

Submitted by: Chair of the Assembly at
the Request of the Mayor
Prepared by: Planning Department
For reading: November 21, 2006

CLERK'S OFFICE
AMENDED AND APPROVED
Date: 11-21-06 Anchorage, Alaska
AR 2006-301

A RESOLUTION OF THE ANCHORAGE MUNICIPAL ASSEMBLY APPROVING AN ALCOHOLIC BEVERAGES CONDITIONAL USE IN THE gC-8 (NEW TOWNSITE NORTH COMMERCIAL DISTRICT) FOR A BEVERAGE DISPENSARY USE PER AMC 21.09.050B.1.a FOR JEFFERY DEMAIN, DBA GLACIER CITY RESTAURANT, LOCATED ON GIRDWOOD ELEMENTARY SCHOOL SUBDIVISION, TRACT E3, (NO ASSIGNED SITE ADDRESS); GENERALLY LOCATED ON THE WEST SIDE OF HIGHTOWER ROAD, BETWEEN LINDBLAD AVENUE AND CALIFORNIA CREEK WAY.

(Girdwood Board of Supervisors) (Planning Case 2006-064)

THE ANCHORAGE ASSEMBLY RESOLVES:

Section 1. The conditional use permit for an Alcoholic Beverage Conditional Use in the gC-8 District for a Beverage Dispensary Use per AMC 21.09.050.B.1.a. for Jeffery Demain, dba Glacier City Restaurant, located on Girdwood Elementary School Subdivision, Tract E3 (no assigned site address), generally meets the applicable provisions of AMC 21.50.020 and AMC 21.50.160.

Section 2. The subject conditional use permit for an Alcoholic Beverages Conditional Use in the gC-8 District for a new Beverage Dispensary use per AMC 21.09.050.B.1.a. is approved subject to the following conditions:

1. A Notice of Zoning Action shall be filed with the State District Recorder's Office within 120 days of approval by the Assembly of the final conditional use approval for a beverage dispensary use in the gC-8 District, and compliance with the other conditions set forth herein.
2. All uses shall conform to the plans and narrative submitted with this conditional use application.
3. This conditional use approval is for an Alcoholic Beverages Conditional Use in the gC-8 District for a new restaurant/bar per AMC 21.09.050.B.1.a. for approximately ~~8,721~~ **8,941** square feet of area within a ~~10,221~~ **10,831** square-foot building located on Girdwood Elementary School Subdivision, Tract E3. Fifty parking spaces are required for restaurant/bar seating of ~~125~~ **150**. Floor plans show one fixed bar and 100 non-fixed seats on the second floor. Floor plans indicate 46 seats in the main

dining area, 24 seats in the bar/lounge area, and 30 in the convertible indoor/outdoor dining deck. The third floor has a total of 50 seats: 18 fixed and 12 non-fixed seats, and a private room having 20 seats.

4. On-premise sale of alcohol beverages are seven days a week, 11:00 A.M. to 1:00 A.M. Sunday through Thursday, and 11:00 A.M. to 3:00 A.M. Friday and Saturday. Employees will be trained in handling inebriated patrons. All employees in direct contact with alcohol will be trained in "Techniques in Alcohol Management," (T.A.M). No security provisions are proposed. The restaurant will provide recorded and live music and patron dancing.
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. Upon demand, 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.).
7. A copy of the conditions imposed by the Assembly in connection with this conditional use approval shall be maintained on the premise.
8. All construction and improvements related to this approval shall be substantially in compliance with the following approved site plan review plans on file at the Planning Department as Case 2006-106:
 - a. GCC Grading & Drainage Plan Sheet C3.0, **prepared by F. Robert Bell & Associates dated September 11, 2006, revised 9-10-06 scale as shown,** the GCC Master Site Plan Sheet A0.1, the GCC Fire Truck Access Plan Sheet A0.3, prepared by ~~F. Robert Bell & Associates, dated September 11, 2006, revised 9-10-06 scale as shown~~ **Z. Architects dated 9-10-06.**
 - b. Glacier City Center, Phases 1A Hotel, Phase 1B Retail Building, Phase 1C Restaurant Building Schematic Designs, sheets T1.1; Sheet 1 of 1; TH1.1; AH1.1 thru AH1.3; AH1.11; AH2.1 through AH2.3; AH3.1 through AH3.4; TS1.1; AS1.1, AS2.1. AS3.1; TR1.1; AR1.1 through AR1.3; AR 2.1; AR3.1, prepared by Z Architects, Copyright 2006, scale as shown.

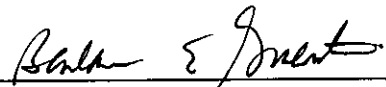
1 **Section 3.** Failure to comply with the conditions of this conditional use permit shall
2 constitute grounds for its modification or revocation.

3
4 **Section 4.** This resolution shall become effective immediately upon passage and approval
5 by the Anchorage Assembly.

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7 PASSED AND APPROVED by the Anchorage Assembly this 21st
8 day of November 2006.

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10
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12
ATTEST:


Chair


Municipal Clerk

(Tax Parcel Number 075-031-41)



MUNICIPALITY OF ANCHORAGE
ASSEMBLY MEMORANDUM

No. AM 827-2006

Meeting Date: November 21, 2006

From: Mayor

Subject: ALCOHOLIC BEVERAGES CONDITIONAL USE IN THE gC-8 (NEW TOWNSITE NORTH COMMERCIAL DISTRICT) FOR A BEVERAGE DISPENSARY USE PER AMC 21.09.050.B.1.a FOR JEFFERY DEMAIN, DBA GLACIER CITY RESTAURANT, INC.

1 Jeffery Demain has made application for a Beverage Dispensary Alcoholic Beverage
2 Conditional Use in the gC-8 District located on Girdwood Elementary School Subdivision,
3 Tract E3 for a new restaurant and nightclub/jazz bar, dba Glacier City Restaurant. The
4 property is located on the west side of Hightower Road, between Lindblad Avenue and
5 California Creek Way right-of-way (unconstructed).
6

7 This Alcohol Beverage Conditional Use application was initially scheduled for Assembly
8 public hearing on June 2006, but was administratively postponed to allow two other
9 reviews to be completed in the event there were changes to either the building, or site plan
10 that would affect this proposal. On October 2, 2006, the Planning and Zoning Commission
11 reviewed and approved a conditional use for an 18-room hotel (Case 2006-107) and a
12 major site plan review for a restaurant.
13

14 As part of a mixed-use development known as the Glacier City Center which includes
15 retail stores and a hotel, the applicant also plans to construct a 10,221 square-foot, three-
16 story, building for a restaurant/bar and retail services. The top two floors will contain a
17 125-seat upscale restaurant and nightclub/jazz bar, and a coffee shop and book store on the
18 ground floor. The restaurant and bar will occupy 8,721 square feet of the building.
19

20 The ownership and location of beverage dispensary liquor license #519 will be transferred
21 from the Hallelujah Corporation to the petitioner. The license was formerly located at the
22 Howard Johnson Plaza, 239 West 4th Avenue.
23

24 Floor plans show one fixed bar and 100 non-fixed seats on the second floor: 46 seats in
25 the main dining area, 24 seats in the bar/lounge area, and 30 in the convertible
26 indoor/outdoor dining deck. The third floor has a total of 50 seats: 18 fixed and 12 non-

1 fixed seats, and a private room having 20 seats. Fifty-six parking spaces are required for
2 the restaurant/bar.

3
4 There appear to be no churches or schools within 200 feet of the subject location.
5 Girdwood United Methodist Church, located at the corner of Alyeska Highway and
6 Timberline Drive, is 2,400 feet from this site. Little Bears Play House Day Care is 1,250
7 feet from this site, located at the southwest corner of Alyeska Highway and Hightower
8 Road. Located at the north end of Hightower Road, Girdwood Elementary School is 1,630
9 feet from this site.

10
11 On-premise sale of alcohol beverages are seven days a week, 11:00 A.M. to 1:00 A.M.
12 Sunday through Thursday, and 11:00 A.M. to 3:00 A.M. Friday and Saturday. Fifteen
13 percent of total sales will be from alcohol compared to eighty-five percent from food sales.
14 Employees will be trained in handling inebriated patrons. All employees in direct contact
15 with alcohol will be trained in "Techniques in Alcohol Management" (TAM). No security
16 provisions are proposed. The restaurant will provide recorded and live music, and patron
17 dancing.

18
19 At the time this was prepared, no comments were provided by the Department of Health
20 and Human Services and the Anchorage Police Department. The Treasury Division noted
21 that there are no outstanding taxes regarding this request.

22
23 This conditional use for a beverage dispensary use and license in the gC-8 District
24 generally meets the applicable provisions of AMC Titles 10 and 21, and Alaska Statute
25 04.11.090.

26
27 Prepared by: Jerry T. Weaver Jr., Zoning Administrator, Planning Department

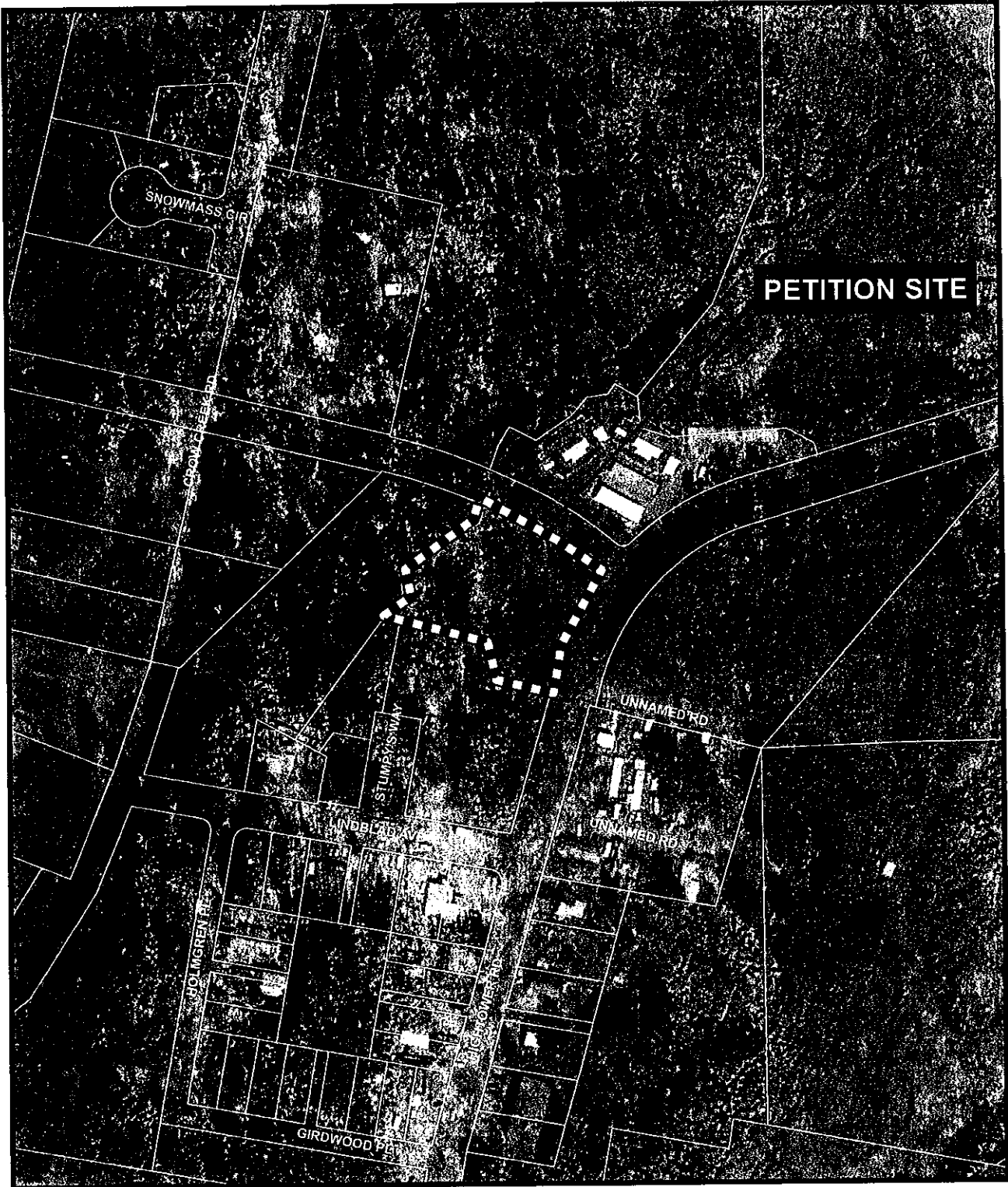
28 Concur: Tom Nelson, Director, Planning Department

29 Concur: Mary Jane Michael, Executive Director, Office of Economic &
30 Community Development

31 Concur: Denis C. LeBlanc, Municipal Manager

32 Respectfully submitted: Mark Begich, Mayor

2006-064



Municipality of Anchorage
Planning Department

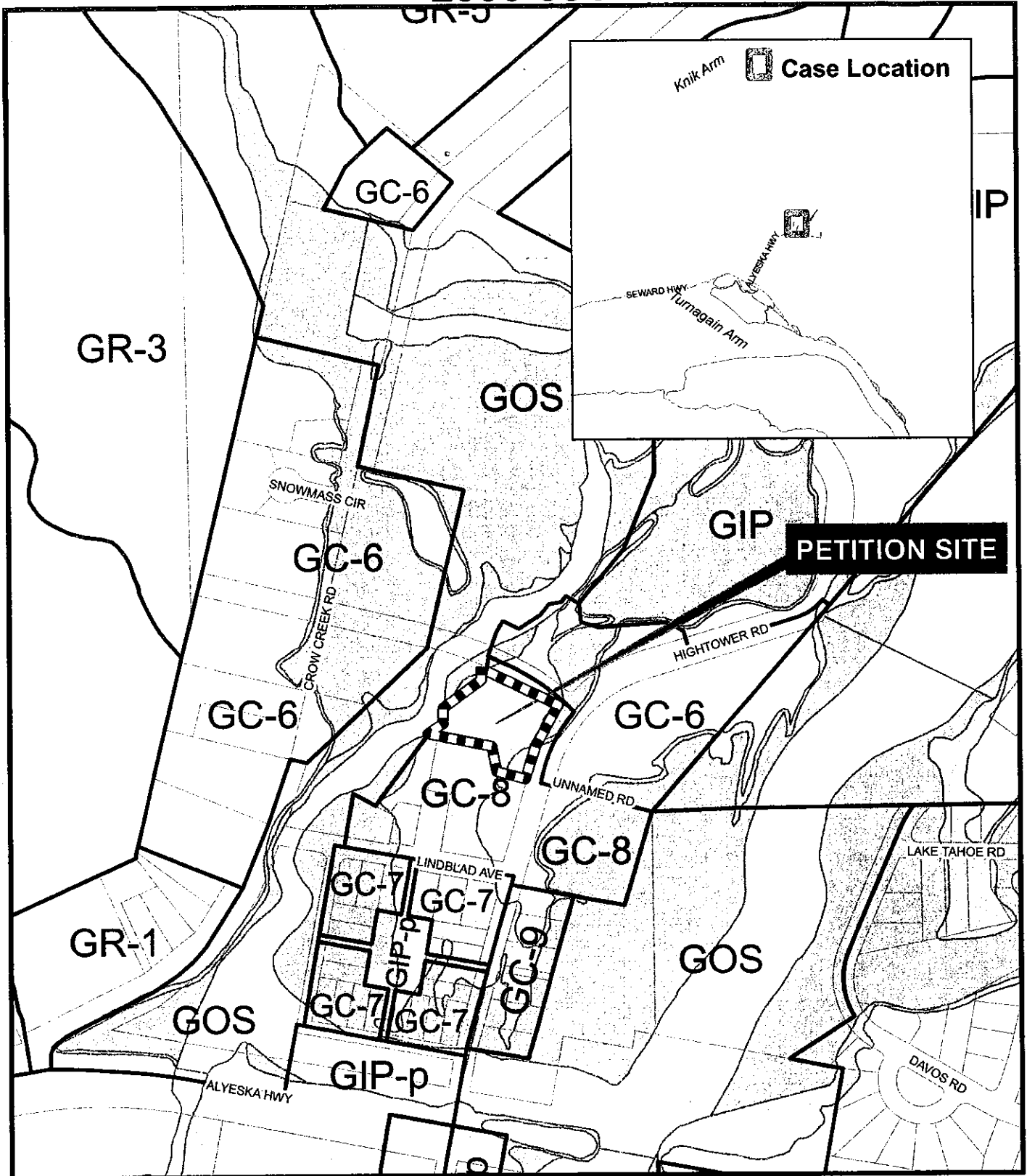
Date: April 5, 2006

102550
Feet



01

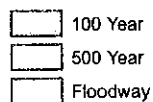
ALCOHOL CONDITIONAL USE 2006-064



Municipality of Anchorage
Planning Department

Date: April 5, 2006

Flood Limits

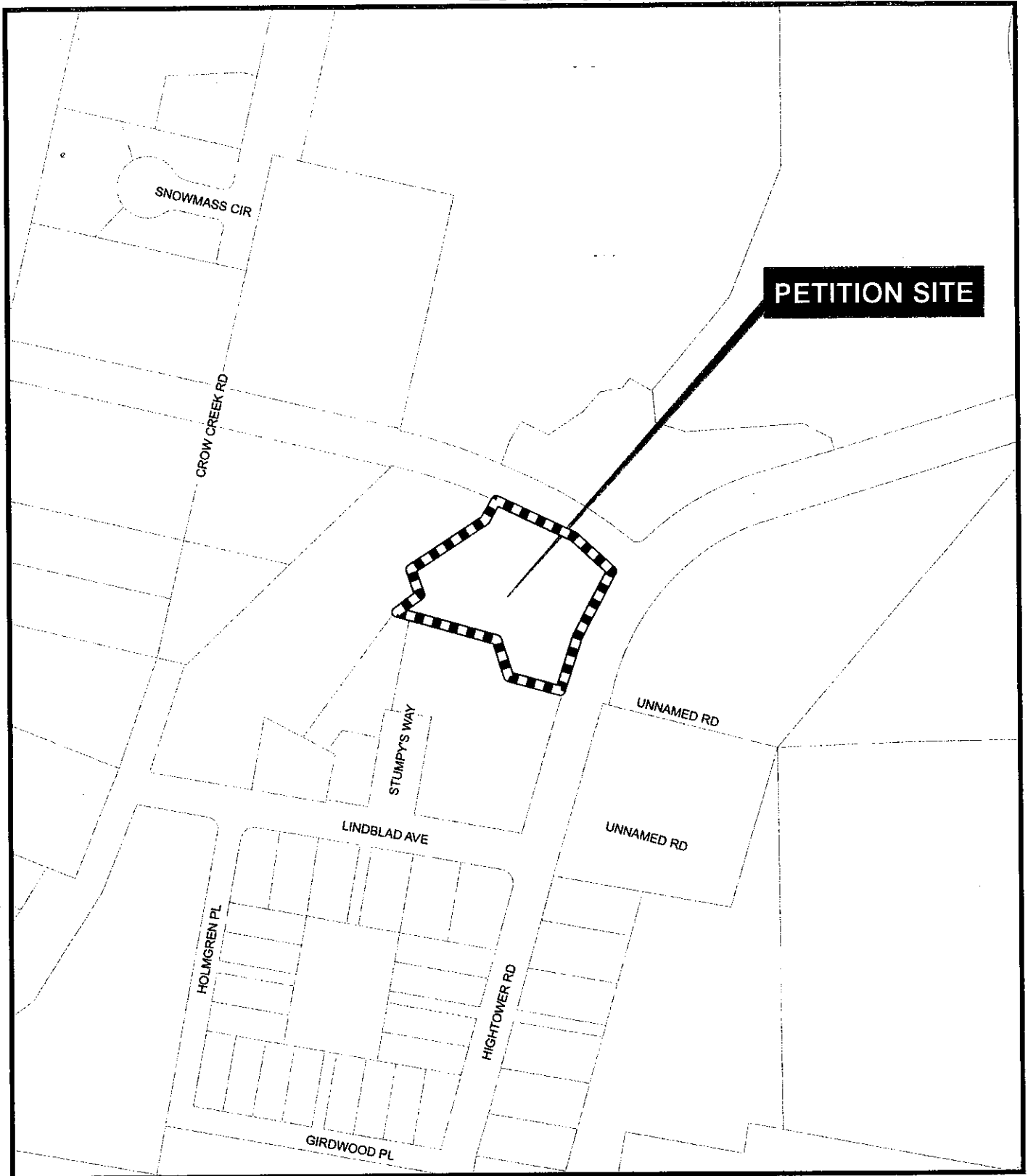


0 6,500 13,000 26,000 Feet






02

ALCOHOL CONDITIONAL USE 2006-064



Municipality of Anchorage
Planning Department

Date: April 5, 2006

-  Single Family
-  Multi-Family
-  Mobile Home Park

0130 60
Feet



03

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

DATE: November 21, 2006

CASE NO.: 2006-064

APPLICANT: Glacier City Restaurant, Inc.

REPRESENTATIVE: Law Offices of Ernouf & Coffey, P.C.

REQUEST: Conditional Use for an Alcoholic Beverages Conditional Use in the gC-8 District for a Beverage Dispensary License and Use per AMC 21.09.050.B.1.a

LOCATION: Girdwood Elementary School Subdivision, Tract E 3; generally located on the west side of Hightower Road, between Lindblad Avenue and California Creek Way right-of-way (unconstructed)

STREET ADDRESS: No address assigned

COMMUNITY COUNCIL: Girdwood Board of Supervisors

TAX PARCEL: 075-031-41-000-06/ Grid SE 4715

ATTACHMENTS

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

RECOMMENDATION SUMMARY:

Generally meets the required Title 21 standards including AMC 21.50.160, and Title 10.50.

SITE:

Acres: 65,512 square feet
Vegetation: Natural
Zoning: gC-8 (New Townsite North Commercial District)
Topography: Level
Existing Use: vacant

Soils: Public Sewer & Water Available

COMPREHENSIVE PLAN – 1995 Girdwood Area Plan

Classification: Commercial
Density: N/A

SURROUNDING AREA

	NORTH	EAST	SOUTH	WEST
Zoning:	gC-6	gC-6	gC-8	GOS
Land Use:	Multi-family	Multi-family (70 units) under construction	Post Office, Lindblad Avenue, New Girdwood Townsite	California Creek open space

BACKGROUND:

Development of this site requires three new entitlements. A conditional use for a hotel, a major site plan review for a restaurant and/or bar having 4,001 – 10,000 square feet of gross floor area, and a conditional use for alcoholic beverages.

On October 2, 2006 the Planning and Zoning Commission approved a conditional use for an 18-room hotel (Case 2006-107) and a major site plan review for a restaurant and/or bar (Case 2006-108).

This application was submitted prior to submittal of the conditional use for the hotel and the site plan review for the restaurant. It was initially scheduled for Assembly public hearing in June and administratively postponed to allow the two other entitlement processes to be completed first in the event there were changes to the building or site plan that would affect this proposal..

SITE DESCRIPTION AND PROPOSAL:

The applicant, Glacier City Restaurant, Inc., is comprised of one principal officer, Jeffrey Demain

The application site is located on a 65,512 square foot irregularly shaped lot with proposed access onto Hightower Road. It is north of the Girdwood Post Office. As platted, the site is a corner lot with two road frontages: Hightower Road along the east boundary and California Creek Way along the north boundary. California Creek is an unconstructed 60 foot right of way.

As part of a mixed -use developed known as the Glacier City Center, the applicant plans to construct a three-story building. It will contain a 125-foot

seat upscale restaurant and nightclub/jazz bar along with a coffee shop and book store. The ownership and location of beverage dispensary liquor license #519 will be transferred from the Hallelujah Corporation to the petitioner. The license was formerly located at the Howard Johnson Plaza 239 West 4th Avenue. The restaurant and bar will occupy two floors totaling 8,721 square feet within the 10,221 square foot three story building. A coffee shop/bookstore occupies the first floor and has 40 non fixed seats.

Floor plans show one fixed bar and 100 non fixed seats on the second floor. Floor plans indicate 46 seats in the main dining area, 24 seats in the bar/lounge area, and 30 in the convertible indoor/outdoor dining deck. The third floor has a total of 50 seats: 18 fixed and 12 non fixed seats and a private room having 20 seats. Without duplicate licenses no alcohol can be served on the first or third floor of the restaurant. Three separate parking areas are shown on the site plan and provide a total of 82 parking spaces. One parking lot has 38 spaces and is located on an adjoining parcel and will require a joint parking agreement. A second parking lot with 18 spaces will be adjacent to the hotel. The third lot has 22 parking spaces and located to the north of the restaurant and retail shops. The site plan provides the following breakdown: condominium 32 spaces, restaurant 50 spaces, retail 16 spaces, offices 5 spaces, less 21 joint use reduction for a total of 82 spaces.

In accordance with AMC 21.45.080 K, the parking requirement for bars/lounges is 1 parking space for every 3 fixed seats; without fixed seating, parking is based on the maximum capacity under the provisions of the Uniform Building Code at the same 1:3 ratio. Through the reviews for the hotel conditional use and the restaurant/bar site plan review, it was determined that 89 parking spaces were required for the entire combined development: 56 parking spaces are required for the restaurant/bar.

The gC-8 Zoning regulations (21.09.070.L1) allow the director to waive an on-site parking requirement if sufficient public parking (off-site) in the district satisfies on-site parking requirements, and allows it to be located within the adjoining right-of-way or within 600-feet of the site under a municipal parking agreement (21.09.070.L.2). Adequate community/ public parking is now scheduled for construction with the Girdwood Town Square area to satisfy the parking requirement of town square businesses, as well a portion of Glacier City Center's required parking. The Traffic and Planning Department's have agreed to waive 10 spaces, bringing the required parking for the entire development down to 79.

Four separate parking areas are shown on the master site plan (revisions dated 9/10/06) which will serve all uses, two areas on-site and two areas off-site. There are a total of 46 spaces on site: 28 surface parking spaces and 18-covered

hotel parking spaces. Off-site parking totals 33 spaces and will be provided on an adjacent lot as well as street parking: 14 surface parking spaces on Lot 2 (owned by Heritage Land Bank) and six on-street parking spaces along Hightower Road and 13 on-street parking spaces along California Creek Way.

Within 1,000 feet of the subject location there are two beverage dispensary licenses, two restaurant/eating place licenses, and a package store. This application would add one additional beverage dispensary licenses for a total of three beverage dispensary licenses.

