

*Filed 2/25/03*

IMMEDIATE RECONSIDERATION  
FAILED 2-25-03

Submitted by

Prepared by:  
For reading

Chair of the Assembly at  
the Request of the Mayor  
Planning Department  
January 14, 2003

Anchorage, Alaska  
AR 2003- 8

A RESOLUTION OF THE ANCHORAGE MUNICIPAL ASSEMBLY APPROVING  
A CONDITIONAL USE FOR AN ALCOHOLIC BEVERAGES CONDITIONAL USE  
IN THE B-3 DISTRICT FOR WILLIAMS EXPRESS, A PACKAGE STORE PER  
AMC 21.40.180 D.8, LOCATED ON LOT 1, NACLA SUBDIVISION; GENERALLY  
LOCATED ON THE NORTHEAST CORNER OF DIMOND BOULEVARD AND  
NEW SEWARD HIGHWAY.

(Williams Express) (Case 2003-010)

THE ANCHORAGE ASSEMBLY RESOLVES

Section 1. The conditional use permit for an Alcoholic Beverages Conditional Use in the B-3 District for Williams Express, a Package Store per AMC 21.40.180 D.8, located on Lot 1, Nacla Subdivision meets the applicable provisions of AMC 21.50.020 and AMC 21.50.160.

Section 2. The conditional use permit for an Alcoholic Beverages Conditional Use in the B-3 District for Williams Express, a Package Store per AMC 21.40.180 D.8, located on Lot 1, Nacla Subdivision; is approved subject to the following conditions:

A Notice of Zoning Action shall be filed with the District Records Office within 120 days of the Assembly's approval of the final conditional use approval for a package store in the B-3 District.

2. All uses shall conform to the plans and narrative submitted.

3 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 license and their officers, agents and employees shall not knowingly permit or negligently fail to prevent the occurrence of illegal activity on the property.

1 4. The applicant shall demonstrate compliance with a Liquor Server Awareness  
2 Training Program approved by the State of Alaska Alcoholic Beverage Control  
3 Board, such as or similar to the program for techniques in alcohol management  
4 (T.A.M.).

5  
6 5 A copy of the conditions imposed by the Assembly in connection with this  
7 conditional use approval shall be maintained on the premises involved at a  
8 location visible to the public.

9  
10 6. The approved conditional use is reflected on the following plan:

11  
12 Proposed Site and Floor Plan for Williams Express, 1501 Abbott Road;  
13 Petitioners Exhibit "A", Case 2003-010; dated 11-13-02; prepared by  
14 unknown.

15  
16 7. The subject package store will occupy 1,500 square feet within a 6,100 square  
17 foot convenience store and will be open 365 days a year. Hours of operation  
18 must be consistent with AMC 10.50.010: closed for the sale of alcoholic  
19 beverages between the hours of 1:00 a.m. and 10:00 a.m., Monday through  
20 Friday, and between the hours of 2:00 a.m. and 10:00 a.m. on Saturday, and  
21 between the hours of 2:00 a.m. and noon on Sunday.

22  
23 Section 3. Failure to comply with the conditions of this conditional use permit shall  
24 constitute grounds for its modification or revocation.

25  
26 Section 4. This resolution shall become effective immediately upon passage and  
27 approval by the Anchorage Assembly.

28  
29 PASSED AND APPROVED by the Anchorage Assembly this \_\_\_\_\_  
30 day of \_\_\_\_\_ 2003.

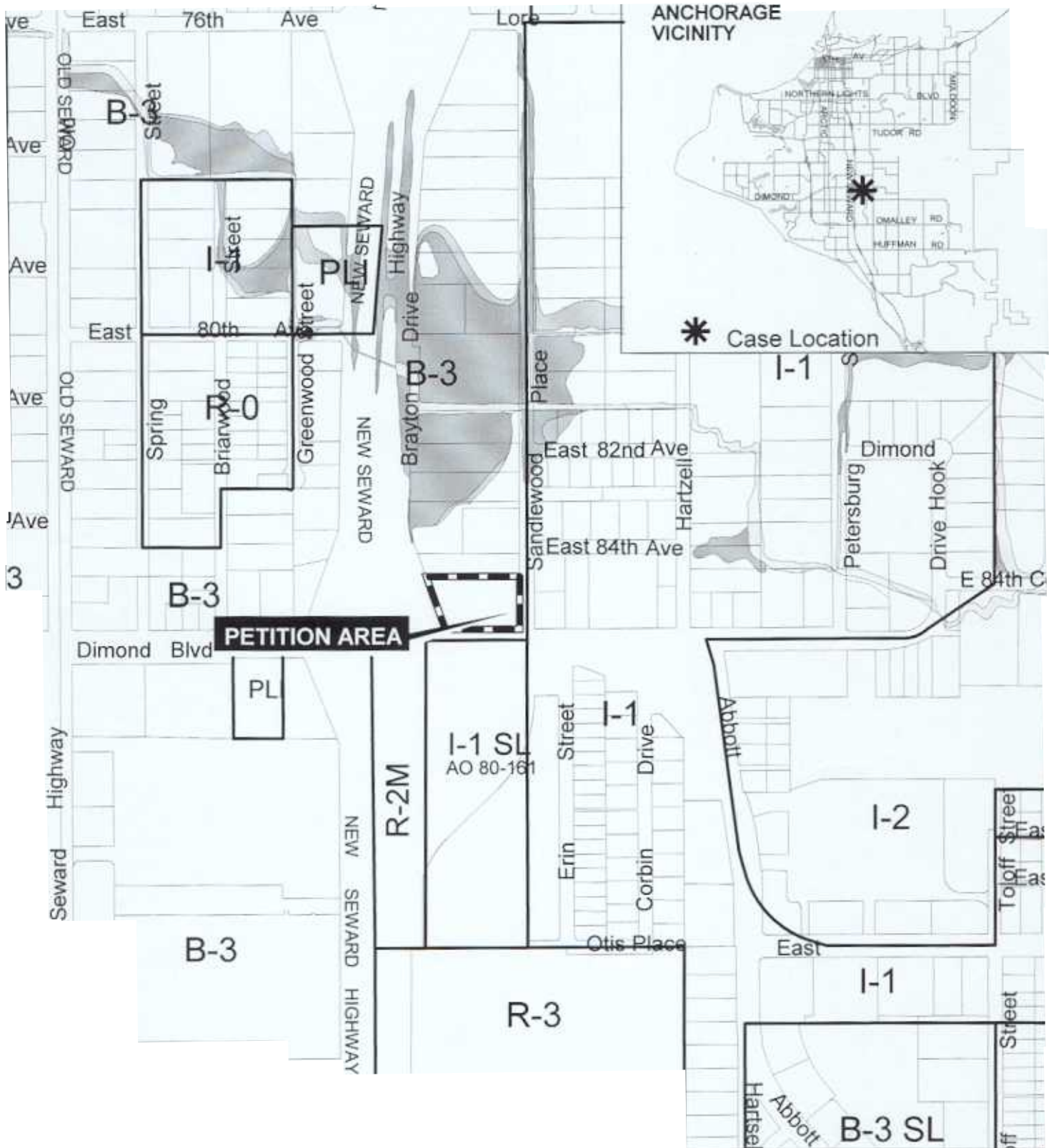
31  
32  
33  
34  
ATTEST:

\_\_\_\_\_  
Chair

\_\_\_\_\_  
Municipal Clerk

(2003-010)  
(014-201-52)

# CONDITIONAL USE - LIQUOR 2003-010






Municipality of Anchorage  
Planning Department



Date: DECEMBER 5, 2002

## Flood Limits

-  100 Year Floodplain
-  500 Year Floodplain
-  Floodway



0 500 1000 Feet







## MUNICIPALITY OF ANCHORAGE ASSEMBLY MEMORANDUM

No. AM 15-2003

Meeting Date: January 14, 2003

From: Mayor

Subject: AR 2003- 8      Alcoholic Beverages Conditional Use for a  
Package Store Use/License in the B-3 District for  
Williams Express per AMC 21.40.180 D. 8

Williams Express has made application for a conditional use permit for an alcoholic beverages conditional use in the B-3 District for a package store per AMC 21.40.180 D. 8 and for a package store license. The package store will occupy approximately 1,500 square feet of a 6,100 square foot existing convenience store building located at 1501 Abbott Road, Lot 1, Nacla Subdivision.

William Express leases the property from the Stebbins Trust. As of December 18, 2002, the applicant has not provided a letter of authorization from the Trust granting permission for an alcohol use conditional use application. If permission has not been presented by the time of the Assembly hearing, this item cannot be heard.

The applicant filed an application with the Alcoholic Beverage Control Board on December 4, 2002 to transfer one of two existing, valid/no premise package store licenses owned by Williams Express. The existing licenses (#1317 and #1991) will be valid until March 13, 2003, at which time they will need to be renewed for two years.

Forty-eight (48) public hearing notices were mailed. The Abbott Loop Community Council has not yet commented on the conditional use. One negative comment has been received from the public.

*Alaska Statute 04.11.410, Restriction of Location Near Churches and Schools*, restricts beverage dispensary and package store licenses from being located in a building with a public entrance within 200 feet of the public entrance of a church building, or from being located within 200 feet of school grounds. To our knowledge there are no churches, schools or daycare centers within 200 feet. The closest of these uses is a daycare on Briarwood, north of Dimond between Old and New Seward.

AMC 21.50.160 B asks that a list of all alcohol licenses located within a minimum of 1,000 feet of the proposed conditional use be provided. There are three: K-mart package store, VFW club license, and Long Branch Saloon beverage dispensary license. Within 3,000 feet there are 25 licenses.

1 There were no calls for service to the Anchorage Police Department at the subject site for  
2 liquor violations, however, they did respond to 7 incidents: 3 for Theft, and 1 each for  
3 Fraud, Weapon possession by a felon, Suspicious circumstances, and Violation of release  
4 conditions.

5  
6 There are no delinquent Personal Property Taxes and or Real Property Taxes owing. No  
7 comments were received from the Department of Health and Human Services at the time  
8 the report was prepared.


9  
10 This conditional use for alcoholic beverages in the B-3 District for a package store  
11 generally meets the required standards of Title 21 and Title 10.

12  
13 The Administration has no objection to the request.  
14  
15


Reviewed by:

  
Harry J. Kieling, Jr.  
Municipal Manager

Reviewed by:

  
Craig E. Campbell, Executive  
Director Office of Planning,  
Development and Public Works

Respectfully submitted,

  
George P. Wuerch  
Mayor

Prepared by:

  
Susan R. Fison, Director  
Planning Department

**PLANNING DEPARTMENT  
STAFF ANALYSIS  
CONDITIONAL USE – ALCOHOLIC BEVERAGE SALES**

**DATE:** January 14, 2003

**CASE NO.:** 2003-010

**APPLICANT:** Williams Express Inc.

**REPRESENTATIVE:** Dan K. Coffey

**REQUEST:** Conditional Use for an Alcoholic Beverages Conditional Use for a Beverage Dispensary License per AMC 21.50.020 and 21.50.160 in the B-3 District.

