



MEMORANDUM

TO: Alcoholic Beverage Control Board

DATE: April 8, 2024

FROM: Audrey Saylor OLE

RE: #15015 Sportsman's Cove Lodge

Requested Action: New Beverage Dispensary Tourism

Statutory and Regulatory Authority:

Sec. 04.09.350. Beverage dispensary tourism license. (a) A beverage dispensary tourism license authorizes the holder to sell or serve on the licensed premises alcoholic beverages for consumption only on the licensed premises.

(b) The biennial beverage dispensary tourism license fee is \$2,500.

(c) The board may

- (1) issue a new beverage dispensary tourism license if it appears that the issuance will encourage the tourist trade by promoting the construction or improvement of
 - (A) a hotel, motel, resort, or similar business relating to the tourist trade with a dining facility or having kitchen facilities in a majority of its rental rooms and at least a minimum number of rental rooms required according to the population of the incorporated city, unified municipality, or population area established under AS 04.11.400(a) in which the facility will be located, as follows
 - (i) 10 rental rooms if the population is less than 1,501;
 - (ii) 20 rental rooms if the population is 1,501 – 2,500;
 - (iii) 25 rental rooms if the population is 2,501 – 5,000;
 - (iv) 30 rental rooms if the population is 5,001 – 15,000;
 - (v) 35 rental rooms if the population is 15,001 – 25,000;
 - (vi) 40 rental rooms if the population is 25,001 – 50,000; and
 - (vii) 50 rental rooms if the population is greater than 50,000; or
 - (B) an airport terminal; and
- (2) approve the renewal or transfer of ownership of a beverage dispensary tourism license initially issued under (1) of this subsection or initially issued as a beverage dispensary license under AS 04.11.400, as that section read on the date of the initial licensure, if the
 - (A) holder of the license operates a hotel, motel, resort, or similar business relation to the tourist trade that
 - (i) has a dining facility on the licensed premises or kitchen facilities in a majority of its rental rooms; and
 - (ii) maintains at least the minimum number of rental rooms that the hotel, motel, resort, or similar business had at the time of initial licensure or that were required at the time of initial licensure; or
 - (B) licensed premises are located inside an airport terminal.
- (d) The holder of a beverage dispensary tourism license may not maintain on the licensed premises more than one room in which there is regularly maintained a fixed counter or service bar that has plumbing connections to permanent plumbing at which

alcoholic beverages are sold or served to members of the public for consumption unless the license has a multiple fixed counter endorsement under AS 04.09.420, a hotel or motel endorsement under AS 04.09.430, or a large resort endorsement under AS 04.09.440.

(e) Except as provided under AS 04.09.610, 04.09.640, 04.09.670, and AS 04.16.120(c), the holder of a beverage dispensary tourism license who sells or serves alcoholic 22

beverages off the licensed premises or permits consumption off the premises of alcoholic beverages sold or served on the premises commits the offense of unauthorized beverage dispensary tourism activity.

(f) Unauthorized beverage dispensary tourism activity is a violation.

Background: This is a new application for a Beverage Dispensary Tourism License. Population in the Ketchikan Gateway Borough in 2020 is 13948 the requirement is 30 rooms this licensee has 31 rooms.

Staff Recommendation: Approve with Delegation

Attachment:

ACCIS application

Diagrams

Staff Rec.: Approve with Delegation

Background: This is an application for a New Seasonal REPL Tourism License in Juneau.

Attachment: AB-40
Application
Summary
from ACCIS
Diagram
Menu



15015

Document reference ID : 84

Licensing Application Summary

Application ID:	84
Applicant Name:	Alaska Lodge Partnership, Llc
License Type applied for:	Beverage Dispensary Tourism License (BDTL) (AS 04.09.350)
Application Status:	In Review
Application Submitted On:	11/21/2023

Entity Information

Business Structure:	Limited liability company
FEIN/SSN Number:	884403431
Member Managed or Manager Managed:	Member Managed
Alaska Entity Number (CBPL):	10216609
Alaska Entity Formed Date:	12/16/2022
Home State:	AK

Entity Contact Information

Entity Address:	590 Mission Hill Way, Colorado Springs, CO, 80921, USA
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Initial Application Information

Authority Type:	I am authorized user by the designated licensee with binding authority
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Legal First Name: Kevin
Legal Last Name: ONeil
Email Address: joab.rolfe@ogcos.com
Phone Number: 719-229-0616

Additional Authorized User

Legal Name: Law Offices of Ernouf & Coffey, P.C.
Relation with licensee: Legal Counsel

