



June 2, 2020

City and Borough of Sitka

Attn: Borough Clerk

Via Email: sara.peterson@cityofsitka.org, melissa.henshaw@cityofsitka.org

License Type:	Brewery	License Number:	5913
Licensee:	Harbor Mountain Brewing Company, LLC		
Doing Business As:	Harbor Mountain Brewing Company		
Premises Address:	1209 A Sawmill Creek Road, Sitka		

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, Interim Director
amco.localgovernmentonly@alaska.gov

Attached: AB-00,AB-02, and AB-03 if applicable



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:	Harbor Mountain Brewing Company, LLC				
License Type:	Brewery	Statutory Reference:	AS 04.11.130		
Doing Business As:	Harbor Mountain Brewing Company, LLC				
Premises Address:	1209 A Sawmill Creek Road				
City:	Sitka	State:	Alaska	ZIP:	99835
Local Governing Body:	City and Borough of Sitka				
Community Council:	None				

Mailing Address:	1209 A Sawmill Creek Road				
City:	Sitka	State:	AK	ZIP:	99835

Designated Licensee:	Zachary Anderson				
Contact Phone:	971-241-6026	Business Phone:	907-308-7339		
Contact Email:	z.and3rson@gmail.com				

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

OFFICE USE ONLY				
Complete Date:		License Years:		License #: 5913
Board Meeting Date:		Transaction #:	1272178	
Issue Date:		BRE:		



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.

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.

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:	Baranof Investments, LLC				
Title(s):	Member	Phone:	907-747-3142	% Owned:	25
Address:	110 Jarvis Street				
City:	Sitka	State:	AK	ZIP:	99835

Entity Official:	Gordon Kenneth Helem				
Title(s):	Member	Phone:	907-738-1016	% Owned:	25
Address:	1314 Sawmill Creek Road				
City:	Sitka	State:	AK	ZIP:	99835

Entity Official:	Zach Anderson				
Title(s):	Member	Phone:	971-241-6026	% Owned:	25
Address:	101 Mary's Court				
City:	Sitka	State:	AK	ZIP:	99835

Entity Official:	Sitkoh Investments				
Title(s):	Member	Phone:	907-209-1187	% Owned:	25
Address:	9846 Homestead Trail				
City:	Anchorage	State:	AK	ZIP:	99507



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:	Gary Smith				
Title(s):	Affiliate	Phone:	907-747-3142	% Owned:	
Address:	110 Jarvis Street				
City:	Sitka	State:	AK	ZIP:	99835

Entity Official:	Casey Campbell				
Title(s):	Affiliate	Phone:	907-209-1187	% Owned:	
Address:	9846 Homestead Trail				
City:	Anchorage	State:	AK	ZIP:	99507

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

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



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 #:	10128560	AK Formed Date:	03/26/2020	Home State:	Alaska
Registered Agent:	Gary Smith		Agent's Phone:	907-752-6005	
Agent's Mailing Address:	110 Jarvis Street				
City:	Sitka	State:	AK	ZIP:	99835

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:



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.

ZA

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

ZA

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.

ZA

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.

ZA

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

ZA

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.

Zach Anderson
Signature of licensee

ZACH ANDERSON
Printed name of licensee

Eric Harmon
Signature of Notary Public

Notary Public in and for the State of Alaska

My commission expires: 2/14/21

Subscribed and sworn to before me this 10 day of April, 2020.





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.

