

Submitted by: Chair of the Assembly at the
Request of the Mayor
Prepared by: Planning Department
For reading:

ANCHORAGE, ALASKA
AO NO. 2019–

AN ORDINANCE OF THE ANCHORAGE MUNICIPAL ASSEMBLY AMENDING ANCHORAGE MUNICIPAL CODE SECTION 21.09.040F.3. AND 21.09.040F.8. TO INCLUDE A DISTRICT SPECIFIC STANDARD ALLOWING PROPERTIES THAT HAVE EXISTING FEDERAL PATENTS TO MINERAL ESTATE AND/OR VALID STATE AND FEDERAL MINING CLAIMS TO CONTINUE OPERATIONS UNDER THE EXISTING FEDERAL AND STATE REGULATIONS IN THE GOS (GIRDWOOD OPEN SPACE) AND GDR (GIRDWOOD DEVELOPMENT RESERVE) DISTRICTS.

WHEREAS, The gR-2A, gl-2, GIP, and the GCR-3 districts allow for existing federal patents to mineral estate and/or valid state and federal mining claims to continue mining activity under those patents, and

WHEREAS, Chapter 9, subsection .040 does not recognize these patents in the GOS or GDR Districts, and

WHEREAS, adding the following language to the GOS and GDR Districts will provide consistency with other districts in Girdwood; now therefore,

THE ANCHORAGE ASSEMBLY ORDAINS:

Section 1. Anchorage Municipal Code section 21.09.0040F.3.c. is hereby amended to read as follows (*the remainder of the section is not affected and therefore not set out*):

21.09.040F.3. GOS (Girdwood Open Space) District

*** **

b. Intent

The intent of the open space district is to protect lands left predominantly natural.

c. Federal Patents to Mineral Estate and Valid State and Federal Mining Claims

Some properties in this district have federal patents to mineral estate and/or valid state and federal mining claims. Mining activity under the auspices of those patents and/or claims shall comply with relevant federal and state regulations.

d[C]. ***District-Specific Standards***

Development shall be prohibited, except as related to a recreational use listed in table 21.09-2, or if authorized in an approved master plan. Transportation rights of way and utility easements may cross GOS lands.

*** *** ***

Section 2. Anchorage Municipal Code section 21.09.0040F.8c.c. is hereby amended to read as follows (*the remainder of the section is not affected and therefore not set out*):

21.09.040F.8. GDR Development Reserve District

*** *** ***

b. Intent

The intent of this district is to hold lands in reserve for future development.

c. Federal Patents to Mineral Estate and Valid State and Federal Mining Claims

Some properties in this district have federal patents to mineral estate and/or valid state and federal mining claims. Mining activity under the auspices of those patents and/or claims shall comply with relevant federal and state regulations.

d[C]. ***Prerequisites to Development***

Prior to any development in this district, other than the uses permitted in subsection f.[E]., below, this district shall be revised on the Girdwood Area Plan Land Use Plan Map from development reserve to an active classification. In addition, this section shall be amended to either move the land into another district classification, or adopt specific uses and standards for development of the land in this district.

(Code revisor – re-letter remaining sections.)

(AO 2012-124(S), 2-26-13; AO 2013-117, 12-3-13; AO 2016-30, 3-22-16)