**LOCATION:** Lot 1 Nacla Subdivision

**STREET ADDRESS:** 1501 Abbott Road

**COMMUNITY COUNCIL:** Abbott Loop

**TAX PARCEL:** 014-201-52

**ATTACHMENTS**

1. Location Map
2. Departmental Comments
3. Application
4. Posting Affidavit
5. Historical Information

**RECOMMENDATION SUMMARY:**

Approval with conditions

**SITE:**

Acres: 1.8 acres (79,516 square feet)

Vegetation: Commercial

Zoning: B-3

Topography: Level

Existing Use: Williams Express convenience store and gas pumps

Soils: Public water and public sewer

**COMPREHENSIVE PLAN**

Classification: Near the Abbott/Lake Otis Town Center

**CONDITIONAL USE - LIQUOR**  
**2003-010**



**Municipality of Anchorage  
Planning Department**



**Date: DECEMBER 4, 2002**

- |   |                                       |
|---|---------------------------------------|
|  | <b>Single Family Detached</b>         |
|  | <b>Single Family Attached, Duplex</b> |
|  | <b>Mobile home</b>                    |
|  | <b>Multi - Family 3 &amp; 4 Plex</b>  |
|  | <b>Multi - Family 5+</b>              |



0 500 1000 Feet

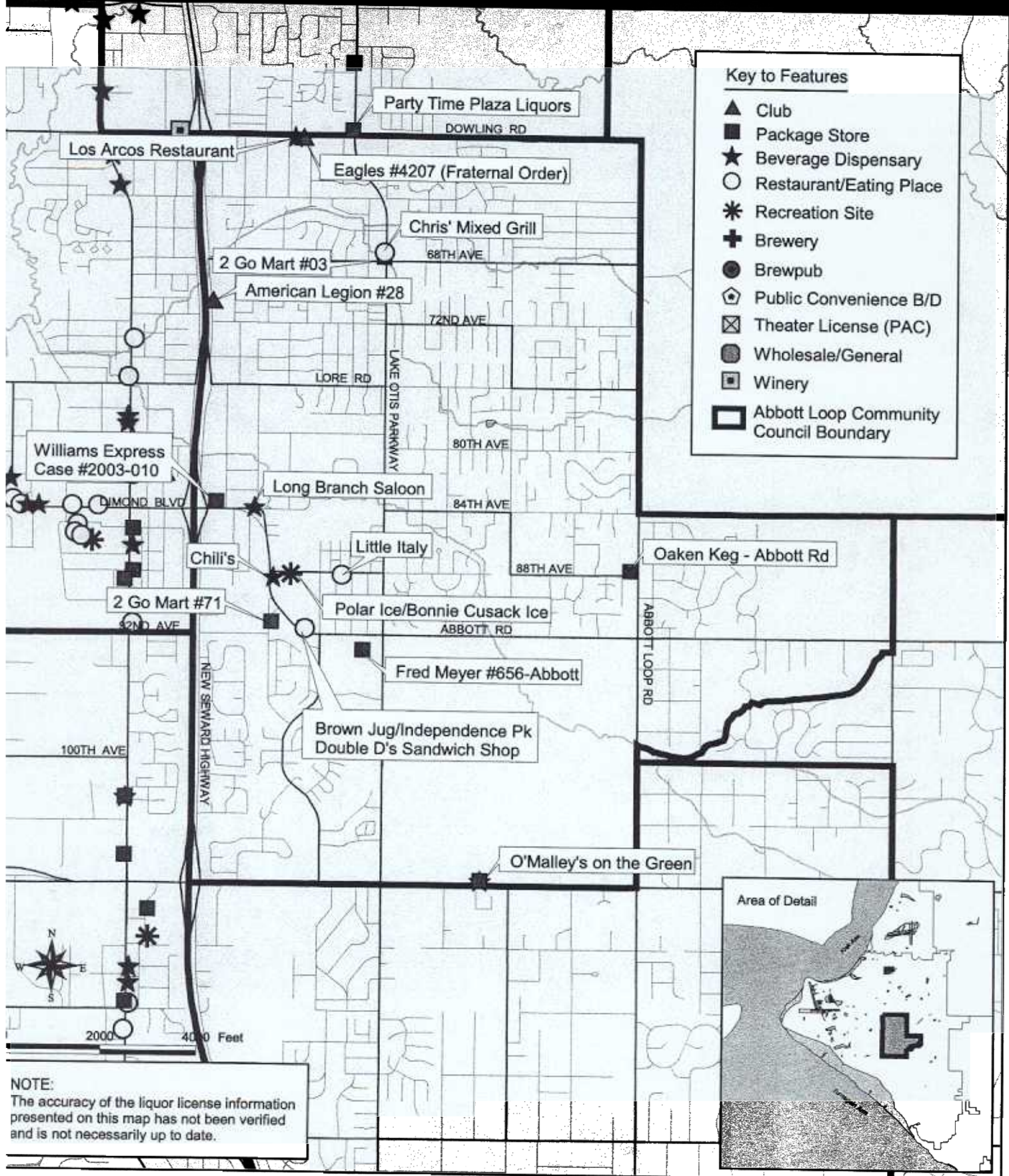
Source: Housing Stock based on 1998 Land Use Inventory  
Planning Department, MOA



# Liquor Licenses Within the Abbott Loop Community Council Area Case #2003-010



Municipality of Anchorage  
Planning Department  
December, 2002



Density: N/A

**SURROUNDING AREA**

	NORTH	EAST	SOUTH	WEST
Zoning:	B-3	I-1	I-1	B-3
Land Use:	Warehouse	Warehouse	DOT right of way, then vacant	New Seward Highway, then restaurant

**SITE DESCRIPTION AND PROPOSAL:**

Williams Express has been in operation at this location since 1997. The current use is a convenience store with gas pumps. The applicant wishes to construct, within the existing 6,100 square foot building, a liquor store of approximately 1,500 square feet. The use requires an ABC package store license and the applicant is proposing to transfer a package store license to this location. On December 4, 2002 the applicant filed the transfer application. ABC advises that the applicant owns two package store licenses without premise, so the transfer should be a formality.

The property is leased form the Stebbins Trust. At the time this report was written, staff did not have a letter from the Trust authorizing an application for an alcohol conditional use application.

The application states that normal business hours will be 24 hours a day and alcohol will be available as permitted by law.<sup>1</sup>

All employees selling alcohol (the applicant estimates 21 employees) will be trained in accordance with the Alcoholic Beverage Control Board's Liquor Server Awareness Training Program. Identification is required of all questionable patrons. Non-alcoholic beverages are sold in the convenience store and will be available for sale in the liquor store, notices of penalties for driving intoxicated will be posted. The property is on a public transportation route. There is no entertainment, no happy hours, games or contests that include consumption of alcoholic beverages, and no solicitation or

---

<sup>1</sup> AMC 10.50.010 closing hours for licensed premises.

- A. Premises licensed under AS 4.11.080 for the service and consumption of alcoholic beverage shall be closed for the sale, service and consumption of alcoholic beverages between the hours of 2:30 a.m. and 10:00 a.m. Monday through Friday and between the hours of 3:00 a.m. and 10:00a.m. on Saturday or Sunday or on a legal holiday recognized by the State under AS 44.12.010.
- B. All other retail premises licensed under AS 4.11.080 shall be closed for the sale of alcoholic beverages between the hours of 1:00 a.m. and 10:00 a.m. Monday through Friday and between the hours of 2:00 a.m. and 10:00 a.m. on Saturday and between the hours of 2:00 a.m. and noon on Sunday.

encouragement of alcoholic beverage consumption. Sales to persons who are inebriated or underage are prohibited. It is estimated that the ratio of sales will be: alcohol 10%, food 40%, all other 50%.

Parking lot design and landscaping, and parking lot lighting were reviewed and approved as part of the original construction in 1985 (Qwik Stop mini-mall). The applicant indicates that that Williams ensures proper lighting around all areas of the building and that managers perform routine patrols of the property.

#### **PUBLIC COMMENTS:**

A total of 48 public hearing notices were mailed for this item. At the time this report was written no comments had been received from the Abbott Loop Community Council. One negative comment was received from the public.

#### **FINDINGS**

- A. *Furthers the goals and policies of the Comprehensive Development Plan and conforms to the Comprehensive Development Plan in the manner required by Chapter 21.05.***

The *Anchorage 2020 Comprehensive Plan* does not specifically address the sale of alcoholic beverages in the community. A strategy of the adopted *Anchorage 2020*, however, does call for the development of locational standards and criteria for retail sales/service of alcoholic beverages.

Several goals of the *Anchorage 2020* do address related issues such as recreational and economic opportunities. The sales of alcoholic beverages are part of the social, recreational and economic environment of the community.

The property is in a commercially developed area and is adjacent to a designated town center.

- B. *Conforms to the standards for that use in this title and regulations promulgated under this title.***

*This standard is met.*



The petition property is zoned B-3, General commercial. A convenience store with gas pumps is a permitted principal use. Many Williams Express stores sell alcohol as part of the operation. The parcel is adjacent to New Seward Highway and Abbott Road and surrounded by B-3 and I-1 zoning districts.

**C. *Will be compatible with existing and planned land uses in the surrounding neighborhood and with the intent of its use district.***

*This standard is met.*

The adjacent uses are commercial and industrial. The addition of the package store is compatible with existing uses in the surrounding neighborhood. Planned development in the area includes a Town Center near the Abbott Road/Lake Otis Parkway intersection. There are no schools, churches or day care centers within 200 feet of the parcel.

**D. *Will not have a permanent negative impact on the items listed below substantially greater than that anticipated from permitted development:***

**1. *Pedestrian and vehicular traffic circulation and safety.***

*This standard is met.*

This is a developed site. Pedestrian access, parking and traffic circulation appear to be adequate. There is no specific parking space requirement for package stores. The exchange of 1,500 square feet of convenience store for a package store can still be accommodated by the available parking. The property is on a public transit route.

**2. *The demand for and availability of public services and facilities.***

*This standard is met.*

This is a developed site. All services are in place. The package store should not result in greater impacts than the existing convenience store.

**3. *Noise, air, water, or other forms of environmental pollution.***

*This standard is met.*

A package store is not a greater generator than the existing use.

**4. The maintenance of compatible and efficient development patterns and land use intensities.**

*This standard is met.*

The zoning, land use and the general area land use will not change as a result of this conditional use permit for a package store license.

**Standards Chapter 10.50 Alcoholic Beverages**

***In the exercise of its powers and under AS 04.11.480 and 15 AAC 104.145 to protest issue, renewal and transfer or alcoholic beverage licenses within the Municipality of Anchorage, the Assembly shall consider whether the proposed license meets each and every factor and standard set forth below***

- A. Concentration and land use. Whether transfer of location or issue of the requested license will negatively impact the community through an increase in the concentration of uses involving the sale or service of alcoholic beverages within the area affected and will conform to the separate standards of AMC 21.50.020.**

Within 1,000 feet of this application, there are three other alcohol licenses:

TYPE	NAME	LOCATION
Club	Viking Hall – VFW	9191 Old Seward
Beverage Dispensary	Long Branch Saloon	1737 E. Dimond
Package Store	K-Mart	8601 Old Seward

Within 3,000 feet of this application are twenty-five alcohol licenses: ten restaurant/eating place, five beverage dispensary (including two beverage dispensary-tourism), seven package store licenses including the approved, but not yet open Carr's), one club license, and two recreation licenses.

There are 17 licenses within the Community Council boundaries.

The ABC Board may prohibit a new license or relocation of a license for each type of license based upon a ratio of licenses to population. Except

for restaurant or eating place license's that have a 1:1,500 population ratio, all other category of licenses has a 1:3,000 population ratio (Alaska Statute Section 04.11.400.3.A and B). The population figure is that of a unified Municipality (the entire population of the Municipality of Anchorage minus military and inmates). The ABC Board uses the figure 242,659 that was effective as of December 31, 2000. A 3,000/242,659 ratio equals a maximum of 80 alcohol licenses allowed city wide for each type of license other than for a restaurant or eating place license.

This license will be the transfer of a package store license currently owned by Williams. Therefore the State population limits do not apply.

- B. Training. If application is made for issue, renewal or transfer of a beverage dispensary license, restaurant or eating place license, or package store license, whether the applicant can demonstrate prospective or continued compliance with a Liquor "Server Awareness Training Program approved by the State of Alaska alcoholic Beverage Control Board, such as or similar to the program for techniques in alcohol management (T.A.M.). Until such plan is approved, training by a licensee's employees in the T.A.M. shall constitute compliance with this ordinance.**

This standard is met.

The applicant states that all employees (approximately 21) involved in the sale of alcoholic beverages will be trained in accordance with the T.A.M. training and hold the appropriate certificates.

- C. Operations procedures. If application is made for issue, renewal or transfer of a license, whether the applicant can demonstrate prospective or continued compliance with operations procedures for licensed premises set forth in Section 10.50.035 of this code.**

This standard is met.

This conditional use application is for an alcoholic beverages conditional use in the B-3 District for a Package Store license per AS 04.11.150. If approved, this license authorizes the licensee to sell all alcoholic beverages for consumption off premises.

This license represents the transfer in location of another license currently owned by Williams. The transfer paperwork has been submitted to ABC (12-4-02), but has not yet been approved.

AMC 10.50.035 sets forth that persons seeking the issue or transfer of a license shall comply with restrictions regarding happy hours, games or contests involving the consumption of alcohol, public transportation, notice of penalties, availability of nonalcoholic drinks, compliance determination with techniques in alcohol management (T.A.M.), solicitation of purchase of alcoholic beverages for consumption by employees, and warning signs. The petitioner has stipulated in his application that he will abide by requirements of AMC 10.50.035.