Registered Agent Information

Name C T Corporation System
Agent's Phone Number 907-885-3201
Agent's Email corporations@dos.ak.gov
Address 8585 Old Dairy Rd, Ste 208, Juneau, AK, United States, 99801
The registered agent is either an individual resident of the state or a domestic corporation authorized to transact business in the state and whose business office is the same as the registered office? No

Ownership / Principal Party Details

Principal Parent Entity	Principal Party	Role	%Ownership
Alaska Lodge Partnership, Llc	Kevin Oneil	Member	100

Premises Address

Address: Saltery Cove Prince of Wales Is, Ketchikan, AK, United States, 99901

Mailing Address: Saltery Cove Prince of Wales Is, Ketchikan, AK, United States, 99901

Does the proposed site include a valid street address? Yes

Basic Business information

Business/Trade Name: Sportsman's Cove Lodge

What is your primary business at this location? Hotel

Premises Contact Details

Contact Person Name Dale Casteel

Business Phone Number 239-223-8498

Email Address dale@alaskasbestlodge.com

Address: Saltery Cove Prince of Wales Is, Ketchikan, AK, United States, 99901

Local Government and Community Council Details

City/Municipality No Local Government

Borough Ketchikan Gateway Borough

Property Ownership

Do you, the applicant, own the land, building, and/or warehouse at this proposed licensed location? Yes

Property Utilization Status An Existing Facility

Property Ownership Deed [WarrantyDeed.pdf](#)

Premises Diagram

Will the license or permit embrace the entire premises address? Yes

Premises Diagram

- [DiagramRestaurant.pdf](#)
- [Sportsmans Cove Lodge Diagram.pdf](#)

Security Plan

- [OutsideSecurityPlan.pdf](#)

Ninety Day Sign Requirements

Posted the 90 day sign: Yes

Date Posted: 10/18/2023

Seasonal Information

Are you conducting seasonal business? Yes

Please Provide your six-month operating period 5/20 - 9/20

Operation Period Details The business opens in mid May in prep. for the summer months. First guests arrive in June and final guests depart in Sept. with cleaning down the lodge for closing during winter months.

Tourism Statement

Explain how issuance of a liquor license at your establishment has/will encourage tourism.

The central focus of the business plan for Sportsman's Cove Lodge involves catering to out of town tourists, offering them clean, comfortable, and affordable accommodation with all the amenities any traveler would expect and prefer to see in their hotel, including a welcoming environment for the guests to eat and drink. Sportsman's Cove Lodge was born out of a shared passion for fishing, a deep connection to the Alaskan wilderness, and a desire to create unforgettable experiences.

Founded over 30 years ago by a group of fishing enthusiasts, the lodge has evolved into a family-owned and operated haven for those seeking the ultimate fishing adventure.

Explain how the facility was/will be constructed or improved as required by AS 04.11.400(d)(1)

This facility is located at Saltery Cove, Prince of Wales Island. As such it is ideal for travelers who want a comfortable overnight stay in a clean, comfortable, location conveniently located in beautiful Kenai, AK

Does the licensee or applicant for this liquor license also operate the tourism facility in which this license is located? Yes

Do you offer room rentals to the traveling public? Yes

How many rooms are available? 31 ✓

How many of the available rooms (if any) have kitchen facilities (defined as: a separate sink for food preparation along with refrigeration and cooking appliance devices, including a microwave)? 2

Do you stock or plan to stock alcoholic beverages in guest rooms? No

Is your facility located within an airport terminal? No

If your establishment includes a dining facility, please describe that facility. If it does not please write "none".

A delightful culinary experience with a focus on fresh, locally sourced ingredients. From savory seafood dishes featuring the day's catch to hearty Alaskan specialties, the lodge's meals are sure to satisfy every palate.

If additional amenities are available to your guests through your establishment (eg: guided tours or trips, rental equipment for guests, other activities that attract tourists), please describe them. If they are not offered, please write "none".

Experience an extraordinary fishing adventure at Sportsman's Cove Lodge. Reel in trophy-sized salmon and halibut guided by experienced captains, creating lifelong memories and an unforgettable fishing experience. With generous catch limits and expert guidance, our lodge is the perfect setting for seasoned fishers and newcomers alike to embark on the adventure of a lifetime.

Financial Interest

I hereby certify that no person other than a proposed licensee listed on the liquor license application has a direct or indirect financial interest, as defined in AS 04.11.450(f) in the business for which a liquor license is being applied for.