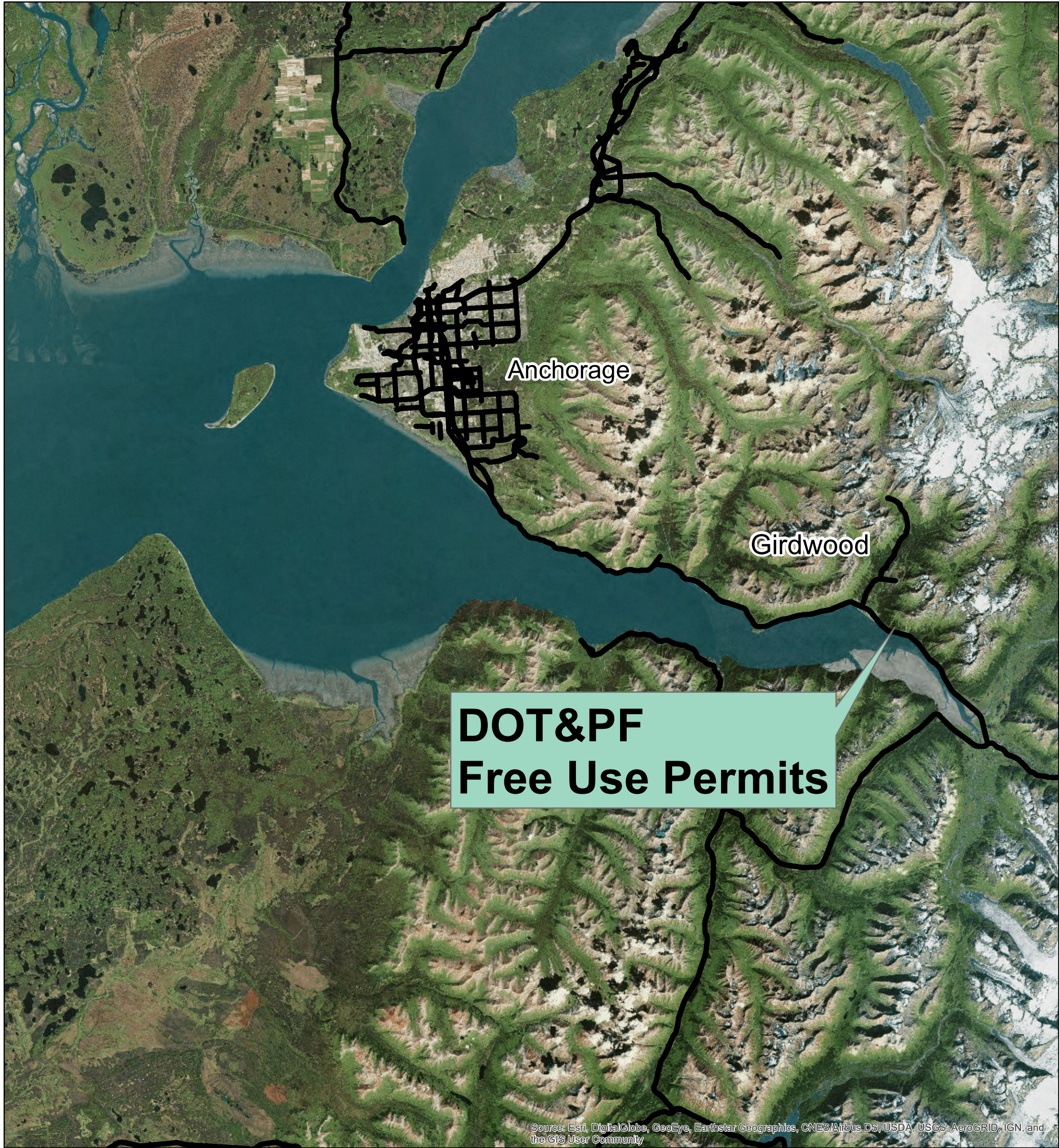
Section 3. This ordinance shall become effective immediately upon passage and approval by the Assembly.

PASSED AND APPROVED by the Anchorage Assembly this ____ day of _____, 2019.

Chair

ATTEST:

Municipal Clerk



Municipality of Anchorage / Turnagain Arm

0 5 10 20 30 40 Miles

Proposed material site ADL 233001 is located 3 miles south of Girdwood at milepost 87 of the Seward Highway and 71.4 of the Railroad. This site encompasses approximately 51 acres. The authorized area within material sale ADL 232986 is approximately 14 acres. This site is further described as being located within the N1/2 of Section 33 Township 10 North, Range 02 East, Seward Meridian.



