

Submitted by: Chair of the Assembly at  
the Request of the Mayor  
Prepared by: Planning Department  
For reading: February 26, 2008

CLERK'S OFFICE

Anchorage, Alaska

APPROVED

AR 2008-28

Date: 2-26-08

A RESOLUTION OF THE ANCHORAGE MUNICIPAL ASSEMBLY APPROVING  
A MINOR AMENDMENT TO TEMPORARILY RELOCATE AN EXISTING  
ALCOHOLIC BEVERAGES CONDITIONAL USE AND LICENSE NUMBER 1187  
IN THE TRANSITION "T" DISTRICT, PER AMC 21.15.030.G, FOR THE UPPER  
ONE LOUNGE, LOCATED AT 5000 WEST INTERNATIONAL AIRPORT ROAD  
FROM ROOM SA2310 TO ROOM LS2D22, ANCHORAGE INTERNATIONAL  
AIRPORT, T13N, R4W, SECTION 34; GENERALLY LOCATED AT STEVENS  
INTERNATIONAL AIRPORT.

(Sand Lake Community Council) (Case 2008-031)

THE ANCHORAGE ASSEMBLY RESOLVES:

**Section 1.** A conditional use permit and license Number 1187 for an Alcoholic Beverages Conditional Use in the Transition "T" District for a Beverage Dispensary Use per AMC 21.40.240D.5, for Upper One Lounge, located within the Anchorage International Airport, T13N, R4W, Section 34, has existed and operated continuously since circa 1955.

**Section 2.** This minor amendment will allow the temporary relocation and transfer of Beverage Dispensary License Number 1187 from Room SA2310 to Room LS2D22 within the same South Terminal while the concourse undergoes building renovations. At the conclusion of the renovations, the Upper One Lounge will return to its permanent location, Room SA2310.

**Section 3.** A new floor plan of Room LS2D22 shows a restaurant/lounge area containing fourteen (14) tables with four non-fixed chairs each, and nine (9) tables having two non-fixed chairs each, plus a bar and kitchen area. There is no change to the required parking or to business operating hours.

**Section 4.** This temporary change of location within the South Terminal has no significant effect to the surrounding neighborhood and is a minor amendment. This minor amendment generally meets the applicable provision of AMC 21.15.030.G.2 (a).

**Section 5.** The minor amendment is approved subject to the following conditions:

1. A Notice of Zoning Action shall be filed with the District Recorder's Office within 120 days of the Assembly's approval of a minor amendment to an existing conditional use approval for a beverage dispensary use in the Transition

1 "T" District.

2  
3 2. All uses shall conform to the plans and narrative submitted with this conditional  
4 use application.

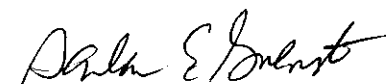
5  
6 3. This minor amendment to an existing conditional use approval is for an  
7 Alcoholic Beverages Conditional Use in the Transition "T" District for a  
8 Beverage Dispensary Use per AMC 21.40.240D.5 to allow the temporary  
9 relocation of License Number 1187 to Room LS2D22 within the South  
10 Terminal of Stevens International Airport, located at 5000 West International  
11 Airport Road. At the conclusion of building renovations, the Upper One Lounge  
12 will return to its permanent location in Room SA2310..

13  
14 **Section 6.** This resolution shall become effective immediately upon passage and  
15 approval by the Anchorage Assembly.

16  
17 PASSED AND APPROVED by the Anchorage Assembly this 26<sup>th</sup>  
18 day of February 2008.

