



## MEMORANDUM

TO: Bob Klein, Chair, and Members of the  
Alcoholic Beverage Control Board

DATE: April 29, 2019

FROM: Erika McConnell, Director

RE: 5769 The Catch Restaurant and Bar &  
The Alaska Anglers Inn

**Requested Action:** New license application

**Statutory Authority:** AS 04.06.090(b): “The board shall review all applications for licenses made under this title and may order the director to issue, renew, revoke, transfer, or suspend licenses and permits authorized under this title.”

**Staff Rec.:** Approve new license application with delegation, pending 25 rooms being available for use by the public

**Background:** Vernika 2 LLC has applied for a new beverage dispensary – tourism license to be located at 44715 Sterling Highway, in Soldotna. The owners are renovating the lodge at this address, formerly licensed as Hooked Alehouse and Grill.

AS 04.11.400(d) allows a beverage dispensary – tourism license to be issued as long the hotel, motel, resort, or similar business relating to the tourist trade has a dining facility (or kitchen facilities in the majority of rental rooms) and a sufficient number of rental rooms set to the population of the community. The City of Soldotna has 4,327 residents, which requires 25 rental rooms in a beverage dispensary—tourism license facility. The applicant indicates they will have 34 rooms as well as a full dining restaurant.

The issuance of the license should be contingent on the renovation of at least 25 rooms being complete and available for use by the traveling public.

Attachments: Application

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**ALASKA ANGLERS LODGE  
THE CATCH**

**www.alaskaanlerslodge.com**  
Dr. Lavern and Nika Davidhizar  
44715 Sterling Highway  
Soldotna, Alaska 99699

January 25, 2019

Alcoholic Beverage Control Board  
550 West. 7<sup>th</sup> Avenue, Suite 1600  
Anchorage, Alaska 99501

Re: Tourism Statement

To Whom It May Concern:

Nika and I, Lavern Davidhizar would like to take the opportunity to introduce ourselves to this Board. We have lived and worked on the Kenai Peninsula for many years, and we have owned and operated several successful businesses within the area and raised our family here. We are proud to call the Kenai Peninsula our home.

Recently we purchased the landmark lodge, known as Hooligans, which was in grave disrepair and we have spent countless hours and funds rehabbing the lodge. We would like to start the lodge fresh - we have named it the Alaska Anglers Lodge; and are currently in the midst of a massive overhaul of the establishment, to revive the nostalgic history of the lodge. The Alaska Anglers Lodge will have thirty-four (34) renovated rooms. All rooms will have a mini fridge, microwave and a coffee pot, and a total rooms two (2) will have a complete kitchen equipped with a full size fridge, stove top/oven and sink. There will be no stocking of alcoholic beverages in any rooms. The entire Lodge will be completely renovated with updated amenities, including high speed internet and WiFi available at no extra cost in each room. Alaska Anglers Lodge is not located within an airport terminal. We feel that this approach and design of the lodge will encourage and promote tourism to the area as this lodge will provide a venue for families to stay, eat, and enjoy the dynamic environment of the Kenai Peninsula.

The Catch, located within the Alaska Anglers Lodge, will be a full dining restaurant, catering to both a family and casual dining experience, serving local harvests of fresh salmon, crab, lobster, oysters and for the refined taste of the youngest, a hamburger and fries. The goal of the menu is to provide meals that can be budget friendly for families, but also provide options for a more fine dining Alaskan seafood experience.

The new Alaska Anglers Lodge, which is located a stone's throw from the famous Kenai River known for its world class fishing, bringing in more than 562,000 people from outside the state to the Kenai Peninsula during the summer of 2016, about 10 times the area's resident

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population, according to a recent McDowell Group study. About a third of the visitors to Kenai and Soldotna said they were going fishing while there, according to the report. Our lodge will help promote tourism in this area and surrounding areas.

The tourism industry is a major economic driver for the Kenai Peninsula. The average out-of-state visitor spent \$333, with the total varying by method of travel and cruise passengers spending very little directly.