ADL 19467 / ADL 23921 / ADL 24883

0 0.45 0.9 1.8 2.7 3.6 Miles

Material Site ADL 233001

Material Sale ADL 232986

Milepost 87 Seward Highway / Milepost 71.4 Railroad

-  DOT&PF Free Use Permits
-  GOS
-  GDR
-  DOT&PF Road



Date: 5/16/2019

Draft Documents

Map Edited by: Kyle Kidder, DNR

This is a planning document only. Boundaries shown on this drawing are approximate. This does not convey property interest, as such, is used only as a representation of the project. GeoNorth Ortho Imagery.

Submitted by: Assembly Chair Rivera,
Assembly Vice-Chair LaFrance and
Public Safety Committee Co-Chairs
Dunbar and Petersen
Prepared by: Municipal Clerk's Office
For reading: June 18, 2019

ANCHORAGE, ALASKA
AR No. 2019-XXX

1 **A RESOLUTION OF THE ANCHORAGE MUNICIPAL ASSEMBLY STATING ITS**
2 **CONDITIONAL PROTEST REGARDING THE TRANSFER OF OWNERSHIP OF**
3 **RESTAURANT/EATING PLACE LIQUOR LICENSE, #3558, AND RESTAURANT**
4 **DESIGNATION PERMIT, FOR ALL THAT'S SILVER, LLC DBA SILVERTIP GRILL**
5 **LOCATED AT 165 HIGHTOWER RD., GIRDWOOD, AK 99587; PENDING**
6 **SATISFACTION OF MUNICIPAL REQUIREMENTS AND AUTHORIZING THE**
7 **MUNICIPAL CLERK TO TAKE CERTAIN ACTION.**

8
9 (Girdwood Community Council)

10
11 **WHEREAS**, All That's Silver, LLC has made an application with the Alaska Alcohol and
12 Marijuana Control Office (AMCO), for consideration by the Alcoholic Beverage Control
13 (ABC) Board, and has paid the required fee for the transfer of ownership of
14 restaurant/eating place liquor license, #3558, and restaurant designation permit, to be
15 used for Silvertip Grill, located at 165 Hightower Rd., Girdwood, Alaska, 99587; and
16

17 **WHEREAS**, the applicant has requested that this application be submitted to the
18 Assembly at the earliest possible Assembly Meeting and was notified that the application
19 would be conditionally protested pending all required reviews and inspections prior to
20 alcohol service; and
21

22 **WHEREAS**, the Assembly must enter any protest to AMCO within 60 days following
23 receipt of the application; and
24

25 **WHEREAS**, Anchorage Municipal Code (AMC) 2.30.120 and 3 AAC 304.145(d) require
26 the Assembly to hold a public hearing to provide the applicant an opportunity to defend
27 their application prior to exercising or waiving the right to protest; and
28

29 **WHEREAS**, the Anchorage Municipal Clerk received a copy of this application on June
30 7, 2019 and has determined that the last day for the Assembly to file a protest is August
31 6, 2019; and
32

33 **WHEREAS**, this resolution sets the public hearing on the protest of the transfer of liquor
34 license, #3558, for June 18, 2019; and
35

36 **WHEREAS**, 10 day notice of the public hearing has been given to the applicant and the
37 Girdwood Community Council as required by AMC 2.30.120. and AS 04.21.010(d); and
38

1 **WHEREAS**, the Assembly Meeting on July 23, 2019 is the last scheduled regular meeting
2 of the Anchorage Assembly prior to the expiration of the protest period; and
3

4 **WHEREAS**, protest by the Assembly is in order pending Assembly confirmation that
5 outstanding items required for this location have been completed.
6

7 **NOW, THEREFORE**, the Anchorage Assembly resolves:
8

9 **Section 1.** The Anchorage Assembly hereby enters its **CONDITIONAL PROTEST**
10 for the transfer of ownership of restaurant/eating place liquor license,
11 #3558, until these conditions are met:
12