I hereby certify that any ownership change shall be reported to the board as required under AS 04.11.040, AS 04.11.045, AS 04.11.050, and AS 04.11.055.

I hereby certify that I am the person herein named and subscribing to this application and that I have read the complete application, and I know the full content thereof. I declare that all of the information contained herein, and evidence or other documents submitted are true and correct. I understand that any falsification or misrepresentation of any item or response in this application, or any attachment, or documents to support this application, is sufficient grounds for denying or revoking a license/permit. I further understand that it is a Class A misdemeanor under Alaska Statute 11.56.210 to falsify an application and commit the crime of unsworn falsification.

Public Notice Posting Attestation and Publishers Affidavit

Attestations

I certify that all proposed licensees (as defined in AS 04.11.260) and affiliates have been listed on this application.

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.

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 305.700.

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

I hereby certify that I am the person herein named and subscribing to this application and that I have read the complete application, and I know the full content thereof. I declare that all of the information contained herein, and evidence or other documents submitted are true and correct. I understand that any falsification or misrepresentation of any item or response in this application, or any attachment, or documents to support this application, is sufficient grounds for denying or revoking a license/permit. I further understand that it is a Class A misdemeanor under Alaska Statute 11.56.210 to falsify an application and commit the crime of unsworn falsification.

I certify that all proposed licensees have been listed with Division of Corporation, Business, and Professional Licensing.

I certify that I and any individual identified in the business entity ownership section of this application, has or will read AS 04 and its implementing regulations.

The proposed changes conform to all applicable public health, fire, and safety laws.

I hereby certify that I am the person herein named and subscribing to this application and that I have read the complete application, and I know the full content thereof. I declare that all of the information contained herein, and evidence or other documents submitted are true and correct. I understand that any falsification or misrepresentation of any item or response in this application, or any attachment, or documents to support this application, is sufficient grounds for denying or revoking a license/permit. I further understand that it is a Class A misdemeanor under Alaska Statute 11.56.210 to falsify an application and commit the crime of unsworn falsification.

Signature

This application was digitally signed by : Kevin ONeil on 10/9/2023 1:55:23 PM

Payment Info

Payment Type : CC

PaymentId: 725bbe8f-6348-4df4-8556-4b33da5e9f2e

Receipt Number:

Documents

#	File Name	Type	Added On
1	WarrantyDeed.pdf	License property ownership document	09/27/2023 05:32 PM
2	DiagramRestaurant.pdf	License Location Diagram Document	10/09/2023 09:14 PM
3	Sportsmans Cove Lodge Diagram.pdf	License Location Diagram Document	10/09/2023 09:14 PM
4	OutsideSecurityPlan.pdf	License Location Diagram Security Plan Document	10/09/2023 09:14 PM
5	AffidavitsPub.pdf	Publishers Affidavit	11/07/2023 08:04 PM

AFFIDAVIT OF PUBLICATION

STATE OF ALASKA,)

) SS:

Gateway Borough)

Tena Williams, being duly sworn says:

That she is representative of the Ketchikan Daily News,

a newspaper published in Ketchikan, in said

Borough and State, and that the publication of which

the annexed is a printed and true copy, was published

in said newspaper, commencing on the 12th day of October 2023

and ending on the 12th day of October 2023.

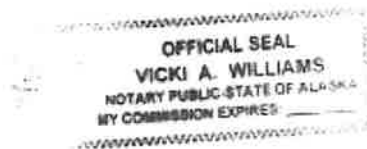
Tena Williams

Subscribed and sworn to before me this 12th day of October 2023.

Vicki A. Williams

Notary Public for Alaska

My Commission Expires 08/01/26



AFFIDAVIT OF PUBLICATION

STATE OF ALASKA,)

) SS:

Gateway Borough)

Kristie Berntson being duly sworn says:

That she is representative of the Ketchikan Daily News,

a newspaper published in Ketchikan, in said

Borough and State, and that the publication of which

the annexed is a printed and true copy, was published

in said newspaper, commencing on the 26th day of October 2023

and ending on the 26th day of October 2023



Subscribed and sworn to before me this 26th day of October 2023.



Notary Public for Alaska

My Commission Expires 08/01/2026



EXHIBIT "A"
LEGAL DESCRIPTION

PARCEL NO. 1:

Lot 12, De Qui Auda Subdivision of U.S. Survey 1801, according to the plat thereof filed August 20, 1974 as Plat No. 74-25, Ketchikan Recording District, First Judicial District, State of Alaska.