- D. Public safety.** When application is made for the renewal or transfer of location or transfer of ownership of a beverage dispensary license restaurant or eating place license, or package store license, the Assembly shall consider whether the operator can demonstrate the ability to maintain order and prevent unlawful conduct in a licensed premises. In determining the operator's demonstrated ability to maintain order and prevent unlawful conduct, the Assembly may consider police reports, testimony presented before the Assembly, written comments submitted prior to or during the public hearing, or other evidence deemed to be reliable and relevant to the purpose of this subsection. For purposes of this section and Section 10.50.035 "licensed premises" shall include any adjacent area under the control or management of the licensee.

This standard appears to be met.

The issuance of the original building permit for the construction of Qwik Stop mini-mall addressed lighting and parking. Qwik Stop began in 1985, Williams has been on the site since 1997 with no pattern of practice injurious to the public health or safety.

The Anchorage Police Department does not report any liquor violations within the last two years. APD does indicate the following calls for service, but it cannot be determined if the incidents occurred on the property. They happened near, in front of or to the rear of the property.

- Theft – 3 calls
- Fraud – 1 call
- Felon in possession of a weapon - 1 call
- Suspicious circumstances – 1 call
- Violation of release conditions – 1 call

- E. Payment of taxes and debts.** When application is made for renewal of a license the assembly shall consider, pursuant to AS 4.11.330, whether the applicant is delinquent in payment of taxes owed to the

**Municipality. When application is made for transfer of ownership of a license the Assembly shall consider, pursuant to AS 4.11.360, whether the municipality has received either payment or adequate security, for the payment of any debts or taxes, including any estimated taxes for the current year, arising from the conduct of the licensed business. Adequate security for the payment of debts and taxes may be in the form of: 1) escrowed funds sufficient to pay the debts and taxes claimed and any escrow fees; 2) actual payment of debts and taxes claimed; or, 3) a guarantee agreement in accordance AMC 10.50.030. Any guarantee agreement shall be in writing, signed by the transferor, transferee and Municipality**

This standard is met.

There are no delinquent Personal Property Taxes & or Real Property Taxes owing at this time according to the Treasury Division.

- F. Public health. If application is made for the renewal or transfer of location or transfer of ownership of a license, the Assembly shall consider whether the operator has engaged in a pattern of practices injurious to public health or safety such as providing alcohol to minors or intoxicated persons, committing serious violations of State law relevant to public health or safety, or other actions within the knowledge and control of the operator which place the public health or safety at risk. In determining if a pattern of practices injurious to public health or safety exists, the Assembly may consider criminal convictions, credible proof of illegal activity even if not prosecuted, police reports, testimony presented before the Assembly, written comments submitted prior to or during the public hearing, or other evidence deemed to be reliable and relevant to the purpose of this subsection.**

At the time this report was prepared there were no returned comments from DHHS.

- G. Municipality of Anchorage Alcoholic Beverage Licensee Compliance Form. In order to determine whether applicants seeking issue, renewal or transfer of alcoholic beverage licenses have complied with the provisions of this chapter, applicants shall, at the request of the Assembly, submit to the municipal clerk such information as is required on a municipal form prepared by the municipal clerk known as the Municipality of Anchorage Alcoholic Beverage Licensee Compliance Form. Upon request, operators shall also provide the municipal clerk with certificates from all current**

**employees demonstrating that those employees have successfully completed a "Liquor Service Awareness Training Program" such as the program for techniques in alcohol management (T.A.M.) as approved by the State of Alaska Alcoholic Beverage Control Board.**

This form was not requested of this applicant.

**RECOMMENDATION:**

This application for a final conditional use for alcoholic beverages in the B-3 District for a Package Store alcohol license as defined by AS 04.11.150 generally meets the required standards of Title 21 and Title 10, and AMC 21.50.160.

If after a public hearing on the matter, the Anchorage Assembly finds that the required standards have been met, staff recommends the following conditions of Approval:

1. A notice of Zoning Action shall be filed with the District Records Office within 120 days of the Assembly's approval.
2. All uses shall conform to the plans and narrative submitted
3. This conditional use approval is for an Alcoholic Beverages Conditional Use in the B-3 District for a Package Store License.
4. The applicant shall demonstrate compliance with a Liquor "Server Awareness Training Program approved by the State of Alaska alcoholic Beverage Control Board, such as or similar to the program for techniques in alcohol management (T.A.M.).
5. 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 license and their officers, agents and employees shall not knowingly permit or negligently fail to prevent the occurrence of illegal activity on the property
6. A copy of the conditions imposed by the Assembly in connection with this conditional use approval shall be maintained on the premise involved at a location visible to the public.

- a. The approved conditional use is reflected on the following building plans submitted with the application: Williams Express, 1501 Abbott Road, exhibit A, case 2003-010, 11-13-02.
- 7 The subject package store will occupy 1,500 square feet within a 6,100 square foot convenience store and will be open 365 days a year. Hours of operation must be consistent AMC 10.50.010: closed for the sale of alcoholic beverages between the hours of 1:00 a.m. and 10:00 a.m. Monday through Friday, and between the hours of 2:00 a.m. and 10:00 a.m. on Saturday, and between the hours of 2:00 a.m. and noon on Sunday.



# **DEPARTMENTAL COMMENTS**

# **Reviewing Agency Comment Summary** **Case No.: 2003-010**

<b>Agency</b>	<b>Comments Included in Packet</b>	<b>No Comments and/or Objections</b>	<b>No Response</b>
Abbott Loop Community Council			X
Anchorage Police	X		
Alaska DOT/PF		X	
AWWU	X		
Community Development			X
DHHS			X
Federation of Community Councils			X
Fire Prevention			X
ML&P			X
Parks and Recreation			X
Public Works		X	
School District			X
Transit			X
Traffic		X	
Treasury	X		

1. Significant Criminal History in Local Police Files? YES NO UNK  
{Circle which applies}

2. Incidents occurring within two years prior to the date of the liquor license application.

014

**Williams Express Inc.**

**1501 Abbott Road**

There is no summary report for the following calls for service because they are not Liquor Violations. These calls for services are not included in the summary report because it cannot be determined to have occurred on the license premises. The incident (s) were either contacted near, in front, or to the rear of the license premises.

<b>Number of Incidents</b>	<b>Police Report Number</b>	<b>Type of Call</b>
Theft	01-50767,63089, 02-31490	3
Fraud	01-22302	1
Weapon Felon in Possession	01-50820	1
Suspicious Circumstances	02-12018	1
Violation of Release Cond.	02-36291	1



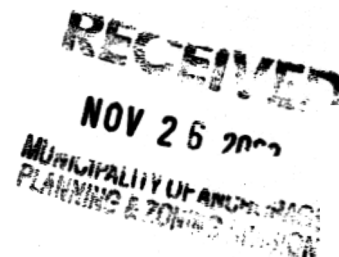
## FLOOD HAZARD REVIEW SHEET for PLATS

Date: 11-26-02

Case: 2003-010

Flood Hazard Zone: C

Map Number: 0243



Portions of this lot are located in the floodplain as determined by the Federal Emergency Management Agency.

AMC 21.15.020 requires that the following note be placed on the plat:

"Portions of this subdivision are situated within the flood hazard district as it exists on the date hereof. The boundaries of the flood hazard district may be altered from time to time in accordance with the provisions of Section 21.60.020 (Anchorage Municipal Code). All construction activities and any land use within the flood hazard district shall conform to the requirements of Chapter 21.60 (Anchorage Municipal Code)."

A Flood Hazard permit is required for any construction in the floodplain.

☒ have no comments on this case.

Reviewer: Jack Puff



# MUNICIPALITY OF ANCHORAGE

Office of Planning, Development, and Public Works  
Development Services Department



## MEMORANDUM

**DATE:** December 6, 2002

DEC 10 2002

**TO:** Community Planning and Development

**THROUGH:** Jack L. Frost, Jr., Right of Way Supervisor *JL Frost*

**FROM:** Lynn M. McGee, Senior Plan Reviewer *LM McGee*

**SUBJECT:** Request for Comments on Assembly case(s) for the Meeting of January 14, 2003.

Right of Way has reviewed the following case(s) due 12/17/2002.

**03-009 Waldec, grid 1338**  
**(Conditional use, alcohol sales)**  
Right of Way has no comments at this time.  
Review time 15 minutes.

**03-010 Nacla, Lot 1, grid 2232**  
**(Conditional use, alcohol sales)**  
Right of Way has no comments at this time.  
Review time 15 minutes.

12/6/02  
03-009-010



**MUNICIPALITY OF ANCHORAGE**  
Traffic Department



**MEMORANDUM**

DEC 12 2002  
RECEIVED

**DATE:** December 6, 2002  
**TO:** Jerry T. Weaver, Platting Supervisor, and Planning Department  
**THROUGH:** Leland R. Coop, Associate Traffic Engineer  
**FROM:** Mada Angell, Traffic Engineering Technician  
**SUBJECT:** Comments, Planning & Zoning Commission for January 14, 2003

**03-010** Nacla, Lot 1; Conditional Use to permit alcohol sales; Grid 2232

Traffic has no comment.

**03-009** Waldec, Tract A3; Conditional Use to permit alcohol sales; Grid 1338

Traffic has no comment



# STATE OF ALASKA

DEPARTMENT OF TRANSPORTATION AND PUBLIC FACILITIES

CENTRAL REGION - PLANNING

TONY KNOWLES, GOVERNOR

4111 AVIATION AVENUE  
P.O. BOX 196900  
ANCHORAGE, ALASKA 99519-6900  
(TDD 269-0473)  
(907) 269-0520 (FAX 269-0521)

November 25, 2002

RE: MOA Zoning Comments

DEC 02 2002

Mr. Jerry Weaver, Platting Officer  
Department of Development & Planning  
Municipality of Anchorage  
P.O. Box 196650  
Anchorage, Alaska 99519-6650

Dear Mr. Weaver:

The Alaska Department of Transportation and Public Facilities (ADOT&PF) reviewed the following cases and has no comment:

2003-009 Conditional Use: a retail food store selling alcoholic beverages

2003-010 Conditional Use: a retail food store selling alcoholic beverages

Thank you for the opportunity to comment on these zoning cases. If you have any questions, please contact me at 269-0522.

Sincerely,



Sandra L. Cook  
Area Planner

/eh

Municipality Of Anchorage  
ANCHORAGE WATER & WASTEWATER UTILITY

MEMORANDUM

RECEIVED

DEC 12 2002

MUNICIPALITY OF ANCHORAGE  
PLANNING & ZONING

**DATE:** December 12, 2002  
**TO:** Zoning and Platting Division, DCPD  
**FROM:** Hallie Stewart, Engineering Technician  
**SUBJECT:** PLANNING & ZONING Commission Public Hearing of January 13, 2003  
AGENCY COMMENTS DUE December 16, 2002

AWWU has reviewed the material received December 2, 2002, and has the following comments.

**03-009 Waldec, Tract A3 (conditional use) Grid 1338**

1. Williams Express is connected to AWWU water and sanitary sewer mains.
2. AWWU does not object to the proposed conditional use for the sale of alcoholic beverages.

**03-010 Nacala, Lot 1 (conditional use) Grid 2232**

1. Williams Express is connected to AWWU water and sanitary sewer mains.
2. AWWU does not object to the proposed conditional use for the sale of alcoholic beverages.

If you have any questions, please call me at 343-8009 or the AWWU Planning Section at 564-2739.

DEC 11 2002

**Municipality of Anchorage  
Treasury Division  
Memorandum**

---

**Date:** December 10, 2002  
**To:** Rich Cartier, Planning Dept.  
**From:** Susan Aikins, Revenue Officer  
**Subject:** Liquor License Conditional Use Comments

Liquor License Conditional Use Application Case # 2003-010. Williams Express Inc.

Real Property Account # 014-201-52/Legal Description: Nacla LT 1, owner Stebbins Family Revocable Trust, Florence M Stebbins Trustee.

Business Personal Property Tax account # 503023-029 Williams Alaska Petroleum. Address: 1501 Abbott Road, Store # 5006.

No delinquent real property taxes owing,

No delinquent personal property taxes owing, the 2002 taxes were filed and paid on time.

