

CLERK'S OFFICE  
**APPROVED**  
Date: 11-13-07

Submitted by: Chair of the Assembly at  
the Request of the Mayor  
Prepared by: Planning Department  
For reading: November 13, 2007

Anchorage, Alaska  
AR 2007-250

A RESOLUTION OF THE ANCHORAGE MUNICIPAL ASSEMBLY APPROVING  
A MINOR AMENDMENT TO AN EXISTING ALCOHOLIC BEVERAGE  
DISPENSARY CONDITIONAL USE IN THE I-1 DISTRICT FOR THE GREAT  
ALASKAN BUSH COMPANY AND SHOW CLUB II, LICENSE NUMBER 1839,  
TO EXPAND THE LICENSED PREMISE TO INCLUDE THE ADDITION OF 514  
SQUARE FEET FOR AN OUTDOOR SMOKING PATIO, LOCATED AT 631 EAST  
INTERNATIONAL AIRPORT ROAD, INTERAIR SUBDIVISION, BLOCK 1, LOT  
2; GENERALLY LOCATED BETWEEN FAIRBANKS STREET AND THE OLD  
SEWARD HIGHWAY, ON THE NORTH SIDE OF EAST INTERNATIONAL  
AIRPORT ROAD.

(Mid-Town Community Council) (Case 2007-171)

THE ANCHORAGE ASSEMBLY RESOLVES:

**Section 1.** BV, Incorporated, dba as the Great Alaskan Bush Company and Show Club II, will provide a year-round fenced outdoor smoking patio for its customers in accordance with AMC 2006-86(S). This is a minor amendment to an existing Beverage Dispensary Alcoholic Beverages Conditional Use in the I-1 District per AMC 21.40.200 B.1 (k), and License Number 1839 issued to BV, Incorporated, dba as the Great Alaskan Bush Company and Show Club II. It meets the applicable provision of AMC 21.15.030.G.2 (a).

**Section 2.** The addition of the outdoor smoking patio is an expansion of 514 square feet to the existing 6,555 square-foot, two-story building, "on premises" License 1839, and is a minor amendment. The smoking patio will be located at the rear of the building from a rear door. In accordance with AMC 16.65.010A.8, smoking is prohibited in all areas within five (5) feet of the entrance to a premises licensed under State law to sell alcoholic beverages for consumption on the premises, except when a licensed premises includes an outdoor area such as a patio or deck, the minimum reasonable distance under subsection 16.65.020 shall be five (5) feet. The submitted site plan complies with this provision of the code.

1 **Section 3.** The addition of the 514 square-foot outdoor, smoking patio will have a  
2 minimal effect upon the amount of required parking provided on site. The outdoor  
3 smoking patio will take out three of the existing seventy-one (71) parking spaces. One  
4 parking space is required for every three seats. There are 102 fixed seats and 55 non-  
5 fixed seats, requiring a total of 53 spaces.

6  
7 **Section 4.** The addition of a fenced outdoor smoking patio to the “on-premises” license  
8 has no significant effect to the surrounding neighborhood and is a minor amendment.  
9

10 **Section 5.** The subject minor amendment to a conditional use for an Alcoholic  
11 Beverages Conditional Use in the I-1 District for Beverage Dispensary use per AMC  
12 21.40. 200 B.1 (k) is subject to the following conditions:  
13

- 14 1. A Notice of Zoning Action shall be filed with the State District Recorder’s  
15 Office within 120 days after approval of the Assembly of a final conditional use  
16 approval for the subject alcoholic beverages dispensary use in the I-1 District.  
17
- 18 2. The addition of a fenced, outdoor, smoking patio is an expansion of 514 square  
19 feet to the existing 6,555 square-foot, two-story building, “on premises” License  
20 1839, and is a minor amendment to an existing Beverage Dispensary Alcoholic  
21 Beverages Conditional Use in the I-1 District per AMC 21.40.200 B.1 (k), and  
22 License #1839 issued to BV, Incorporated, dba as the Great Alaskan Bush  
23 Company and Show Club II.  
24
- 25 3. The fenced, outdoor, smoking patio shall conform to AMC 16.65.010.A.8, and  
26 the submitted site plan and narrative.  
27
- 28 4. Upon demand, the applicant shall demonstrate compliance with a “Liquor  
29 Server Awareness Training,” approved by the State of Alaska Alcohol Beverage  
30 Control Board, such as or similar to, the program for Techniques in Alcohol  
31 Management (TAM).  
32
- 33 5. A copy of the conditions imposed by the Assembly in connection with this  
34 conditional use approval shall be maintained on the premises.  
35

36 **Section 6.** Failure to comply with the conditions of this conditional use permit shall  
37 constitute grounds for its modification or revocation.  
38

39 **Section 7.** This resolution shall become effective immediately upon passage and  
40 approval by the Anchorage Assembly.  
41

PASSED AND APPROVED by the Anchorage Assembly this 13<sup>th</sup> day of  
November 2007.

ATTEST:

Chair

Municipal Clerk

(Planning Case 2007-171)  
(Tax Id. 009-211-19)



## MUNICIPALITY OF ANCHORAGE

### ASSEMBLY MEMORANDUM

No. AM 692-2007

Meeting Date: November 13, 2007

From: Mayor

**Subject:** A RESOLUTION OF THE ANCHORAGE MUNICIPAL ASSEMBLY APPROVING A MINOR AMENDMENT TO AN EXISTING ALCOHOLIC BEVERAGE DISPENSARY CONDITIONAL USE IN THE I-1 DISTRICT FOR THE GREAT ALASKAN BUSH COMPANY AND SHOW CLUB II, LICENSE #1839, TO EXPAND THE LICENSED PREMISE TO INCLUDE THE ADDITION OF 514 SQUARE FEET FOR AN OUTDOOR SMOKING PATIO, LOCATED AT 631 EAST INTERNATIONAL AIRPORT ROAD, INTERAIR SUBDIVISION, BLOCK 1, LOT 2; GENERALLY LOCATED BETWEEN FAIRBANKS STREET AND THE OLD SEWARD HIGHWAY, ON THE NORTH SIDE OF EAST INTERNATIONAL AIRPORT ROAD.

1 BV, Incorporated, dba as the Great Alaskan Bush Company and Show Club II, License  
2 Number 1839, has made application for a minor amendment to its existing alcoholic  
3 beverage dispensary conditional use in the I-1 District to expand the licensed premise, to  
4 include the addition of 514 square feet for an outdoor, fenced, smoking patio for its  
5 customers.

6  
7 A de facto alcoholic beverages conditional use for an adult entertainment bar is currently in  
8 place at 631 East International Airport Road. According to the State of Alaska Alcoholic  
9 Beverage Control office, the original beverage dispensary License Number 1839 at 631  
10 East International Airport Road was issued in 1956. The Greater Anchorage Area  
11 Borough was organized in 1964: GAAB Ordinance Number 82-69, adopted September  
12 15, 1969, established special exception for Alcoholic Beverage Control in the I-1 District.

13  
14 In keeping with AO 2006-86(S), an ordinance prohibiting smoking in public places in  
15 certain public places, BV, Incorporated wishes to provide a safe and appropriate outdoor  
16 area for its employees to smoke, and its patrons to smoke and consume alcoholic  
17 beverages. The outdoor, smoking patio will be located at the rear of the building, and will  
18 be enclosed with an eight-foot high fence. AMC 16.65.010A.8 provides that smoking is  
19 prohibited in all areas within five (5) feet of the entrance to a premises licensed under state  
20 law to sell alcoholic beverages for consumption on the premises, except when a licensed  
21 premises includes an outdoor area such as a patio or deck; the minimum reasonable  
22 distance under subsection 16.65.020 shall be five (5) feet. The submitted site plan

1 complies with this provision of the code. There are 102 fixed seats and 55 non-fixed seats  
2 requiring a total of 53 parking spaces, one space for each three seats. The on-site parking  
3 spaces total 71. The business is located in a two-story building containing 6,555 square  
4 feet. Three parking spaces will be lost with the expansion of the outdoor smoking patio,  
5 leaving a net of 68 parking spaces.

6  
7 AMC 21.15.030.G.2 (a) requires "the Assembly, upon an express finding that the proposed  
8 modifications will have a significant effect on the surrounding neighborhood or on owners  
9 or occupiers of adjacent property...may determine that a public hearing is necessary. In  
10 such event the hearing shall be scheduled as soon as practicable after the matter first comes  
11 before the body for conclusion."

12  
13 Approval of this memorandum will determine that the proposed modification is minor in  
14 nature, and has no significant effect on the surrounding neighborhood.

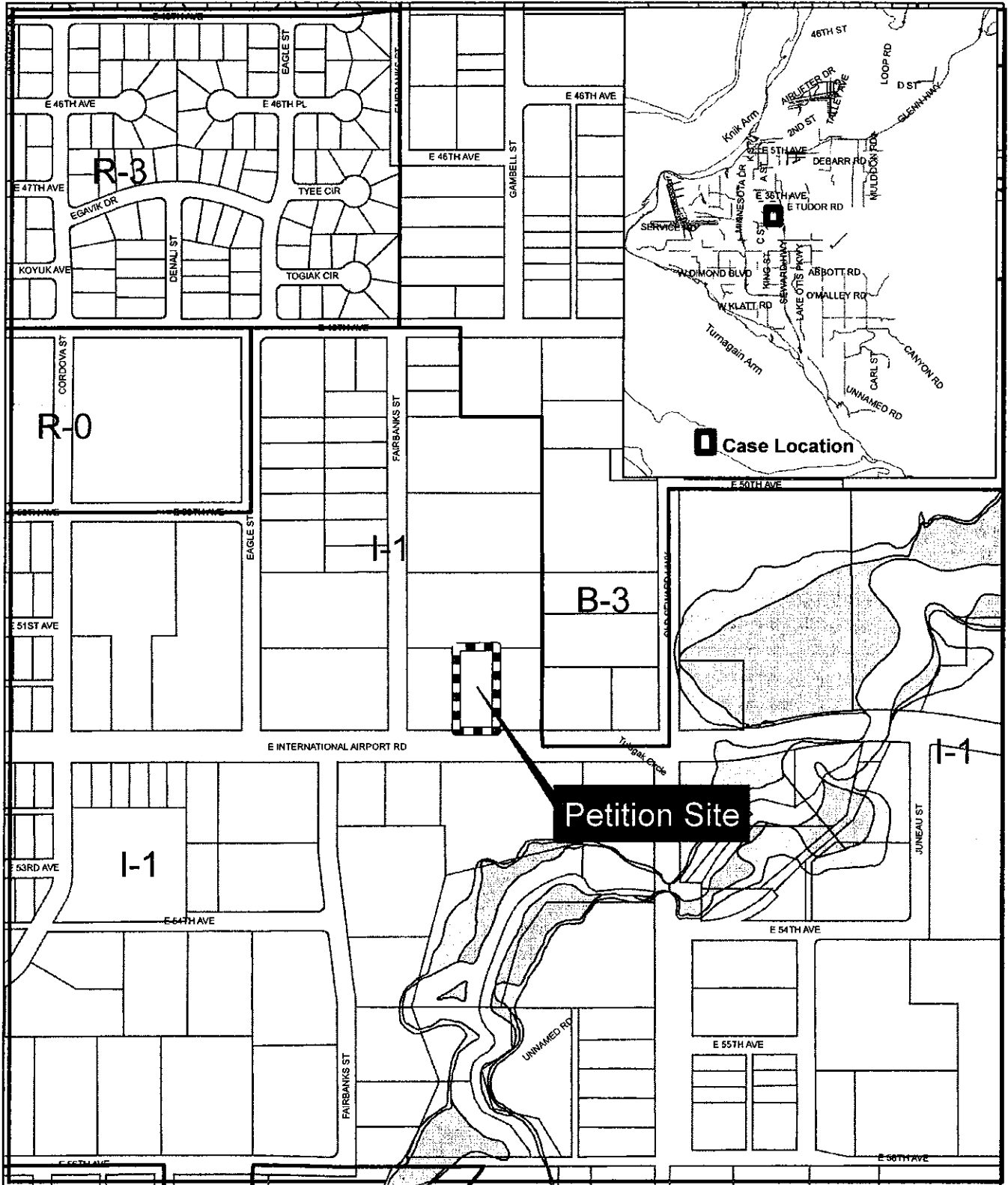
15  
16 THE ADMINISTRATION BELIEVES THIS TO BE A MINOR AMENDMENT TO THE  
17 EXISTING CONDITIONAL USE.

