



## MEMORANDUM

TO: Alcoholic Beverage Control Board

DATE: December 7, 2022

FROM: Kristina Serezhenkov, OLE

RE: #6036 Seward KOA

### Statutory Authority:

#### Sec. 04.11.100. Restaurant or eating place license

(a) A restaurant or eating place license authorizes a restaurant or eating place to sell beer and wine for consumption only on the licensed premises.

(b) A license may be issued under this section only if the board determines that the premises to be licensed are a bona fide restaurant or eating place.

(c) A license may be issued under this section only if the sale and service of food and alcoholic beverages and any other business conducted on the licensed premises of the restaurant or eating place is under the sole control of the licensee.

(d) The biennial fee for a restaurant or eating place license is \$600.

(e) A license may be renewed under this section only if the licensee provides evidence to the board's satisfaction that gross receipts from the sale of food upon the licensed premises constitute no less than 50 percent of the gross receipts of the licensed premises for each of the two preceding calendar years.

(f) Notwithstanding the provisions of (b) of this section, upon written application and approval of the local governing body, the board may renew a restaurant or eating place license and exempt the licensee from the requirements of (b) of this section if the license was issued under the provisions of this subsection before October 1, 1996. The board may not

(1) renew a license as provided under this subsection if

(A) the renewal would result in more than one exempt restaurant or eating place license for every 10 restaurant or eating place licenses allowed under the provisions of AS 04.11.400(a)(2) or (3);

(B) the premises would be located in a building having a public entrance within 200 feet of the boundary line of a school or a church building in which religious services are being regularly conducted; for purposes of this subparagraph, the 200-foot prohibition is measured from the outer boundary line of the school or the public entrance of the church building by the shortest pedestrian route to the nearest public entrance of the restaurant or eating place; or

(2) transfer an exempt license issued under this subsection to another person.

(g) A restaurant or eating place licensee

(1) operating under a license issued under (f) of this section shall offer a full-service menu of food items available to the public during all times that beer or wine is served or consumed; the menu must be approved by the board;

(2) may only provide entertainment on the licensed premises between the hours of 3:00 p.m. and 11:00 p.m. unless approved by the director after written request by the licensee for a specific occasion; in this paragraph, "entertainment" includes dancing, karaoke, live performances, or similar activities, but does not include recorded or broadcast performances without live participation.

### 3 AAC 304.305. Restaurant or eating place license

(a) In AS 04.11.100 and this section, a "bona fide restaurant or eating place" is an establishment, or portion of an establishment, where, during all times that beer or wine is served or consumed,

(1) the patron's principal activity is consumption of food; and

(2) a variety of types of food items appropriate for meals is available for sale as shown on a menu provided to patrons and filed with the board;

(3) repealed 9/11/98.

(b) In considering an application for issuance, transfer, or relocation of a restaurant or eating place license, the board will determine the portion of the premises or proposed premises that constitutes a restaurant or eating place, and will license only that portion for the sale and consumption of alcoholic beverages.

(c) Repealed 5/11/96.

(d) The board will, in its discretion, require the licensed premises to be separated from the unlicensed portion of the business in a manner acceptable to the board. Changes in the structure, layout, or use of any portion of the licensed premises must have the prior approval of the board.

(e) Gross receipts generated from business conducted on unlicensed portions of a licensed business are excluded from the calculation of gross receipts for purposes of this section and AS 04.11.100.

### 3 AAC 304.910. Restaurant definition

(a) The board will use the following guidelines when determining what qualifies as a bona fide restaurant or eating place:

(1) the applicant demonstrates minimum standards for a kitchen to prepare food onsite, in accordance with 18 AAC 31.040(c) or municipal ordinance;

(2) the applicant provides a menu of food items, including entrees, that are regularly sold and prepared by the licensee on the licensed premises;

(3) the establishment has tables or counters for consuming food in a dining area on the premises; and

(4) the applicant includes a detailed plan to

(A) prevent access to alcohol by minors; and

(B) ensure that introduction or removal of alcoholic beverages is in compliance with AS 04.16.120.

**Background:** On April 12, 2022 the Board approved with delegation a new liquor license application for a Restaurant/Eating Place license. On July 12, 2022 the license was effectuated by AMCO and sent to Enforcement. The Enforcement Unit brought to AMCO management's team's attention that the business model may not meet the definition of a Restaurant/Eating place license in Alaska statutes and regulations.

This matter was tabled at the September 20, 2022 meeting because the applicant was not present to answer questions from the board members.

Attachments: AMCO correspondence to applicant dated July 26, 2022

Updated menu received July 20, 2022

License copy

AB-00

AB-02

AB-03



Tuesday, July 26, 2022

Exit Glacier RV Park LLC  
33532 Vinewood Lane  
Seward, AK 99664

Via Email: [sewardrvpark@gmail.com](mailto:sewardrvpark@gmail.com)

RE: New Liquor License #6036 DBA Seward KOA

Dear Exit Glacier RV Park LLC,

Your new liquor license renewal application was approved with delegation at the April 12, 2022 ABC board meeting. It was brought to the AMCO management team's attention this business model may not meet the definition of a restaurant/eating place license in Alaska statutes and regulations (see below). It appears that the business model is a convenience store where customers can purchase snacks and frozen food items to be microwaved with a sitting area for onsite consumption.

**Sec. 04.11.100. Restaurant or eating place license**

- (a) A restaurant or eating place license authorizes a restaurant or eating place to sell beer and wine for consumption only on the licensed premises.
- (b) A license may be issued under this section only if the board determines that the premises to be licensed are a bona fide restaurant or eating place.
- (c) A license may be issued under this section only if the sale and service of food and alcoholic beverages and any other business conducted on the licensed premises of the restaurant or eating place is under the sole control of the licensee.