Business license # 271935 Williams Express Inc. expires 12/31/03.

---

ACCT: 014 201 52 00017	ROLL: 1	STATUS: ACTIVE
NAME: STEBBINS FAMILY	TAX DIST: 018	
REVOCABLE TRUST	LEGAL: NACLA	
STEBBINS FLORENCE M TRUSTEE	LT 1	
PO BOX 932		
HOMER	AK 99603-0932	UNIT:

---

SITE: 001501	ABBOTT	RD
--------------	--------	----

---

---

TAXABLE VALUE:	988,100	
CURRENT TAX:	16,945.91	ORIGINAL TAX: 16,945.91
STATE CREDIT:	0.00	

---

---

	PRINCIPAL	INTEREST	PENALTY	COST	TOTAL
ADVANCE:	0.00				0.00
CURR YEAR:	0.00	0.00	0.00	0.00	0.00
PRIOR YEAR:	0.00	0.00	0.00	0.00	0.00
BALANCE DUE:	0.00	0.00	0.00	0.00	0.00

---

---

YR	DIST	PRINCIPAL	INTEREST	PENALTY	COST	TOTAL
BAL DUE		0.00	0.00	0.00	0.00	0.00

---

ACCT: 22 5030 23029 39 ROLL: 3 STATUS: ACTIVE  
 NAME: WILLIAMS ALASKA PETROLEUM TAX DIST: 018  
 PO BOX 35527 DESC: ABBOTT STORE #5006 RD 1501

HOME PH: 918 491-9005 BUS PH:  
 TULSA OK 74153-0527 STATUS: OK

SITE: 1501 ABBOTT STORE #5006 RD

TAXABLE VALUE: 379,201  
 CURRENT TAX: 6,503.29 ORIGINAL TAX: 6,503.29  
 STATE CREDIT: 0.00

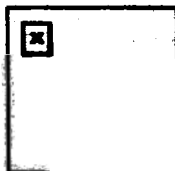
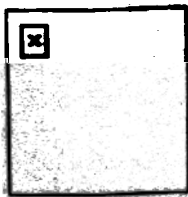
	PRINCIPAL	INTEREST	PENALTY	COST	TOTAL
ADVANCE:	0.00				0.00
CURR YEAR:	0.00	0.00	0.00	0.00	0.00
PRIOR YEAR:	0.00	0.00	0.00	0.00	0.00
BALANCE DUE:	0.00	0.00	0.00	0.00	0.00

```
=====
ACCOUNT      PRINCIPAL    INTEREST    PENALTY      COST      TOTAL
=====
COLLECT STATUS: 0                      AMOUNT:      0.00
AGREEMENT DATE: 00/00/00  FREQ:      AMOUNT PAID: 6,503.29
START MON: 00      YEAR: 0000    COLLECT ID:
=====
```

**Pierce, Eileen A**

**From:** Cross, Jim E. (Dev Svs)  
**Sent:** Monday, December 16, 2002 8:25 AM  
**To:** Eileen Pierce; Gloria Bartels; Margaret O'Brien; Patty Ayres  
**Subject:** Comments on Cases due December 16.

RECEIVED  
DEC 16 2002  
MUNICIPALITY OF ANCHORAGE  
PLANNING DIVISION

**Municipality of Anchorage**

Development Services Department  
Building Safety Division

**MEMORANDUM**

**DATE:** December 16, 2002  
**TO:** Jerry T. Weaver, Jr., Platting Officer, CPD  
**FROM:** James Cross, PE, Program Manager, On-Site Water & Wastewater  
**SUBJECT:** Comments on Cases due December 16, 2002

The On-Site Water & Wastewater Program has reviewed the following cases and has these comments:

2002 - 216 A request for zoning conditional use for a nursing home/assisted living facility.

Needs Alaska Department of Environmental Conservation operating approval for on-site well and septic system.

2003 - 009 A request for concept/final approval of a conditional use to permit a retail food store selling alcoholic beverages.

No objections.

2003 - 101<sup>010</sup> A request for concept/final approval of a conditional use to permit a retail food store selling alcoholic beverages.

No objections.

2003 - 015 A request for Rezoning to B-3 General business district.

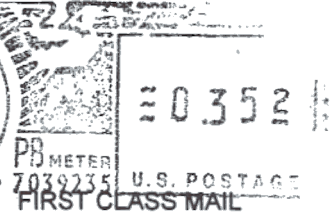
No objections.

2003 - 017 A site plan review for a public school.

No comments.

Municipality of Anchorage  
P. O. Box 196650  
Anchorage, Alaska 99519-6650  
(907) 343-7943

PRESORTED  
FIRST CLASS



014-272-04-000  
SANDSTROM GARY & CECELIA  
8434 CORBIN DR  
ANCHORAGE, AK 99507



**ASSEMBLY  
NOTICE OF PUBLIC HEARING - - Tuesday, January 14, 2003**

**Planning Dept Case Number: 2003-010**

The Assembly of the Municipality of Anchorage will hold a public hearing on a petition proposing a conditional use at its regular meeting of Tuesday, January 14, 2003. The meeting begins at 5:00 p.m. in the Assembly Hall of the Z. J. Loussac Library, 3600 Denali Street. The petition is for the following:

**CASE:** 2003-010  
**PETITIONER:** Williams Express  
**REQUEST:** Assembly conditional use for a retail food store selling alcoholic beverages  
**TOTAL AREA:** 1.83 acres  
**SITE ADDRESS:** 1501 ABBOTT RD  
**CURRENT ZONE:** B-3 General business district  
**COM COUNCIL:** Abbott Loop **COM COUNCIL 2:**  
**LEGAL/DETAILS:** An Alcoholic Beverage Conditional Use for a Package Store for Williams Express. Nacila Subdivision, Lot 1. Located at 1501 Abbott Road.

The Zoning Ordinance requires that you be sent notice because your property is within the vicinity of the petition area. This will be the only public hearing and you are invited to attend and present testimony, if you so desire.

If you would like to comment on the petition this form may be used for your convenience. Mailing Address: Municipality of Anchorage, Department of Planning, P.O. Box 196650, Anchorage, Alaska 99519-6650. For more information call 343-7943; FAX 343-7927. Case information may be viewed at [www.muni.org](http://www.muni.org) by selecting Departments/Planning/Zoning and Platting Cases.

Name: Gary & Cecelia Sandstrom (Sandstrom & Sons Inc.)  
Address: 8434 Corbin Dr.  
Legal Description: \_\_\_\_\_  
Comments: We are definitely against a liquor license.  
There is already liquor being sold at Food Stores  
and no doubt should be at the new cases.  
There is no need to add to the terrible congestion in  
this area just to sell liquor when there is enough available  
already.



Municipality of Anchorage  
P. O. Box 196650  
Anchorage, Alaska 99519-6650  
(907) 343-7943

48

FIRST CLASS MAIL

FILE COPY

000-000-00-000

**ASSEMBLY  
NOTICE OF PUBLIC HEARING - - Tuesday, January 14, 2003**

**Planning Dept Case Number: 2003-010**

The Assembly of the Municipality of Anchorage will hold a public hearing on a petition proposing a conditional use at its regular meeting of Tuesday, January 14, 2003. The meeting begins at 5:00 p.m. in the Assembly Hall of the Z. J. Loussac Library, 3600 Denali Street. The petition is for the following:

<b>CASE:</b>	2003-010
<b>PETITIONER:</b>	Williams Express
<b>REQUEST:</b>	Assembly conditional use for a retail food store selling alcoholic beverages
<b>TOTAL AREA:</b>	1.83 acres
<b>SITE ADDRESS:</b>	1501 ABBOTT RD
<b>CURRENT ZONE:</b>	B-3 General business district
<b>COM COUNCIL:</b>	Abbott Loop
<b>LEGAL/DETAILS:</b>	COM COUNCIL 2: An Alcoholic Beverage Conditional Use for a Package Store for Williams Express. Nacla Subdivision, Lot 1. Located at 1501 Abbott Road.

The Zoning Ordinance requires that you be sent notice because your property is within the vicinity of the petition area. This will be the only public hearing and you are invited to attend and present testimony, if you so desire.

If you would like to comment on the petition this form may be used for your convenience. Mailing Address: Municipality of Anchorage, Department of Planning, P.O. Box 196650, Anchorage, Alaska 99519-6650. For more information call 343-7943; FAX 343-7927. Case information may be viewed at [www.muni.org](http://www.muni.org) by selecting Departments/Planning/Zoning and Platting Cases.

Name: \_\_\_\_\_

Address: \_\_\_\_\_

Legal Description: \_\_\_\_\_

Comments: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

2003-010

# **APPLICATION**



**Municipality of Anchorage**  
 Department of Community Planning and Development  
 P.O. Box 196650  
 Anchorage, Alaska 99519-6650  
**CONDITIONAL USE APPLICATION**  
**ALCOHOLIC BEVERAGE SALES**

<b>OFFICE USE</b>	
REC'D By: <u>AC</u>	
Verify Own: _____	
Poster and Affidavit: <u>AC</u>	
Fee \$ _____	
Hearing Date <u>1/14/03</u>	

Case Number: 2003-010

This application for a alcoholic beverage sales conditional use is for the following:

<input type="checkbox"/> Beverage Dispensary	<input type="checkbox"/> Private Club	<input type="checkbox"/> Restaurant, exempt
<input type="checkbox"/> Beverage Dispensary-Tourism	<input type="checkbox"/> Public Convenience	<input type="checkbox"/> Theater
<input type="checkbox"/> Brew Pub	<input type="checkbox"/> Recreational	<input type="checkbox"/> Other (Please explain): _____
<input checked="" type="checkbox"/> Package Store	<input type="checkbox"/> Restaurant	

A. Please fill in the information requested below. Print one letter or number per block.

1. Abbreviated legal description (T12N R2W SEC 2 LOT 45 or SHORT SUB BLK 3 LOT 34) Full legal on back page.

L o t    l    N a c a l a    S d    \_\_\_\_\_

2. Site address

1 5 0 1    A b b o t t    R o a d    \_\_\_\_\_

3. Petitioner's Name (Last - First)

W i l l i a m s    E x p r e s s    I n c    \_\_\_\_\_

Address: 3201 C Street, Suite 700

City Anchorage State: Alaska

Phone Number: (907) 273-3300 Zip: 99503

4 Petitioner's representative

D a n    K    C o f f e y    A t t o r n e y    a t    L a w    \_\_\_\_\_

Address: 207 E. Northern Lights Blvd., Suite 200

City Anchorage State: Alaska

Phone Number: (907) 273-3300 Zip: 99503

5 Property owner if petitioner is not property owner

F l o r e n c e    M    S t e b b i n s    \_\_\_\_\_

Address: P.O. Box 932

City Homer State: Alaska

Phone Number: \_\_\_\_\_ Zip: 99603

6. Current Zoning:

B	3		
7	9	5	1

9. Principal Tax Number:

0	1	4	2	0	1	5	2
0	0	1					

7. Petition Acreage:

7	9	5	1	6
---	---	---	---	---

10. No. of Tax Parcels:

0	0	1
---	---	---

8. Grid Number:

--	--	--	--

11. Community Council: Abbott Loop Community Council

B. I hereby certify that (I am)(I have been authorized to act for) owner of the property described above and that I desire conditional use approval in conformance with Title 21 of the Anchorage Municipal, Code of Ordinances. I understand that payment of the conditional use application fee is nonrefundable and is to cover the costs associated with processing this applications, 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 Staff or the Assembly due to administrative reasons.

Date: 11-13-02 Signature: \_\_\_\_\_

\*Agents must provide written proof of authorization

C. Please check or fill in the following

1. Comprehensive Plan -- Land Use Classification

- |  |  |   |
|--|--|---|
| <input type="checkbox"/> Alpine/Slope Affected | <input type="checkbox"/> Marginal Land             | <input type="checkbox"/> Residential            |
| <input checked="" type="checkbox"/> Commercial | <input type="checkbox"/> Parks/Open Space          | <input type="checkbox"/> Special Study          |
| <input type="checkbox"/> Commercial/Industrial | <input type="checkbox"/> Public Lands Institutions | <input type="checkbox"/> Transportation Related |
| <input type="checkbox"/> Industrial            |  |   |

2. Comprehensive Plan Residential Land Use Intensity

- |  |  |  |
|--|--|--|
| <input type="checkbox"/> Dwelling units per acre | <input type="checkbox"/> Alpine/Slope Affected | <input type="checkbox"/> Special Study |
|--|--|--|

D. The full legal description for legal advertisement (use separate paper if necessary)

Lot 1, Nacala S.D., Plat No. 95-29

---

---

---

---

---

---

---

### STANDARDS FOR CONDITIONAL USE APPROVAL

The petitioner should respond to the best of his/her ability to the following general standards for a conditional use. (See AMC 21.50.020). The Assembly may approve the conditional use application only if it finds that the application:

- A. Further the goals and policies of the Comprehensive Development Plan and conforms to the Comprehensive Development Plan in the manner required by Chapter 21.05.