18  
19  
20  
21 Prepared by: Jerry T. Weaver Jr., Zoning Administrator, Planning Department  
22 Concur: Tom Nelson, Director, Planning Department  
23 Concur: Mary Jane Michael, Executive Director, Office of Economic & Community  
24 Development  
25 Concur: Denis C. LeBlanc, Municipal Manager  
26 Respectfully submitted: Mark Begich, Mayor  
27  
28  
29

(Tax Parcel ID.009-211-19; Case 2007-171)

# CONDITIONAL USE-LIQUOR

## 2007-171



**Municipality of Anchorage  
Planning Department**

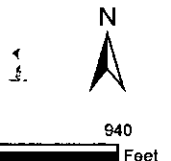
Date: October 11, 2007

### Flood Limits

 100 Year

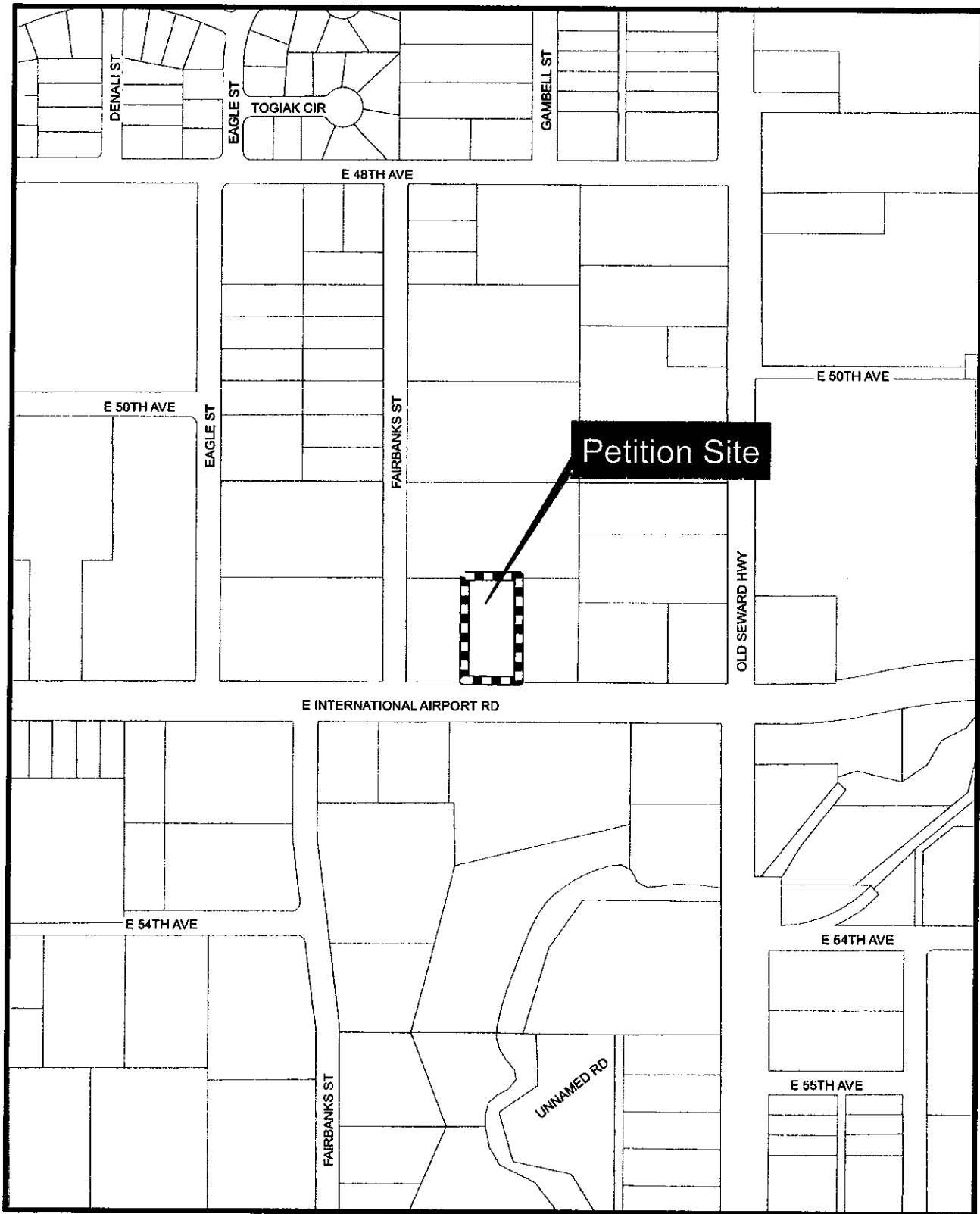
500 Year

 Floodway






0 235 470 940 Feet

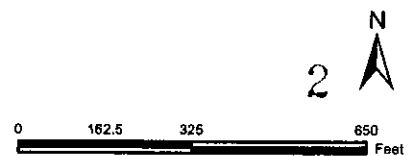
# 2007-171



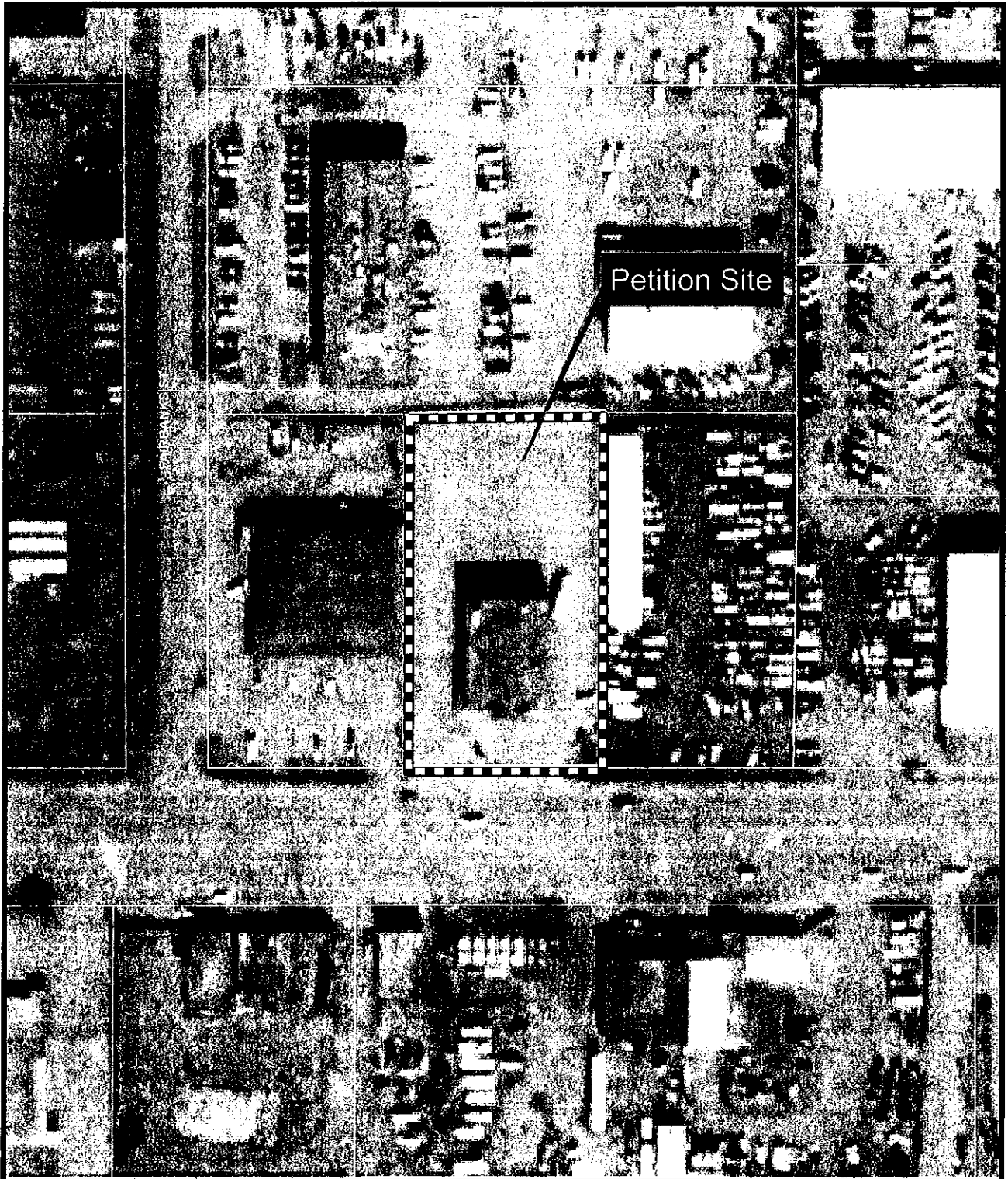
Municipality of Anchorage  
Planning Department

Date: October 17, 2007

-  Single Family
-  Multi-Family
-  Mobile Home Park



2007-171



Municipality of Anchorage  
Planning Department

Date: October 11, 2007



0 62.5 125 250  
Feet

**THE LAW OFFICES OF  
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**W. Sherman Ernouf**  
[sernouf@eclawfirm.net](mailto:sernouf@eclawfirm.net)

October 4, 2007

Planning Department  
PO Box 196650  
Anchorage, Alaska 99519-6650

Re: Minor Modification to Conditional Use-Alcohol  
BV, Inc. dba Great Alaska Bush Company

Dear Planning Staff:

We represent BV, Inc. dba Great Alaska Bush Company. The purpose of this letter is to submit to you the attached application for a minor modification of an existing conditional use for the retail sales of alcoholic beverages and check #11365 for \$960.00 in fees.

The intent of the minor modification is to expand the licensed premise to accommodate the addition of a smoking patio in the rear of the facility.

If you there are any questions or if there are any supplemental documents required that have not been included in the attached application, please contact our office. Additionally, we would request that all notices or correspondence of any kind be copied to our office in addition to our client.

Thank you for your time and courtesies in this regard.

