



MUNICIPALITY OF ANCHORAGE



Solid Waste Services Department

1111 E. 56th Avenue
Anchorage, Alaska 99518

Phone – (907) 343-6262 Fax – (907) 561-1357

April 7, 2022

GBOS
PO BOX 390
Girdwood, AK 99587

NOTICE: Girdwood Community, Girdwood Board of Supervisors, Rep. LaFrance, Rep. Weddleton

RE: Girdwood Transfer Station Hours of Operation

Solid Waste Services intends to reduce our hours at the Girdwood Transfer Station location. SWS currently operates our Girdwood facility on Sundays, Mondays, Fridays, and Saturdays. After careful consideration and a thorough review of site-specific tonnage reports we've determined that keeping the facility closed on Sundays would still allow us to provide adequate services to the Girdwood community.

The purpose of this letter is to provide notice to the community of Girdwood prior to implementation of the new hours of operation. Starting June 1st, 2022, the following will be the new Girdwood Transfer Station hours.

- Monday 9:30 am – 5:00 pm
- Tuesday CLOSED
- Wednesday CLOSED
- Thursday CLOSED
- Friday 9:30 am – 5:00 pm
- Saturday 9:30 am – 5:00 pm
- Sunday CLOSED

Please address any comments, questions, or concerns to:

Solid Waste Services
1111 E. 56th Avenue
Anchorage, Alaska 99508
Customer Service Call Center (open Monday thru Friday 8am-4pm)
907-343-6250

Sincerely,

Maria Owens, Customer Service Manager, Solid Waste Services

CC: Dan Zipay, General Manager, Solid Waste Services
CC: Susan Kent-Crafts, CFO, Solid Waste Services



SUBWAY OF ALASKA
1118 EAST 70TH AVENUE, SUITE 200
ANCHORAGE, AK 99518
(907) 563-4228
(907) 563-4288 FAX

CHRIS WILSON
CO-OWNER/SUBWAY OF GIRDWOOD
VICE PRESIDENT/SUBWAY OF ALASKA

April 14, 2022

Attn: Margaret Tyler
Re: Holtan Hills Project

Dear Margaret:

I'm writing this letter in support of the Holtan Hills Project with one caveat. I would ask to slow the project down until workforce housing has been addressed. The shortage of affordable workforce housing in the Girdwood community has grown increasingly dire in recent years.

In March 2013, we opened our Subway restaurant in Girdwood located on the corner of Seward Hwy & Alyeska Hwy. When we opened for business in March 2013 our staff was 100% Girdwoodians and it has gradually gotten to the point where now we are 100% staffed from Anchorage. The primary reason is there is no, or little affordable housing in Girdwood. The population in Girdwood has also dwindled due to affordable housing. I've not been able to operate at full capacity since 2019, and even have to close on Monday's due to lack of staff. Staffing issues that gradually became problematic before pandemic grew to "crisis" stages post-pandemic.

I'm in agreement with others regarding the Holtan Hills project, that 50% of the land needs to be set aside for Workforce Housing (meaning average income earning professionals can buy a home as well as affordable rentals). If all the land developed gets sold to the highest bidder, then we will have all high-income earners buying lots, they will outbid the teacher or mid-level manager in our town. Girdwood needs to address the lack of long-term rentals and affordable housing or many businesses that currently operate will not be able to sustain the staffing crunch. Girdwood will also not be a viable option for future businesses to entertain the opportunity to manage a business with such a fractured housing problem. We need to see some balance, a multi-prong approach within the Holtan Hills Project. Having some regulations in the project for workforce housing as well as middle class housing. Whether it be through deed restrictions and protected for workforce housing.

One of the reasons I'm so proud to operate a business in Girdwood is the way people here come together to support one another in the face of a challenge. The Girdwood

Community is once again rallied together to preserve our sense of community and unique quality of life, because that's what's really at stake here in this severe housing crunch we've been facing. People who work in Girdwood should also be able to afford to live in Girdwood. I worry that if workforce housing doesn't get addressed with Holtan Hills Project, Girdwood has the possibility of losing a piece of town. A real town has a diverse workforce, it has people at different points of their life and careers. Holtan Hills Project has the opportunity to help address the diversity in housing price points and not just focus on the highest income earners. The workforce/middle class is the soul of the Girdwood community. To maintain the character of the Girdwood community we must have affordable housing.

This won't fix all the staffing issues but will be a start to ease some concerns from employers. I encourage you to make workforce housing part of the Holtan Hills Project with set requirements for development.

Please accept this letter as part of GBOS package to be submitted to HLB Advisory Board for their April 28th meeting.

Sincerely,



Chris Wilson
Co-Owner / Subway of Girdwood
Vice President / Subway of Alaska

TO: Heritage Land Bank Advisory Committee

FROM: Betsy Connell, Girdwood Resident

RE: Housing Crisis in Girdwood/HLB Land Disposal

DATE: April 15, 2022

Let me introduce myself. My name is Betsy Connell, and I have been a Girdwood resident since 1987. I was the special education teacher at Girdwood PreK-8 School for 25+ years and am now back at the school as a special education teaching assistant. I have been a Girdwood homeowner and property taxpayer since the 1990s. My husband and I raised our two children in Girdwood, and they attended Girdwood PreK-8 School and South Anchorage High School. We are both active in local no-profit organizations.

I am writing the HLBAC today to discuss the affordable housing crisis in Girdwood. I acknowledge that there is an affordable housing crisis across the United States, but the situation in Girdwood is especially dire. Most Girdwood businesses, including Alyeska Resort and the hotel, are short-staffed, unable to hire workers because those employees cannot find affordable housing. This problem is exacerbated by Airbnbs and VRBOs. Owners of properties that used to be long term rentals have switched to these short term rentals instead. In addition, homes for sale are few and far between. Those that do come on the market are snatched up within a few days of being put on the market (sometimes the same day!), often as second homes and at a cost out of reach for most Girdwoodians.

Being an educator, I am especially worried about housing for Girdwood's teachers. Recently, a student teacher (who has lived, volunteered, and worked in Girdwood for many years) and her husband (who is employed locally) had to move from their current rental situation. They were unable to find housing in Girdwood, and now our town is losing two valuable community members.

At this time, the majority of Girdwood PreK-8 staff owns their own homes. However, at least a half a dozen of the teachers will be eligible for retirement in the near future. If the current housing dilemma continues, the "new" teachers hired in those positions will be unable to live in Girdwood. There will be few apartments available to rent or affordable homes to buy. This situation will make recruiting teachers for Girdwood PreK-8 school difficult in the first place and, if hired, these teachers will probably need to live in Anchorage. Currently, the vast majority of our school staff lives in Girdwood, raises their kids in Girdwood, has ties to businesses and nonprofits in Girdwood, and has close ties to our town. This is ever so important for our Girdwood PreK-8 school community. (In fact, it was one of the questions I was asked when I was initially interviewed for my Girdwood teaching position.) Students see school staff around town or on the ski mountain, and conversation almost always ensues. Losing this community "feel" would be a huge loss for the school, as well as Girdwood as a whole.

I feel the information I have presented here is extremely important for the HLBAC to consider when looking at RFPs and land disposal. The current Holtan Hills plan appears to ignore all of these realities and will simply make the affordable housing crisis worse.

Thank you for taking the time to read my comments. Please take them to heart.

Attention:

MOA Heritage Land Bank, Emma Giboney

Girdwood Board of Supervisors, Mike Edington

To whom it may concern:

First I want to share the history of the Girdwood and Alyeska Land Development.

My name is Chris von Imhof and I joined Alyeska Resort in 1967 as General Manager.

In the 1960's Alyeska Ski Corporation leased from the State of Alaska Division of Lands 233 acres of land at the base area of Alyeska Ski area. Later Alyeska Basin Corporation also leased more land from the State. The land was subdivided and subleased to individual property owners. In the mid 70's Alyeska was able to purchase the leased land from the State and in return sold it to the individual lease holders.

In 1975 the Municipality annexed the city of Girdwood and with it inherited 1000's of acres of land which was then managed by the MOA HLB. I want to mention that the majority of Girdwood residents at the time were not very pleased with being taken over by the Municipality of Anchorage.

In the 1980's Alyeska Resort was purchased by Seibu Alaska, Inc. and later purchased 80 acres land and invested more that \$ 100 Million Dollars in the Real Estate development including the 310 room Alyeska Prince Hotel and Swiss tramway.

The Girdwood and Alyeska population grew with many 1000 of residents and there was demand for more land for permanent residents including the many businesses and their employees.

There were several plans for more Real Estate development including the Squirrel cage subdivision in the lower Girdwood valley below the fire hall and above the treatment plant. This would have really provided the much needed lower cost lots in Girdwood for younger new residents and employees.

But the MOA and HLB did nothing to develop this land for our community. They said it was in a potential flood area but that could have been easily mitigated with boulders on the Glacier Creek side.

I still feel that area would be good for development and in the 90's two Girdwood residents, Tom Yeager and Jim Barnett had plans for a subdivision in that area. They prepared a professional engineering plan for that land.

But since it also included a golf course to make it economically feasible the plans were not approved by the MOA.

Personally I feel there is a big need for affordable housing in our Girdwood community and unfortunately it seems like the Holtan Hills development does not address this critical need for lower cost housing. I believe it would make sense to offer land for both types of development.

There is a lots of Real Estate in Girdwood to fill this need and maybe the MOA will be able to issue an RFP and subsidize such land development with the sale proceeds of the land.

Recently I got a call from Frans Weits the owner of the Jack Sprat Restaurant who was desperately looking for housing for his employees for this summer season. He also asked if there was space available for long term RV parking so his employees have a place tp

stay. Unfortunately there is no available housing for rent in our Girdwood community.

So I urge you and request you develop a plan for lower cost land for development to fill this critical need for our Girdwood community.

Thank you for your consideration,

Chris von Imhof

April 15, 2022

To Whom it May Concern,

My name is Lynné Doran and I am the Secretary for the Girdwood Chamber of Commerce and a small business owner. I am writing you today regarding the Holtan Hills development project. It is my understanding that this historic project for Girdwood does not have any provisions in place to have a percentage of land set aside for workforce housing or address our other housing needs with such things as deed restrictions or provisions for homes to be owner occupied. Many businesses in Girdwood are struggling to operate at full capacity (reducing days of the week they are open or hours in the day) because they do not have staff available to operate all shifts and the reason there is a lack of staff is because there is a lack of affordable housing.

I have spoken to several business owners that have been put in the position of looking for long-term rentals that they rent themselves and put their employees in or if possible, buying properties that they then rent to their employees. This is not a business model to operate by and not affordable by the majority. Business owners are working around the clock themselves to keep their doors open due to a lack of staff and it is burning them out.

I have yet to speak with anyone in our town who is against development for more housing but I have also yet to encounter anyone who supports going forward with this project without provisions in place to assure that those that want to live and work in our community can. Girdwood is not only a ski town but we are a unique ski town in the fact that we are 45 minutes away from the largest city in our state. Though we are close to Anchorage people from there will not drive 45 miles on a at times risky and dangerous highway to wait tables, clean cabins or operate tours, they can find all those jobs in Anchorage and save time and money by not making an unnecessary commute.

The Holtan Hills project as it stands now does not help Girdwood solve its affordable housing crisis and needs to be revised with this crisis in mind.

Sincerely,

Lynné Doran

April 15, 2022

Hello Heritage Land Bank (HLB),

My name is Catherine McDermott and I work for Four Valleys Community (FVCS) a non-profit located in Girdwood and specifically serving the Girdwood community for 42 years. We are just one of many non-profit organizations that exist in Girdwood, all of which have been tailor made for Girdwood to fill the needs of our community.

A sample roll call of our homegrown local nonprofits includes FVCS (community education and recreation opportunities), Little Bears (childcare), Girdwood Clinic (healthcare), Girdwood Inc (houses community initiatives like the Skateboard Park and Tennis Courts) Girdwood Center for Visual Arts (artist coop), KUEL Radio (local communication), Girdwood Fine Arts Camp (art ed), Glacier Valley Transit (public transport) and there are many others. Note that Girdwood is in the very DNA of all our local non-profits. Each was created to fill specific community needs, and all heavily contribute to making Girdwood a great place to live.

At FVCS we see the Holton Hills development as an opportunity to solve a housing crisis that was identified by this community, and indeed communities like ours across the nation, long ago. It is in the best interest of Girdwood, the Municipality of Anchorage, the Heritage Land Bank and the land developers to proceed with the upmost care and concern for the community of Girdwood, and help to assure that local nonprofits and for-profit businesses will be able hire staff that can afford to live in Girdwood and serve the community.

Girdwood non-profits need Executive Directors and staff who live and properly understand the needs of the community. We need to and want to pay our professional staff livable wages; wages that allow us to live and work here. Most of Girdwood's non-profits, including the community school, have no national or even Anchorage umbrella organization over us to offering financial and admirative support. Because the of this, our we stand alone and depend on local support, and this becomes harder and harder every budget cycle. At FVCS, all 4 our staff have second jobs to be able to afford to live in Girdwood AND work at a non-profit that serves our community. It has been estimated that only 30% of the homes in Girdwood are primary home owner occupied. In the past few years our community has had to say goodbye to dozens of local families who have left in search of viable housing options, further adding to the idea that "locals" are becoming more and more scarce. With each family that leaves, that is less volunteers to serve on our nonprofit boards, attend fundraisers, and volunteer at local events.

As the housing costs continue to rise and affordable housing becomes scarcer for our staff; all Girdwood non-profits will need to charge more for our community services. Because our services are used by locals, this cost gets passed on local residents. With the Holton development, all of our local nonprofits will need to expand services to accommodate more Girdwood residents. At the community school, we would welcome more people using our services and attending our classes. However other non-profits may be more limited in their ability to accommodate an increase in demands on their services. Like many local for-profit businesses, staffing will continue to be a big issue in the local non-profit sector especially with scarcity of affordable housing.

Thank you for the chance to offer perspective from a non-profit deeply rooted in Girdwood.

Best Regards,

Catherine McDermott

Four Valleys Community School, Executive Director



Dear Heritage Land Bank Commissioners and Staff,

In December 2020, Girdwood Community Land Trust, submitted an application for areas within Holtan Hills and 1 parcel in the Girdwood South Townsite (6-076).

The purpose of this request was to help solve local land-use issues and have a dedicated location to undergo planning of permanent community projects. We needed an appraisal of the property to complete a business plan, which we recently received a copy of (March 2022). This information will now be incorporated into our Business Plan we look forward to completing and presenting at a future date.

Our community has spent a substantial amount of time and money regarding planning on HLB Parcel 6-076, in particular. This parcel is excess to municipal needs and deeply needed for local community needs, now and/or the future.

We asked in the December 2020 HLBAC meeting, with follow up question for our inclusion from Ron Tenny, to be listed in the 2021 Work Plan and were told it was too premature.

Since the time of our application, HLB Staff has now held 1 meeting with our board members in January 2022. In this meeting, the concept of a hostel was offered by HLB. While we were excited to hear about an idea that may provide some housing benefit, it does not fulfil our vision of working toward homeownership opportunities for the local workforce. For this reason, we humbly bring these suggested edits to your attention and request to be included in the adopted 2022 HLB Annual Work Plan.

EDIT #1:

What it says:

“HLB Parcels 6-016, 6-039 & 6-134 - Issue RFP for disposal of tract to be platted within these parcels for development and operation of a long-term stay hostel by a local nonprofit.”

Requested Edit:

HLB Parcels 6-016, 6-039 & 6-134 – Predevelopment and partnership discussions with local nonprofit, Girdwood Community Land Trust, for disposal of tract to be platted within these parcels for development of workforce housing project(s) and community garden(s).

EDIT #2

What it says:

HLB Parcels 6-076 & 6-134* – HLB continues to receive interest in developing the areas documented in the Master Plan. Tract D-5 (HLB Parcel 6-134) has been approved by the HLBAC for disposal. Further evaluation is necessary prior to seeking Assembly approval.

Requested Edit:

(Similar to verbiage found for: HLB Parcel 4-013 – Lessee submitted an application for purchase, which Staff did not pursue in 2020. This will be offered to the lessee for sale in 2022 with approval of proposed code change allowing direct sale to those with long-standing interest in a property)

Suggest Separation of the Parcels.

HLB Parcel 6-076 – A local nonprofit, Girdwood Community Land Trust, submitted an application for purchase or donation in 2020, which Staff did not pursue. Predevelopment and partnership discussions between Girdwood Community Land Trust and HLB in 2022 for community identified needs.

(Remains the same as draft but listed separately) HLB Parcel 6-134 - HLB continues to receive interest in developing the areas documented in the Master Plan. Tract D-5 (HLB Parcel 6-134) has been approved by the HLBAC for disposal. Further evaluation is necessary prior to seeking Assembly approval.

Thank you for your time and consideration in this matter.

Girdwood Community Land Trust

2022 Board of Directors

www.girdwoodlandtrust.com

Erik Lambertsen
Bird Creek Motel
29433 Seward Highway
Bird Creek AK, 99540

(907)653-0100
birdcreekmotel@alaska.net

Monday, April 18, 2022

GBOS/HLB

Salutation

My name is Erik Lambertsen, President of the Girdwood Chamber of Commerce. Owner of the Bird Creek Motel for almost 30 years.