Please See Attachment to Conditional Use Application Form

---

---

---

- B. Conforms to the standards for that use in this title and regulations promulgated under this title.

Please See Attachment to Conditional Use Application Form

---

---

---

- C. Will be compatible with existing and planned land uses in the surrounding neighborhood and with the intent of its use district.

Please See Attachment to Conditional Use Application Form

---

---

---

D. Will not have a permanent negative impact on the items listed below substantially greater than that anticipated from permitted development:

1. Pedestrian and vehicular traffic circulation and safety.

Please See Attachment to Conditional Use Application Form

2. The demand for and availability of public services and facilities.

Please See Attachment to Conditional Use Application Form

3. Noise, air, water, or other forms of environmental pollution.

Please See Attachment to Conditional Use Application Form

4. The maintenance of compatible and efficient development patterns and land use intensities.

\* Please See Attachment to Conditional Use Application Form

## STANDARDS CHAPTER 10.50 ALCOHOLIC BEVERAGES

In the exercise of its powers and under AS 04.11.480 and 15 AAC 104.145 to protest issue, renewal and transfer or alcoholic beverage licenses within the Municipality of Anchorage, the Assembly shall consider whether the proposed license meets each and every factor and standard set forth below

- A. **Concentration and land use.** Whether transfer of location or issue of the requested license will negatively impact the community through an increase in the concentration of uses involving the sale or service of alcoholic beverages within the area affected and will conform to the separate standards of AMC 21.50.020.

*Within 1,000 feet of your site are how many active liquor licenses?*

*How would you rate this area's concentration on a scale of 1 to 5 with 5 = high* (1)

1
12345

*In your opinion is this quantity of licenses a negative impact on the local community?*

No. The granting of the conditional use permit will conform with the standards set forth in the Anchorage 2020 Comprehensive Plan.

- B. **Training.** If application is made for issue, renewal or transfer of a beverage dispensary license, restaurant or eating place license, or package store license, whether the applicant can demonstrate prospective or continued compliance with a Liquor "Server Awareness Training Program approved by the State of Alaska alcoholic Beverage Control Board, such as or similar to the program for techniques in alcohol management (T.A.M.). Until such plan is approved, training by a licensee's employees in the T.A.M. shall constitute compliance with this ordinance.

*How many employees in direct contact with alcohol will be trained in accordance with the Alcoholic Beverage Control Board's Liquor Server Awareness Training Program?*

21
----

- C. **Operations procedures.** If application is made for issue, renewal or transfer of a license, whether the applicant can demonstrate prospective or continued compliance with operations procedures for licensed premises set forth in Section 10.50.035 of this code.

Happy hours?

Games or contests that include consumption of alcoholic beverages?

Patron access and assistance to public transportation?

Notice of penalties for driving while intoxicated posted or will be posted?

Non-alcoholic drinks available to patrons?

Solicitation or encouragement of alcoholic beverage consumption?

Yes	No
	XXXXXX
	XXXXXX
	N/A
XXXXXX	
	N/A
	N/A

- D. **Public safety.** When application is made for the renewal or transfer of location or transfer of ownership of a beverage dispensary license restaurant or eating place license, or package store license, the Assembly shall consider whether the operator can demonstrate the ability to maintain order and prevent unlawful conduct in a licensed premises. In determining the operator's demonstrated ability to maintain order and prevent unlawful conduct, the Assembly may consider police reports, testimony presented before the Assembly, written comments submitted prior to or during the public hearing, or other evidence deemed to be reliable and relevant to the purpose of this subsection. For purposes of this section and Section 10.50.035 "licensed premises" shall include any adjacent area under the control or management of the licensee.

*What are the proposed precautions to maintain order and prevent unlawful conduct at the licensed premises?*  
*inside facility:*

Williams Express provides extensive training and retraining to its employees to insure that all employees conduct their job duties in a legal and professional manner. Williams insures that employees are at the sales counter at all times. There is constant video surveillance of the store.  
*outside facility:*

Williams insures that there is proper lighting around all areas of the building. Store managers perform routine patrols of the premise. Williams performs regular maintenance and upkeep of the facility and real property.

- E. **Payment of taxes and debts.** When application is made for renewal of a license the assembly shall consider, pursuant to AS 4.11.330, whether the applicant is delinquent in payment of taxes owed to the Municipality. When application is made for transfer of ownership of a license the Assembly shall consider, pursuant to AS 4.11.360, whether the municipality has received either payment or adequate security, for the payment of any debts or taxes, including any estimated taxes for the current year, arising from the conduct of the licensed business. Adequate security" for the payment of debts and taxes may be in the form of: 1) escrowed funds sufficient to Pay the debts and taxes claimed and any escrow fees; 2) actual payment of debts and taxes claimed; or, 3) a guarantee agreement in accordance AMC 10.50.030. Any guarantee agreement shall be in writing. signed by the transferor, transferee and Municipality

*Are real estate and business taxes current?*

*Are there any other debts owed to the Municipality of Anchorage?*

Yes	No
XXXXXX	
	XXXXXX

- F. **Public health.** If application is made for the renewal or transfer of location or transfer of ownership of a license, the Assembly shall consider whether the operator has engaged in a pattern of practices injurious to public health or safety, such as providing alcohol to minors or intoxicated persons, committing serious violations of State law relevant to public health or safety, or other actions within the knowledge and control of the operator which place the public health or safety at risk. In determining if a pattern of practices injurious to public health or safety exists, the Assembly may consider criminal convictions, credible proof of illegal activity even if not prosecuted, police reports, testimony presented before the Assembly, written comments submitted prior to or during the public hearing, or other evidence deemed to be reliable and relevant to the purpose of this subsection.

As the applicant and operator can you comply? If no explain

Yes	No
XXXXX	

Williams Express is currently a licensee at other locations in Anchorage and Alaska and has operated in a professional and legal manner without incident.

## FACILITY OPERATIONAL INFORMATION

What is the proposed or existing business name:

Williams Express

2. The facility occupant capacity?

Gross leaseable floor space in square feet:	5000
Number of fixed seats(booth and non movable seats):	None
Number non-fixed seats(movable chairs, stools, etc.):	None

3. What will be the hours of operation?

Normal business hours will be from:		to:	
24 Hours a day			
Alcoholic beverages will be available from:		to:	
As permitted by law.			

4. An estimated ratio of food sales to alcohol beverage sales.

Alcoholic beverage sales in percentage	10 %
Food sales in percentage	40 %
Other	50 %

5. Type of entertainment proposed:

This is a convenience store and there will be no entertainment provided.

	Check all that apply
Recorded music	
Live music	
Floor shows	
Patron dancing	
Sporting events	
Other	
None	



6. Does the operator propose entertainment or environmental conditions in the facility that will meet the definition of "indecent material" or "adult entertainment" as set forth by AMC 8.05.420 Minors-Disseminating indecent material or AMC 10.40.050 Adult oriented establishment?

Yes	No
	XXXX

7. If the application is for a package store, the projected percentage of alcoholic product inventory of the store where the retail unit price is:

Percentage	
less than \$5.00	5 %
\$5.00 to \$10.00	40 %
\$10.00 to \$25.00	50 %
greater than \$25.00	5 %

8. Site plans and other drawings depicting the following:

(single copy if copy is 8½x11 or 8½x14 of each, otherwise 21 copies of each)

site plan with building footprint, parking space layout and vehicle access points drawn to scale

location of conditional use area if less than whole building

identification of alcoholic beverage sales or service areas

building elevations( photograph is acceptable)

building floor plans drawn to scale

x
x
x
x
x

### PROPERTY OWNER AUTHORIZATION and ACKNOWLEDGMENT of APPLICATION

(I)(WE) hereby grant permission to and acknowledge that

WILLIAMS EXPRESS, INC. is applying for a conditional use permit for the retail sales of alcoholic beverages on a property under (MY)(OUR) ownership and that as part of the conditional use permit process the Assembly may apply conditions which will be the responsibility of the property owner to satisfy.



(I)(WE) hereby assign LOW OFFICES OF DON K. CARR to act as (MY)(OUR) agent in this conditional use permit application.



(I)(WE) will represent (MYSELF)(OURSELVES).

Signed this 15TH of NOVEMBER 2002 1992.

Signature

Title



**ATTACHMENT: CONDITIONAL USE APPLICATION FORM**

**STANDARDS FOR CONDITIONAL USE APPROVAL**

**PACKAGE LIQUOR LICENSE FOR WILLIAMS EXPRESS, INC.  
Abbott Road and New Seward Highway**

**LOCATION AND DESCRIPTION OF PLANNED USE**

Williams Express, Inc. is making this application for a conditional use allowing "off premises" alcohol sales for the Williams Express convenience store, which is presently located at 1501 Abbott Road in Anchorage, Alaska. The use of this location with a package store license is consistent with the Anchorage 2020 Comprehensive Plan for the Town Center Area as set out in the policies discussed below.

**BUSINESS OPERATIONS**

Williams Express will not be a typical package store. Williams Express is primarily a convenience store providing packaged and prepared foods, gasoline, non-alcoholic beverages and other dry goods and consumables to the members of the community. The problems that are sometimes associated with other package stores will not be found at Williams Express as evidenced by the absence of problems at other Williams Express package stores throughout Anchorage.

*The Petitioner should respond to the best of its ability to the following general standards for a conditional use (See AMC 21.50.020). The Assembly may approve the conditional use application only if it finds that the application:*

**A. Furthers the goals and policies of the Anchorage 2020 Comprehensive Plan and conforms to the Comprehensive Development Plan in the manner required by Chapter 21.05**

The Anchorage 2020 plan, in Policy 22, provides that "locational standards and criteria for retail sales/services of alcoholic beverages" are to be in place (page 75, bound 2020 Plan). To date, no such standards have been adopted. Therefore, consideration must be given to the more generalized policies and statements of the 2020 Plan and to the existing provisions of the Anchorage Municipal Code (AMC) for guidance as to this conditional use application.

The Anchorage 2020 Comprehensive Plan contains 97 policies which provide direction on land-use issues to public officials and the general public until such time as all implementation strategies of the plan are completed. While some may argue that the use of alcoholic beverages in social settings may not directly further the goals of the plan, they are however, a lawful and legitimate element of the community's economic and social landscape.

#### GENERAL POLICIES OF THE 2020 PLAN

The Anchorage 2020 Comprehensive Plan contains a community vision which was compiled using community survey results and along with feedback from community councils. Out of this vision came the community interest in developing "a thriving, sustainable, broad based economy." *Community Vision*, p. 37 of the bound 2020 Plan.

Williams Express fits this vision as a strong business partner in the community with nineteen different locations employing hundreds of people in the Anchorage area.

#### TOWN CENTERS OF THE 2020 PLAN

According to the Comprehensive Plan, "Town Centers are designed to function as a focal point for community activities ..." The Land Use Concept Plan sets the direction for the preferred form of long-term growth and development in the Anchorage Bowl and provides in part:

"A wide range of retail shopping and services is important to the life of town centers. Most of the daily needs of residents should be obtainable from shops located in the town center core." *Town Centers*, p. 53 of the Plan.

Williams Express meets this goal by offering a full service retail store offering a variety of packaged and prepared foods, gasoline, non-alcoholic beverages and other dry goods and consumables.

#### ECONOMIC CONSIDERATIONS

The Anchorage 2020 Comprehensive Plan also contains land-use driven economic goals. One of the five major components of the Community Vision statement on (p. 37 of the 2020 Plan) is "[a] thriving, sustainable, broad-based economy...."

There is also discussion throughout the plan of such concepts as a "wide variety of job opportunities" and a "diverse and stable economy". The 2020 Plan seeks to encourage and support, through responsible land development, a "thriving, sustainable, and broad-based economy".