**3 AAC 304.305. Restaurant or eating place license**

- (a) In AS 04.11.100 and this section, a "bona fide restaurant or eating place" is an establishment, or portion of an establishment, where, during all times that beer or wine is served or consumed,
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  - (2) a variety of types of food items appropriate for meals is available for sale as shown on a menu provided to patrons and filed with the board
- (b) In considering an application for issuance, transfer, or relocation of a restaurant or eating place license, the board will determine the portion of the premises or proposed premises that constitutes a restaurant or eating place, and will license only that portion for the sale and consumption of alcoholic beverages.
- (c) Repealed 5/11/96.
- (d) The board will, in its discretion, require the licensed premises to be separated from the unlicensed portion of the business in a manner acceptable to the board. Changes in the structure, layout, or use of any portion of the licensed premises must have the prior approval of the board.

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  - (2) the applicant provides a menu of food items, including entrees, that are regularly sold and prepared by the licensee on the licensed premises;
  - (3) the establishment has tables or counters for consuming food in a dining area on the premises;
- and
- (4) the applicant includes a detailed plan to
    - (A) prevent access to alcohol by minors; and
    - (B) ensure that introduction or removal of alcoholic beverages is in compliance with AS 04.16.120.

To summarize, a bona fide restaurant is place where customers come specifically for the purposes of dining, where the meals/entrees that are regularly sold are prepared by the licensee, and the kitchen must meet the minimum standards set forth in 18 AAC 31.040(c).

Please consider this notice that your application has been scheduled for reconsideration by the Alcoholic Beverage Control Board at their September 20, 2022 meeting in Fairbanks, Alaska and on Zoom.

It is strongly encouraged that you be present either in person or on Zoom to discuss your application with the board. The agenda will be posted on the Alcohol and Marijuana Control Office website approximately one (1) week before the meeting occurs and information regarding attendance is currently available on our homepage.

If you have questions please direct them to [alcohol.licensing@alaska.gov](mailto:alcohol.licensing@alaska.gov)

Sincerely,



Carrie Craig  
Records and Licensing Supervisor  
Alcohol and Marijuana Control Office

# Menu

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KOA Seward (Red Anchor)

## *Appetizer*

*Gourmet Pretzel locally make. \$13*

Pick 2 dips:  
Sweet/Savory/Salty/Original

---

## *Tap Beer*

*IPA~White~Hefeweizen*

*\$7*

---

## *Tap Wine*

*Red ~ White~Cider*

*\$7*



STATE OF ALASKA - ALCOHOLIC BEVERAGE CONTROL BOARD

LICENSE NUMBER

FORM CONTROL

0942

# LIQUOR LICENSE

2022 - 2023

6036

**ISSUED**  
**07/12/2022**  
**ABC BOARD**

LICENSE RENEWAL APPLICATION DUE  
DECEMBER 31, 2023 (AS 04.11.270(b))

THIS LICENSE EXPIRES MIDNIGHT  
FEBRUARY 28, 2024 UNLESS DATED BELOW

TYPE OF LICENSE:

Restaurant/Eating Place-Seasonal

May - September

LICENSE FEE:

\$300.00

1132

CITY / BOROUGH:

Outside City Limits

Kenai Peninsula Borough

D/B/A:

Seward KOA

31702 Herman Leirer Road

Mail Address:

Exit Glacier RV Park LLC

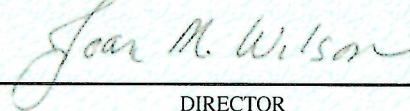
33532 Vinewood Lane

Seward, AK 99664

This license cannot be transferred without permission  
of the Alcoholic Beverage Control Board

Special restriction - see reverse side

ISSUED BY ORDER OF THE  
ALCOHOLIC BEVERAGE CONTROL BOARD



DIRECTOR

04-900 (REV 7/21)

THIS LICENSE MUST BE POSTED IN A VISIBLE PLACE ON THE PREMISES

STATE OF ALASKA - ALCOHOLIC BEVERAGE CONTROL BOARD

LICENSE NUMBER

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D/B/A:

Seward KOA

31702 Herman Leirer Road

Mail Address:

Exit Glacier RV Park LLC

33532 Vinewood Lane

Seward, AK 99664

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ISSUED BY ORDER OF THE  
ALCOHOLIC BEVERAGE CONTROL BOARD

**COPY**

DIRECTOR

THIS LICENSE MUST BE POSTED IN A VISIBLE PLACE ON THE PREMISES

04-900 (REV 7/21)



## 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:	Exit Glacier RV Park LLC				
License Type:	Restaurant or Eating Place - Seasonal	Statutory Reference:	AS 04.11.100		
Doing Business As:	Seward KOA				
Premises Address:	31702 Herman Leirer Road				
City:	Seward	State:	Alaska	ZIP:	99664
Local Governing Body:	Kenai Peninsula Borough				
Community Council:					

Mailing Address:	33532 Vinewood Lane				
City:	Seward	State:	Alaska	ZIP:	99664

Designated Licensee:	Breanna Dodson				
Contact Phone:	9073627863	Business Phone:	9072244887		
Contact Email:	sewardrvpark@gmail.com				

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

OFFICE USE ONLY					
Complete Date:	3-21-22	License Years:		License #:	6036
Board Meeting Date:	4-12-22	Transaction #:	100348909		
Issue Date:		BRE:	KPS		





## 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.

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.

### 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:	

AMCO



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:	Breanna Dodson				
Title(s):	Member	Phone:	9073627863	% Owned:	50
Address:	33532 Vinewood Lane				
City:	Seward	State:	Alaska	ZIP:	99664

Entity Official:	William Dodson				
Title(s):	Member	Phone:	9074910452	% Owned:	50
Address:	33532 Vinewood Lane				
City:	Seward	State:	Alaska	ZIP:	99664

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

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

AMCO



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 #:	10083773	AK Formed Date:	05/05/2018	Home State:	Alaska
Registered Agent:	Breanna Dodson		Agent's Phone:	9073627863	
Agent's Mailing Address:	33532 Vinewood Lane				
City:	Seward	State:	Alaska	ZIP:	99664

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):

[Empty text box for disclosure]

**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:

[Empty text box for authorization details]



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.

