



March 15, 2022

Kenai Peninsula Borough

VIA Email: mjenkins@kpb.us; jvanhooose@kpb.us; maldridge@kpb.us; ncarver@kpb.us; slopez@kpb.us
jblankenship@kpb.us; cjackinsky@kpb.us; assemblyclerk@kpb.us

| | | | |
|---------------------------|-------------------------------------|------------------------|------|
| License Type: | Outdoor Recreation Lodge-Seasonal | License Number: | 6038 |
| Licensee: | Jimmie Jack's Lodge LLC | | |
| Doing Business As: | Jimmie Jack's Alaska SeaScape Lodge | | |
| Premises Address: | 37025 Kalifornsky Beach 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-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: | Jimmie Jack's Lodge LLC | | | | |
| License Type: | Outdoor Recreational Lodge <i>Seasonal</i> | Statutory Reference: | Sec. 04.11.225 | | |
| Doing Business As: | Jimmie Jack's Alaska SeaScape Lodge | | | | |
| Premises Address: | 37025 Kalifornsky Beach Road | | | | |
| City: | Kenai | State: | Alaska | ZIP: | 99611 |
| Local Governing Body: | Kenai Peninsula Borough | | | | |
| Community Council: | NONE | | | | |

| | | | | | |
|-------------------------|-------------|---------------|--------|-------------|-------|
| Mailing Address: | PO Box 4326 | | | | |
| City: | Soldotna | State: | Alaska | ZIP: | 99669 |

| | | | | | |
|-----------------------------|-------------------------------|------------------------|--------------|--|--|
| Designated Licensee: | James William Drath | | | | |
| Contact Phone: | 907-420-4849 | Business Phone: | 907-262-5561 | | |
| Contact Email: | manager@jimmiejackfishing.com | | | | |

Seasonal License? Yes No If "Yes", write your six-month operating period: May 1 to October 31

| OFFICE USE ONLY | | | | |
|----------------------------|------------------|-----------------------|------------------|--------------------------------|
| Complete Date: | <i>3-15-2022</i> | License Years: | | License #: <i>L6038</i> |
| Board Meeting Date: | <i>4-12-2022</i> | Transaction #: | <i>100349034</i> | |
| Issue Date: | | BRE: | <i>KKS</i> | |



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.

N/A

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.

N/A

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: | N/A | | | | |
| Address: | N/A | | | | |
| 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: | James William Drath | | | | |
| Title(s): | Manager / Member | Phone: | 907-420-4849 | % Owned: | 100 |
| Address: | PO Box 4326 | | | | |
| City: | Soldotna | State: | Alaska | ZIP: | 99669 |

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

| | | | | | |
|------------------|--|--------|--|----------|--|
| 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 #: | 131874 | AK Formed Date: | 12/03/2010 | Home State: | Alaska |
| Registered Agent: | James William Drath | Agent's Phone: | 907-420-4849 | | |
| Agent's Mailing Address: | 45773 Big Eddy Road | | | | |
| City: | Soldotna | State: | Alaska | ZIP: | 99669 |

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:

Abbigayle Hyder - She is the Assistant Manager at Jimmie Jack's Alaska Fishing Lodges.



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.

JWD

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

JWD

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.

JWD

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.

JWD

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

JWD

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.

[Handwritten Signature]

Signature of licensee

James Drath

Printed name of licensee

[Handwritten Signature]

Signature of Notary Public

Notary Public in and for the State of Alaska

My commission expires: June 03, 2023



Subscribed and sworn to before me this 11th day of February, 2022.



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: | Jimmie Jack's Lodge LLC | License Number: | |
| License Type: | Outdoor Recreation Lodge License - <i>Seasonal</i> | | |
| Doing Business As: | Jimmie Jack's Alaska SeaScape Lodge | | |
| Premises Address: | 37025 Kalifornsky Beach Rd. | | |
| City: | Kenai | State: | AK |
| | | ZIP: | 99611 |