- 13 • Certification from the Anchorage Health Department
- 14 • Certification from the Finance Department
- 15 • Certification from the Building Safety Official
- 16 • Certification from the Planning Department
- 17 • Certification from the State Fire Marshal
18

19 **Section 2.** A copy of this Assembly Resolution may be presented to AMCO as proof
20 that the Anchorage Assembly, as the local governing body, has stated its
21 protest in order to allow the Director of AMCO to hold processing of the
22 transfer of ownership of restaurant/eating place liquor license, #3558,
23 and restaurant designation permit, under local protest, until the Director
24 receives confirmation from the Municipal Clerk that the conditions in
25 Section 1 have been met, and this protest is lifted as authorized by this
26 Assembly Resolution.
27

28 **Section 3.** The Anchorage Assembly hereby authorizes the Municipal Clerk, upon
29 confirmation that all conditions in Section 1 have been met, to provide
30 written notification to AMCO that this protest is lifted without further action
31 by the Assembly.
32
33

34 PASSED AND APPROVED by the Anchorage Assembly this _____ day of
35 _____, 2019.
36
37
38
39

40 _____
41 Chair

42 ATTEST:
43
44
45

Municipal Clerk



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:	JUDSON CROSBY	License #:	3558		
License Type:	RESTAURANT / EATING PLACE	Statutory Reference:	AS04.11.100		
Doing Business As:	SILVERTIP GRILL				
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:		Transaction #:	1039604
Board Meeting Date:		License Years:	
Issue Date:		BRE:	





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:	ALL THAT'S SILVER LLC				
Doing Business As:	SILVERTIP GRILL				
Premises Address:	165 HIGHTOWER ROAD				
City:	GIRDWOOD	State:	AK	ZIP:	99587
Community Council:					

Mailing Address:	PO BOX 481				
City:	GIRDWOOD	State:	AK	ZIP:	99587

Designated Licensee:	RALEIGH HILL			
Contact Phone:	907.764.2534	Business Phone:	907.754.3161	
Contact Email:	SILVERTIPGRILL907@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.

0.4 MILES

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



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:	RALEIGH HILL				
Title(s):	MEMBER	Phone:	907.764.2534	% Owned:	50
Address:	PO BOX 481				
City:	GIRDWOOD	State:	AK	ZIP:	99587



Alaska Alcoholic Beverage Control Board

Form AB-01: Transfer License Application

Entity Official:	JENNIFER HILL				
Title(s):	MEMBER	Phone:	907.444.3655	% Owned:	50
Address:	PO BOX 481				
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 #:	10099204	AK Formed Date:	02/01/2019	Home State:	ALASKA
Registered Agent:	RALEIGH HILL	Agent's Phone:	907.764.2534		
Agent's Mailing Address:	201 DONNER DR				
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?





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):

BOTH JENNY AND RALEIGH HILL HAVE OWNERSHIP (50/50) OF, AND ACTIVELY OPERATE The Girdwood Picnic Cub LOCATED AT 194 HIGHTOWER ROAD, GIRDWOOD AK 99587. IT IS A FULL SERVICE RESTAURANT DBA The Girdwood Picnic Club, AND HAS A TYPE RESTAURANT/EATING PLACE LICENSE #5498. IT HAS BEEN IN BUSINESS SINCE JUNE 6, 2016.

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:



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.

Judson Crosby
Signature of transferor

JUDSON CROSBY
Printed name of transferor

Subscribed and sworn to before me this 4 day of FEBRUARY, 2019.



Joyce L. Kiana Postmaster
Signature of Notary Public

Notary Public in and for the State of Alaska

My commission expires: "sum"

Signature of transferor

Printed name of transferor

Subscribed and sworn to before me this _____ day of _____, 20____.