We have a 12-unit motel with 2 apartments and 10 studio rooms. Most of the rooms are occupied by Girdwood employees in the winter. We routinely have requests weekly from Girdwood business owners looking for vacancies for their employees. During our summer season we transition to motel operations and discontinue extended stays which increases pressure on the community employee housing.

Currently we employ our children but when they grow and move on, we see that we will have the similar increased pressure to find employees.

Girdwood is important to the state of Alaska. We are recognized as a destination town for world travelers. The local businesses are stressed to service our current visitors and we are reaching a breaking point. We are watching very carefully the Holton Hills land development and the impact the decisions made will have. Hastiness in this regard could have dramatic negative effects on the Girdwood and the Turnagain Arm business community.

Maximum profit and expediting a process is not in the interest of this community, Workforce and affordable housing needs should be factored to maintain the small town feel that makes our community so attractive for residents and visitors alike.

Sincerely,

Erik Lambertsen

Owner and Operator
Bird Creek Motel

April 15, 2022

What does it mean to serve the common good?

That's the fundamental questions I hear behind the Heritage Land Bank's obligation to serve the best interests of all Anchorage residents.

There are *many* valid arguments for why the Holtan Hills development, as proposed, is not the right development plan for the Girdwood Valley. Given my vocation and role in the community, I will leave those arguments for others, and simply ask you to pause and consider the morally imperative question: how can HLB best serve the common good?

It is an indisputable fact that Girdwood is experiencing a housing crisis. And we are not alone in that experience - resort towns all over North America are similarly struggling. In my time in Girdwood I have said goodbye to too many amazing members of our community - quite a few leaving simply because of the cost of housing.

Girdwood Chapel operates our community's food pantry. Currently we are seeing about 150 people every month. I am privileged to get to know many of them. I know their families, where they live, *and where they work*. The sad reality is that people who are employed full time in our town cannot afford rent *and* groceries.

I recently spent a few hours around a bonfire with a bunch of folks who work full time in our restaurants and tourism companies. They got to chatting about their living situations, and shared that about half of them had *sublet a literal closet* at some point while living in Girdwood.

It does not have to be this way.

Access to affordable housing (federally defined as 30% or less of a person's pay) is essential for a healthy, vibrant community. Access to affordable housing improves mental and physical health; and improves educational outcomes for children. Access to affordable housing is critically important for businesses: Without people to work as lift operators, cooks, servers, tour guides, cashiers, etc., our local businesses cannot function.

I am well aware of how expensive it is to build anything in the Girdwood Valley. And I am also aware that there are many creative ideas and proposals for how to build housing in the Girdwood Valley that is affordable for the people who *live and work* here - the current Holtan Hills proposal is clearly not one of those ideas. It fails to serve the common good.

So please, listen to the residents, the workers, the business owners, and the community leaders of Girdwood. We can move forward with development in Girdwood, and do so in a way that actually serves the common good and is in the best interest of *all* residents.

Sincerely,
The Rev. Nico Reijns

Girdwood Trails Committee: April Regular meeting shifted to April 12 to avoid election day conflict with parliamentarian. Minutes are available here: www.muni.org/gtc

Cemetery Committee: No report. Minutes are available here: www.muni.org/gc

Housing Working Group (HWG): Next meeting is slated for April 20. Working out closeout report. Minutes available here: www.muni.org/gluc

Imagine! Girdwood Imagine! Girdwood is focused on technical analysis and next steps. Funds are needed to continue the effort. Visit imaginegirdwood.org

Girdwood Board of Supervisors: Minutes are available on GBOS website: www.muni.org/gbos

Input to Federation of Community Councils re: current area activities is below

- GBOS: Municipal areawide tax structure impact on the Girdwood Valley Service Area
- Public Safety: Areawide EMS funding concerns; GVSA policing contract; Funding from alcohol tax revenues for training.
- Land Use: Housing crisis/HLB land disposal of Holtan Hills; Completed Girdwood Area Plan Update needed
- Roads: 2021 Storm damage disaster compensation and funding for rebuild of Ruane Rd; Fish culverts.
- Utilities : AWWU – Fluoridation of city water; Alaska Waste – Bear Can issues
- Parks and Recreation: Trails Master Plan; Bridge to replace hand tram; park/trail improvements; trail easements.
- Cemetery: Funding for construction

HLBAC Report: HLBAC website is: <https://www.muni.org/Departments/hlb/Pages/HLBCommission.aspx>

Next meeting is 4.28.22 via teams. Check website for agenda updates.

Municipality of Anchorage



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

David Bronson, Mayor

GIRDWOOD VALLEY SERVICE AREA BOARD OF SUPERVISORS

*Mike Edgington & Briana Sullivan, Co-Chairs
Jennifer Wingard, Amanda Sassi, Guy Wade*

Via Email: wwwhlb@anchorageak.gov

April 7, 2022

Dear HLB Staff,

Re: GBOS initial comments on the draft 2022 Heritage Land Bank Annual Work Program & 5-Year Management Plan

The Girdwood Board of Supervisors (GBOS) is the duly elected Anchorage municipal board representing the residents and tax payers of Girdwood Valley Service Area in the provision of multiple local services, including Parks and Recreation, and is also recognized under AMC 22.40.035 as representing Girdwood in an equivalent capacity as a Community Council.

The Heritage Land Bank (HLB) is the largest land owner within the Girdwood Valley Service Area, and GBOS appreciates the close working relationship forged between the two bodies over the years on multiple critical projects, while recognizing that each entity has a distinct role within the broader Municipality. Specifically, GBOS represents the community of Girdwood whereas HLB has responsibility to the interests of citizens across the whole Municipality and to its own financial interests as a non-tax funded body.

This letter includes GBOS's initial comments to be included in Appendix G of the Work Plan ahead of consideration at the HLB Advisory Commission meeting of April 28th. It represents the outcome of detailed consideration of the HLB work plan at GBOS work sessions on March 16th, 2022 and March 29th, 2022 and a GBOS Special Meeting of April 5th, 2022 where the board voted 4 in favor and 1 against to provide these comments. GBOS may have additional comments to be presented later in the process before Assembly action.

The most important current HLB initiative within Girdwood is the Holtan Hills development, so we will address this first.

Holtan Hills

HLB's own procedures recognize the need for a land use study before any major development or disposal. There has been no such land use study for this specific Holtan Hills proposal nor any land use study in the past decade for development of the Crow Creek neighborhood. GBOS strongly recommends that an updated land use study be performed which also reflects recent changes to housing market. This study should include impacts on workforce housing if this project goes forward.

GBOS also has a fundamental concern that the basis for the original RFP was to provide residential housing that met the needs of the Girdwood community, yet the project as currently proposed is for Land Developmental alone, with no

specific linkage to residential housing. Specifically, there is no public information on how any resultant housing would meet the needs of current and future Girdwood residents rather than non-resident second homeowners.

Community members have also expressed concern about maintaining trail buffers and the character of the trails that are adjacent to the development.

General comments

GBOS was concerned by several sections of the document which raise a question about HLB's acceptance of the outcome of the Girdwood public process or a lack of intent to respect plans emerging from the community.

Specifically:

- Closure of HLB land (p17). While GBOS acknowledges that HLB, as the landowner of record, has the right to close land as they see fit, almost all land HLB holds in Girdwood is part of the broader natural recreational resources of the community. A narrow assertion of HLB "ownership" and the threat of land closure is in conflict with both the goal of managing land as an asset to the wider community and a threat to the basic economic driver of Girdwood as a recreational community. This is perhaps a timely reminder that either an open public access agreement should be reached for the bulk of HLB land in Girdwood, or a transfer to a Municipal entity that has expertise and focus on recreational land management.
- Girdwood Trails and Natural Space Plan (p17). The plan indicates that HLB has "grave concerns about some of the proposed projects" and "will provide a detailed Staff Report to HLBAC". There was an opportunity for formal feedback during the Public Comment period on the earlier draft plan and that opportunity will be provided again in any future draft plans. We encourage HLB staff to productively engage in the *development* of the plan through the public process.
- *"Natural spaces have been removed from the plan. HLB will pursue Natural Space Plans for conservation areas on HLB lands separately."* (p17)
This language reads as if HLB intends to ignore future formal plans from the community. There is currently no locally adopted plan, only a version being drafted and, as described above, there will be future opportunity for public comment before local acceptance. Further, as a Municipal entity, HLB has the additional privilege of providing a Staff response during the process of formal Municipal plan adoption.
- HLB Signage Plan (p17) This section as written appears dismissive of Girdwood's broader interests in adopting a coherent and cohesive look-and-feel to the recreational trail facilities across the community.

Other HLB Management Priorities

GBOS especially welcomes the following commitments from HLB:

- *"Enhance community trust and support for HLB functions and activities by ensuring a **transparent, accountable process for proposals**, and carefully documenting the decision-making process with **timely and proper outreach and notice.**"* (p18)

Unfortunately, many members of the public have become suspicious of HLB's motives due to certain actions over the past couple of years which appear to disregard those who are impacted most. We welcome a commitment to greater transparency and accountability, and urge this to include permit actions as well as land disposals.

- ***“Position HLB lands in Girdwood in a manner consistent with community-based, adopted plans and HLB goals for development and conservation.”*** (p19)

GBOS supports this priority, although it does appear to be in conflict with some of the specific comments in the previous sections. We welcome a clear commitment to consistency with all community-based, adopted plans.

- ***“Periodically review and consult with municipal agencies and community councils to determine their need for HLB land to fulfill municipal purposes. When a municipal agency is in need of HLB land, that agency may submit an application, which will then be processed to a final decision.”*** (p19)

As described above, much of the HLB land in Girdwood is critical to the recreational resources – both formal and informal – that form the existential environmental context of the community. As such, HLB should proactively review their own inventory, and where the only practical use of Girdwood land is in its recreational utility, consider conveyance to other Municipal departments which specialize in recreational land management.

GBOS has concerns, similar to those described earlier about the following stated priority:

“As future projects in the Girdwood Valley develop that could negatively impact primitive open space, periodically review and consult with Municipal agencies and the Girdwood Community to assess potential impacts and ways to mitigate those identified.” (p19). The language of this priority, especially the language highlighted in the HLB work plan and reproduced exactly here, could easily be perceived as being provocative, adopting similar terminology which was removed from an earlier draft of the Girdwood Trails Plan. While this may be entirely coincidental, it further undermines the community’s trust that HLB respects Girdwood’s public process and will follow *“community-based, adopted plans”*.

Trespass remediation

GBOS acknowledges that HLB land has been damaged by unauthorized use of machines and supports HLB’s efforts to prevent additional damage. However, we would urge those efforts to have minimal visual impact, so use of natural rocks etc. would be preferable to visually intrusive approaches such as high fencing.

Thank you for consideration of these specific comments and we look forward to providing additional responses as the HLB Work Plan moves towards Assembly adoption.



Briana Sullivan
Co-Chair’s, Girdwood Board of Supervisors

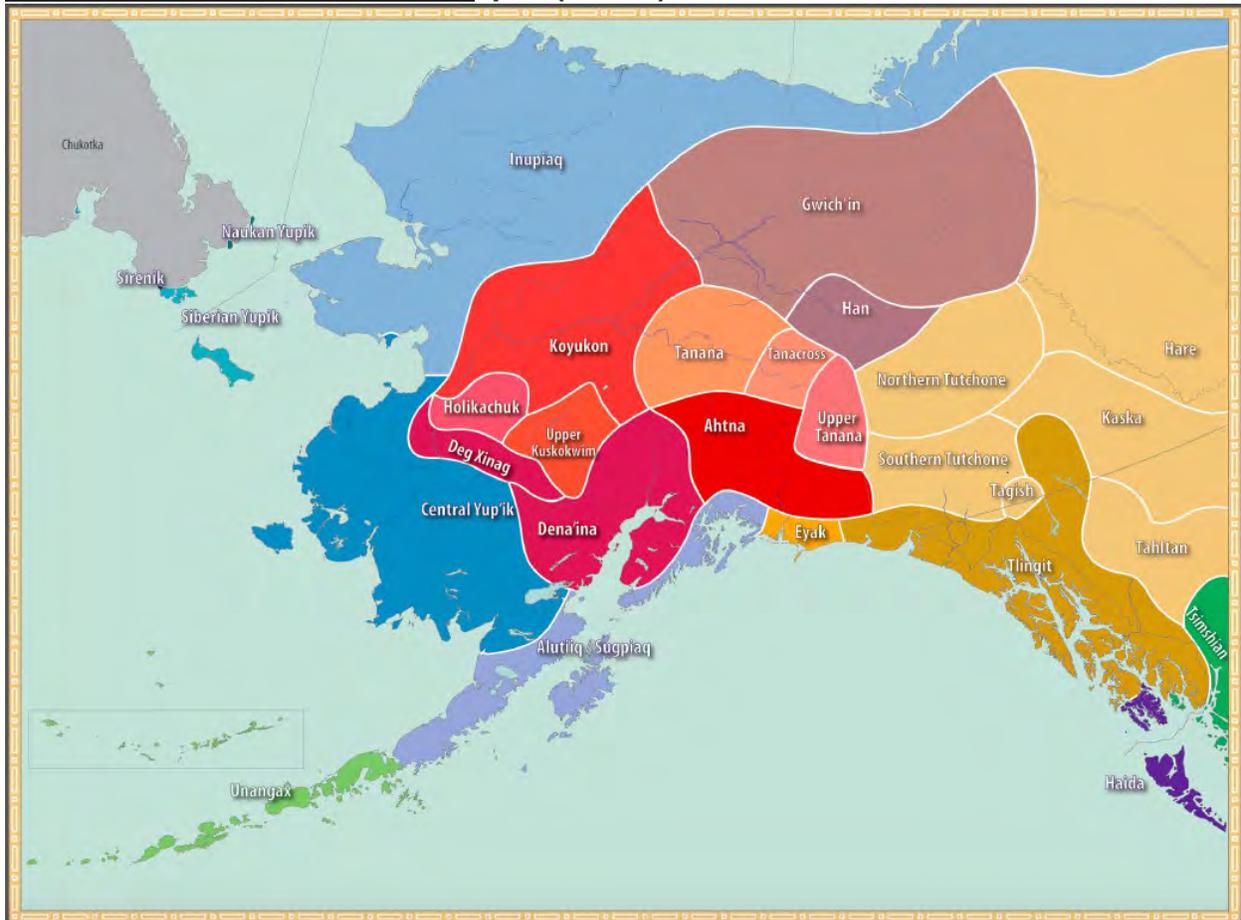


Mike Edgington

Land Use Acknowledgement Statements

1. NOAA Live and Spring PEEC. The attached ppt was developed by NOAA as a template and resource for pronunciations for the NOAA Live webinars.

2. EBS Environmental Status Report(NOAA)



Begins presentation with” I want to start by acknowledging the stewardship of the indigenous peoples of Alaska, whose land we reside on and the surrounding waters we depend on. I am participating from Juneau and respectfully acknowledge the traditional first people of the land here: the Tlingit.”

3. Juneau School District

The Juneau Policy Committee took up this work, led by a Board member who is Tlingit, and involved a fair amount of tribal/clan involvement along the way:

"The Juneau School District is situated upon the traditional lands of the Tlingit people. The Board of Education acknowledges that, since time immemorial, Alaska Native people have been and continue to be stewards of this land and integral to the well-being of the community. We are grateful to be a part of this community. We support the

education of all children, including future Elders. We honor the culture, traditions, language, and resilience of the Tlingit people. Gunalchéesh!"

4. Land Acknowledgment: KMTA:

"We respectfully acknowledge the Dena'ina people on whose traditional lands we reside on. We honor the Dena'ina who have been the stewards of Alaska's lands and waters for centuries, the Elders who lived here before, the Dena'ina people of today, and future generations to come. We also recognize that Alaskan Native people would traditionally gather here and harvest Native foods. "

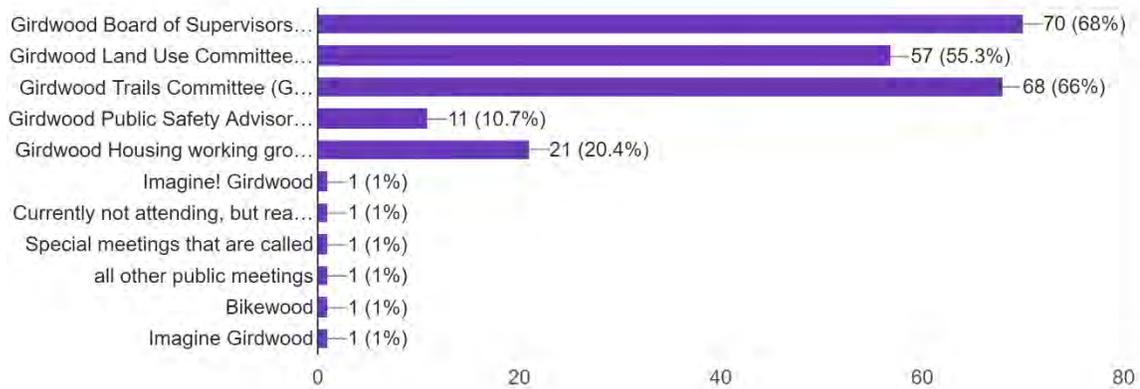
5. Lower Iditarod (Iditarod National Historic Trail) Girdwood.