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>

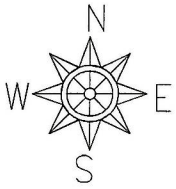
Phone: 907.269.0350

Alaska Alcoholic Beverage Control Board

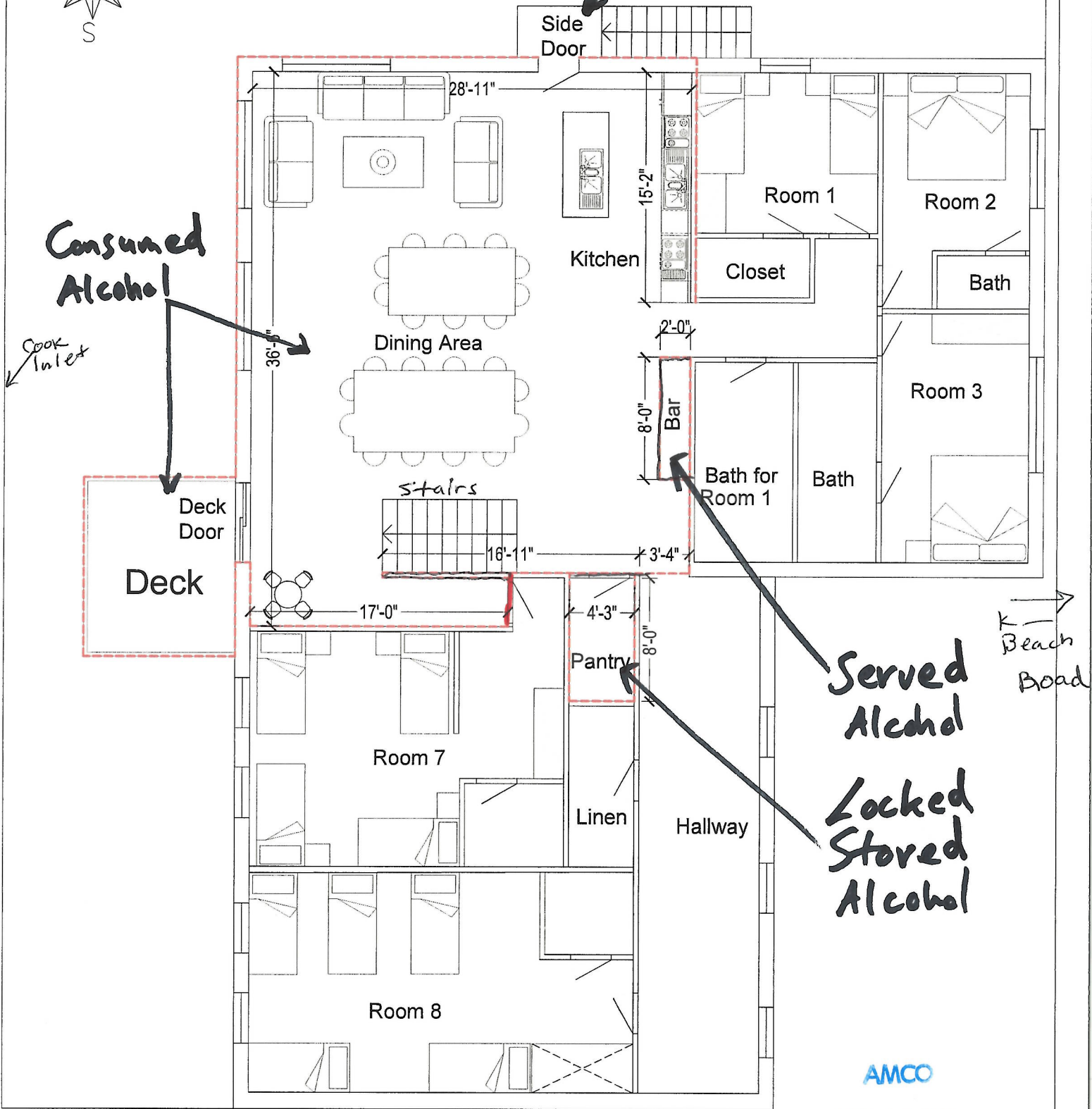
Form AB-02: Premises Diagram

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.



Downstairs Deck **Upstairs Entrance**



Served Alcohol
Locked Stored Alcohol

AMCO

FEB 15 2022

Upstairs Seascape

Jimmie Jack's Alaska SeaScape Lodge,
37025 Kalifonsky Beach Road, Kenai, Alaska 99611



Side Door

Deck

Side Door



Bath

Room 4

Staff Kitchen

Freezer

Laundry Room

Room 5

Bath

Living Area

Cook Inlet

Room 6

Bath

Bath

Back Door

Under stairs Water system

Stairs

Front Door

Deck

Driveway



To K-Beach Rd.

Main Entrance

Garage Door

Garage Entrance

Garage

Garage Door

Freezer

Fridge

Fridge

Ice Freezer

Fish Pickup Freezer

AMCO

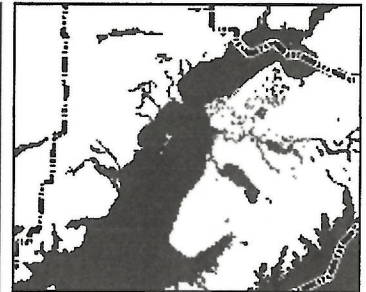
FEB 15 2022

Downstairs Seascope

Jimmie Jack's Alaska SeaScape Lodge,
37025 Kalifonsky Beach Road, Kenai, Alaska 99611



Map title goes here.



Legend

- Mileposts
- City Limits
- Highways
- Major Roads
- Roads
 - Town Medium Volume
 - Town Low/Seasonal; Other
 - Proposed
- Parcels
- Image
 - Red: Band_1
 - Green: Band_2
 - Blue: Band_3

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable. It is not to be used for navigation.

Notes

Type any notes here.

Security Plan – SeaScape Lodge Alcohol

In the evening when alcohol is served, there is an onsite Manager, and a Head of House that monitor the consumption of alcohol. Employees serving and monitoring alcohol consumption will have a current TAPS/TIP Card. Minors will be directly monitored by this staff in the area of consumption. There is a small deck to the outside on the top level where alcohol can be consumed. The deck has 36" tall railings on all 3 sides that act as a barrier. This deck is easily monitored by this staff as it is just outside the second story oceanside door, and the deck has no other entrance or exit. Hours of consumption at the lodge are limited to 4:30pm to 9:00pm, after that the bar area is closed, and no more alcohol is served. There is also a posted sign at the bar. This sign explains the rules of the bar: the bar hours, the zero tolerance for drunkenness, and rules for minors. After the bar is closed, the alcohol is then stored in the locked pantry. The pantry has a combination lock. Only the Chef, Manager, and Head of House have the Combination to this lock. Inside the Pantry is a wine cooler which locks with a key, and an alcohol cabinet which also locks with a key. Only the Manager and Head of House have the keys to the wine cooler, and alcohol cabinet.