The hours of operation are 11:00 AM – 1:00 AM Sunday through Thursday, and 11:00 AM – 3:00 AM Friday and Saturday. The petitioner estimates that 15 % of his total sales will be from alcohol compared to 85% from food sales; employees will be trained in handling inebriated patrons. No security provisions are proposed. The restaurant will provide recorded and live music, and patron dancing. All employees in direct contact with alcohol will be TAM trained.

There are no happy hours, games or contests that include consumption of alcoholic beverages, and no solicitation or encouragement of alcoholic beverage consumption. Patrons will be provided access and assistance to public transportation. Notice of penalties for driving while intoxicated will be posted. Non-alcoholic drinks will be available to patrons.

There appear to be no churches or schools within 200 feet of the subject location. There are no churches or schools within 1,000 feet. Girdwood United Methodist Church, located at the corner of Alyeska Highway and Timberline Drive, is 2,400 feet from this site. Little Bears Play House day care is 1,250 feet from this site, located at the southwest corner of Alyeska Highway and Hightower Road. Located at the north end of Hightower Road, Girdwood Elementary Schools is 1,630 feet from this site.

PUBLIC COMMENTS:

Fifty (50) public hearing notices (PHNs) were mailed. At the time this report was written three PHNs were received: two in support and one opposed. The Girdwood Board of Supervisors voted unanimously to endorse the proposal, including this alcoholic beverages conditional use, the week of May 8th: no written responses have been received.

FINDINGS

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

Girdwood has become a destination resort recreational location providing year round recreational activities for tourists from around the world, and accessible recreational activities for Anchorage residents. The 1995 Girdwood Area Plan recommends concentrating commercial development at key locations. This allows the commercial establishments to complement one another. The subject development is located in the Central Community Core. An upscale restaurant and nightclub/jazz bar will provide an additional year round selection for local residents and enhance the resort recreation atmosphere of Girdwood. It also contributes to the long-term economic viability of the community including providing additional local employment opportunities.

Development of the commercial townsite area is constrained by a number of factors including the creek floodplains, well site reserve for the local water system, lack of adequate parking and limited vehicular access. As future growth occurs lack of adequate parking will become exacerbated.

Commercial development along Crow Creek Road and Hightower Road is limited to the area south of California Creek to Alyeska Highway. The creek and roadway greenbelt will form a natural barrier separating the commercial strip from the residential area further north along the roadway. Commercial development provides emplacement and easy convenience to multi-family residential in the surrounding area.

The Plan calls for construction of a new two-lane collector road, with separated pathway, from Crow Creek Road to Hightower Avenue. It will provide better access to the post office and school, as well as link the two adjoining commercial areas into a more mutually supporting town core. This,

The subject location is designated Commercial in the 1995 Girdwood Area Plan. The Assembly approved AO 2005-81(S) November 1, 2005 for a new land use regulations for Girdwood and amended the Zoning Map for Girdwood to reflect the new zoning district designations. The new zoning map shows the subject property being zoned gC-8 (New Townsite North Commercial) District.

In the gC-8, Hotels are a conditional use, Restaurants and/or Bars having 4,001 – 10,000 square feet of gross floor area is a major site plan review. All uses involving the retail sale of alcohol is a conditional use by the Assembly in all districts. Retail (personal service), retail (Sales) and offices less than 2,000 square feet of gross floor area are permitted, between 2001 – 4,000 square feet is an administrative site plan review, and 4,001 - 7,500 square feet is a major site plan review.

The *Girdwood Area Plan* does not specifically address the sale of alcoholic beverages. A strategy of the adopted Anchorage 2020 Plan, however, does call for the development of locational standards and criteria for retail sales/service of alcoholic beverages. To date this has not been done.

Several goals of the Anchorage 2020 Plan address related issues such as recreational and economic opportunities. The sale of alcoholic beverages is part of the social, recreational and economic environment of the community.

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

This standard is met.

Except for the alcoholic beverages conditional use standards established in AMC 21.50.160, the Assembly has not adopted specific zoning regulations for alcoholic beverage sales. The new Girdwood Land Use ordinance AMC 21.09.050.B.1.a provides that any use involving the retail sale of alcoholic beverages is a conditional use through the Assembly regardless of whether the use is being permitted as a matter of right or subject to site plan review or conditional use process. The applicant is required to obtain approval through both processes.

The Planning and Zoning Commission conducted a major site plan review for the restaurant/bar using the applicable standards AMC 21.90 Girdwood Land Use Regulations, and found that the project the project conformed to the standards.

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.

There appear to be no churches, day care or schools within 200 feet of the site property line. The surrounding uses include the following

businesses: U-Haul Rental to the north; Corporate Express to the east and south; DeWalt Services to the south; Subaru car dealership, Latitude 51, and Continental Motors to the west.

The new Girdwood Post Office is directly to the south of this site on Lots 1 and 3 of the Girdwood Post Office Subdivision. Lot 2 of this subdivision meets the southwest corner of the petition site and is an undeveloped property owned by HLB. This is the site proposed for 14 off-site parking spaces.

Across Hightower Road to the east on Tract F, Girdwood elementary School Subdivision is a complex of three story condominiums under construction. More condominiums are planned for Tract B of the New Townsite Girdwood Alaska Subdivision immediately south of Tract F. To the north of the petition site, is Creekside, a complex of 2 and 3 story apartments. The west property line follows the banks of California Creek.

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 beverage dispensary licenses plus one duplicate beverage dispensary license within 1,000 feet of the subject location. This application would add two duplicate beverage dispensary licenses for a total of three duplicates within the 1,000 foot radius.

<i>Name</i>	<i>Address</i>	<i>License Number</i>	<i>Type of License</i>
Double Musky Inn	Crow Creek Road	1551	Beverage Dispensary-Public Convenience
Chair 5 Restaurant	5 Lindblad Avenue	3263	Beverage Dispensary
Max's	Mile 5 Crow Creek Road	4296	Restaurant/Eating Place
JJ's	221 Hightower Street	3558	Restaurant/Eating Place
Crow Creek Mercantile	Hightower Road	287	Package Store

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.

On-site circulation is designed as an extension of two pedestrian corridors originating from the Girdwood Town Square core. A side walk is planned as part of the 'Girdwood Streets and Drainage Improvements Project' scheduled to begin construction in April of 2007. GCC sidewalk will begin where the street improvements terminate at the north end of the new post office site. A second pedestrian walkway will link the pedestrian access easement on the north side of the future Town Square Park and the walkway proposed along the east façade of the inn. This walkway will traverse the west edge of Stumpy's Way and the east edge of Lot 2 where additional parking is provided.

California Creek Way is an unconstructed dedicated road having a 60-foot right of way. Hightower Road is classified as an industrial/commercial collector street. There is a dedicated 80-foot right-of-way fronting the petition site. The addition of a restaurant within an existing shopping mall will not impact public services. PM&E will require the petitioner to enter into a subdivision agreement for construction of improvements to Ski View Road (Hightower Road) and California Creek Way.

The Girdwood Board of Supervisors and the Girdwood Land Use Committee passed a resolution of unanimous support for the proposed pedestrian link and associated parking.

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

This standard is met.

The addition of a restaurant within an existing shopping mall will not impact public services. Public water and sewer is available to the site.

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

This standard is met.

The parking lot will be paved, which helps control air pollution. Site lighting will be a maximum of 12 feet in height where attached

to buildings and will have full cutoff fixtures. No light will spill onto adjacent properties. Revised site plans clarified that the edge of the proposed buildings are outside the 25-foot creek setback.

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 amendment to the existing conditional use.

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.**

See table and narrative on page 6 for other alcohol licenses within 1,000 feet of this application.

The issuance of a new beverage dispensary licenses appears that it will not adversely impact the immediate area or surrounding uses.

- 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 involved in the dispensing of alcoholic beverages, all managers and assistant managers and the owners of the restaurant 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 a new alcoholic beverage dispensary conditional use in the gC-8 District.

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 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.

At the time this report was written no comments had been received from the Anchorage Police Department.

- 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.

Treasury reviewed the subject property for real property taxes or business personal taxes, and report no outstanding or delinquent taxes.

- 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.

No comments were received from the Department of Health & Social Services.

- 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 gC-8 District for a restaurant/bar use 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, the following conditions of approval are recommended:

1. 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 beverage dispensary use in the gC-8 District and compliance with the other conditions set forth herein.
2. All uses shall conform to the plans and narrative submitted except as modified by this approval.
3. This conditional use approval is for an Alcoholic Beverages Conditional Use in the gC-8 District for a new restaurant/bar per AMC 21.09.050 B.1.a for a 8,721 square foot area within a 10,221 building located at Girdwood Elementary School Subdivision, Tract E3, generally located on the west side of Hightower Road, between Lindblad Avenue and California Creek Way. Fifty parking spaces are required for restaurant/bar seating of 125. Floor plans show one fixed bar and 100 non fixed seats on the second floor, and indicate 46 seats in the main dining area, 24 seats in the bar/lounge area, and 30 in the convertible indoor/outdoor dining deck. The third floor has a total of 50 seats: 18 fixed and 12 non fixed seats and a private room having 20 seats. Without duplicate licenses no alcohol can be served on the first and third floor of the building.

4. On-premise sale of alcohol beverages are seven days a week, 11:00 AM – 1:00 AM Sunday through Thursday, and 11:00 AM – 3:00 AM Friday and Saturday. Fifteen percent of total sales will be from alcohol compared to 85 percent from food sales; employees will be trained in handling inebriated patrons. No security provisions are proposed. The restaurant will provide recorded and live music, and patron dancing. All employees in direct contact with alcohol will be TAM trained.
5. Upon demand 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.).
6. The use of the property by any person for the permitted purposes shall comply with all current and future Federal, State and local laws and regulations including but not limited to laws and regulations pertaining to the sale, dispensing, service and consumption of alcoholic beverages and the storage, preparation, sale, service and consumption of food. The owner of the property, the licensee under the Alcoholic Beverage Control license and their officers, agents and employees shall not knowingly permit or negligently fail to prevent the occurrence of illegal activity on the property
7. A copy of the conditions imposed by the Assembly in connection with this conditional use approval shall be maintained on the premise.
8. All construction and improvements related to this approval shall be substantially in compliance with the following approved site plan review plans on file at the Planning Department as Case 2006-106:
 - a. GCC Grading & Drainage Plan Sheet C3.0, the GCC Master Site Plan Sheet A0.1, the GCC Fire Truck Access Plan Sheet A0.3, prepared by F. Robert Bell &* Associates, dated September 11, 2006, revised 9-10-06 scale as shown.
 - b. Glacier City Center, Phases 1A Hotel, Phase 1B Retail Building, Phase 1C Restaurant Building Schematic Designs, sheets T1.1; Sheet 1 of 1; TH1.1; AH1.1 thru AH1.3; AH1.11; AH2.1 thru AH2.3; AH3.1 thru AH3.4; TS1.1; AS1.1, AS2.1. AS3.1; TR1.1; AR1.1 thru AR1.3; AR 2.1; AR3.1, prepared by Z Architects, Copyright 2006, scale as shown.

Autor, Mary P.

From: Autor, Mary P.
Sent: Tuesday, May 16, 2006 10:57 AM
To: Duke, Jacqueline C.
Cc: Sherman Ernouf (sernouf@coffey-law.net); Weaver Jr., Jerry T.; Nelson, Tom P. (Planning Department)
Subject: Protest License #4580 - Glacier City Restaurant, Inc.

The Planning Department recommends the Assembly protest the Transfer of Ownership and Relocation of Beverage Dispensary License #519 Howard Johnson Plaza located at 239 West Fourth Avenue, Anchorage Alaska 99501 to Glacier City Restaurant, Inc., located on Tract E3, Girdwood Elementary School in Girdwood as Beverage Dispensary License #4580. Protesting the license to the Alcohol Beverage Dispensary Board preserves the Assembly's standing to consider land use issues identified by Traffic Engineering and the Planning Department.

Glacier City Restaurant, Inc. has a multi-use development on this site, including a hotel, retail stores, and the proposed restaurant where the license will reside. Under Chapter 21.09 for Girdwood these uses requires conditional use, major site plan reviews by the Planning and Zoning Commission. These applications have yet to be formally submitted for public hearing. The alcohol conditional use was submitted in advance of these other required reviews with plans that are only at 35% final drawings. The Planning Department asked the applicant to request the Assembly postpone the Alcoholic Beverages Conditional Use Case 2006-064 so that all of the conditional use, major site plan reviews by the Planning and Zoning Commission and Case 2006-064 can be reviewed simultaneously due to common unresolved parking issues. Traffic Engineering and the Planning Department met with the architect May 15th to discuss the need for simultaneous submittal and review of these various applications.

Mary Autor,
Senior Planner

autormp@muni.org
907-343-7941 (Voice)
907-343-7927 (Fax)

Planning Department
Zoning Division
4700 Bragaw Street, Room 153
PO Box 196650
Anchorage, AK 99519-6650

Alcohol Extract from List Report

Case Number: 2006-064

Description: 1000 foot alcohol

Parcel Business Name	Parcel Owner Name Applicant Name	Parcel Owner Address Business Address	City Lic. Number	State Lic. Zone	Zip Lic. Type
07503113000 Double Musky Inn	S & P ADVENTURES INC S & P Adventures, Inc.	PO BOX 403 Crow Creek Rd	GIRDWOOD 1551	AK R11	99587 Public Convenience B/D
07503115000 Max's	MASTERSON ANDREW Max	PO BOX 1245 Mi 5 Crow Creek Road	GIRDWOOD 4296	AK R11	99587 Restaurant/Eating Place
07507117000 Chair 5 Restaurant	CLEO ENTERPRISES LLC Tutti Pazzi, Inc.	PO BOX 1213 5 Lindblad Ave.	GIRDWOOD 3263	AK R11	99587 Beverage Dispensary
07507124000 Crow Creek Mercantile-Store 51	YUK JAY Oaken Keg Spirit Shops, Inc.	PO BOX 363 Hightower Rd	GIRDWOOD 287	AK R11	99587 Package Store
07507124000 JJ's Restaurant	YUK JAY Yuk, Jay	PO BOX 363 221 Hightower Street	GIRDWOOD 3558	AK R11	99587 Restaurant/Eating Place

2006 064 liquor licenses

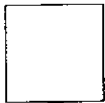
Thu Apr 06, 10:45:06, 2006

Map: Parcels--Basic Layers



Scale 1:8000

Legend:



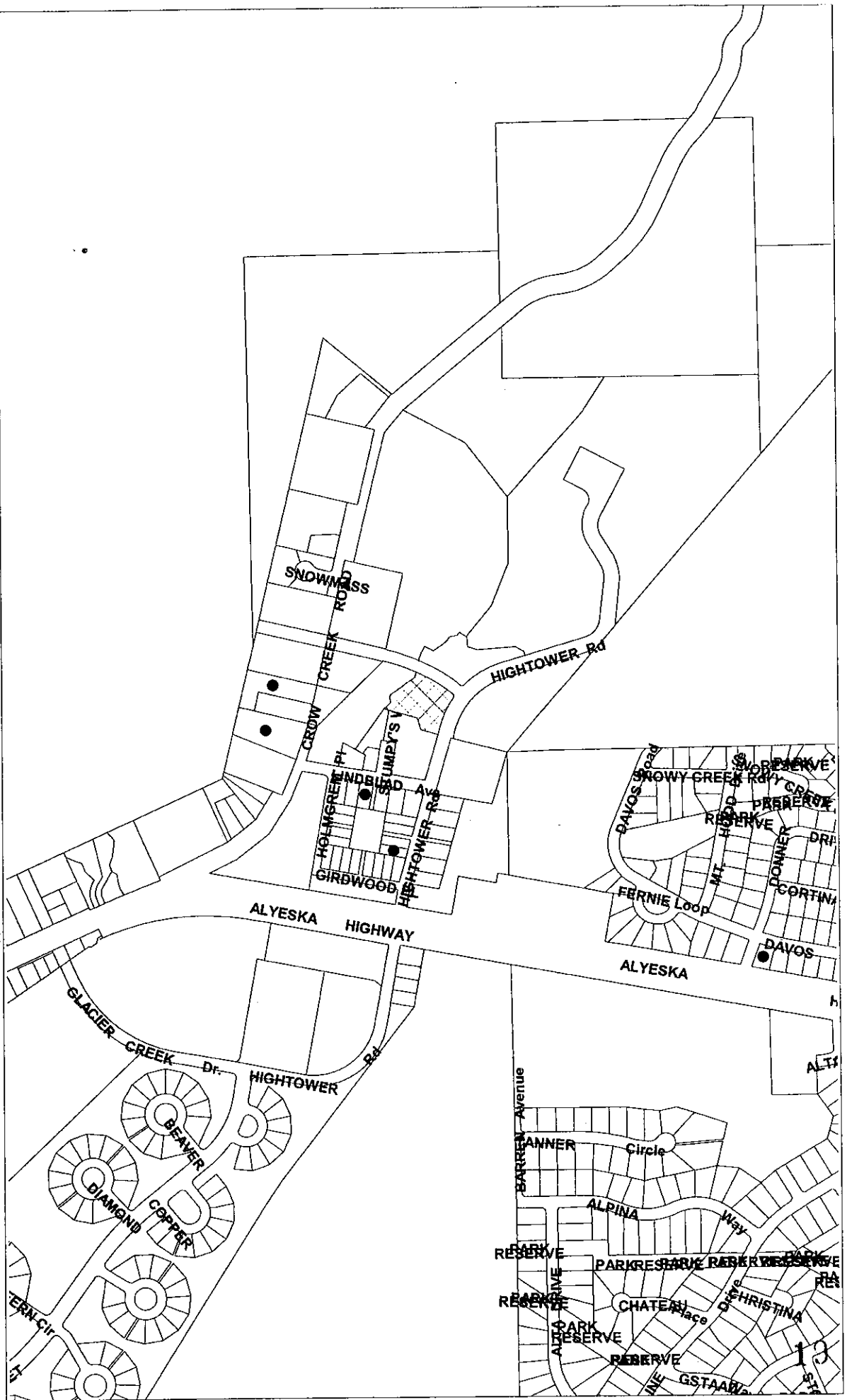
PARCELS



ALCOHOL

Txt

STRNAME_B1_I



Alcohol Church and School List Report

Case Number: 2006-064 Description: 1000 feet

Parcel	Parcel Owner Name	Parcel Site Address	Description
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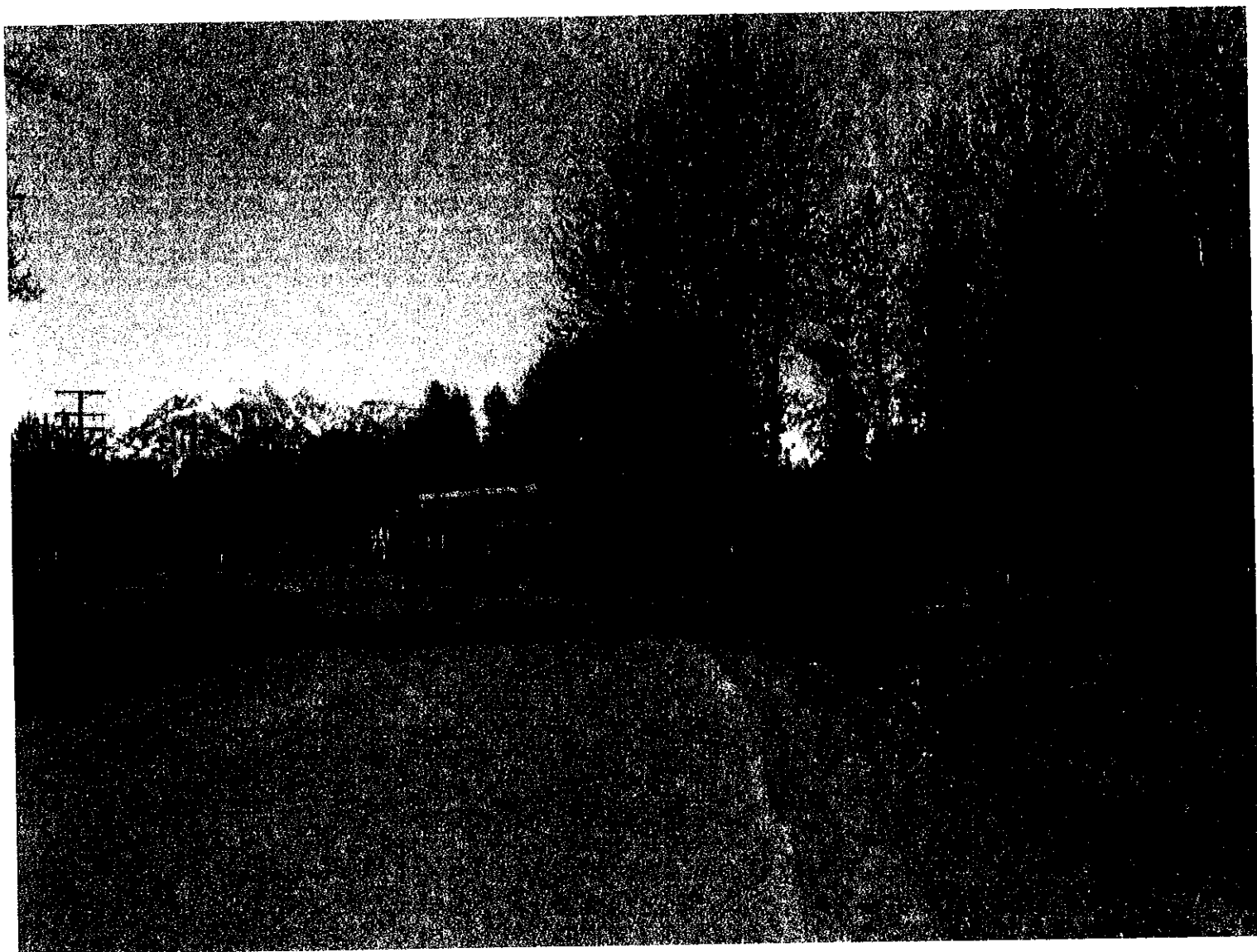


Subject

Hightower View North

5/27/06

21

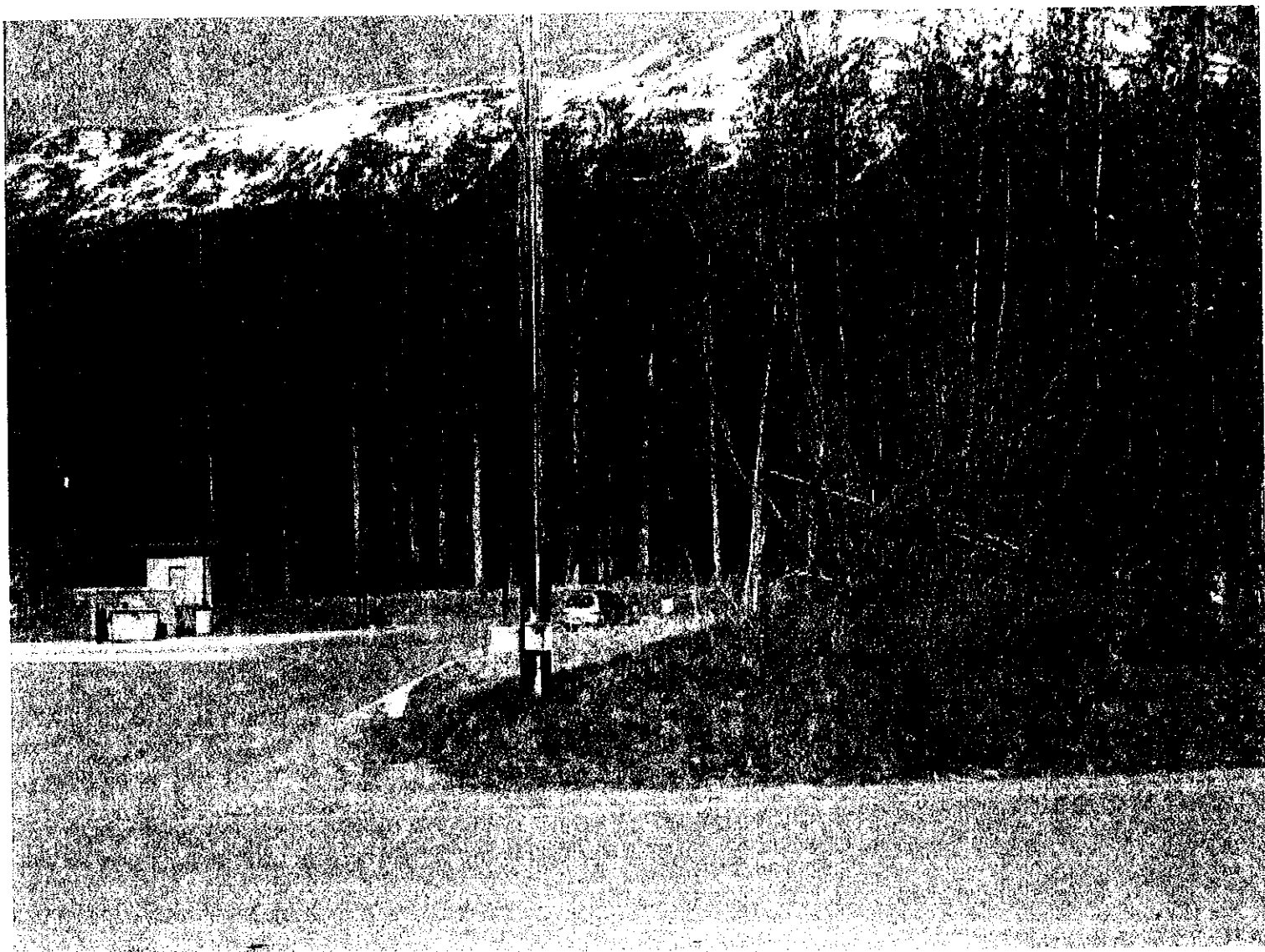


P.O.