Sincerely,



W. Sherman Ernouf

Attachment: Application for Minor Modification to CU  
Check #11365 (\$960.00)

# 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) BV, Incorporated	Name (last name first) The Law Offices Ernouf & Coffey, PC
Mailing Address 207 E. Northern Lights Blvd. Ste. 210	Mailing Address 207 E. Northern Lights Blvd. Ste. 200
Anchorage, AK 99503	Anchorage, AK 99503
Contact Phone: Day: 276-8885 Night: 360-0341	Contact Phone: Day: 274-3385 Night: 274-3385
FAX: 279-5790	FAX: 274-4258
E-mail: bvi.gabco@pci.net	E-mail: sernouf@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): 009-211-19-00012
Site Street Address: 631 E. International Airport Rd. Anchorage, AK 99518
Property Owner (if not the Petitioner):
Current legal description: (use additional sheet in necessary)  Interair BLK 1 Lot 2
Zoning: I-1      Acreage: 36,400 FT      Grid # SW1831

ALCOHOLIC BEVERAGE CONTROL BOARD LICENSE PROPOSED		
<input type="checkbox"/> Beverage Dispensary	<input type="checkbox"/> Private Club	<input type="checkbox"/> Restaurant, exempt
<input type="checkbox"/> Beverage Dispensary-Tourism	<input type="checkbox"/> Public Convenience	<input type="checkbox"/> Theater
<input type="checkbox"/> Brew Pub	<input type="checkbox"/> Recreational	<input checked="" type="checkbox"/> Other (Please explain): Minor Modification of existing CU.
<input type="checkbox"/> Package Store	<input type="checkbox"/> Restaurant	
Is the proposed license: <input type="checkbox"/> New <input type="checkbox"/> Transfer of location: ABC license number:		
Transfer license location:		
Transfer licensed premises doing business as:		

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	Signature (Agents must provide written proof of authorization) <i>Licky Cox</i>	5
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Accepted by: <i>HC</i>	Poster & Affidavit: <i>N/A</i>	Fee: <i>\$960</i>	Case Number: <i>2007-171</i>
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**COMPREHENSIVE PLAN INFORMATION**Anchorage 2020 Urban/Rural Services: ☒ Urban ☐ RuralAnchorage 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

**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.

Date

Signature *Wicky Cox*

\*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):

BV Incorporated dba Great Alaska Bush Company

What is the gross leaseable floor space in square feet?

6,555 Sq. Ft.

What is the facility occupant capacity?

256

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

102

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

55

What will be the normal business hours of operation?

M-Thurs: 4pm - 2am

Fri&Sat: 4pm - 2:30am

Sun: 7pm - 2am

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

All hours mentioned above

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

100 % Alcoholic beverage sales

0 % 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

NONE

### PACKAGE STORES

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

N/A	%	less than \$5.00
N/A	%	\$5.00 to \$10.00
N/A	%	\$10.00 to \$25.00
N/A	%	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?* 1

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

*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?* Approx. 20

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

No. The location is in the midtown community council area, where many alcohol related businesses co-exist. Without negatively impacting the community.

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

**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.

- ☐ Yes ☒ No Happy hours?  
☐ Yes ☒ No Games or contests that include consumption of alcoholic beverages?  
☒ Yes ☐ No Patron access and assistance to public transportation?  
☒ Yes ☐ No Notice of penalties for driving while intoxicated posted or will be posted?  
☒ Yes ☐ No Non-alcoholic drinks available to patrons?  
☐ Yes ☒ 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*

The proposed modification to the conditional use conforms to all Title 21 standards and is consistent with the Comprehensive Plan. The addition of an outdoor smoking patio is consistent with the code and will increase the safety for all patrons and employees by providing a secure and guarded area to consume alcohol and smoke.

***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 modification to the conditional use will be compatible with the current use of the facility which is located in an I-1 zoning district. The property is located in the Midtown to South Anchorage area about six miles south of the Downtown Central Business District. The surrounding neighborhood has mixed user characteristics that have been developed over time, generally in support of the service and travel industries. The zoning in this area is a mixture of general business, light industrial, and multi-family residential uses. Most of the light industrial zoning surrounds International Airport Road where the Great Alaska Bush Company is located. The general business zoning is concentrated north/south along the Old Seward Highway. The interior of the neighborhood is primarily a mixture of different density warehouses and scattered residential uses.

The modification will improve the planned land use of this facility by increasing the operating efficiency, safety concerns, and convenience for patrons of the facility.

***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.***

The modification to the existing conditional use will have little effect on vehicular traffic circulation, parking requirements, or pedestrian safety. The Great Alaska Bush Company has an existing occupancy load of 232 patrons. The addition of the patio will increase the occupant load by 24, making the total 256 ( $232+24=256$ ). Per 21.45.080K, one parking stall is required for every three occupants. This requires 85 parking stalls for the operation of this facility ( $256/3=85$ ). The Great Alaska Bush Company currently has 71 stalls on site and 51 stalls offsite, at total of 122 ( $71+51=122$ ). The addition of the smoking patio will reduce the onsite number of stalls by two (2) stalls, making

## **STANDARDS FOR MINOR MODIFICATION TO CONDITIONAL USE APPROVAL**

**Addition of smoking patio to BV, Inc. d/b/a Great Alaska Bush Company**

### **LOCATION AND DESCRIPTION OF PLANNED USE**

BV, Incorporated is making application for a minor modification of the existing conditional use to allow the addition of an outdoor smoking patio to include "on premises" alcohol sales. The premise location is 631 E. International Airport Road, Anchorage, Alaska 99518. BV, Inc. is doing business as the Great Alaska Bush Company. The addition of a smoking patio for this location is consistent with AO NO. 2006-86(S) and the Anchorage 2020 Comprehensive Plan 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.***

BV, Inc. is undergoing an addition of an outdoor smoking patio in the rear of the building, which will allow a safe and appropriate area for patrons and employees to smoke and consume alcoholic beverages. The patio conforms to all local ordinances, Anchorage 2020 Comprehensive Plan, and the Comprehensive Development Plan in the manner required by AMC 21.05. BV, Inc. will not be making any interior additions to the Great Alaska Bush Company to accommodate the patio.

***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 modification to the conditional use for BV, Inc. conforms to the standards of Title 21 as well as the Anchorage 2020 Comprehensive Plan in all respects.

The Anchorage 2020 Comprehensive Plan 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 total 120 (122-2=120). With the approval of this minor modification, the facility still exceeds the required parking by 35 stalls (120-85).

Further, the Great Alaska Bush Company has never had an issue with the current design of the lot in regards to vehicular flow, pedestrian access, or security of the lots. The addition of a smoking patio will not have a significant effect on pedestrian and vehicular traffic circulation and safety.

Overall access to the area is good with International Airport Road and Tudor Road, both major, multi-lane paved arterials, providing the primary east/west access. Minnesota Drive and the New Seward Highway are both major, limited access, multi-lane highways that bisect the City, providing north/south access. Most of the roads in the neighborhood are paved and intersect with collecting arterials, providing ease of access throughout the neighborhood.

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

The following public services are currently existing at the Great Alaska Bush Company:

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. The Municipality of Anchorage and the State of Alaska provide road maintenance, police, and fire protection. Public transportation is available along the primary and secondary arterials.

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

BV, Incorporated is committed to the operation of its facility in an environmentally responsible way and has been conscience of this responsibility to their community since its inception. There will be no pollution other than the normal storage and removal of trash.

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

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?

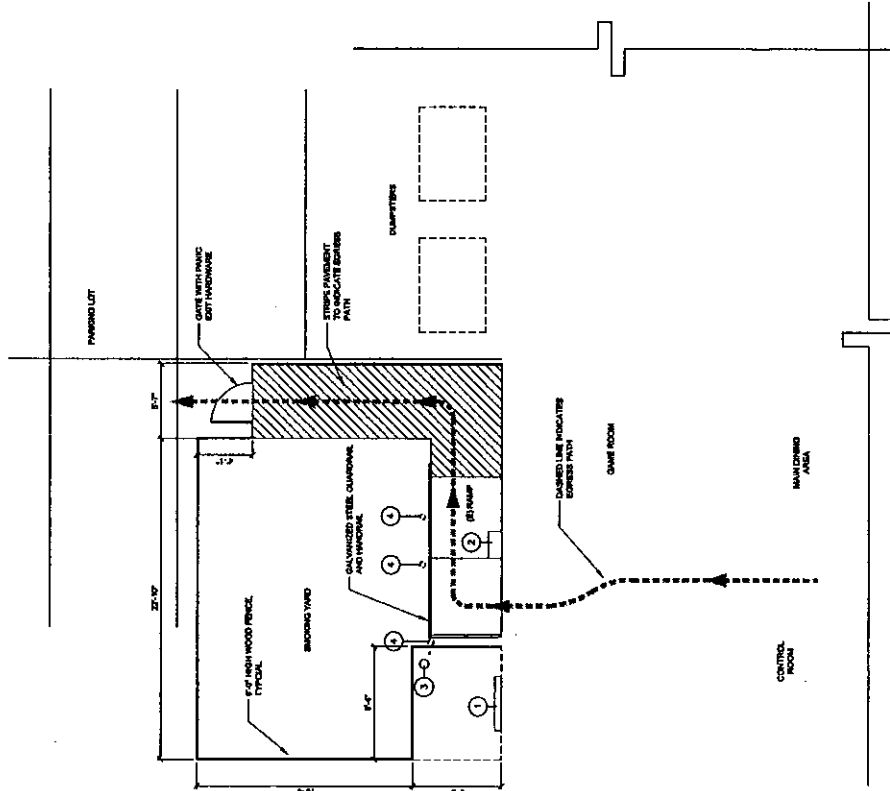
*Inside Facility:*

All Great Alaska Bush Company employees who have direct contact with alcohol will be TAM trained and certified. Employees will be instructed to ask for the identification of all persons appearing to be under thirty (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, Great Alaska Bush Company employees clean and patrol the parking lot, as needed, to ensure the minimization of loitering, the smooth ingress and egress of vehicular traffic, and the overall security of the parking lot and building surrounds. BV, incorporated has worked with surrounding tenants, neighbors, neighboring community councils and service patrols to combat any problems which arise in or near the facility.

# **SITE PLAN**



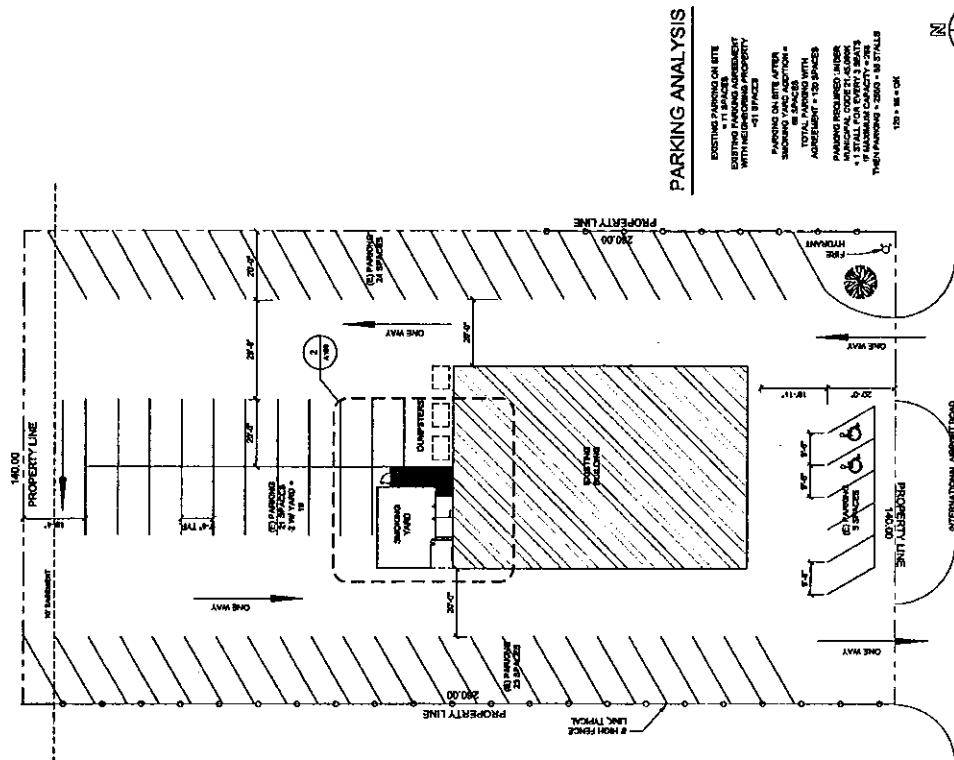
2. YARD PLAN  
A100

GENERAL NOTES

1. LOCATION AND DIMENSIONS OF EXISTING CONSTRUCTION AND SITE ARE TAKEN FROM WALK THROUGH MEASUREMENTS AND AS-BUILT DRAWINGS. THERE IS NO GUARANTEE OF ACCURACY. CONTRACTOR SHOULD FIELD VERIFY ALL EXISTING CONSTRUCTION AND DIMENSION ITEMS.

