



## MEMORANDUM

TO: Alcoholic Beverage Control Board

DATE: April 11, 2022

FROM: Kristina Serezhenkov, OLE

RE: #6022 Trail Breaker Kennel

### 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:** This new Recreational Site-Seasonal license was deemed complete on March 15, 2022 and approved with delegation at the April 12, 2022 Board Meeting. On April 6, 2022 the Fairbanks North Star Borough protested the new application because the applicant is not in compliance with zoning.

**Staff Recommendation:** Consider the Fairbanks North Star Borough protest and determine if the protest is arbitrary, capricious and unreasonable. If the protest is deemed not to be arbitrary, capricious and unreasonable then rescind the previous approval and deny the application with a 180-day abeyance.

**Attachment:**

Fairbanks North Star Borough Protest  
Applicants written response to protest  
Memo considered at 4/12/22 Board meeting  
AB-00  
AB-02

**From:** [AMCO Local Government Only \(CED sponsored\)](#)  
**To:** [Alcohol Licensing, CED ABC \(CED sponsored\)](#)  
**Subject:** FW: #6022 dba Trail Breaker Kennel New LGB Notice  
**Date:** Wednesday, April 6, 2022 4:20:32 PM  
**Attachments:** [image001.png](#)

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Kris

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**From:** Krista Major <krista.major@fnsb.gov>  
**Sent:** Wednesday, April 6, 2022 1:46 PM  
**To:** AMCO Local Government Only (CED sponsored) <amco.localgovernmentonly@alaska.gov>  
**Cc:** 'tekla@trailbreakerkenel.com' <tekla@trailbreakerkenel.com>; Krista Major <krista.major@fnsb.gov>; Jim Williams <jim.williams@fnsb.gov>  
**Subject:** RE: #6022 dba Trail Breaker Kennel New LGB Notice

**CAUTION:** This email originated from outside the State of Alaska mail system. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello,

The applicant for License #6022 for Trail Breaker Kennel. LLC is not in compliance with zoning at this time. The applicant has spoken with our code enforcement officer and has stated that she is unsure if she is going to move forward with this liquor license. At this time the Fairbanks North Star Borough will file a protest, until the zoning is brought compliant.

Thank you,  
Krista Major

Krista Major  
Executive Assistant -Mayor's Office  
Fairbanks North Star Borough  
907-459-1300 [www.fnsb.gov](http://www.fnsb.gov)

**SERVE ★ LEAD ★ THRIVE**  
FAIRBANKS NORTH STAR BOROUGH

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**From:** AMCO Local Government Only (CED sponsored) <[amco.localgovernmentonly@alaska.gov](mailto:amco.localgovernmentonly@alaska.gov)>  
**Sent:** Tuesday, March 15, 2022 2:41 PM  
**To:** Krista Major <[krista.major@fnsb.gov](mailto:krista.major@fnsb.gov)>; Jim Williams <[jim.williams@fnsb.gov](mailto:jim.williams@fnsb.gov)>; Dani Snider <[DSnider@fairbanks.us](mailto:DSnider@fairbanks.us)>  
**Cc:** AMCO Local Government Only (CED sponsored) <[amco.localgovernmentonly@alaska.gov](mailto:amco.localgovernmentonly@alaska.gov)>  
**Subject:** #6022 dba Trail Breaker Kennel New LGB Notice

Good afternoon,

I have attached the LGB New Notice for the above referenced license and the complete AB-00 and AB-02 forms for your consideration.

Thank you,

Kristina Serezhenkov  
Licensing Examiner  
Alcohol and Marijuana Control Office  
550 West 7<sup>th</sup> Avenue, Suite 1600  
Anchorage, Alaska 99501

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**From:** [tekla](mailto:tekla)  
**To:** [planning@fnsb.gov](mailto:planning@fnsb.gov); Krista Major  
**Cc:** [Adam Pruett](#); [Alcohol Licensing, CED ABC \(CED sponsored\)](#); [David Monson](#)  
**Subject:** Permit Application for PAN 0698313 for AMCO Ap #6022  
**Date:** Thursday, April 21, 2022 4:19:35 PM  
**Attachments:** [Permit Application 2.pdf](#)  
[22-04-20 TB ZONING APP-SIMPLE LABEL.pdf](#)

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**CAUTION:** This email originated from outside the State of Alaska mail system. Do not click links or open attachments unless you recognize the sender and know the content is safe.