Subject

Hightower New South

5/27/06. 22



P.O. back
entrance

subject

5/27/06 23



subject

Apts. to north

5/27/06 24



subject

5/27/06 25

Site Visit

59 m. high

Parcels--Basic Layers

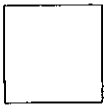
Thu May 25, 10:15:10, 2006

Map: Parcels--Basic Layers



Scale 1:8000

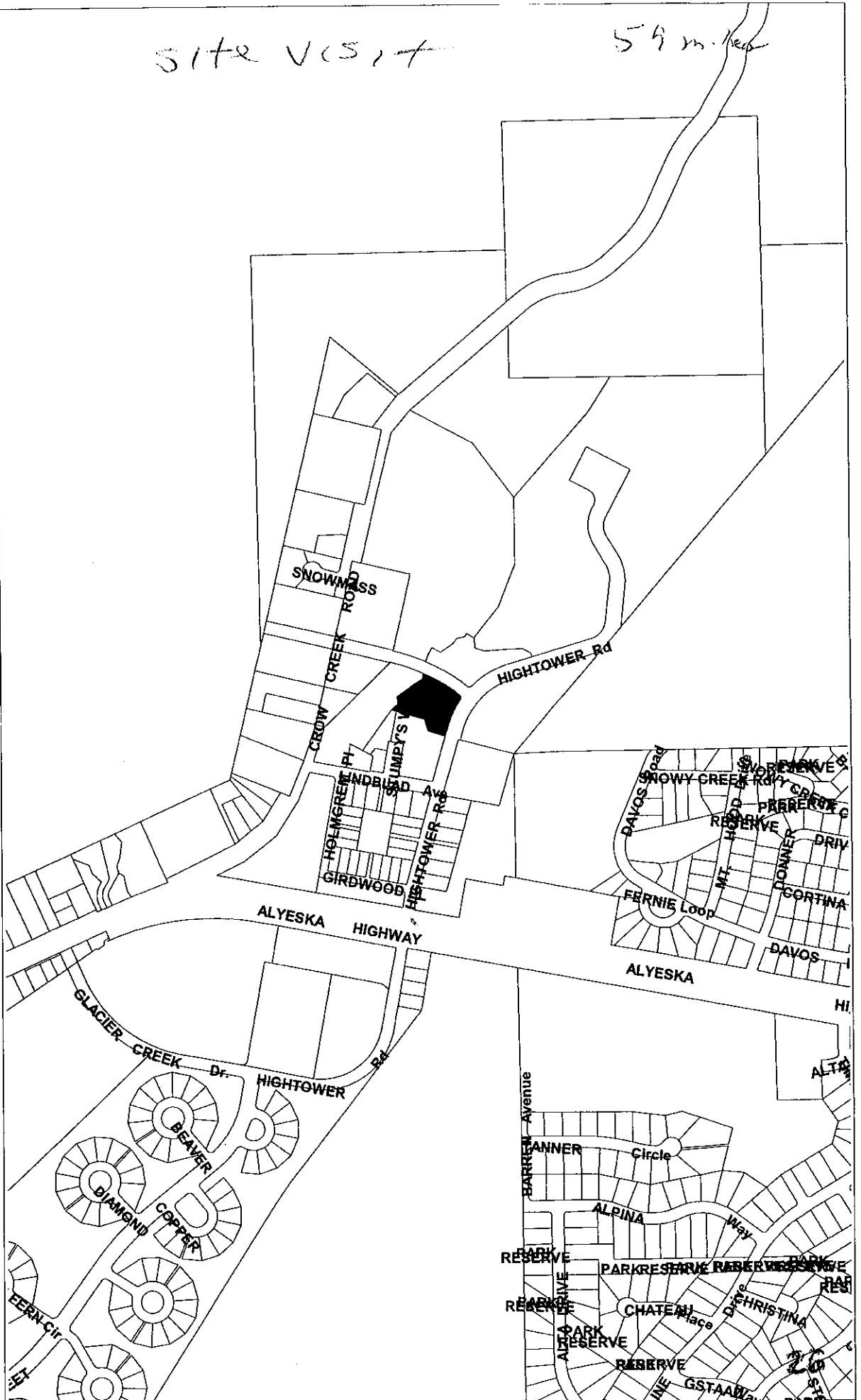
Legend:



PARCELS

Txt

STRNAME_BLI



CityView™

Municipal Software Corporation

Mary

ok

Alfred Barrett
Senior Planner, Zoning Division
343-7936 phone
343-7927 fax
barrettaw@muni.org

-----Original Message-----

From: Autor, Mary P.
Sent: Wednesday, May 24, 2006 4:49 PM
To: Barrett, Al W. (Zoning)
Subject: RE: site visit

Sure. How about the vacant parcel north of the new Post Office (same side of Hightower Road). Generally photos of the area would be great. My case is 2006-064 where Glacier City Restaurant and Hotel is planned to be developed. Thanks.

-----Original Message-----

From: Barrett, Al W. (Zoning)
Sent: Wednesday, May 24, 2006 3:24 PM
To: Autor, Mary P.; Lesh, Douglas A.; O'Brien, Margaret R.; Chambers, Angela C.
Subject: site visit

Anyone need photos from potter marsh and points south. I'm going as far as Girdwood for some photos over the long weekend.

Alfred Barrett
Senior Planner, Zoning Division
343-7936 phone
343-7927 fax
barrettaw@muni.org

**DEPARTMENTAL
COMMENTS**

Reviewing Agency Comment Summary Case No.: 2006-064

Agency	Comments Included in Packet	No Comments and/or Objections	No Response
Air Pollution Control			
Alameda County			
Alameda Division of Public Works			
Alameda DOT/PT		✓	
Alameda Police Department			
Alameda Fire Department			
Code Enforcement			
Development Services			
DHHS			
Environmental			
DHHS Social Services			
Community Council			
Fire Prevention		✓	
Flood Hazard	✓		
MITC			
On-Site Wastewater Treatment		✓	
Parks and Recreation			
Physical Planning			
Project Management Engineering		✓	
Right-of-Way		✓	
School District			
Transit			
Treasury	✓		
Traffic & Transportation Planning	✓		

Municipality of Anchorage
Treasury Division
Memorandum

APR 11 2006

Date: April 10, 2006
To: Rich Cartier, Planning Dept.
From: Daisy VanNortwick, Revenue Officer
Subject: Liquor License Conditional Use Comments

Liquor License Conditional Use Application Case # 2006-064 for Jeffrey Demain dba Glacier City Restaurant Inc.

I find no outstanding taxes on this application, and see no reason for not approving it.



MUNICIPALITY OF ANCHORAGE
Traffic Department



MEMORANDUM

APR 25 2006

Municipality of Anchorage
Zoning Division

DATE: April 25, 2006

TO: Jerry T. Weaver, Platting Supervisor, Planning Department

THRU: Leland R. Coop, Associate Traffic Engineer

FROM: Mada Angell, Assistant Traffic Engineer

SUBJECT: Traffic Department and Transportation Planning Comments for the
June 6, 2006 Assembly Hearing

06-063 AOT; Conditional Use to permit alcohol service; Grid 1230

Traffic Department & Transportation Planning have no comment.

**06-064 Girdwood Elementary School; Conditional Use to permit a
beverage dispensary; Grid 4715**

- Shared parking between lots requires a recorded access agreement.
- The ADA parking stall is required to be a Van Accessible space and it requires an 8' wide access aisle.
- Parking must meet AMC Title 21 requirements.

EX-117-10

APR 17 2006



FLOOD HAZARD REVIEW SHEET for PLATS

Date: 04-14-06

Case: 2006-064

Flood Hazard Zone: A5

Map Number: 0510

☒ 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.

☐ I have no comments on this case.

Reviewer: Jack Puff

STATE OF ALASKA
DEPARTMENT OF TRANSPORTATION AND PUBLIC FACILITIES

CENTRAL REGION - PLANNING

FRANK H. MURKOWSKI, GOVERNOR

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

RECEIVED

MAY 09 2006

April 13, 2006

RE: Zoning Case Review

Municipality of Anchorage
Zoning Division

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

Dear Mr. Weaver:

In reviewing the following conditional use applications, site reviews, and an amendment to Title 21, the Alaska Department of Transportation and Public Facilities has no comment:

- 2006-053, Conditional Use for a Zip Line, Mark Ryan
- 2006-054, Title 21, Bonus Points Sidewalk/Plaza, Assembly
- 2006-056, Chugach Foothills #10, Tract C1, Muldoon Chapel
- 2006-059, Abbott Road Subdivision, Tract B, Alaska Digitel, LLC
- 2006-063, 523 Third Avenue, Robert and Karen Obermann
- 2006-064, Girdwood Elementary School Subdivision, Tract E3, Glacier City Restaurant

Regarding case **2006-060, Northern Lights Sound Barrier**; the Municipality of Anchorage will need to contact our Right-of-Way office, 269-0700, for permitting needs that will be necessary to construct, operate, and maintain the barrier in the State right-of-way.

Sincerely,


Mark Fairlee
Area Planner

/lm

cc: Paula Brault, Right-of-Way Supervisor, Right-of-Way

RECEIVED

MAY 01 2006

Fire
Prevention
Site plan
review

Municipality of Anchorage
Zoning Division

S11492-1	J. Weaver	Yes 05/01/06	No Objection
S11055-3	J. Weaver	Yes 05/01/06	No Objection
S11464-2	J. Weaver	Yes 05/01/06	No Objection
S11485-1	J. Weaver	Yes 05/01/06	No Objection
S11493-1	J. Weaver	Yes 05/01/06	No Objection
S11494-1	J. Weaver	Yes 05/01/06	No Comment
S11495-1	J. Weaver	Yes 05/01/06	No Comment
S11487-1	J. Weaver	Yes 05/01/06	No Objection
S11488-1	J. Weaver	Yes 05/01/06	No Objection
S11489-1	J. Weaver	Yes 05/01/06	No Objection
S11490-1	J. Weaver	Yes 05/01/06	No Objection
S11498-1	J. Weaver	Yes 05/01/06	No Objection
S11499-1	J. Weaver	Yes 05/01/06	No Objection
S11500-1	J. Weaver	Yes 05/01/06	No Objection
2006-036	R. Cartier	Yes 05/01/06	No Comment
2006-063	R. Cartier	Yes 05/01/06	No Objection
<u>2006-064</u>	R. Cartier	Yes 05/01/06	No Comment
2006-067	R. Cartier	Yes 05/01/06	No Comment
2006-068	R. Cartier	Yes 05/01/06	No Objection
2006-070	R. Cartier	Yes 05/01/06	No Objection
2006-071	R. Cartier	Yes 05/01/06	No Comment
2006-072	R. Cartier	Yes 05/01/06	No Objection
2006-073	R. Cartier	Yes 05/01/06	No Objection
2006-074	R. Cartier	Yes 05/01/06	No Comment
2006-077	R. Cartier	Yes 05/01/06	No Comment
2006-078	R. Cartier	Yes 05/01/06	No Objection

<u>2006-065</u>	R. Cartier	Yes 05/01/06	Comment: 1) Hammerhead emergency vehicle turnaround shall meet the requirements of IFC figure D103.1. Provide detail. 2) Fire Apparatus access road shall meet the requirements of IFC Section 503 and appendix D to include maximum grade allowed, minimum width, and minimum load design.
-----------------	------------	--------------	--

<u>2006-066</u>	R. Cartier	Yes 05/01/06	Comment: No Comment with respect to request for variance to allow encroachment into stream easement. 1) Number of units shown conflicts with number shown on 2006-065. Resolve. 2) Future development shall include site plan review for fire apparatus access road(s) per IFC 503 and appendix D107.
-----------------	------------	--------------	--

<u>S11491-1</u>	J. Weaver	Yes 05/01/06	Comment: Provide Fire apparatus access roads per IFC section 503 and appendix D.
-----------------	-----------	--------------	---



Municipality of Anchorage
Office of Planning, Development, & Public Works
Project Management & Engineering Department



PZC Case Comments

DATE: 4/7/2006

APR 07 2006

TO: Eileen Pierce, P&Z

FROM: Anastasia Taylor, PM&E

SUBJECT: Comments for hearing date: 6/6/06

Case No. 2006-064 Conditional Use Alcohol – Glacier City Restaurant

Project management and engineering has no adverse comment for this case.



**Municipality of Anchorage
Development Services Department
Building Safety Division**



MEMORANDUM

MAY 04 2006

DATE: May 3, 2006

Municipality of Anchorage
Zoning Division

TO: Jerry Weaver, Jr., Platting Officer, CPD

FROM: *DR* Daniel Roth, Program Manager, On-Site Water and Wastewater Program

SUBJECT: Comments on Cases due May 9, 2006

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

2006 - 063 A request concept/final approval of a conditional use to permit a restaurant serving alcohol

No objection

2006 - 064 A request concept/final approval of a conditional use to permit a beverage dispensary

No objection



MUNICIPALITY OF ANCHORAGE

Development Services Department
Right of Way Division



MEMORANDUM

RECEIVED

DATE: May 1, 2006
TO: Planning Department, Zoning and Platting Division
THRU: Jack L. Frost, Jr., Right of Way Supervisor *L*
FROM: Lynn McGee, Senior Plan Reviewer *L*
SUBJ: Request for Comments on Assembly case(s) for the Meeting of June 6, 2006.

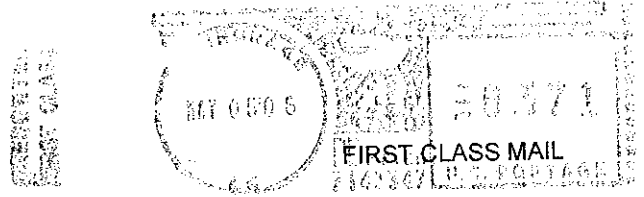
MAY 01 2006
Municipality of Anchorage
Zoning Division

Right of Way has reviewed the following case(s) due May 9, 2006.

06-063 Anchorage Townsite, Block 17, Lots 4-A and 9-A, grid 1230
(Conditional Use, Alcohol Dispensing)
Right of Way Division has no comments at this time.
Review time 15 minutes.

06-064 Girdwood Elementary School, Tract E3, grid 4715
(Conditional Use, Alcohol Dispensing)
Right of Way Division has no comments at this time.
Review time 15 minutes.

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



RECEIVED

075-031-05-000
HATCHER W RACHEL &
THOMPSON JAMES G
PO BOX 355
GIRDWOOD, AK 99587

MAY 23 2006

Municipality of Anchorage
Zoning Division

**ASSEMBLY
NOTICE OF PUBLIC HEARING - - Tuesday, June 06, 2006**

Planning Dept Case Number **2006-064**

The Assembly of the Municipality of Anchorage will hold a public hearing on a petition processing a conditional use at its regular meeting on Tuesday, June 06, 2006. The meeting begins at 6:00 p.m. in the Assembly Chambers of the Z. J. Loussac Library, 3600 Denali Street. The petition is for the following:

CASE: 2006-064
PETITIONER: Glacier City Restaurant, Inc
REQUEST: Assembly conditional use for an alcoholic beverage dispensary use
TOTAL AREA: 1.500 acres
SITE ADDRESS: HIGHTOWER ROAD
CURRENT ZONE: gC-8 New Townsite North Commercial
COM COUNCIL(S): 1---Girdwood Board of Supervisors

LEGAL/DETAILS: An alcoholic beverage conditional use for a beverage dispensary at the Glacier City Restaurant. Girdwood Elementary School Subdivision, Tract E3. Located on the west side of Hightower 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.

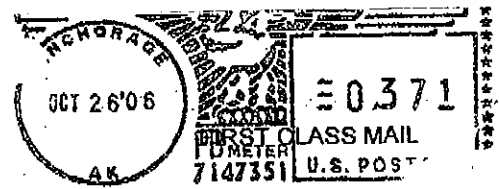
If you would like to comment on the petition this form may be submitted to the Municipality of Anchorage, Department of Planning, P.O. Box 196650, Anchorage, Alaska 99519-6650. For more information call: 343-7943; FAX 343-7927. Case information may be viewed at www.muni.org by selecting Departments/Planning/Zoning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

Name: Rachel Hatcher
Address: mile .3 Crow Creek Road
Legal Description: Lot 51 DS Survey 3045
Comments: The proximity of the beverage dispensary to the Girdwood Elementary School and the Creekside Apartments is very unsafe. The traffic and drivers under the influence do not belong in a school zone where there is existing family housing on both side of the road leading to the school. It sickens me to think it would be possible to have such an establishment right next to our school and family housing

2006-064

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

RESORTED
FIRST CLASS



075-071-29-000
REQUA RENE
PO BOX 969
GIRDWOOD, AK 99587

RECEIVED

OCT 30 2006

Municipality of Anchorage
Zoning Division

ASSEMBLY
NOTICE OF PUBLIC HEARING - -

Tuesday, November 21, 2006

Planning Dept Case Number: 2006-013

The Assembly of the Municipality of Anchorage will be holding a public hearing on a petition proposing a conditional use at its regular meeting of Tuesday, November 21, 2006, beginning at 6:00 p.m. in the Assembly Chambers of the Z. J. Loussac Library, 3600 Denali Street. The petition is for the following:

CASE: 2006-064
PETITIONER: Glacier City Restaurant, Inc
REQUEST: Assembly conditional use for an alcoholic beverage dispensary use
TOTAL AREA: 1.500 acres
SITE ADDRESS: HIGHTOWER ROAD
CURRENT ZONE: gC-8 New Townsite North Commercial
COM COUNCIL(S): 1---Girdwood Board of Supervisors

LEGAL/DETAILS: An alcoholic beverage conditional use for a beverage dispensary at the Glacier City Restaurant. Girdwood Elementary School Subdivision, Tract E3. Located on the west side of Hightower 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 by selecting Departments/Planning/Zoning and Platting Cases.

Name: Rene Requa
Address: Box 969 Girdwood Ak
Legal Description: Hightower Rd
Comments: Yell
I Approve
783-2282

2006-064

Zoning and Platting Cases On-line

View Case Comments

[Submit a Comment](#)

**** These comments were submitted by citizens and are part of the public record for the cases ****

Questions? If you have questions regarding a case, please contact Zoning at **907-343-7943** or Platting & Variances at **907-343-7942**.

1. Select a Case:

[View Comments](#)

2. View Comments:

RECEIVED

JUL 19 2006

Municipality of Anchorage
Zoning Division

Case Num: 2006-064

Assembly conditional use for an alcoholic beverage dispensary use

Site Address: HIGHTOWER ROAD

Location: An alcoholic beverage conditional use for a beverage dispensary at the Glacier City Restaurant, Girdwood Elementary School Subdivision, Tract E3. Located on the west side of Hightower Road.

[Details](#) | [Staff Report](#) | [submit a comment](#)

Public Comments

7/18/06

Carol Sanner

P.O. Box 218

Girdwood AK 99587

I support the application for a liquor license for Glacier City Development's restaurant. I believe the applicant has provided adequate assurance that the business will not impact the community but rather will be an asset. Downtown Girdwood is crying out for some core business infrastructure that the Glacier City Development will provide. A liquor license is integral to the restaurant's success and as an anchor business in the Glacier City Development, is important for attracting other business to the city center.

[Zoning & Platting Cases On-line website](#)

3

APPLICATION

Application for Conditional Use Retail Sale Alcoholic Beverages

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

Please fill in the information asked for below.

PETITIONER		PETITIONER REPRESENTATIVE (IF ANY)	
Name (last name first) Glacier City Restaurant, Inc.		Name (last name first) THE LAW OFFICES OF ERNOUF & COFFEY, P.C.	
Mailing Address P.O. BOX 1425		Mailing Address 207 E. NORTHERN LIGHTS BLVD, STE. 200	
Girdwood, AK 99587		ANCHORAGE, AK 99503	
Contact Phone: Day:	Night:	Contact Phone: Day: 274-3385 Night:	
FAX:		FAX: (907) 274-4258	
E-mail:		E-mail: SERNOLF@ECLAWFIRM.NET	

*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): **075-031-41-000-06**

Site Street Address: **SAME AS LEGAL BELOW...**

Property Owner (if not the Petitioner): **Jeffrey G. Demain and Eileen M. Demain**

Current legal description: (use additional sheet in necessary)
**Girdwood Elementary School
TR E3**

Zoning: **gC-8** Acreage: **165,512-sq.ft (lot)** Grid # **SE 4715**

ALCOHOLIC BEVERAGE CONTROL BOARD LICENSE PROPOSED

<input checked="" 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 type="checkbox"/> Package Store	<input type="checkbox"/> Restaurant	

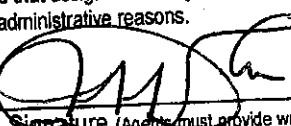
Is the proposed license: ☐ New ☒ Transfer of location: ABC license number: **519**

Transfer license location: **239 West 4th Ave. Anchorage, AK 99501**

Transfer licensed premises doing business as: **Howard Johnson Plaza Hotel**

I hereby certify that (I am)/(I have been authorized to act for) owner of the property described above and that I petition for a retail sale of alcoholic beverages conditional use permit 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 assure approval of the conditional use. I also understand that assigned hearing dates are tentative and may have to be postponed by Planning Department, Municipal Clerk, or the Assembly for administrative reasons.

Date
3/27/06

Signature (Agent must provide written proof of authorization)


Accepted by:

Poster & Affidavit:

Fee

Case Number

AC

\$4,000

2006-064 42

COMPREHENSIVE PLAN INFORMATION

Anchorage 2020 Urban/Rural Services: ☐ Urban ☐ Rural

Anchorage 2020 West Anchorage Planning Area: ☐ Inside ☐ Outside

Anchorage 2020 Major Urban Elements: Site is within or abuts:

- ☐ Major Employment Center ☐ Redevelopment/Mixed Use Area ☐ Town Center
☐ Neighborhood Commercial Center ☐ Industrial Center
☐ Transit - Supportive Development Corridor

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 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 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 Corp of Engineers ☐ Municipality of Anchorage

DOCUMENTATION

- Required:
- ☒ Site plan to scale depicting: building footprints; parking areas; vehicle and pedestrian circulation; lighting; landscaping; signage; and licensed premises location.
 - ☒ Building plans to scale depicting: floor plans indicating the location of sales and service areas; building elevations (photographs are acceptable).
 - ☒ Photographs of premises from each street frontage that include and show relationship to adjacent structures and the premises visible street address number.
 - ☒ Narrative: explaining the project; construction, operation schedule, and open for business target date.
 - ☒ Copy of a zoning map showing the proposed location.
 - ☒ Copy of completed Alcoholic Beverage Control Board liquor license application form including all drawings and attachments, if filed with ABC Board.
- Optional: ☐ Traffic impact analysis ☐ Economic impact analysis ☐ Noise impact analysis

Application for conditional use retail sale alcoholic beverages continued

PROPERTY OWNER AUTHORIZATION* (if petitioner is not property owner)

(I/WE) hereby grant permission to and acknowledge that person shown as the petitioner on this application 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 (MY/OUR) responsibility to satisfy.

3/27/06

Date

Signature

Report additional petitioners or disclose other co-owners on supplemental form. Failure to divulge other beneficial interest owners may delay processing of this application.

FACILITY OPERATIONAL INFORMATION

What is the proposed or existing business name (Provide both if name is changing):

Glacier City Restaurant, Inc.

What is the gross leaseable floor space in square feet?

Building = 10,221 Restaurant = 8721

What is the facility occupant capacity?

150

What is the number of fixed seats (booth and non movable seats)?

12

What is the number non-fixed seats (movable chairs, stools, etc.)?

138

What will be the normal business hours of operation?

Sunday - Thursday 11am - 1am Friday & Saturday 11am - 3am

What will be the business hours that alcoholic beverages will be sold or dispensed? Same as above

What do you estimate the ratio of food sales to alcohol beverage sales will be?

15 % Alcoholic beverage sales

85 % Food sales

Type of entertainment proposed: (Mark all that apply)

☒ Recorded music ☒ Live music ☐ Floor shows ☒ Patron dancing ☐ Sporting events ☐ Other ☐ None

Do you 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

DISTANCE FROM CHURCHES, DAY CARE, AND SCHOOLS

Locate and provide the names and address of all churches, day care, and public or private schools within 200 feet of the site property lines

Name	Address
Girdwood United Methodist Church	corner of Alyeska Hwy and Timberline Dr. Tract A-2A Alpineview Distance: 2400'
Little Bears Play house	Southwest corner of Alyeska Hwy and Hightower Rd. Distance: 1250'
Girdwood Elementary School	North end of Hightower Rd. Distance: 11630'

PACKAGE STORES

Provide the projected percentage of alcoholic product inventory in the store where the retail unit price is:

% less than \$5.00

% \$5.00 to \$10.00

% \$10.00 to \$25.00

% greater than \$25.00

CONDITIONAL USE STANDARDS

The Assembly may only approve the conditional use if it finds that **all** of the following 4 standards are satisfied. Each standard must have a response in as much detail as it takes to explain how your project satisfies the standard. The burden of proof rests with you. Use additional paper if needed.

Explain how the proposed conditional use furthers the goals and policies of the comprehensive development plan and conforms to the comprehensive development plan in the manner required by AMC 21.05.

See Attached.

Explain how the proposed conditional use conforms to the standards for that use in this title and regulations promulgated under this title.

See Attached.

Explain how the proposed conditional use will be compatible with existing and planned land uses in the surrounding neighborhood and with the intent of its use district.

See Attached.

Explain how the proposed conditional use 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.

See Attached.

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

See Attached.

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

See Attached.

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

See Attached.

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 of 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.

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.

How many active liquor licenses are located on the same property as your proposed license? **NONE.**

Within 1,000 feet of your site are how many active liquor licenses? **Under 3.**

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

How many active liquor licenses are within the boundaries of the local community council? **Under 10.**

In your opinion, is this quantity of licenses a negative impact on the local community? **No.**

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?

All employees of Glacier City Restaurant will be TAM trained and strictly reinforced by management.

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.

- | | | |
|---|--|---|
| <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No | Happy hours? |
| <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No | Games or contests that include consumption of alcoholic beverages? |
| <input checked="" type="checkbox"/> Yes | <input type="checkbox"/> No | Patron access and assistance to public transportation? |
| <input checked="" type="checkbox"/> Yes | <input type="checkbox"/> No | Notice of penalties for driving while intoxicated posted or will be posted? |
| <input checked="" type="checkbox"/> Yes | <input type="checkbox"/> No | Non-alcoholic drinks available to patrons? |
| <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No | Solicitation or encouragement of alcoholic beverage consumption? |

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: See Attached.

outside facility: See Attached.

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

- ☒ Yes ☐ No *Are real estate and business property taxes current?*
☐ Yes ☒ No *Are there any other debts owed to the Municipality of Anchorage?*

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.

- ☒ Yes ☐ No *As the applicant and operator can you comply? If no explain*

STANDARDS FOR CONDITIONAL USE APPROVAL

BEVERAGE DISPENSARY LIQUOR LICENSE FOR GLACIER CITY RESTAURANT, INC.