SHEET NOTES

- ① (B) ELECTRICAL SERVICE AND METER
- ② (B) GAS METER
- ③ (B) REMOVED SANITARY SERVICE ACCESS
- ④ (B) REMOVED SANITARY SERVICE ACCESS
- ⑤ (B) REMOVED SANITARY SERVICE ACCESS
- ⑥ (B) REMOVED SANITARY SERVICE ACCESS
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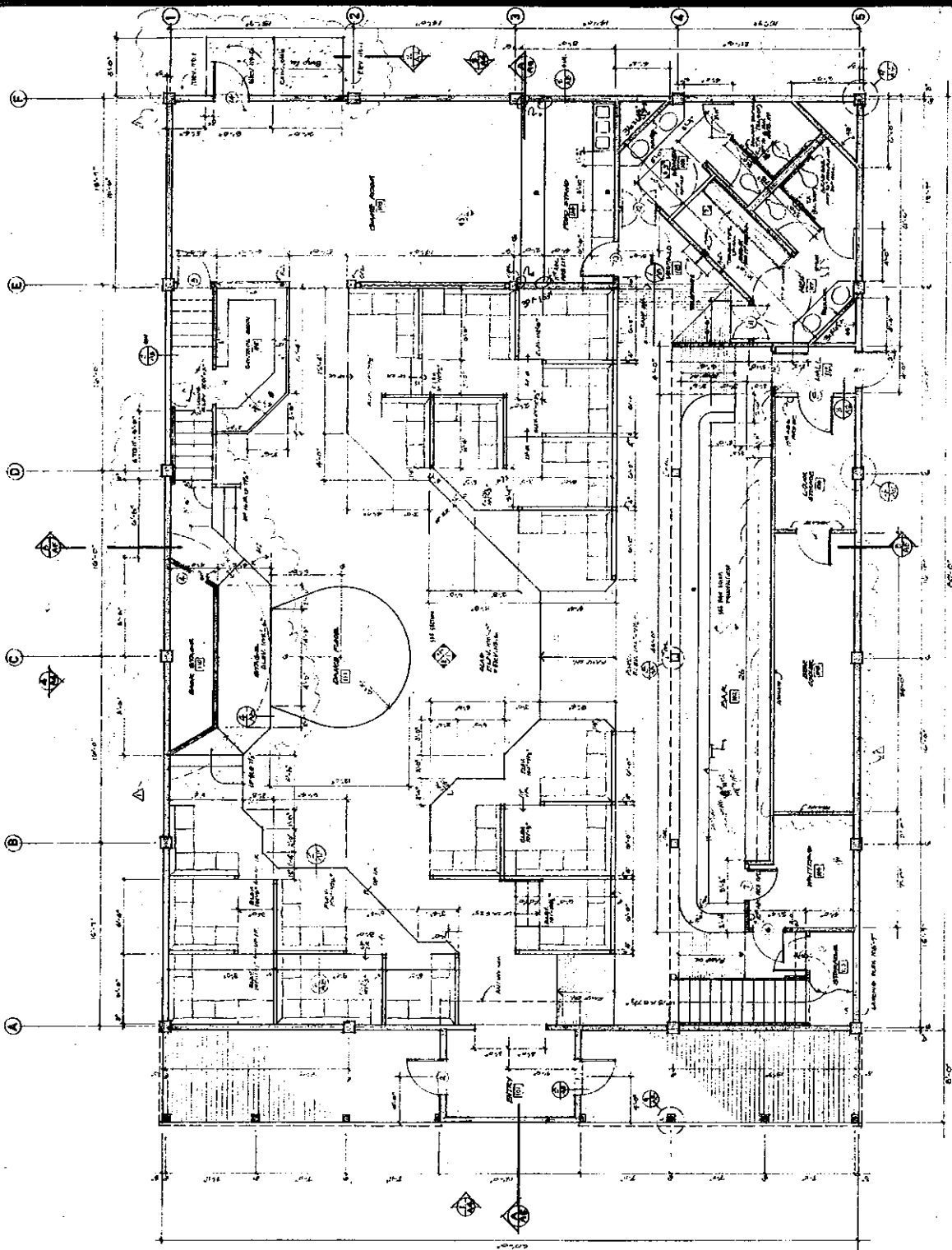
1. SITE PLAN  
A100

PARKING ANALYSIS

EXISTING PARKING ON SITE  
 = 11 SPACES  
 EXISTING PARKING CAPACITY  
 WITHIN THE PROPERTY  
 = 11 SPACES  
 PARKING ON SITE AFTER  
 REMOVAL OF EXISTING  
 PARKING = 0 SPACES  
 TOTAL PARKING WITHIN  
 PROPERTY = 11 SPACES  
 PARKING REQUIRED UNDER  
 ALASKA BUILDING CODE  
 = 11 SPACES  
 IF MAINTAIN CAPACITY = 11  
 THEN PARKING = 11 SPACES

1/8" = 1'-0"

# **BUILDING PLANS**




**FIRST FLOOR**  
 NORTH

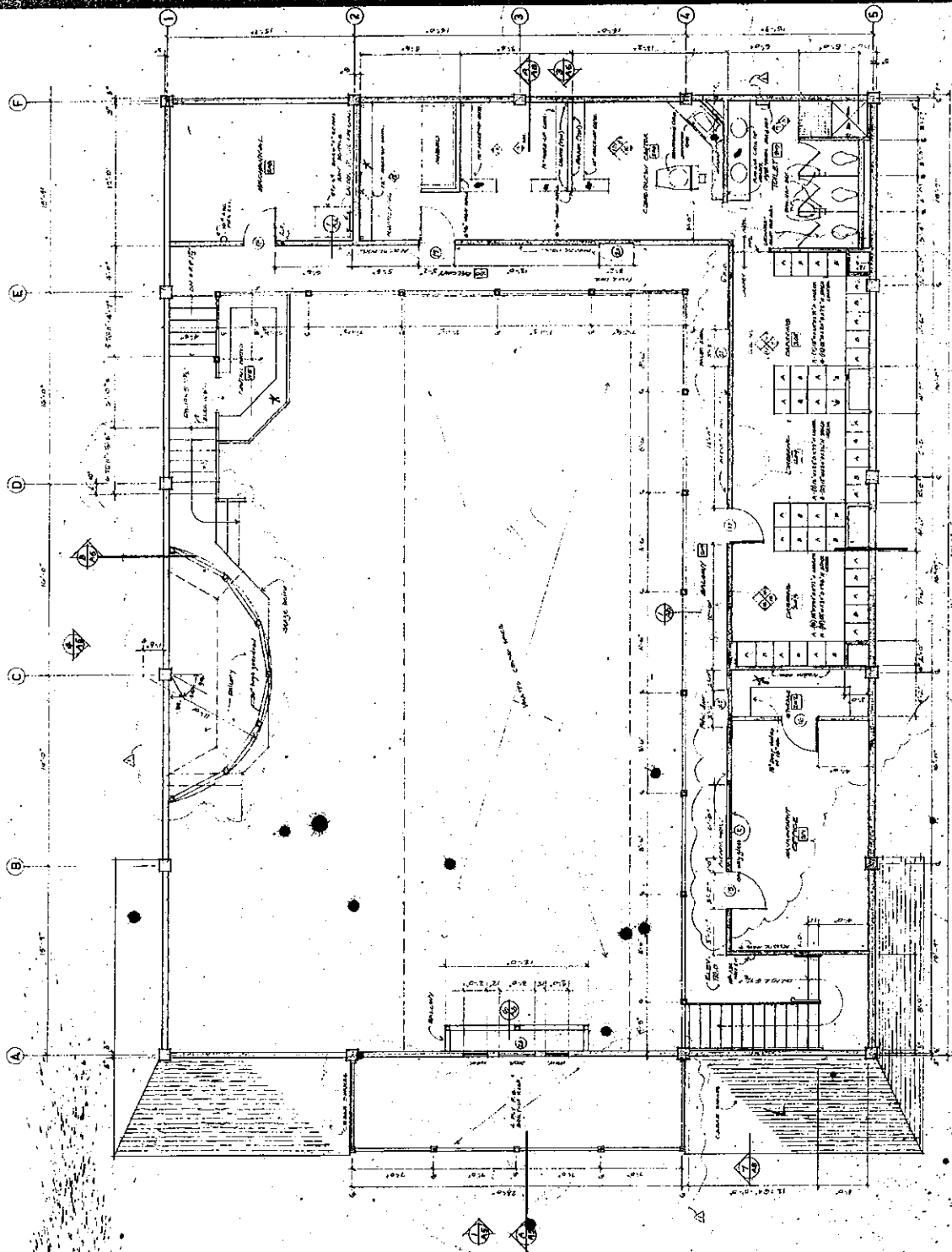
AVOID HIGH AIR  
 FLOW FROM THE  
 STAIRS TO THE  
 CORRIDORS  
 (SEE NOTE 1)  
 1. CORRIDOR STAIRS  
 TO STAIRS

2. HALLWAY ACCESS RAMP  
 1/2" RAMP  
 FROM TOP OF 1ST FLOOR  
 TO 2ND FLOOR

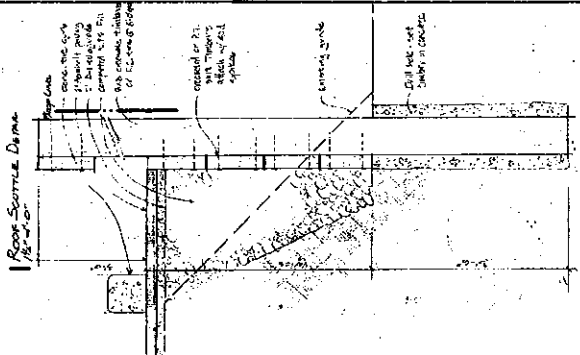
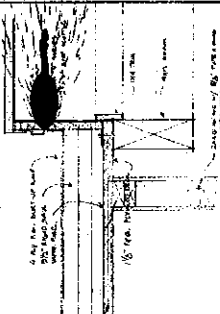
3. ONE-WAY CENTER WALL  
 1/2" RAMP  
 FROM TOP OF 1ST FLOOR  
 TO 2ND FLOOR  
 (SEE NOTE 1)  
 1/2" RAMP  
 FROM TOP OF 1ST FLOOR  
 TO 2ND FLOOR  
 (SEE NOTE 1)  
 1/2" RAMP  
 FROM TOP OF 1ST FLOOR  
 TO 2ND FLOOR  
 (SEE NOTE 1)