The average visitor stayed five (5) nights on the peninsula, versus a total average of eleven (11) nights in Alaska. About thirty (30) percent of the peninsula's visitors were returning after a prior visit, the tourism business is a significant amount of the Kenai Peninsula's economy.

Soldotna's location at the center of the Peninsula offers residents and visitors alike access to amazing, big nature; from world-record salmon in the Kenai River, to wild caribou herds, to migratory waterfowl on the Kenai River Flats and in the Kenai National Wildlife Refuge. We have over 40 guides, flightseeing, excursions and rental facilities we conduct business to assist the out of town guest in having an enjoyable and memorable adventure with us at the Alaska Anglers Lodge.

The central focus of Alaska Anglers Lodge's business plan is catering to out of town tourists, local and regional guests. We intend to also include the traveling Anchorage and other Alaskan communities in our tourism expansions we feel they deserve just as much recognition to the expansion of tourism, as the money is being spent the same to benefit the Kenai Peninsula.

Obtaining a liquor license will encourage tourism and increase the revenue of both Soldotna and the Lodge. The ability to serve a fine glass of wine while dining at The Catch or a beer with their burgers, can mean the difference from guests staying an extra night or two rather than traveling back to an Anchorage hotel where they can receive these amenities and a motive to plan a return visit. We will have local musical talent for entertainment, and who doesn't like a cold beer after a long day of bringing in those huge Kenai Kings!

We want to offer all our guests the amenities offered in one stop, as does Anchorage, so our guests will have everything available to make their stay as comfortable, memorable and returnable as we possible can.





Alcohol and Marijuana Control Office  
 550 W 7<sup>th</sup> Avenue, Suite 1600  
 Anchorage, AK 99501  
[alcohol.licensing@alaska.gov](mailto: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**

**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:             | Vernika 2 LLC   |  |        |      |       |
| License Type:         | Beverage Dispensary Tourism                           | Statutory Reference: AS04.11.400(d)(1) |        |      |       |
| Doing Business As:    | The Catch Restaurant and Bar & The Alaska Anglers Inn |  |        |      |       |
| Premises Address:     | 44715 Sterling Hwy                                    |  |        |      |       |
| City:                 | Soldotna  | State:                                 | Alaska | ZIP: | 99669 |
| Local Governing Body: | City of Soldotna                                      |  |        |      |       |
| Community Council:    |   |  |        |      |       |

|                  |                    |        |        |      |       |
|------------------|--------------------|--------|--------|------|-------|
| Mailing Address: | 44715 Sterling Hwy |        |        |      |       |
| City:            | Soldotna           | State: | Alaska | ZIP: | 99669 |

|                      |                         |                 |              |  |  |
|----------------------|-------------------------|-----------------|--------------|--|--|
| Designated Licensee: | Lavern Davidhizar       |                 |              |  |  |
| Contact Phone:       | 907-252-2627            | Business Phone: | 907-262-9951 |  |  |
| Contact Email:       | ldavidhizar@hotmail.com |                 |              |  |  |

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

| OFFICE USE ONLY     |         |                |       |                 |      |
|---------------------|---------|----------------|-------|-----------------|------|
| Complete Date:      | 3/21/19 | License Years: | 19/20 | License #:      | 5769 |
| Board Meeting Date: | 4/29/19 | Transaction #: |       | 1035723/1035720 |      |
| 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.

2 miles or less

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.