Statement "Thank you Dena'ina People for letting us walk on your land."

Girdwood Public meeting format survey Feb. 2022

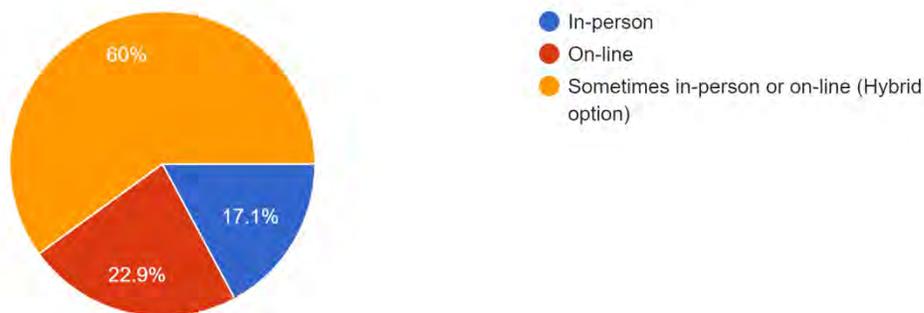
Which Girdwood Service Area meetings do you attend? (Check all that apply)

103 responses



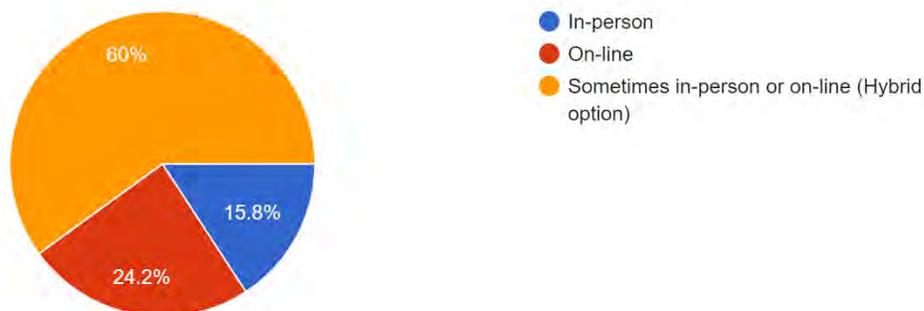
How would you prefer to attend GBOS meetings in the future?

105 responses



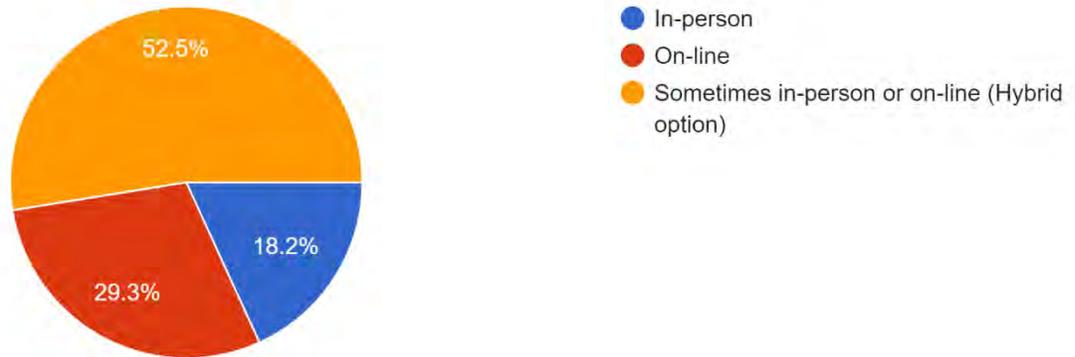
How would you prefer to attend LUC meetings in the future?

95 responses



How would you prefer to attend GTC meetings in the future?

99 responses



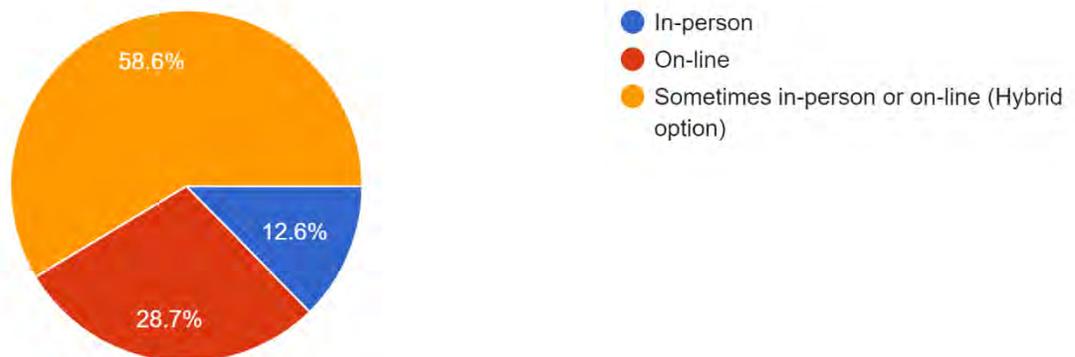
How would you prefer to attend PSAC meetings in the future?

85 responses



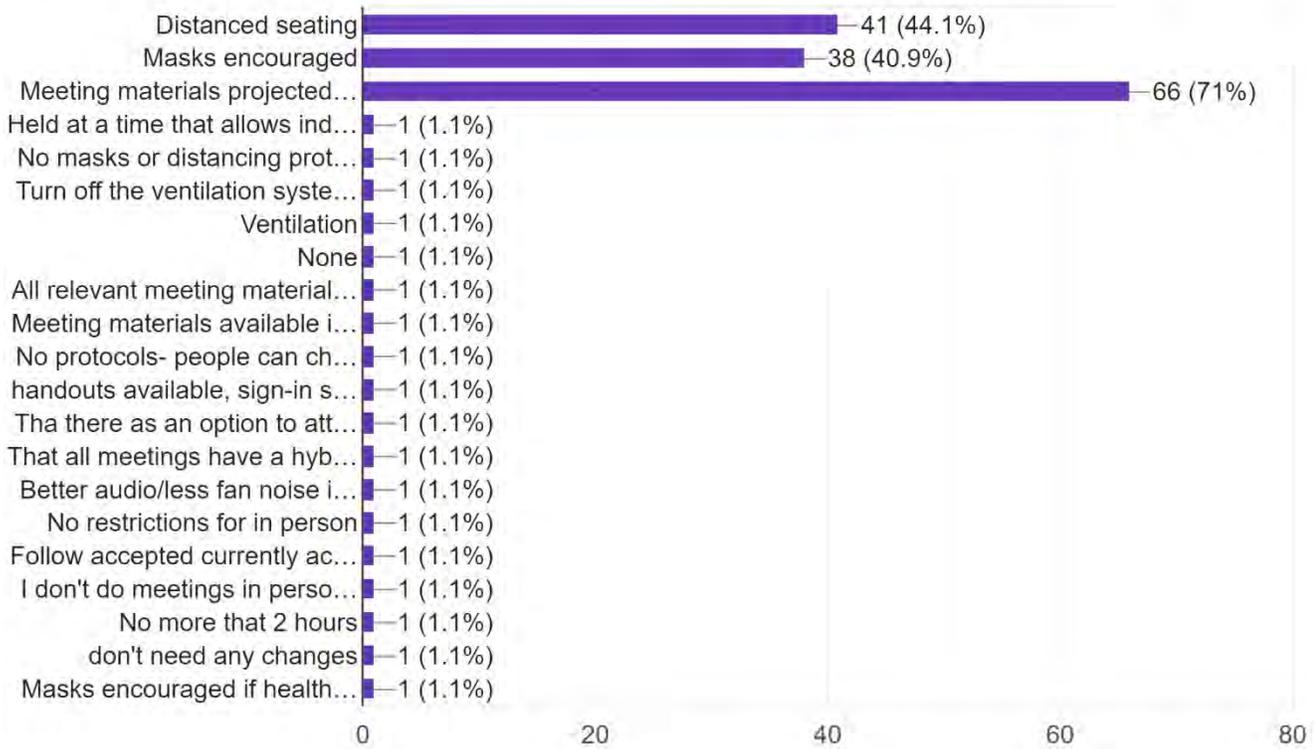
How would you prefer to attend HWG meetings in the future?

87 responses



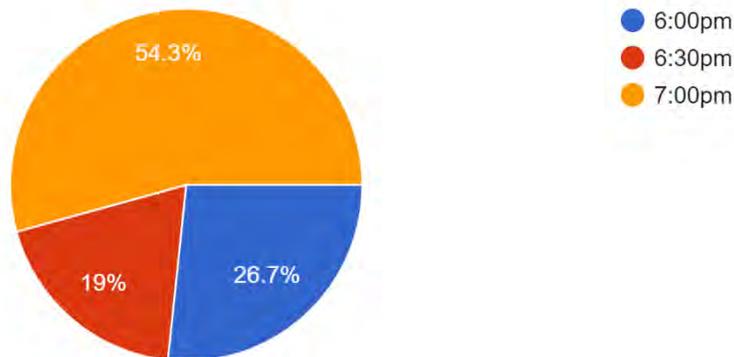
If in-person public meetings begin again, which protocols matter to you? (Check all that apply)

93 responses



What start time do you prefer for meetings?

105 responses



Is there anything else about future public meetings that you would like to add?

32 responses

Thank you for all you do.

I think the trails meeting rule about being at the past couple of meetings in order to vote is discriminatory. Sound projection needs to be prioritized - in the community room and for virtual meetings. The community room ventilation is very loud and it is hard for people to hear, especially if they have any hearing loss. Sound can be difficult also in virtual meetings when people don't mute.

Virtual option is great when can't make meeting in person. Consider adding meeting specific, document links for better reference at home. Thank you!

Not at this time

I could see GTC meetings being in person quarterly or semi-annually. I would perhaps change my mind about hybrid meetings if the new hardware actually works (maybe let GBOS iron out the kinks!). I thought our first attempts at hybrid meetings did not go well.

No covid restrictions

Thank you for this opportunity to comment

Working families have a really hard time attending in-person public meetings. If on-line attendance goes away, voting issues should allow proxy votes in cases where in-person attendance is impractical.

All public meetings should be limited to two hours

Make it as easy as possible for more people to become involved and to attend

Reminders the day before & day of event.

Having virtual meetings encourages participation for people that may not be able to attend for a variety of reasons. We've proven it works, it should be an option.

Anticipate the invited public would like to attend public meetings in person and have the handouts handed out to them. The last two years have not been public. Not everyone has a computer. They are the public. Zoom attendance is NOT attendance and is blocking the public. Their health issues are private.

The best hybrid attendance meeting I have experienced was the recent Town Hall meeting at the Girdwood Chapel. Sound, visual and a sense of true participation were all great! Thank you for all that is being done to promote community information and attendance.

Online is awesome - willing to try hybrid style

I love the option of tuning into meetings online!

More information on upcoming meetings, and more reminders.

Please make it so you can attend online forever

For those of us that work full time outside of Girdwood, such as health care workers on a 4/10 schedule- or other situations unique to others' weekday schedule- Having a hybrid option always allows equitable participation in the meeting. If meetings were in person only at 7pm on a week day, it would limit my ability to participate as well as many other known active community members.

Online allows for more participation by the community. A hybrid meeting is the best. It allows those to physically attend the meeting when they want but affords the opportunity to listen from home when attending physically is not an option

Online meeting options engage more community members and encourage folks to participate. The growing interest is a positive addition to the community, and we should offer this continued participation with online options.

Good sound system to hear all discussion

Meetings ramble on, most reports can be provided in written form with maybe 5 minutes max to highlight. I know people like to hear themselves talk but no meetings should last more than 2 hours!!! Online meetings have increased community attendance, lets keep this format for all meetings.

On-line meetings allows for more community involvement

In the past the GBOS meeting broadcast on KEUL allowed folks at home to listen in and if something interested them they could jump in their car and rush on over to join the meeting. I'm remembering when Joe Wolner spoke at a GBOS meeting about needing money by the next day to keep going on the children's park project, Danny Pfister heard on the radio and ran in to the meeting waving a check for \$5000. Technology now allows us to do a hybrid and to be even more interactive than just listening to the radio. Go for it.

Any voting member should be at the meeting in-person. Audience could be attending hybrid.

I feel the option of virtual/hybrid option allows much greater participation with in the community. It allows community member with young family's and other commitments to play a role in our community's issues. Thank you

It would be nice to be able to have the meeting recorded so those that are not able to attend could watch it later. Whittier has a YouTube channel they have their meetings on.

Attending from home from one device, with two people could be more user-friendly and then save time and energy in the long run. Perhaps a log-in with both names if necessary to be allowed in the meeting?

More effort should be made to conclude meetings in a timely manner, particularly for GBOS. Meetings that regularly drag on over 3-4 hours, or even more, are damaging to the democratic process and need to be reined in.

It'd be wonderful if we could have these meetings start at 7:30, or perhaps even 8:00. Unfortunately, the earlier the meetings begin, the more difficult it is to step away from the restaurant in order to attend - and both - the

business and the meetings - are of great importance. Additionally, I emailed GBOS@muni.org about this roughly a week ago and have not heard anything back - hopefully it was received.

Email comment:

Hello,

I'm hoping to complete the survey regarding our public meetings, am currently outside of strong enough service in order to complete/submit it, so am emailing in hopes of this landing on ears that might be able to make my feedback count.

As a 3-year resident [REDACTED] of Girdwood, I've attended meetings for GBOS, GTC, and Girdwood CERT. I was at the Holtan Hills Town Hall, where I learned more about the land use committee and am interested in being able to contribute much more to the community than I currently am.

I believe that returning our meetings to occur in-person is critical to the advancement of our community. Online meetings are SO incredibly un-inviting, and make it exceptionally difficult to contribute in any sort of meaningful way - especially if you're a newcomer. A hybrid option is better than online-only, but it's time to start putting the needs of our community - which I believe absolutely requires community input, feedback, and collaboration, all of which are best done in person for myriad reasons - first. If someone is not interested in coming to one in person that should be their prerogative, and if there are results to indicate that a majority of Girdwoodians are scared to meet in person then the hybrid online/in-person format could perhaps be utilized so they can 'participate' from home. I don't know what link I need to click to join a particular meeting, and oftentimes said links have been changed/updated/etc - but I know that on the 4th Monday of every month, at 7:00p, I'm going to be at the Fire Station.

My preferred time for meetings has a difficult answer - while I believe 7:00p is, in general, a great time for a meeting, it's also right in the middle of a restaurant dinner service. We're missing valuable feedback from community members who are also business owners and employers as the 5-8p hour is a very busy time for the restaurants in town. Since becoming the general manager at CoasT Pizza, the Holtan Hills town hall was the first event along the lines of a community meeting that I'd been able to make it to in a while - it simply wasn't possible to get away from a dangerously short-staffed restaurant during the dinner hour otherwise. When Amanda (the new owner of CoasT) and I stepped away from the restaurant in order to attend the meeting, we left the business especially short and it was a huge risk. We deemed it worthwhile though, because the whole point of the meeting was to hopefully gain some sort of traction or draw additional attention/awareness to the issue of a lack of affordable housing in town and how badly it's affecting local businesses. It was a risk we had to be willing to take. It'd be great if meetings weren't held on weekends during the dinner hour (5-8p). I suspect we'd see better turnout at them if that were changed - and more participants should be a goal.

Finally, it's frustrating when there are multiple meetings - especially when they're typically announced in advance and presumably added to some sort of calendar somewhere - at the same day/time. I shouldn't have to prioritize which meeting I think might be more important or that I might be able to make a better impact at. I'd like to be able to attend all public meetings. It's frustrating when that's not an option because it's physically impossible to be two places at once. A couple days ago I wanted to be at the GBOS meeting but I deemed CERT as being a higher priority. I hope I made the right call.

Hope this feedback helps. Obviously, please mark me for all meetings in person. Why not simply follow other local guidelines - masks encouraged but not required - rather than complicating things. Given the choices of times, I'd choose 7:00p, but would prefer to see even 7:30 or 8:00 if we know it would be capped to an hour or hour and a half.

Thanks for taking the time to read this.

GIRDWOOD LAND USE COMMITTEE OPERATING PRINCIPLES

Statement of Purpose - To advise the Girdwood Board of Supervisors (GBOS) on land use issues based on research and community input. We encourage all those in Girdwood Valley to take part in discussing land issues facing the community by attending the meetings. It is hoped that in this way, we will reach the goal of representing the community on routine and controversial land use issues in a broader way.

Collaborative Process - The Land Use Committee (LUC) aims to apply the principles of the Collaborative Process, which is becoming common across the country for successfully solving community concerns. The Collaborative Premise states, "If you bring the appropriate people together in constructive ways with good information, they will create authentic visions and strategies for addressing the shared concerns of the organization or community." Necessary conditions for successful collaboration include a group of participants who are broadly representative of the community, and a credible, open process that is not dominated by any one group or sector.

Girdwood Valley is the area defined as "the Girdwood Community Association/Land Use Committee boundary area depicted on Map 10 located in AMC Section 2.40.090". Girdwood Valley includes the community of Girdwood and the Upper Crow Creek neighborhood. As defined in this document, Girdwood Valley extends beyond the boundary of the Girdwood Valley Service Area (GVSA) tax district.