To All it May Concern,

I am reaching out on behalf of my father, David Monson (100% member of Trail Breaker Kennel, LLC and 100% member of Monson Properties, LLC). I am the manager of Trail Breaker Kennel, LLC.

Thank you for your patience and continued effort on Trail Breaker Kennel's application to serve beer and wine at our existing event space and lounge. We host events for groups of tourists throughout the summer months and are applying to expand this to lounge and banquet activities where our guests may be served beer and wine.

I strongly believe (as do our tour partners) that serving beer and wine to our guests during their experiences will positively impact their memories and impressions of Fairbanks!

On April 6th, AMCO was notified that FNSB submitted a protest to our license application. I hope that once you have reviewed this zoning permit application you will find the zoning request satisfactory and will be able to waive your protest in a timely manor.

We are eager to be able to serve our guests beer and wine during this tourism season. Thusly we are dedicated to a thorough AMCO process and the due diligence required with such liability.

Please let me know if you have any question regarding our application.

Happy Spring!

TEKLA BUTCHER-MONSON  
Trail Breaker Kennel  
General Manager

[tekla@trailbreakerkenel.com](mailto:tekla@trailbreakerkenel.com)  
907-378-0772



**Fairbanks North Star Borough**  
**Department of Community Planning**  
 907 Terminal Street/P.O. Box 71267  
 Fairbanks, Alaska 99707-1267  
 (907) 459-1260 Fax: (907) 205-5169  
 planning@fnsb.gov

For Office Use Only Received By: _____ Date Submitted: _____
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## COMMERCIAL / INDUSTRIAL / RESIDENTIAL (OVER 2 UNITS) ZONING PERMIT APPLICATION

Applicant:	Property Owner:
Contact Name:	Name:
Business Name:	Mailing Address:
Mailing Address:	City, State Zip:
City, State Zip:	Phone:
Contact Number:	Cell:
E-mail:	E-mail:

Property Information:	
Property Description:	
Situs Address:	Lot Size: <input type="checkbox"/> acres <input type="checkbox"/> square feet
Parcel Account Numbers (PAN):	Existing Zone:
Existing Use & Structures:	

Proposed Use/Construction:		
<input type="checkbox"/> Commercial <input type="checkbox"/> Industrial <input type="checkbox"/> Agricultural <input type="checkbox"/> Residential (over 2 units) <input type="checkbox"/> Other		
Description of proposed use:		
Total number of employees:	Net floor area for office/Sales Floor: Office Sq ft. Sales Sq ft.	Number of dwelling units proposed:
Size of existing construction in square feet:	Size of proposed construction in square feet:	Building height and number of stories:

I certify that (I am) (I am authorized to act for) the owner of the property.  
 I have attached a detailed site plan drawn to the standards of the Commercial/Industrial Site Plan guidelines.  
 I certify that the information included in this application is to the best of my knowledge true and complete.  
 I understand that the Zoning Permit is appealable and that said appeal must be submitted and perfected within 15 days of the date of the decision in accordance with FNSBC 18.104.090.  
 I can be notified of the decision at the above (phone number) (address) (e-mail).