BD

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

BD

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.

BD

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.

BD

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

BD

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.

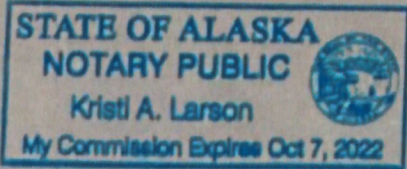
Breanna Dodson  
Signature of licensee

Kristi A Larson  
Signature of Notary Public

Breanna Dodson  
Printed name of licensee

Notary Public in and for the State of Alaska

My commission expires: \_\_\_\_\_



Subscribed and sworn to before me this 11 day of February, 202022

AMCO

FEB 14 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:	Exit Glacier RV Park LLC	License Number:	
License Type:	Restaurant or Eating Place License - <i>Seasonal</i>		
Doing Business As:	Seward KOA		
Premises Address:	31702 Herman Leirer Road		
City:	Seward	State:	AK ZIP: 99664

AMCO



Alaska Alcoholic Beverage Control Board

**Form AB-02: Premises Diagram**

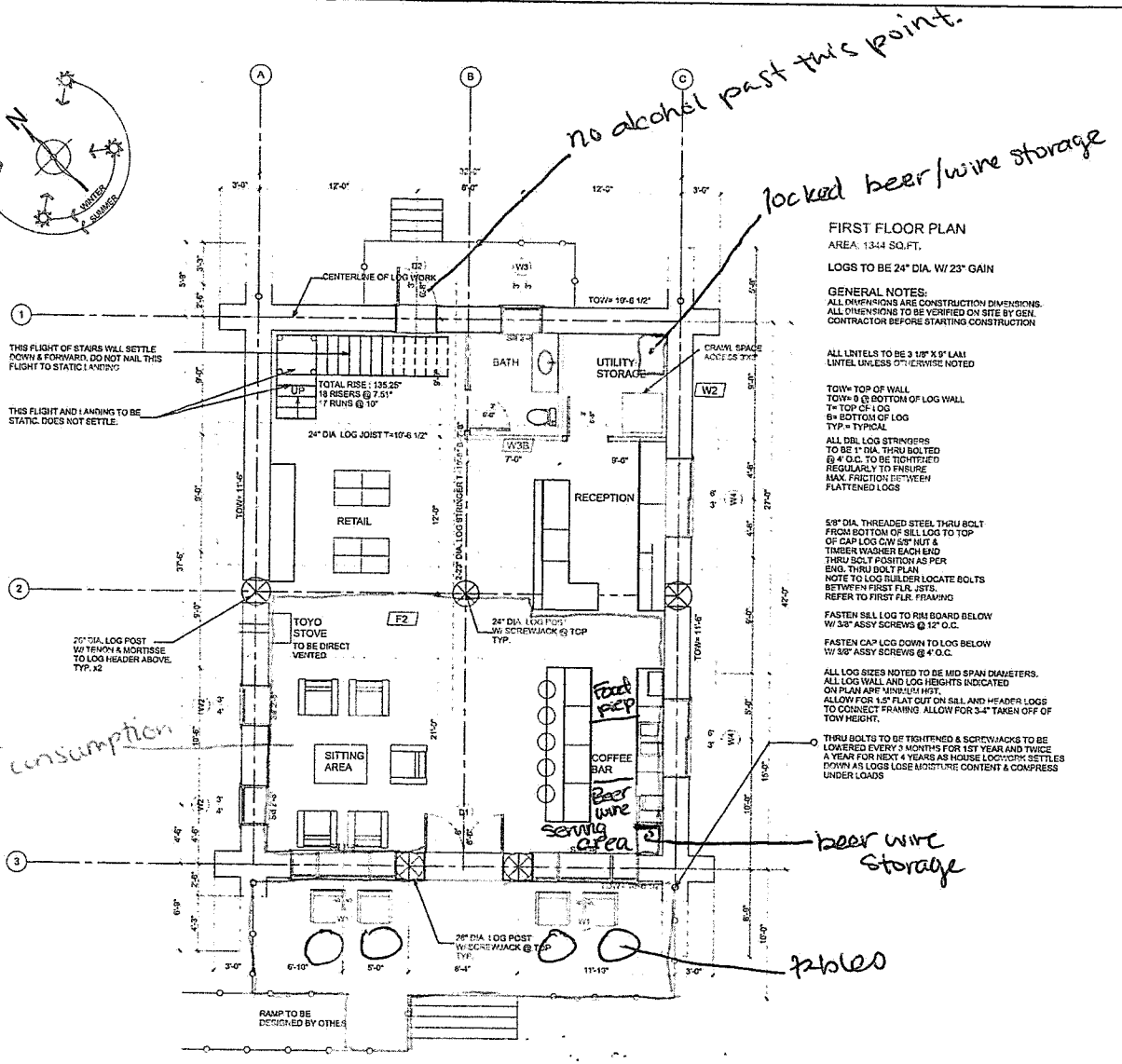
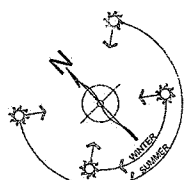
**Section 2 – Detailed Premises Diagram**

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.