Members – A Qualified Member is any person eighteen (18) years of age or older who is

- a) a current resident and/or property owner, business owner or designated representative of a non-profit association, and;
- b) who has resided in, owned property in, owned a business located in, or operated as a non-profit association for the preceding ninety (90) days or longer in Girdwood Valley.

Non-resident property owners are defined as the record owner of real property within the Girdwood Valley who does not reside within the Girdwood Valley. Non-resident property owner memberships are single memberships. When two or more non-resident individuals own a property, or more than one property is owned by the same entity, the non-resident property owner shall designate a primary representative to serve as their Land Use representative and may designate an alternate.

Businesses and nonprofit entities not otherwise represented at the Girdwood Land Use Committee and who meet one of the following criteria may designate one (1) representative to be a voting member of the Girdwood Land Use Committee:

- a) The business is a corporation operating in Girdwood Valley but without the representation of a director or corporate officer who otherwise meets the membership criteria.
- b) The business is a partnership with all partners residing outside Girdwood Valley but operating in Girdwood Valley.
- c) The business is a limited liability company with all member(s) residing outside Girdwood Valley but operating in Girdwood Valley.
- d) The business is a sole proprietorship with the proprietor residing outside Girdwood Valley but the business operates in Girdwood Valley.
- e) The nonprofit entity is a corporation duly qualified under a subsection of IRC 501 and registered in the State of Alaska with all officers, directors and members residing outside Girdwood Valley but operating in Girdwood Valley.

- f) The nonprofit entity is an association duly organized under Internal Revenue Code and registered in the State of Alaska with all officers, directors and members residing outside Girdwood Valley but operating in Girdwood Valley.

Non-residents, businesses and nonprofit organizations that qualify as described above may designate one (1) representative for the calendar year. The written request must be made January 1 thru 31 of each year or when commencing operations in Girdwood Valley. The written request must be delivered to the Land Use Committee Chair and duly recorded by the Land Use Secretary. Designated representatives have one (1) vote on any issue regardless of whether they qualify for Land Use Committee membership under other categories.

Anyone may inquire of any person who purports to meet the membership requirements in order to determine their eligibility to be a member of the Girdwood Land Use Committee.

Officers - Officers must meet the Membership requirement. Officers are comprised of three members in the positions of Chair and two Vice-Chairs. Duties include:

Chair: set and post an agenda 7 days prior to meetings in coordination with GBOS Chair and/or GVSA Administrative Officer, facilitate meetings, present a summary of the meeting at the next GBOS meeting; uphold these Operating Principles.

Vice-Chairs: Assist and/or fill in for Chair as necessary.

Secretary - The Secretary role is a non-officer position performed by the GVSA Administrative Officer when that position is filled. Otherwise a Secretary will be elected from the Membership and considered a LUC Officer. The Secretary will take minutes and publicly post them before the next GBOS meeting, set out and retain (for historical records) a sign-in sheet for each LUC meeting.

Agenda and Minutes – Agenda and minutes are to be posted at the Post Office, the Library, and the Girdwood Community Center bulletin boards. Agenda and minutes are also posted on line at www.muni.org/gbos. PSAs on KEUL and/or Girdwood/MOA website shall be utilized to disseminate information whenever possible.

Election of Officers - Each year at the January meeting, nominations will be taken from the floor and all officers elected for the following year.

Meetings – Land Use Committee Meetings are scheduled for the 2nd Monday of each month at 7PM in the Girdwood Community Room. Meetings must be held at least every other month.

Presentations – Petitioners seeking variances, etc., municipal representatives or others who are seeking public input on a land use issue are requested to present their case at the LUC meeting. Presenters will address the LUC and GBOS boards and public from the front of the room at each meeting. Presenters should expect between 10-30 people in attendance.

Electronic copies of materials to be presented are requested to be provided to staff 1 week prior to the meetings at: gbos@muni.org.

Maps and drawings should be printed in a large enough format to be easily viewed by the entire room, or provided in electronic format to be displayed on screen.

Handout materials should be copied and provided at the back of the room for public (approx 20 copies) and for the LUC Officers (3), GBOS members (5), and staff (2).

Presentations should be clear and concise, not lasting longer than 15 minutes. After presentation, the board members will ask questions and will invite the public to ask questions and speak about the project.

Initial Presentation - Initial presentation is to be scheduled by the petitioner at the LUC and GBOS Regular monthly meetings.

LUC meetings are held the 2nd Monday of every month.

GBOS meetings are held the 3rd Monday of every month.

It is necessary for the petitioner to begin at the LUC, with the GBOS meeting the following week.

How to schedule initial presentation - Petitioner must schedule the initial presentation at least one week in advance of the LUC Regular Monthly meeting. Exceptions to be approved by the Land Use Committee Chair. Requests are to be made by email: gbos@muni.org or by calling 343-8373. Name of the project, location, and name of the individual(s) who will present are needed. The item will appear on the agenda as New Business at each of these meetings, unless special meetings need to be called due to time sensitivity.

Relationship Between the Girdwood Land Use Committee and Girdwood Board of Supervisors - The Girdwood Board of Supervisors is designated as the Girdwood Community Council ex-officio by the Anchorage Municipal Assembly. Because of this, Girdwood is not recognized as a Community Council District in Municipal Code 2.40.040.D – Establishment of community council districts. With the adoption of 2.40.035.B on August 12, 2003, the Girdwood Community Association Rules and Bylaws were over-ruled and suspended.

Municipal Code 2.40.035.B Recognition of community councils; special ex officio community council recognition for Girdwood Board of Supervisors, states:

“Girdwood recognized; special provision. The municipality recognizes the Girdwood Board of Supervisors as the community council, ex-officio, which serves the Girdwood Community Association/Land Use Committee boundary area depicted on Map 10 located in section 2.40.090.”

The LUC is a one-person one-vote organization, whereas GBOS business is voted upon by only the 5 board members. In consort with the ideals of community councils being the voice of the people with one-person one-vote, the LUC is designated by the GBOS to be the public hearing process for the GBOS.

In the event that the voting in LUC and GBOS do not match each other, the rules under **Voting Conclusions**, below, will be followed.

Discussion - All viewpoints are valid and welcome. Discussion is to be held in a respectful manner. It is the aim of the LUC to have broad citizen participation, therefore discussions can not be monopolized by a few individuals. Comments should be limited to two minutes. The facilitator is generally the Committee Chairperson, however, another officer or individual may be designated in his/her place. If discussion becomes contentious or out of hand the facilitator will choose who speaks next by “going around the room” – or via a sign up sheet, giving every person present the opportunity to speak. Additionally, prior to voting on major issues, it is recommended the facilitator close the discussion by going around the room for final comments. The facilitator will work cooperatively with all present to decide when thorough discussion is complete and/or when it is time to move on. In November 2001, it was decided that the Federation of Community Councils’ sheet titled “Parliamentary Procedure, A Reference Guide to Moving the Meeting Along” would be used as a facilitating guide.

Issues Needing A Vote – Issues needing a vote (action items) require a minimum of two presentations at two different meetings at least a month apart and not less than 12 meetings apart without either verbal or written update. At the first meeting the issue will be introduced as new business with as much information as possible and requested. This provides the community

with enough time to digest the information and come to the next meeting with an informed opinion prepared for a vote. The second meeting presentation will provide all information necessary to visualize and comprehend the entire nature and scope of the project and any other special requirements.

- A. An exception may be an issue of extreme importance of a timely nature beyond the control of the principals and/or representatives, in which case only one meeting is necessary and the rules for second presentation apply. Petitioners requesting relief from the two meeting presentation requirement must be able to provide adequate answers to these questions:
 - What is the due date for this action?
 - When did you become aware of the need for this action and the due date?
 - Why do you need relief from the two meeting requirement for action on your item?

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Conclusion of Business and Guidelines for Process – There are three conclusions that may be used for deciding the outcome of a petitioner’s presentation. Land Use can vote to recommend that the GBOS write a:

- Letter of Objection:** When the vote is not in favor
- Letter of Non-Objection:** When the vote is in favor, with no strong opinion or cause to write a:
- Resolution of Support:** Used when the issue is of great concern and importance to the community.

A Letter of Non-Objection (LONO) or Resolution of Support should be provided to the GVSA Administrative Officer by the petitioner. This will be re-drafted to reflect the ideas and outcome of the discussions and final vote. These final actions will be passed to the GBOS along with comments from the LUC and the final vote count.

Voting - Every eligible member (described under “Members” above) is qualified to vote (“one person, one vote”). There shall be a sign-in sheet displayed at each meeting (and maintained by the LUC Secretary). Votes are taken by a show of hands. Absentee voting by proxy is not allowed, but absent members are encouraged to submit written comments which will be read at the LUC and passed on to the GBOS. Discussion of major land use issues may require more than one meeting and every attempt must be made to ensure that the broad community has had ample opportunity to review and comment on issues before a vote is taken. The exact number of yeas and nays will be presented at the GBOS meeting.

Voting Conclusions - The community’s stated objective is to provide unified statements and recommendations from the Girdwood community. (Conditional Use Permit has its own resolution process.) However, three possibilities exist regarding agreement between the Girdwood Board of Supervisors and the Land Use Committee:

- A. **Consensus:**
The Girdwood Board of Supervisors votes in accordance with the Land Use Committee recommendations. In this case, all recommendations of the Girdwood Board of Supervisors shall include the official actions of the Land Use Committee without changes. The Girdwood Board of Supervisors may include additional supporting information and comments when sending forth the actions of both groups.
- B. **Not in agreement; no time restriction:**
The Girdwood Board of Supervisors does not vote in accordance with the Land Use Committee recommendations and the requirement to report forth on the issue is not time restricted. In this case, the Girdwood Board of Supervisors will provide a written

explanation of the dissenting GBOS action to the Land Use Committee, and will provide any and all additional and/or new information pertinent to the issue being considered. Either the Land Use Committee or the GBOS chair may ask the other group to reconsider their action in view of the additional and/or new information. An issue can be sent back to either group one (1) time for reconsideration, and the issue in question must appear on the following month's agendas.

C. Not in agreement; time sensitive:

The Girdwood Board of Supervisors does not vote in accordance with the Land Use Committee recommendations and the requirement to report forth on the issue is time restricted. In this case, the Girdwood Board of Supervisors will provide a written explanation of the dissenting GBOS action to the Land Use Committee, and in sending the recommendations forward, will include the official actions of the Land Use Committee without changes, along with the official actions of the Girdwood Board of Supervisors and any relevant GBOS/LUC comments

The Girdwood Board of Supervisors may also request an extension for advisory comments to be made, in which case the issue of dissent may be referred back to the Land Use Committee as described in "B" above.

Education - It is the goal of the LUC that members become well educated on regulations, agencies, and other topics of importance to understanding land use issues. Community members are encouraged to give brief educational presentations to the LUC in their area of expertise.

Coordinating with the GBOS - The GBOS Supervisor assigned to Land Use as an area of responsibility is encouraged to attend LUC meetings to assist coordination and communication between the two groups.

Guiding Principles and Continuous Review and Refinement of this Document - The Girdwood LUC is a voluntary citizen's committee. These principles are meant to guide the process, but may also require flexibility. Success depends on broad participation from the community and the continual review and refinement of these principles.

Adopted by the Land Use Committee - 10/12/98

Approved by the GBOS - 10/19/98

~~Minor revisions - 4/12/99, 2/25/02, 12/07/03~~

~~Adopted by Land Use Committee 1/05~~

~~Attendance and other Revisions - 8/14, 10/16~~

~~Adopted by Land Use Committee, 12/19/16~~

~~Revision to chair and vice chairs - 3/18~~

~~Revision to clarify GVSA boundary and membership - 12/19~~

~~Addition of Appendix B - 2/21~~

J. Pascale - 4/12/99

J. Jonas - 2/25/02, 12/07/03

L. Leonard 12/19/16

Appendix A Conditional Use Process

Timeline and Number of Presentations – Timeline follows the general LUC Presentation Process.

What to bring to the initial LUC and GBOS presentations:

- Preliminary Site Plan
- Floor Plan
- Elevations all around
- Zoning status of that site and lands abutting the site
- Statement of projected positive impacts
- Statement of possible negative impacts
- Road development plans
- Statement of any expected requests for variances from zoning regulations

Second Presentation - The Second Presentation will be scheduled once the petitioner's Planning and Zoning (P&Z) Department packet is received by Girdwood Municipal Staff. Presentation must occur prior to the petitioner's P&Z hearing.

How to schedule second presentation - When petitioner's P&Z packet is received by Girdwood Municipal Staff, the petitioner will be notified and the 2nd presentation will be scheduled at the next LUC and GBOS meetings, unless special meetings need to be called due to time sensitivity. The item will appear on the agenda as Old Business at each of these meetings.

What to bring to the Second LUC and GBOS Presentations:

- 35%-65% design plan with drawings, engineering, grading and drainage, watershed report, parking
- Updated versions of all items from the initial presentation
- Specific request for and draft language of Letter of Non-Objection/Resolution of Support

With this information, the public will be able to consider and comment on the project in time for the P&Z hearing.

At the LUC meeting, the petitioner will present their project and make known their request for a LUC recommendation that GBOS to write a Letter of Non-Objection (LONO)/Resolution of Support to P&Z.

The LUC and public will ask questions of the petitioner. LUC will take note of the public's comments regarding the project and will call for a vote of the public in attendance at this meeting regarding the LONO/Resolution of Support. This information and vote tally will be forwarded on to the GBOS.

At the GBOS meeting the following week, the petitioner will present their project, addressing the comments heard at the LUC meeting, and will make a formal request for a LONO/Resolution of Support to be written to P&Z. GBOS and public in attendance will ask questions of the petitioner. After hearing the presentation and public comment, and considering the input provided from LUC, the GBOS will vote on the request for a LONO/Resolution of Support.

Conflict Resolution of Conditional Use Permit Items - In the event that the votes in LUC and GBOS are not in agreement, LUC and GBOS will schedule a separate public meeting with the petitioner to discuss the project. Whether the LUC and GBOS come to agreement or not, the positions of both LUC and GBOS will be forwarded to MOA Community Planning Department within three (3) working days. A copy of the correspondence forwarding the GBOS/LUC votes shall be given to all GBOS/LUC board members for review and comment before being sent to the MOA.

Note: Any changes to the Timeline and Number of Presentations for Conditional Use Permit Presentations in the LUC Operating Principles must be coordinated with the same document in the GBOS Rules and Procedures, and vice-versa.

Appendix B

Girdwood Public Meetings Standards of Conduct

The Girdwood Board of Supervisors (GBOS) encourages good faith input from community members at all Board, Committee, and Subcommittee meetings and desires to provide an environment based on respect and civility. In order to do so, the GBOS has established the following Standards of Conduct based on the norms of acceptable and courteous business behavior.

These standards shall apply to Regular, Joint and Special meetings, and to Work Sessions of GBOS. They may be adopted by GBOS Committees and Subcommittees by a vote of that body.

1. Members of the public wishing to address the public body shall first secure the permission of the Chair.
2. When commenting, please be courteous, brief, constructive and nonrepetitive.
3. Members of the public shall direct comments to the Chair and/or board members. Members of the public shall not direct comments to other audience members.
4. Members of the public will refrain from disruptive actions such as hand clapping, stamping of feet, whistling, cheering, yelling or similar demonstrations, which could have an intimidating effect upon members of opposing viewpoints.
5. Persons addressing the public body shall also refrain from slurs against race, color, religion, ethnicity, national origin, gender identity, sexual or affectional orientation, marital status, familial status, age, disability, or status with regard to public assistance.
6. Profanity, slander, false statements, violence, or the threat of violence in any form shall not be tolerated.

Violations of these Standards shall be determined by the opinion of the Chair of the meeting or, absent such opinion, by the opinion of the majority of the Members of the body who are present.

- A. Any person violating these standards shall be called to order by the Chair. If such conduct continues, said person may, at the discretion of the Chair, lose the floor. Said person may be denied further audience for that meeting. The Members may overrule the Chair's decision by majority vote.
- B. If said person refuses to come to order and obey the directives of the Chair, they may be requested to leave the meeting on a majority vote of the Members.

**Municipality
of
Anchorage**



*P.O Box 390
Girdwood, Alaska 99587
<http://www.muni.org/gbos>
David Bronson, Mayor*

*GIRDWOOD VALLEY SERVICE AREA BOARD OF SUPERVISORS
Mike Edgington and Briana Sullivan, Co-Chairs
Jennifer Wingard, Amanda Sassi, Guy Wade*

Resolution 2022-05

Of the Girdwood Board of Supervisors

A RESOLUTION IN SUPPORT OF ASSEMBLY REAPPORTIONMENT MAPS 6 AND 11

WHEREAS, the Girdwood Board of Supervisors has reviewed the final 4 maps under consideration for reapportionment within the Municipality of Anchorage; and

WHEREAS, parity of population and contiguousness of the district (considering unpopulated areas of the Municipality of Anchorage as discontinuous) are important factors in determining reapportionment; and

WHEREAS, Map 6 v2 and Map 11 v2 create districts that represent a balance of population and geographic compactness and contiguousness;

THEREFORE, the Girdwood Board of Supervisors supports either Map 6 v2 or Map 11 v2 for adoption by the Anchorage Assembly.