1 mile

**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: | Lavern Davidhizar  |        |              |          |       |
| Title(s):        | Member, Manager    | Phone: | 907-252-2627 | % Owned: | 50%   |
| Address:         | 44715 Sterling Hwy |        |              |          |       |
| City:            | Soldotna           | State: | Alaska       | ZIP:     | 99669 |

|                  |                       |        |              |          |       |
|------------------|-----------------------|--------|--------------|----------|-------|
| Entity Official: | Nurgyza M. Davidhizar |        |              |          |       |
| Title(s):        | Member, Manager       | Phone: | 360-970-6734 | % Owned: | 50%   |
| Address:         | 44715 Sterling Hwy    |        |              |          |       |
| 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:     |  |





Alcohol and Marijuana Control Office  
 550 W 7<sup>th</sup> Avenue, Suite 1600  
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[alcohol.licensing@alaska.gov](mailto: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**

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 #:            | 10080964           | AK Formed Date: | 3/24/18        | Home State:  | Alaska |
| Registered Agent:        | Lavern Davidhizar  |                 | Agent's Phone: | 907-252-2627 |        |
| Agent's Mailing Address: | 1240 Chinook Drive |                 |                |              |        |
| City:                    | Kenai              | State:          | Alaska         | ZIP:         | 99611  |

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:

JDW Counsel and Staff







# 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.

LA

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

LA

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.

LA

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.

LA

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

LA

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.

Lavern Davidhizar  
Signature of licensee

Lavern Davidhizar

Printed name of licensee

Shaunteala Graham  
Signature of Notary Public

Notary Public in and for the State of Alaska

Notary Public  
SHAUNTEALA GRAHAM  
State of Alaska  
My Commission Expires April 10, 2022

My commission expires: April 10, 2022

Subscribed and sworn to before me this 18 day of January, 2019.



# 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.

ND

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

ND

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.

ND

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.

ND

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

ND

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

NURGYZA M. DAVIDHIZAR  
Printed name of licensee

Signature of Notary Public

Notary Public in and for the State of Alaska

Notary Public  
SHAUNTEALA GRAHAM  
State of Alaska  
My Commission Expires April 10, 2022

My commission expires: April 10 2022

Subscribed and sworn to before me this 18 day of January, 2019.







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<https://www.commerce.alaska.gov/web/amco>  
 Phone: 907.269.0350

**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:          | Vernika 2 LLC   | License Number: |        |
| License Type:      | Beverage Dispensary Tourism                           |                 |        |
| Doing Business As: | The Catch Restaurant and Bar & The Alaska Anglers Inn |                 |        |
| Premises Address:  | 44715 Sterling Hwy                                    |                 |        |
| City:              | Soldotna  | State:          | Alaska |
|                    |   | ZIP:            | 99669  |







Alcohol and Marijuana Control Office  
550 W 7<sup>th</sup> Avenue, Suite 1600  
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<https://www.commerce.alaska.gov/web/amco>  
Phone: 907.269.0350

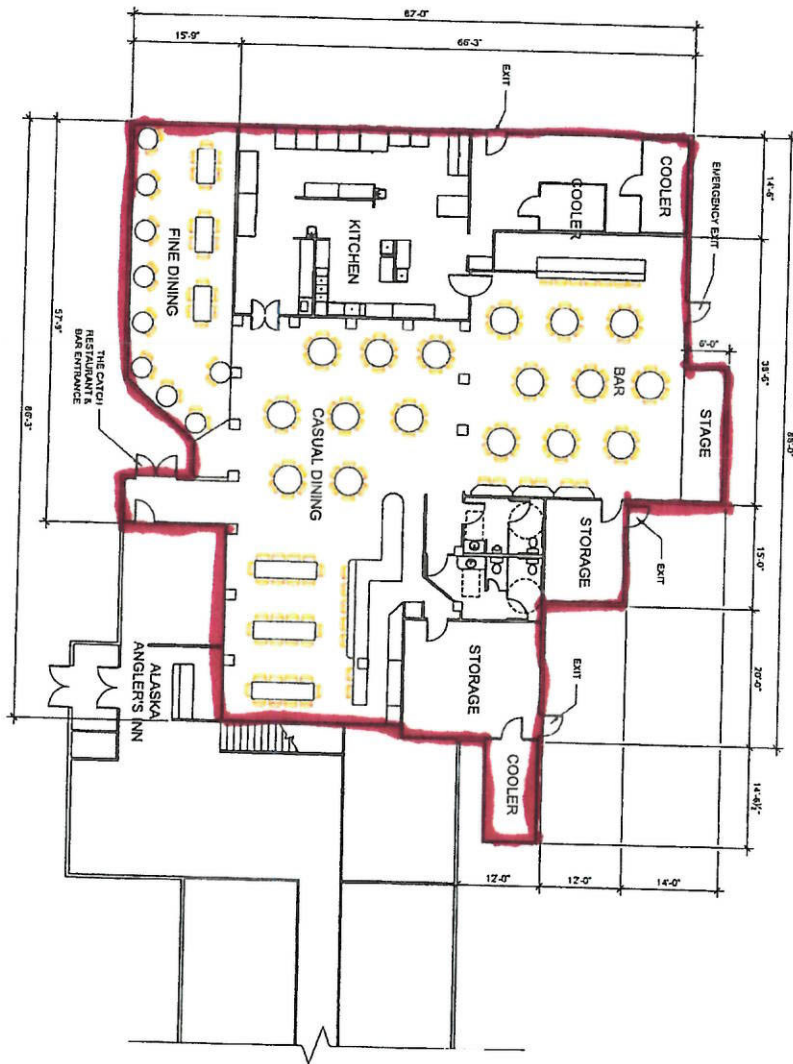
**Alaska Alcoholic Beverage Control Board**  
**Form AB-02: Premises Diagram**