See Attachments

AMCO





*no alcohol past this point.*

*locked beer/wine storage*

*area of consumption*

*beer wine storage*

*tables*

**FIRST FLOOR PLAN**  
AREA: 1344 SQ.FT.

LOGS TO BE 24" DIA. W/ 23° GAIN  
GENERAL NOTES:  
ALL DIMENSIONS ARE CONSTRUCTION DIMENSIONS.  
ALL DIMENSIONS TO BE VERIFIED ON SITE BY GEN. CONTRACTOR BEFORE STARTING CONSTRUCTION

ALL LINTELS TO BE 3 1/2" X 9" LAM. LINTEL UNLESS OTHERWISE NOTED

TOW= TOP OF WALL  
TOW-B @ BOTTOM OF LOG WALL  
T= TOP OF LOG  
B= BOTTOM OF LOG  
TYP= TYPICAL

ALL DBL LOG STRANGERS TO BE 1" DIA. THRU BOLTED @ 4" O.C. TO BE TIGHTENED REGULARLY TO MAINTAIN MAX. FRICTION BETWEEN FLATTENED LOGS

5/8" DIA. THREADED STEEL THRU BOLT FROM BOTTOM OF SILL LOG TO TOP OF CAP LOG CW 5/8" NUT & TIMBER WASHER EACH END THRU BOLT POSITION AS PER ENDS. THRU BOLT PLAN

NOTE TO LOG BUILDER LOCATE BOLTS BETWEEN FIRST FLR. FRAMING REFER TO FIRST FLR. FRAMING

FASTEN SILL LOG TO RIM BOARD BELOW W/ 3/8" ASSY SCREWS @ 12" O.C.  
FASTEN CAP LOG DOWN TO LOG BELOW W/ 3/8" ASSY SCREWS @ 4" O.C.

ALL LOG SIZES NOTED TO BE MID SPAN DIAMETERS. ALL LOG WALL AND LOG HEIGHTS INDICATED ON PLAN ARE MINIMUMS. ALLOW FOR 1/2" FLAT CUT ON SILL AND HEADER LOGS TO CONNECT FRAMING. ALLOW FOR 3/4" TAKEN OFF OF TOW HEIGHT.

THRU BOLTS TO BE TIGHTENED & SCREW JACKS TO BE LOWERED EVERY 3 MONTHS FOR 1ST YEAR AND TWICE A YEAR FOR NEXT 4 YEARS AS HOUSE LOGS SETTLE DOWN AS LOGS LOSE MOISTURE CONTENT & COMPRESS UNDER LOADS

**CONSTRUCTION MATERIALS**

**[W1A] TYPICAL EXTERIOR WALL**  
2" CONC. WALL ON 2" X 4" CONC. FTG.

**[W2] TYPICAL EXTERIOR LOG WALL**  
200S TO 16 2" DIA. STRIPS W/ 23° GAIN

**[W2A] TYPICAL 2ND STORY EXTERIOR WALL**  
ON 2" DIA. LOGS  
ON 7/8" O.S.B. SHEATHING  
2X4 @ 16" O.C. FRAMING WALL  
R24 BATT INSULATION  
1/2" POLY. V. INT. FINISH TO OWNER'S SPEC.

**[W2B] TYPICAL INTERIOR FRAME WALL**  
INT. PARTITION WALLS TO USE  
1/2" OWR BOTH SIDES  
2X4 @ 16" O.C. FRAME WALL

**[W2C] TYPICAL INTERIOR FRAME WALL (SETTLING)**  
INT. PARTITION WALLS TO USE  
1/2" OWR BOTH SIDES  
2X4 @ 16" O.C. FRAME WALL  
W/ EXP. POINT @ TOP

**[W3] TYPICAL INTERIOR FRAME WALL (DASH OF BRICK)**  
INT. PARTITION WALLS TO USE  
1/2" OWR BOTH SIDES  
2X4 @ 16" O.C. FRAME WALL  
ON 1" CONC. CURB ON 18" X 10" CONC. FTG.

**[F1] TYPICAL SPOT FOOTING**  
24" X 12" CONC. PAD  
8" X 8" COIL PIER  
W/ EMBEDDED METAL SADDLE BRACKET TO SUPPORT POST

**[F1A] TYPICAL SPOT FOOTING**  
24" X 12" CONC. PAD  
12" DIA. SPLITURE W/ EMBEDDED METAL SADDLE BRACKET TO SUPPORT BEAM

**[F2] TYPICAL FIRST FLOOR FRAMING**  
2X12 T&G FRAMING SUBFLOOR NAILED & GULDED  
2X12 SP. FLS @ 16" O.C. FLOOR.  
W/ X-RAPID @ 2" MAX. MIN. R-11 BATT INSULATION BETWEEN FLS  
CLC FINISH TO OWNER'S SPEC.

**[F3] TYPICAL SECOND FLOOR FRAMING**  
2X12 T&G FRAMING SUBFLOOR  
2X8 @ 16" O.C. FLOOR.  
W/ X-RAPID @ 2" MAX. CLC FINISH TO OWNER'S SPEC.

**[RT] TYPICAL ROOF TO BE**  
1/2" POLY. V. SHEET G.L.A.S.  
2" X 4" W/ 23° GAIN ON 2" X 4" FTG  
5/8" DIA. SILL BOLTS  
W/ FINGER CLIPS BETWEEN  
14" X 16" @ 24" O.C. RAFTERS  
R-49 BATT INSULATION  
W/ 1" X-RAPID @ 2" MAX. VENTILATION FROM SCREENED 1/2" DIA. PANDA TO VENTED RIDGE CAP  
8 MIL POLY. V. CLC FINISH TO OWNER'S SPEC.

LOG BUILDER: SERENIDITY LOG WORKS  
CLIENT: DODSON  
TITLE: FIRST FLOOR PLAN

SCALE: 1/8" = 1'-0"  
DATE: AUG 22 2018  
DRAWN BY: C.C.  
CHECKED BY: C.C.

