MEMORANDUM

TO: Alcoholic Beverage Control Board
DATE: January 5, 2022

FROM: Colleen Button, OLE
RE: #1241 Valley Country Store #4

Statutory & Regulation Authority:

AS 04.11.480(a) A local governing body may protest the issuance, renewal, relocation, or transfer to another person of a license by sending the board and the applicant a protest and the reasons for the protest within 60 days of receipt from the board of notice of filing of the application. A protest received after the 60-day period may not be accepted by the board, and in no event may a protest cause the board to reconsider an approved renewal, relocation, or transfer. The local governing body may protest the continued operation of a license during the second year of the biennial license period by sending the board and the licensee a protest and the reasons for the protest by January 31 of the second year of the license. The procedures for action on a protest of continued operation of a license are the same as the procedures for action on a protest of a renewal application. The board shall consider a protest and testimony received at a hearing conducted under AS 04.11.510(b)(2) or (4) when it considers the application or continued operation, and the protest and the record of the hearing conducted under AS 04.11.510(b)(2) or (4) shall be kept as part of the board’s permanent record of its review. If an application or continued operation is protested, the board shall deny the application or continued operation unless the board finds that the protest is arbitrary, capricious, and unreasonable. AS 04.11.510(b)(1): “if an application is denied, the notice of denial shall be furnished the applicant immediately in writing stating the reason for the denial in clear and concise language; the notice of denial must inform the applicant that the applicant is entitled to an informal conference with either the director or the board, and that, if not satisfied by the informal conference, the applicant is then entitled to a formal hearing conducted by the office of administrative hearings (AS 44.64.010); if the applicant requests a formal hearing, the office of administrative hearings shall adhere to AS 44.62.330 — 44.62.630 (Administrative Procedure Act); all interested persons may be heard at the hearing and unless waived by the applicant and the board, the formal hearing shall be held in the area for which the application is requested”

3 AAC 304.145(h) “The board may uphold a protest of an application or continued operation with a single abeyance period not to exceed 180 days if the local governing body indicates that the protest is subject to rescission and that it will be withdrawn if the applicant meets conditions set by the local governing body. If the local governing body notifies the board within the period of the abeyance that the protest has been removed, the application or continued operation is approved when all other applicable requirements have been met. If the local governing body has not notified the board within the period of the abeyance that it has removed the protest, the application or continued operation is denied. The period of abeyance may not be extended or renewed.”
**Background:** At the November 2, 2021 ABC Board meeting, the board approved the transfer application with delegation. On October 26, 2021, the Matanuska-Susitna Borough protested the transfer application pending issuance of the Conditional Use Permit.

**Staff Recommendation:** Consider the Matanuska-Susitna Borough’s protest and determine if the protest is arbitrary, capricious and unreasonable. If it is not, rescind the previous approval and deny the application with a 180-day abeyance period.

**Attachment:**
Matanuska-Susitna Borough Protest
AB-00
AB-02
November 1, 2021

Alcohol & Marijuana Control Office
550 W. 7th Avenue, Suite 1600
Anchorage, AK 99501

SUBJECT: Valley Country Store #4
3068 S. Trunk Road
License #1241
Transfer – Package Store

A review of the files relating to the subject business and license application, as they relate to Matanuska-Susitna Borough Code, has been completed. Based on that review, the Matanuska-Susitna Borough hereby takes the following action:

___ WAIVE THE RIGHT TO PROTEST

X PROTEST the issuance of the license for the following reason(s):

___ Delinquent Real Property Taxes owed:

___ Other debts owed:

X The required Conditional Use Permit has not been issued:

___ There is a violation of the Conditional Use Permit:

___ There is a resident objection to the facility on file:

___ Other:

Upon curing all of the above referenced deficiencies the Matanuska-Susitna Borough will rescind any protest. It is the applicant’s responsibility to notify the Development Services Division that any debts or taxes owed have been paid in full.

The applicant(s) has been sent a copy of this letter by certified mail or via email, only if a protest has been issued. Should you have any questions, please feel free to contact my office.

Sincerely,

Peggy Horton

Peggy Horton,
Planner II
Development Services Division
Matanuska-Susitna Borough
907-861-7862
What is this form?