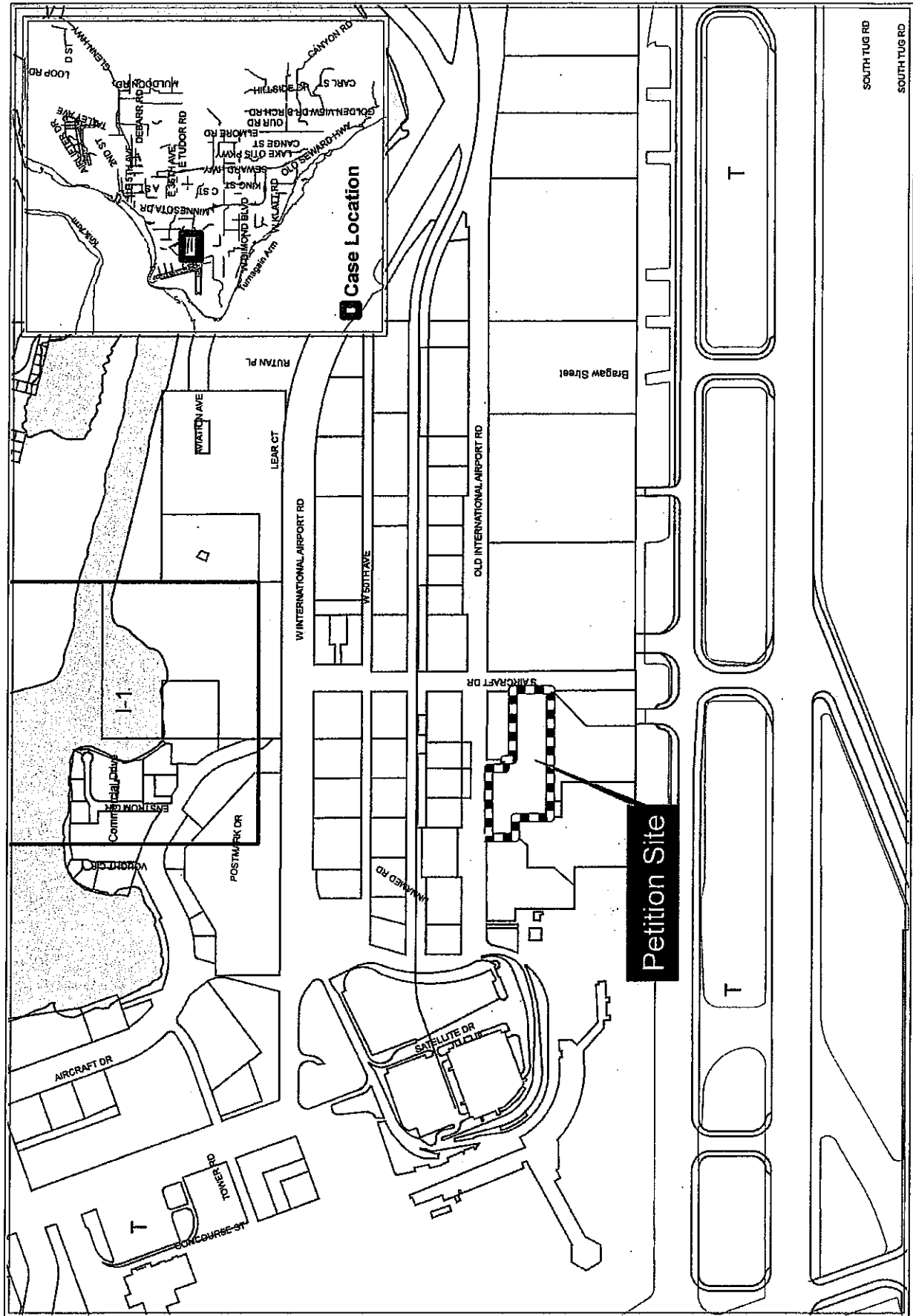
ATTEST:

  
Chair

  
Municipal Clerk

(Planning Case number 2008-031)  
(Tax identification number 010-401-54)

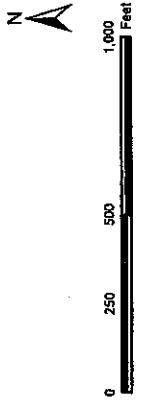
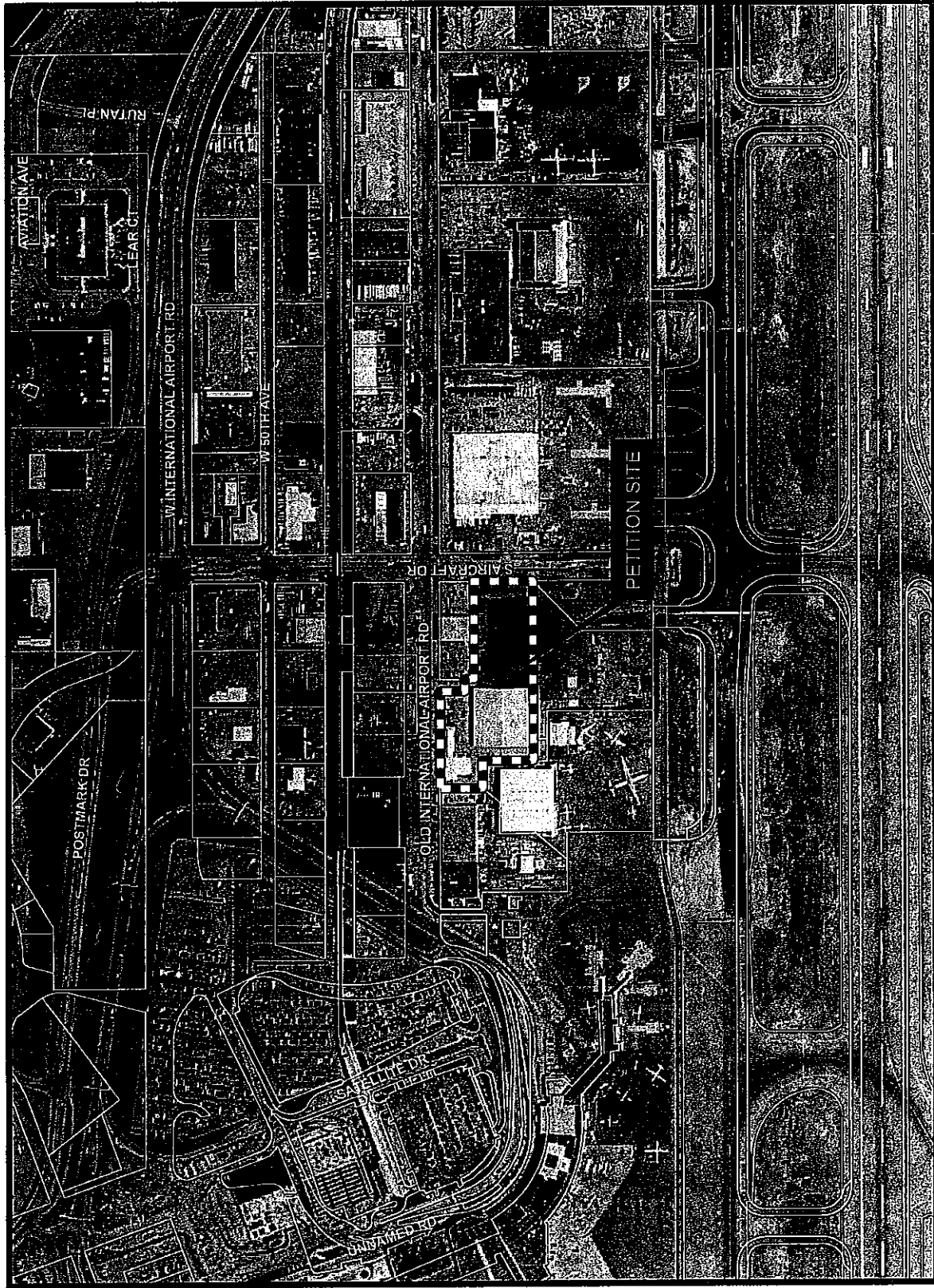
2008-031