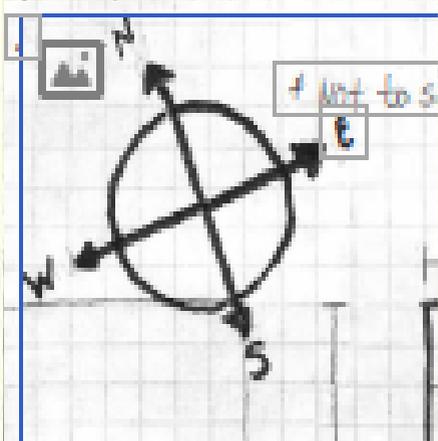
Yes No

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

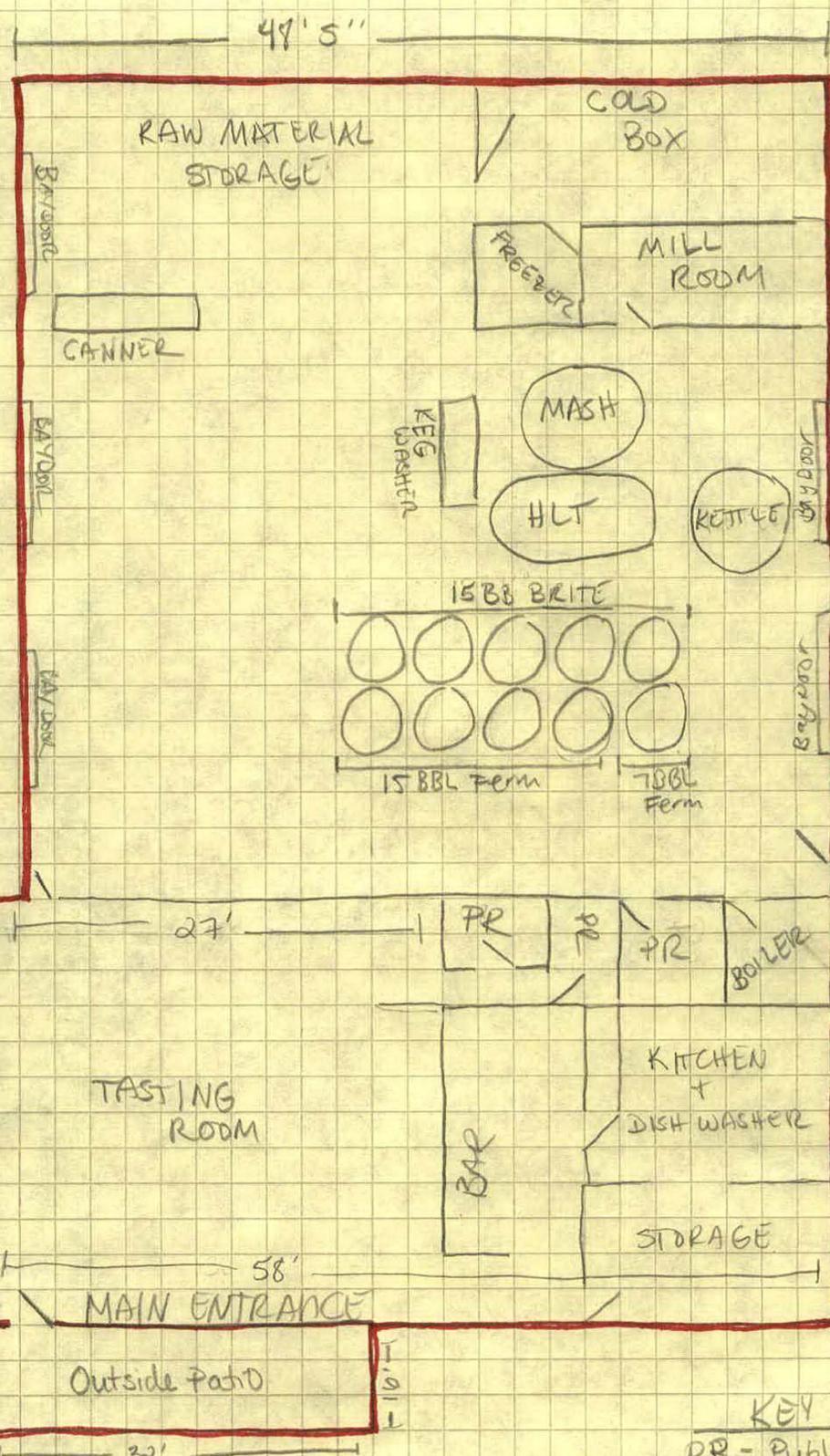
Enter information for the business seeking to be licensed, as identified on the license application.

Licensee:	Harbor Mountain Brewing Company, LLC	License Number:	5913		
License Type:	Brewery				
Doing Business As:	Harbor Mountain Brewing Company, LLC				
Premises Address:	1209 A Sawmill Creek Road				
City:	Sitka	State:	AK	ZIP:	99835



scale

5,644 sq. ft. inside building
w/ parking, patio, storage
11,640 sq. feet



PARKING

NONALCOHOLIC STORAGE

Cascade Fuel Station

HALIBUT POINT ROAD

KEY
PR - Public Restroom
AMCOHLT - Hot liquor tank

APR 22 2020

The outdoor patio will consist of a permanent stained wood fencing around the area that reaches 4' in height. The door to the patio will only allow patrons to exit and enter the patio, not the brewery. Signs will be placed accordingly, stating "no alcohol beyond the fenced area." Our employees will have surveillance of the area from four windows that give complete view from the bar/tasting room, plus a surveillance camera on the patio which employees will also have access. We will also implement our employees to let customers know there is no alcohol outside of the patio when we serve. Additional signage regarding zero alcohol beyond the patio will be placed around the door leading to the patio.