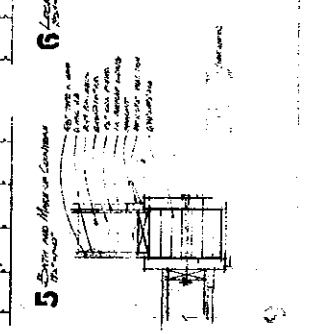
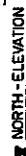
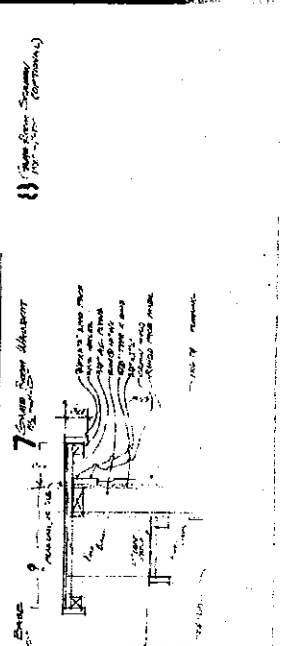
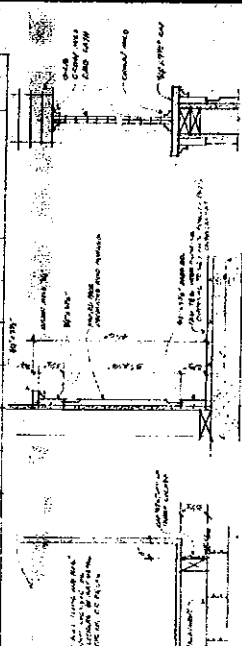
# THE SALOON

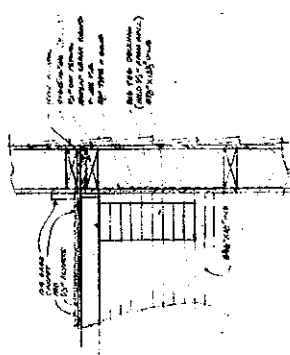
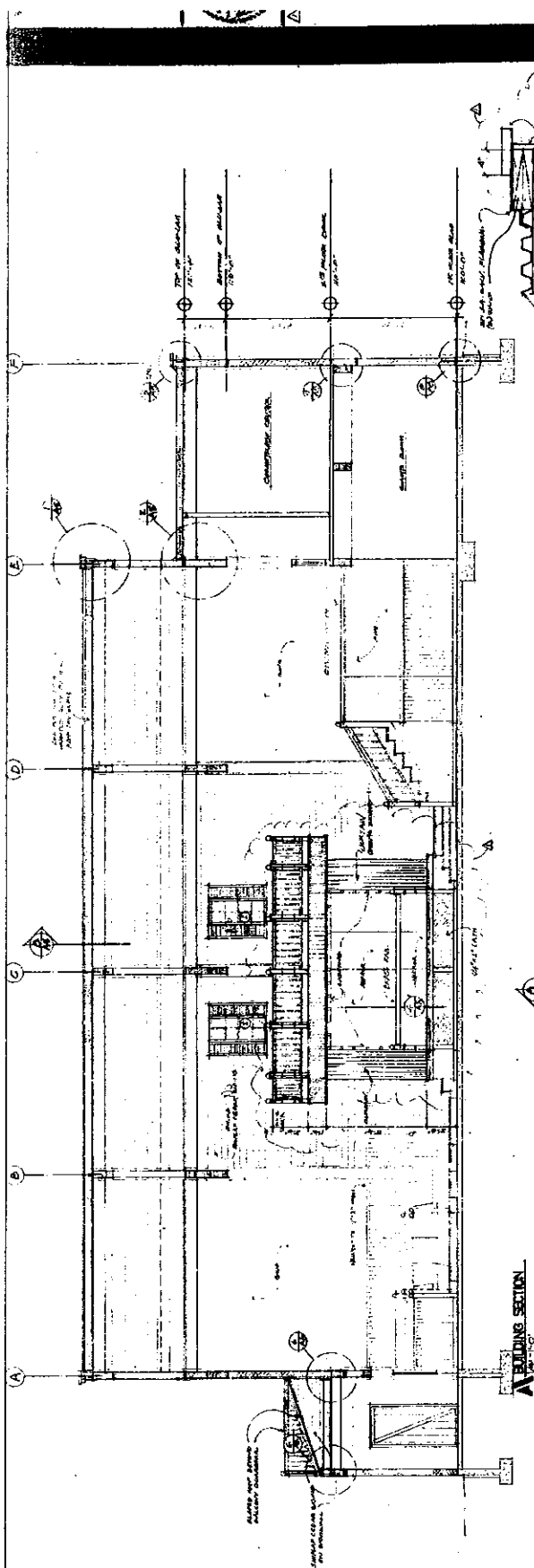


SECOND FLOOR  
1/4" = 1'-0"

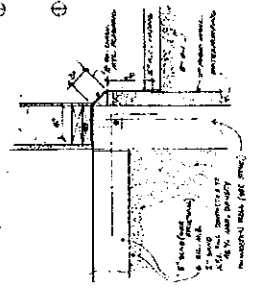


2. Upper Retaining Wall  
1/4" = 1'-0"

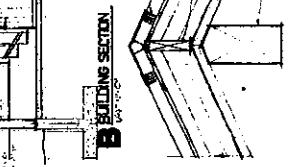
[illegible][illegible]