Passed by a vote of 4 to 1 this 28th day of February 2022.

Mike Edgington, GBOS Co-Chair

Briana Sullivan, GBOS Co-Chair

**Municipality
of
Anchorage**



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

David Bronson, Mayor

*GIRDWOOD VALLEY SERVICE AREA BOARD OF SUPERVISORS
Mike Edgington and Briana Sullivan, Co-Chairs
Jennifer Wingard, Amanda Sassi, Guy Wade*

Resolution 2022-08

Of the Girdwood Board of Supervisors

A RESOLUTION IN SUPPORT OF THE ALASKA REDISTRICTING BOARD SENATE PAIRING MAPS 1 OR 2, AND OPPOSITION TO SENATE PAIRING MAP 3 OR ANY SIMILAR PROPOSED PAIRINGS WHICH COMBINE EAGLE RIVER AND GIRDWOOD

WHEREAS, the Girdwood Board of Supervisors (GBOS) is the duly elected Anchorage municipal board representing the residents and tax payers of Girdwood Valley Service Area in the provision of multiple local services, and is also recognized under AMC 22.40.035 as representing the Girdwood community in an equivalent capacity to a Community Council; and

WHEREAS, the Alaska Redistricting Board issued a 2021 Proclamation of Redistricting on November 10, 2021; and

WHEREAS, several legal challenges were filed to the 2021 Proclamation and, after rulings by the Superior and Supreme Courts, the Alaska Redistricting Board is now reconsidering senate pairings for the Anchorage area; and

WHEREAS, GBOS reviewed the proposed senate pairing plans (Maps 1, 2 & 3), which were the Alaska Redistricting Board's adopted draft senate pairing plans as of April 5th 2022; and

WHEREAS, maps 1 & 2 maps combine the geographically contiguous and culturally & socio-economically coherent communities of the Hillside, South Anchorage and Turnagain Arm/Girdwood/Whittier into senate seats; and

WHEREAS, map 3, or any similar map which combines Turnagain Arm/Girdwood with Eagle River, does not combine communities of similar interests, nor in any meaningful sense are the house districts contiguous, requiring traversing the width of the roadless Chugach Mountain Range to get from the northern to southern communities.

THEREFORE, the Girdwood Board of Supervisors supports the senate pairings represented by maps 1 or 2, and opposes the senate pairings represented by map 3, or any similar proposal that combines Eagle River with South Anchorage/Hillside/Turnagain Arm/Girdwood.

Passed and approved by a vote of 5 in favor to 0 against this 5th day of April 2022.

Mike Edgington, GBOS Co-Chair

Briana Sullivan, GBOS Co-Chair



**GIRDWOOD HEALTH CLINIC - PHASE 2
LANDSCAPE CODE NOTES**

ALL TITLE 21 LANDSCAPE REQUIREMENTS WERE MET AS A PART OF PHASE 1. PHASE 1 LANDSCAPING AND SITE AMENITIES ARE GRAPHICALLY DEPICTED ABOVE. NO ADDITIONAL LANDSCAPING WILL BE REQUIRED AS A PART OF THE PHASE 2 BUILDING EXPANSION

131 LINDBLAD AVENUE
GIRDWOOD, ALASKA
FLOOR PLAN - LEVEL 1

2022.03.16



131 LINDBLAD AVENUE
 GIRDWOOD, ALASKA
 EXTERIOR ELEVATIONS

2022.03.16

EXTERIOR FINISH LEGEND

-  PHENOLIC LAMINATE PANEL
 BOD: FIBERESIN STONEWOOD, 4'x8' PANELS
 COLOR: METROPOLITAN WALNUT
-  PHENOLIC LAMINATE PANEL
 BOD: FIBERESIN STONEWOOD, 12" PLANK
 COLOR: CARBON OAK
-  PHENOLIC LAMINATE PANEL
 BOD: FIBERESIN STONEWOOD, 4'x8' PANELS
 COLOR: WHITE ALUMINUM
-  PHENOLIC LAMINATE PANEL
 BOD: FIBERESIN STONEWOOD, 4'x8' PANELS
 COLOR: BLACK



NORTH ELEVATION

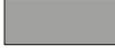


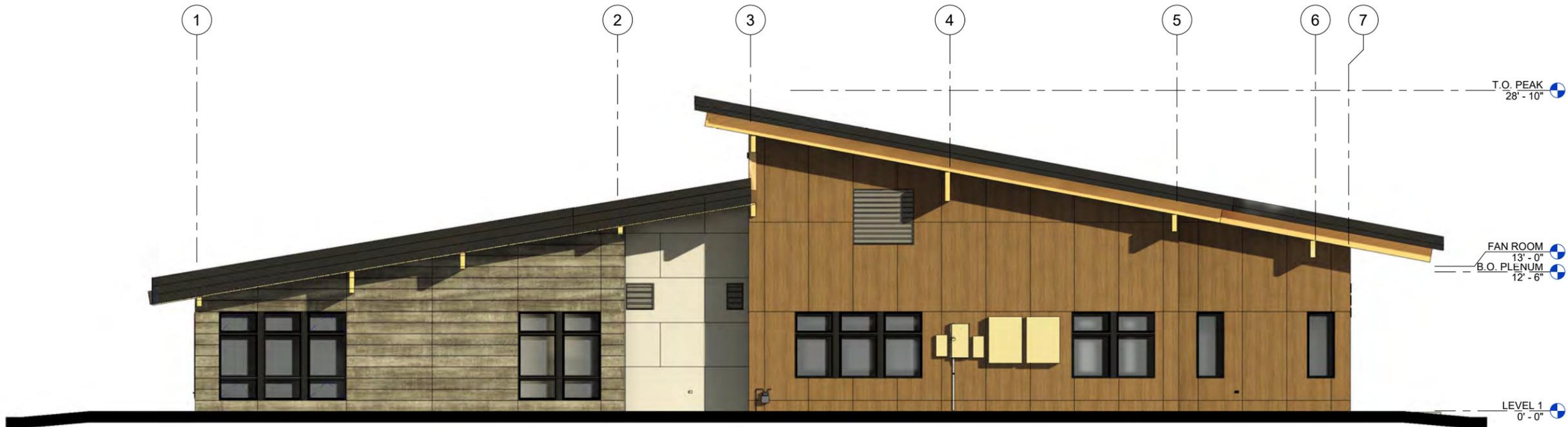
EAST ELEVATION

131 LINDBLAD AVENUE
 GIRDWOOD, ALASKA
 EXTERIOR ELEVATIONS

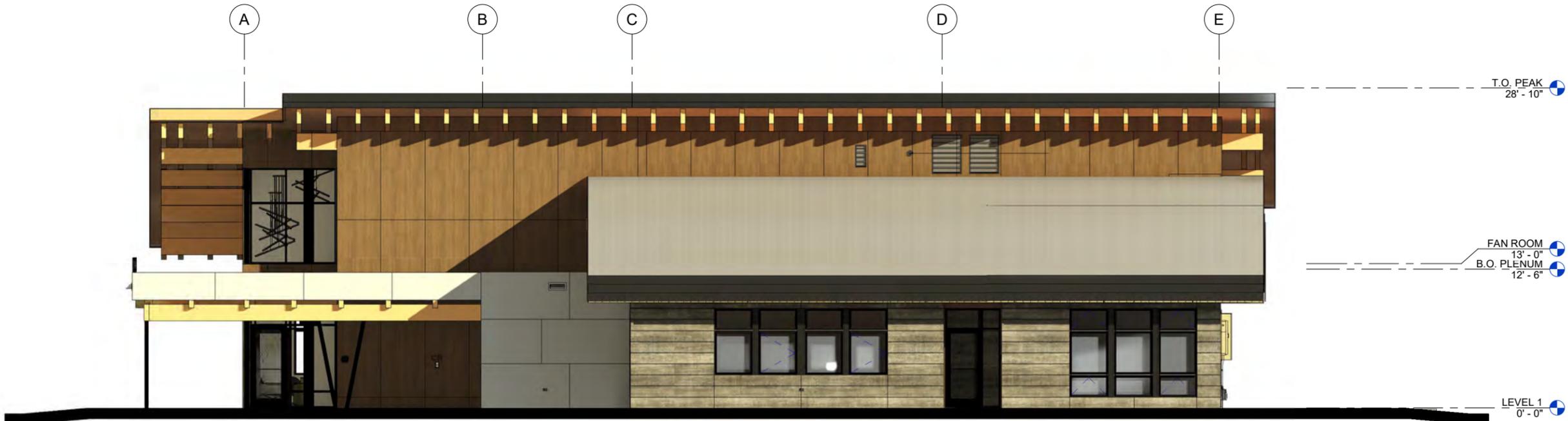
2022.03.16

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-  PHENOLIC LAMINATE PANEL
 BOD: FIBERESIN STONEWOOD, 4'x8' PANELS
 COLOR: BLACK



SOUTH ELEVATION



WEST ELEVATION

Dear Community Council:

Attached are Anchorage Assembly Resolutions or Memorandums regarding Liquor Licenses within your boundary.

The regular Assembly Meeting is scheduled for 5:00 p.m. on April 26, 2022, at the Loussac Library Assembly Chambers located at 3600 Denali Street.

Please respond prior to the regular meeting scheduled on April 26, 2022, if the Community Council is in support of, neutral, or in opposition of the attached Anchorage Assembly Resolution or Memorandum.

If you have any concerns or issues with the above referenced establishment(s) we recommend contacting Municipal Code Enforcement and the State of Alaska Enforcement, and file a formal complaint, supplying detailed information regarding your concerns.

- *File a complaint with Municipal Code Enforcement – 343-4141 or online [HERE](#).*
- *File a complaint with the State of Alaska Alcohol & Marijuana Enforcement – 269-0350 or email amco.enforcement@alaska.gov*

If you feel that there are criminal activities taking place, please contact Anchorage Police Department and give them information possible criminal activities associated with the premises.

- *File a complaint with Anchorage Police Department - [file your report here](#).*

If you have any concerns related to this proposed liquor license, please send them directly to wwmas@muni.org.



THE STATE
of **ALASKA**
GOVERNOR MIKE DUNLEAVY

Department of Commerce, Community,
and Economic Development

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

March 23, 2022

Municipality of Anchorage

VIA Email: miranda.honest@anchorageak.gov
kiana.belser@anchorageak.gov
munilicenses@muni.org

License Type:	Restaurant/Eating Place	License Number:	3558
Licensee:	Flight of Stairs LLC		
Doing Business As:	Hightower Pub		
Premises Address:	165 Hightower Road		

- New Application**
 Transfer of Ownership Application
 Transfer of Location Application
 Transfer of Controlling Interest Application

We have received a completed application for the above listed license (see attached application documents) within your jurisdiction. This is the notice required under AS 04.11.480.

A local governing body may protest the approval of an application(s) pursuant to AS 04.11.480 by furnishing the director **and** the applicant with a clear and concise written statement of reasons for the protest within 60 days of receipt of this notice, and by allowing the applicant a reasonable opportunity to defend the application before a meeting of the local governing body, as required by 3 AAC 304.145(d). If a protest is filed, the board will deny the application unless the board finds that the protest is arbitrary, capricious, and unreasonable. To protest the application referenced above, please submit your protest within 60 days and show proof of service upon the applicant.

AS 04.11.491 – AS 04.11.509 provide that the board will deny a license application if the board finds that the license is prohibited under as a result of an election conducted under AS 04.11.507.

AS 04.11.420 provides that the board will not issue a license when a local governing body protests an application on the grounds that the applicant's proposed licensed premises are located in a place within the local government where a local zoning ordinance prohibits the alcohol establishment, unless the local government has approved a variance from the local ordinance.

Sincerely,

Glen Klinkhart, Director
amco.localgovernmentonly@alaska.gov



Alaska Alcoholic Beverage Control Board

Form AB-01: Transfer License Application

What is this form?

This transfer license application form is required for all individuals or entities seeking to apply for the transfer of ownership and/or location of an existing liquor license. Applicants should review **Title 04 of Alaska Statutes and Chapter 304 of the Alaska Administrative Code**. All fields of this form must be completed, per AS 04.11.260, AS 04.11.280, AS 04.11.290, and 3 AAC 304.105.

This form must be completed and submitted to AMCO's main office, along with all other required forms and documents, before any license application will be considered complete.

Section 1 - Transferor Information

Enter information for the *current* licensee and licensed establishment.

Licensee:	All That's Silver LLC	License #:	3558
License Type:	Restaurant/Eating Place	Statutory Reference:	AS.04.11.100
Doing Business As:	Hightower Pub		
Premises Address:	165 Hightower Road		
City:	Girdwood	State:	AK
		ZIP:	99587
Local Governing Body:	Municipality of Anchorage		

Transfer Type:

- Regular transfer
- Transfer with security interest
- Involuntary retransfer

OFFICE USE ONLY			
Complete Date:	3-23-22	Transaction #:	100341138
Board Meeting Date:	4-12-2022	License Years:	21-22
Issue Date:		BRE:	KPS



Alaska Alcoholic Beverage Control Board

Form AB-01: Transfer License Application

Section 2 - Transferee Information

Enter information for the *new* applicant and/or location seeking to be licensed.

Licensee:	Flight of Stairs LLC				
Doing Business As:	Hightower Pub				
Premises Address:	165 Hightower Road				
City:	Girdwood	State:	AK	ZIP:	99587
Community Council:	Girdwood				

Mailing Address:	P.O. Box 1084				
City:	Girdwood	State:	AK	ZIP:	99587

Designated Licensee:	Ali stair				
Contact Phone:	907-764-2442	Business Phone:			
Contact Email:	thehightowerpub@gmail.com				

Seasonal License? Yes No If "Yes", write your six-month operating period: _____

Section 3 - Premises Information

Premises to be licensed is:

- an existing facility a new building a proposed building

The next two questions must be completed by beverage dispensary (including tourism) and package store applicants only:

What is the distance of the shortest pedestrian route from the public entrance of the building of your proposed premises to the outer boundaries of the nearest school grounds? Include the unit of measurement in your answer.

What is the distance of the shortest pedestrian route from the public entrance of the building of your proposed premises to the public entrance of the nearest church building? Include the unit of measurement in your answer.



Alaska Alcoholic Beverage Control Board

Form AB-01: Transfer License Application

Section 4 – Sole Proprietor Ownership Information

This section must be completed by any sole proprietor who is applying for a license. Entities should skip to Section 5.
 If more space is needed, please attach a separate sheet with the required information.
 The following information must be completed for each licensee and each affiliate (spouse).

This individual is an: applicant affiliate

Name:					
Address:					
City:		State:		ZIP:	

This individual is an: applicant affiliate

Name:					
Address:					
City:		State:		ZIP:	

Section 5 – Entity Ownership Information

This section must be completed by any entity, including a corporation, limited liability company (LLC), partnership, or limited partnership, that is applying for a license. Sole proprietors should skip to Section 6.
 If more space is needed, please attach a separate sheet with the required information.

- If the applicant is a corporation, the following information must be completed for each *stockholder who owns 10% or more* of the stock in the corporation, and for each *president, vice-president, secretary, and managing officer*.
- If the applicant is a limited liability organization, the following information must be completed for each *member with an ownership interest of 10% or more*, and for each *manager*.
- If the applicant is a partnership, including a limited partnership, the following information must be completed for each *partner with an interest of 10% or more*, and for each *general partner*.

Entity Official:	Melissa Randich				
Title(s):	Member	Phone:	907-310-8929	% Owned:	50
Address:	321 Brighton Rd.				
City:	Girdwood	State:	AK	ZIP:	99587



Alaska Alcoholic Beverage Control Board

Form AB-01: Transfer License Application

Entity Official:	Ali Stair			
Title(s):	Member/manager	Phone:	907-764-2442	% Owned: 50
Address:	321 Brighton Rd			
City:	Girdwood	State:	AK	ZIP: 99587

Entity Official:				
Title(s):		Phone:		% Owned:
Address:				
City:		State:		ZIP:

Entity Official:				
Title(s):		Phone:		% Owned:
Address:				
City:		State:		ZIP:

This subsection must be completed by any applicant that is a corporation or LLC. Corporations and LLCs are required to be in good standing with the Alaska Division of Corporations (DOC) and have a registered agent who is an individual resident of the state of Alaska.

DOC Entity #:	10182195	AK Formed Date:	12/16/21	Home State:	AK
Registered Agent:	Melissa Randich	Agent's Phone:	907-310-8929		
Agent's Mailing Address:	PO Box 1084				
City:	Girdwood	State:	AK	ZIP:	99587

Residency of Agent:

Yes No

Is your corporation or LLC's registered agent an individual resident of the state of Alaska?



Alcohol and Marijuana Control Office
 550 W 7th Avenue, Suite 1600
 Anchorage, AK 99501
alcohol.licensing@alaska.gov
<https://www.commerce.alaska.gov/web/amco>
 Phone: 907.269.0350

Alaska Alcoholic Beverage Control Board

Form AB-01: Transfer License Application

Section 6 – Other Licenses

Ownership and financial interest in other alcoholic beverage businesses:

Yes No

Does any representative or owner named as a transferee in this application have any direct or indirect financial interest in any other alcoholic beverage business that does business in or is licensed in Alaska?