This broad-based economy is fueled by the creation and maintenance of jobs for Anchorage residents. These jobs should provide a good salary and employee benefits for Anchorage workers. The facility will employ twenty-one Anchorage residents. The jobs range from entry-level jobs such as sales clerks and stockers to management positions.

Retail sales of the types of products offered by Williams Express is a very competitive business. A full range of products must be offered by all of the convenience stores which operate in Anchorage in order to be able to compete. This includes alcoholic beverages which are a standard and acceptable product at most convenience stores in our City. In the absence of compelling reasons to deny a conditional use for package liquor sales to a business, the conditional use should be granted. There are no such compelling reasons in this application.

#### COMPREHENSIVE PLAN POLICIES

Additional Comprehensive Plan Policies applicable to this application are found in policy statements 10, 21 and 24

Policy 10 encourages "mixed use development" in Town Centers. Currently existing business in the Abbott Town Center include:

- 1) Fred Meyer and Safeway stores, both of which have conditional uses which allow for package liquor sales;
- 2) Tesoro 2 Go, a virtually identical business to that of the applicant, which also has a condition use for package liquor sales;
- 3) The Long Branch Saloon with a beverage dispensary license is located in relatively close proximity to this site;
- 4) Chilis, which also has a beverage dispensary license, is to east on Abbot Road;

5) Brown Jug Liquors operates a package store further east on Abbott Road;

6) There are numerous other retail and service businesses located from Lake Otis to the New Seward Highway including MacDonalds, Xpress Lube, Carls Jr, Block Buster Video, commercial offices, a Veterinary facility and the Bonnie Cusack Memorial Ice Arena.

The mixed use nature of this area is well established. This area services the large residential areas to the east of Lake Otis without forcing the residents to cross the New Seward Highway and add to the congestion found at the intersections of Diamond and the Old Seward Highway. The addition of package liquor sales to the existing Williams location would not change that mix to any appreciable degree.

Policy 21 states that "[n]ew commercial development shall occur primarily within ...Town Centers" and further, that "in order to use existing commercial land more efficiently,...conversion...of underused commercial areas shall be encouraged."

Clearly, the real property which is subject to this application is with a Town Center. By permitting an additional use at this location, encourages more intensive use of an existing commercial area. This is consistent with the concept of developing commercial activities in Community Centers where the Comprehensive Plan calls for precisely this type of development.

Policy 24 deals specifically with Town Centers and calls for "a range of commercial retail/services...that service the surrounding neighborhoods." Allowing this use to occur at the Williams location increases the range of commercial retail in the Town Center to better serve the "surrounding neighborhoods". A review of the zoning map attached shows that this location is surrounded by Industrial and Commercial zones. The nearest residential neighbors are to the east of this location to the north of Abbott and south of 88<sup>th</sup>. There are no residents in an area zoned Industrial. The nearest residential zoning is to the east and south across Abbott in Independence Park. Other residential is further east across Lake Otis. In short, this location is far removed from any residential areas, but is well positioned to serve those areas given the existing highway and road developments in the area.

The attached photos and maps demonstrate that this facility at this location complies with the Comprehensive Plan policies. This is an existing facility selling convenience products and services. This location is precisely the type of facility, selling these types of products and services, as is directed by the Comprehensive Plan.

*B. Conforms to the standards for that use in this title and regulations*

The property is located just east of Abbott Road and New Seward Highway in an area designated as a Town Center in the 2020 Plan. The parcel in question is zoned B-3. Under the provisions of Title 21, land zoned B-3 is "intended for general commercial uses in areas exposed to heavy automobile traffic. The district is specifically intended for areas at or surrounding major arterial intersections where...convenience and shopping goods...are desirable and appropriate land uses." (AMC 21.40.180 A.)

Under AMC 21.40.180 D. 8. Package liquor sales are a permitted conditional use along with restaurants, cafes, private clubs and "other places servicing food or beverages involving the retail sale, dispensing or service of alcoholic beverage in accordance with section 21.50.160.

*C. Will be compatible with existing and planned land uses in the surrounding neighborhood and with the intent of its use district.*

As noted above, the proposed location is in one of the approved Town Centers. This Town Center is replete with restaurants, grocery stores, numerous retail establishments, and other non-residential uses. The proposed use would be compatible with these existing uses.

Future plans for this area are identical with the existing uses. The Town Center will continue to be the Town Center with its predominant commercial characteristic for the foreseeable future.

There are no package store licenses within 1,000 feet of the proposed location. There are however, four (4) other conditional use permits for the sale of packaged alcohol within the Town Center. These conditional uses are for Safeway, Brown Jug, Tesoro 2 Go and Fred Meyers. Like Williams, Safeway, Tesoro 2 Go and Fred Meyers sell a variety of products including gasoline, food and other consumables and general merchandise. Brown Jug is the only "pure" package store in the Town Center.

There are no church buildings, school grounds or day care operations within 1,000 feet of the Williams Express location.

The package store license, which Williams Express is planning to re-locate to this location, is presently the subject of a re-location transfer application being filed contemporaneously with this conditional use application.

*D. Will not have a permanent negative impact on the items listed below substantially greater than that anticipated from permitted development.*

**1. Pedestrian and Vehicular Traffic:** Pedestrian and vehicular traffic are easily accommodated at this location, which is easily accessible, by automobile, bus, foot, or bicycle.

Williams Express has adequate entrances and exits for vehicles to and from adjacent streets and roadways, as well as adequate and well-lit vehicle parking facilities. The building in which Williams Express is located also incorporates pedestrian sidewalks along the streets and roadways adjacent to the parking lot entrances, pedestrian walkway buffers between entrances and exits and the parking lot traffic, as well as handicapped parking. Public transportation and pedestrian and bicycle access enhance the efficiency and overall convenience of this location.

**2. Demand For and Availability of Public Services and Facilities.**

The following public services are already available at the Abbott location:

1. Public utilities (sewer and water, waste collection, electricity, natural gas); and
2. Police and Fire protection as provided by the Municipality of Anchorage; and
3. People Mover bus service access.

There are no additional infrastructure requirements for any public services or facilities.

**3. Noise, air, water, or other pollution.**

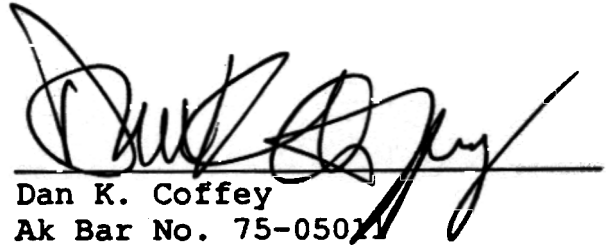
Williams Express is committed to the operation of its facilities in an environmentally responsible way. There will be no pollution other than the normal storage and removal of trash.

**4. Maintenance of compatible and efficient development patterns and land use intensities.**

A conditional use for Williams Express permitting a package store license is consistent with the Comprehensive Plan's goal of compatible land use. This conditional use will make this site compatible with other sites both within this Town Center and at other locations throughout the Anchorage Bowl on which this type of business is conducted. The intensity and efficient development of the land will be somewhat increased by this additional use, but that is compatible with Policy 21 b of the 2020 Plan.

Respectfully submitted this 12<sup>th</sup> day of November, 2002.

Offices of Dan K. Coffey, PC



Dan K. Coffey  
Ak Bar No. 75-05021



E II CURB, TYP.

TENT STRIP

AT GAS METERS  
ON WEST WALL

AT ELEC. METERS  
ON WEST WALL

DRIVE-THRU

18'-0"

SITE LIGHT  
TYP. OF T,

EDGE OF N

CUSTOMER PARKING

9'x18' PARK  
SPACE, TY

CONVENIENCE  
STORE

REF. CIVIL DWGS.  
FOR FIN. FLR. ELEV.

Liquor  
STORE  
1,500 #

LANDSCAPING

LANDSCAPING

CUSTOMER PARKING

106'-0"

20'-0"

18'

34'-0"

30'-0"

EDGE OF NEW

44'-0"

WILLIAMS EXPRESS STORE 5006

C AC PAYING, TYP.

8' ARTERIAL LANDSCAPING

MAFCO 4'x4' SIGN

24'-0"

STANDARD TYP  
REF. 10/A13

EDGE OF NEW

STANDARD TYP  
AT DRIVEWAYS  
REF. 10/A13

041



# LIQUOR LICENSE APPLICATION TRANSFER

PAGE 1 OF 2

State of Alaska  
Alcoholic Beverage Control Board  
550 W. Seventh Avenue, Suite 540  
Anchorage, Alaska 99501  
(907) 269-0350 FAX (907) 272-9412  
www.abc.revenue.state.ak.us

This application is for: ☒ Two Year ☐ Two Six month periods in each year of the biennial period  
beginning \_\_\_\_\_ and ending \_\_\_\_\_

SECTION A. LICENSE INFORMATION Must be completed for all types of applications.					FEES	
Type of Application: <input type="checkbox"/> Transfer of License Holder <input checked="" type="checkbox"/> Relocation	License Type Package Store	Statute Reference Sec. 04.11.150	License Year 2003-2004	Federal EIN 75 1320113	Filing Fee <b>\$100.00</b>	
	Current Liquor License Number 1991	Local Governing Body: (City, Borough or Unorganized) Anchorage			Total Submitted \$	
Applicant's or transferee's name and mailing address as it should appear on the license: Williams Express, Inc. 3201 C. Street, Suite 700 Anchorage, Alaska 99503		Doing Business As (Business Name) Williams Express, Inc.		Community Council Name(s) & Mailing Address (If applicable) Abbott Loop Community Council Al Tamagni 7001 Oakwood Anchorage, Alaska 99507		
		Street Address or Location of Business 1501 Abbott Road				
		City Anchorage				
		Business Telephone Number (907) 273-3300				
Email Address:		Fax Number: (907) 273-3393				
SECTION B. PREMISES TO BE LICENSED. Must be completed for Relocation applications.						
Name to be used on public sign or advertising: Williams Express			Is location of premises greater than or less than 50 miles from the boundaries of an incorporated city, borough or unified municipality?			
Closest school grounds: Spring Hill	Distance measured under: <input checked="" type="checkbox"/> AS 04.11.410 OR <input type="checkbox"/> Local ordinance No. _____		Greater than 50 miles    Less than 50 miles <input checked="" type="checkbox"/> Not applicable			
Closest church: Abbott Loop						
Premises to be licensed is: <input checked="" type="checkbox"/> Existing facility <input type="checkbox"/> New building <input type="checkbox"/> Proposed building			<input type="checkbox"/> Plans submitted to Fire Marshall (required for new & proposed buildings) <input checked="" type="checkbox"/> Diagram of premises attached			
SECTION C. TRANSFER INFORMATION.						
<input checked="" type="checkbox"/> Regular Transfer			Name and Mailing Address of Current Licensee Williams Express, Inc. 3201 C Street, Suite 700 Anchorage, Alaska			
<input type="checkbox"/> Transfer with security interest: Any instrument executed under AS 04.11.670 for purposes of applying AS 04.11.360(4)(b) in a later involuntary transfer, must be filed with this Application (15 AAC 104.107). Real or personal property conveyed with this transfer must be described. Provide security interest documents.						
<input type="checkbox"/> Involuntary Transfer. Attach documents which evidence default under AS 04.11.670.			Business Name (dba) BEFORE transfer Williams Express, Inc.			
			Street Address or Location BEFORE transfer No Premises			
SECTION D. Individual, corporate officer, limited liability organization member, manager or partner background.						
Does any individual, corporate officer or limited liability organization member, manager or partner named in this application have any direct or indirect interest in any other alcoholic beverage business licensed in Alaska or any other state?						
<input checked="" type="checkbox"/> Yes If yes, complete the following. Attach additional sheets if necessary. <input type="checkbox"/> No						
Name	Name of Business	Type of License	Business Street Address	State		
See Attached						
Has any individual, corporate officer, limited liability organization member, manager or partner named in this application been convicted of a felony, a violation of AS 04, or been convicted as a licensee or manager of licensed premises in another state of the liquor laws of that state?						
<input type="checkbox"/> Yes If yes, attach written explanation <input checked="" type="checkbox"/> No						
Office use only						
License Number	Date Approved	Director's Signature				

Corporations must be registered with the Alaska Department of Community and Economic Development.