PARCEL NO. 2:

Tract A-5, subdivision of Tract A, De Qui Auda Subdivision of U.S. Survey 1801, according to the plat thereof filed February 24, 1977 as Plat No. 77-6, Ketchikan Recording District, First Judicial District, State of Alaska.

PARCEL No. 3:

Lot 13A, Fairbanks Subdivision, according to Plat No. 2008-2, Ketchikan Recording District, First Judicial District, State of Alaska.

PARCEL NO. 4:

A LEASEHOLD ESTATE IN THE FOLLOWING DESCRIBED PROPERTY: ALASKA TIDELANDS SURVEY 1587, located within Section 3, Township 75 South, Range 86 East, Copper River Meridian, according to the plat thereof filed April 14, 2000 as Plat No. 2000-20, Ketchikan Recording District, First Judicial District, State of Alaska.

PARCEL NO. 5:

Units 28, 29, 30, 31, and 32 of the Gateway Yacht Condominiums located with Lot 3, Block 2, Narrows View Commercial Park, a fraction of U.S. Survey 2270, as shown on the floor plans filed in the office of the Recorder for Ketchikan Recording District, First Judicial District, State of Alaska, as Plat No. 2000-30, as identified by Declaration recorded November 5, 1998 in Book 277 at Pages 313-347, et. seq.; Together with that undivided percentage of interest in the common areas and facilities to be determined as specified in Articles 5, 6 and 7 of said Declaration; Grantees present interest in the undivided interest is subject to possible partial defeasance upon inclusion of any subsequent phase(s) to the Condominium; together with that pro-rata portion of Declarant's interest in the common areas and facilities of the property in any subsequently added phase(s), all as expressly provided for in said Declaration.

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AFTER RECORDING, RETURN TO:

Kevin O'Neil
P.O. Box 1385
Colorado Springs, CO 80901

AETIA 65788

WARRANTY DEED

A.S. 34.15.030

The Grantor, **LARRY McQUARRIE**, a single person, whose address is P.O. Box 8500, Ketchikan, AK 99901, for and in consideration of TEN DOLLARS (\$10.00) and other good and valuable consideration in hand paid, the receipt of which is hereby acknowledged, conveys and warrants to **KEVIN O'NEIL**, a married person, Grantee, whose mailing address is P.O. Box 1385, Colorado Springs, CO 80901, the following-described real estate:

PARCEL NO. 1:

Lots 9 and 10, De Qui Auda Subdivision of U.S. Survey 1801, according to the plat thereof filed August 20, 1974 as Plat No. 74-25, Ketchikan Recording District, First Judicial District, State of Alaska.

PARCEL NO. 2:

Tract A-3 and Tract A-4, subdivision of Tract A, De Qui Auda Subdivision of U.S. Survey 1801, according to the plat thereof filed February 24, 1977 as Plat No. 77-6, Ketchikan Recording District, First Judicial District, State of Alaska.

SUBJECT TO reservations, exceptions, easements, covenants, conditions and restrictions of record, if any.

WARRANTY DEED
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AFTER RECORDATION RETURN TO:

Alaska Lodge Partnership, LLC
P.O. Box 1385
Colorado Springs, CO 80901

WARRANTY DEED

A.S. 34.15.030

AETIA 65137

The GRANTORS, LARRY G. McQUARRIE, a single man as to Parcels 1, 2, 3 and 5 and SOUTHEAST ALASKA SPORTFISHING ADVENTURES, INC. dba Sportman's Cove Lodge, as to a Leasehold Estate as to Parcel 4, whose mailing address is c/o Sportsman's Cove Lodge, P.O. Box 8500, Ketchikan, AK 99901, for and in consideration of TEN DOLLARS (\$10.00) and other good and valuable consideration in hand paid; the receipt of which is hereby acknowledged, convey and warrant to GRANTEE, Alaska Lodge Partnership, LLC, an Alaska Limited Liability Company, whose mailing address is P.O. Box 1385, Colorado Springs, Colorado 80901, the following described real estate located in the Ketchikan Recording District, First Judicial District, State of Alaska:

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Lot 12, De Qui Auda Subdivision of U.S. Survey 1801, according to the plat thereof filed August 20, 1974 as Plat No. 74-25, Ketchikan Recording District, First Judicial District, State of Alaska.

PARCEL NO. 2:

Tract A-5, subdivision of Tract A, De Qui Auda Subdivision of U.S. Survey 1801, according to the plat thereof filed February 24, 1977 as Plat No. 77-6, Ketchikan Recording District, First Judicial District, State of Alaska.