If "Yes", disclose which individual(s) has the financial interest, what the type of business is, and if licensed in Alaska, which license number(s) and license type(s):

Section 7 – Authorization

Communication with AMCO staff:

Yes No

Does any person other than a licensee named in this application have authority to discuss this license with AMCO staff?

If "Yes", disclose the name of the individual and the reason for this authorization:

AMCO
 FEB - 4 2022



Alaska Alcoholic Beverage Control Board

Form AB-01: Transfer License Application

Section 8 – Transferor Certifications

Additional copies of this page may be attached, as needed, for the controlling interest of the current licensee to be represented.

I declare under penalty of perjury that the undersigned represents a **controlling interest** of the current licensee. I additionally certify that I, as the current licensee (either the sole proprietor or the controlling interest of the currently licensed entity) have examined this application, approve of the transfer of this license, and find the information on this application to be true, correct, and complete.

[Handwritten Signature]

Signature of transferor

Raleigh Hill

Printed name of transferor

Subscribed and sworn to before me this 9th day of MARCH, 2022.



[Handwritten Signature]

Signature of Notary Public

Notary Public in and for the State of ALASKA

My commission expires: 3/31/2024

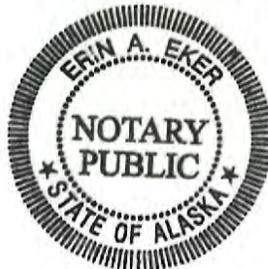
[Handwritten Signature]

Signature of transferor

Jennifer Hill

Printed name of transferor

Subscribed and sworn to before me this 9th day of MARCH, 2022.



[Handwritten Signature]

Signature of Notary Public

Notary Public in and for the State of ALASKA

My commission expires: 3/31/2024



Alaska Alcoholic Beverage Control Board
Form AB-01: Transfer License Application

Section 9 – Transferee Certifications

Read each line below, and then sign your initials in the box to the right of each statement:

Initials

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

AS

I certify that all proposed licensees have been listed with the Division of Corporations.

AS

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

AS

I certify that all licensees, agents, and employees who sell or serve alcoholic beverages or check the identification of a patron will complete an approved alcohol server education course, if required by AS 04.21.025, and, while selling or serving alcoholic beverages, will carry or have available to show a current course card or a photocopy of the card certifying completion of approved alcohol server education course, if required by 3 AAC 304.465.

AS

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

AS

As an applicant for a liquor license, I declare under penalty of perjury that I have read and am familiar with AS 04 and 3 AAC 304, and that this application, including all accompanying schedules and statements, is true, correct, and complete.

[Signature]
Signature of transferee

LU STAIR
Printed name

Subscribed and sworn to before me this 9th day of MARCH, 2022



[Signature]
Signature of Notary Public

Notary Public in and for the State of ALASKA

My commission expires: 3/31/2024



Alaska Alcoholic Beverage Control Board Form AB-02: Premises Diagram

What is this form?

A detailed diagram of the proposed licensed premises is required for all liquor license applications, per AS 04.11.260 and 3 AAC 304.185. Your diagram must include dimensions and must show all entrances and boundaries of the premises, walls, bars, fixtures, and areas of storage, service, consumption, and manufacturing. If your proposed premises is located within a building or building complex that contains multiple businesses and/or tenants, please provide an additional page that clearly shows the location of your proposed premises within the building or building complex, along with the addresses and/or suite numbers of the other businesses and/or tenants within the building or building complex.

The second page of this form is not required. Blueprints, CAD drawings, or other clearly drawn and marked diagrams may be submitted in lieu of the second page of this form. The first page must still be completed, attached to, and submitted with any supplemental diagrams. An AMCO employee may require you to complete the second page of this form if additional documentation for your premises diagram is needed.

This form must be completed and submitted to AMCO's main office before any license application will be considered complete.

Yes No

I have attached blueprints, CAD drawings, or other supporting documents in addition to, or in lieu of, the second page of this form.

Section 1 - Establishment Information

Enter information for the business seeking to be licensed, as identified on the license application.

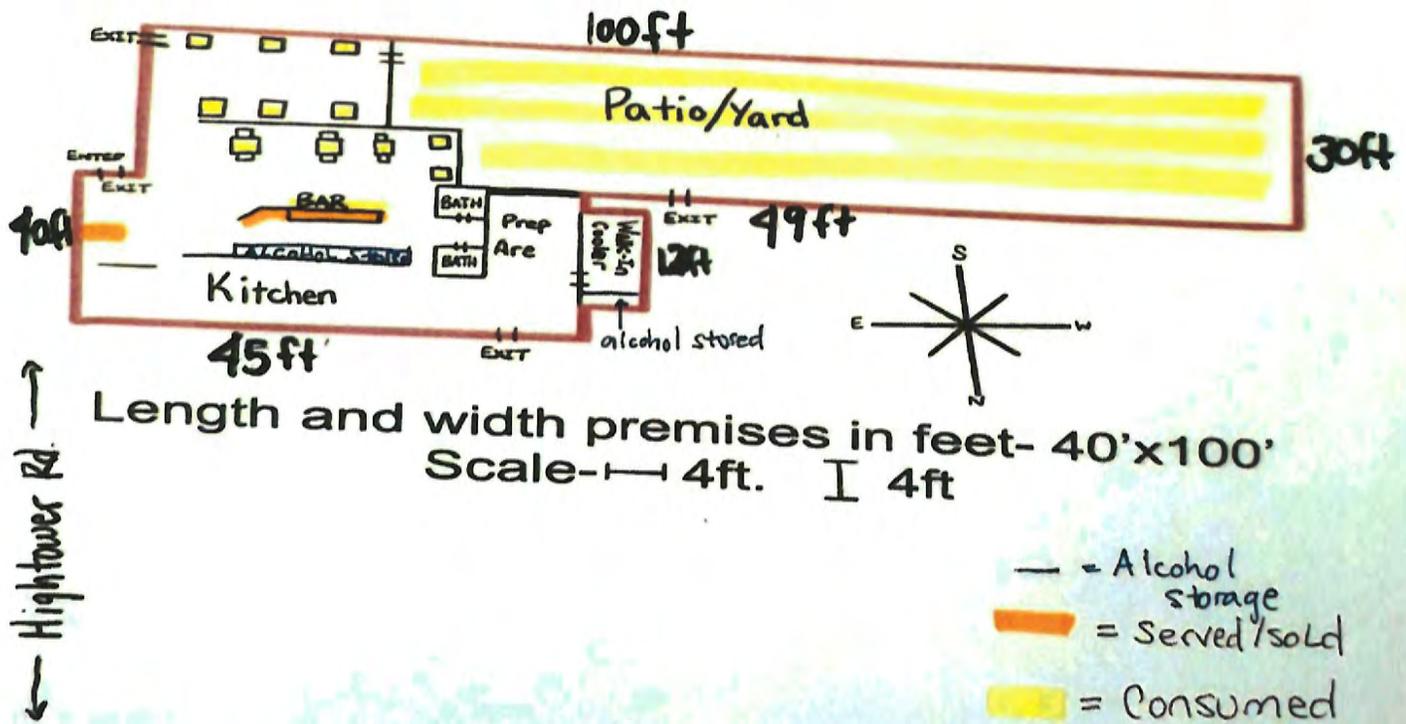
Licensee:	Flight of Stairs LLC	License Number:	3558		
License Type:	Restaurant Eating Place				
Doing Business As:	Hightower Pub				
Premises Address:	165 Hightower Rd				
City:	Girdwood	State:	AK	ZIP:	99587



Alaska Alcoholic Beverage Control Board
Form AB-02: Premises Diagram

Section 2 - Detailed Premises Diagram

Clearly indicate the boundaries of the premises and the proposed licensed area within that property. Clearly indicate the interior layout of any enclosed areas on the proposed premises. Clearly identify all entrances and exits, walls, bars, and fixtures, and outline in red the perimeter of the areas designated for alcohol storage, service, consumption, and manufacturing. Include dimensions, cross-streets, and points of reference in your drawing. You may attach blueprints or other detailed drawings that meet the requirements of this form.



Hightower Pub
Outdoor/Indoor Serving Security Plan

1. All minors must be accompanied by an adult (age over 21) while in the restricted area when any alcohol is being served/sold/consumed.
2. All new patrons are carded upon ordering alcohol.
3. All staff is trained in the identification of fake IDs.
4. Wooden fencing at 6ft tall with metal stretched fence at 2ft for a total of 8 ft is around the outdoor servicing area.
5. Underaged persons will be monitored closely by our professionally trained alcohol servers.
6. Proper egress from the outdoor service area will always remain unobstructed.
7. ABC mandated posters as required by law are posted inside Hightower Pub and at the entrances of the outdoor seating area.
8. All entrances and exits will provide clear notice that **NO ALCOHOL IS ALLOWED BEYOND THE OUTDOOR SEATING AREA.**
9. Keeping outdoor seating area viable without any increased risk to minors exposed to alcohol WILL continue to be a part of our training for our staff.
10. All safety related operations for our current liquor service will additionally be enforced in the new service area.
11. Proper signage at points of entry indicating no minors without a parent or legal guardian will be posted.
12. All servers will closely monitor that only the guests that have been carded will have alcoholic beverages.
13. Our top priority continues in providing safety for all guests regarding the service of alcoholic beverages.

14. Servers will be present in the outdoor area to monitor consumption.



Alaska Alcoholic Beverage Control Board

Form AB-03: Restaurant Designation Permit Application

What is this form?

A restaurant designation permit application is required for a licensee desiring designation under 3 AAC 304.715 – 3 AAC 304.795 as a bona fide restaurant, hotel, or eating place for purposes of AS 04.16.010(c) or AS 04.16.049. Designation will be granted only to a holder of a beverage dispensary, club, recreational site, golf course, or restaurant or eating place license, and only if the requirements of 3 AAC 304.305, 3 AAC 304.725, and 3 AAC 304.745, as applicable, are met. A menu or expected menu listing the meals, including entrees prepared onsite and offered to patrons, and copy of the DEC Food Service Permit (or corresponding DHHS documentation for licenses located in the Municipality of Anchorage) must accompany this form. Applicants should review AS 04.16.049 – AS 04.16.052 and 3 AAC 304.715 – 3 AAC 304.795. All fields of this form must be completed. The required \$50 permit fee may be made by credit card, check, or money order.

Section 1 – Establishment Information

Enter information for licensed establishment.

Licensee:	Flight of Stairs LLC				
License Type:	Restaurant Eating Place	License Number:	3558		
Doing Business As:	Hightower Pub				
Premises Address:	165 Hightower Rd				
City:	Girdwood	State:	AK	ZIP:	99587
Contact Name:	Ali Stair	Contact Phone:	(907) 764-2442		

Section 2 – Type of Designation Requested

This application is for the request of designation as a bona fide restaurant, hotel, or eating place for purposes of AS 04.16.010(c) or AS 04.16.049, and for the request of the following designation(s) (check all that apply):

1. Dining after standard closing hours: AS 04.16.010(c)
2. Dining by persons 16 – 20 years of age: AS 04.16.049(a)(2)
3. Dining by persons under the age of 16 years, accompanied by a person over the age of 21: AS 04.16.049(a)(3)
4. Employment for persons 16 or 17 years of age: AS 04.16.049(c)
 NOTE: Under AS 04.16.049(d), this permit is not required to employ a person 18 - 20 years of age.

OFFICE USE ONLY	
Transaction #:	100341138
Initials:	



Alaska Alcoholic Beverage Control Board

Form AB-03: Restaurant Designation Permit Application

Section 3 - Minor Access

Review AS 04.16.049(a)(2); AS 04.16.049(a)(3); AS 04.16.049(c)

List where within the premises minors are anticipated to have access in the course of either dining or employment as designated in Section 2. (Example: Minors will only be allowed in the dining area. OR Minors will only be employed and present in the Kitchen.)

MINORS WILL BE ALLOWED IN THE DINING AREA.
MINORS WILL BE EMPLOYED AND PRESENT IN THE KITCHEN.

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

FOR DINERS TO ORDER ALCOHOL THEY MUST PROVIDE VALID STATE OR GOVERNMENT ISSUED I.D.
ALL EMPLOYED MINORS WILL BE IN THE KITCHEN.
ALL ALCOHOL IS STORED AND SERVED IN THE FRONT WITH SECURITY CAMERAS.

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

Yes No

Section 4 - DEC Food Service Permit

Per 3 AAC 304.910 for an establishment to qualify as a Bona Fide Restaurant, a Food Service Permit or (for licenses within the Municipality of Anchorage) corresponding Department of Health and Human Services documentation is required.

Please follow this link to the DEC Food Safety Website: <http://dec.alaska.gov/eh/fss/food/>
Please follow this link to the Municipality Food Safety Website:
<http://www.muni.org/Departments/health/Admin/environment/FSS/Pages/fssfood.aspx>

IF you are unable to certify the below statement, please discuss the matter with the AMCO office:

Initials

I have attached a copy of the current food service permit for this premises OR the plan review approval.

AS

*Please note, if a plan review approval is submitted, a final permit will be required before finalization of any permit or license application.



Alaska Alcoholic Beverage Control Board

Form AB-03: Restaurant Designation Permit Application

Section 5 – Hours of Operation

Review AS 04.16.010(c).

Enter all hours that your establishment intends to be open. Include variances in weekend/weekday hours, and indicate am/pm:

Monday - Friday : 8am - 12am
Saturday - Sunday : 8am - 12am

Section 6 – Entertainment & Service

Review AS 04.11.100(g)(2)

Are any forms of entertainment offered or available within the licensed business or within the proposed licensed premises?

Yes No

If "Yes", describe the entertainment offered or available and the hours in which the entertainment may occur:

Live music = 3pm - 11pm
Karaoke = 3pm - 11pm

Food and beverage service offered or anticipated is:

table service buffet service counter service other

If "other", describe the manner of food and beverage service offered or anticipated:



Alaska Alcoholic Beverage Control Board

Form AB-03: Restaurant Designation Permit Application

Section 7 - Certifications and Approvals

Read each line below, and then sign your initials in the box to the right of each statement:

Initials

There are tables or counters at my establishment for consuming food in a dining area on the premises.



I have included with this form a menu, or an expected menu, listing the meals to be offered to patrons. This menu includes entrees that are regularly sold and prepared by the licensee at the licensed premises.



I certify that the license for which I am requesting designation is either a beverage dispensary, club, recreational site, golf course, or restaurant or eating place license.



I have included with this application a copy of the most recent AB-02 or AB-14 for the premises to be permitted. (AB-03 applications that accompany a new or transfer license application will not be required to submit an additional copy of their premises diagram.)



I declare under penalty of perjury that this form, including all attachments and accompanying schedules and statements, is true, correct, and complete.

[Signature]
Signature of licensee

[Signature]
Signature of Notary Public

ALI STAIR
Printed name of licensee

Notary Public in and for the State of ALASKA

My commission expires: 3/31/2024



Subscribed and sworn to before me this 9th day of MARCH, 2022.

Local Government Review (to be completed by an appropriate local government official):

Approved

Denied

Signature of local government official

Date



Printed name of local government official

Title

AMCO Received 3/16/2022



Alcohol and Marijuana Control Office
550 W 7th Avenue, Suite 1600
Anchorage, AK 99501
alcohol.licensing@alaska.gov
<https://www.commerce.alaska.gov/web/amco>
Phone: 907.269.0350

Alaska Alcoholic Beverage Control Board

Form AB-03: Restaurant Designation Permit Application

AMCO Enforcement Review:

Enforcement Recommendation:

Approve

Deny

Signature of AMCO Enforcement Supervisor

Printed name of AMCO Enforcement Supervisor

Date

Enforcement Recommendations:

AMCO Director Review:

Approved

Denied

Signature of AMCO Director

Printed name of AMCO Director

Date

Limitations:

Hightower Pub Menu

Breakfast

Made to Order Omelets- Egg, seasonal vegetables, cheese, and your choice of bacon, breakfast sausage, or ham

Omu Rice- Breakfast rice bowl with egg and gravy

Loco Moco- Breakfast rice bowl with egg, gravy, and ground beef

Create your breakfast plate- Eggs to order, Pancake, add your choice of meat (bacon, breakfast sausage, ham)

French Toast with Garam Marsala

Breakfast Sandwich- Bagel, egg, cheese, sausage patty

Breakfast Burrito- Egg, cheese, beans, bacon, pico de gallo

Lunch

Chilean Bowl- Plantain, sweet potato, black bean, rice, ham, and Chilean Curry

Indian Bowl- Rice, Lentils, Curry

Middle Eastern Bowl- Garbanzos, rice, couscous, tomato, cucumber, tzatziki

Asian Bowl- Garlic eggplant, spring onion, rice, edamame, dashi

Thai Bowl- Sticky rice, peanut sauce, garlic eggplant, mung bean

Dinner

AMCO

FEB - 4 2022

Appetizers

Sliders- daily special

Fries with curry sauce- fries with a curry dipping sauce

Salad

Greek Salad- Tomatoes, lettuce, feta, greek olives, onions, olive oil salad dressing

Chopped Salad- seasonal vegetable chopped salad with your choice of dressing

Family style servings + Bread

Enchiladas- Enchilada of the day + beans and rice

Lasagna- Ground beef, mozzarella, ricotta, lasagna noodles, tomatoes, and seasoning

Baked Pasta- Daily baked pasta

Swedish meatballs- egg pasta in a cream sauce with meatballs

Spaghetti & Meatballs- Big bowl of spaghetti with meatballs

THIS PERMIT MUST BE CONSPICUOUSLY POSTED IN A PUBLIC PLACE IN THE ESTABLISHMENT

Municipality of Anchorage
DEPARTMENT OF HEALTH & HUMAN SERVICES

PERMIT

FACILITY NAME
OWNER'S NAME
LOCATION:

HIGHTOWER PUB
FLIGHT OF STAIRS LLC
165 HIGHTOWER RD

PERMIT NO.
FA0017378

ISSUED BY THE DEPARTMENT OF HEALTH & HUMAN SERVICES AND SUBJECT TO THE ANCHORAGE MUNICIPAL CODE OF ORDINANCES TITLES 15 AND 16. UNLESS THE OWNERSHIP CHANGES, THIS PERMIT IS VALID FROM 1/1/2022 TO 12/31/2022

HIGHTOWER PUB
PO BOX 1084

GIRDWOOD AK 99587

THIS CERTIFICATE AND PERMIT IS NOT TRANSFERABLE
AND IS THE PROPERTY OF THE MUNICIPALITY OF ANCHORAGE

70-031 Ver. 9_02 *

AMCO

FEB - 4 2022

Dear Community Council:

To comply with AS 04.21.010(d), the Municipal Clerk's Office is sending notice of pending Assembly action on applications for state liquor license applications.