Name of Corporation Williams Express, Inc.		Telephone Number (907) 273-3300	Fax Number (907) 273-3393
Corporate Mailing Address: 3201 C Street, Suite 700	City Anchorage	State Alaska	Zip Code 99503
Name, mailing address & telephone number of registered agent CIT Corporation Systems, 801 W. 10 <sup>th</sup> Street, Juneau, Alaska 99801		Date of Incorporation OR Date of Certificate of Authority 12-17-70	State of Incorporation Alaska

Is the corporation in compliance with the reporting requirements of Title 10 of the Alaska Statutes?  
X Yes ☐ No If no, attach written explanation.

Corporate Officers (Must include President, Vice-President, Secretary and Treasurer)				
Name	Title	Home Address & Telephone Number	Date of Birth	Work Telephone Number
Diane Lynn Prier	Pres.	3201 C Street, Suite 700, Anchorage, Alaska 99503 (907) 273-3300	02/26/59	(907) 273-3300
Ernest Bennett Madsen	Director	3201 C Street, Suite 700, Anchorage, Alaska 99503 (907) 273-3300	01/24/48	(907) 273-3300

Corporate Directors & Stockholders with a 10% or more interest. Attach additional sheets if necessary.

Name	Home Address	Telephone Number	Percentage (%) of shares
Williams Company (Traded on NY Stock Exchange)	3201 C Street, Suite 700, Anchorage, AK	907-273-3300	100%
Diane Lynn Prier	3201 C Street, Suite 700, Anchorage, AK	907-273-3300	0%
Ernest Bennett Madsen	3201 C Street, Suite 700, Anchorage, AK	907-273-3300	0%

Declaration

- I declare under penalty of perjury that I have examined this application, including the accompanying schedules and statements, and to the best of my knowledge and belief it is true, correct and complete, and this application is not in violation of any security interest or other contracted obligations.  
The undersigned certifies on behalf of the corporation, it is understood that a misrepresentation of fact is cause for rejection of this application or revocation of any license issued.  
I further certify that I have read and am familiar with Title 4 of the Alaska statutes and its regulations, and that in accordance with AS 04.11.450, no person other than the licensee(s) has any direct or indirect financial interest in the licensed business.  
I agree to provide all information required by the Alcoholic Beverage Control Board in support of this application.

SIGNATURE OF CURRENT LICENSEE(S)

Signature Diane Prier

Name & Title (Please Print)  
Diane Prier (President)

Signature

Name & Title (Please Print)  
Ernest B. Madsen (Director)

Subscribed and sworn to before this  
December 2002

Donna J. Lange  
Notary public in and for the State of Alaska

My Commission expires: 8-28-05

SIGNATURE OF TRANSFEREE(S)

Signature Diane Prier

Name & Title (Please Print)  
Diane Prier (President)

Signature

Name & Title (Please Print)  
Ernest B. Madsen (Director)

Subscribed and sworn to before this  
December 2002

Donna J. Lange  
Notary public in and for the State of Alaska

My Commission expires: 8-28-05

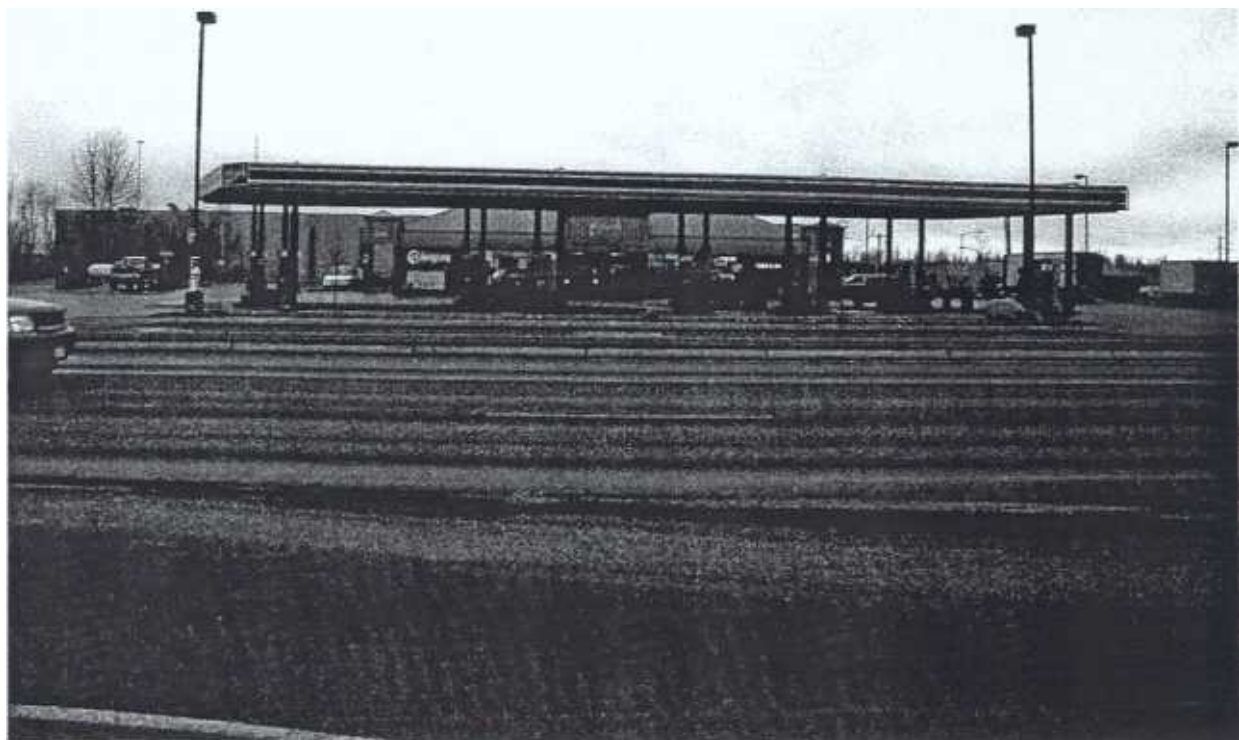


















**POSTING  
AFFIDAVIT**





# AFFIDAVIT OF POSTING

CASE NUMBER: 2003-010

I, Woodrow W. Bean III hereby certify that I have posted a Notice of Public Hearing as prescribed by Anchorage Municipal Code 21.15.005 on the property that I have petitioned for Williams Express, Inc. The notice was posted on 12-18-02 which is at least 21 days prior to the public hearing on this petition. I acknowledge this Notice(s) must be posted in plain sight and displayed until all public hearings have been completed.

Affirmed and signed this 18th day of December, 2002.

Woodrow W. Bean III  
Signature

## LEGAL DESCRIPTION

Tract or Lot Lot 1

Block Plat No. 95-29

Subdivision Nacila S.D.

# **HISTORICAL INFORMATION**

# Alcohol Extract from List Report

Case Number: 2003-010

Description: 3000' Liquor Licenses

<u>Parcel</u> <u>Business Name</u>	<u>Parcel Owner Name</u> <u>Applicant Name</u>	<u>Parcel Owner Address</u> <u>Business Address</u>	<u>City</u> <u>Lic. Number</u>	<u>State</u> <u>Lic. Zone</u>	<u>Zip</u> <u>Lic. Type</u>
01304245000 2 Go Mart #07	BORUCKI STANISLAW Tesoro Northstore Company	7550 OLD SEWARD HIGHWAY 7550 Old Seward Hwy	ANCHORAGE 2553	AK B3	99518 Package Store
01304245000 Harley's Old Thyme Cafe	BORUCKI STANISLAW Jimmerson, M. & Leary K.	7550 OLD SEWARD HIGHWAY 7550 Old Seward Hwy	ANCHORAGE 2583	AK B3	99518 Restaurant/Eating Place
01305165000 Al's Alaskan Inn	CHOY ALLEN HENRY LLC Allen Henry Choy, LLC	7830 OLD SEWARD HWY 7830 Old Seward Hwy	ANCHORAGE 10	AK B3	99518 Beverage Dispensary Tour
01305176000 Asia Gardens/Brandy's	HARDING ROBERT Robert D. Harding	7828 OLD SEWARD HWY 7828 Old Seward Hwy	ANCHORAGE 83	AK R2M	99518 Beverage Dispensary
01308154000 Pizza Hut #11	NATIONAL BANK OF ALASKA Kurani, Inc.	PO BOX 100600 729 E. Dimond Blvd	ANCHORAGE 2935	AK I1	99510 Restaurant/Eating Place
01308157000 Skippers Seafood #315	DIMOND SHOPPING CENTER LLC Skippers, Inc	711 GRAND AVENUE #100 601 E. Dimond Blvd	SAN RAFAEL 1762	CA I1	94901 Restaurant/Eating Place
01309222000 Dimond Bowl	DIMOND CENTER LLC Jalasko Investments, Inc.	800 E DIMOND BLVD STE 3-500 800 E. Dimond #3-023	ANCHORAGE 2869	AK B3	99515 Recreational Site
01309222000 O'Brady's Burgers #1	DIMOND CENTER LLC Logan Enterprises	800 E DIMOND BLVD STE 3-500 800 E. Dimond Blvd #159	ANCHORAGE 1989	AK B3	99515 Restaurant/Eating Place
01309222000 Panda Express	DIMOND CENTER LLC Chung, Richie B.	800 E DIMOND BLVD STE 3-500 800 E. Dimond Blvd, #241	ANCHORAGE 3711	AK B3	99515 Restaurant/Eating Place
01309222000 Round Table Pizza #4	DIMOND CENTER LLC Dimond Roundtable, LLC	800 E DIMOND BLVD STE 3-500 800 E. Dimond Blvd	ANCHORAGE 2606	AK B3	99515 Restaurant/Eating Place
01309227000 Camel Rock Lounge	DIMOND CENTER HOTEL LLC Michael Beal	800 E DIMOND BLVD STE 3-500 800 E. Dimond Blvd.	ANCHORAGE 4230	AK B3	99515 Beverage Dispensary Tour
01312210000 Brown Jug/Dimond & Old Seward	WD CORPORATION Brown Jug, Inc.	341 W TUDOR ROAD 8840 Old Seward, Unit F	ANCHORAGE 3886	AK I1	99503 Package Store

<u>Parcel</u> <u>Business Name</u>	<u>Parcel Owner Name</u> <u>Applicant Name</u>	<u>Parcel Owner Address</u> <u>Business Address</u>	<u>City</u> <u>Lic. Number</u>	<u>State</u> <u>Lic. Zone</u>	<u>Zip</u> <u>Lic. Type</u>
01420101000 Long Branch Saloon	KENT GLENN W JR OTL Enterprises, Inc.	8470 FOXLAIR CIRCLE 1737 E. Dimond Blvd	ANCHORAGE 670	AK I1	99507 Beverage Dispensary
01420235000 Godfather's Pizza #2503	CUSATO DAVID & MARCY ANN SKH Services, Inc.	8201 OLD SEWARD HIGHWAY 8201 Old Seward Hwy	ANCHORAGE 1682	AK B3	99518 Restaurant/Eating Place
01427119000 Gallo's Mexican Restaurant #2	GALLO LIMITED PARTNERSHIP Gallo's Mexican Restaurant	PO BOX 111846 8615 Old Seward Hwy	ANCHORAGE 3572	AK B3	99511 Beverage Dispensary
01427128000 Kmart Liquor #7569	TROY CMBS PROPERTY LLC Kmart Corporation	PO BOX 22799 8601 Old Seward Hwy	HOUSTON 3349	TX B3	77227 Package Store
01428106000 V.F.W. Post #9981	FIRST NATIONAL BANK V.F.W. Post #9981	PO BOX 100720 9191 Old Seward Hwy	ANCHORAGE 2706	AK B3	99510 Club
01428118000 Sam's Club #8601	SAMS REAL ESTATE/BUSINESS TRST Wal-Mart Stores, Inc.	1301 SE 10TH STREET 8801 Old Seward Hwy	BENTONVILLE 3303	AR B3	72716 Package Store
01429197000 Little Italy	GIALOPSOS SPIROS & PATRICIA J Gialopsos, Spiros & Patricia	2300 E 88TH AVENUE 2300 E. 88th Ave.	ANCHORAGE 2254	AK I1	99507 Restaurant/Eating Place
01429229000 2 Go Mart #71	TESORO ALASKA PETROLEUM CO Tesoro Northstore Company	PO BOX 16290 9110 Vanguard Dr.	HOUSTON 3732	TX B3SL	77222 Package Store
01429236000 Brown Jug/Independence Pk	THURSTON JAMES & JANET Brown Jug, Inc.	PO BOX 6469 2101 Abbott Loop Rd	HALIBUT COVE 1941	AK B3SL	99603 Package Store
01429236000 Double D's Sandwich Shop	THURSTON JAMES & JANET McKee, Denise	PO BOX 6469 2101 Abbott Loop Rd	HALIBUT COVE 3368	AK B3SL	99603 Restaurant/Eating Place
01429252000 Polar Ice/Bonnie Cusack Ice	POLAR ICE LLC Polar Ice, LLC	10200 PROSPECT DRIVE 2000 E. 88th Ave.	ANCHORAGE 3959	AK I1	99507 Recreational Site