**Flood Limits**  
100 Year  
500 Year  
Floodway

Municipality of Anchorage  
Planning Department  
Date: January 24, 2008

2008-031



Municipality of Anchorage  
Planning Department  
Date: January 8, 2008



P. O. Box 190231  
Anchorage, AK 99519  
(907) 243-4331

RECEIVED

JAN 03 2008

PLANNING DEPARTMENT

January 2, 2008

Mary Autor, Senior Planner  
Municipality of Anchorage  
Planning Department  
4700 Elmore Road  
Anchorage, AK 99507

RE: Conditional Use Permit Amendment - 5000 W International Airport Road  
Liquor License # 1187

Dear Mary,


Host International operating as Upper I Bar in the Anchorage International Airport would like to request a minor amendment to our current Conditional Use Permit.

Due to Airport construction, the Upper I Bar is temporarily relocating to a new location, Room LS2D22 (see attached map 6 of 15). This location is approximately 75 feet down the concourse from the original location, room SA2310 (see attached map 7 of 15).

As this temporary location is within the same building at the same address, the Alcoholic Beverage Control Board has determined that a transfer of the current license will not be necessary. I have attached a copy of the letter dated 12/4/07 for your reference.

I appreciate your assistance in this matter.

Sincerely,

  
Sherri Fessenden  
General Manager

ENC: Site Map 6  
Site Map 7  
ABC Letter  
Seating Plan

003



State of Alaska

Department of Public Safety

# Alcoholic Beverage Control Board

RECEIVED DEC 12 2007

Sarah Palin, Governor  
Walt Monegan, Commissioner

December 4, 2007

Sherri Fessenden  
General Manager  
HMS Host - Anchorage  
P.O. Box 190231  
Anchorage, Alaska 99159

RE: Renovation Relocation of Upper I Lounge (#1187) at Stevens International Airport

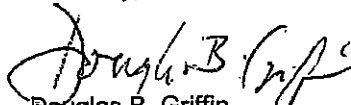
Dear Ms. Fessenden:

You wrote me on October 29, 2007 to relinquish the liquor license for the Cloud Hoppers Bar (#2598) and request approval to relocate the Upper Lounge I Lounge within the Ted Stevens International Airport Terminal due to renovations. On December 3, 2007, you provided me with floor plans to illustrate this relocation approximately 75 feet down the terminal corridor.

Since this is a temporary relocation due to renovation of the airport terminal and within the same building at the same address the relocation is not a transfer under AS 04.11.290. Therefore, HMS Host will not have to apply for a transfer of location. The documentation you have provided to me is sufficient notice to the Alcoholic Beverage Control Board to recognize the new liquor licensed premises when the new space is ready to open in 2008. I would ask that you give me a notice two working days prior to your opening of the new location and we will perform an inspection of the new premises. I will place this letter along with the floor plans you have provided in the license file for the Upper I Lounge (#1187) to document this relocation within the airport terminal.

Thank you for your assistance in handling this relocation matter.

Sincerely,

  
Douglas B. Griffin  
Director

cc: License file #1187 w/floor plan attachments

*"Public Safety through Public Service"*

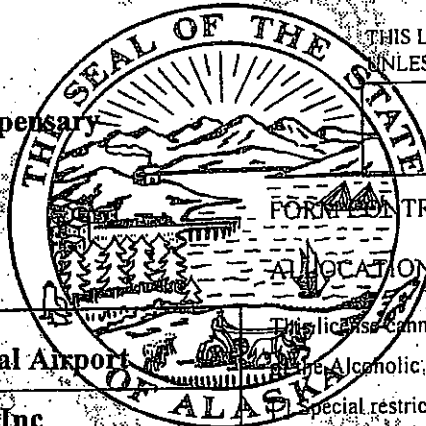
Alcoholic Beverage Control Board  
5848 E. Tudor Road - Anchorage, AK 99507 - Voice (907) 269-0350 - Fax (907) 272-9412  
Alcoholic Beverage Control Board  
5848 E. Tudor Road - Anchorage, AK 99507 - Voice (907) 269-0350 - Fax (907) 272-9412