Zachary Anderson

Manager, Head Brewer, Mebmer

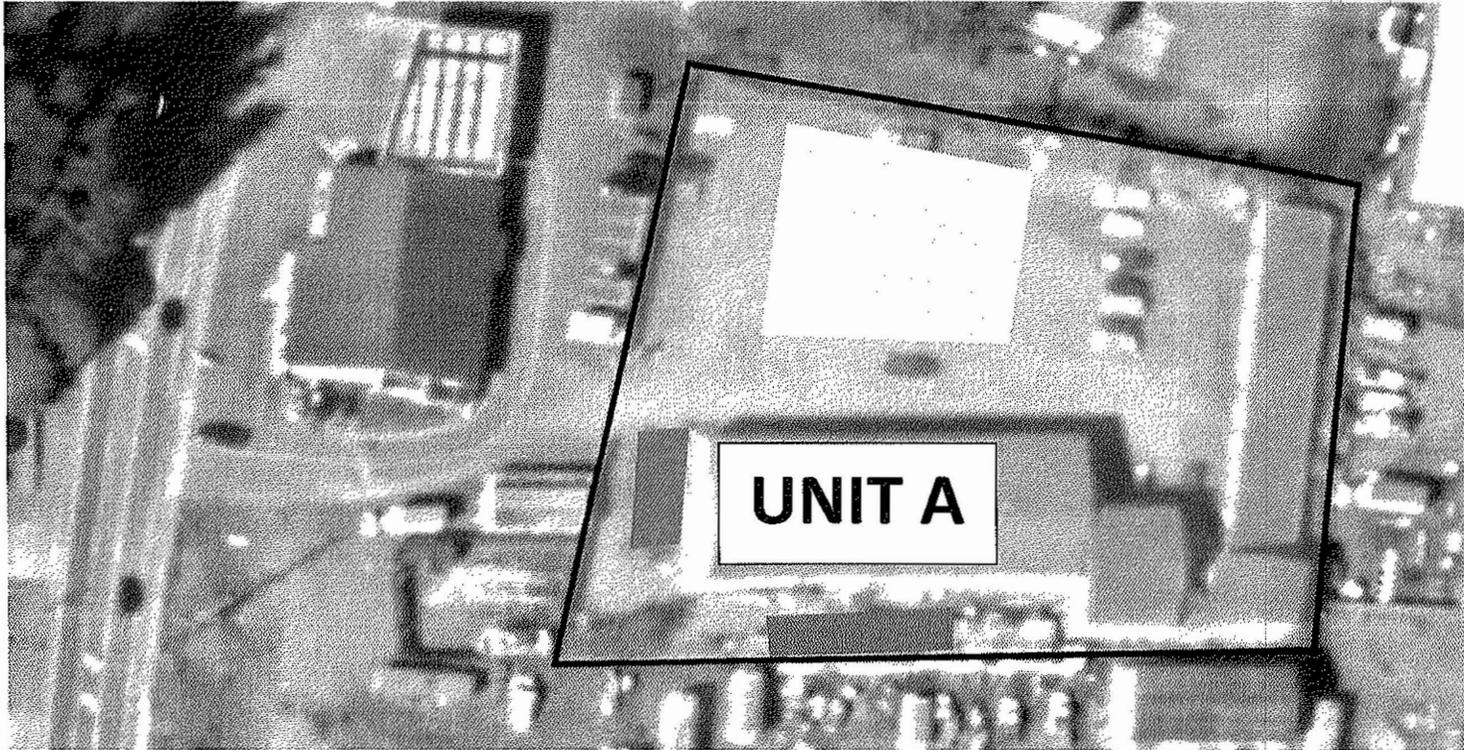
The remainder of the property, in which Harbor Mountain Brewing Company will be located, and all over buildings on property are owned and operated by Triton Properties.