REVISED: (REV. 1, REV. 2, REV. 3)  
DATE: (REV. 1, REV. 2, REV. 3)

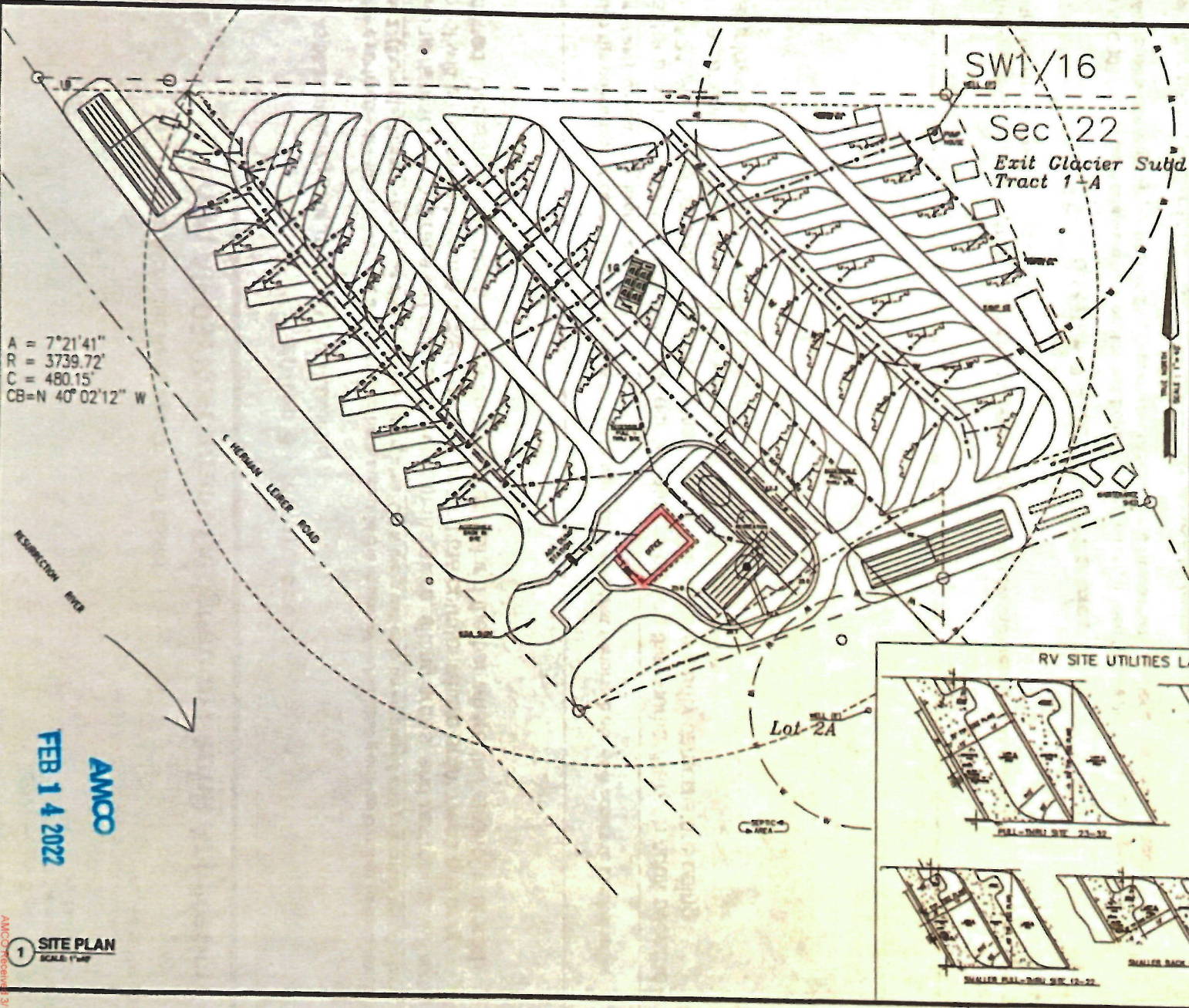
NOISE: (NOISE 1, NOISE 2, NOISE 3)  
DATE: (NOISE 1, NOISE 2, NOISE 3)

R.C.M. Cad Design  
Drafting Ltd.

15







A = 7°21'41"  
 R = 3739.72'  
 C = 480.15'  
 CB=N 40° 02'12" W

SW1/16

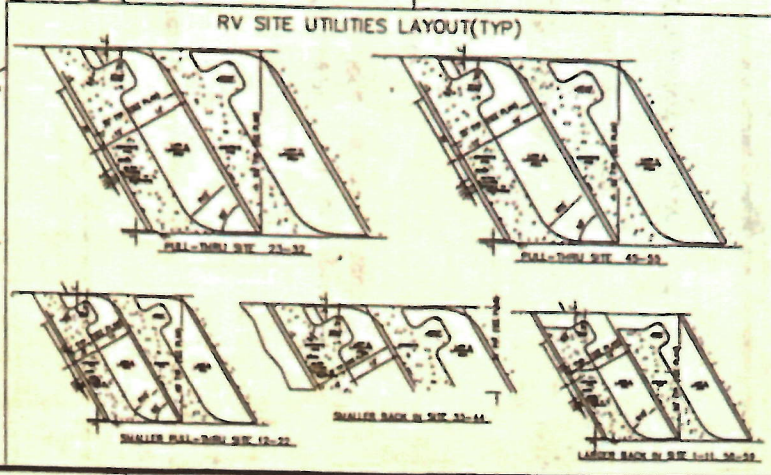
Sec 22

Exit Glacier Subd  
 Tract 1-A

**SHEET INDEX**

C3.0 - SITE PLAN
C4.0 - WATER SYSTEM PLAN
C5.0 - SEWER SYSTEM PLAN
C5.1 - SEWER SYSTEM ZONE 1
C5.1A - ZONE 1 PROFILE/DETAILS
C5.2 - SEWER SYSTEM ZONE 2
C5.2A - ZONE 2 PROFILE/DETAILS
C5.3 - SEWER SYSTEM ZONE 3
C5.3A - ZONE 3 PROFILE/DETAILS

**WATER - SEWER NOTES:**  
 VERTICAL SEPARATION OF 36"  
 BETWEEN WATER & SEWER  
 CROSSINGS IS OPTIMAL. 18"  
 VERTICAL SEPARATION IS MINIMUM  
 WITH 4" R.I.(SEE DETAIL 2A SHEET  
 C4.0)  
 PIPE JOINTS IN SEWER/WATER ARE  
 OFFSET BY 4' IN EITHER DIRECTION  
 OF CROSSING.