This transfer license application form is required for all individuals or entities seeking to apply for the transfer of ownership and/or location of an existing 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, AS 04.11.280, AS 04.11.290, 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 – Transferor Information

Enter information for the current licensee and licensed establishment.

<table>
<thead>
<tr>
<th>Licensee:</th>
<th>Valley Country Store &amp; Fuel, LLC</th>
<th>License #:</th>
<th>1241</th>
</tr>
</thead>
<tbody>
<tr>
<td>License Type:</td>
<td>Package Store</td>
<td>Statutory Reference:</td>
<td>04.11.150</td>
</tr>
<tr>
<td>Doing Business As:</td>
<td>Valley Country Store # 4</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Premises Address:</td>
<td>No Premise</td>
<td></td>
<td></td>
</tr>
<tr>
<td>City:</td>
<td></td>
<td>State:</td>
<td>Alaska</td>
</tr>
<tr>
<td>Local Governing Body:</td>
<td>Mat-Su Borough</td>
<td>ZIP:</td>
<td></td>
</tr>
</tbody>
</table>

Transfer Type:

☑ Regular transfer
☐ Transfer with security interest
☐ Involuntary retransfer

OFFICE USE ONLY

| Complete Date: | 10/8/21 | Transaction #: | 100376872 |
| Board Meeting Date: | 4/2/21 | License Years: | 2021-2022 |
| Issue Date: | | BRE: | CEB |

[Form AB-01] (rev 10/10/2016)
# Alaska Alcoholic Beverage Control Board

## Form AB-01: Transfer License Application

### Section 2 – Transferee Information

Enter information for the new applicant and/or location seeking to be licensed.

<table>
<thead>
<tr>
<th>Licensee:</th>
<th>Valley Country Store &amp; Fuel, LLC</th>
</tr>
</thead>
<tbody>
<tr>
<td>Doing Business As:</td>
<td>Valley Country Store # 4</td>
</tr>
<tr>
<td>Premises Address:</td>
<td>3068 S Trunk Rd</td>
</tr>
<tr>
<td>City:</td>
<td>Palmer</td>
</tr>
<tr>
<td>State:</td>
<td>AK</td>
</tr>
<tr>
<td>ZIP:</td>
<td>99645</td>
</tr>
<tr>
<td>Community Council:</td>
<td>Gateway Community Council</td>
</tr>
</tbody>
</table>

| Mailing Address:   | 4891 E Stoney Hollow Dr          |
| City:              | Wasilla                          |
| State:             | AK                               |
| ZIP:               | 99654                            |

| Designated Licensee:| Matthew Gittlein |
| Contact Phone:     | 907-841-5666      |
| Business Phone:    | 907-841-5666      |
| Contact Email:     | m att gittlein59@hotmail.com |

Seasonal License? Yes ☑️ No ☐️

If "Yes", write your six-month operating period: [ ]

### Section 3 – 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

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.

0.75 miles
Section 4 – Sole Proprietor Ownership Information

This section must be completed by any sole proprietor who is applying for a license. Entities should skip to Section 5. 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: 

Section 5 – 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 6. 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: KG Enterprises, LLC

<table>
<thead>
<tr>
<th>Title(s):</th>
<th>Member</th>
<th>Phone: 907-841-5666</th>
<th>% Owned: 100</th>
</tr>
</thead>
<tbody>
<tr>
<td>Address:</td>
<td>4891 E Stoney Hollow Dr</td>
<td></td>
<td></td>
</tr>
<tr>
<td>City:</td>
<td>Wasilla</td>
<td>State: AK</td>
<td>ZIP: 99654</td>
</tr>
</tbody>
</table>
Alaska Alcoholic Beverage Control Board