Triton Properties
1209 B Sawmill Creek Road
Sitka, AK 99835

TRITON PROPERTIES LLC

1209 SAWMILL CREEK ROAD

Sitka, AK 99835



Black = Property Line

Yellow = Brewery Parking Area, Approximately 100' x 100' or 10,000 square feet

Red = Brewery Deck Area, Approximately 17' x 40' or 680 square feet

Blue = Brewery Cooperage Storage Area, Approximately 12' x 80' or 960 square feet

APPENDIX A

Handwritten signature or initials, possibly "C/S" or "C/S/AR".

TRITON PROPERTIES LLC
1209 SAWMILL CREEK ROAD
Sitka, AK 99835



Bright **YELLOW** areas must always stay open for tenant traffic and deliveries.

APPENDIX B

GRS/MLK

POST OFFICE SUBDIVISION



CORNER 2
LOT 7
USS 3695

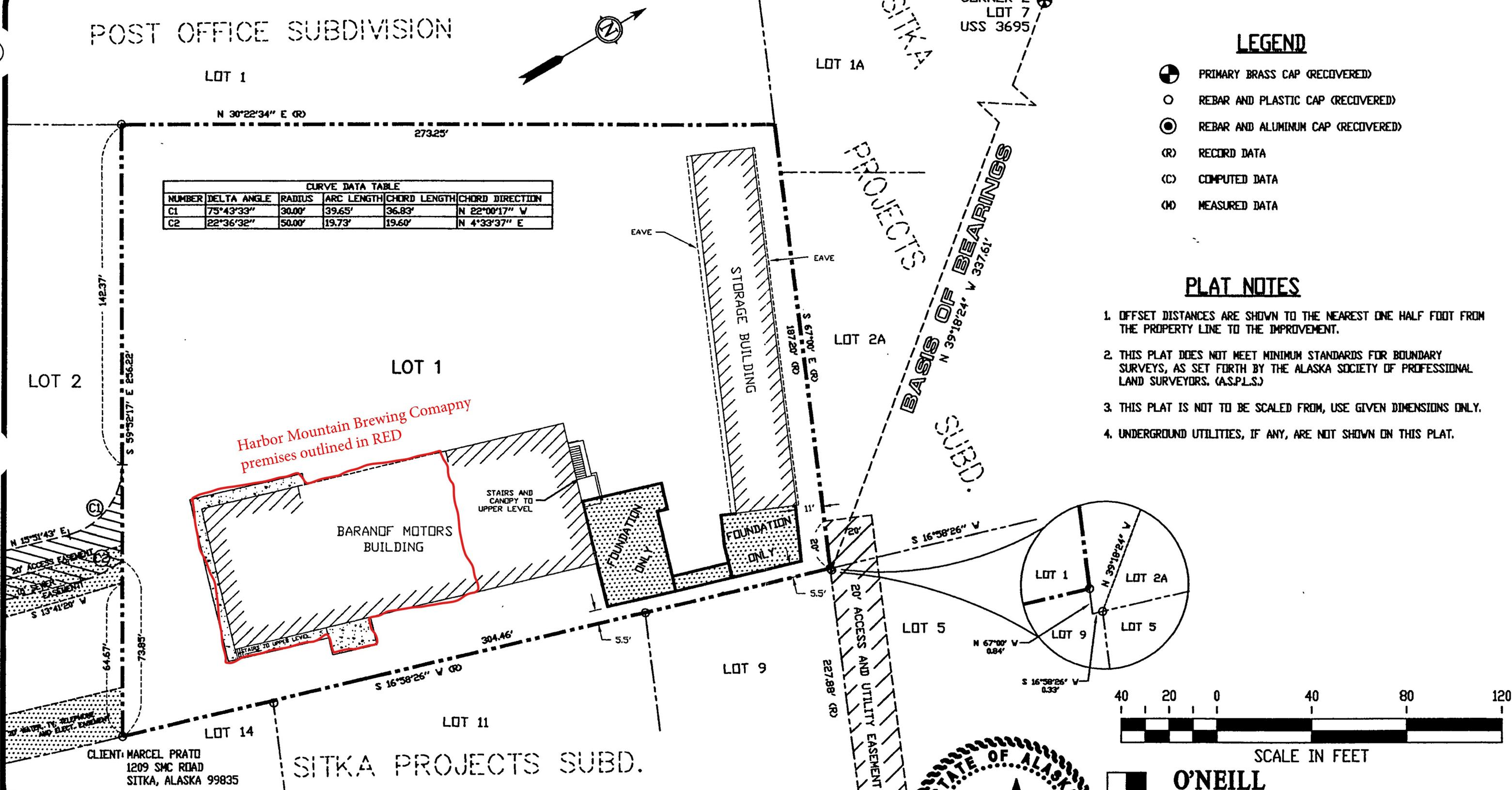
LEGEND

- ⊕ PRIMARY BRASS CAP (RECOVERED)
- REBAR AND PLASTIC CAP (RECOVERED)
- ⊙ REBAR AND ALUMINUM CAP (RECOVERED)
- (R) RECORD DATA
- (C) COMPUTED DATA
- (M) MEASURED DATA