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**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.

Diagram #1



**FLOOR PLAN**  
1/8" = 1'-0" (2024); 1/16" = 1'-0" (11x17)

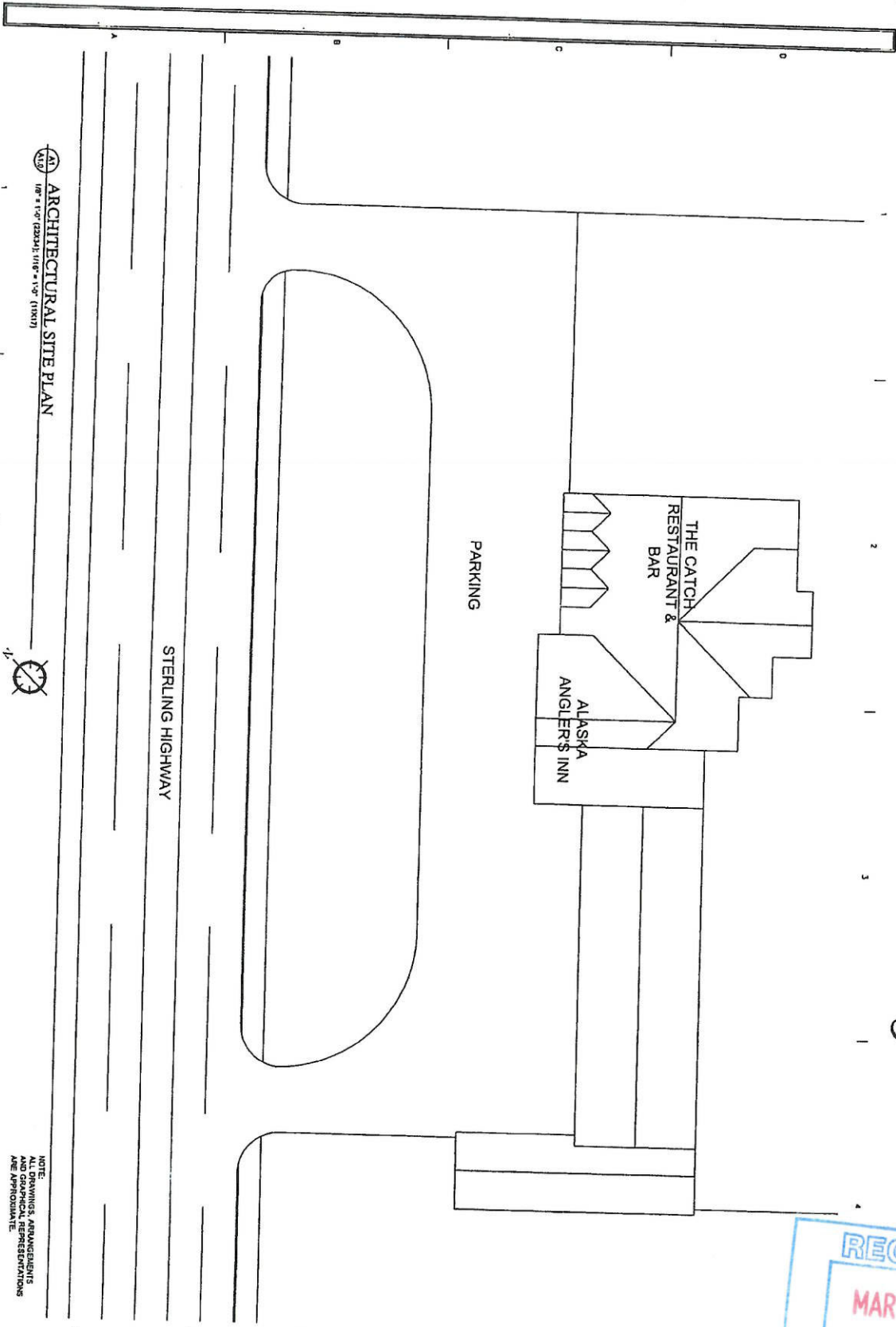
**= Proposed Licensed Premises for storage, consumption, etc.**