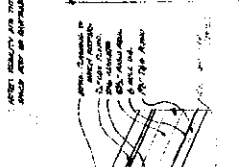
B BUILDING SECTION



C BUILDING SECTION



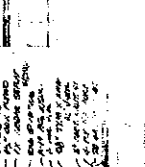
D BUILDING SECTION



E BUILDING SECTION



F BUILDING SECTION



G BUILDING SECTION



H BUILDING SECTION

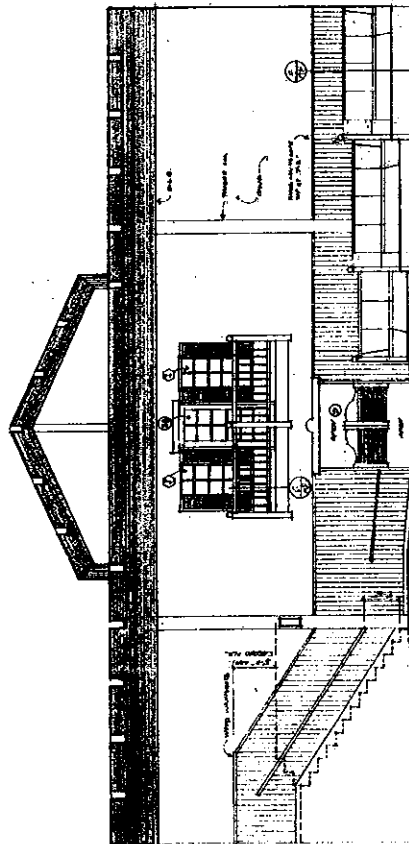


I BUILDING SECTION

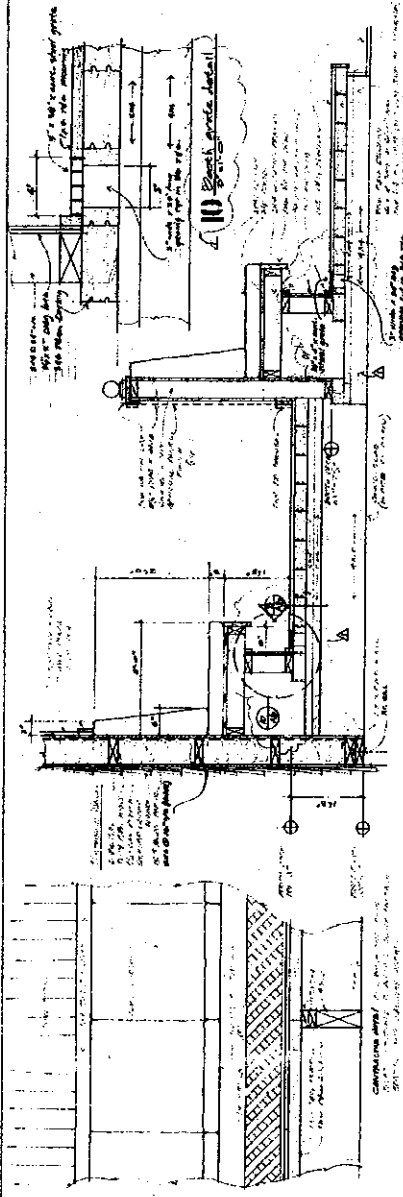


J BUILDING SECTION

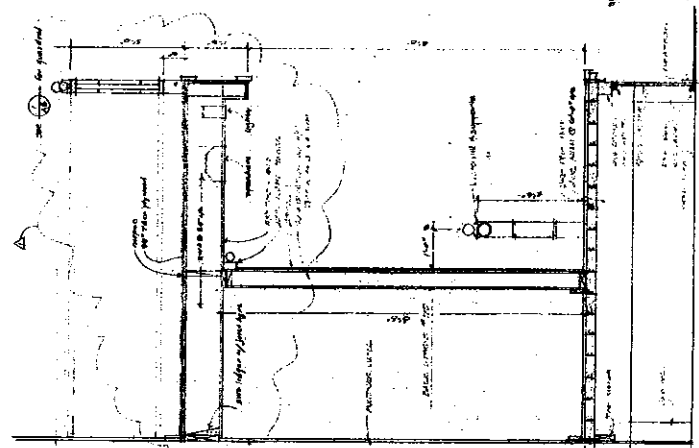




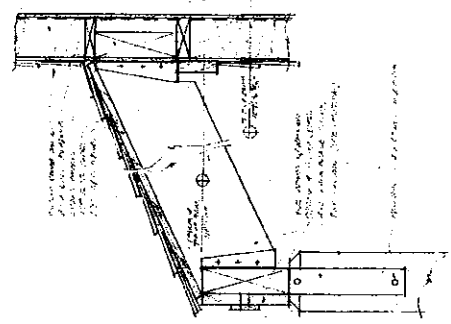
17 Carbon Dioxide gas



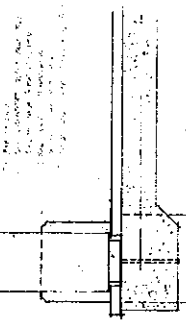
2. BENTY SECTION, SECTION



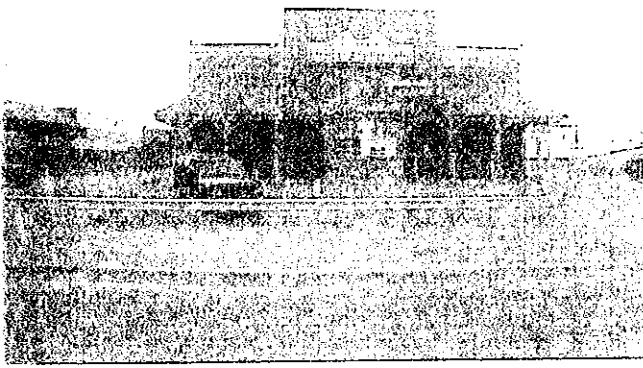
6. BENTY SECTION, SECTION



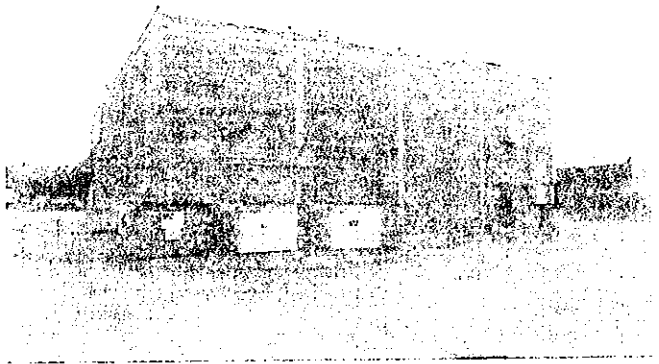
8. BENTY SECTION, SECTION



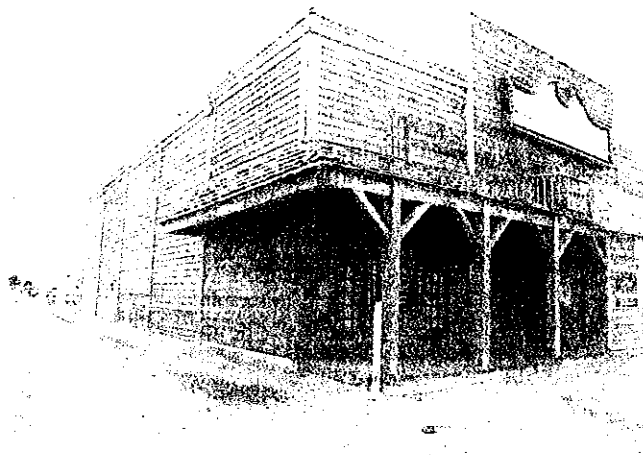
1. BENTY SECTION, SECTION



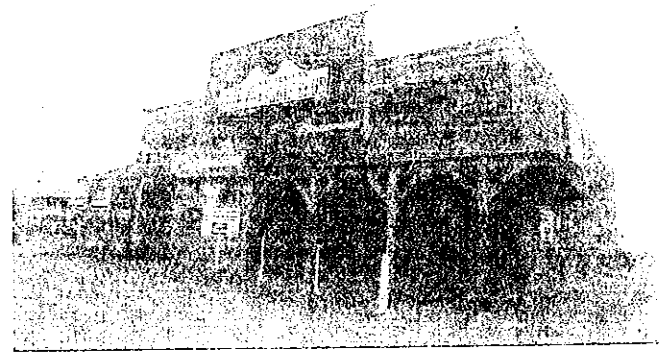
**SOUTHSIDE OF SUBJECT BUILDING**



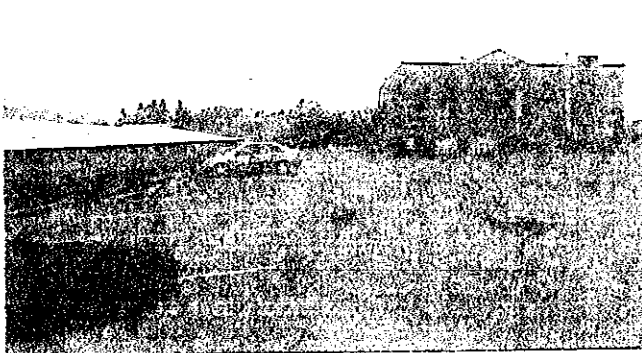
**NORTHSIDE OF SUBJECT BUILDING**



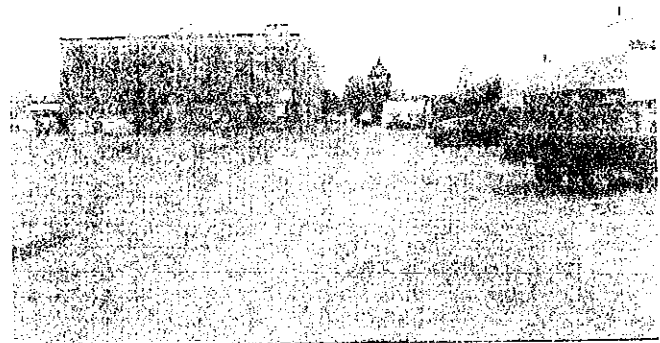
**SOUTHWEST CORNER OF SUBJECT BUILDING**



**SOUTHEAST CORNER OF SUBJECT BUILDING**

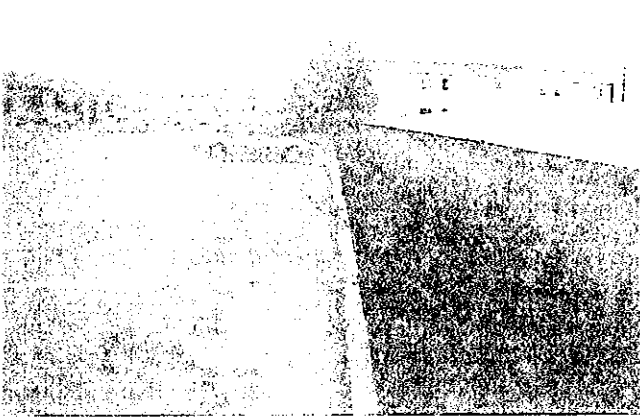


**SOUTHSIDE PARKING LOT**

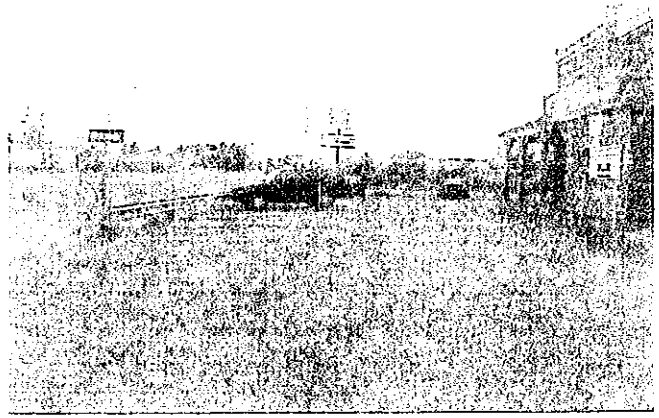


**SOUTHSIDE PARKING LOT**

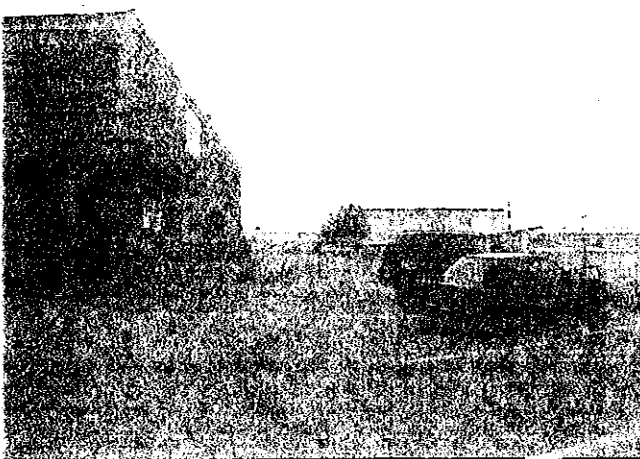
**ERICKSON AND ASSOCIATES**  
**REAL ESTATE APPRAISERS AND CONSULTANTS**



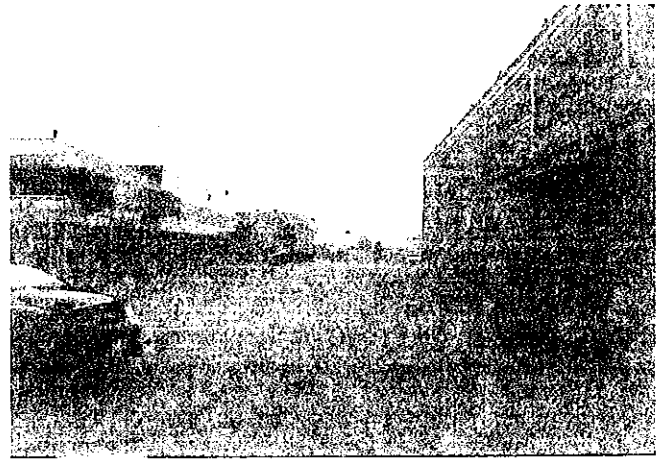
**PILEDRIERS INSTALLED ALONG EAST  
BOUNDARY**



**SOUTH PARKING LOT**



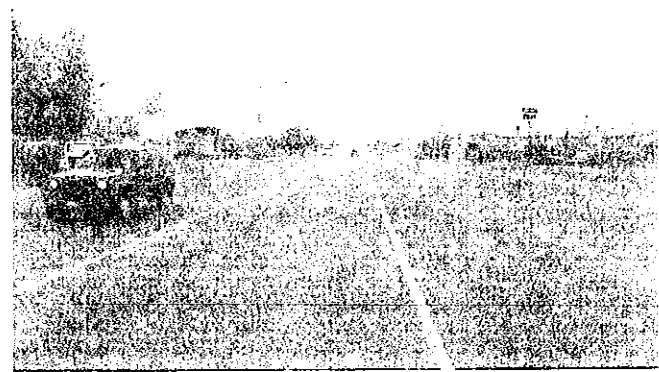
**EAST PARKING LOT**



**WEST PARKING LOT**



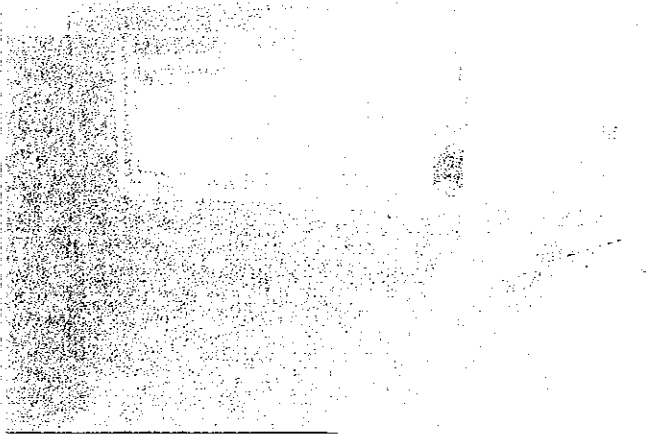
**INTERNATIONAL AIRPORT ROAD FACING  
EAST**



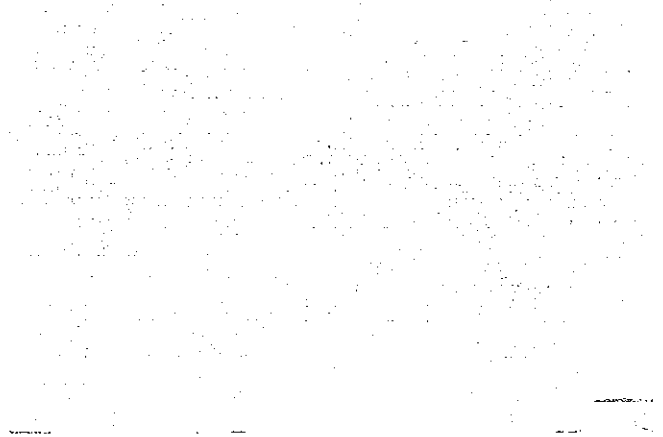
**INTERNATIONAL AIRPORT ROAD FACING  
WEST**