Signature of Notary Public

Notary Public in and for the State of _____

My commission expires: _____



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.

RH

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

RH

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.

RH

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.

RH

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

RH

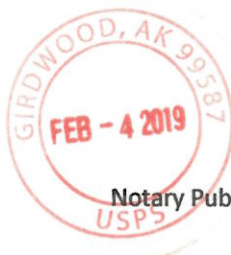
As an applicant for a liquor license, I declare under penalty of perjury that I have read and am familiar with AS 04 and 3 AAC 304, and that this application, including all accompanying schedules and statements, is true, correct, and complete.

Signature of transferee

Rayleigh Hill

Printed name

Subscribed and sworn to before me this 4 day of February, 2019.



Joyce L. Kiana Postmaster

Signature of Notary Public

Notary Public in and for the State of Alaska

My commission expires: "Term"



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:	ALL THAT'S SILVER LLC	License Number:	3558
License Type:	RESTAURANT/EATING PLACE		
Doing Business As:	SILVERTIP GRILL		
Premises Address:	165 HIGHTOWER RD		
City:	GIRDWOOD	State:	AK
		ZIP:	99587



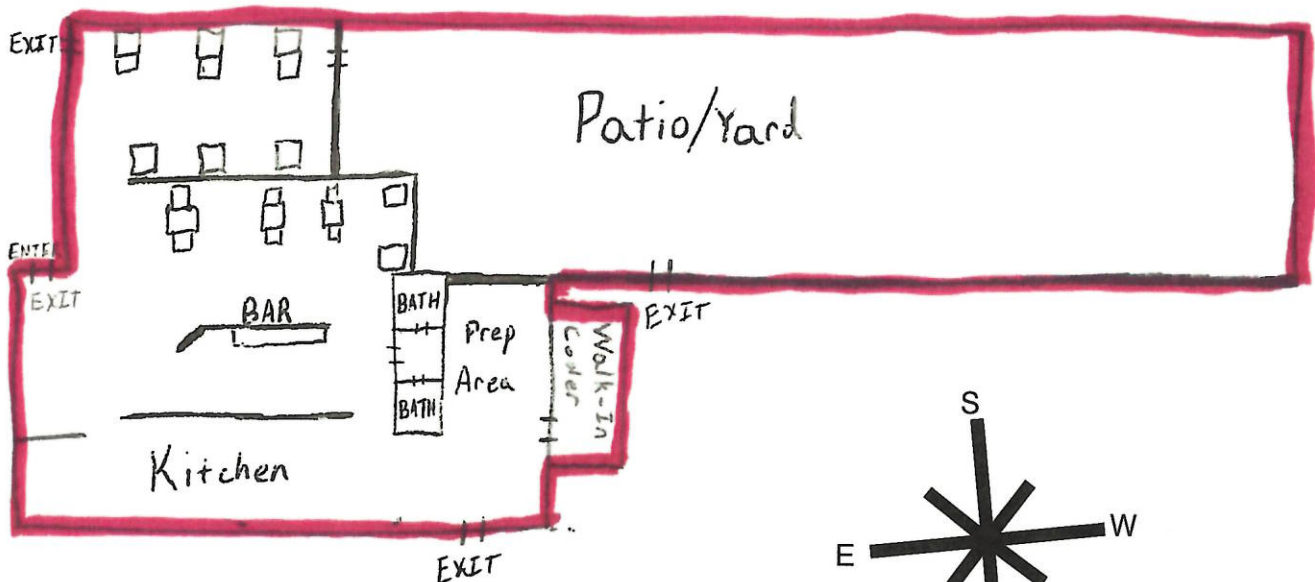


Alaska Alcoholic Beverage Control Board Form AB-02: Premises Diagram

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 Rd
←



LENGTH AND WIDTH PREMISES IN FEET - 40' x 100'

SCALE - 1" = 4 FT 1" = 4 FT



Church, John D (CED)

From: Raleigh Hill <silvertipgrill907@gmail.com>
Sent: Thursday, June 06, 2019 4:18 PM
To: Alcohol Licensing, CED ABC (CED sponsored)
Subject: Re: 3558 dba Silvertip Grill Incomplete Letter and Application (Security Interest)

Categories: John, Complete

The entire area is completely fenced in, with a wooden fence at least 6 feet high all the way around.