LOCATION AND DESCRIPTION OF PLANNED USE

Glacier City Restaurant, Inc. is making application for a conditional use allowing "on premises" alcohol sales for Glacier City Restaurant in Girdwood Alaska. The restaurant is located in the gC-8 District between scenic California Creek and Girdwood's main street, Hightower Road, adjacent to the new Girdwood Post Office. The use of this location for an upscale restaurant and nightclub/jazz bar having a beverage dispensary liquor license is consistent with Chapter 9 of Title 21 as set out in the policies discussed below.

A. Explain how the proposed conditional use furthers the goals and policies of the Anchorage 2020 Comprehensive Plan and conforms to the Comprehensive Development Plan in the manner required by AMC 21.05.

Glacier City Restaurant will conform to Chapter 9 of Title 21 by helping to expand the new town site core and offering fine dining and entertainment to visitors, tourists, and local residents. The restaurant and nightclub/jazz bar is the centerpiece of a new and exciting mixed-use development soon to be known as the Glacier City Center. The development includes a multi-room Inn, wilderness center, and various small boutique shops such as a wine shop, coffee shop, deli, day spa, etc. This project was designed with a forward-looking approach to Girdwood's rapidly growing community and truly helps to promote the long-term economic viability of this area. The 125-seat restaurant is comprised of a three-story building that is planned to be highly visible and will serve to draw people to the Glacier City Center due to its size and activity. The location will be pedestrian oriented with covered pathways, but will also offer convenient parking options to access the restaurant. The design of the buildings have the appearance of structures that are more than appropriate for Girdwood's climate, mountain valley setting, and small western mining town character.

B. Explain how the proposed conditional use conforms to the standards for that use in this title and regulations promulgated under this title.

The proposed conditional use for Glacier City Restaurant conforms to the standards of Chapter 9 in Title 21 as well as the Anchorage 2020 Comprehensive Plan in all respects.

The Anchorage 2020 Comprehensive Plan or Chapter 9 of Title 21 does not specifically address the sale of alcoholic beverages in the community. However, the Municipality does call for the development of location standards and criteria for retail sales/service of alcoholic beverages.

The standards for a conditional use for alcoholic beverage sales and consumption are found in AMC 21.50.160 and in 21.50.020.

The proposed conditional use conforms to all Title 21 standards and is consistent with the Comprehensive Plan. My client will be presenting a detailed presentation to the Girdwood Community Council in April 2006, in which we foresee no opposition. The operation of an upscale restaurant and nightclub/jazz bar is consistent with the code and will presumably be supported by the local Community Council.

C. Explain how the proposed conditional use will be compatible with existing and planned land uses in the surrounding neighborhood and with the intent of its use district.

The conditional use for the sale of alcohol for Glacier City Restaurant is compatible with existing and planned land uses in the surrounding neighborhoods and with the intent of its use district. The intent of this district is for northward commercial and residential expansion of the new town site core, which is precisely the impact that Glacier City Restaurant will have on the community. Being given the option to serve alcoholic beverages to restaurant patrons in a responsible and legal manner is appropriate for the existing commercial land use and will not adversely affect the surrounding neighborhoods.

D. Explain how the proposed conditional use 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.

Glacier City Restaurant and the Glacier City Center as a whole will aid in Girdwood's long-term goal of providing local residents safer and more convenient methods of transportation. The walkway system that has been designed for this development connects parking areas to sidewalks and all building entrances. Glacier City Restaurant, Inc. has extensive building and site plans, which sufficiently accommodate vehicular and pedestrian traffic circulation and safety. The site plan provides for adequate entrances and exits for vehicles to and from adjacent streets and designated parking areas. The plans also show pedestrian sidewalks along the streets and roadways adjacent to the parking lot entrances for ease of access.

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

The following public services will exist at the Glacier City location:

1. Public utilities (sewer and water, waste collection, electricity, natural gas).
2. Police and Fire protection as provided by the Municipality of Anchorage.
3. Public bus transportation is available to patrons of the restaurant through People Mover with multiple pick-up locations to choose from.

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

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

Glacier City Restaurant 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. The central location of the facility should reduce air pollution as downtown residents have very few miles to

travel in reaching our location and will be very pedestrian oriented.

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

The maintenance of compatible and efficient development patterns and land use intensities does not apply to this conditional use permit. Due to the fact that the general land use and zoning will not change as a result of conditional use approval.

Public Safety

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

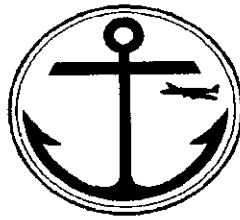
Inside Facility:

All Glacier City Restaurant servers will be TAM certified. Employees will be instructed to ask for the identification of all persons appearing to be under 30 years of age. Employees who violate this policy will be terminated and will be instructed so upon employment. Further, managers and all servers will be trained and reminded to assess the condition of drinkers as enumerated in the TAM training to prevent the service of alcohol to drunken persons.

Outside Facility:

Further, for the protection of patrons in the parking lot, Glacier City Restaurant employees will patrol the parking lot, as needed, to ensure the minimization of loitering. Glacier City Restaurant, Inc. will work with surrounding tenants, neighbors, neighboring community councils and service patrols to combat any problems which arise in or near the facility.

Municipality of Anchorage



P.O. Box 390
Girdwood, Alaska 99587
<http://www.muni.org>

Mark Begich, Mayor

GIRDWOOD VALLEY SERVICE AREA BOARD OF SUPERVISORS
Diana Stone Livingston, Co-Chair; Tracey Knutson, Co-Chair;
David Sears, Victor Duncan, Marcus Tingle

MEETING MINUTES

Girdwood Board of Supervisors Regular Monthly Meeting
December 20, 2004
Glacier City Hall

Present: Diana Stone Livingston, Co-Chair; Tracey Knutson, Co-Chair
David Sears, Victor Duncan, Marcus Tingle

Call to Order: 7:00 pm, by Tracey Knutson, Co-Chair

Agenda:

Approval of Minutes:

1. November 15, 2004 Regular Monthly Meeting.
Corrections have been made and noted. Livingston MOVES to approve the meeting minutes as corrected; Sears SECONDS; Knutson notes that she and Victor Duncan were not present at the meeting and will abstain from voting: Vote 3-0, approval of minutes as corrected, with two (2) abstaining from vote.

Announcements:

2. Girdwood General Fund Balance Report, Diana Livingston.
Livingston reports the fund is a depressing situation. After \$45,000 (forty five thousand dollars) is moved from the Fund to cover Road Maintenance expenses, there will be an available balance of \$5,680 (five thousand six hundred and eighty dollars) left. Livingston adds she is persisting inquiries to the MOA asking questions about the whereabouts of the overcharges on the IGCs which are supposed to go the Girdwood General Fund; to date, no one is talking. Will pursue harder. Knutson offers to send a letter to Mayor Begich, Jeff Sinz and Denis LeBlanc noting the concern if it is the Board's wish. Livingston answers that her email inquiry had been sent to Sinz and Diana Percy with no response. The Board agrees to the letter. Sears asks this item become the number one (# 1) agenda item for the upcoming Mayor's Meeting with the GBOS on January 27, 2005. Knutson asks the GBOS secretary to make a note to this effect if the Board has received no satisfactory response to the letter prior to the meeting.

Knutson asks if there is Board discussion. Livingston notes there was \$29,700 (twenty nine thousand seven hundred dollars) to work with. Notes these grants are for programs and Alaska Disc Golf was seeking capital money to launch their program and didn't have an existing program to support; that's why they received nothing. Livingston adds it was a very difficult decision not to give more money to the Ski Education Foundation, but was felt they had some resources outside of these Grants and the Community Club (i.e. Glacier City Radio) and Community School were more needful. Tingle comments: re: Alaska Disc Golf: were asking for \$30,000 and didn't have anything yet established in the Girdwood valley. He adds: they couldn't have all the money and if allocated \$5,000 and didn't have enough money to do the whole project, what would be the point?

Sears MOVES the GBOS accept the recommendations of the Parks and Recreation Allocation of non-profit grants. Tingle SECONDS. Vote: 5-0, unanimously approved.

New Business:

26. From Girdwood Land Use Committee December 14, 2004 meeting: Presentation and advisory vote on Glacier City Center, Tract E-3 North of the New Girdwood Post Office.

Knutson introduces Marco Zaccarro with Z Architects in Girdwood. Zaccarro representing Dr. Jeffrey Demain of Glacier City Development LLC offers a presentation of a mixed-use development: an inn, upscale restaurant and jazz club, several smaller retail shops (approximately six hundred square feet each) and wilderness center (with additional office space).

The basic architectural move: a pedestrian development (not a mall) closely tied to idea of Girdwood Town Square. Includes walkway, sidewalk improvements and businesses that reach back to a planned small park on site near California Creek. Inn would be to the back of location; fairly upscale with fireplaces in each room. Snow plowing would sweep through to the right past the wilderness center. The wilderness center would be a booking-style agency for all the activities and smaller recreation-use businesses in Girdwood, giving them a 'public face'. Have brought a marketing consultant on board to do feasibility studies and contacting local businesses to see about participating as tenants. If wilderness center doesn't work could also be a sporting goods store. Easy vehicle access to project. Heated walkways have covered roofs. Consciously have borrowed the Whistler Resort 'village-look' concept. Have varied the roof heights and exterior siding material to make more interesting. All the shops are staggered so store fronts are visible from Hightower Road. Want it to feel like a continuation of downtown area of Girdwood. Desire is to appeal to both residents and tourists. (Zaccarro shows video of three-dimensional views of project.)

Board Comments:

Knutson asks if jazz club will be going for a full liquor license. With confirmation from Zaccarro, wants to know if too close to elementary school. Both Zaccarro and Victor Duncan confirm that a previous inquiry had been made even closer to the school and it was okay.

Knutson also questions the park use: will it be for general public use (i.e. picnics, etc.) or rented out for weddings? Zaccarro says there is interest in renting it out with possible functions being connected to inn use. Also, trail from park connects to trail leading to post office and on to the Town Square Park area.

Duncan asks if the project will be done in phases. Zaccarro says it is possible, but the owner/developer would prefer to do it all at once.

All of Board: very beautiful concept presentation.

Livingston asks what Zaccarro would like from the Board. He replies a motion of support. Livingston adds the LUC voted unanimously with no abstentions and no objections to support the project. Knutson notes that during her time on the Board, they have viewed any number of projects and many times sent them back for further work; however, this project is lovely.

Sears MOVES the GBOS supports the LUC's non-objection to the Glacier City Center project; Duncan SECONDS. Vote: 5-0, unanimously approved.

Zaccarro asks if any one has any comments or questions, please contact him directly: Z Architects: 783-2190.

Livingston asks to back up to Parks and Recreation packet. There is a form for the grant allocations to the non-profits that requires a signature of the co-chairs. (Co-Chairs sign form.)

27. From Girdwood Trails Committee December 7, 2004 Meeting: Vote on Proposal that monetary mitigation be sought from AK DOT/PF due to their displacement of pedestrian use of Crow Creek Road by road improvements to Crow Creek Road and that the funds be used to improve the current trail and any future pedestrian access from Girdwood School North to Crow Creek Mine.

Livingston reports at the Crow Creek Road Improvement Project meetings, many have requested shoulders of road be widened to include room for pedestrians, runners, bikers, etc. (i.e. the use everyone makes of the current Crow Creek Road) and the requests have largely been ignored. The current plan for renovation includes only two feet (2') shoulders which isn't wide enough. Alison Rein at the Trails Committee made a suggestion, a way to mitigate this problem that has worked in the past with DOT: point out they (DOT) have not included sufficient shoulders for foot traffic; therefore, displaced pedestrian use on Crow Creek Road with currently planned Crow Creek Road improvements; therefore, we request that they (DOT) provide mitigation for this loss of usage by providing funds to upgrade that portion of the Iditarod Trail that roughly parallels Crow Creek Road from Girdwood School up to Crow Creek Mine. The trail be upgraded and improved to a class three (3) trail. Knutson confirms the idea is to ask DOT for additional funds beyond that planned for road improvements to make trail improvements; it is not asking DOT to slice funds

Municipality
of
Anchorage



P.O. Box 390
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<http://www.muni.org/gls>

Mark Begich, Mayor

GIRDWOOD VALLEY SERVICE AREA BOARD OF SUPERVISORS
John Gallup, Chair; Jim Henderson, Nicholas Dungen
Tim Cabana, Brandi Lynn Morgan Hoke

**Resolution 2006-06
Of the
Girdwood Board of Supervisors**

A RESOLUTION OF THE GIRDWOOD BOARD OF SUPERVISORS IN SUPPORT OF THE GLACIER CITY CENTER PEDESTRIAN PATH AND PARKING:

WHEREAS, both the Land Use Committee and the Girdwood Board of Supervisors have previously voiced strong support for the Glacier City Center project, and

WHEREAS, the developer has approached the Land Use Committee and the Girdwood Board of Supervisors with the concept of linking their project with a pedestrian path aligned partly on Stumpy's Way to the midpoint path of the north side of the Town Square, and

WHEREAS, the developer has also asked for support for using a small tract of HLB land along said path for additional public parking to service their development and others nearby, and

WHEREAS the Land Use Committee supported these concepts by a vote of 17-0,

NOW THEREFORE BE IT RESOLVED the Girdwood Board of Supervisors, by a vote of 4-0, has no objection to the concept pedestrian path and parking area as presented.

PASSED AND APPROVED BY THE GIRDWOOD BOARD OF SUPERVISORS ON MAY 15, 2006.



John Gallup, Chair

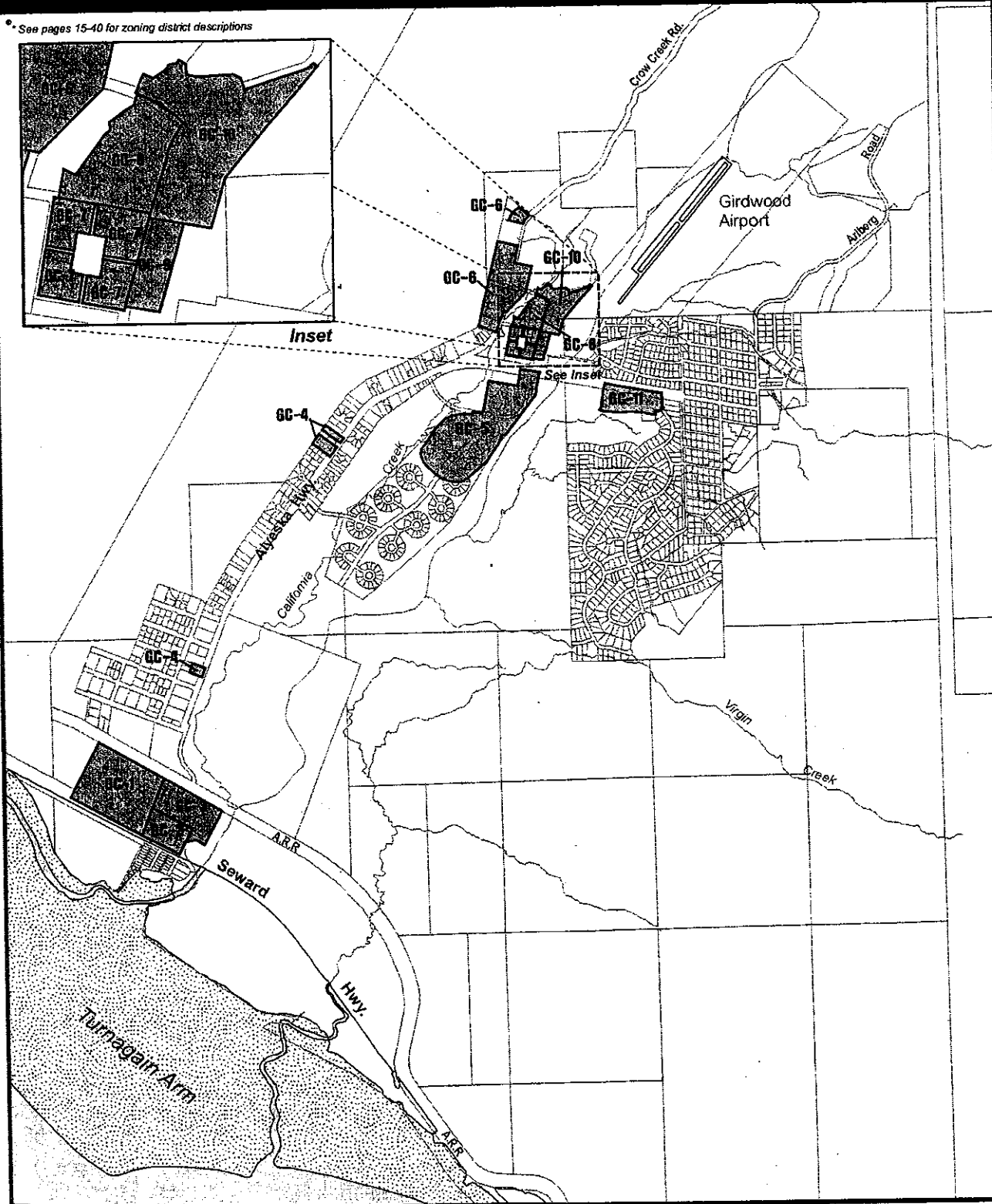
Map 21.09 - E: Commercial Districts

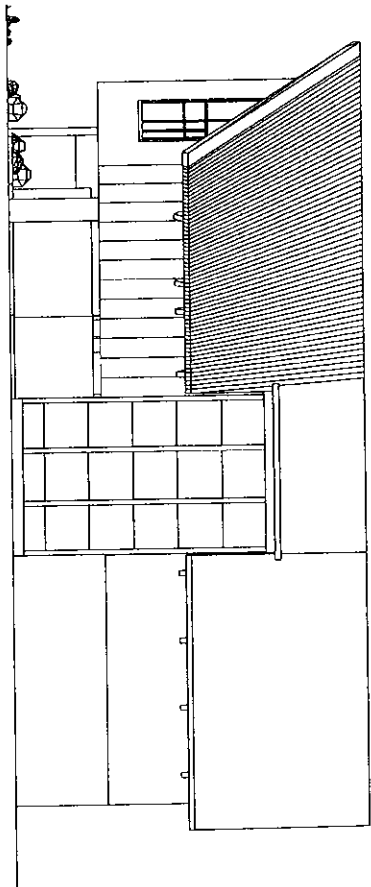
June 1, 2005

GC-1	Seward Highway/Alyeska Highway Commercial	GC-7	Townsite Square Commercial
GC-2	Girdwood Station/Seward Highway Commercial	GC-8	New Townsite North Commercial
GC-3	Old Townsite Commercial/Residential	GC-9	East Hightower Commercial/Residential
GC-4	Lower Alyeska Highway Commercial	GC-10	Northeast Hightower Commercial/Residential
GC-5	New Townsite South Commercial	GC-11	Upper Alyeska Highway Commercial
GC-6	Crow Creek Road Commercial/Residential		

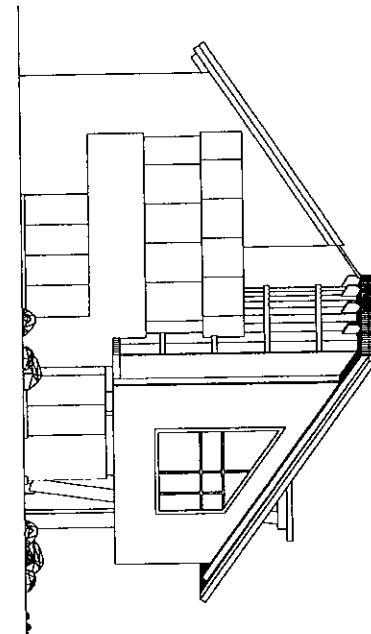


• See pages 15-40 for zoning district descriptions

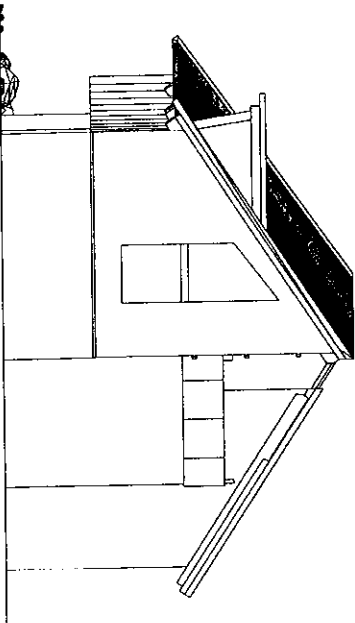




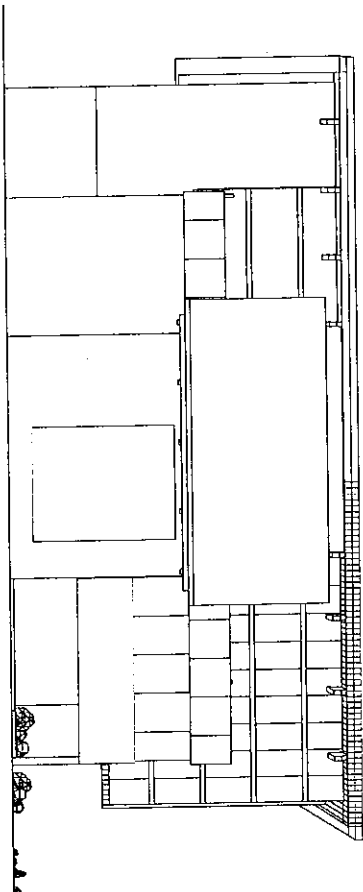
2 NORTH ELEVATION
SCALE: 1/8" = 1'-0"



1 NORTH ELEVATION
SCALE: 1/8" = 1'-0"



4 WEST ELEVATION
SCALE: 1/8" = 1'-0"



3 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"

35% DESIGN
NOT FOR CONSTRUCTION
AR2.1



ARCHITECTS

SCHEMATIC DESIGN

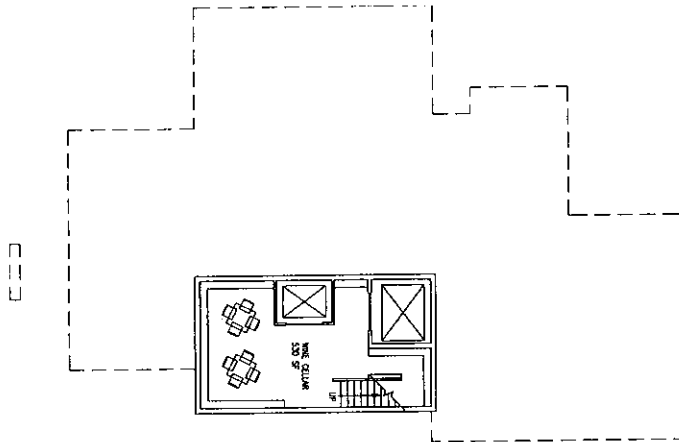
GLACIER CITY CENTER,
PHASE 1A - UNDERGROUND INFRASTRUCTURE
AND CONDOMINIUM HOTEL
GIRARDWOOD, ALASKA

RESTAURANT ELEVATIONS

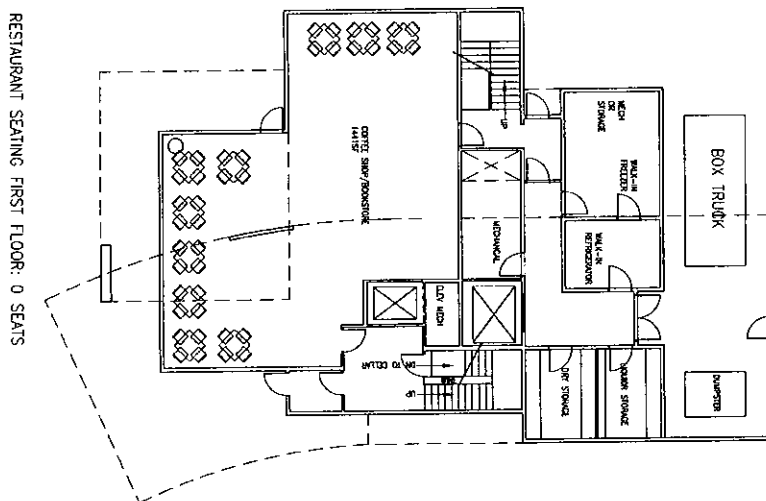
ESSENTIAL DETAILS
CHECKED BY
REVISIONS

CONTRACT 2008

1 BASEMENT FLOOR PLAN
SCALE: 1/8" = 1'-0"

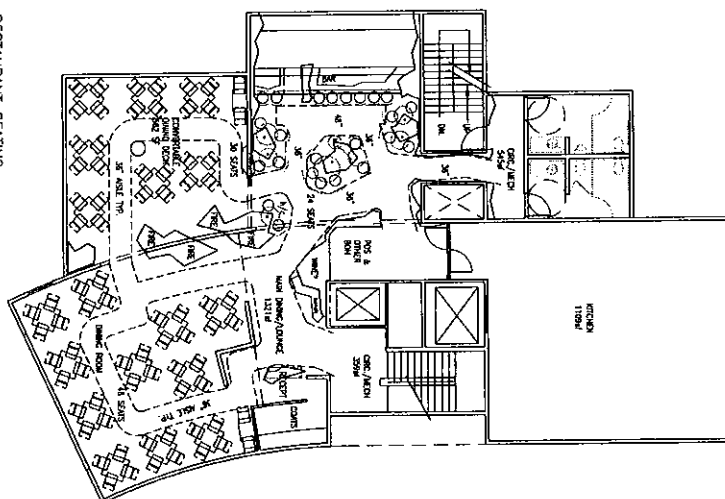


2 FIRST FLOOR PLAN
SCALE: 1/8" = 1'-0"



3 SECOND FLOOR PLAN
SCALE: 1/8" = 1'-0" NOT FOR CONSTRUCTION

RESTAURANT SEATING
SECOND FLOOR
MAIN DINING: 46 SEATS
CONVERTIBLE INDOOR/OUTDOOR DINING DECK: 30 SEATS
BAR/LOUNGE: 24 SEATS
TOTAL SECOND FLOOR SEATING: 100 SEATS