PLAT NOTES

1. OFFSET DISTANCES ARE SHOWN TO THE NEAREST ONE HALF FOOT FROM THE PROPERTY LINE TO THE IMPROVEMENT.
2. THIS PLAT DOES NOT MEET MINIMUM STANDARDS FOR BOUNDARY SURVEYS, AS SET FORTH BY THE ALASKA SOCIETY OF PROFESSIONAL LAND SURVEYORS. (A.S.P.L.S.)
3. THIS PLAT IS NOT TO BE SCALED FROM, USE GIVEN DIMENSIONS ONLY.
4. UNDERGROUND UTILITIES, IF ANY, ARE NOT SHOWN ON THIS PLAT.

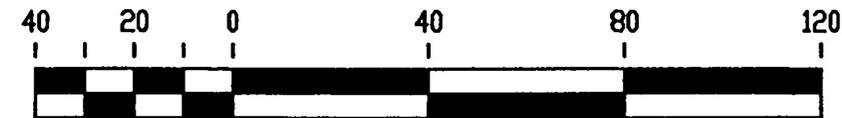
CURVE DATA TABLE					
NUMBER	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD DIRECTION
C1	75°43'33"	30.00'	39.65'	36.83'	N 22°00'17" W
C2	22°36'32"	50.00'	19.73'	19.60'	N 4°33'37" E



Harbor Mountain Brewing Company
premises outlined in RED

CLIENT: MARCEL PRATO
1209 SMC ROAD
SITKA, ALASKA 99835

SITKA PROJECTS SUBD.



SCALE IN FEET

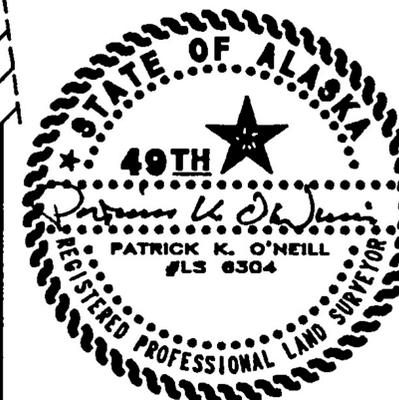
DRAWN BY: KO/ACAD
CHECKED BY: PKO
DATE PLATTED: 4/16/08
DATE SURVEYED: 4/16/08
SCALE: 1" = 40'
SURVEYOR: PATRICK K. O'NEILL
PROJ NO: 30113-13-00

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE SURVEYED THE PROPERTY DESCRIBED ON THIS PLAT. I DECLARE THAT IMPROVEMENTS AND VISIBLE ENCROACHMENTS HAVE BEEN ESTABLISHED TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF. THIS SURVEY IS FOR THE USE OF LENDING INSTITUTIONS SPECIFICALLY TO SHOW ANY CONFLICTS BETWEEN EXISTING STRUCTURES AND PLATTED LOT LINES OR EASEMENTS. UNDER NO CIRCUMSTANCES SHOULD THE DATA HEREON BE USED FOR POSITIONING ADDITIONAL STRUCTURES, BUILDING FENCES, OR LOCATING BOUNDARY LINES. IT IS THE RESPONSIBILITY OF THE OWNER TO VERIFY THAT IMPROVEMENTS SITUATED ON THIS PARCEL MEET ALL SUBDIVISION COVENANTS AND ZONING ORDINANCES. 0 CORRS. SET.

4/22/08
DATE

Patrick K. O'Neill
PATRICK K O'NEILL LS 6304



O'NEILL
SURVEYING AND ENGINEERING

P.O. BOX 1849 SITKA, ALASKA 99835

**BUILDING EXPANSION FOUNDATION
ONLY AS-BUILT SURVEY**

**LOT 1,
BARANOF SUBDIVISION # 2**

3-0402-001

APR 17, 2008 * 08:37:37