Raleigh Hill

On Thu, Jun 6, 2019, 4:09 PM Alcohol Licensing, CED ABC (CED sponsored) <alcohol.licensing@alaska.gov> wrote:

One other question that I neglected to ask previously, is there a fence around the yard/patio? If so, can you indicate the type (split rail, metal, etc.) and height of the fence/barrier?

Thanks,

John



From: Raleigh Hill <silvertipgrill907@gmail.com>
Sent: Thursday, June 06, 2019 3:17 PM
To: Alcohol Licensing, CED ABC (CED sponsored) <alcohol.licensing@alaska.gov>
Subject: Re: 3558 dba Silvertip Grill Incomplete Letter and Application (Security Interest)

Here is the AB-07, as well as our LLC Initial Biennial report, which includes our operating agreement of 50/50 ownership between myself and Jennifer Hill, listed as Members.

On Thu, Jun 6, 2019 at 2:54 PM Alcohol Licensing, CED ABC (CED sponsored) <alcohol.licensing@alaska.gov> wrote:

Publisher affidavit received. I went ahead and started reviewing your application again just to make sure there wasn't anything else we needed and it looks like we didn't receive a copy of the operating agreement for All That's Silver, LLC. If you can send that with the AB-07 as well your application should be complete.

Let me know if you have any questions.

PLAN TO PREVENT ACCESS OF ALCOHOL TO MINORS

The Silvertip Grill will diligently restrict access of alcohol to minors. Patrons will be diligently ID'd to ensure that NO PERSON under the age of 21 is EVER illegally served an alcoholic beverage. The Silvertip Grill's policy will be to card any patron who appears to be under the age of 40, and ALL patrons will be required to have an acceptable form of government issued identification on their person in order to purchase alcohol and may be asked to provide identification even if over 40. All employees involved in the selling or serving of alcoholic beverages will be trained and certified to deal with any problems that may arrive from alcohol, and a record will be kept of any such issues as they arrive. This will be administered through Training for Alcohol Professionals, commonly known as TAP.

No minors will be allowed into any areas that contain alcohol, including behind the bar or in any storage area. Furthermore, a TAP certified manager will wholly be responsible for ordering, checking in, and storing any alcoholic beverages at the restaurant. The process of receiving deliveries will be done exclusively through the back door, which is accessible only to employees.





THE STATE
of **ALASKA**
GOVERNOR MICHAEL J. 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

June 7, 2019

Girdwood Community Council

Attn: President or Chair

VIA email: gbos@muni.org

gbossamdaniel@gmail.com

gcfox@gci.net

Cc: info@communitycouncils.org

License Type:	Restaurant/Eating Place	License Number:	3558
Licensee:	All That's Silver, LLC		
Doing Business As:	Silvertip Grill		

☐ New Application

☒ Transfer of Ownership Application

☐ Transfer of Location Application

☐ Transfer of Controlling Interest Application

AS 04.11.310(b) and AS 04.11.525 require that the Director shall provide written notice to a community council or any nonprofit organization that has requested notification about pending applications for liquor licenses.

This letter serves to provide written notice to the above referenced entities regarding the above application. **Please contact the local governing body with jurisdiction over the proposed premises for information regarding review of this application. Comments you may have about the application should first be presented to the local governing body.** Instructions for objections to liquor license applications are located on our website at <http://www.commerce.alaska.gov/web/amco>.

If you have any questions, please send them to the email address below.

Sincerely,

Jedediah Smith, Local Government Specialist
alcohol.licensing@alaska.gov