

**NOTE**

Send original recorded document to:
Municipality of Anchorage
Current Planning Section
Planning Department
PO Box 196650
Anchorage, AK 99519-6650

THIS COVER SHEET HAS BEEN ADDED TO THIS DOCUMENT TO PROVIDE SPACE FOR ANCHORAGE RECORDING DISTRICT DATA. THIS COVER SHEET APPEARS AS THE FIRST PAGE OF THE DOCUMENT IN THE OFFICIAL PUBLIC RECORD.

DO NOT DETACH

NOTICE OF ZONING ACTION

This notice announces that a zoning conditional use has been duly approved by the Municipal Assembly of the Municipality of Anchorage providing for the development of the herein described property in accordance with the provisions of the Anchorage Municipal Code of Ordinances and the terms and conditions of the zoning special land use permit approval as set forth in the Municipal zoning file 2021-0074. Under the provisions of the specified ordinance the subsequent development of the subject property shall be in accordance with the terms of the approved zoning conditional use or any subsequent amendments hereto.

LEGAL: Within Alyeska Prince Addition Subdivision, Tract A, Fragment Lots 10 and 11, S.M. Anchorage Recording District, Anchorage, Alaska. Generally located north of Alyeska Highway, east of Crow Creek Road, south of Arlberg Avenue, and west of Chugach State Park, in Girdwood.

PETITIONER: Alyeska Resort Operations Limited Partnership

REQUEST: A resolution of the Anchorage Municipal Assembly APPROVING an alcohol special land use permit for duplicate tourism beverage dispensary use with license number 5953 for Two Trees Bistro in the gRST-2 (Girdwood New Base Resort) District located at 268 Tram Circle, Girdwood, Alaska.

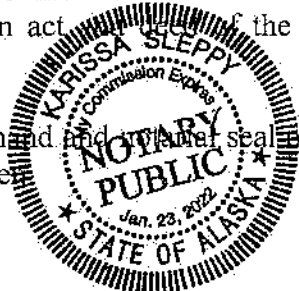
Attachment: Copy of Anchorage Municipal Assembly Resolution No. AR 2021-235.

Mandy Honest
Municipal Clerk or Designated Official
Municipality of Anchorage
Assembly

STATE OF ALASKA)
)
THIRD JUDICIAL DISTRICT)

THIS IS TO CERTIFY that on the 28 day of July, 2021 before me, the undersigned, a Notary Public in and for Alaska, personally appeared Mandy Honest to me known to be the duly appointed Municipal Clerk of the Municipal Assembly or Designee and acknowledged to me that she had in her official capacity aforesaid executed the forgoing instrument as an act of the Municipality of Anchorage for the uses and purposes therein stated.

WITNESS my hand and official seal on the 28 day of July, 2021 in this certificate first above written.



K. Sleppy
Notary Public in and for Alaska
My Commission expires: 01-23-2022



Municipal Clerk's Office

Approved

Date: July 13, 2021

Submitted by: Chair of the Assembly at
the Request of the Mayor

Prepared by: Planning Department

For reading: July 13, 2021

ANCHORAGE, ALASKA
AR No. 2021-235

COPY

1 A RESOLUTION APPROVING AN ALCOHOL SPECIAL LAND USE PERMIT
2 FOR DUPLICATE TOURISM BEVERAGE DISPENSARY WITH LICENSE
3 NUMBER 5953 FOR ALYESKA RESORT OPERATIONS LIMITED
4 PARTNERSHIP, DBA TWO TREES BISTRO; IN THE GRST-2 (GIRDWOOD NEW
5 BASE RESORT) DISTRICT; LOCATED AT 268 TRAM CIRCLE, WITHIN
6 ALYESKA PRINCE ADDITION SUBDIVISION, TRACT A, FRAGMENT LOTS 10
7 AND 11, GENERALLY LOCATED NORTH OF ALYESKA HIGHWAY, EAST OF
8 CROW CREEK ROAD, SOUTH OF ARLBERG AVENUE, AND WEST OF
9 CHUGACH STATE PARK, IN GIRDWOOD.

10
11 (Girdwood Board of Supervisors Community Council) (Case 2021-0074)

12
13 THE ANCHORAGE ASSEMBLY RESOLVES:

14
15 Section 1. An alcohol special land use permit is hereby approved for duplicate
16 tourism beverage dispensary use with license number 5953 for Alyeska Resort
17 Operations Limited, dba Two Trees Bistro; in the gRST-2 (Girdwood New Base
18 Resort) District; located at 268 Tram Circle, within Alyeska Prince Addition
19 Subdivision, Tract A, Fragment Lots 10 and 11; generally located north of Alyeska
20 Highway, east of Crow Creek Road, south of Ariberg Avenue, and west of Chugach
21 State Park. This alcohol special land use permit generally meets the applicable
22 provisions of Anchorage Municipal Code (AMC) 10.50, AMC 21.09.050B.1.a, AMC
23 21.03.040, and AMC 21.03.080D.

24
25 Section 2. This alcohol special land use permit is approved subject to the
26 following conditions.

- 27
- 28 1. A notice of zoning action shall be filed with the State of Alaska Recorder's
29 Office within 120 days of the Assembly's approval for this alcohol special
30 land use permit.
 - 31
 - 32 2. All uses shall conform to the plans and narrative submitted with this alcohol
33 special land use permit application, except that the licensee may change the
34 hours of operation listed on the application in accordance with all applicable
35 laws without having to modify the alcohol special land use permit.
 - 36
 - 37 3. This alcohol special land use permit approval is for duplicate tourism
38 beverage dispensary use with license number 5953, in the gRST-2
39 (Girdwood New Base Resort) District, in accordance with AMC 10.50, AMC
40 21.09.050B.1.a., AMC 21.03.040, and AMC 21.03.080D.; for approximately
41 3,155 square feet of gross floor area (2,888 square foot of leasable space)



COPY

within lots containing ±3.17 acres; located at 268 Tram Circle in Girdwood; Alyeska Prince Addition Tract A Fragment Lots 10 & 11 (Plat 2008-126)..

4. On-premise sale of alcoholic beverages may be seven days a week as permitted by AMC 10.50.010 and Alaska Alcoholic Beverage Control Board requirements.
5. Servers will be trained in accordance with the Alcoholic Beverage Control Board's "Liquor Server Awareness Training Program," in accordance with Alaska Statute 04.21.025. Upon demand, the applicant shall demonstrate compliance with a liquor "Server Awareness Training Program" approved by the State of Alaska Alcoholic Beverage Control Board, such as or similar to the program for "Techniques in Alcohol Management (T.A.M.)."
6. The use of the property by any person for the permitted purposes shall comply with all current and future federal, state and local laws and regulations including but not limited to laws and regulations pertaining to the sale, dispensing, service and consumption of alcoholic beverages and the storage, preparation, sale, service and consumption of food. The owner of the property, the licensee under the Alcoholic Beverage Control license and their officers, agents and employees shall not knowingly permit or negligently fail to prevent the occurrence of illegal activity on the property.
7. A copy of the conditions imposed by the Assembly in connection with this alcohol special land use permit approval shall be maintained on the premise at a location visible to the public.

Section 3. Failure to comply with the conditions of this alcohol special land use permit shall constitute grounds for its modification or revocation.

Section 4. This resolution shall become effective immediately upon passage and approval by the Anchorage Assembly.

PASSED AND APPROVED by the Anchorage Assembly this 13th day of July, 2021.

ATTEST:

Suzanne LaFrance

Chair

Jennifer Veneklasen

Municipal Clerk

(Case 2021-0074; Parcel ID Nos. 075-041-48, 075-041-49)