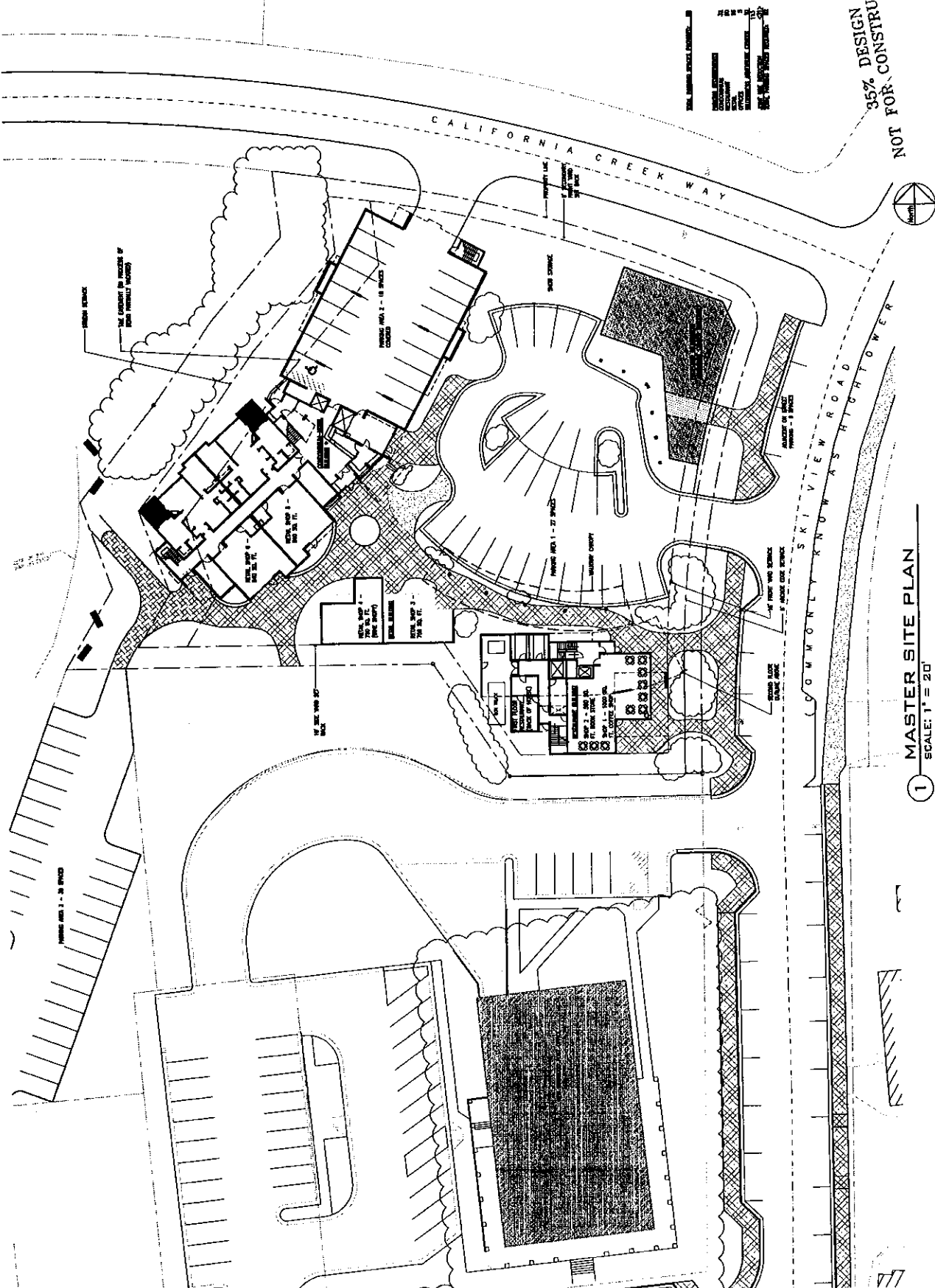
GLACIER CITY CENTER,
PHASE 1A - UNDERGROUND INFRASTRUCTURE
AND CONDOMINIUM HOTEL
GRIERWOOD, ALASKA

BUENHABIT DESIGN

RESTAURANT FLOOR PLANS

ARCHITECTS







ARCHITECTS

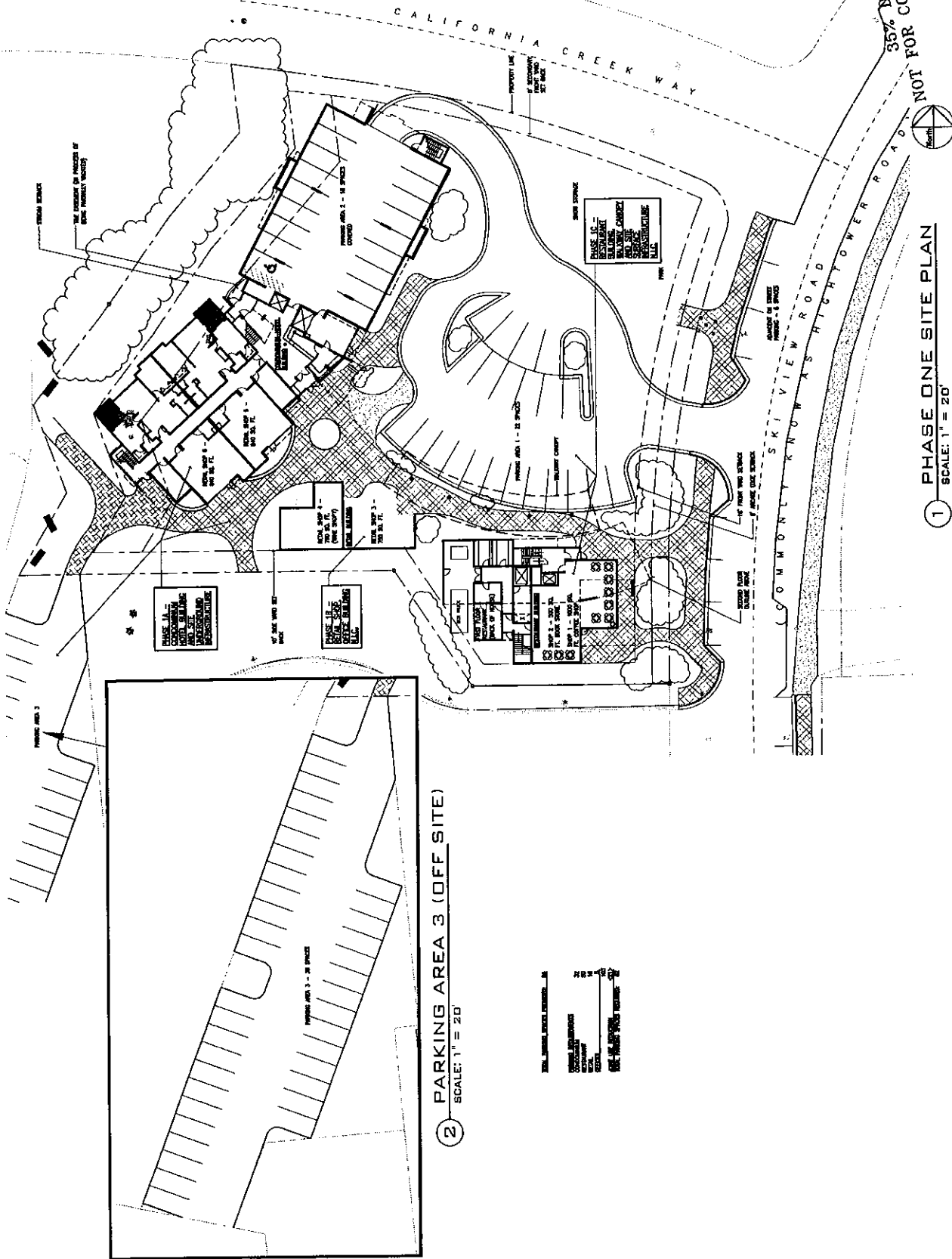
GLACIER CITY CENTER,
PHASE 1A - UNDERGROUND INFRASTRUCTURE
AND CONDOMINIUM HOTEL
DOWNSIDE, ALASKA
PHASE 1 NE SITE PLAN
SCHEMATIC DESIGN

DATE: 04.01.08
SUBMITTAL: 04.01.08
CHECKED BY: [Signature]
REVIEWED BY: [Signature]
DATE: 04.01.08

ACO.2

35% DESIGN
NOT FOR CONSTRUCTION

1 PHASE ONE SITE PLAN
SCALE: 1" = 20'



2 PARKING AREA 3 (OFF SITE)
SCALE: 1" = 20'



ZACHRY
ARCHITECTS

GLACIER CITY CENTER TO TOWN SQUARE LINK

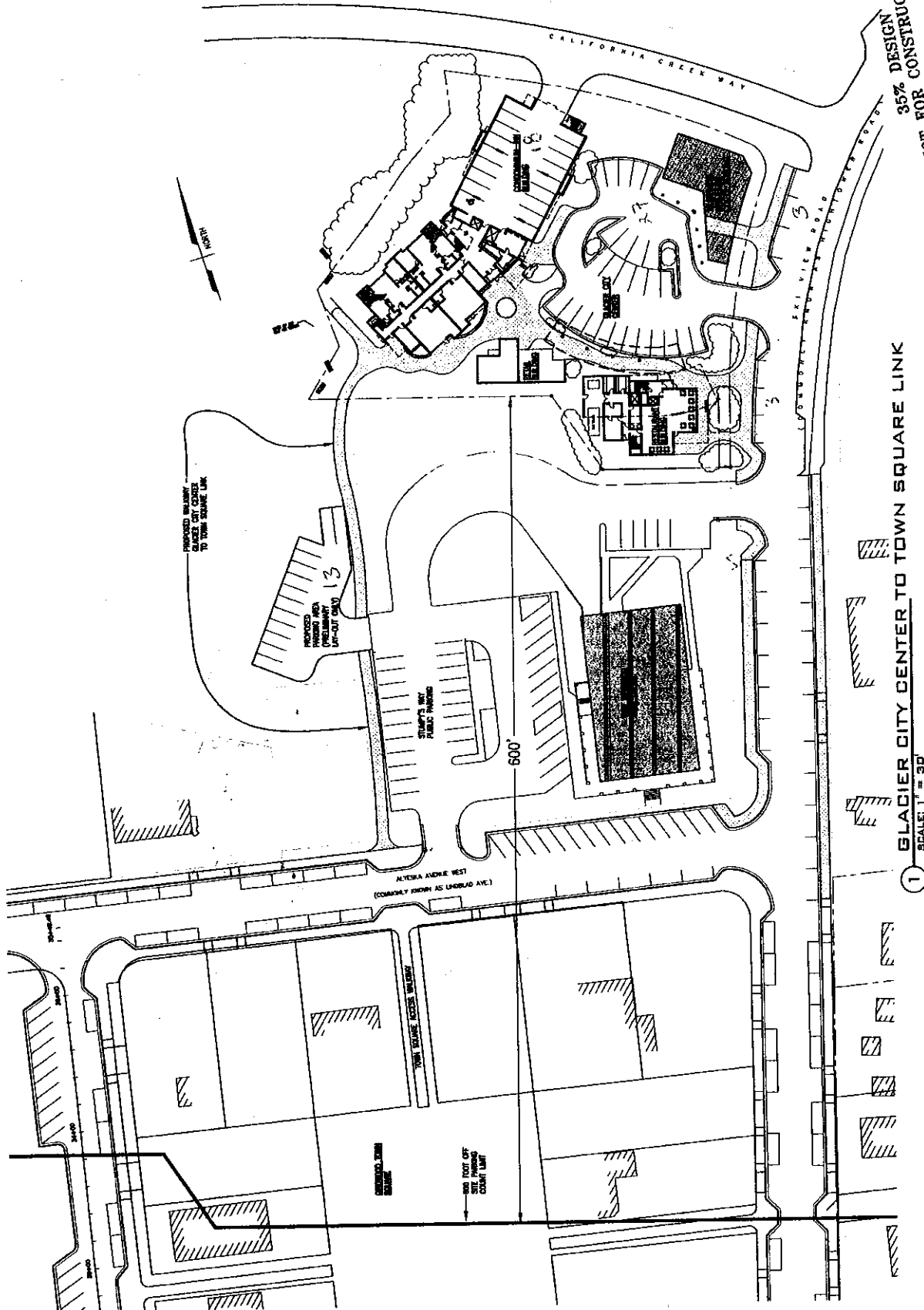
GLACIER CITY CENTER
AND CONDOMINIUM HOTEL
PHASE 1A - UNDERGROUND INFRASTRUCTURE
BIRMINGHAM, ALABAMA
BIRMINGHAM DESIGN

DESIGNED BY
SUBMITTAL GRADING
CHECKED BY
REVIEWED BY

CONTRACT NO. 3008

ACO.4

DESIGN
35% CONSTRUCTION
NOT FOR CONSTRUCTION



PICTURE EXHIBIT 1

THE FOLLOWING THREE (3) PICTURES WERE TAKEN
FROM HIGHTOWER ROAD LOOKING NORTHWEST
ONTO THE SITE

Z ARCHITECTS

Chugach Electric Association

.. Attn: Karen Talbert
5601 Electron Drive
Anchorage, AK 99503

June 14, 2006

Re: Telephone and Electrical Easement Encroachment
Glacier City Center, Girdwood, Alaska

Ms. Talbert,

Z Architects is in the process of designing a multi-use development project in Girdwood, Alaska for Glacier City Development LCC. The project, Glacier City Center, will consist of several buildings, including an inn, shops, and a restaurant.

We are submitting this request for an electrical easement encroachment permit for the second floor of the restaurant building. This building is located at the Southeast corner of the property facing Hightower Road. We would like to project a small area of the second floor into the existing 10' T&E easement as indicated in the attached plan and elevation.

This encroachment would occur at 10' above grade and terminate at the roof peak at 47'-3" above grade. There will be no building foundation or other architectural elements constructed between grade and the underside of the second floor within the easement. Currently there are no overhead lines in this easement.

As requested we have attached the following:

- A. a topography map showing the existing 10' T&E easement
- B. The Glacier City Center Master Plan (A0.1)
- C. A drawing showing the plan and elevation dimensions of the encroachment
- D. A review fee of \$280

Concurrently we have contacted ACS with a similar letter of request.

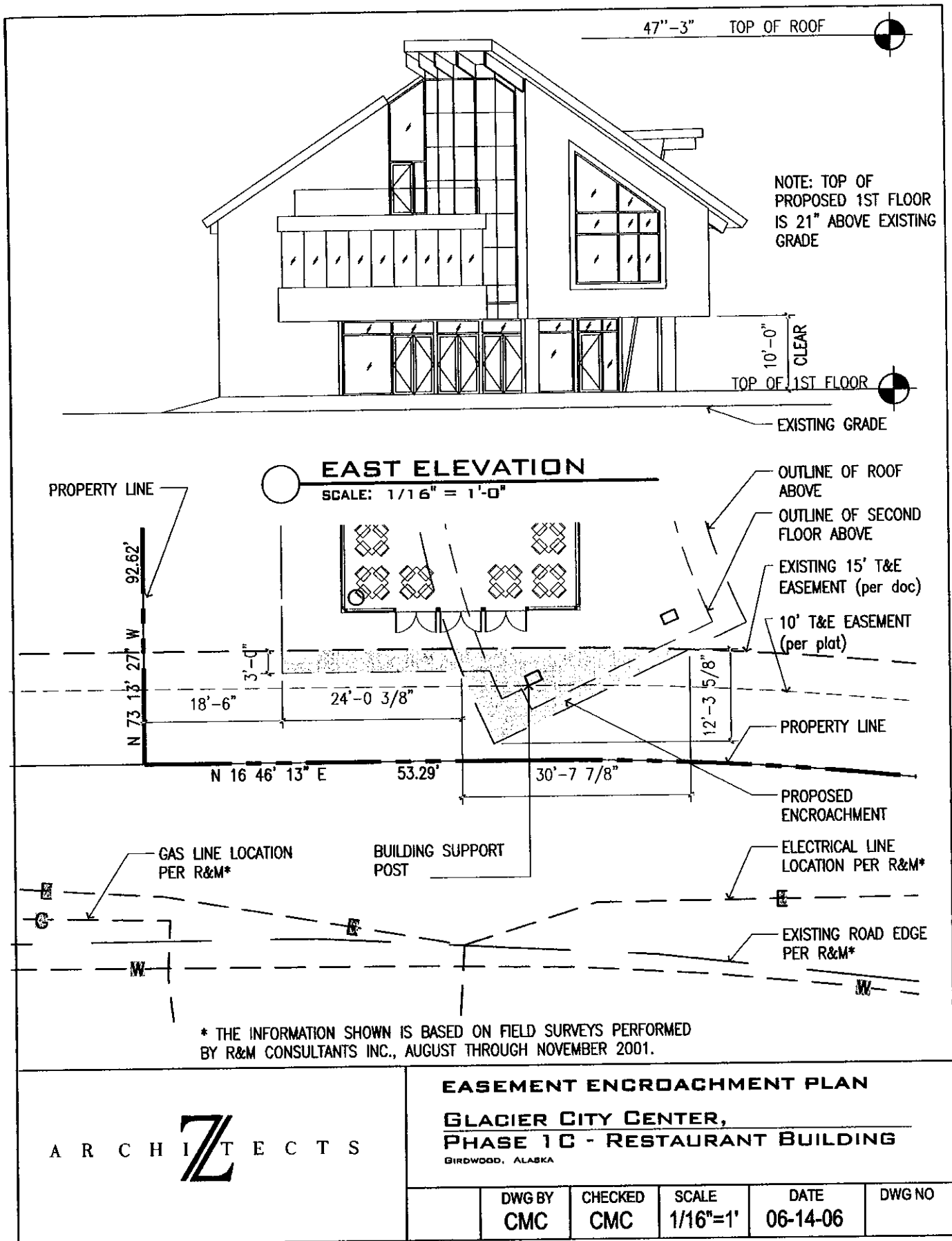
Please do not hesitate to contact me with any questions or concerns. We look forward to working with you to complete this process.

Sincerely,

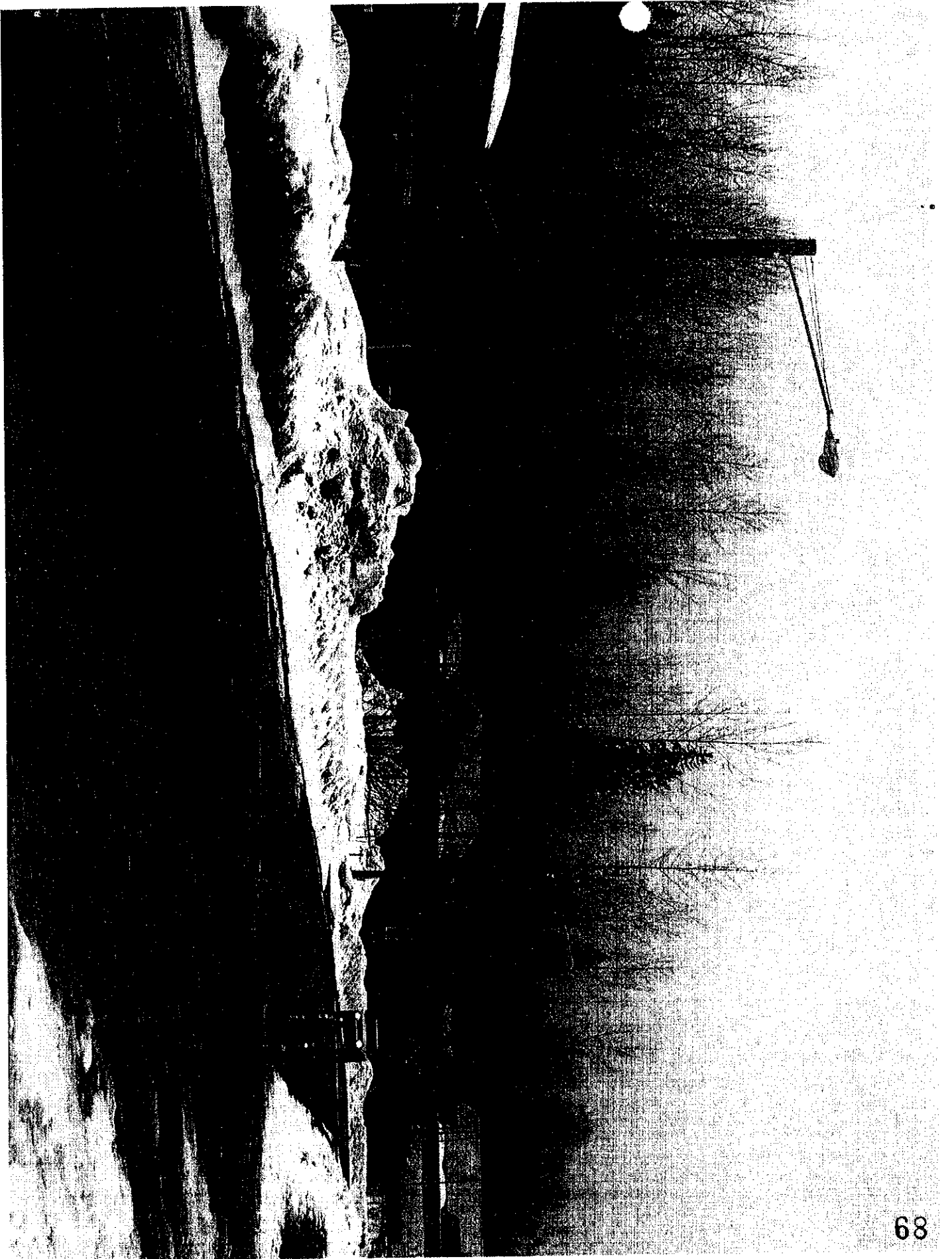


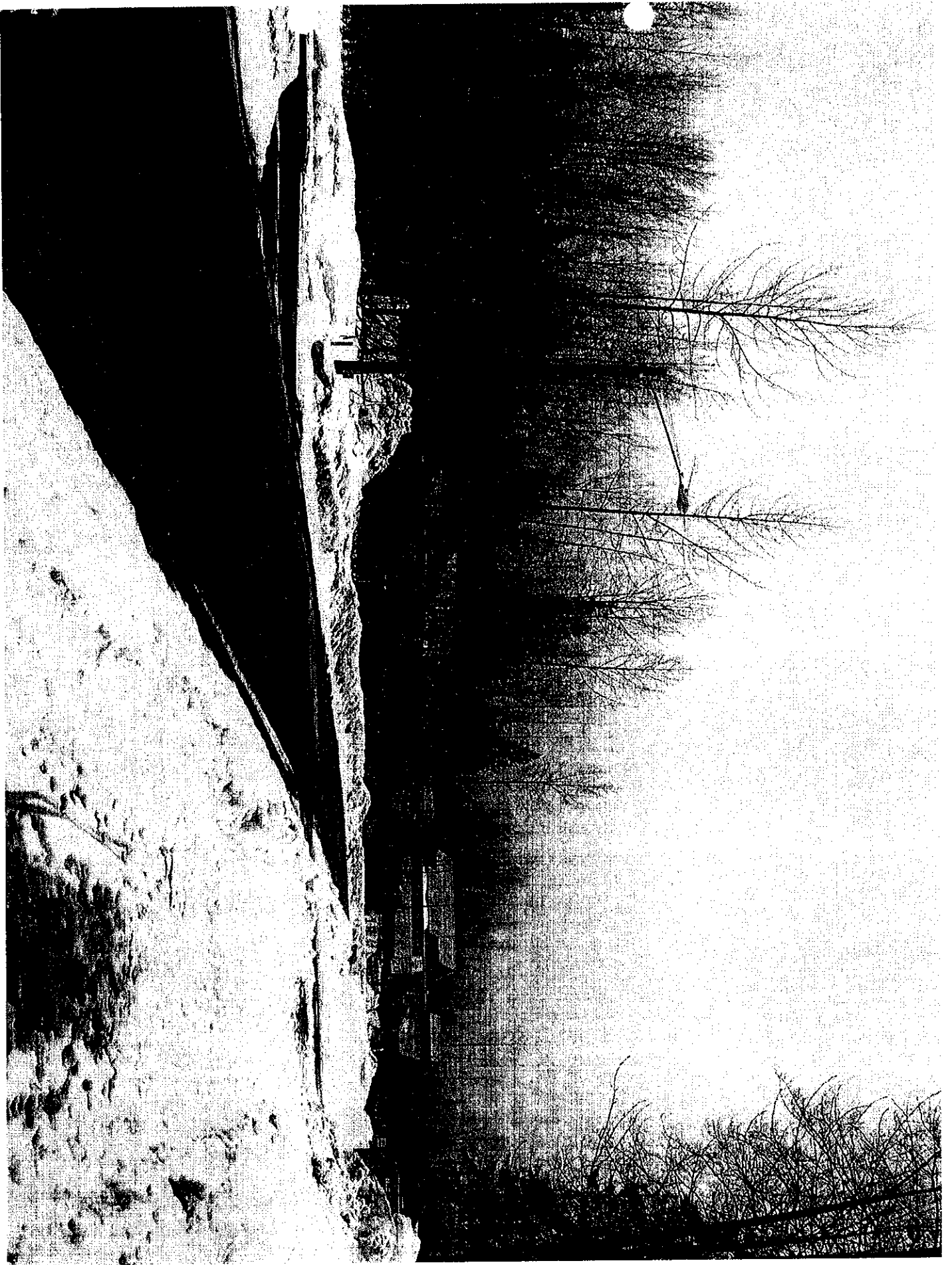
Chris Chiei, AIA NCARB
chiei@alaska.net
ph (907) 278-1042