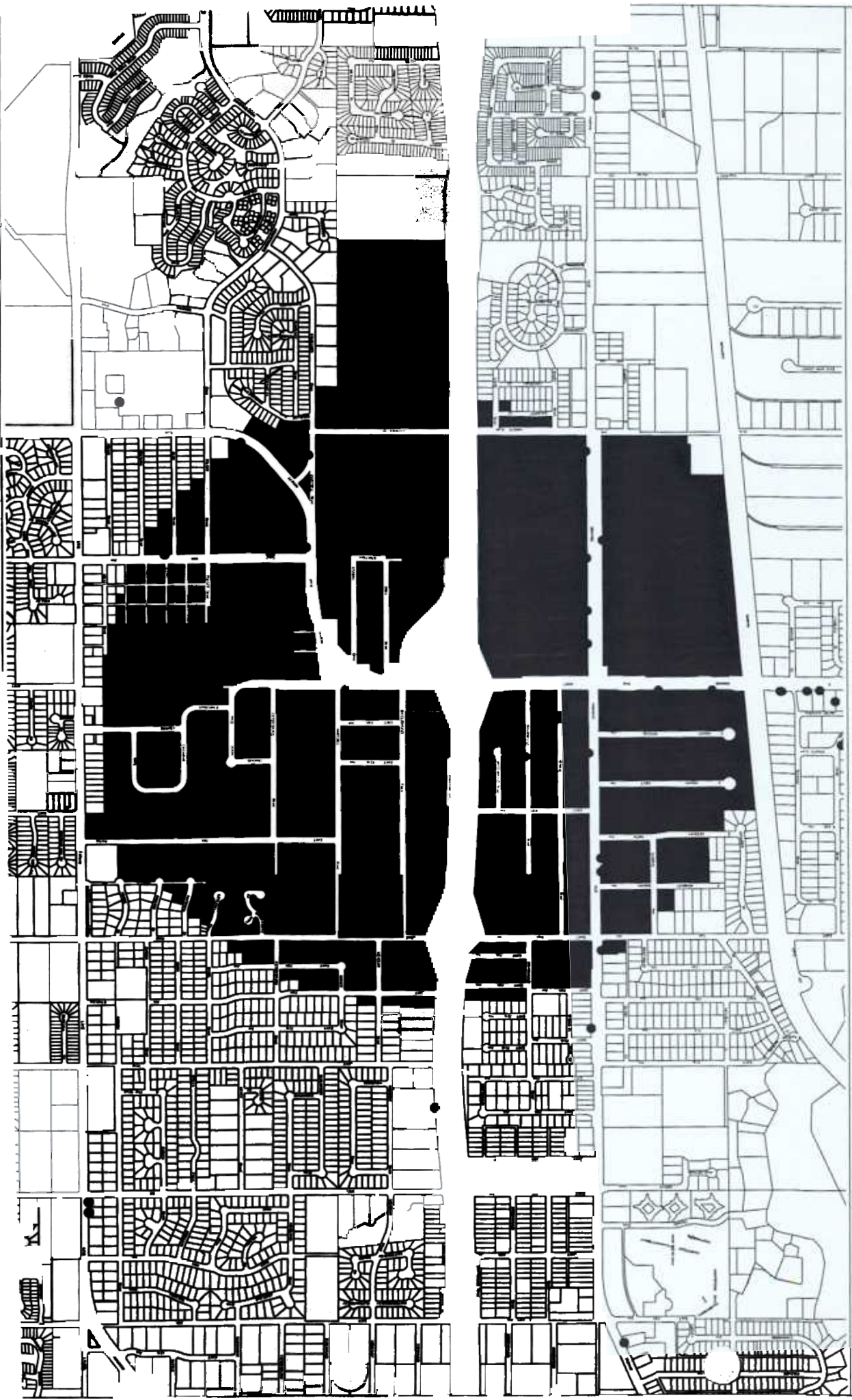
2003 010 3000' liquor  
Tuesday 19, 10:43:59, 2002  
Map: Parcels



Scale 1:16000

Legend:

- active\_Alcohol
- Text streetsano: Text
- parcels



**Description:** 1000' Liquor Licenses

<u>Parcel</u> <u>    </u> <u>    </u> <u>    </u>	<u>Parcel Owner Name</u>	<u>Parcel Owner Address</u>	<u>City</u> <u>    </u> <u>    </u>	<u>State</u> <u>    </u> <u>    </u>	<u>Zip</u> <u>    </u> <u>    </u>
Business Name	Applicant Name	Business Address	Lic. Number	Lic. Zone	Lic. Type
01420101000	KENT GLENN W JR	8470 FOXLAIR CIRCLE	ANCHORAGE	AK	99507
Long Branch Saloon	OTL Enterprises, Inc.	1737 E. Dimond Blvd	670	I1	Beverage Dispensary
01427128000	TROY CMBS PROPERTY LLC	PO BOX 22799	HOUSTON	TX	77227
Kmart Liquor #7569	Kmart Corporation	8601 Old Seward Hwy	3349	B3	Package Store



Tue Nov 19, 10:42:59, 2002

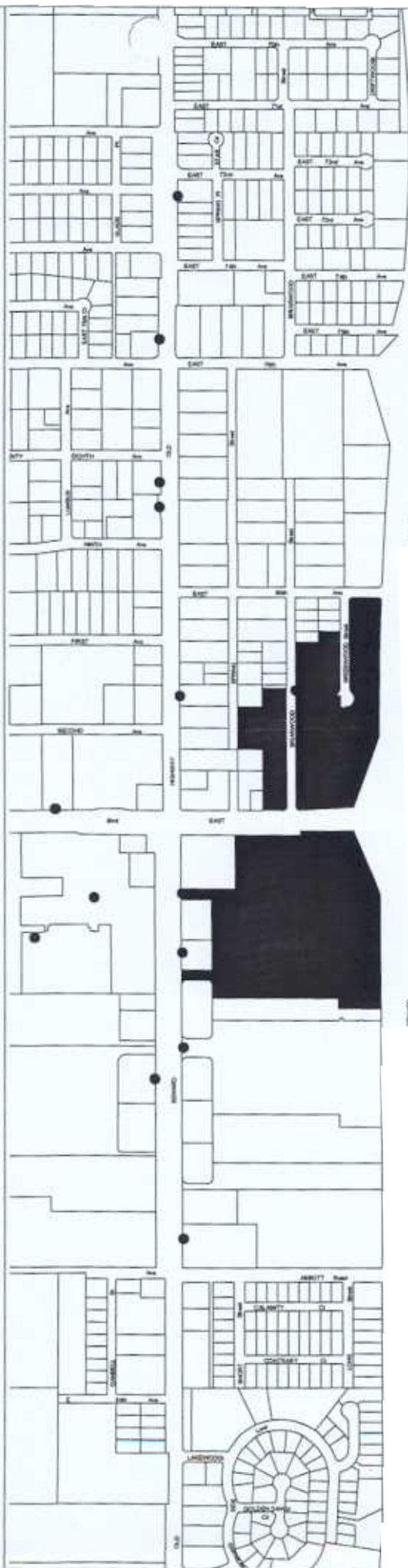
Map: Parcels



Scale 1:10000

Legend:

- ☒ active\_Alcohol  
 Txt streetsano: Text  
☐ parcels





Scale 1:8000

- Legend:**
- ☒ active\_Alcohol
  - ☐ parcels
  - ☐ Txt
  - ☐ streetsano: Text





ref. An 2003-8

THE LAW OFFICES OF  
DAN K. COFFEY  
A PROFESSIONAL CORPORATION  
207 EAST NORTHERN LIGHTS BLVD  
SUITE 200  
ANCHORAGE, ALASKA 99503

Telephone: (907) 274-3385

Facsimile: (907) 274-4258

Dan K. Coffey  
[dcoffey@coffey-law.net](mailto:dcoffey@coffey-law.net)

W. Sherman Ernouf  
[sernouf@coffey-law.net](mailto:sernouf@coffey-law.net)

Woodrow W. Bean III  
[wbean@coffey-law.net](mailto:wbean@coffey-law.net)

January 14, 2003

VIA FACSIMILE 343-4313

Linda Heim  
Municipal Clerk  
P.O. Box 196650  
Anchorage, Alaska 99519  
Attn: Hyde@Caban

Re: Case No. 2003-010

Dear Ms. Heim:

As you know, we represent Williams Express, Inc., pertaining to their application for a conditional use permit for their store located at 1501 Abbott Road.

Due to issues that must be resolved with the Planning Department prior to the Assembly considering this matter, we would request that you withdraw this item from the January 14, 2003 agenda.

We thank you for your time and courtesies in this matter and should you have any questions or concerns please feel free to contact us at anytime.

Sincerely,

  
Woodrow W. Bean III

Municipality of Anchorage  
MUNICIPAL CLERKS OFFICE  
Agenda Document Control Sheet

AR 2003-8

<b>1</b>	SUBJECT OF AGENDA DOCUMENT  Williams Express Conditional Use for an Alcoholic Beverage Conditional Use in the B-3 District for a Package Store per AMC 21.40.180 D.8; located on Lot 1, Nacla Subdivision, generally located on the northeast corner of Dimond Boulevard and New Seward Highway, 1501 Abbott Road.  (Abbott Loop Community Council) (Case 2003-010)	DATE PREPARED 12/18/03  INDICATE DOCUMENTS ATTACHED <input type="checkbox"/> AO <input checked="" type="checkbox"/> AR <input checked="" type="checkbox"/> AM <input type="checkbox"/> AIM
<b>2</b>	DEPARTMENT NAME Planning Department	DIRECTOR'S NAME Susan R. Fison, Director
<b>3</b>	THE PERSON THE DOCUMENT WAS ACTUALLY PREPARED BY Jerry Weaver	HIS/HER PHONE NUMBER 343-7939
<b>4</b>	<b>COORDINATED WITH AND REVIEWED BY</b>	<b>INITIALS</b>
<b>5</b>	<b>Mayor</b>	<b>DATE</b>
	Heritage Land Bank	
	Merrill Field Airport	
	Municipal Light & Power	
	Port of Anchorage	
	Solid Waste Services	
	Water & Wastewater Utility	
<b>4</b>	<b>Municipal Manager</b>	<b>1.02.03</b>
	Cultural & Recreational Services	
	Employee Relations	
	Finance, Chief Fiscal Officer	
	Fire	
	Health & Human Services	
	Office of Management and Budget	
	Management Information Services	
	Police	
<b>2</b>	<b>Office of Planning, Development, &amp; Public Works</b>	<b>12-19-02</b>
	Development Services	
	Facility Management	
<b>1</b>	<b>Planning</b>	<b>12-19-02</b>
	Project Management & Engineering	
	Street Maintenance	
	Traffic	
	Public Transportation Department	
	Purchasing	
<b>3</b>	<b>Municipal Attorney 1515</b>	<b>1-2-03</b>
	<b>Municipal Clerk</b>	
<b>5</b>	SPECIAL INSTRUCTIONS/COMMENT  Pre-advertised for January 14, 2003 Assembly Meeting  <div style="text-align: center; font-family: cursive; font-size: 1.2em;">14. New Public Hearings</div>	
<b>6</b>	ASSEMBLY MEETING DATE REQUESTED	<b>7</b>
		PUBLIC HEARING DATE REQUESTED January 14, 2003

M.O.A.  
 2003 JAN -6 AM 9:30  
 CLERKS OFFICE