**ERICKSON AND ASSOCIATES**

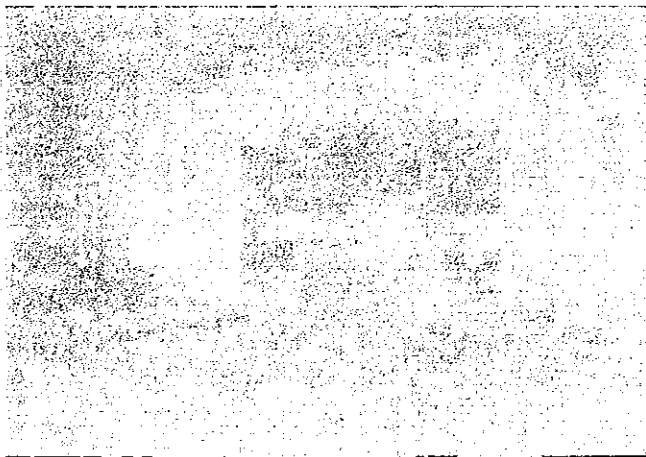
**REAL ESTATE APPRAISERS AND CONSULTANTS**



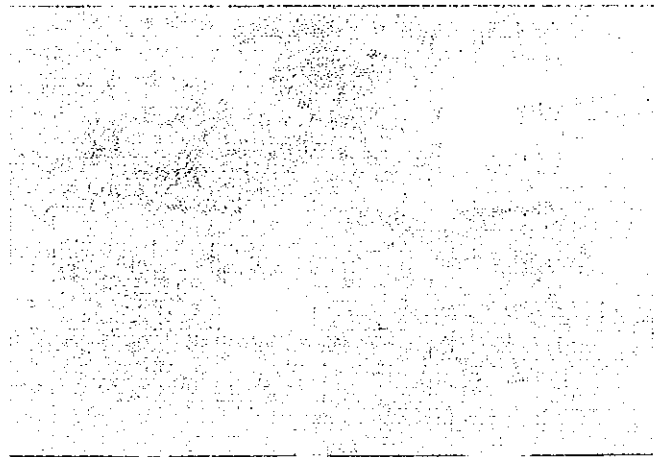
**MAIN FRONT ENTRANCE**



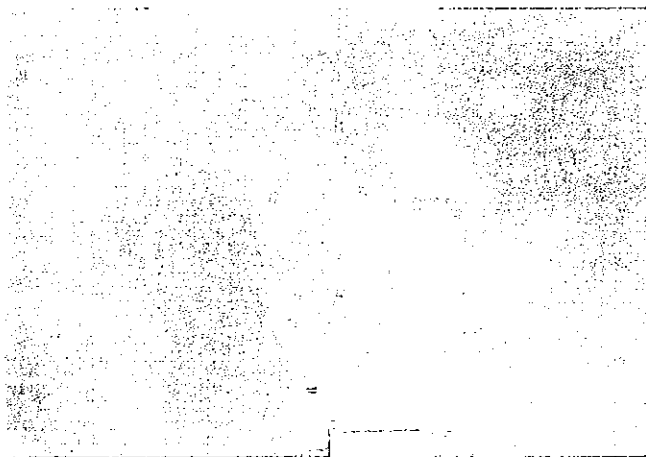
**MAIN FLOOR SHOWROOM**



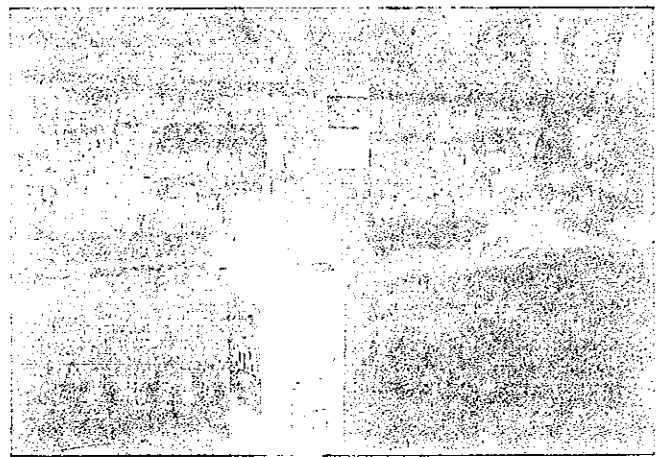
**DANCERS STAGE**



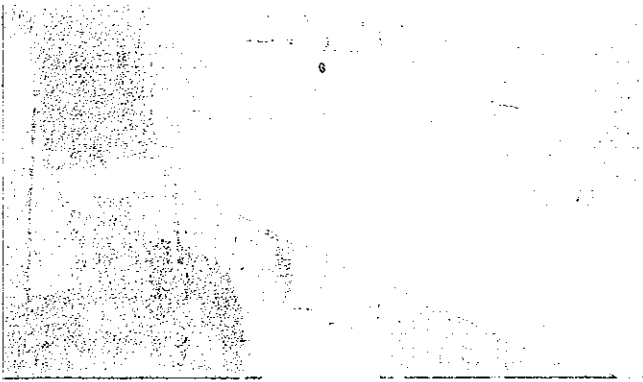
**MUSIC & ANNOUNCER BOOTH**



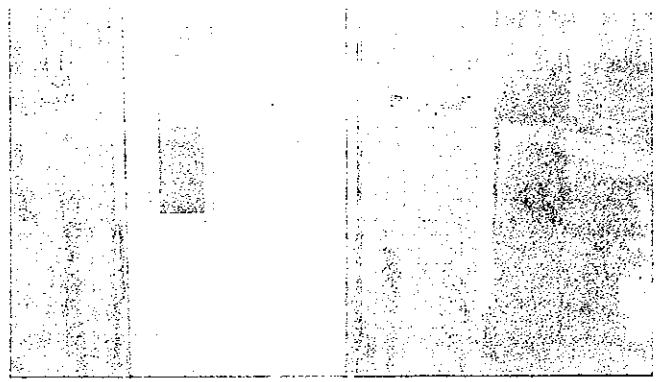
**BAR**



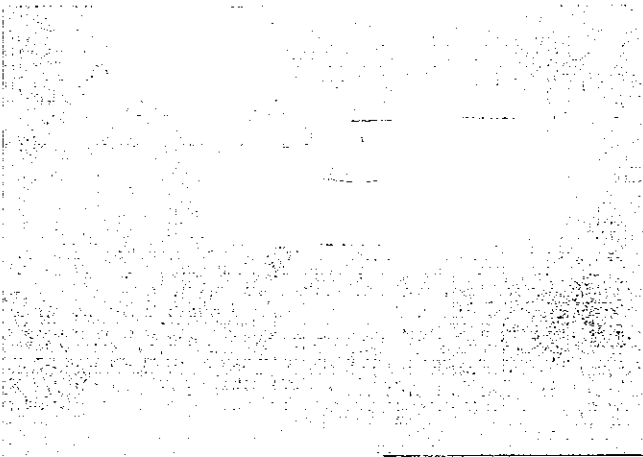
**BAR**



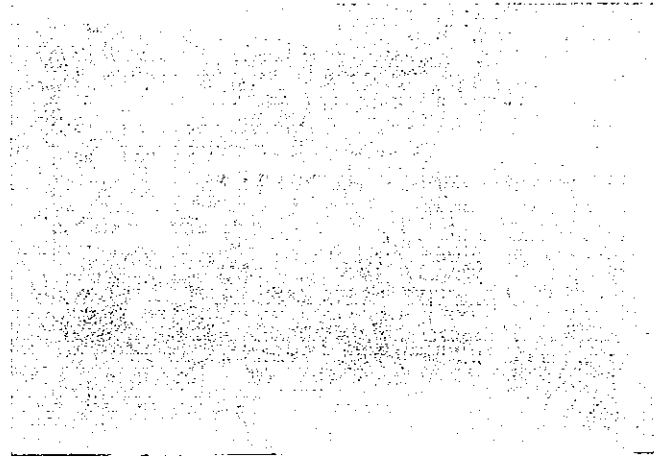
**STORAGE ROOM AND T-SHIRT SALES**



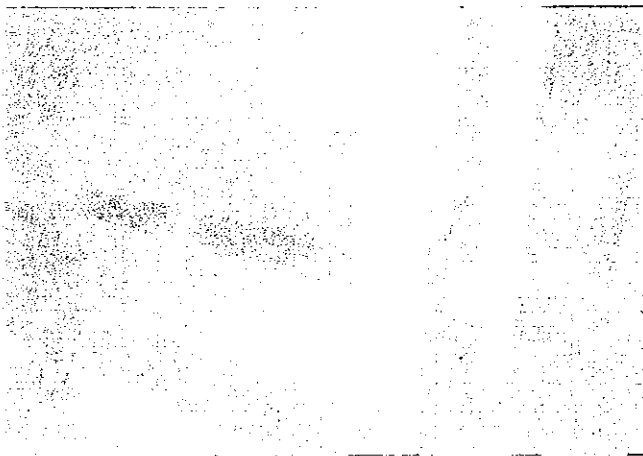
**WALK-IN COOLER AND LIQUOR STORAGE**



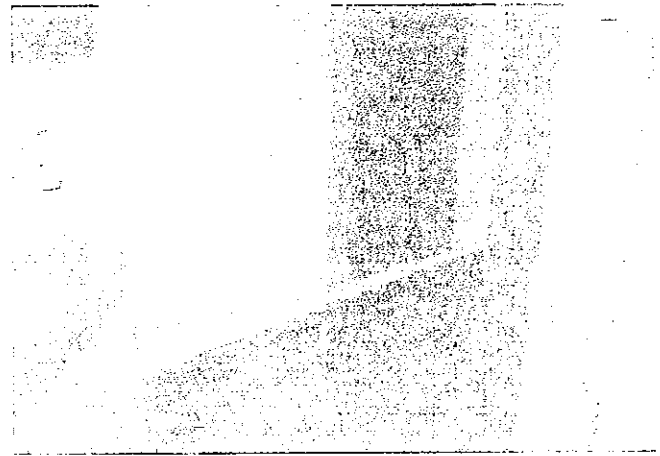
**POOL ROOM**



**POOL ROOM**



**MEN'S RESTROOM**

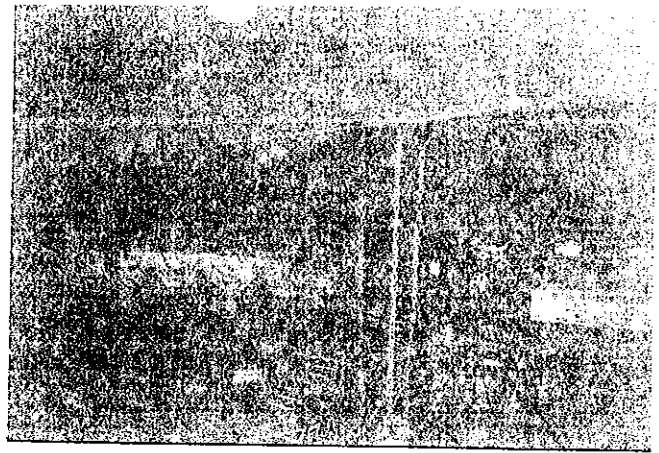


**WOMEN'S RESTROOM**

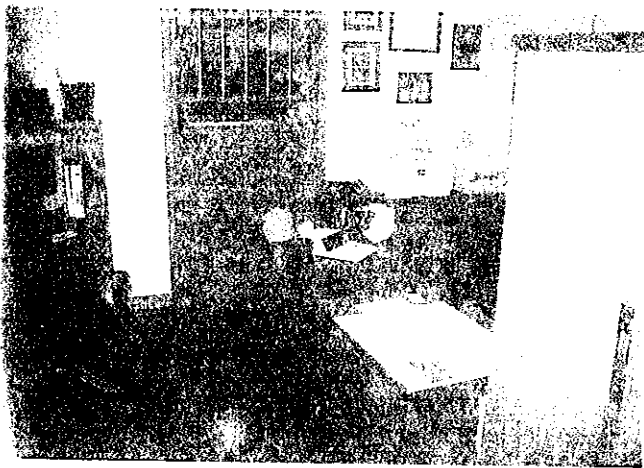
**ERICKSON AND ASSOCIATES**  
**REAL ESTATE APPRAISERS AND CONSULTANTS**



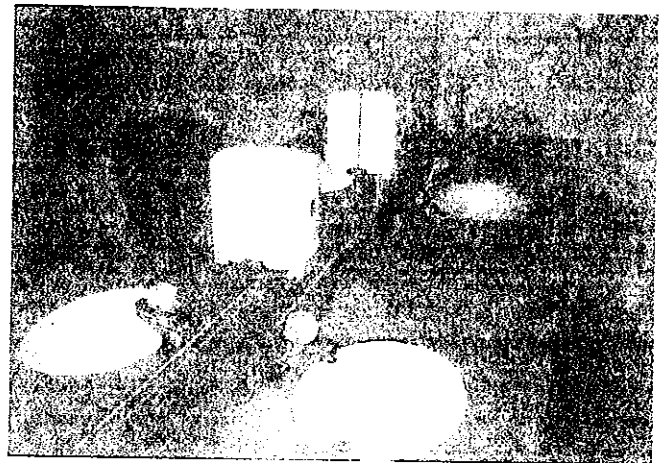
**PREPARATION AREA BEHIND MAIN  
CURTAIN**



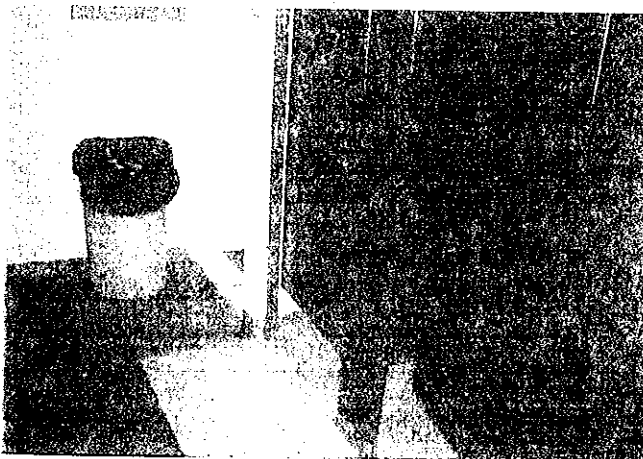
**TYPICAL LAMINATED BEAM**



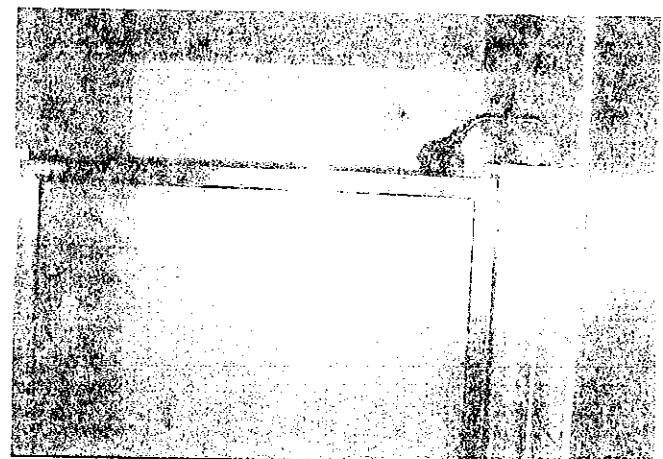
**SECOND FLOOR OFFICE**



**DANCER'S RESTROOM**

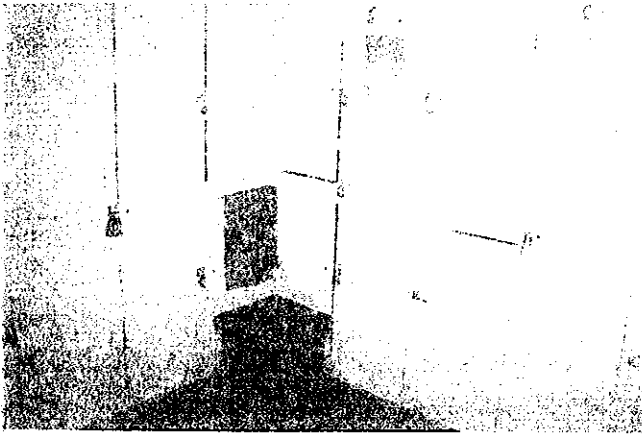


**DANCER'S RESTROOM**

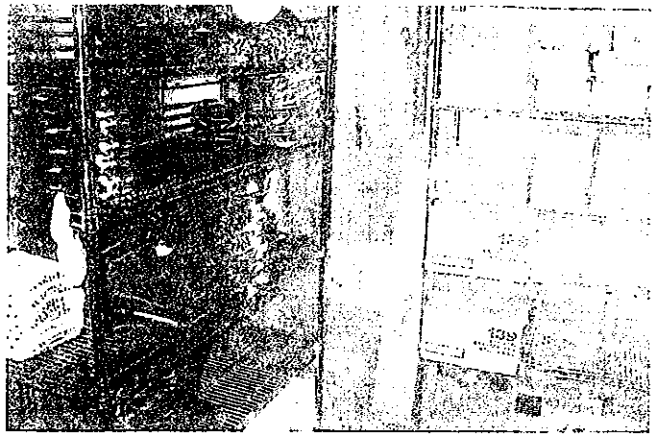


**DANCER'S RESTROOM SHOWER**

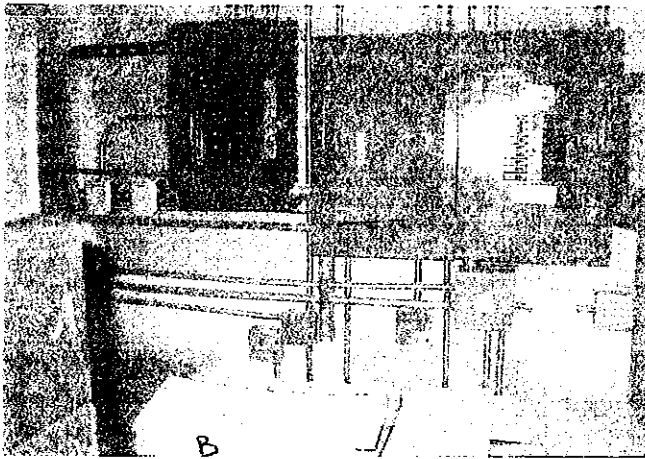
**ERICKSON AND ASSOCIATES  
REAL ESTATE APPRAISERS AND CONSULTANTS**



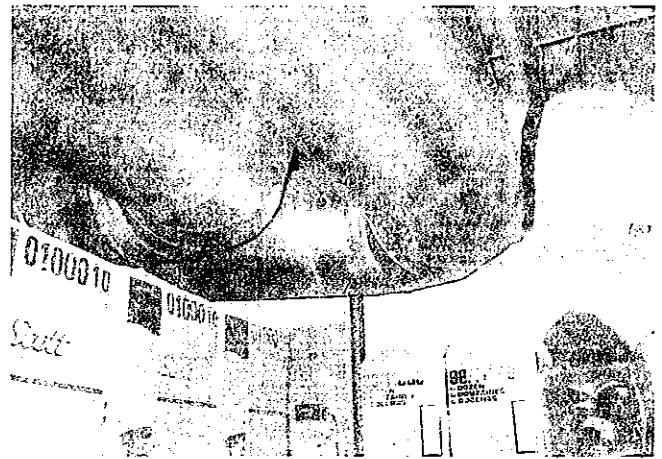
**DANCER'S LOCKER ROOM**



**STORAGE ROOM & UTILITY ROOM**



**ELECTRICAL UTILITIES**



**PART OF HVAC SYSTEM**

**Liquor License Identify Results**

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**License Information**

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License Number: 1839  
Requested Action: **Renewal**  
Request Date: 1/5/07  
Approval Date: 1/5/07  
Protest Date: 22/5/07  
License Doc. Number: **AM 286-2007**  
ABC Approval Date: 3/5/07  
Restaurant Date:  
License Type: **Beverage Dispensary**  
License Years: 07-08  
Parcel ID: 00921119000  
License Comments: AM 94-2001 ap December 29, 2000 This liquor license was not approved on March 4, 2003, the action was;Bificated on 03/04/2003 AM 286-2007 ap renewal on 5/1/07