**AMCO**  
 FEB 14 2022

**1 SITE PLAN**  
 SCALE: 1"=40'

**SITE PLAN**

FJORDS SUBDIVISION #3 L1B & L1C  
 SITE: 31702 HERMAN LEIRER RD

**PANNONE ENGINEERING SERVICES LLC**  
 ARCHITECTS AND ENGINEERS  
 7100 N. 19TH AVE. SUITE 100  
 DENVER, CO 80202  
 P: (303) 375-8818  
 F: (303) 375-8511

**C3.0**

AMCO received 3/16/2022

Gentles Subd.

N 89°50'40" E 763.84'

SW1/16

Sec 22

Exit Glacier Subd.  
Tract 1-A

Flood limits per FIRN, 1981.

FLOOD ZONE A  
FLOOD ZONE B  
FLOOD ZONE C

LOT 1C  
6.026 ac

LOT 1B  
1.001 ac

A = 7.2144"  
R = 3739.72"  
C = 480.15"  
CB = N 40°02'12" W

A = 4.5855"  
R = 3739.72"  
C = 322.90"  
CB = N 38°49'49" W

A = 2.2446"  
R = 3739.72"  
C = 157.47"  
CB = N 42°30'40" W

RESURRECTION RIVER  
HERMANN LEIPER ROAD '08

Lot 2A

Lot 3

WC W1/16 S22 559.15' S27  
S89°59'21"W 659.15' S22  
1/4 COR S27

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SURVEY



SEWARD, AK KOA  
 KAMPGROUND DEVELOPMENT PLAN  
 FRANCHISE NO. 02 - 115  
 62118  
 REVISION: 5  
 SHEET: 1 OF 4  
 SCALE: 1" = 50'  
 PREPARED BY: DIRECT LINE  
 KAMPGROUNDS OF AMERICA, INC., BILLINGS, MONTANA

**Exit Glacier RV Park DBA: KOA Seward**

**Outdoor/Indoor Serving Security Plan**

1. All minors must be accompanied by an adult (age over 21) while in the restricted area when any alcohol is being served/sold/consumed.
2. All new patrons are carded upon ordering alcohol.
3. All staff is trained in the identification of fake IDs.
4. A 3.5 foot wood railing is around the outdoor servicing area.
5. Underaged persons will be monitored closely by our professionally trained alcohol servers.
6. Proper egress from the outdoor service area will always remain unobstructed.
7. ABC mandated posters as required by law are posted inside KOA Seward and at the entrances of the outdoor seating area.
8. All entrances and exits will provide clear notice that **NO ALCOHOL IS ALLOWED BEYOND THE OUTDOOR SEATING AREA.**
9. Keeping outdoor seating area viable without any increased risk to minors exposed to alcohol **WILL** continue to be a part of our training for our staff.
10. All safety related operations for our current liquor service will additionally be enforced in the new service area.
11. Proper signage at points of entry indicating no minors without a parent or legal guardian will be posted.
12. All servers will closely monitor that only the guests that have been carded will have alcoholic beverages.
13. Our top priority continues in providing safety for all guests regarding the service of alcoholic beverages.
14. Servers will be present in the outdoor area to monitor consumption.



Alaska Alcoholic Beverage Control Board

**Form AB-03: Restaurant Designation Permit Application**

**What is this form?**

A restaurant designation permit application is required for a licensee desiring designation under 3 AAC 304.715 – 3 AAC 304.795 as a bona fide restaurant, hotel, or eating place for purposes of AS 04.16.010(c) or AS 04.16.049. Designation will be granted only to a holder of a beverage dispensary, club, recreational site, golf course, or restaurant or eating place license, and only if the requirements of 3 AAC 304.305, 3 AAC 304.725, and 3 AAC 304.745, as applicable, are met. A menu or expected menu listing the meals, including entrees prepared onsite and offered to patrons, and copy of the DEC Food Service Permit (or corresponding DHHS documentation for licenses located in the Municipality of Anchorage) must accompany this form. Applicants should review AS 04.16.049 – AS 04.16.052 and 3 AAC 304.715 – 3 AAC 304.795. All fields of this form must be completed. The required \$50 permit fee may be made by credit card, check, or money order.

**Section 1 – Establishment Information**

Enter information for licensed establishment.

Licensee:	Exit Glacier RV Park LLC				
License Type:	Restaurant or Eating Place <i>Seasonal</i>	License Number:			
Doing Business As:	Seward KOA				
Premises Address:	31702 Herman Leirer Road				
City:	Seward	State:	AK	ZIP:	99664
Contact Name:	Breanna Dodson	Contact Phone:	9073627863		

**Section 2 – Type of Designation Requested**

This application is for the request of designation as a bona fide restaurant, hotel, or eating place for purposes of AS 04.16.010(c) or AS 04.16.049, and for the request of the following designation(s) (check all that apply):

- Dining after standard closing hours: AS 04.16.010(c)
- Dining by persons 16 – 20 years of age: AS 04.16.049(a)(2)
- Dining by persons under the age of 16 years, accompanied by a person over the age of 21: AS 04.16.049(a)(3)
- Employment for persons 16 or 17 years of age: AS 04.16.049(c)  
 NOTE: Under AS 04.16.049(d), this permit is not required to employ a person 18 - 20 years of age.