004

## LIQUOR LICENSE

1187

2006 - 2007

THIS LICENSE EXPIRES MIDNIGHT DECEMBER 31  
UNLESS DATED BELOW

TYPE OF LICENSE: Beverage Dispensary

LICENSE FEE: 2500

CODE: 1104

FORM CONTROL: 0173

Anchorage, Mun. of

ALLOCATION: Other (Anch, Sit, Jno, Com, Car, WA)

D/B/A: Upper One

Anchorage International Airport

Mail Address: Host International Inc  
6600 Rockledge Dr Dept 721928.83  
Bethesda MD 20817

This license cannot be transferred without permission

of the Alcoholic Beverage Control Board

Special restriction - see reverse side

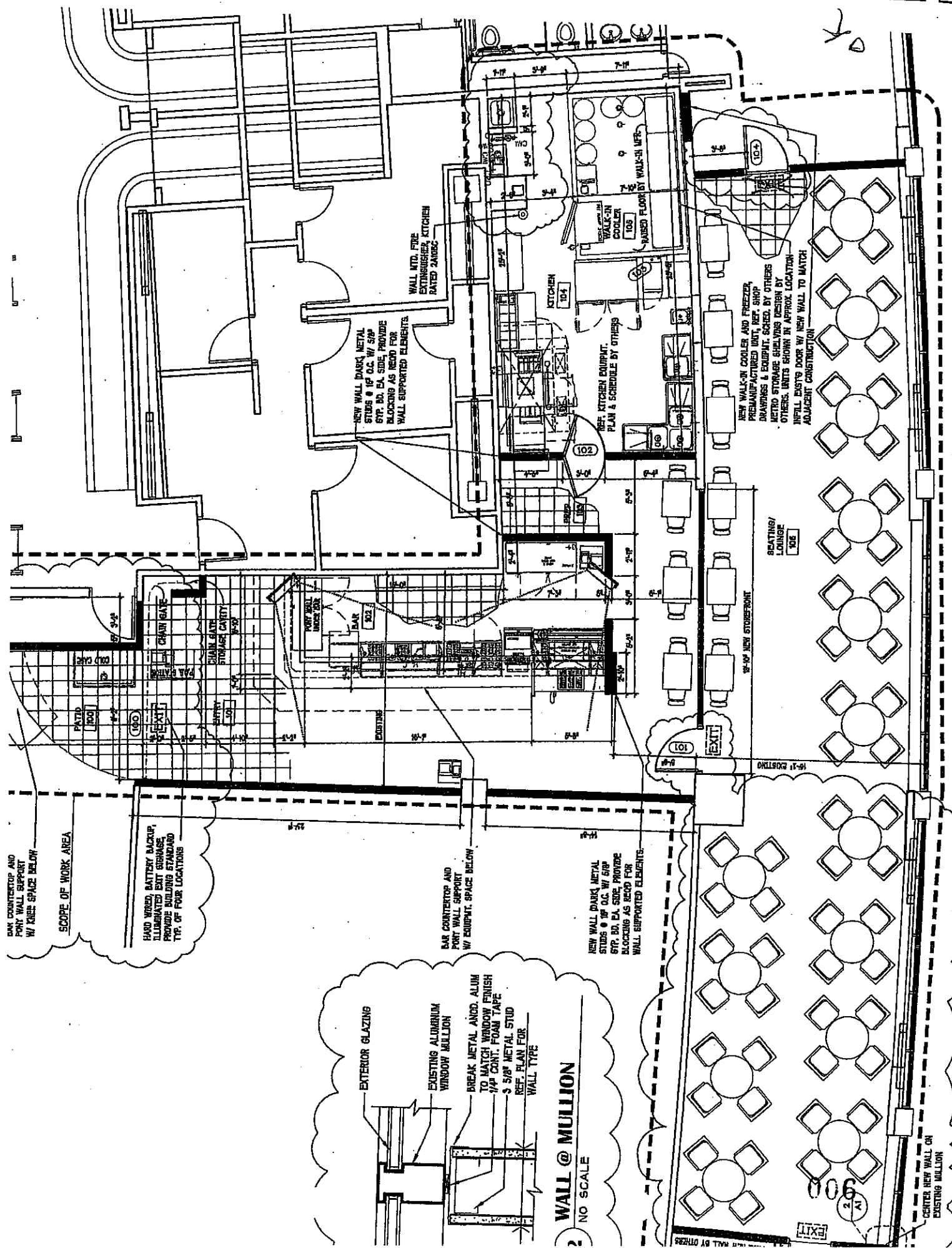
ISSUED BY ORDER OF THE  
ALCOHOLIC BEVERAGE CONTROL BOARD

THIS LICENSE MUST BE POSTED IN A VISIBLE PLACE ON THE PREMISES

FILING FEE: \$200.00 CODE: 106

04-900 (REV 07-98)