NOTE:  
 ALL DRAWINGS, ARRANGEMENTS  
 ARE APPROXIMATE.



|   |                            |                   |   |   |   |
|---|----------------------------|-------------------|---|---|---|
| A2.0<br><small>1/8" = 1'-0" (2024)<br/>         1/16" = 1'-0" (11x17)</small> | DRAWN:<br><b>R. GRAHAM</b> | <b>FLOOR PLAN</b> | <b>THE CATCH RESTAURANT &amp; BAR</b><br>Soldotna, Alaska | <b>DRAFT ALASKA</b><br><small>Kindel Graham<br/>         4522 Kenway Court<br/>         Anchorage, Alaska 99507<br/>         907-586-8888<br/>         907-586-8891</small> | <small>THE DRAWING ARRANGEMENTS, DIMENSIONS AND DIMENSIONS, PRESENTED HEREIN BY THE DRAFTER AND THE PROPERTY OF DRAFT ALASKA AND SHALL REMAIN THE PROPERTY OF DRAFT ALASKA. NO PART OF THIS DOCUMENT IS TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF DRAFT ALASKA.</small> |
|   | JOB:<br>19.3- Angier/one   |                   |   |   |   |



A1.0 ARCHITECTURAL SITE PLAN

1/8" = 1'-0" (20x24) 1/16" = 1'-0" (10x17)



NOTE:  
ALL DRAWINGS, ARRANGEMENTS  
AND GEOMETRICAL REPRESENTATIONS  
ARE APPROXIMATE.

Diagram # 2

RECEIVED  
MAR 21 2019  
ALCOHOL MARIJUANA CONTROL OFFICE  
STATE OF ALASKA

|  |                               |
|--|-------------------------------|
| <p><b>A1.0</b></p> <p>LOT 10 HALF SCALE<br/>SCALE AS SHOWN</p> | <p>DRAWN:<br/>K. GRAHAM</p>   |
|  | <p>JOB: 19.3 - Angler Inn</p> |
|  | <p>DATE: 3.18.19</p>          |
|  | <p>REVISIONS:</p>             |

**ARCHITECTURAL  
SITE PLAN**

**THE CATCH  
RESTAURANT & BAR**  
Soldotna, Alaska

**DRAFT ALASKA**  
ARCHITECTURAL FIRM, LLC

Kimber Graham  
1510 Kenaikee Court  
Anchorage, Alaska 99515  
dgra@draftalaska.com  
907.501.0931

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