units or to a nonresidential use.

[4] The tower or telecommunications antenna is allowed only as accessory to a multifamily structure containing at least seven dwelling units, or to a nonresidential use.

D. Definitions and Use-Specific Standards for Allowed Accessory Uses and Structures

*** *** ***

9. Food and Beverage Production, Accessory

a. Definition

The use of a portion of a property, or the use of a property for the portion of a year, for processing and/or producing food or beverages for human consumption. This includes alcoholic beverages as well as facilities that process meat, game, and seafood. This use does not allow for retail sales.

This use differs from a home occupation in that it may be accessory to a use other than a dwelling unit.

b. Use-Specific Standards

i. Except for as provided in chapter 21.12, Signs, there shall be no change to the outside of the building or premises, nor shall there be other

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visible evidence of the conduct of the accessory use;

ii. In residential districts, the use shall not attract or facilitate more vehicular traffic or deliveries than would normally be expected in a residential neighborhood, and deliveries shall only be allowed between 9:00 a.m. and 5:00 p.m.;

iii. No equipment or process shall be used in the food production use that creates noise, vibration, glare, fumes, or odors detectable to the normal senses at the property line. No hazardous or toxic materials shall be stored on the property as part of the accessory use;

*** *** ***

<NOTE TO REVISOR: Please renumber all accessory uses from "Garage or Carport, Private Residential" starting from the number 10 onwards>

(AO 2012-124(S), 2-26-13; AO 2013-117, 12-3-13; AO 2015-131, 1-12-15; AO2015-142(S-1), 6-21-16; AO 2016-3(S), 2-23-16; AO 2016-136, 11-15-16; AO 2017-10, 1-24-17; AO 2017-160, 12-19-17; AO 2017-176, 1-9-18, AO 2018-43(S); 6-12-18; AO 2020-38, 4-28-20; AO 2021-26, 3-9-21; AO 2021-89(S), 2-15-22; AO 2022-107, 2-7-23; AO 2023-77, 7-25-23; AO 2024-24, 4-22-24; AO 2025-72(S)AA, 6-24-25; AO 2025-112, 10-21-25)

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

PASSED AND APPROVED by the Anchorage Assembly this _____ day of _____, 2026.

_____
Chair of the Assembly

ATTEST:

_____
Municipal Clerk

(Planning and Commission Case No. 2026-0003)

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