Cc: Marco Zaccaro



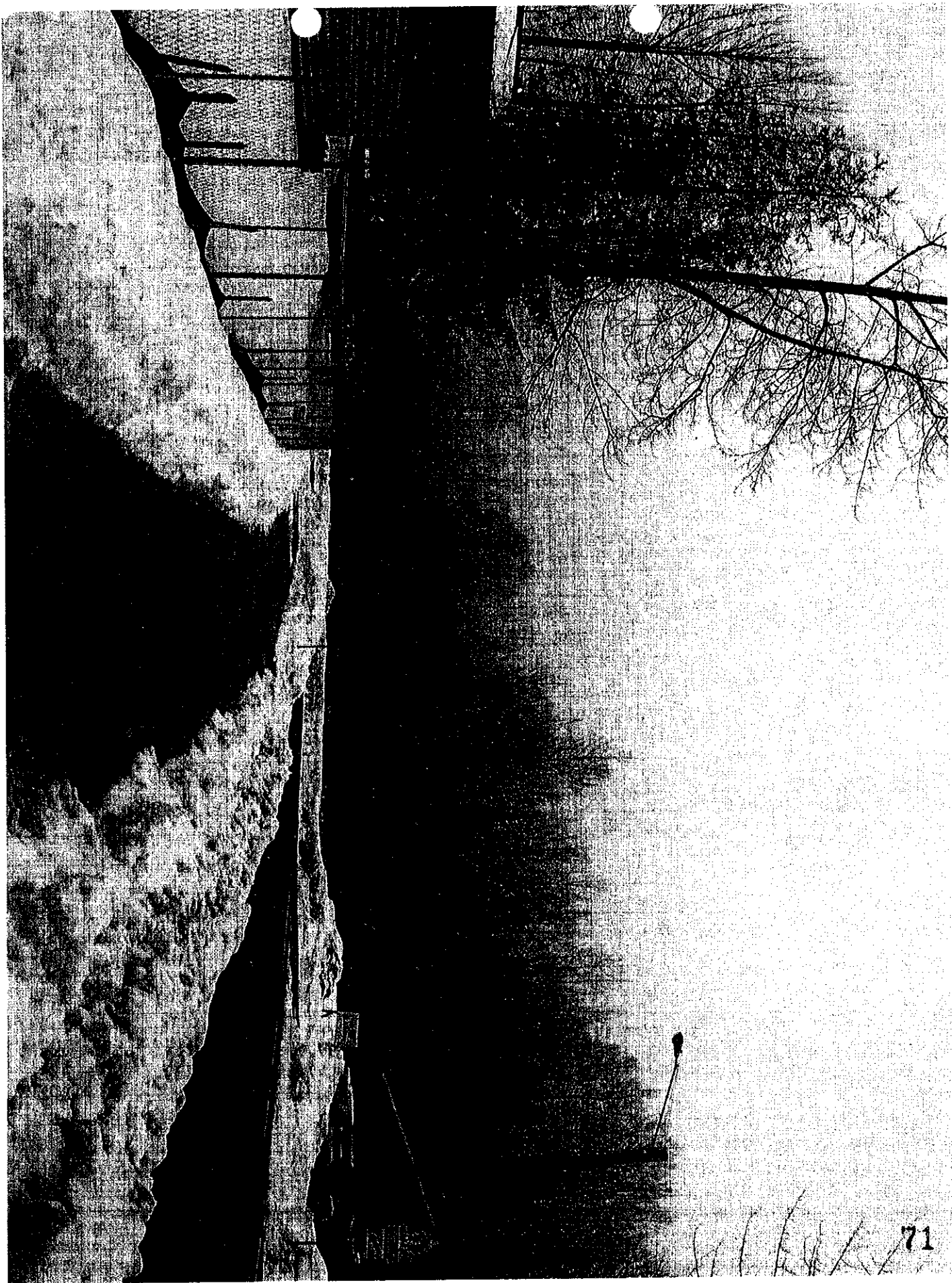


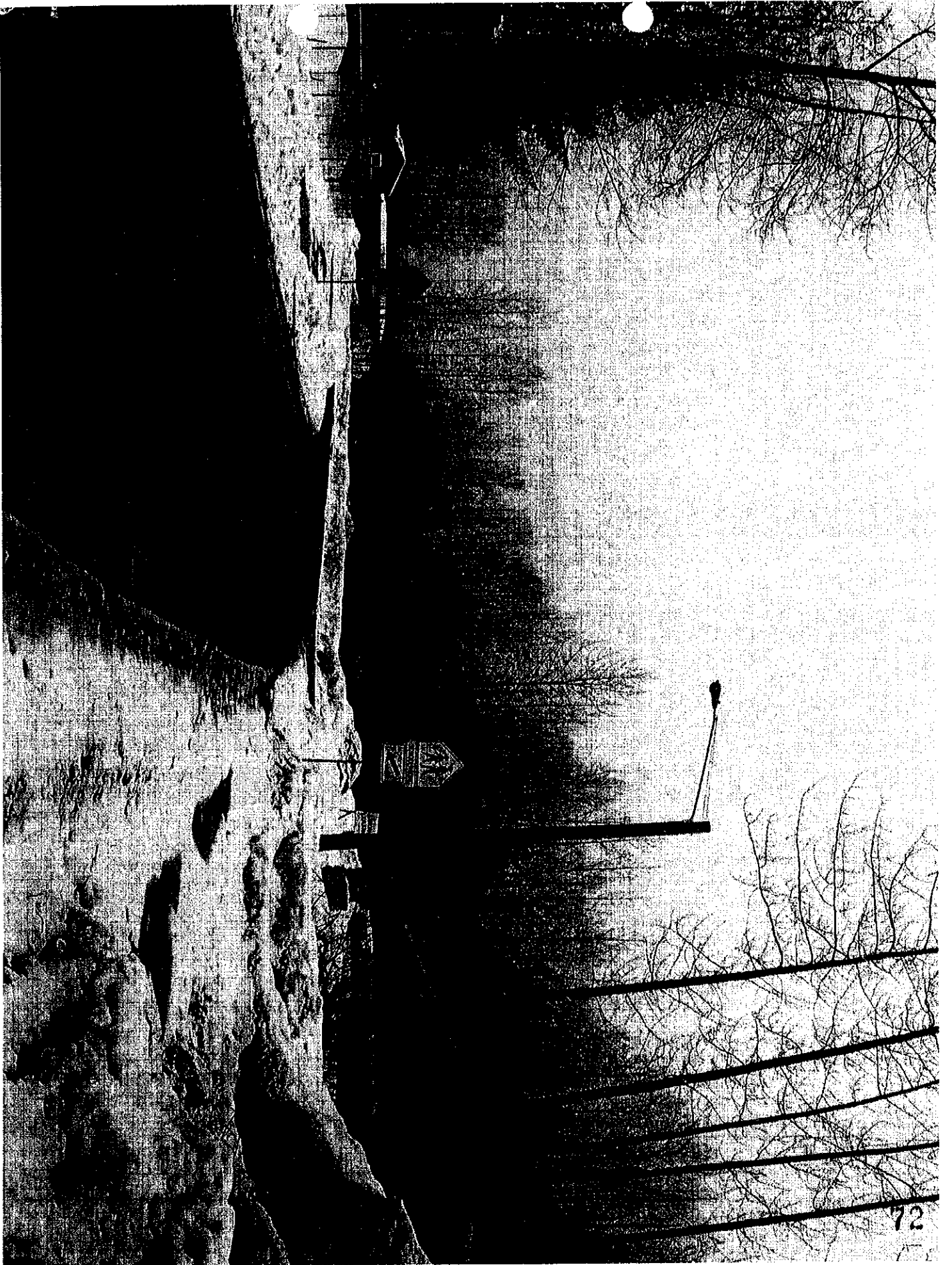


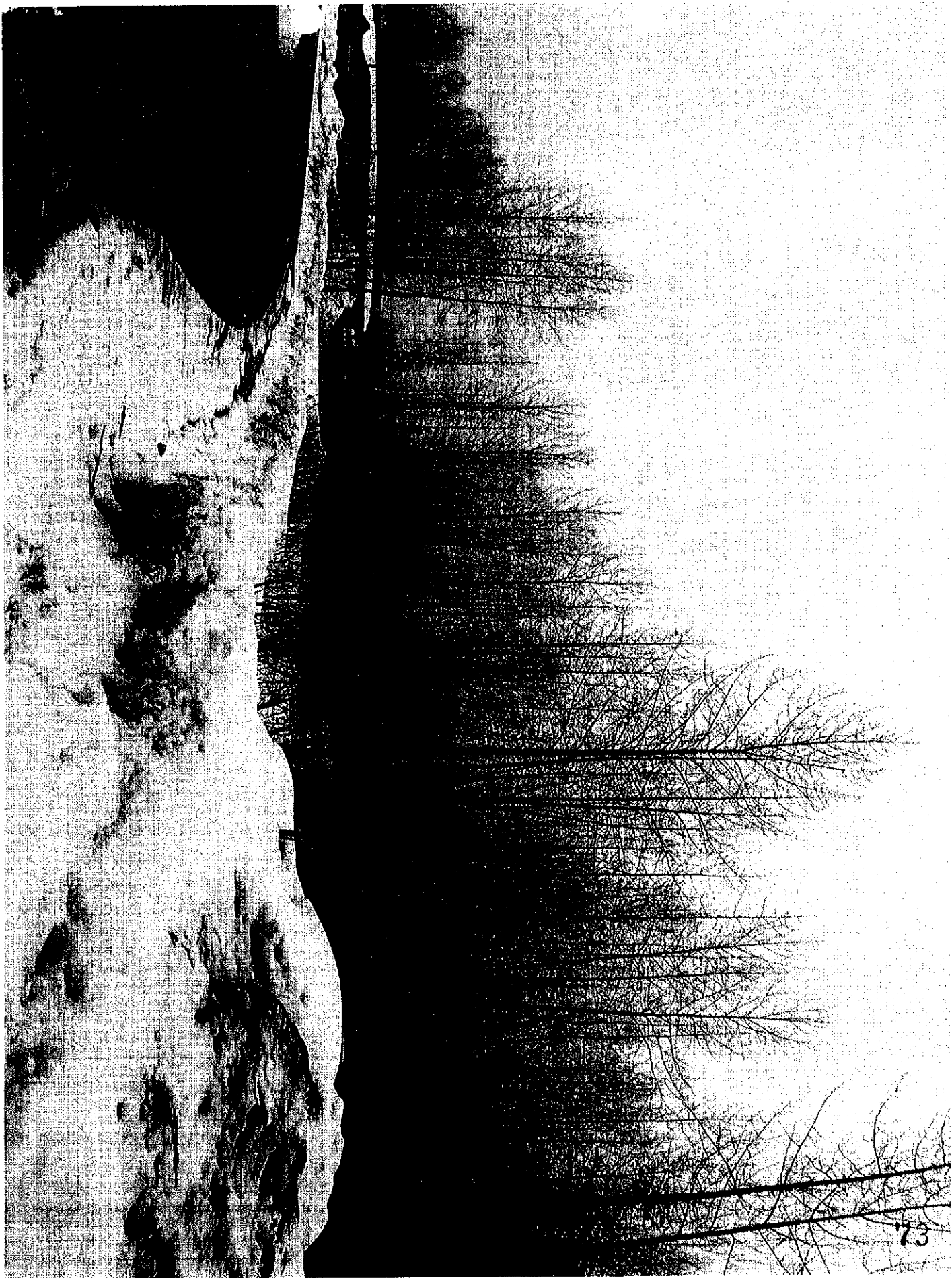


PICTURE EXHIBIT 2

THE FOLLOWING THREE (3) PICTURES WERE TAKEN
FROM HIGHTOWER ROAD LOOKING SOUTHWEST
ONTO THE SITE



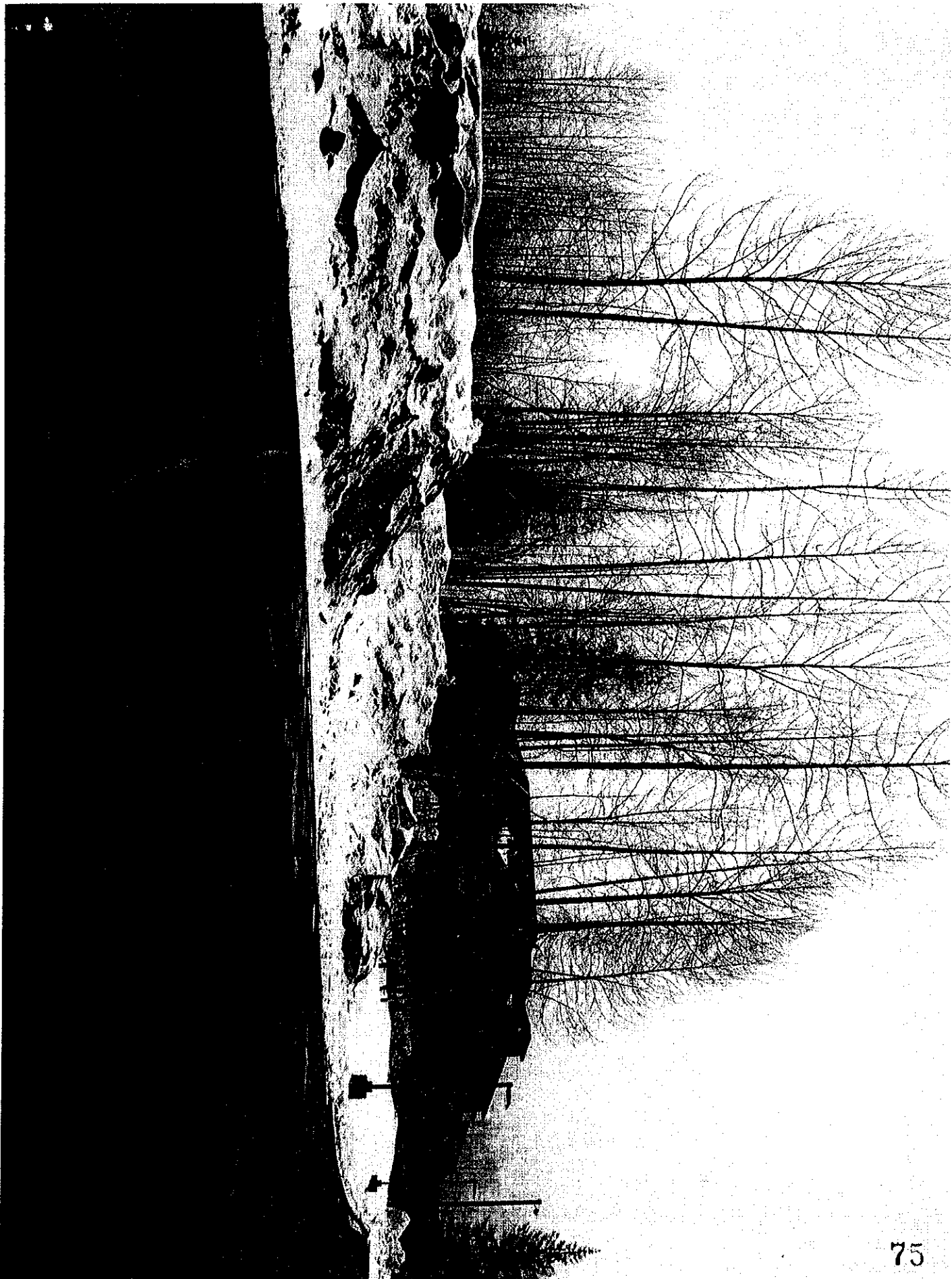




PICTURE EXHIBIT 3

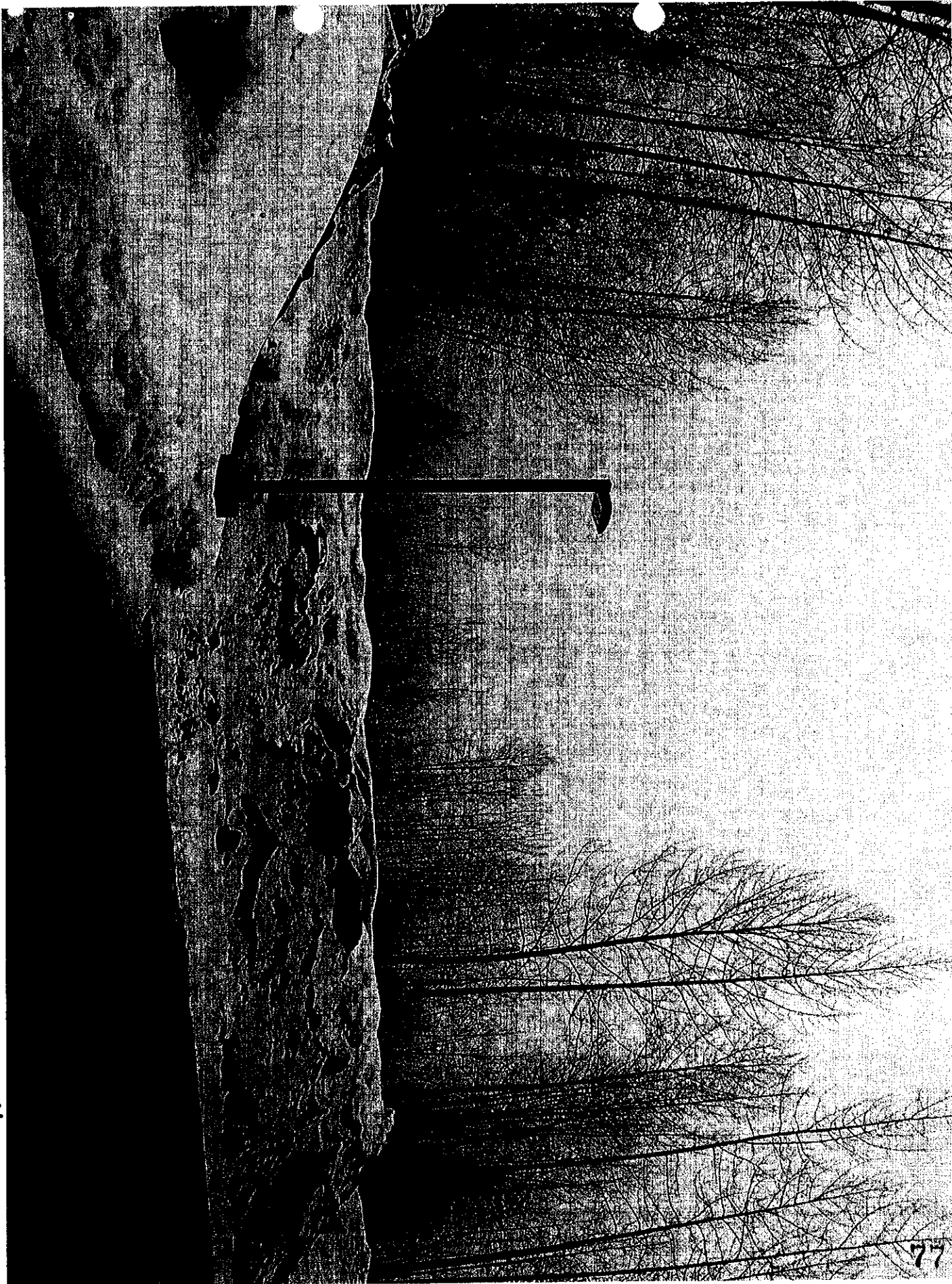
THE FOLLOWING PICTURE WAS TAKEN ON THE
SOUTH PROPERTY LINE LOOKING EAST.

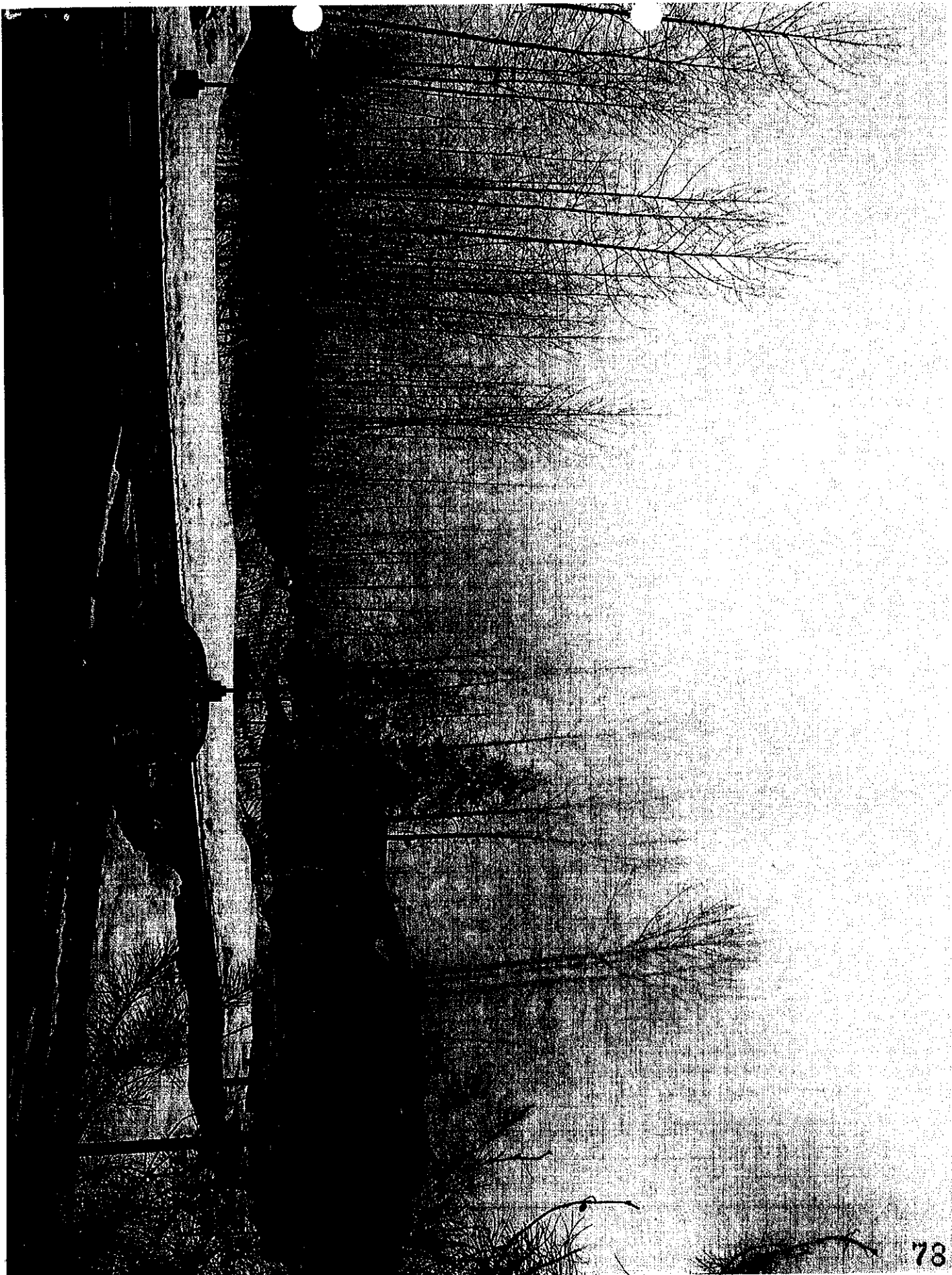
*BUILDINGS UNDER CONSTRUCTION ARE ACROSS
HIGHTOWER ROAD.

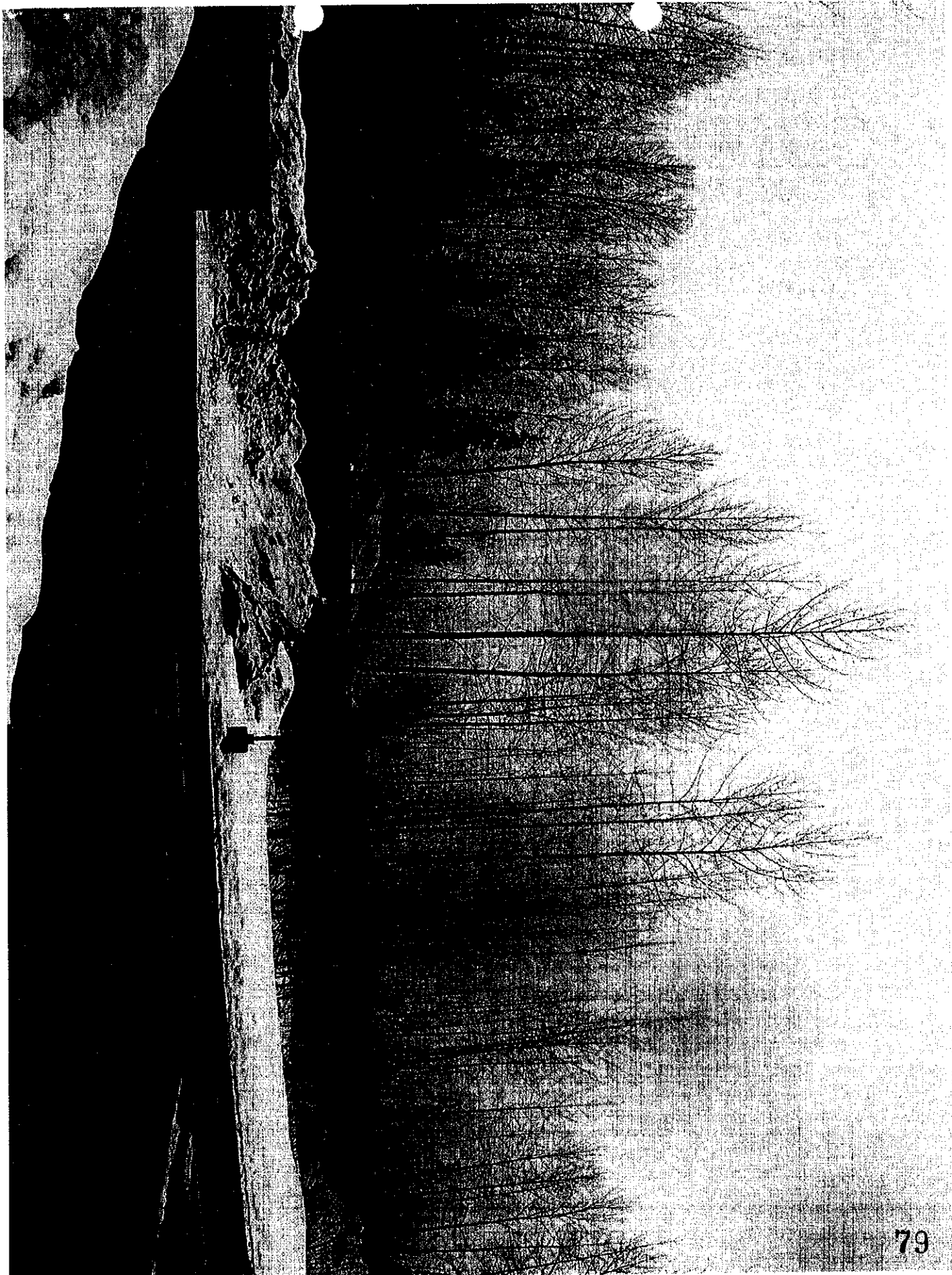


PICTURE EXHIBIT 4

THE FOLLOWING FOUR (4) PICTURES WERE TAKEN
FROM THE POST OFFICE PARKING LOT LOOKING
NORTH ONTO THE SITE.