DIRECTOR



BAR COUNTERTOP AND  
PORT WALL SUPPORT  
W/ KNEE SPACE BELOW

SCOPE OF WORK AREA

HARD WOOD, BATTERY BACKUP,  
ILLUMINATED EXIT SIGNAGE,  
PROVIDE BUILDING STANDARD  
TYP. OF FOUR LOCATIONS

EXTERIOR GLAZING

EXISTING ALUMINUM  
WINDOW MULLION

BREAK METAL ANOD. ALUM.  
TO MATCH WINDOW FINISH  
1/4" CONT. FOAM TAPE  
3 5/8" METAL STUD  
REF. PLAN FOR  
WALL TYPE

2 WALL @ MULLION

NO SCALE

BAR COUNTERTOP AND  
PORT WALL SUPPORT  
W/ EQUIPT. SPACE BELOW

NEW WALL DARK METAL  
STUDS @ 16" O.C. W/ SIP  
STP. BD. EA. SIDE, PROVIDE  
BLOCKING AS REQD FOR  
WALL SUPPORTED ELEMENTS

NEW WALL DARK METAL  
STUDS @ 16" O.C. W/ SIP  
STP. BD. EA. SIDE, PROVIDE  
BLOCKING AS REQD FOR  
WALL SUPPORTED ELEMENTS

WALL MTD. FDR  
EXTINGUISHER, KITCHEN  
RATED 2400LB

REF. KITCHEN EQUIPT.  
PLAN & SCHEDULE BY OTHERS

NEW WALK-IN COOLER AND FREEZER,  
PREMANUFACTURED UNIT, REF. SHOP  
DRAWINGS & EQUIPT. SCHED. BY OTHERS  
METRIC STORAGE SHELVING DESIGN BY  
OTHERS. UNITS SHOWN IN APPROX. LOCATION  
INFILL EXIST'G DOOR W/ NEW WALL TO MATCH  
ADJACENT CONSTRUCTION

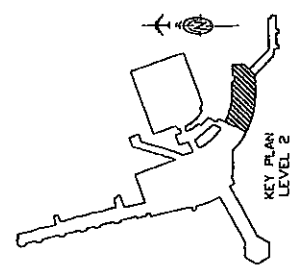
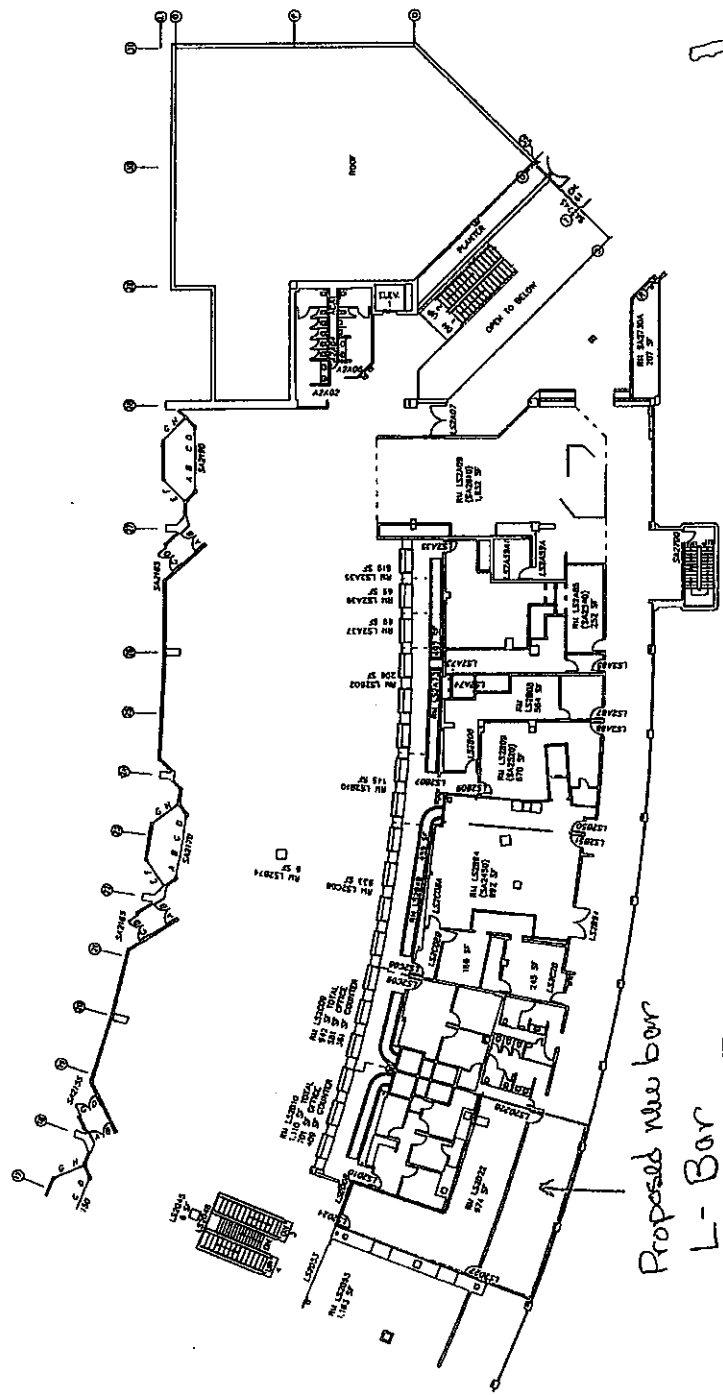
SEATING/  
LOUNGE  
106