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PARCEL NO. 4:

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according to the plat thereof filed April 14, 2000 as Plat No. 2000-20, Ketchikan Recording District, First Judicial District, State of Alaska.

PARCEL NO. 5:

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SUBJECT TO reservations, exceptions, easements, covenants, conditions and restrictions of record, if any.

GRANTOR, LARRY G. McQUARRIE, warrants that the above-described real estate has never been used as a family home or homestead nor is same subject to any spousal claim as defined in A.S. 34.15.010.

DATED December 30, 2022.

GRANTORS:

Larry G. McQuarrie

LARRY G. McQUARRIE, as to Parcels 1, 2, 3 and 5

SOUTHEAST ALASKA SPORTFISHING ADVENTURES, INC. dba Sportman's Cove Lodge, Leasehold Estate as to Parcel 4

Larry G. McQuarrie

By: LARRY G. McQUARRIE, MEMBER

WARRANTY DEED

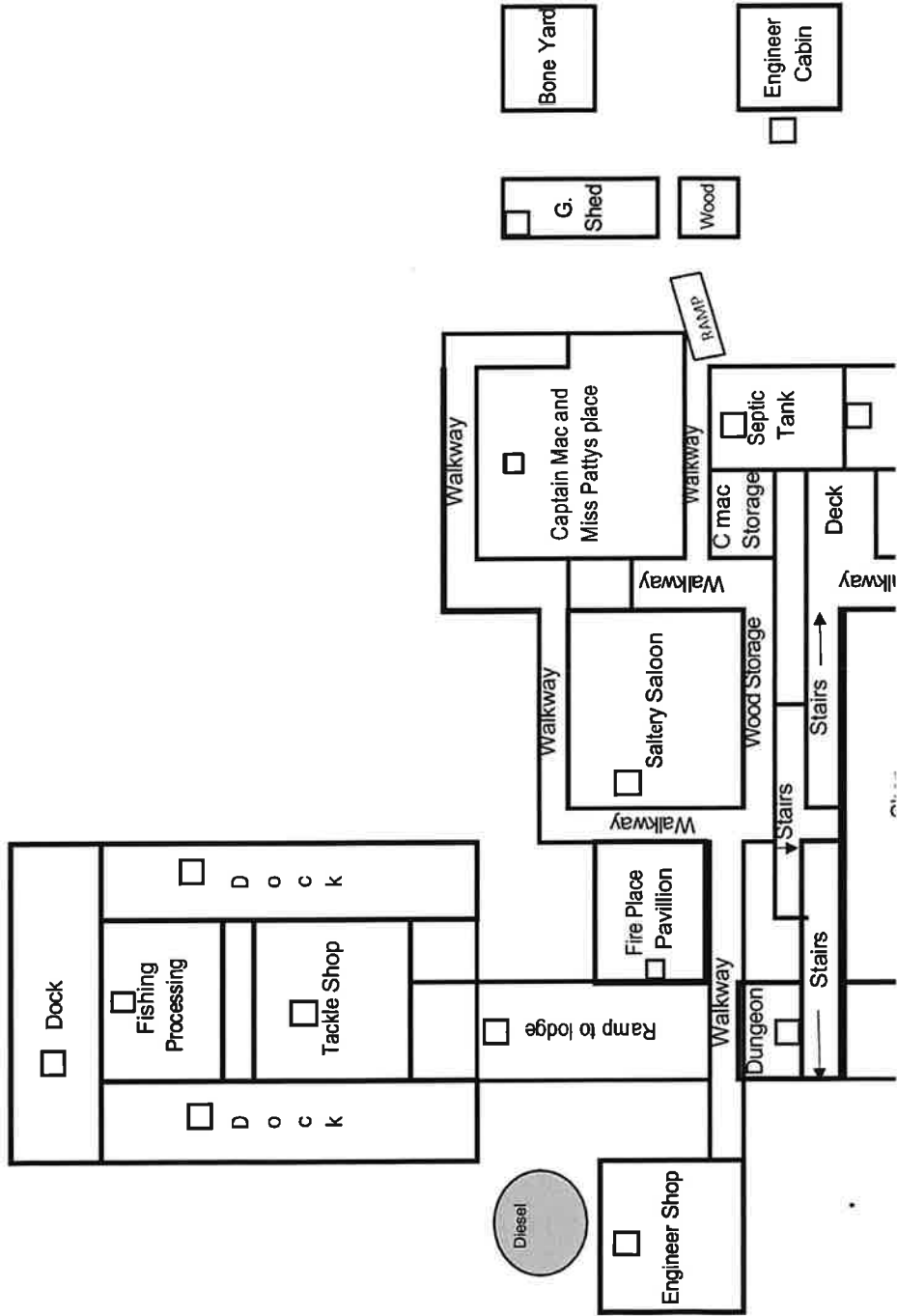
PAGE 2

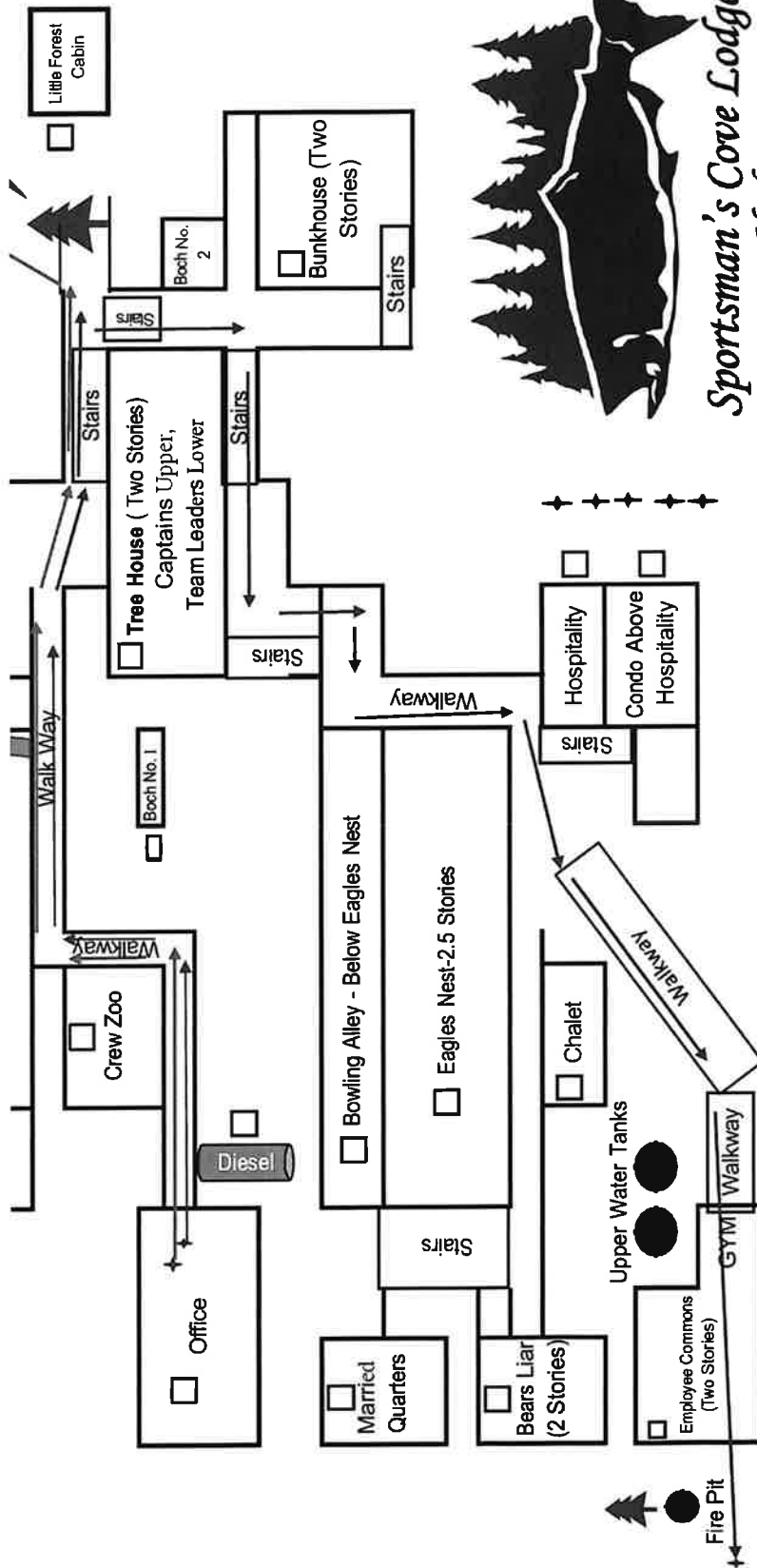
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*Sportsman's Cove Lodge
Saltery Saloon and Deck*