Alcoholic Beverage Control Board
550 W. 7th Ave Suite #540
Anchorage, AK 99501

Liquor License Transfer

PAGE 1 OF 2

(907) 269-0350

Fax: (907) 272-9412

www.abc.revenue.state.ak.us

This application is for:

☐ Seasonal - Two 6-month periods in each year of the biennial period beginning _____ and ending _____
Mo/Day Mo/Day

☒ Full 2-year period

Type of Application: ☒ Transfer of Ownership ☒ Relocation ☐ Establishment Name

SECTION A. LICENSE INFORMATION: Must be completed for all types of applications.			FEES	
Current License #: 519	License Type: Beverage Dispensary License		Filing Fee:	\$100.00
License Year 2006/2007	Local Governing Body: (City, Borough or Unorganized) Municipality of Anchorage		Total Submitted: \$	
Statute Reference Sec. 04.11.090	Applicant's/transferee's name as it should appear on the license: Glacier City Restaurant, Inc.		Community Council Name(s) & Mailing Address (If applicable)	
Bus. Tel. #: 907-562-6228	Applicant's/transferee's mailing address: <u>PO Box 330</u> Girdwood Elementary School subdivision, Tract E-3, Girdwood, AK 99587		GBOS PO Box 390 Girdwood, Alaska 99587	
Fax #: 907-562-6868	Doing Business As (Business Name) Glacier City Restaurant			
Federal EIN: SS# 242-88-4837	Street Address or Location of Business Girdwood Elementary School Subdivision, Tract E-3	City Girdwood		
Email Address				
SECTION B. PREMISES TO BE LICENSED. Must be completed for Relocation applications.				
Name to be used on public sign or advertising: Glacier City Restaurant		<input type="checkbox"/> Premises is GREATER than 50 miles from the boundaries of an incorporated city, borough, or unified municipality.		
Closest school grounds: Girdwood Elementary School		<input type="checkbox"/> Premises is LESS than 50 miles from the boundaries of an incorporated city, borough, or unified municipality.		
Closest church: Girdwood Methodist Church		<input checked="" type="checkbox"/> Not applicable		
Distance measured under:	<input checked="" type="checkbox"/> AS 04.11.410 OR <input type="checkbox"/> Local ordinance No.	<input type="checkbox"/> Plans submitted to Fire Marshall (required for new & proposed buildings)		
Premises to be licensed is:	<input type="checkbox"/> Existing facility <input checked="" type="checkbox"/> New building <input type="checkbox"/> Proposed building	<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		
<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.		Hallelujah Corporation 239 West 4 th Ave. Anchorage, AK 99501		
<input type="checkbox"/> Involuntary Transfer. Attach documents which evidence default under AS 04.11.670.		Business Name (dba) BEFORE transfer Howard Johnson Plaza		
		Street Address or Location BEFORE transfer 239 West 4 th Ave. Anchorage, AK 99501		
SECTION D. Individual, corporate officer, director, limited liability organization member, manager or partner background.				
Does any individual, corporate officer, director, 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 type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, complete the following. Attach additional sheets if necessary.				
Name	Name of Business	Type of License	Business Street Address	State
Has any individual, corporate officer, director, 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 <input checked="" type="checkbox"/> No If Yes, attach written explanation				

Office use only

License Number

Date Approved

Director's Signature

14560

81

Alcoholic Beverage Control Board
5848 E Tudor Rd
Anchorage, AK 99507
http://www.dps.state.ak.us/abc/

Liquor License Transfer

(907) 269-0350
Fax: (907) 272-9412

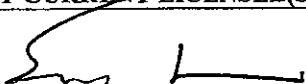

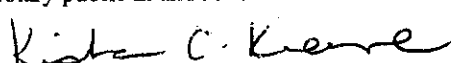

PAGE 2 OF 2
Corporation Information

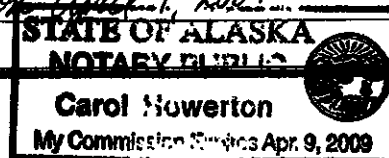
This application is for:

☐ Seasonal - Two 6-month periods in each year of the biennial period beginning _____ and ending _____
Mo/Day Mo/Day
☒ Full 2-year period

Type of Application: ☒ Transfer of Ownership ☒ Relocation ☐ Establishment Name

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

Name of Corporation: Glacier City Restaurant, Inc.		Telephone Number: 907-562-6228		Fax Number: 907-562-6568	
Corporate Mailing Address: PO Box 330		City: Girdwood		State: Alaska	
Name, mailing address & telephone number of registered agent: Jeffery Demain PO Box 330 Girdwood, AK 99587		Date of Incorporation or Certificate of Authority: 10/05/2005		State of Incorporation: Alaska	
Is the corporation in compliance with the reporting requirements of Title 10 of the Alaska Statutes? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If no, attach written explanation.					
Corporate Officers (Must include President, Secretary and Treasurer, and Vice-President if applicable)					
Name	Title	✓ if Director	Home Address & Telephone Number	Date of Birth	Work Tel. #
Jeffery Demain	Pres. S/T	✓	PO Box 1425 Girdwood, AK 99587 (907) 783-0030	01/07/84	907-562-6228
Corporate Directors & Stockholders with a 10% or more interest. Attach additional sheets if necessary.					
Name	Home Address		Telephone #	Percentage (%) of shares	
Jeffery Demain	PO Box 1425 Girdwood, AK 99587		907-562-6228	100%	
Note: On a separate sheet provide information on ownership of other organized entities that are shareholders of the licensee.					
Declaration					
<ul style="list-style-type: none">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 OF TRANSFEREE(S)		
Signature 			Signature 		
Name & Title (Please Print) Sok K. Son / Vice President			Name & Title (Please Print) JEFFREY L. DEMAIN, President		
Subscribed and sworn to before this 29 day of November 2005.			Subscribed and sworn to before this 15th day of January 2006.		
Notary public in and for the State of Alaska 			Notary public in and for the State of Alaska 		
My Commission expires: 3/19/06			My Commission expires: April 9, 2009		



Alaska Entity #: 96473

State of Alaska
Department of Commerce, Community, and
Economic Development
Corporations, Business and Professional Licensing

CERTIFICATE
OF
INCORPORATION
Business Corporation

THE UNDERSIGNED, as Commissioner of Commerce, Community, and Economic Development of the State of Alaska, hereby certifies that Articles of Incorporation duly signed and verified pursuant to the provisions of Alaska Statutes has been received in this office and have been found to conform to law.

ACCORDINGLY, the undersigned, as Commissioner of Commerce, Community and Economic Development, and by virtue of the authority vested in me by law, hereby issues this certificate to

Glacier City Restaurant, Inc.

and attaches hereto the original copy of the Articles of Incorporation for such certificate.



IN TESTIMONY WHEREOF, I execute this certificate and affix the Great Seal of the State of Alaska on **October 5, 2005**.

William C. Noll

William C. Noll
Commissioner

**ARTICLES OF INCORPORATION
GLACIER CITY RESTAURANT, INC
AN ALASKA CORPORATION**

The undersigned, a natural person of the age of 21 years or more, acting as the sole incorporator of this Corporation (hereinafter Corporation) under the provisions of the Alaska Corporations' Code, AS 10.06. et seq (hereinafter Code), hereby adopts the following Articles of Incorporation.

ARTICLE I

Corporate Name

The name of the Corporation is GLACIER CITY RESTAURANT, Incorporated.

ARTICLE II

Period of Duration

The duration of the Corporation is perpetual.

ARTICLE III

Purpose and Powers

A. In General: The purpose of this Corporation is to own and operate a fine dining restaurant with a liquor license in Girdwood, Alaska and for no other purpose whatsoever.

B. Statutory Powers: Subject to any specific written limitation or restrictions imposed by the Code, by other law, or by these Articles of Incorporation, and in furtherance of the purposes set forth in Section A of Article III, the Corporation shall have and exercise all the powers in the Code.

AtrclsInc/GlacierCityRestaurant



ARTICLE IV

Authorized Shares

A. Number: The total number of shares of all classes of stock which the Corporation shall have authority to issue is ONE HUNDRED THOUSAND (100,000) shares without par value. The shares of Corporation are not to be divided into classes.

B. Stated Capital: The consideration given for all shares of the Corporation that have been issued shall be stated capital of the Corporation at any particular time.

C. Dividends: The holders of the stock shall be entitled to receive, when and as declared by the Board of Directors, out of the unreserved earned surplus of the Corporation, as defined in the Code, dividends payable either in cash, in property or in shares of capital stock of the Corporation.

D. Preemptive Rights: The Shareholders shall have preemptive rights to acquire any additional shares which may be issued.

E. Consideration. All such shares as may be duly issued in accordance with law and by the bylaws of the Corporation and for the consideration fixed by the Board of Directors of the Corporation shall be fully paid shares and not liable for any further call or assessment.

ARTICLE V

Provisions for Regulation of the Internal Affairs of the Corporation

A. Code of Bylaws: The internal affairs of the Corporation shall be governed by its Code of Bylaws. The initial Code of Bylaws of the Corporation shall be adopted by its Board of Directors. The power to alter, amend or repeal the Code of Bylaws or to adopt a new Code of Bylaws shall be vested in the Board of Directors. The Code of Bylaws may contain any provision for the regulation and management of the affairs of the Corporation not inconsistent with the Code or these Articles of Incorporation.

B. Interest of Directors in Contracts: Any contract or other transaction between the Corporation and any Director, or between the Corporation and a corporation or an association of which any Director is a shareholder, member, director, officer or employee, or in which the sole Director has a financial interest, shall be valid for all purposes, notwithstanding the presence of such Director at the meeting of the Board of Directors of the Corporation which acts upon, or in reference to, such contract or transaction, and notwithstanding his participating in such action. This section shall not be construed to invalidate any contract or other transaction which would otherwise be valid under the common and statutory law applicable thereto.

C. Amendments to Articles of Incorporation: The Corporation reserves the right from time to time to amend, alter or repeal or to add any provision to its Articles of Incorporation in any manner prescribed by law.

ARTICLE VI

Name of Registered Agent and Address of Registered Office

The name of the registered agent is JEFFREY G. DEMAIN. The address of the registered office is P.O. BOX 330 Girdwood, Alaska 99587.

ARTICLE VII

Data Respecting Directors

A. Initial Board of Directors: The initial Board of Directors shall consist of one (1) member. The total number of Directors shall be provided for in the Bylaws.

i) The initial Directors or any subsequent Directors, should additional Directors be provided for by the Bylaws, need not be residents of the State of Alaska. Any additional Directors which may be provided for by amendment need not be shareholders of the Corporation, but all shareholders shall be Directors unless they decline to serve.

AtrclsInc/GlacierCityRestaurant

B. Names and Addresses: The name and address of the person who is to serve as the sole Director until the first meeting of the shareholders or until their successors shall have been elected and qualified is as follows:

Jeffrey G. Demain
P.O. Box 1425
Girdwood, Alaska 99587

C. Increase or Decrease of Directors: The number of Directors may increase or decrease from time to time by amendment to the Code of Bylaws, but no decrease shall have the effect of shortening the term of any incumbent Director. In the absence of a bylaw fixing the number of Directors, the number of Directors shall be one (1).

ARTICLE VIII

Data Respecting Incorporator

The name and address of the incorporator of the Corporation is as follows:

W. Sherman Ernouf
Attorney for the Corporation
207 East Northern Lights Blvd.,
Suite 200
Anchorage, Alaska 99503

ARTICLE IX

Alien Affiliation

There are no alien affiliates who own any interest in the Corporation being formed hereunder.

IN WITNESS WHEREOF, the undersigned, being the Incorporator designated in Article VIII, executed these ARTICLES OF INCORPORATION and certifies to the truth of the facts therein stated this 4th day of October, 2005.


W. Sherman Ernouf

AtrclsInc/GlacierCityRestaurant

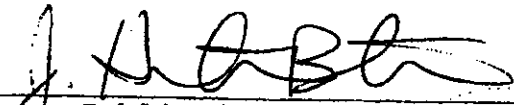
STATE OF ALASKA

THIRD JUDICIAL DISTRICT

)
) ss.
)

THIS IS TO CERTIFY that on this 4th day of October, 2005, before me, the undersigned, a Notary Public in and for the State of Alaska, duly commissioned and sworn as such, personally appeared W. Sherman Ernouf, known to me to be the individual described in and who executed the foregoing ARTICLES OF INCORPORATION. He acknowledged to me that he signed and sealed the same freely and voluntarily for the uses and purposes therein mentioned.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal the day and year first hereinabove written.


Notary Public in and for Alaska
My commission expires: 12-1-08

ANCHORAGE PUBLISHING, INC.

Mail: P.O. Box 241841, Anchorage, Alaska 99524-1841

Office: 540 E. Fifth Avenue, Anchorage, Alaska 99501

Phone: (907) 561-7737 Fax: (907) 561-7777



ANCHORAGE PRESS AFFIDAVIT OF PUBLICATION

Liquor License Transfer Notice

Hallelujah Corporation d/b/a Howard Johnson Plaza Hotel located at 239 West 4th Ave. Anchorage, Alaska 99501 is applying for transfer of a Beverage Dispensary License AS 04.11.090 Liquor License to Glacier City Restaurant Inc. d/b/a Glacier City Restaurant located at Girdwood Elementary School Subdivision, Tract E-3, Girdwood Alaska

** Interested persons should submit written comment to their local governing body, the applicant and the Alcoholic Beverage Control Board at 5848 East Tudor, Anchorage, AK 99507.

I, Bridget Mackey, advertising representative for Anchorage Publishing, Inc., verify that the Liquor License Transfer Notice for Hallelujah Corporation d/b/a Howard Johnson Plaza Hotel located at 239 West 4th Avenue, Anchorage, AK 99501, was published in the November 10, November 17 and November 23, 2005 issues of the Anchorage Press Newspaper.

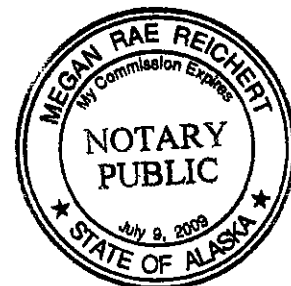
A handwritten signature in black ink, appearing to read "Bridget Mackey".
Bridget Mackey

Subscribed and sworn to me in the Municipality of Anchorage, in the state of Alaska,
on this 12 day of December, 2005.

A handwritten signature in black ink, appearing to read "Megan Rae Reichert".
Notary Public Signature

Notary Public Seal:

07/09/2009
Commission Expires



ANCHORAGE PUBLISHING, INC.
540 E. Fifth Avenue
Anchorage, Alaska 99501
Phone: 561-7737 Fax: 561-7777

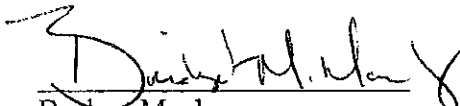
**Liquor
License**

Transfer Notice

Hallelujah Corporation d/b/a
Howard Johnson Plaza Hotel located
at 239 West 4th Ave., Anchorage,
AK, 99501 is applying for transfer of
a Beverage Dispensary License AS
04.11.090 Liquor License to Glacier
City Restaurant Inc. d/b/a Glacier
City Restaurant located at Girdwood
Elementary School Subdivision, Tract
E-3, Girdwood, AK 99587.

** Interested persons should
submit written comment to
their local governing body,
the applicant and the Alcoholic
Beverage Control Board at
5848 East Tudor, Anchorage,
AK 99507.

I, Bridget Mackey, advertising representative for Anchorage Publishing, Inc., verify that the liquor license correction notice for Hallelujah Corporation d/b/a Howard Johnson Plaza Hotel was published in the January 26, , 2006 Issue of the Anchorage Press Newspaper.


Bridget Mackey

Subscribed and sworn to me in the Municipality of Anchorage, in the state Alaska, on
this 27 day of January, 2006


Notary Public Signature

07/09/2009
Commission Expires



STATE OF ALASKA
ALCOHOLIC BEVERAGE CONTROL BOARD

AFFIDAVIT IN CONNECTION WITH POSTING LIQUOR LICENSE APPLICATION
Section 04.11.260, 04.11.310, & AAC 104.125 Alaska Statutes, Title 4

POSTING AFFIDAVIT

I, the undersigned, being first duly sworn on oath, depose and say that:

b. Posting of application for transfer of a Beverage Dispensary liquor license currently issued to Hallelujah Corporation whose business name (d/b/a) is Howard Johnson Plaza Hotel located at 239 West 4th Avenue, Anchorage, Alaska 99501.

2. Has been completed by me for the following 10 FULL day period:

January 16th, 2006 to January 25th, 2006.

*** Prior to the filing of said application, a true copy of the application was posted at the following described locations:

a. Location of premises to be licensed: Girdwood Elementary School Subdivision, Tract E-3 Girdwood, Alaska 99587.

b. Other conspicuous location in the area: Girdwood Post Office: 2.4 miles NE Girdwood, Alaska 99587.

3. I believe that the approval of this application population would not at one time exceed in the aggregate of once license of the type requested for population as provided by law. AS 04.22.400 (check one)

a. ☐ a radius of five (5) miles of the propped location.

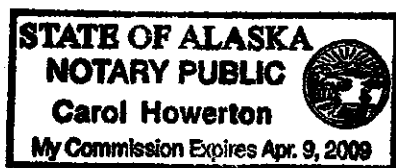
b. ☒ an incorporated city, organized borough or unified municipality.

c. ☐ does not apply (application filed under AS 04.11.400(d)(e)(g) or transfer of license holder or location within an incorporated city or unified municipality or organized borough).

d. ☐ established village.


(Signature)

SUBSCRIBED and SWORN to me this 3rd day of February 2006.



Carol Howerton
Notary Public in and for Alaska
My commission expires: April 9, 2009.

STATE OF ALASKA
ALCOHOLIC BEVERAGE CONTROL BOARD

STATEMENT OF FINANCIAL INTEREST

CONFIDENTIAL

TO BE COMPLETED BY EACH APPLICANT, EITHER INDIVIDUAL OR CORPORATE

AS 04.11.450(a) states that no person other than a licensee may have a direct or indirect financial interest in the business for which the license is issued.

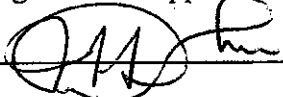
APPLICANT'S NAME AND MAILING ADDRESS	DBA (BUSINESS NAME) AND LOCATION
Glacier City Restaurant, Inc. PO Box 330 Girdwood, AK 99587	Glacier City Restaurant Girdwood Elementary School Subdivision, Tract E-3 Girdwood, AK 99587

List below persons, firms, lending institutions or corporations which have or may have any financial involvement in furthering purchases of assets, revenues or operating capital for the licensed business operations.

NAME	ADDRESS	AMOUNT	PURPOSE

Under the penalties of perjury, I declare that I have examined this application, including accompanying schedules and statements, and to the best of my knowledge and belief it is true, correct, and complete.

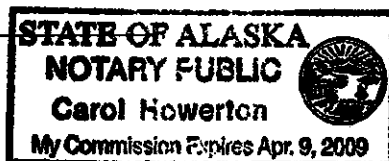
Signature of Applicant/Transferee


Date 1/15/06

Subscribed and sworn to before me this

15th Day of January 2006
Carol Howerton

Date



Notary Public in and for the State of Alaska
My commission expires April 9, 2009

**STATE OF ALASKA
ALCOHOLIC BEVERAGE CONTROL BOARD
CREDITORS AFFIDAVIT AS 04.11.280 AND AS 04.11.360**

AFFIDAVIT

I/We, Hallelujah Corporation being first duly sworn on oath, depose and state that I/we am/are the licensee(s) and transferor(s) of that certain business known as Howard Johnson Plaza Hotel located at 239 West 4th Avenue, Anchorage, AK in connection with liquor license number 519 and that the following is a listing of accounts payable and taxes owed by the above licensed business as of November 29, 2005.

Creditors/Taxing Authority	Complete Mailing Address	Amount	Purpose of Liability

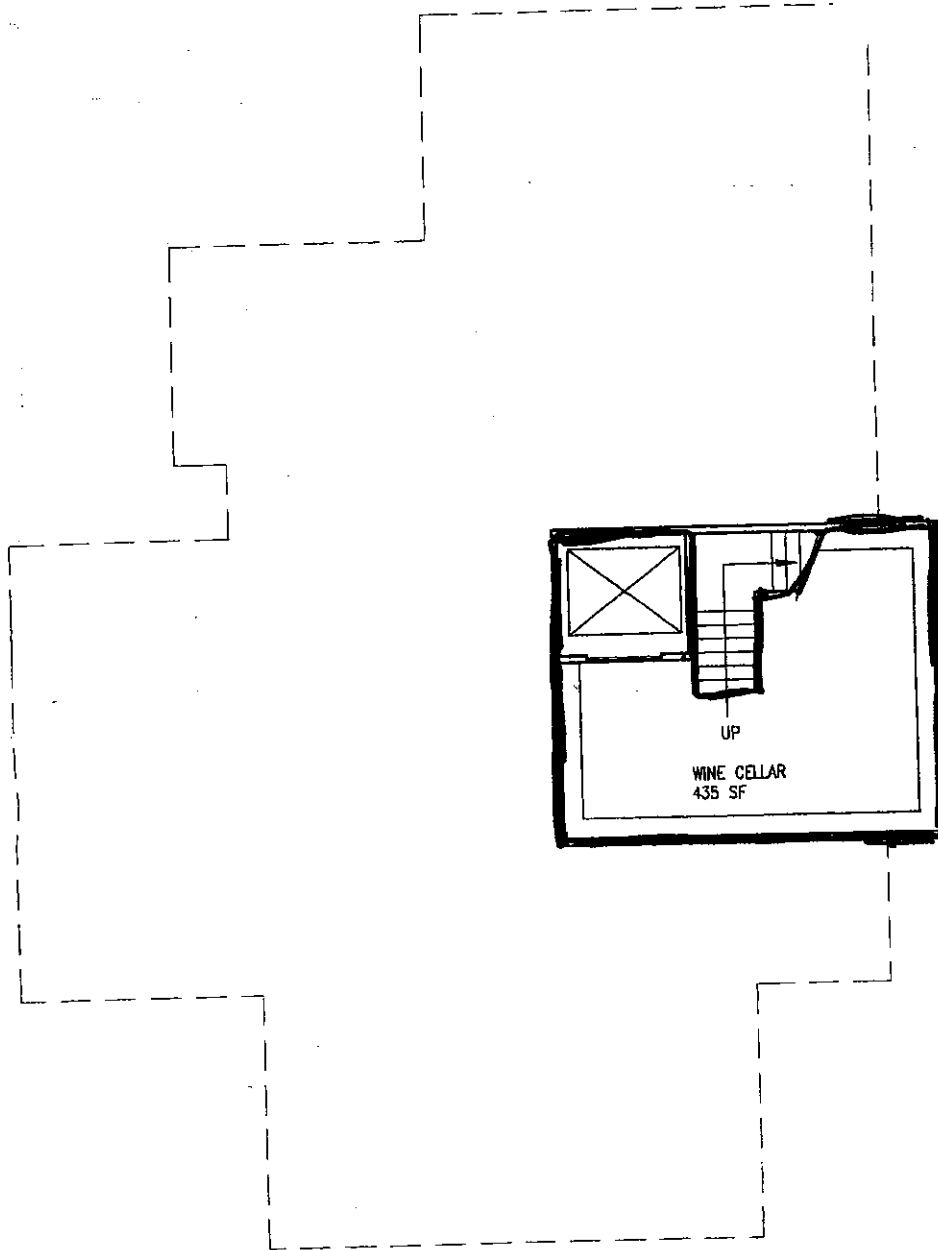
SIGNED SIGNED

SIGNED SIGNED

Subscribed & sworn to before me this
29 day of November 2005

Kisha C. Keene
Notary Public in and for Alaska

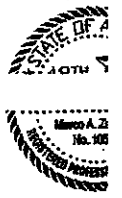
My commission expires 3/19/06



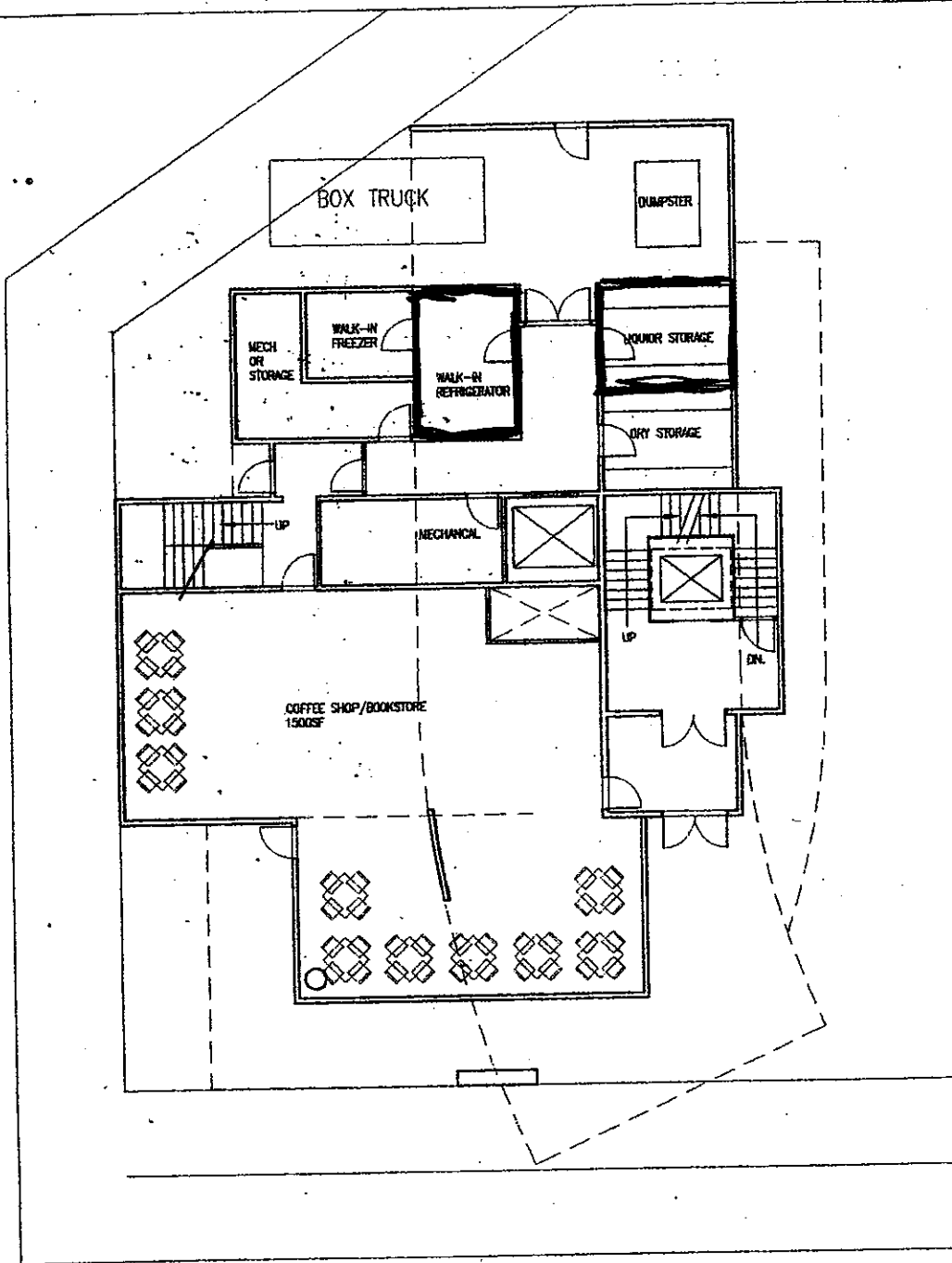
Premises Diagram

DBA: Glacier City Restaurant

Premises Location: Girdwood Elementary School Subdivision
Girdwood, Alaska 99587 Tract E-3