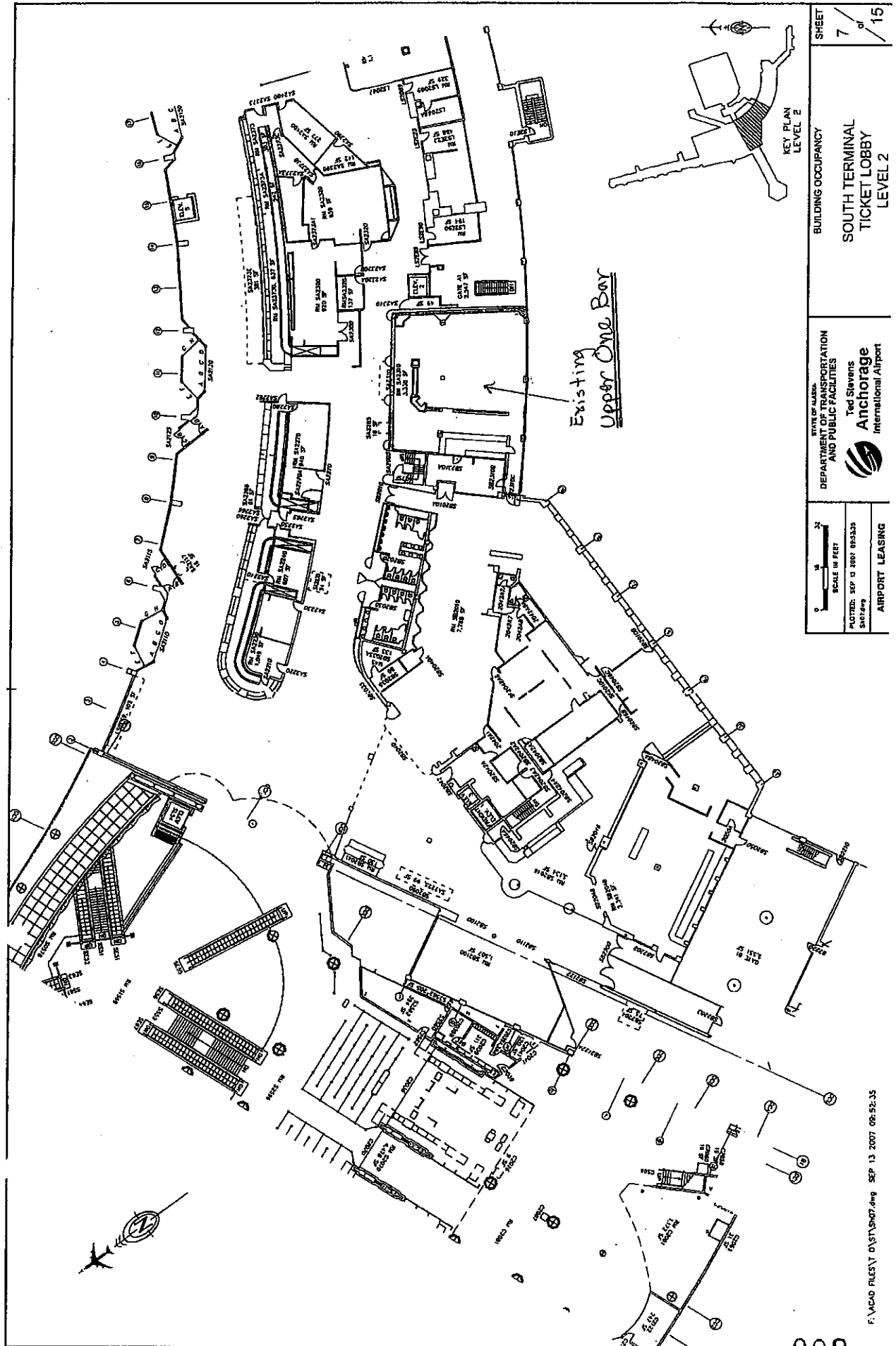
18" W/ NEW STOREFRONT

18" W/ EXIST'G

CENTER NEW WALL ON  
EXISTING MULLION







# LIQUOR LICENSE BROWSE

## LICENSE INFORMATION

List	License Number	1187	Action Type	Renewal	Action Date	01/31/2006
1064	Approval Date	01/31/2006	Protest Date	02/28/2006	License Document	AM 75-2006
1072	Restaurant Date	12/12/1995	License Status	Valid/Active	Status Date	02/07/2006
1078	Soc. Sec. Num.		Fed. EIN Num.	52-1242334	ABC App. Date	02/01/2006
1080	License Type	Beverage Dispensary			License Years	06-07
1125	Comment	AM 65-2002 app 1/15/02 renewal AM 75-2006 app 1/31/06 renewal				
1139						
1140						
1142						
1167						
1174						
1184						
1187						
	Tax ID	010-381-12-000	Tax ID Verified	No		

## BUSINESS INFORMATION

Name	Upper One	
Address	500 W International Airport Rd	
	Anchorage AK 99502	
Phone 1	(907) 223-7107	Phone 2 ( )
Community Councils	Turnagain Sand Lake	Primary Other