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**Associated Conditions**

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**Applicant Information**

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Applicant Name: B.V., Inc.  
Applicant Address: 207 E Northern Lights Blvd 210  
Anchorage AK 99503  
License Status: **Valid/Active**  
Status Date: 18/6/07

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**Business Information**

---

Business Name: **Great Alaskan Busch Co. & Show**  
Business Address: 631 E International Airport Rd  
Anchorage AK 99517  
Business Phone 1: 9072768885  
Business Phone 2: 9072795790

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**Community Council Information**

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Community Council: **Spenard**  
Type: **Primary**

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**Owner Information**

---

Name: Cox, Justin S.  
Name: Cox, Vicky G Pres

Name: Thompson, Larry C. Sec

Name: Cox, Edna

Name: Cox, Glenda

**Content Information****Content ID :** 005676**Type:** AR\_AllOther - All Other ResolutionsA RESOLUTION OF THE ANCHORAGE MUNICIPAL ASSEMBLY  
APPROVING A MINOR AMENDMENT TO AN EXISTING ALCOHOLIC**Title:** BEVERAGE DISPENSARY CONDITIONAL USE IN THE I-1 DISTRICT  
FOR THE GREAT ALASKAN BUSH COMPANY AND SHOW CLUB II,  
LICENSE NUMBER 1839, TO EXPAND THE LICENSED**Author:** weaverjt**Initiating  
Dept:** Planning**Description:** A RESOLUTION OF THE ANCHORAGE MUNICIPAL ASSEMBLY  
APPROVING A MINOR AMENDMENT TO EXPAND THE GREAT  
ALASKA BUSH COMPANY INCLUDE THE ADDITION OF 514 SQUARE  
FEET FOR AN OUTDOOR SMOKING PATIO**Date  
Prepared:** 11/1/07 4:59 PM**Director  
Name:** Tom Nelson**Assembly  
Meeting Date:** 11/13/07M.O.A.  
2007 NOV -5 AM 10:52  
CLERK OFFICE**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	11/1/07 5:04 PM	Checkin	weaverjt	Public	005676
Planning_SubWorkflow	11/2/07 4:31 PM	Approve	nelsontp	Public	005676
ECD_SubWorkflow	11/2/07 4:32 PM	Approve	thomasm	Public	005676
MuniManager_SubWorkflow	11/2/07 4:36 PM	Approve	leblancdc	Public	005676
MuniMgrCoord_SubWorkflow	11/2/07 4:50 PM	Approve	maglaquijp	Public	005676