ARCH 7



RESTAURANT (BOH)
 + GROUND FLOOR CIRC. & SERVE
 GROSS SQ FOOTAGE
 1850SF
 COFFEE SHOP/BOOKSHOP
 1500SF
 OVERALL GROSS FIRST FLOOR
 3350SF

2 FIRST FLOOR PLAN
 SCALE: 1/8" = 1'-0"
 (HALF SCALE)

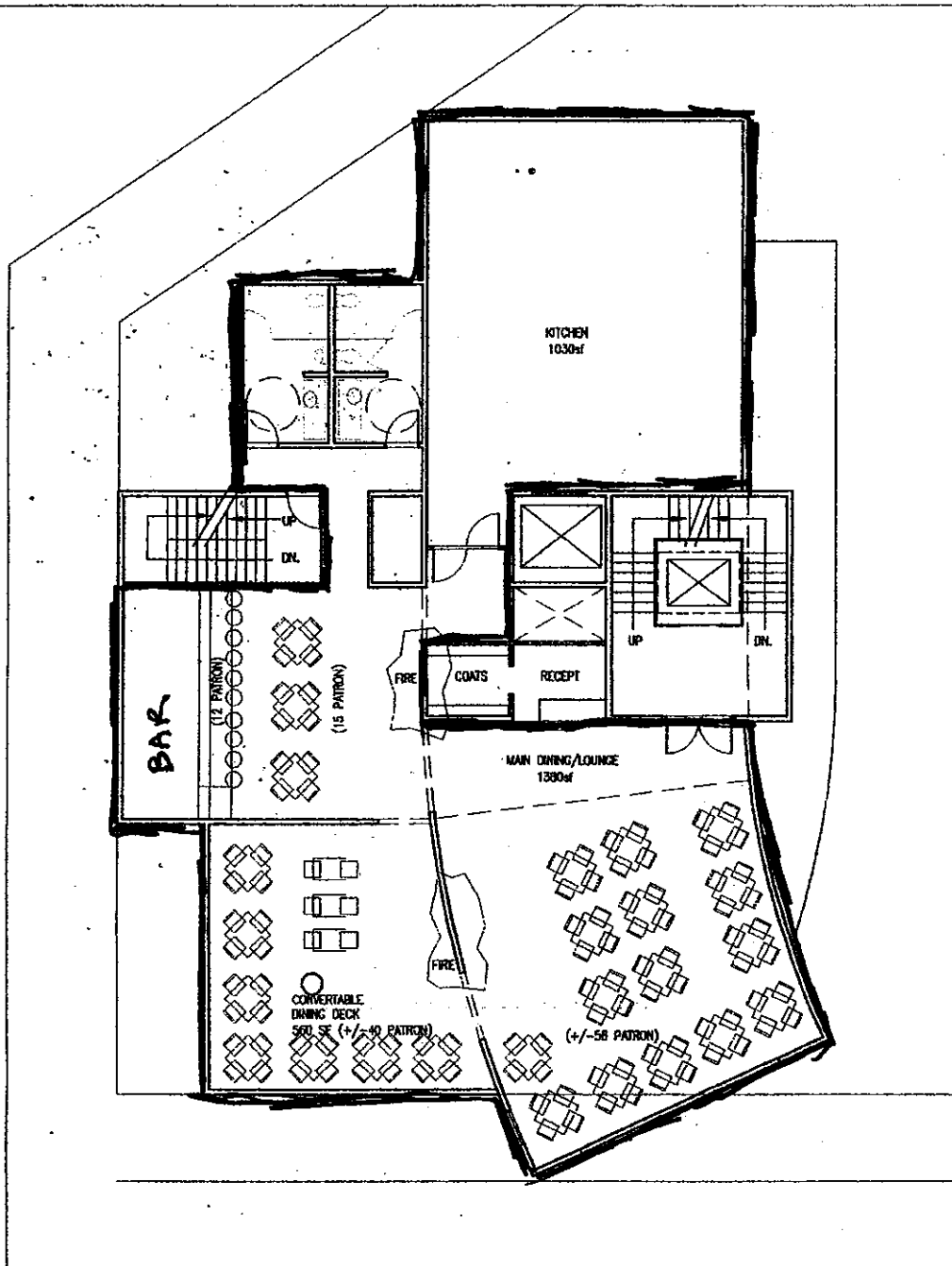


GLACIER CITY CENTER
 BIRDWOOD, ALASKA
 SCHEMATIC DESIGN

SUBMITTAL
 DRAWN BY:
 CHECKED:
 REVISIONS:

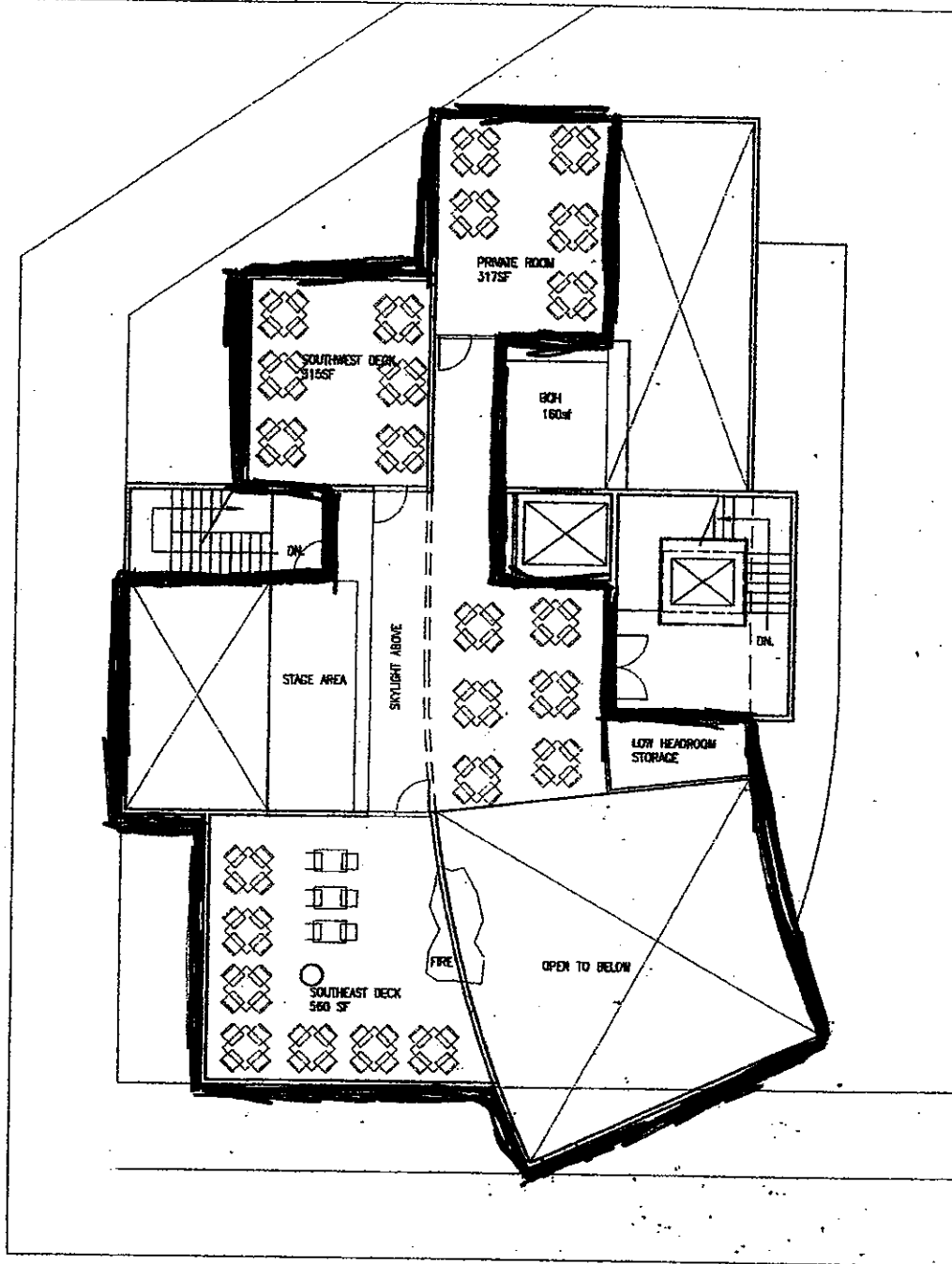
COPYRIGHT

AR
 95



RESTAURANT
SECOND FLOOR
GROSS SQ FOOTAGE
4660SF
APPROX PATRONS 123

1 SECOND FLOOR PLAN
SCALE: 1/8" = 1'-0"
(HALF SCALE)



THIRD FLOOR
RESTAURANT GROSS SQ FOOTAGE
2430SF

THIRD FLOOR
OUTDOOR DECKS
975SF

2 THIRD FLOOR PLAN

SCALE: 1/8" = 1'-0"

(HALF SCALE)

4

POSTING

AFFIDAVIT



AFFIDAVIT OF POSTING

CASE NUMBER: 2006-064
2006-064-107
2006-108

I, MARCO ZACCARO 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 GLACIER CITY CENTER
COND. USE FOR HOTEL, REST. The notice was posted on JUNE 22, 2006 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 22 day of JUNE, 2006

Signature

LEGAL DESCRIPTION

Tract or Lot TR-E3

Block _____

Subdivision GIRDWOOD ELEMENTARY SCHOOL

5

HISTORICAL INFORMATION

PARCEL INFORMATION

APPRAISAL INFORMATION

Legal GIRDWOOD ELEMENTARY SCHOOL
TR E3

Parcel 075-031-41-000
Owner DEMAIN JEFFREY G & EILEEN M

01

Descr VACANT LAND
Site Addr

PO BOX 330
GIRDWOOD

AK 99587 0330

RELATED CAMA PARCELS

Related Parcel(s)	XRef Type	Leased Parcels

Cross Reference (XRef) Type Legend

Econ. Link	Replat	Uncouple
E = Old to New	R = Old to New	U = Old to New
I = New to Old	F = New to Old	Q = New to Old
Renumber	Combine	Lease
N = New to Old	C = New to Old	L = GIS to Lease
X = Old to New	P = Old to New	M = Lease to GIS

Get "Type" explanation
Bring up this form focused
on the related parcel

REZONE

2006-064
2006-107
2006-108

Case Number 2006-064 # of Parcels 1 Hearing Date 04/06/2006
Case Type Assembly conditional use for an alcoholic beverage dispensary use
Legal An alcoholic beverage conditional use for a beverage dispensary at the Glacier City Restaurant. Girdwood Elementary School Subdivision, Tract E3. Located on the west side of Hightower Road.

PLAT

S11387

Case Number S11387 Grid SE4715 Proposed Lots 1 Existing Lots 1
Action Type Short Plat & Vacation Action Date 07/11/2005
Legal Girdwood Elementary School Subdivision, Tract E3, located within the SE 1/4 of Section 8, T10N, R2E, S.M., Alaska

PERMITS

01 5043
06E3346

Permit Number 01 5043
Project GIRDWOOD ELEMENTARY
Work Desc New roofing, and structural upgrades to roof structure, electrical and lighting upgrades
Use SCHOOL

BZAP

Action No.
Action Date
Resolution
Status
Type

ALCOHOL LICENSE

Business Address
License Type
Status
Applicants Name
Conditions

PARCEL INFORMATION

APPRAISAL INFORMATION

Legal GIRDWOOD ELEMENTARY SCHOOL
TR E3

Parcel 075-031-41-000
Owner DEMAIN JEFFREY G & EILEEN M

01

Descr VACANT LAND
Site Addr

PO BOX 330
GIRDWOOD

AK 99587 0330

RELATED CAMA PARCELS

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Get "Type" explanation
Bring up this form focused
on the related parcel

REZONE

2006-064
2006-107
2006-108

Case Number 2006-107 # of Parcels 1 Hearing Date 10/02/2006
Case Type Zoning conditional use for a hotel
Legal A conditional use to allow a hotel in a mixed use commercial development in the gC8 zoning district. Girdwood Elementary School Subdivision, Tract E3. Located on the west side of Hightower Road.

PLAT

S11387

Case Number S11387 Grid SE4715 Proposed Lots 1 Existing Lots 1
Action Type Short Plat & Vacation Action Date 07/11/2005
Legal Girdwood Elementary School Subdivision, Tract E3, located within the SE 1/4 of Section 8, T10N, R2E, S.M., Alaska

PERMITS

01 5043
06E3346

Permit Number 01 5043
Project GIRDWOOD ELEMENTARY
Work Desc New roofing, and structural upgrades to roof structure, electrical and lighting upgrades
Use SCHOOL

BZAP

Action No.
Action Date
Resolution
Status
Type

ALCOHOL LICENSE

Business Address
Applicants Name
Conditions
License Type
Status

PARCEL INFORMATION

APPRAISAL INFORMATION

Legal GIRDWOOD ELEMENTARY SCHOOL
TR E3

Parcel 075-031-41-000
Owner DEMAIN JEFFREY G & EILEEN M

01

Descr VACANT LAND
Site Addr

PO BOX 330
GIRDWOOD AK 99587 0330

RELATED CAMA PARCELS

Related Parcel(s)	XRef Type	Leased Parcels

Cross Reference (XRef) Type Legend

Econ. Link	Replat	Uncouple
E = Old to New	R = Old to New	U = Old to New
I = New to Old	F = New to Old	Q = New to Old
Renumber	Combine	Lease
N = New to Old	C = New to Old	L = GIS to Lease
X = Old to New	P = Old to New	M = Lease to GIS

Get "Type" explanation
Bring up this form focused
on the related parcel

REZONE

2006-064
2006-107
2006-108

Case Number 2006-108 # of Parcels 1 Hearing Date 10/02/2006
Case Type Site plan review for a restaurant
Legal A site plan review for a restaurant within a mixed use commercial development in the gC8 zoning district.
Girdwood Elementary School Subdivision, Tract E3. Located on the west side of Hightower Road.

PLAT

S11387

Case Number S11387 Grid SE4715 Proposed Lots 1 Existing Lots 1
Action Type Short Plat & Vacation Action Date 07/11/2005
Legal Girdwood Elementary School Subdivision, Tract E3, located within the SE 1/4 of Section 8, T10N, R2E, S.M.,
Alaska

PERMITS

01 5043
06E3346

Permit Number 01 5043
Project GIRDWOOD ELEMENTARY
Work Desc New roofing, and structural upgrades to roof structure, electrical and lighting upgrades
Use SCHOOL

BZAP

Action No.
Action Date
Resolution Status
Type

ALCOHOL LICENSE

Business Address
License Type
Status
Applicants Name
Conditions

PARCEL INFORMATION

OWNER
DEMAIN JEFFREY G & EILEEN M

PO BOX 330
GIRDWOOD AK 99587 0330

Deed 2004 0055810
CHANGES: Deed Date Jul 29, 2004
Name Date Aug 09, 2004
Address Date Aug 09, 2004

PARCEL

Parcel ID 075-031-41-000
Status
Renumber ID 000-000-00-00000
Site Addr
Comm Concl GIRDWOOD SUPER'S
Comments REF 075-031-31.35 (95-35)

01

TAX INFO

2006 Tax 1,877.85 Balance 0.00 District 004

LEGAL

GIRDWOOD ELEMENTARY SCHOOL
TR E3

Unit SQFT 65,512
Plat 950035
Zone R11 Grid SE4715

HISTORY

	Year	Building	Land	Total
Assmt Final	2004	0	116,600	116,600
Assmt Final	2005	0	160,500	160,500
Assmt Final	2006	0	292,500	292,500
Exemptions				0
State Credit				0
Tax Final				292,500

PROPERTY INFO

#	Type	Land Use
01	COMMERCIAL	VACANT LAND

SALES DATA

Mon	Year	Price	Source	Type
07	1995	95,000	SELLER	LAND SALE
07	2004	330,000	SELLER	LAND SALE

LAND & COMMON PARCEL INFORMATION

APPRAISAL INFORMATION

Legal GIRDWOOD ELEMENTARY SCHOOL
TR E3

Parcel 075-031-41-000

01 of 01

Owner DEMAIN JEFFREY G & EILEEN M

Site Addr

PO BOX 330
GIRDWOOD

AK 99587

LAND INFORMATION

Land Use VACANT LAND
Class COMMERCIAL
Living Units 000
Community Council 04C GIRDWOOD SUPER'S
Entry: Year/Quality 12 1995 EXTERIOR
01 198C 0
Access Quality GOOD
Access Type
Leasehold (Y=Leasehold)
Drainage GOOD
Front Traffic LOW
Street DIRT
Topography EVEN LEVEL
Utilities NONE
Wellsite
Wet Land

CONDOMINIUM INFORMATION

Common Area 0
Undivided Interest 0.00

OWNER HISTORY

APPRAISAL INFORMATION

Legal GIRDWOOD ELEMENTARY SCHOOL

TR E3

Property Info # Descr VACANT LAND

Parcel 075-031-41-000

01 of 01

01

Site Address

Current 07/29/04
DEMAIN JEFFREY G & EILEEN M

PO BOX 330
GIRDWOOD AK 99587 0330

3rd
0000 0000 //

00000

Prev 2806 0000 07/07/95
ALPINE PARTNERS LTD

1113 W FIREWEED LANE #202
ANCHORAGE AK 99503

4th
0000 0000 //

2nd 0000 0000 05/16/95
MOA

PO BOX 196650
ANCHORAGE AK 99519

5th
0000 0000 //

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**MUNICIPALITY OF ANCHORAGE
PLANNING AND ZONING COMMISSION RESOLUTION NO. 2006-054**

A RESOLUTION APPROVING A MAJOR SITE PLAN REVIEW FOR A RESTAURANT HAVING A GROSS FLOOR AREA BETWEEN 40,000 SQUARE FEET AND 10,000 SQUARE FEET PER AMC TABLE A 21.09.050-1 IN THE GC-8 DISTRICT, FOR GIRDWOOD ELEMENTARY SCHOOL SUBDIVISION, TRACT E3, GENERALLY LOCATED AT THE SOUTHWEST CORNER OF HIGHTOWER ROAD AND CALIFORNIA CREEK WAY.

(Case 2006-107, Parcel ID 075-031-41)

WHEREAS, Glacier City Development LLC, represented by Z Architects, has applied for a Major Site Plan Review for a Restaurant having a gross floor area between 4,000 SF – 10,000 SF per AMC Table A 21.09.050 - 1 for Girdwood Elementary School Subdivision, Tract E3, generally located at the southwest corner of Hightower Road and California Creek Way as required by the gC-8 district, and

WHEREAS, a public hearing was held on October 2, 2006.

NOW, THEREFORE, BE IT RESOLVED, by the Municipal Planning and Zoning Commission that:

A. The Commission makes the following findings of fact:

1. The application site is located on a 65,512 square foot irregularly shaped lot with proposed access onto Hightower Road. As platted, the site is a corner lot with two road frontages: Hightower Road along the east lot line, and California Creek Way (along the north lot line) is an unconstructed 60 foot right of way.
2. The applicant proposes a mixed-use developed, to be known as the Glacier City Center. As shown on the site plan there are three separate buildings. There will be a multi-room Inn, wilderness center, retail shops such as a wine shop, coffee shop, deli, day spa, etc., and a 125-foot seat upscale restaurant and nightclub/jazz bar having a beverage dispensary liquor license. The restaurant will be in a separate building along with a coffee shop and book store. The restaurant will occupy two floors totaling 8,721 square feet within a 10,221 square foot three story building. A coffee shop/bookstore occupies the first floor and has 40 non fixed seats.
3. Three separate parking areas are shown on the site plan and provide a total of 82 parking spaces. One parking lot has 38 spaces and is located on an adjoining parcel and will require a joint parking agreement. A second parking lot with 18 spaces will be adjacent to the hotel. The third lot has 22 parking spaces and located to the north of the restaurant and retail shops. The site plan provides the following breakdown: condominium 32 spaces, restaurant 50 spaces, retail 16 spaces, offices 5 spaces, less 21 joint use reduction for a total of 82 spaces.

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4. The Commission finds that the design of the restaurant is an embodiment of the Girdwood Area Plan principles. It provides solar access, has interesting architecture, and meets the conditions of the area with respect to snow and drainage.
5. The Commission commended the petitioner for a superior project and the petitioner's representative for a superior presentation.
6. The Commission voted unanimously to approve this request.

B. The Commission approves the Site Plan subject to the following conditions:

1. A notice of Zoning Action shall be filed with the District Recorder's Office and proof of such shall be submitted to the Planning Department.
2. Enter into a subdivision agreement with PM&E for construction for Hightower Road and California Creek Way to urban half street standards and related improvements such as, but not limited to, sidewalks, lighting, signage, drainage, and on-street parking.
3. Submit a final landscape plan to Planning Department for review and approval.
4. This approval is subject to compliance with all standards for conditional uses, the petitioner's application and narrative plus all submittals.
5. This approval is for a final major site plan for an 8,941 square foot restaurant and accessory ground floor retail space in one structure in the gC-8 zone, building heights limited to 35 feet, per AMC 21.09 Girdwood Land Use Regulations, AMC 21.15.030, and the Girdwood Area Plan.
6. Internal streets and parking must conform to Municipal standards and policies and procedures, details will be finalized with Traffic, Fire and PM&E.
7. Lighting that is not attached to buildings shall be limited to 12 feet in height, have full cutoff fixtures, and no light shall be spilled onto adjacent properties. Lighting attached to buildings shall be directed toward the ground, have full cutoff fixtures, and the lighting source shall not be visible from any street.
8. The property owner is responsible for snow storage/removal and animal proof garbage containers.
9. Recordation of the final plat for Tract E3, Girdwood Elementary School Subdivision.
10. Enter into a Main Line Water Extension Agreement for water lines in

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California Creek Way with AWWU. Coordinate with AWWU for a sewer - service connect under the private system program.

11. All construction and improvements related to this approval shall be substantially in compliance with the following plans on file at the Planning Department except as modified by these conditions of approval:
 - a. GCC Grading & Drainage Plan Sheet C3.0, the GCC Master Site Plan Sheet A0.1, the GCC Fire Truck Access Plan Sheet A0.3, prepared by F. Robert Bell &* Associates, dated September 11, 2006, revised 9-10-06 scale as shown.
 - b. Glacier City Center, Phases 1A Hotel, Phase 1B Retail Building, Phase 1C Restaurant Building Schematic Designs, sheets T1.1; Sheet 1 of 1; TH1.1; AH1.1 thru AH1.3; AH1.11; AH2.1 thru AH2.3; AH3.1 thru AH3.4; TS1.1; AS1.1, AS2.1. AS3.1; TR1.1; AR1.1 thru AR1.3; AR 2.1; AR3.1. , prepared by Z Architects, Copyright 2006, scale as shown.

PASSED AND APPROVED by the Municipal Planning and Zoning Commission on the 2nd day of October, 2006.

ADOPTED by the Anchorage Municipal Planning and Zoning Commission this _____ day of _____ 2006. If the secretary received a written request and intent to appeal, this written decision/resolution of the Planning and Zoning Commission is final and any party may appeal it within twenty (20) days to the Board of Adjustment pursuant to Anchorage Municipal Code 21.30.030 and Anchorage Municipal Code of Regulations 21.10.304. If the secretary did not receive a written request and intent to appeal within seven (7) calendar days of the date the decision was made on the record, October 2, 2006, then this written decision is final and not appealable to any other administrative body. Final administrative decisions with no further administrative remedy may be appealed to the Superior Court within thirty (30) days.

Tom Nelson
Secretary

Toni Jones
Vice Chair

(Case 2006-108, Parcel ID 075-031-41)

ma

Content Information**Content ID :** 004543**Type:** AR_AllOther - All Other Resolutions

Title: ALCOHOLIC BEVERAGES CONDITIONAL USE IN THE gC-8 (NEW TOWNSITE NORTH COMMERCIAL DISTRICT) FOR A BEVERAGE DISPENSARY USE PER AMC 21.09.050.B.1.a FOR JEFFERY DEMAIN, DBA GLACIER CITY RESTAURANT, INC.

Initiating Dept: Planning

Description: ALCOHOLIC BEVERAGES CONDITIONAL USE IN THE gC-8 (NEW TOWNSITE NORTH COMMERCIAL DISTRICT) FOR A BEVERAGE DISPENSARY USE PER AMC 21.09.050.B.1.a FOR JEFFERY DEMAIN, DBA GLACIER CITY RESTAURANT, INC.

Date Prepared: 11/7/06 5:00 PM**Director Name:** Tom Nelson**Assembly****Meeting Date** 11/21/06**MM/DD/YY:**

Public Hearing
Date MM/DD/YY: 11/21/06

Workflow History

<u>Workflow Name</u>	<u>Action Date</u>	<u>Action</u>	<u>User</u>	<u>Security Group</u>	<u>Content ID</u>
AllOtherARWorkflow	11/7/06 5:04 PM	Checkin	weaverjt	Public	004543
AllOtherARWorkflow	11/8/06 12:02 PM	Reject	nelsontp	Public	004543
AllOtherARWorkflow	11/8/06 12:12 PM	Checkin	weaverjt	Public	004543
Planning_SubWorkflow	11/8/06 12:22 PM	Approve	nelsontp	Public	004543
ECD_SubWorkflow	11/8/06 12:44 PM	Approve	thomasm	Public	004543
MuniManager_SubWorkflow	11/13/06 8:08 AM	Approve	abbottmk	Public	004543
MuniMgrCoord_SubWorkflow	11/13/06 8:08 AM	Approve	abbottmk	Public	004543

CLERKS OFFICE

2006 NOV 13 AM 9:34

M.O.A.