## APPLICANT INFORMATION

Name	Host International, Inc.
Address	6600 Rockledge Dr. 3rd
	Bethesda, MD 20817

## CONDITION DOCUMENTS

Document Num.	Condition Type	Request Date	Approval Date
Comment			

## OWNER INFORMATION

Owner Name	Address	City	State	Zip
Martin, Joe Martin Pres	3000 Randolph Rd #247	Arlington	VA	22206
Brown, Bernard N. VP	3926 Lumo Cir	Randallstown	MD	21133
Babin, Laura A. Sec	3710 Falling Green Way	Airy	MD	21771
Spagillard, Georgio L.	12606 Timber Grove Rd	Reisterstown	MD	21136

# PARCEL INFORMATION

## APPRAISAL INFORMATION

Legal

Parcel 010-381-12-000  
Owner

#



# Descr  
Site Addr

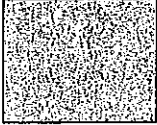
## RELATED CAMA PARCELS

Related Parcel(s)	XRef Type	Leased Parcels
01040154000	P	

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

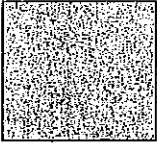


Case Number  
Case Type  
Legal

# of Parcels

Hearing Date

## PLAT



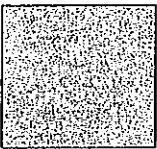
Case Number  
Action Type  
Legal

Grid

Proposed Lots 0  
Action Date

Existing Lots

## PERMITS



Permit Number  
Project  
Work Desc  
Use

## BZAP

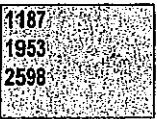


Action No. 84181  
Action Date 11/19/1984  
Resolution

Status APR  
Type CU

Ruling Approved  
Conditional Uses

## ALCOHOL LICENSE



Business Upper One  
Address 500 W International Airport Rd  
Anchorage, AK 99502  
License Type Beverage Dispensary  
Status Valid/Active

Applicants Name Host International, Inc.  
Conditions



# PARCEL INFORMATION

## APPRAISAL INFORMATION

Legal ANCHORAGE INTERNATIONAL ARPT  
T13N R4W **SEC 34**

Parcel 010-401-54-000  
Owner STATE OF ALASKA  
DOT & PF TED STEVENS AIA  
% MIKE HAMILTON FAC SEC-UTILI  
PO BOX 196960  
ANCHORAGE AK 99519 6960

# 01

# Descr WAREHOUSE  
Site Addr 7080 POINT WORONZOF DR

## RELATED CAMA PARCELS

Related Parcel(s)	XRef Type	Leased Parcels
01025118000	C	
01026106000	C	L

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

Case Number 1991-048 # of Parcels 1 Hearing Date 05/23/1991  
Case Type Zoning conditional use for a hazardous use  
Legal Lease Lot 23 - Anchorage International Airport, Township 13 North, Range 4 West, Section 33, SW1/4, NW1/4.  
Generally located on the west side of the north south runway and north of the east west runway.  
*1991-048 2004-087 2004-088 2008-031 1992-006 2000-195 2001-123 2001-150 1999-234 2003-056 2002-051*

## PLAT

S10705

Case Number S10705 Grid 001822 Proposed Lots 1 Existing Lots 2  
Action Type Subdivision & Vacation Action Date 02/21/2001  
Legal Tracts M-1 & N-1, Lake Spenard Lease Lots, located within the NW 1/4 of Section 35, T13N, R4W, S.M., Alaska

## PERMITS

99 5991 Permit Number 99 5991  
99 6059 Project TICKET BOOTH  
99 6070 Work Desc Temp bldg for ticket revenue collection booths  
03 5038 Use OFFICE

## BZAP

010232 Action No. 2002-051  
009584 Action Date 06/03/2002  
009823 Resolution 2002-039  
Status APR Ruling Approved  
Type SP Site Plan

## ALCOHOL LICENSE

Business Address

Applicants Name Conditions

License Type Status

# PARCEL INFORMATION

## OWNER

STATE OF ALASKA  
DOT & PF TED STEVENS AIA  
% MIKE HAMILTON FAC SEC-UTILI  
PO BOX 196960  
ANCHORAGE AK 99515 6960  
Deed 0000 0000000  
CHANGES: Deed Date Jan 01, 1984  
Name Date Nov 25, 1998  
Address Date Dec 09, 2005

## PARCEL

Parcel ID 010-401-54-000  
Status  
Renumber ID 010-151-06- 1  
Site Addr 7080 POINT WORONZOF DR  
Comm Concl SAND LAKE  
Comments

# 01

## TAX INFO

2008 Tax 0.00 Balance 0.00 District 003

## LEGAL

ANCHORAGE INTERNATIONAL ARPT  
T13N R4W

Unit SQFT 97,272,422  
Plat  
Zone T Grid SW1822

## HISTORY

	Year	Building	Land	Total
Assmt Final	2006	0	0	0
Assmt Final	2007	0	0	0
Assmt Final	2008	0	0	0
Exemptions	STATE			0
State Credit				0
Tax Final				0

## PROPERTY INFO

#	Type	Land Use
01	COMMERCIAL	WAREHOUSE

## SALES DATA

Mon	Year	Price	Source	Type



# MUNICIPALITY OF ANCHORAGE

## ASSEMBLY MEMORANDUM

No. AM 112-2008

Meeting Date: February 26, 2008

**From:** Mayor

**Subject:** A MINOR AMENDMENT TO AN ALCOHOLIC BEVERAGES CONDITIONAL USE IN THE TRANSITION "T" DISTRICT TO TEMPORARILY RELOCATE AN EXISTING BEVERAGE DISPENSARY USE AND LICENSE NUMBER 1187, PER AMC 21.15.030.G, FOR THE UPPER ONE LOUNGE, LOCATED AT 5000 WEST INTERNATIONAL AIRPORT ROAD, FROM ROOM SA2310 TO ROOM LS2D22, ANCHORAGE INTERNATIONAL AIRPORT, T13N, R4W, SECTION 34; GENERALLY LOCATED AT STEVENS INTERNATIONAL AIRPORT.

