



## MEMORANDUM

TO: Bob Klein, Chair, and Members of the Alcoholic Beverage Control Board  
FROM: Erika McConnell, Director

DATE: March 31, 2020  
RE: 5873 Pybus Point Lodge

**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."  
AS 04.11.225(c): "In this section, "outdoor recreation lodge" means a licensed business that provides overnight accommodations and meals, is primarily involved in offering opportunities for persons to engage in outdoor recreation activities, and has a minimum of two guest rooms."

**Staff Rec.:** Approve the new license application

**Background:** This is a new license application for an Outdoor Recreation Lodge license with no local governing body. The applicant offers guided fishing charters, self-guided skiff use, touring and sightseeing by boat, kayaks and paddleboards. They have 19 rooms available for rent and provide meals to their overnight guests.

**Attachment:** Outdoor Recreation Lodge Statement  
AB-00  
AB-02



Alaska Alcoholic Beverage Control Board

## Outdoor Recreation Lodge Statement

A new, transfer, or renewal application for an outdoor recreation lodge license must be accompanied by a written statement that explains how the establishment meets the requirements listed under AS 04.11.225.

If you are applying for an Outdoor Recreation Lodge license that will be over the population limitations set forth in AS 04.11.400, Section 3 is required to show how your establishment meets the requirement under AS 04.11.400(j).

This document must be submitted to AMCO's main office before any Outdoor Recreation Lodge license application will be reviewed.

### Section 1 – Establishment Information

Enter information for the business seeking a new Outdoor Recreation Lodge License.

Doing Business As:	PYBUS POINT LODGE
Licensee	LONE EAGLE RESORTS, INC.

### Section 2 – Outdoor Recreation Lodge Statement

2.1 Does your establishment provide overnight accommodations and meals?

YES

NO

If so, how many rooms does your establishment have for rent?

19

2.2 What outdoor recreational activities are offered or advertised through your establishment?

GUIDED FISHING CHARTERS, SELF-GUIDED SKIFF USE, TOURING AND SIGHTSEEING BY BOAT, KAYAKING & PADDLEBOARDS.

### Section 3 – Encouragement of Tourist Trade (Answer as Applicable)

3.1 How will the issuance of this license encourage the construction or improvement of a business relating to the tourist trade?

THE ISSUANCE OF THIS LICENSE WOULD OFFER AN ADDITIONAL AMENITY TO SERVE THE NEEDS OF THE TRANSIENT BOAT TRAFFIC FROM YACHTS & PRIVATE VESSELS TRAVELING IN THIS AREA.



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:	Lone Eagle Resorts, Inc.		
License Type:	Outdoor Recreation Lodge	Statutory Reference:	04.11.225
Doing Business As:	Pybus Point Lodge		
Premises Address:	Cannery Cove, Pybus Bay		
City:	Admiralty Island	State:	Alaska
		ZIP:	99803
Local Governing Body:	None		
Community Council:	None		

Mailing Address:	P.O. Box 33497		
City:	Juneau	State:	AK
		ZIP:	99803

Designated Licensee:	Rhett Roberts		
Contact Phone:	801-361-9893	Business Phone:	866-312-7258
Contact Email:	rhettr@redmondinc.com		

Seasonal License?  Yes  No If "Yes", write your six-month operating period: May to November  
 15<sup>th</sup> 15<sup>th</sup>

OFFICE USE ONLY			
Complete Date:		License Years:	20   21
		License #:	5873
Board Meeting Date:		Transaction #:	1179549
Issue Date:		BRE:	CDC



Alaska Alcoholic Beverage Control Board

# Form AB-00: New License Application

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Phone: 907.269.0350

## 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 no viable pedestrian route exists

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 no viable pedestrian route exists

## 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

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Phone: 907.269.0350

## 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:	North Cove Adventures, LLC				
Title(s):		Phone:	907-790-4866	% Owned:	100
Address:	96 So. Main				
City:	Alpine	State:	UT	ZIP:	84004

Entity Official:	Rhett Roberts				
Title(s):	President	Phone:	801-361-893	% Owned:	0
Address:	475 W. 910 So.				
City:	Heber City	State:	UT	ZIP:	84032

Entity Official:	Stephanie Roberts				
Title(s):	Vice-President	Phone:	801-319-5108	% Owned:	0
Address:	475 W. 910 So.				
City:	Heber City	State:	UT	ZIP:	84032

Entity Official:	Vance Barrett				
Title(s):	Vice-President	Phone:	801-836-6476	% Owned:	0
Address:	475 W. 910 So.				
City:	Heber City	State:	UT	ZIP:	84032



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.