**APPLICANT SIGNATURE:** David Monson      **DATE:** April 21, 2022

**OWNER SIGNATURE (if different):** \_\_\_\_\_      **DATE:** \_\_\_\_\_

**AMCO Received 4/21/22**





## **COMMERCIAL / INDUSTRIAL ZONING PERMIT INTAKE CHECKLIST**

**1. A completed zoning permit application form including all of the following information:**

- Property description and address
- Total (maximum) number of employees working on the site, including full and part-time, temporary and seasonal)
- Total square footage of the structure

**2. A site plan drawn to a verifiable scale with north arrow and dimensions in feet (i.e. 1" = 10' or 1" = 20', etc.), including all of the following information:**

***More than one site plan of different scales may be used to illustrate the site.***

- Location and dimensions of property lines
- Name of the access road and any other roads adjacent to the property lines
- Location and dimensions of all existing and proposed buildings and structures (including additions) Label as existing or proposed
- In the Light Commercial (LC) zone, list the height of all proposed buildings
- Uses of all existing and proposed buildings and structures, portions of buildings, and areas of the property
- Setback distances of all existing and proposed buildings and structures from property lines, except in the General Use (GU) zones
- Location and dimensions of all existing and proposed signage, except in GU zones
- If adjacent to residentially zoned property, show the location and type of all outdoor lighting
- Location, type and depth of surface material and dimensions of existing and proposed driveways, except in the GU zones. *A driveway permit may be needed if accessing a Road Service Area (RSA) road or AKDOT&PF permitted right-of-way (ROW) or if located within city limits*
- Location, type and depth of surface material and dimensions of off-street parking spaces, except in the GU zones. Off-street parking spaces are required to be at least 9' by 18', with sufficient back-up and maneuvering area such that all back-up and maneuvering actions occur on the site (*FNSBC 18.96.060*). Label parking spaces with dimensions

- Location, type and depth of surface material and dimensions of loading areas if the use involves the loading and unloading of merchandise, materials, or supplies. This requirement does not apply in the GU zones
- Location, type and depth of surface material and dimensions of all traffic circulation areas, except in the GU zones. Show drive aisles, backing and maneuvering areas and all areas where motor vehicles will travel on the site
- Show any obstructions located within the parking and vehicle maneuvering areas, such as a wall, post, guard rail, or other obstruction, except in GU zones

***Additional information may be required beyond the items listed above.***

***All of the above permit submittal requirements may not be required if locating in a separate unit in a multi-unit building such as a strip-mall. Contact the Community Planning Department located on the second floor of the Juanita Helms Administrative Center at 907 Terminal Street or call 907-459-1260 for specific requirements.***



## How to Draw a Commercial / Industrial Site Plan

A site plan is a detailed drawing which depicts the current and proposed structures and uses of a parcel of land. Site plans must be drawn to scale and are required for all zoning permits.

Drawing your own site plan is easier than you might expect. A site plan need not be professionally prepared and can be hand drawn. With a little work, you can draw an acceptable site plan for your project, if all information required on this guideline document is included. However, depending on the size, scope and complexity of the project you may need to obtain professional expertise. You may also submit multiple drawings at different scales.

### **A Commercial / Industrial Site Plan Includes the Following Information and More:** (See the Key Numbers on the Example Site Plan on reverse)