OFFICE USE ONLY			
Transaction #:		Initials:	100348909



Alaska Alcoholic Beverage Control Board

**Form AB-03: Restaurant Designation Permit Application**

**Section 3 – Minor Access**

Review AS 04.16.049(a)(2); AS 04.16.049(a)(3); AS 04.16.049(c)

List where within the premises minors are anticipated to have access in the course of either dining or employment as designated in Section 2. (Example: Minors will only be allowed in the dining area. OR Minors will only be employed and present in the Kitchen.)

Customers that are underage will only be allowed in the store, sitting areas, and restrooms. All extra alcohol will be stored either in a locked room or behind the counter where employees are only permitted. Underage employees will not be permitted behind the bar where the alcohol is stored.

Describe the policies, practices and procedures that will be in place to ensure that minors do not gain access to alcohol while dining or employed at your premises.

All extra alcohol will be stored in either a locked room or behind the counter/bar. An adult over the age of 21 will always be present during serving hours. Business security cameras are being installed and will have views of all storage areas and sitting/dining areas. All employees 21+ will have a TAPS certification.

Is an owner, manager, or assistant manager who is 21 years of age or older always present on the premises during business hours?

Yes  No

**Section 4 – DEC Food Service Permit**

Per 3 AAC 304.910 for an establishment to qualify as a Bona Fide Restaurant, a Food Service Permit or (for licenses within the Municipality of Anchorage) corresponding Department of Health and Human Services documentation is required.

Please follow this link to the DEC Food Safety Website: <http://dec.alaska.gov/eh/fss/food/>

Please follow this link to the Municipality Food Safety Website:

<http://www.muni.org/Departments/health/Admin/environment/FSS/Pages/fssfood.aspx>

IF you are unable to certify the below statement, please discuss the matter with the AMCO office:

Initials

I have attached a copy of the current food service permit for this premises OR the plan review approval.

*In process*

\*Please note, if a plan review approval is submitted, a final permit will be required before finalization of any permit or license application.



Alaska Alcoholic Beverage Control Board

**Form AB-03: Restaurant Designation Permit Application**

**Section 5 – Hours of Operation**

Review AS 04.16.010(c).

Enter all hours that your establishment intends to be open. Include variances in weekend/weekday hours, and indicate am/pm:

10am-10pm

**Section 6 – Entertainment & Service**

Review AS 04.11.100(g)(2)

Are any forms of entertainment offered or available within the licensed business or within the proposed licensed premises?

Yes  No

If "Yes", describe the entertainment offered or available and the hours in which the entertainment may occur:

Food and beverage service offered or anticipated is:

table service  buffet service  counter service  other

If "other", describe the manner of food and beverage service offered or anticipated:

AMCO

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Alaska Alcoholic Beverage Control Board

Form AB-03: Restaurant Designation Permit Application

Section 7 - Certifications and Approvals

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

Initials

There are tables or counters at my establishment for consuming food in a dining area on the premises.

BD

I have included with this form a menu, or an expected menu, listing the meals to be offered to patrons. This menu includes entrees that are regularly sold and prepared by the licensee at the licensed premises.

BD

I certify that the license for which I am requesting designation is either a beverage dispensary, club, recreational site, golf course, or restaurant or eating place license.

BD

I have included with this application a copy of the most recent AB-02 or AB-14 for the premises to be permitted. (AB-03 applications that accompany a new or transfer license application will not be required to submit an additional copy of their premises diagram.)

BD

I declare under penalty of perjury that this form, including all attachments and accompanying schedules and statements, is true, correct, and complete.

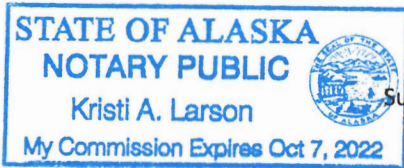
Breanna Dodson
Signature of licensee

Breanna Dodson
Printed name of licensee

Krista Larson
Signature of Notary Public

Notary Public in and for the State of Alaska

My commission expires:



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

Local Government Review (to be completed by an appropriate local government official):

Approved Denied

John Blankenship
Signature of local government official
Johni Blankenship
Printed name of local government official

05/18/2022
Date
Borough Clerk
Title

X

AMCO

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Alaska Alcoholic Beverage Control Board

**Form AB-03: Restaurant Designation Permit Application**

AMCO Enforcement Review: \_\_\_\_\_ Enforcement Recommendation: Approve Deny

\_\_\_\_\_  
Signature of AMCO Enforcement Supervisor

\_\_\_\_\_  
Printed name of AMCO Enforcement Supervisor

\_\_\_\_\_  
Date

**Enforcement Recommendations:**

AMCO Director Review: \_\_\_\_\_ Approved Denied

\_\_\_\_\_  
Signature of AMCO Director

\_\_\_\_\_  
Printed name of AMCO Director

\_\_\_\_\_  
Date

**Limitations:**

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# KOA Seward Menu

## Food:

- Gourmet pretzel Locally made.....13.00
  - Pick 2 dips: Sweet/Savory/Salty/Original

Beef sticks	\$2.00
Beef sausage	\$7.00
Candy Bars	\$1.50
Cereal	\$2.00
Chips	\$1.94
Cliff Bars	\$2.50
Cup of noodle	\$2.00
Easy Mac	\$2.00
Hot Chocolate	\$0.50
Graham Crackers	\$4.99
Granola Bars	\$1.00
Peanuts/Trailmix	\$2.00
Top Ramen	\$0.75
Patriot BBQ	\$10.00
Patriot BBQ Rub	\$6.00
Fig Bar	\$1.50
Listerine tabs	\$2.99
Yogurt Covered Pretzels	\$2.99
Push Pops	\$1.39
Nerd Ropes	\$1.79
Warhead Chewy Cubes	\$0.59
Oatmeal Umpqua	\$5.50
Oatmeal Quaker	\$4.50
Humm Kombucha	\$4.00
Waterloo Sparkling water	\$1.00
Spindrift	\$1.50
Peanut butter	\$5.50
Coffee Starbucks Ground	\$8.00
Haagen Dazs icecream bar	\$3.00