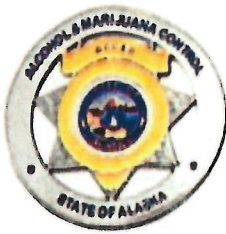
- If the applicant is a corporation, the following information must be completed for each *stockholder who owns 10% or more of the stock in the corporation*, and for each *president, vice-president, secretary, and managing officer*.
- If the applicant is a limited liability organization, the following 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:	Justin Comish			
Title(s):	Vice-President / SEC.	Phone:	801-647-1751	% Owned: 0
Address:	12312 Ravenna Park Court			
City:	Riverton	State:	UT	ZIP: 84065

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 #:	64601D	AK Formed Date:	8/20/1998	Home State:	AK
Registered Agent:	Scott Jorgensen	Agent's Phone:	907-790-4866		
Agent's Mailing Address:	PO Box 33497				
City:	Juneau	State:	AK	ZIP:	99803

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:

Scott Jorgensen, Registered Agent



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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.

RR

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

RR

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.

RR

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.

RR

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

RR

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.

*Rhett Roberts*

Signature of licensee

Rhett Roberts

Printed name of licensee

*Carol Thompson Parker*

Signature of Notary Public

Notary Public in and for the State of Utah

My commission expires: 04/15/2023

Subscribed and sworn to before me this 11 day of September, 20 19.







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:	Lone Eagle Resorts, Inc.	License Number:	
License Type:	Outdoor Recreation Lodge		
Doing Business As:	Pybus Point Lodge		
Premises Address:	Cannery Cove, Pybus Bay		
City:	Admiralty Island	State:	AK
		ZIP:	99803



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Phone: 907.269.0350

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## Form AB-02: Premises Diagram

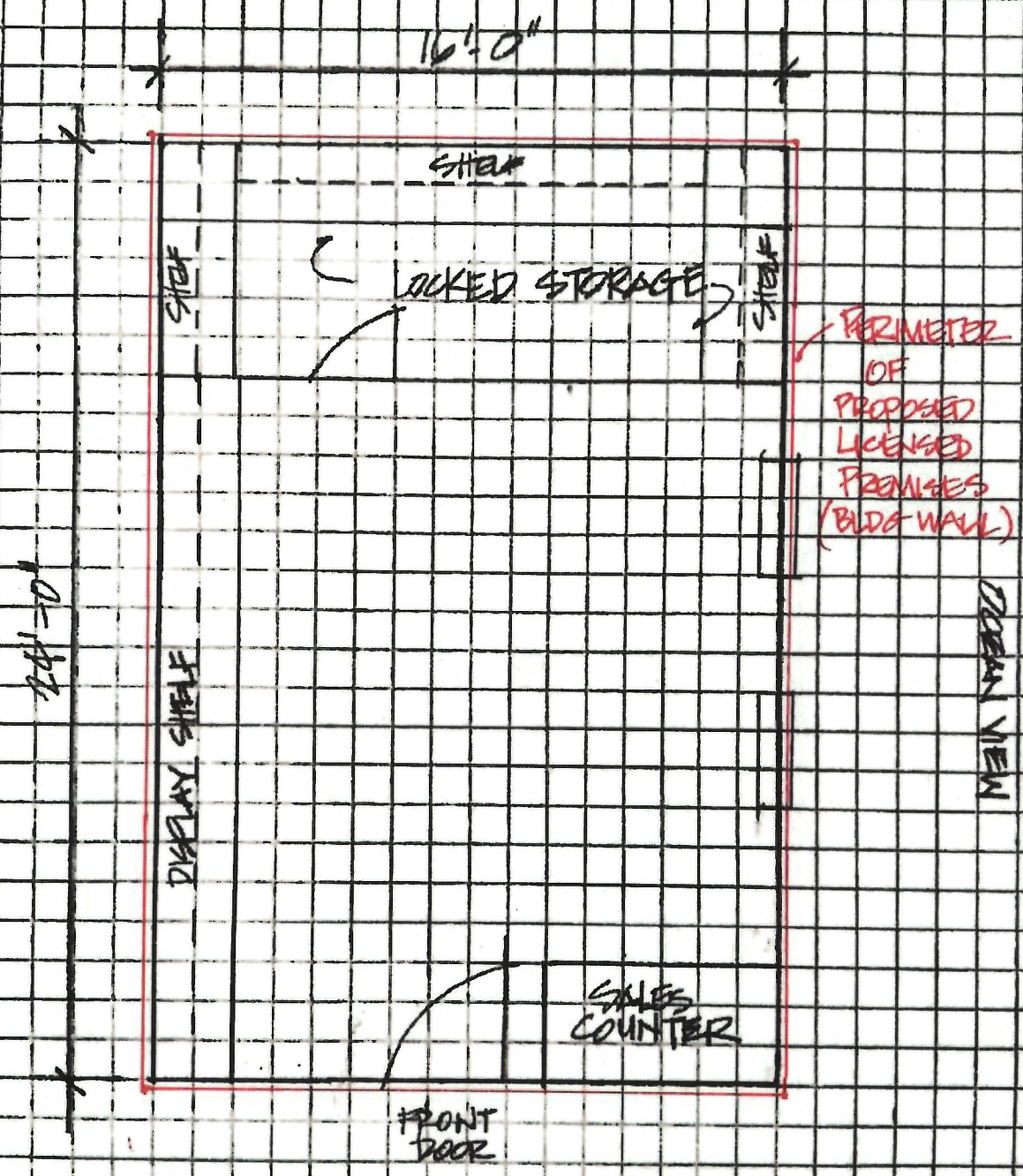
### Section 2 – Detailed Premises Diagram

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.