The Municipal Clerk's Office has been given notice by the Alcohol & Marijuana Control Office, of a liquor license within the community council's boundary which is tentatively scheduled to appear before the Assembly at the regular Assembly meeting on May 10, 2022.

Please respond before May 10, 2022 if the Community Council is in support of, neutral, or in opposition of the proposed liquor license.

If you have any concerns or issues with the above referenced establishment(s) we recommend contacting Municipal Code Enforcement and the State of Alaska Enforcement, and file a formal complaint, supplying detailed information regarding your concerns.

- *File a complaint with Municipal Code Enforcement – 343-4141 or online [HERE](#).*
- *File a complaint with the State of Alaska Alcohol & Marijuana Enforcement – 269-0350 or email amco.enforcement@alaska.gov*

If you feel that there are criminal activities taking place, please contact Anchorage Police Department and give them information possible criminal activities associated with the premises.

- *File a complaint with Anchorage Police Department - [file your report here](#).*

If you have any concerns related to this proposed liquor license, please send them directly to wwmas@muni.org.



Alcohol and Marijuana Control Office
 550 W 7th Avenue, Suite 1600
 Anchorage, AK 99501
 alcohol_license@alaska.gov
 https://www.alcoholicbeveragecontrol.ak.gov
 Phone: 907 259 0150

Alaska Alcoholic Beverage Control Board

Form AB-00: New License Application

What is this form?

This new license application form is required for all individuals or entities seeking to apply for a new liquor license. Applicants should review Title 04 of Alaska Statutes and Chapter 304 of the Alaska Administrative Code. All fields of this form must be completed, per AS 04 11 260 and 3 AAC 304 105.

This form must be completed and submitted to AMCO's main office, along with all other required forms and documents, before any license application will be considered complete.

Section 1 - Establishment and Contact Information

Enter information for the business seeking to be licensed.

Licensee:	Sadie Romos Restaurant, LLC		
License Type:	Restaurant Eating Place	Statutory Reference:	as-04 11 100
Doing Business As:	Sadie Romo's Restaurant		
Premises Address:	194 Hightower Rd		
City:	Girdwood	State:	AK ZIP: 99587
Local Governing Body:	Anchorage Muni		
Community Council:	Girdwood		

Mailing Address:	3906 Scenic View Dr		
City:	Anchorage	State:	AK ZIP: 99587

Designated Licensee:	Celina Aguirre		
Contact Phone:	(907)331-9705	Business Phone:	(907)865-7959
Contact Email:	celina@sadieromos.com		

Seasonal License? Yes No If "Yes", write your six-month operating period: _____

OFFICE USE ONLY			
Complete Date:	3-29-22	License Years:	License #: 6025
Board Meeting Date:	4-12-22	Transaction #:	100319135
Issue Date:		BRE:	KRS



Alcohol and Marijuana Control Office
 550 W 1st Avenue, Suite 1600
 Anchorage, AK 99501
alcohol.licensing@alaska.gov
<https://www.commerce.alaska.gov/web/amco>
 Phone: 907 269 0350

Alaska Alcoholic Beverage Control Board
Form AB-00: New License Application

Section 2 - Premises Information

Premises to be licensed is:

- an existing facility a new building a proposed building

The next two questions must be completed by beverage dispensary (including tourism) and package store applicants only.

What is the distance of the shortest pedestrian route from the public entrance of the building of your proposed premises to the outer boundaries of the nearest school grounds? Include the unit of measurement in your answer.

0.4 Miles (680 Hightower Rd. Girdwood, Ak 99587)

What is the distance of the shortest pedestrian route from the public entrance of the building of your proposed premises to the public entrance of the nearest church building? Include the unit of measurement in your answer.

0.6 Miles (102 Heavenly Valley Dr. Girdwood, AK 99587)

Section 3 - Sole Proprietor Ownership Information

This section must be completed by any sole proprietor who is applying for a license. Entities should skip to Section 4. If more space is needed, please attach a separate sheet with the required information.

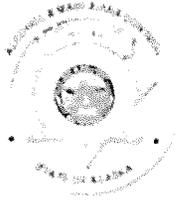
The following information must be completed for each licensee and each affiliate (spouse)

This individual is an: applicant affiliate

Name:			
Address:			
City:	State:	ZIP:	

This individual is an: applicant affiliate

Name:			
Address:			
City:	State:	ZIP:	



Alaska Alcoholic Beverage Control Board

Form AB-00: New License Application

Section 4 – Entity Ownership Information

This section must be completed by any **entity**, including a corporation, limited liability company (LLC), partnership, or limited partnership, that is applying for a license. Sole proprietors should skip to Section 5.

If more space is needed, please attach a separate sheet with the required information.

- If the applicant is a **corporation**, the following information must be completed for each **stockholder who owns 10% or more** of the stock in the corporation, and for each **president, vice-president, secretary, and managing officer**.
- If the applicant is a **limited liability organization**, the following information must be completed for each **member with an ownership interest of 10% or more**, and for each **manager**.
- If the applicant is a **partnership**, including a **limited partnership**, the following information must be completed for each **partner with an interest of 10% or more**, and for each **general partner**.

Entity Official:	Celina Aguirre				
Title(s):	Owner/Partner Member	Phone:	(907)331-9705	% Owned:	50
Address:	178 Timberline Dr				
City:	Girdwood	State:	AK	ZIP:	99587

Entity Official:	Sequoia Belton				
Title(s):	Partner Member	Phone:	(907)888-7136	% Owned:	25
Address:	3906 Scenic View Dr				
City:	Anchorage	State:	AK	ZIP:	99504

Entity Official:	Jordan Scott				
Title(s):	Partner Member	Phone:	(303)514-3119	% Owned:	25
Address:	608 N Bliss St Unit C				
City:	Anchorage	State:	AK	ZIP:	99508

Entity Official:					
Title(s):		Phone:		% Owned:	
Address:					
City:		State:		ZIP:	



Alcohol and Marijuana Control Office
 550 W 7th Avenue, Suite 1600
 Anchorage, AK 99501
alcohol.licensing@alaska.gov
<http://www.alcohol.licensing.alaska.gov/web/AMCO>
 Phone: 907 269 0350

Alaska Alcoholic Beverage Control Board
Form AB-00: New License Application

This subsection must be completed by any applicant that is a corporation or LLC. Corporations and LLCs are required to be in good standing with the Alaska Division of Corporations (DOC) and have a registered agent who is an individual resident of the state of Alaska.

DOC Entity #:	10189357	AK Formed Date:	3/8/22	Home State:	AK
Registered Agent:	Sequoia Belton	Agent's Phone:	907 888 7136		
Agent's Mailing Address:	3906 Spenic View Dr -				
City:	Anchorage	State:	AK	ZIP:	99504

Residency of Agent: Yes No

Is your corporation or LLC's registered agent an individual resident of the state of Alaska?

Section 5 - Other Licenses

Ownership and financial interest in other alcoholic beverage businesses: Yes No

Does any representative or owner named in this application have any direct or indirect financial interest in any other alcoholic beverage business that does business in or is licensed in Alaska?

If "Yes", disclose which individual(s) has the financial interest, what the type of business is, and if licensed in Alaska, which license number(s) and license type(s):

Section 6 - Authorization

Communication with AMCO staff: Yes No

Does any person other than a licensee named in this application have authority to discuss this license with AMCO staff?

If "Yes", disclose the name of the individual and the reason for this authorization:



Alcohol and Marijuana Control Office
 550 W 7th Avenue, Suite 1600
 Anchorage, AK 99501
 alcohol.licensing@alaska.gov
<https://www.commerce.alaska.gov/web/amco>
 Phone: 907.269.0350

Alaska Alcoholic Beverage Control Board

Form AB-00: New License Application

Section 7 - Certifications

Read each line below, and then sign your initials in the box to the right of each statement:

Initials

I certify that all proposed licensees (as defined in AS 04 11 260) and affiliates have been listed on this application

CA

I certify that all proposed licensees have been listed with the Division of Corporations

M

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

CA

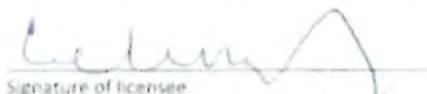
I certify that all licensees, agents, and employees who sell or serve alcoholic beverages or check the identification of a patron will complete an approved alcohol server education course, if required by AS 04 21 025, and, while selling or serving alcoholic beverages, will carry or have available to show a current course card or a photocopy of the card certifying completion of approved alcohol server education course, if required by 3 AAC 304 465

M

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

CA

As an applicant for a liquor license, I declare under penalty of perjury that I have read and am familiar with AS 04 and 3 AAC 304, and that this application, including all accompanying schedules and statements, is true, correct, and complete.


 Signature of licensee
 Celina Aguirre
 Printed name of licensee


 Signature of Notary Public
 Notary Public in and for the State of Alaska

My commission expires June 17, 2025

Subscribed and sworn to before me this 6th day of November 2021

LORI C. HIBBS
 Notary Public
 State of Alaska
 My Commission Expires Jun 17, 2025



Alcohol and Marijuana Control Office
 550 W 7th Avenue, Suite 1800
 Anchorage, AK 99501
customerservice@alaska.gov
www.alcoholandmarijuanacontrol.ak.gov
 Phone: 907 269 0850

Alaska Alcoholic Beverage Control Board
Form AB-02: Premises Diagram

What is this form?

A detailed diagram of the proposed licensed premises is required for all liquor license applications, per AS 04 11 260 and 3 AAC 304 185. Your diagram must include dimensions and must show all entrances and boundaries of the premises, walls, bars, fixtures, and areas of storage, service, consumption, and manufacturing. If your proposed premises is located within a building or building complex that contains multiple businesses and/or tenants, please provide an additional page that clearly shows the location of your proposed premises within the building or building complex, along with the addresses and/or suite numbers of the other businesses and/or tenants within the building or building complex.

The second page of this form is not required. Blueprints, CAD drawings, or other clearly drawn and marked diagrams may be submitted in lieu of the second page of this form. The first page must still be completed, attached to, and submitted with any supplemental diagrams. An AMCO employee may require you to complete the second page of this form if additional documentation for your premises diagram is needed.

This form must be completed and submitted to AMCO's main office before any license application will be considered complete.

Yes No

I have attached blueprints, CAD drawings, or other supporting documents in addition to, or in lieu of, the second page of this form.

Section 1 - Establishment Information

Enter information for the business seeking to be licensed, as identified on the license application.

Licensee:	Sadie Romo's Restaurant, LLC	License Number:	
License Type:	Restaurant Eating Place		
Doing Business As:	Sadie Romo's <i>Restaurant</i>		
Premises Address:	194 Hightower Rd		
City:	Girdwood	State:	AK
		ZIP:	99587



Alaska Alcoholic Beverage Control Board
Form AB-02: Premises Diagram

Alcohol and Marijuana Control Office
550 W 7th Avenue, Suite 1600
Anchorage, AK 99501
alcohol.beverage@alaska.gov
<https://www.commerce.alaska.gov/enh/acbc/>
Phone: 907 269 0350

Section 2 – Detailed Premises Diagram

Clearly indicate the boundaries of the premises and the proposed licensed area within that property. Clearly indicate the interior layout of any enclosed areas on the proposed premises. Clearly identify all entrances and exits, walls, bars, and fixtures, and outline in red the perimeter of the areas designated for alcohol storage, service, consumption, and manufacturing. Include dimensions, cross-streets, and points of reference in your drawing. You may attach blueprints or other detailed drawings that meet the requirements of this form.

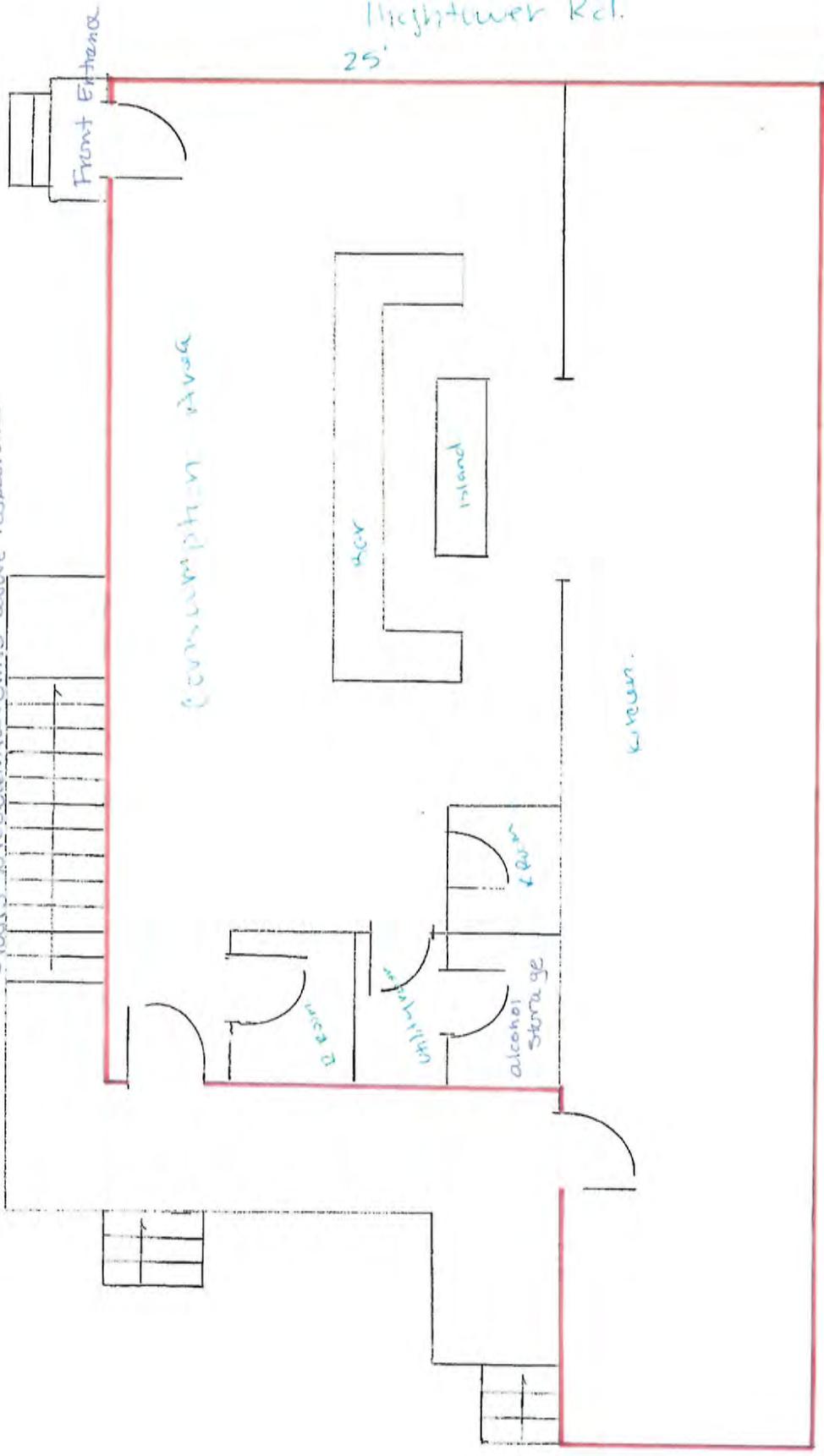
A large, empty rectangular box with a black border, intended for the user to draw a detailed premises diagram. The box is currently blank.