1 Host International, Inc. has made application for a minor amendment in accordance  
2 with AMC 21.15.030.G to an existing beverage dispensary alcoholic beverages  
3 conditional use and License Number 1187 in the Transition "T" District to temporarily  
4 relocate the conditional use within the South Terminal at Stevens International Airport,  
5 located at 5000 West International Airport Road, from Room SA2310 to Room  
6 LS2D22, while the concourse is under renovation. At the conclusion of the concourse  
7 renovations, Upper One Lounge will return to its previous permanent location in Room  
8 SA2310.

9  
10 A valid alcoholic beverages conditional use for a beverage dispensary use and license is  
11 currently in place for the Upper One Lounge License Number 1187. According to the  
12 Alcohol Beverage Control Board, the license has operated continuously since 1955.  
13 The airport was outside of the geographic boundaries of the City of Anchorage in 1955,  
14 and the Greater Anchorage Area Borough was not incorporated until 1960. Thus, the  
15 alcoholic beverages use is a legally nonconforming alcoholic beverages conditional use.

16  
17 A new floor plan of Room LS2D22 shows a lounge area containing fourteen (14) tables  
18 with four non-fixed chairs each, and nine (9) tables having two non-fixed chairs each,  
19 plus a bar and kitchen area. Off-street parking exists at the airport which had  
20 incorporated the calculation for auxiliary use, such as restaurants and gift shops, which  
21 serve air travelers. There is no change in required parking or to operating business  
22 hours.

1  
2 AMC 21.15.030.G.2 (a) requires that “the Assembly, upon an express finding that the  
3 proposed modifications will have a significant effect on the surrounding neighborhood  
4 or on owners or occupiers of adjacent property...may determine that a public hearing is  
5 necessary. In such event the hearing shall be scheduled as soon as practicable after the  
6 matter first comes before the body for conclusion.”

7  
8 Approval of this memorandum will determine that the proposed modifications are  
9 minor in nature and have no significant effect on the surrounding neighborhood.

10  
11 THE ADMINISTRATION BELIEVES THIS TO BE A MINOR AMENDMENT TO  
12 THE EXISTING CONDITIONAL USE.

13  
14  
15 Prepared by: Jerry T. Weaver Jr., Zoning Administrator, Planning Department  
16 Concur: Tom Nelson, Director, Planning Department  
17 Concur: Mary Jane Michael, Executive Director, Office of Economic &  
18 Community Development  
19 Concur: Michael K. Abbott, Municipal Manager  
20 Respectfully submitted: Mark Begich, Mayor

21  
22  
23  
24 (Tax Parcel Number 010-381-12)  
25 (Planning Case Number Case 2008-031)



**Content ID:** 006006**Type:** AR\_AllOther - All Other ResolutionsA RESOLUTION OF THE ANCHORAGE MUNICIPAL ASSEMBLY  
APPROVING A MINOR AMENDMENT TO TEMPORARILY RELOCATE AN**Title:** EXISTING ALCOHOLIC BEVERAGES CONDITIONAL USE AND LICENSE  
NUMBER 1187 IN THE TRANSITION ~~area~~ DISTRICT, PER AMC  
21.15.030.G, FOR THE UPPER ONE LOUNGE, LOC**Author:** weaverjt**Initiating Dept:** Planning**Description:** A MINOR AMENDMENT TO TEMPORARILY RELOCATE AN EXISTING  
ALCOHOLIC BEVERAGES CONDITIONAL USE AND LICENSE NUMBER  
1187 , ANCHORAGE INTERNATIONAL AIRPORT, T13N, R4W, SECTION 34;  
GENERALLY LOCATED AT STEVENS INTERNATIONAL AIRPORT.**Date Prepared:** 2/5/08 11:37 AM**Director Name:** Tom Nelson**Assembly Meeting Date:** 2/26/08

<b>Workflow Name</b>	<b>Action Date</b>	<b>Action</b>	<b>User</b>	<b>Security Group</b>	<b>Content ID</b>
Clerk_Admin_SubWorkflow	2/15/08 2:07 PM	Exit	Heather Handyside	Public	006006
MuniMgrCoord_SubWorkflow	2/15/08 2:07 PM	Approve	Heather Handyside	Public	006006
MuniManager_SubWorkflow	2/15/08 1:45 PM	Approve	Michael Abbott	Public	006006
ECD_SubWorkflow	2/8/08 12:14 PM	Approve	thomasm	Public	006006
Planning_SubWorkflow	2/7/08 6:32 PM	Approve	Tom Nelson	Public	006006
AllOtherARWorkflow	2/5/08 11:42 AM	Checkin	Jerry Weaver Jr.	Public	006006

11.0.1  
2008 FEB 19 PM 12:09  
Clerk's Office