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Nestle Tollhouse chocolate chip cookie Icecream	\$3.50
Nestle Dibs Crunch Icecream	\$3.50
Nestle Crunch Bar Icecream	\$2.50
Nestle Butterfinger Icecream Bar	\$2.50
Nestle Drumstick Icecream	\$2.50
Nestle Strawberry Icecream Bar	\$2.50
Pam Cooking Spray	\$6.50
Syrup	\$6.00
Cereal Variety Pack (8)	\$7.99
Orange Cream Icecream bar	\$2.50
Marshmallows	\$4.00
Mustard, ketchup, relish 32oz	\$5.00
Mustard/Ketchup 14oz	\$4.00
Snack Pack	\$3.50
Sponge Bob Icecream	\$2.50
Goldfish	\$0.50
Instant Coffee (starbucks)	\$2.00
Bread	\$3.50
Pilsbury Grands	\$3.00
Pilsbury Crescent	\$4.00
Corn Nuts	\$1.50
Donuts	\$1.50
Smorbox	\$5.50
Salt and Pepper	\$4.00
Turn over	\$3.25
Fruit by the foot	\$0.75
Cookies (bag)	\$1.00
Crescent Rolls	\$3.00
Biscuit	\$4.00
Sour Patch Kids Icecream	\$2.50
Pop Rocks	\$1.00
Grandma's cookies	\$2.00
Body Armor	\$2.99
Krusteaz Buttermilk pancakes	\$6.00

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Best Foods Real Mayonnaise	\$6.00
C&H Sugar	\$4.00
Jiffy Pop	\$4.50
Penne Pasta	\$5.00
Mahatma Rice	\$5.00
Minute Rice Cups	\$4.50
Hormel Chili no Beans	\$3.50
Twix Ice Cream	\$2.50
Push up Pop Ice Cream	\$2.50
Cookies (cup)	\$3.00
Nestle Icecream Sandwich	\$2.50
Outshine Fruit bar Strawberry	\$2.50
Snickers Icecream bar	\$2.50
Cereal Bags	\$4.00
Vitamin Energy	2.99
Smarties	0.25
Warheads	1.99
Soda Cans	\$1.00
Milk	\$3.00
Coffee Drink Dunkin Donuts	\$3.75
Vita Water	\$2.50
Juice	\$2.50
Water	\$2.50
Iced Tea	\$2.50
Kombucha	\$4.50
Power aid	\$3.50
Coffee Americano 16oz	\$3.50
Coffee Breve 16oz	\$5.00
Coffee Latte 16 oz	\$4.50
Coffee Mocha 16oz	\$5.00
Hot Chocolate/Steamer 16oz	\$3.50
Hot Cholcolate/Steamer 12oz	\$3.00
Syrup flavor	\$0.25
Alternative milk	\$0.50

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Coffee Americano 12oz	\$3.00
Coffee Americano 20oz	\$4.00
Coffee Latte 12oz	\$4.00
Coffee Latte 20oz	\$5.50
Mocha 12oz	\$4.50
Mocha 20oz	\$6.00
Coffee Breve 12oz	\$4.50
Coffee Breve 20oz	\$6.00
Hot Chocolate/Steamer 20oz	\$4.00
Italian Soda 12oz	\$3.50
Italian Soda 16oz	\$4.00
Italian Soda 20oz	\$4.50
Espresso	\$2.00
Cappuccino 12oz	\$4.00
Cappuccino 16oz	\$4.50
Cappuccino 20oz	\$5.50
White Mocha 12oz	\$4.75
White Mocha 16oz	\$5.25
White Mocha 20oz	\$6.25
Con Panna (Espresso and whipping Cream)	\$3.00
Affogato (Espresso and Ice Cream)	\$6.00
Tea	\$2.50
Chai Tea 12oz	\$4.00
Chai Tea 16oz	\$4.50
Chai Tea 20oz	\$5.00
Iced Coffee 12oz	\$3.50
Iced Coffee 16oz	\$4.00
Iced Coffee 20oz	\$4.50

## Beer and Wine:

- Tap beer.....7.00
  - IPA

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- White
  - Hefeweizen
- Wine.....7.00
  - Red
  - White
  - Cider

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FEB 14 2022



## Alaska Food Code 2022 Establishment Permit

Division of Environmental Health  
Food Safety & Sanitation Program

Permit Number: 12929  
Issued to: EXIT GLACIER RV PARK LLC DBA KOA SEWARD  
For: KOA Seward  
For Operation of: FN-1 Limited Food Service  
Located at: 31702 Herman Leirer RD Seward, AK 99664

This permit, issued under the provisions of 18 AAC 31, is valid until the noted expiration date or unless suspended or revoked by the department.

This permit is not transferable for change of ownership, facility location, or type of operation. It must be posted in plain view in the establishment and is the property of the State of Alaska.

Expiration Date:  
December 31, 2022

Program Manager:

A handwritten signature in black ink, appearing to read "Kimberly S. O'Neil".

**If you have questions or concerns regarding  
safe food handling practices call toll free:**

# 1-87-SAFE-FOOD

**(in Anchorage call 334-2560)**



To whom it may concern,

Please contact Heidi Isernhagen in regards to form AB-03, Page 2, Section 4. Applications have been sent in.

## Heidi Isernhagen

ADEC

Food Safety and Sanitation

43335 Kalifornsky Beach Rd, Suite 11

Soldotna, AK 99669

(907) 262-3416 phone

(907) 262-2294 fax

[heidi.isernhagen@alaska.gov](mailto:heidi.isernhagen@alaska.gov)

AMCO

FEB 14 2022