PLEASE SEE ATTACHED DRAWING FOR LOCATION OF SITE.

WE WILL BE USING "BUILDING B GENERAL STORE" BLDG SIZE 16' x 24'  
AS SHOWN ON THE ATTACHED SITE MAP FOR  
THE PROPOSED LICENSES PREMISES.

- NORTH ARROW SHOWN ON SITE PLAN
- NO PORTION OF LICENSED PREMISES INCLUDES AN OUTDOOR AREA.



GENERAL STORE  
 FURNITURE



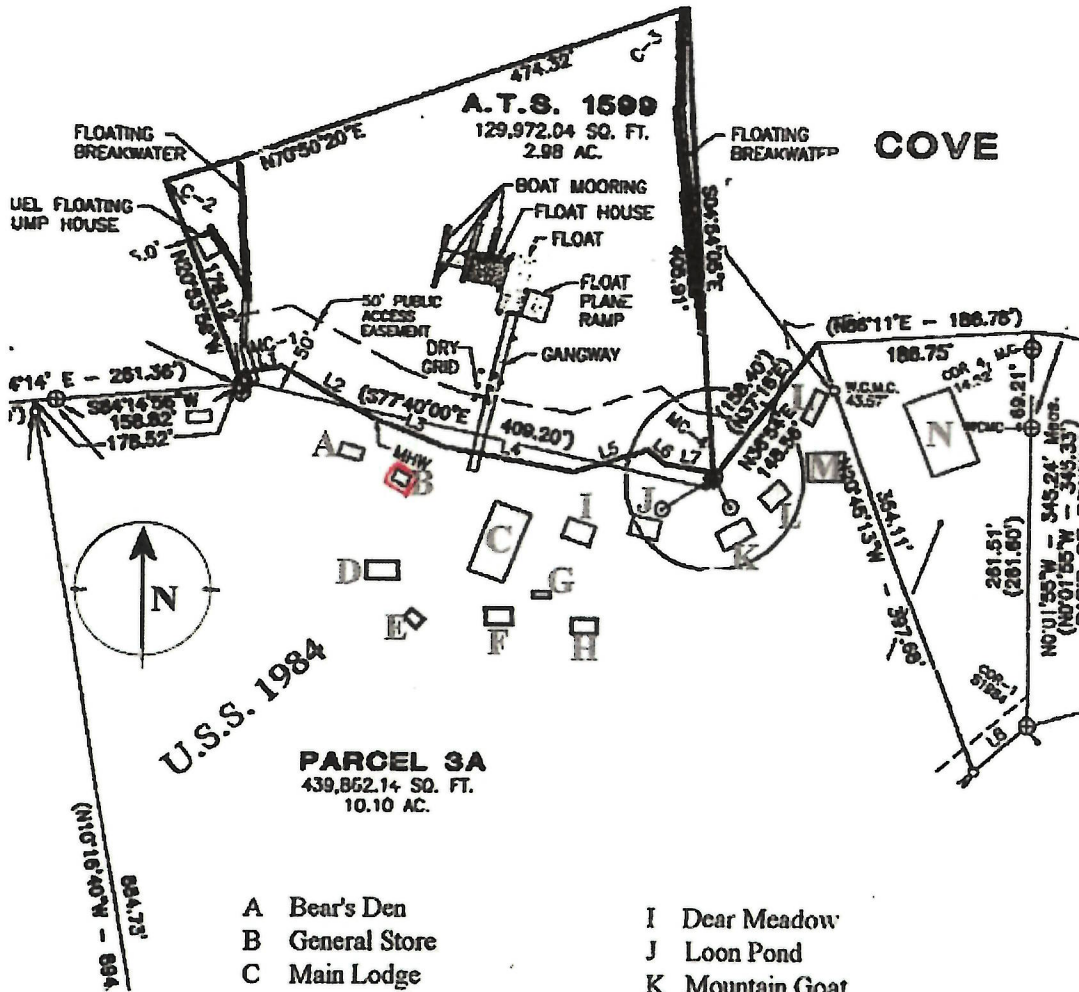
SCALE 1/4" = 1'-0"

AMCO Received 1/2/2020

AMCO Received 1/7/2020

# OVERALL SITE PLAN

## CANNERY



- |                        |                          |
|------------------------|--------------------------|
| A Bear's Den           | I Dear Meadow            |
| B General Store        | J Loon Pond              |
| C Main Lodge           | K Mountain Goat          |
| D Crew Quarters        | L Two Otters/ Two Eagles |
| E Water Tank           | M Sauna                  |
| F Home Depot Shop      | N Annex                  |
| G Generator Building   |                          |
| H Laundry/Eagle's Nest |                          |
- NOT TO SCALE

### SITE MAP AND BUILDING IDENTIFICATION

08-077 / Pybus Bay Lodge

# CANNERY

PREMISES  
SITE PLAN