(N)

Hightower Rd.
25'

(E)

Stairs to residential units above restaurant



Lindblad Ave

(W)

54'

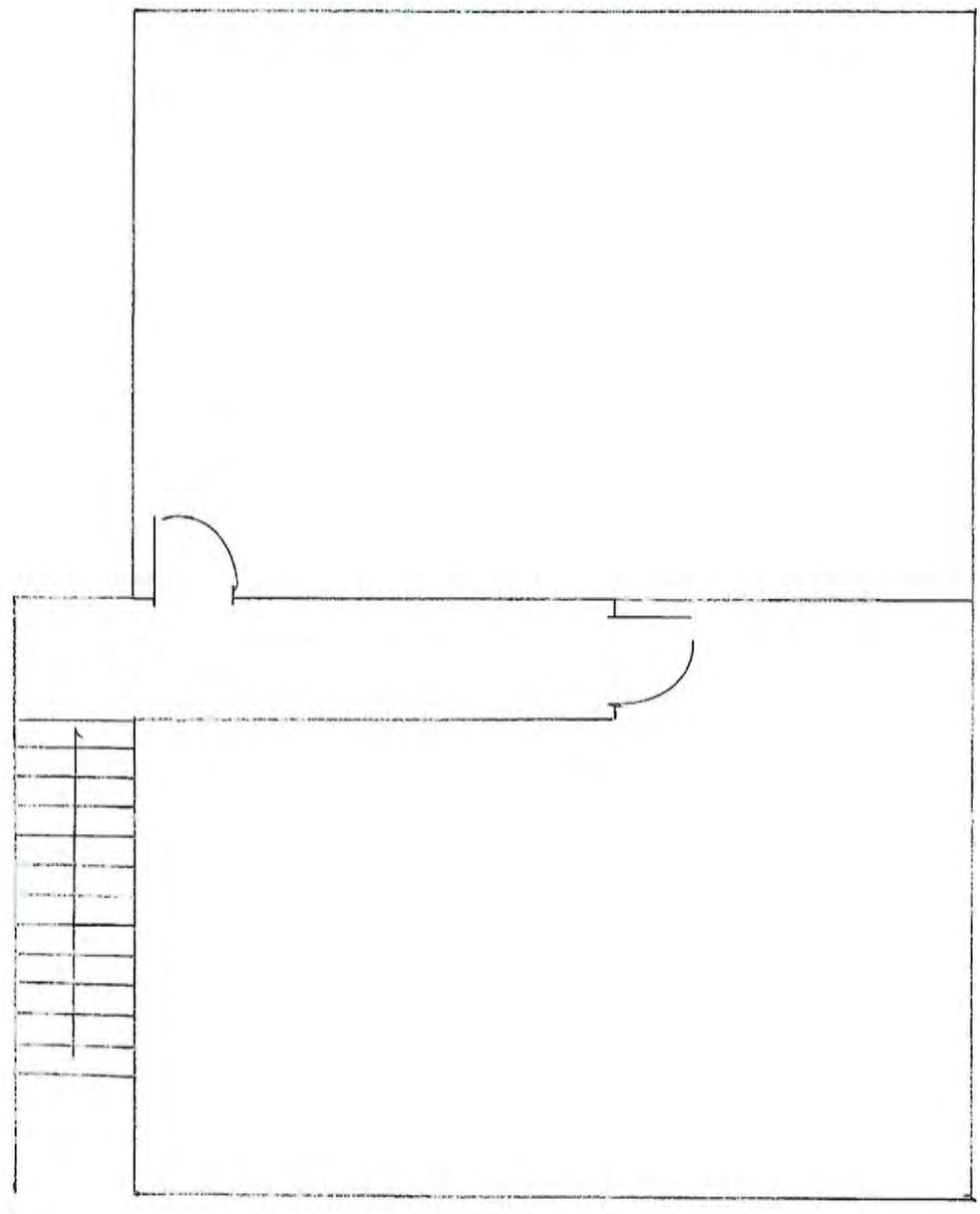
(S)

(2)

Second floor rental apartments

(2)

(2)



(3)



Alaska Alcoholic Beverage Control Board

Form AB-03: Restaurant Designation Permit Application

What is this form?

A restaurant designation permit application is required for a licensee desiring designation under 3 AAC 304 715 - 3 AAC 304 795 as a bona fide restaurant, hotel, or eating place for purposes of AS 04 16 010(c) or AS 04 16 049. Designation will be granted only to a holder of a beverage dispensary, club, recreational site, golf course, or restaurant or eating place license, and only if the requirements of 3 AAC 304 305, 3 AAC 304 725, and 3 AAC 304 745, as applicable, are met. A menu or expected menu listing the meals, including entrees prepared onsite and offered to patrons, and copy of the DEC Food Service Permit (or corresponding DHHIS documentation for licenses located in the Municipality of Anchorage) must accompany this form. Applicants should review AS 04 16 049 - AS 04 16 052 and 3 AAC 304 715 - 3 AAC 304 795. All fields of this form must be completed. The required \$50 permit fee may be made by credit card, check, or money order.

Section 1 - Establishment Information

Enter information for licensed establishment.

Licensee:	Sadie Romo's Restaurant, LLC		
License Type:	Restaurant Eating Place	License Number:	214312-6025
Doing Business As:	Sadie Romo's Restaurant		
Premises Address:	194 Hightower Rd.		
City:	Girdwood	State:	AK ZIP: 99587
Contact Name:	Celina Aguirre	Contact Phone:	(907)331-9705

Section 2 - Type of Designation Requested

This application is for the request of designation as a bona fide restaurant, hotel, or eating place for purposes of AS 04.16.010(c) or AS 04.16.049, and for the request of the following designation(s) (check all that apply):

1. Dining after standard closing hours: AS 04.16.010(c)
2. Dining by persons 16 - 20 years of age: AS 04.16.049(a)(2)
3. Dining by persons under the age of 16 years, accompanied by a person over the age of 21: AS 04.16.049(a)(3)
4. Employment for persons 16 or 17 years of age: AS 04.16.049(c)
 NOTE: Under AS 04.16.049(d), this permit is not required to employ a person 18 - 20 years of age.

OFFICE USE ONLY	
Transaction #:	100319135
Initials:	



Alcohol and Marijuana Control Office
550 W 7th Avenue, Suite 1600
Anchorage, AK 99501

alcohol@amco.ak.gov
<http://www.commerce.alaska.gov/web/amco>
Phone: 907 269 0350

Alaska Alcoholic Beverage Control Board

Form AB-03: Restaurant Designation Permit Application

Section 3 – Minor Access

Review AS 04.16.049(a)(2); AS 04.16.049(a)(3); AS 04.16.049(c)

List where within the premises minors are anticipated to have access in the course of either dining or employment as designated in Section 2. (Example: Minors will only be allowed in the dining area. OR Minors will only be employed and present in the Kitchen.)

Minors will only be allowed access to the Dining area, Restrooms and kitchen (if employed).

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

Storage: All alcohol will be delivered to our certified bar manager who will confirm inventory and store out of reach of any patron or employee that is uncertified or disqualified as someone who is allowed access.

Sales: All alcohol will be served by certified Employees who are trained to card EVERY patron looking to purchase "adult beverages" any non certified employees will only be permitted to bus empty alcohol containers from tables to help support our servers and bartenders.

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

Yes No

Section 4 – DEC Food Service Permit

Per 3 AAC 304 910 for an establishment to qualify as a Bona Fide Restaurant, a Food Service Permit or (for licenses within the Municipality of Anchorage) corresponding Department of Health and Human Services documentation is required

Please follow this link to the DEC Food Safety Website: <http://dec.alaska.gov/eh/fss/food/>
Please follow this link to the Municipality Food Safety Website:
<http://www.muni.org/Departments/health/Admin/environment/FSS/Pages/fssfood.aspx>

If you are unable to certify the below statement, please discuss the matter with the AMCO office

I have attached a copy of the current food service permit for this premises OR the plan review approval

Initials

CA

*Please note: if a plan review approval is submitted, a final permit will be required before finalization of any permit or license application



Alcohol and Marijuana Control Office
 530 W 7th Avenue, Suite 1600
 Anchorage, AK 99501
alcohol.licensing@alaska.gov
<https://www.commerce.alaska.gov/web/almco>
 Phone: 907.269.0350

Alaska Alcoholic Beverage Control Board

Form AB-03: Restaurant Designation Permit Application

Section 5 – Hours of Operation

Review AS 04.16.010(c)

Enter all hours that your establishment intends to be open. Include variances in weekend/weekday hours, and indicate am/pm:

If permitted a license for a beer and wine license, we intend to be open 7 days a week from 10am-12pm

Section 6 – Entertainment & Service

Review AS 04.11.100(g)(2)

Are any forms of entertainment offered or available within the licensed business or within the proposed licensed premises?

Yes No

If "Yes", describe the entertainment offered or available and the hours in which the entertainment may occur:

Trivia (6pm-8pm) Thursdays
 Paint Night (6pm-8pm) Random (once a month)
 Nights of the week for these possible events will be subject to change based on availability.

Food and beverage service offered or anticipated is:

table service buffet service counter service other

If "other", describe the manner of food and beverage service offered or anticipated:



Alcohol and Marijuana Control Office
 550 W 7th Avenue, Suite 1100
 Anchorage, AK 99501
 phone: 907.269.0150
alcohol.licensing@alaska.gov
<https://www.commerce.alaska.gov/mto/abco>
 Phone: 907 269 0150

Alaska Alcoholic Beverage Control Board

Form AB-03: Restaurant Designation Permit Application

Section 7 – Certifications and Approvals

Read each line below, and then sign your initials in the box to the right of each statement:

Initials

There are tables or counters at my establishment for consuming food in a dining area on the premises

CA

I have included with this form a menu, or an expected menu, listing the meals to be offered to patrons. This menu includes entrees that are regularly sold and prepared by the licensee at the licensed premises.

CA

I certify that the license for which I am requesting designation is either a beverage dispensary, club, recreational site, golf course, or restaurant or eating place license.

CA

I have included with this application a copy of the most recent AB-02 or AB-14 for the premises to be permitted (AB-03 applications that accompany a new or transfer license application will not be required to submit an additional copy of their premises diagram.)

CA

I declare under penalty of perjury that this form, including all attachments and accompanying schedules and statements, is true, correct, and complete.

Celina Aguirre
 Signature of licensee

Nichol Beards
 Signature of Notary Public

Celina Aguirre
 Printed name of licensee

Notary Public in and for the State of Alaska



My commission expires 01/25/2025

Subscribed and sworn to before me this 8th day of December, 2021

Local Government Review (to be completed by an appropriate local government official):

Approved Denied

Signature of local government official

Date

Printed name of local government official

Title



Alcohol and Marijuana Control Office
550 W 7th Avenue, Suite 1600
Anchorage, AK 99501
alcohol.licensing@alaska.gov
<http://www.commerce.alaska.gov/web/almco/>
Phone: 907.269.0350

Alaska Alcoholic Beverage Control Board

Form AB-03: Restaurant Designation Permit Application

AMCO Enforcement Review: _____ Enforcement Recommendation: _____ Approve _____ Deny _____

Signature of AMCO Enforcement Supervisor _____

Printed name of AMCO Enforcement Supervisor _____

Date: _____

Enforcement Recommendations:

AMCO Director Review: _____

Approved _____

Denied _____

Signature of AMCO Director _____

Printed name of AMCO Director _____

Date: _____

Limitations:



100% Pure
Organic
Soybean Oil
No Trans Fat

SHARES

CHORIZO QUESO \$9

Hot queso dip with chorizo & a side of chips

GUACAMOLE & CHIPS \$8

GARDEN SALAD \$6

SADIE ROMO'S CHIPS & SALSA \$5

Our signature red salsa, served with chips

PLATOS \$19

All entrees are served with Chicken or Pork (Carne Asada +\$4),
with a side of rice & beans with fresh pico de gallo

QUESADILLA

Meat and blended cheese melted between the layers of a large
flour tortilla

ROMO'S BURRITO

Meat, cheese, beans, rice, & pico de gallo

TACO PLATO

Three Tacos

CHUGACH NACHOS \$19

A mountain of tortilla chips layered with
house made nacho cheese, pico de gallo,
and your meat of choice

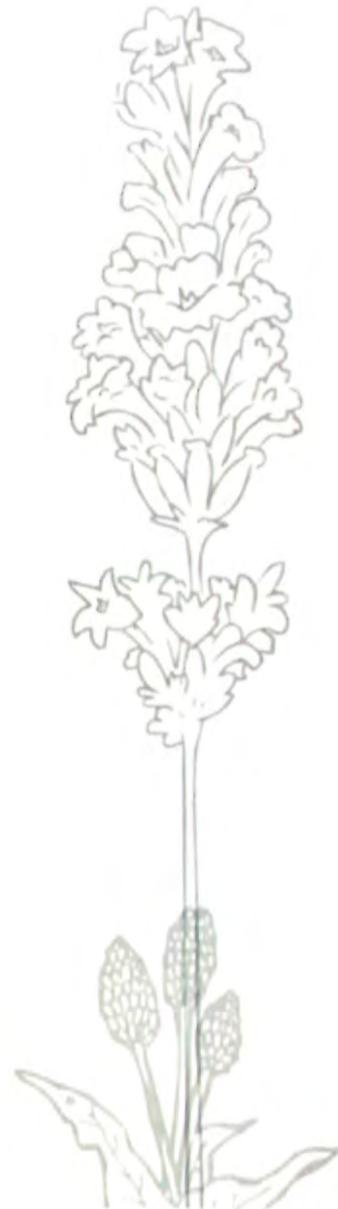
A LA CARTE Pato (chicken) or Carnitas (pork) **Carne Asada (Steak) +\$1

UN TACO MÁS \$4

Our signature taco, served on a corn tortilla with fresh made pico
de gallo

Add House Made Guacamole \$1 / Sour Cream \$1

*Substitute meat in any dish for black beans





BREAKFAST (Served until 1pm)

CHORIZO BURRITO \$15

Scrambled eggs, chorizo, country potatoes, melted cheese & pico de gallo

BREAKFAST BOWL \$15

the breakfast burrito, without the tortilla

Choose between chorizo, carnitas or black beans

BREAKFAST QUESADILLA

Scrambled eggs and melted cheese layered with your choice of chorizo, carnitas, or black beans

+ \$2 for Carne Asada with breakfast items



THIS PERMIT MUST BE CONSPICUOUSLY POSTED IN A PUBLIC PLACE IN THE ESTABLISHMENT

Municipality of Anchorage
DEPARTMENT OF HEALTH & HUMAN SERVICES
PERMIT

FACILITY NAME
OWNER'S NAME
LOCATION.

SADIE ROMOS RESTAURANT
CELINA AGUIRRE
194 HIGHTOWER RD

PERMIT NO
FA0017267

ISSUED BY THE DEPARTMENT OF HEALTH & HUMAN SERVICES AND SUBJECT TO THE ANCHORAGE MUNICIPAL CODE OF
ORDINANCES TITLES 15 AND 16. UNLESS THE OWNERSHIP CHANGES, THIS PERMIT IS VALID FROM 1/1/2021 TO 12/31/2021

SADIE ROMOS RESTAURANT
3906 SCENIC VIEW DR
ANCHORAGE, AK 99504

THIS CERTIFICATE AND PERMIT IS NOT TRANSFERABLE
AND IS THE PROPERTY OF THE MUNICIPALITY OF ANCHORAGE

FD-431 Ver 8 08

Municipality of Anchorage
DEPARTMENT OF HEALTH & HUMAN SERVICES

PERMIT

FACILITY NAME SADIE ROMOS RESTAURANT
OWNER'S NAME: CELINA AGUIRRE
LOCATION: 194 HIGHTOWER RD

PERMIT NO.
FA0017267

ISSUED BY THE DEPARTMENT OF HEALTH & HUMAN SERVICES AND SUBJECT TO THE ANCHORAGE MUNICIPAL CODE OF
ORDINANCES TITLES 15 AND 16. UNLESS THE OWNERSHIP CHANGES, THIS PERMIT IS VALID FROM 1/1/2022 TO 12/31/2022

SADIE ROMOS RESTAURANT
3906 SCENIC VIEW DR
ANCHORAGE, AK 99504

AMCO Received 3/25/2022

Dear Community Council:

Notice: On or before May 1 of each year, the Municipal Clerk is required to notify each Community Council of all the marijuana establishment licenses located within its boundary that are anticipated to be renewed. Attached is the list of marijuana licenses that expire August 31, 2022 (AMC 10.80.036E). To comply with this provision of the code, the Clerk's Office has attached a spreadsheet of the current marijuana licenses anticipated to renew, sorted by Community Council.

Public Hearings and Resolutions: The Municipal Clerk is also required to advise Community Councils that they may request a legislative public hearing before the assembly on any marijuana establishment license renewal within its boundaries (AMC 10.80.036E). To request a public hearing, the community council must adopt a resolution asking the Assembly to hold a public hearing on the renewal of the marijuana establishment license and must send the resolution directly to the Office of the Municipal Clerk at munilicenses@muni.org. **The request should be in the form of a resolution and preferably containing the following information: Number of Community Council member votes in favor of the request and the number of votes opposed; specific facts regarding the reason for the public hearing request, including dates; and any supporting documentation. The resolution must be received no later than June 1, 2022.**

Please contact the Clerk's Office if you have any questions regarding marijuana establishment license renewals or requests for public hearings.



Thank you,
Mandy Honest
Business License Official

Municipality of Anchorage
Municipal Clerk's Office
907-343-4316

Messages to and from this email address may be available to the public under Alaska Public Records Law.