Form AB-01: Transfer License Application

<table>
<thead>
<tr>
<th>Entity Official:</th>
<th>Matthew Gittlein (20% owner of KG Enterprises, LLC)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Title(s):</td>
<td>Affiliate</td>
</tr>
<tr>
<td>Address:</td>
<td>4891 E Stoney Hollow Dr</td>
</tr>
<tr>
<td>City:</td>
<td>Wasilla</td>
</tr>
<tr>
<td>Phone:</td>
<td>907-841-5666</td>
</tr>
<tr>
<td>% Owned:</td>
<td>0</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Entity Official:</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Title(s):</td>
<td></td>
</tr>
<tr>
<td>Address:</td>
<td></td>
</tr>
<tr>
<td>City:</td>
<td></td>
</tr>
<tr>
<td>Phone:</td>
<td></td>
</tr>
<tr>
<td>% Owned:</td>
<td></td>
</tr>
<tr>
<td>ZIP:</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Entity Official:</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Title(s):</td>
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<tr>
<td>Address:</td>
<td></td>
</tr>
<tr>
<td>City:</td>
<td></td>
</tr>
<tr>
<td>Phone:</td>
<td></td>
</tr>
<tr>
<td>% Owned:</td>
<td></td>
</tr>
<tr>
<td>ZIP:</td>
<td></td>
</tr>
</tbody>
</table>

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.

<table>
<thead>
<tr>
<th>DOC Entity #:</th>
<th>10015808</th>
</tr>
</thead>
<tbody>
<tr>
<td>AK Formed Date:</td>
<td>10/9/2013</td>
</tr>
<tr>
<td>Home State:</td>
<td>Alaska</td>
</tr>
<tr>
<td>Registered Agent:</td>
<td>Janice Gittlein</td>
</tr>
<tr>
<td>Agent's Phone:</td>
<td>907-354-4865</td>
</tr>
<tr>
<td>Agent's Mailing Address:</td>
<td>3147 E Carney Rd</td>
</tr>
<tr>
<td>City:</td>
<td>Wasilla</td>
</tr>
<tr>
<td>State:</td>
<td>AK</td>
</tr>
<tr>
<td>ZIP:</td>
<td>99654</td>
</tr>
</tbody>
</table>

Residency of Agent: [ ] Yes [ ] No

Is your corporation or LLC's registered agent an individual resident of the state of Alaska? [ ] Yes [ ] No

[Form AB-01] (rev 10/10/2016)
Section 6 – Other Licenses

Ownership and financial interest in other alcoholic beverage businesses:  

Yes  No

Does any representative or owner named as a transferee 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):  

See Attachment

Section 7 – 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:

AMCO

SEP 23 2021
Attachment 1 – Other Licenses

Matthew Gittlein (20% owner of KG Enterprises, LLC)
Valley Country Store & Fuel, LLC

dba: Valley Country Store # 1
4891 E Stoney Hollow Dr.
Wasilla, AK 99654
Package Store, License # 4574

dba: Valley Country Store # 2
3065 N Church Rd.
Wasilla, AK 99654
Package Store, License # 4773

dba: Valley Country Store # 3
4644 N Trunk Rd.
Palmer, AK 99645
Package Store, License # 302

dba: Valley Country Store # 4
No premise
Package Store, License # 1241

dba: Valley Country Liquor
2809 S Big Lake Rd.
Big Lake, AK 99654
Package Store, License # 118
Brian Gittlein (20% owner of KG Enterprises, LLC)
Valley Country Store & Fuel, LLC

dba: Valley Country Store # 1
4891 E Stoney Hollow Dr.
Wasilla, AK 99654
Package Store, License # 4574

dba: Valley Country Store # 2
3065 N Church Rd.
Wasilla, AK 99654
Package Store, License # 4773

dba: Valley Country Store # 3
4644 N Trunk Rd.
Palmer, AK 99645
Package Store, License # 302

dba: Valley Country Store # 4
No premise
Package Store, License # 1241

dba: Valley Country Liquor
2809 S Big Lake Rd.
Big Lake, AK 99654
Package Store, License # 118
Kenneth Gittlein (20% owner of KG Enterprises, LLC)
Valley Country Store & Fuel, LLC

dba: Valley Country Store # 1
4891 E Stoney Hollow Dr.
Wasilla, AK 99654
Package Store, License # 4574

dba: Valley Country Store # 2
3065 N Church Rd.
Wasilla, AK 99654
Package Store, License # 4773

dba: Valley Country Store # 3
4644 N Trunk Rd.
Palmer, AK 99645
Package Store, License # 302

dba: Valley Country Store # 4
No premise
Package Store, License # 1241

dba: Valley Country Liquor
2809 S Big Lake Rd.
Big Lake, AK 99654
Package Store, License # 118
Janice Gittlein (20% owner of KG Enterprises, LLC)
Valley Country Store & Fuel, LLC

dba: Valley Country Store # 1
4891 E Stoney Hollow Dr.
Wasilla, AK 99654
Package Store, License # 4574

dba: Valley Country Store # 2
3065 N Church Rd.
Wasilla, AK 99654
Package Store, License # 4773

dba: Valley Country Store # 3
4644 N Trunk Rd.
Palmer, AK 99645
Package Store, License # 302

dba: Valley Country Store # 4
No premise
Package Store, License # 1241

dba: Valley Country Liquor
2809 S Big Lake Rd.
Big Lake, AK 99654
Package Store, License # 118
Rita Gittlein (10% owner of KG Enterprises, LLC)
Valley Country Store & Fuel, LLC

dba: Valley Country Store # 1
4891 E Stoney Hollow Dr.
Wasilla, AK 99654
Package Store, License # 4574

dba: Valley Country Store # 2
3065 N Church Rd.
Wasilla, AK 99654
Package Store, License # 4773

dba: Valley Country Store # 3
4644 N Trunk Rd.
Palmer, AK 99645
Package Store, License # 302

dba: Valley Country Store # 4
No premise
Package Store, License # 1241

dba: Valley Country Liquor
2809 S Big Lake Rd.
Big Lake, AK 99654
Package Store, License # 118
Rachel Gittlein (10% owner of KG Enterprises, LLC)
Valley Country Store & Fuel, LLC

dba: Valley Country Store # 1
4891 E Stoney Hollow Dr.
Wasilla, AK 99654
Package Store, License # 4574

dba: Valley Country Store # 2
3065 N Church Rd.
Wasilla, AK 99654
Package Store, License # 4773

dba: Valley Country Store # 3
4644 N Trunk Rd.
Palmer, AK 99645
Package Store, License # 302

dba: Valley Country Store # 4
No premise
Package Store, License # 1241

dba: Valley Country Liquor
2809 S Big Lake Rd.
Big Lake, AK 99654
Package Store, License # 118
Section 8 – Transferor Certifications

Additional copies of this page may be attached, as needed, for the controlling interest of the current licensee to be represented.

I declare under penalty of perjury that the undersigned represents a controlling interest of the current licensee. I additionally certify that I, as the current licensee (either the sole proprietor or the controlling interest of the currently licensed entity) have examined this application, approve of the transfer of this license, and find the information on this application to be true, correct, and complete.

_____________________________
Signature of transferor

Matthew Gittlein
Printed name of transferor

Subscribed and sworn to me this ___ day of _____________, 20___

_____________________________
Signature of Notary Public

Notary Public in and for the State of ________________

My commission expires: _____________

_____________________________
Signature of transferor

Printed name of transferor

Subscribed and sworn to me this ___ day of ________________ , 20___

_____________________________
Signature of Notary Public

Notary Public in and for the State of ________________

My commission expires: ________________
Section 9 – Transferee Certifications

Read each line below, and then sign your initials in the box to the right of each statement:

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

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

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 304.465.

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

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 transferee
Matthew Gittlein

Printed name

Subscribed and sworn to before me this 20 day of August, 2021.

Signature of Notary Public

Notary Public in and for the State of Alaska

My commission expires: 01/17/23
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.

<table>
<thead>
<tr>
<th>Licensee:</th>
<th>VALLEY COUNTRY STORE &amp; FUEL, LLC</th>
<th>License Number:</th>
<th>1241</th>
</tr>
</thead>
<tbody>
<tr>
<td>License Type:</td>
<td>PACKAGE STORE</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Doing Business As:</td>
<td>VALLEY COUNTRY STORE # 4</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Premises Address:</td>
<td>3068 S TRUNK RD</td>
<td></td>
<td></td>
</tr>
<tr>
<td>City:</td>
<td>PALMER</td>
<td>State: AK</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>ZIP: 99645</td>
<td></td>
</tr>
</tbody>
</table>