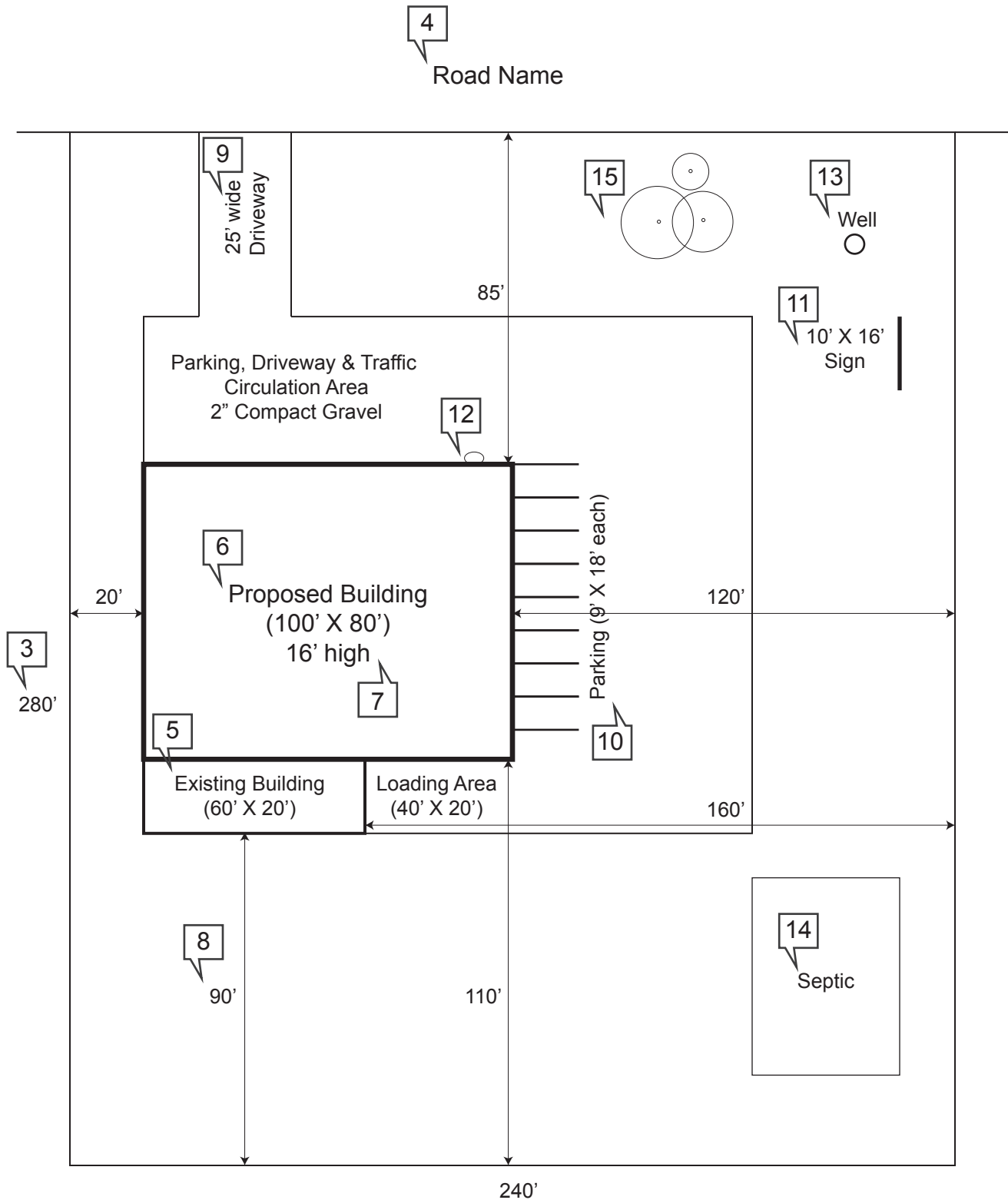
1. Scale at which site plan is drawn (for example 1"= 20')
2. North arrow
3. All property lines and their dimensions
4. Names of adjacent roads
5. Location, type and dimensions of all existing structures
6. Location, type and dimensions of all proposed structures and/or additions
7. If located in Light Commercial (LC) zone, height of all structures and/or additions
8. Setback distances of all existing and proposed structures and/or additions to all property lines, except in the General Use (GU) zones
9. Location, type and depth of surface material and dimensions of existing and/or proposed driveways
10. Location, type and depth of surface material and dimensions of off-street parking spaces, loading areas, and all traffic circulation area, except in the General Use (GU) zones. Off-street parking spaces are required to be at least 9' by 18', with sufficient back-up and maneuvering area such that all back-up and maneuvering actions occur on the site (FNSBC 18.96.060). Show any obstructions located within the parking and vehicle maneuvering areas such as a wall, post, sign or a guard rail.
11. Location and dimensions of all existing and proposed signage, except in General Use (GU) zones
12. Location of all outdoor lighting, if adjacent to residentially zoned property
13. Location of well on site (optional)
14. Location of septic on site (optional)
15. Landscaping (optional)

**Information may be required in addition to the items listed above.**

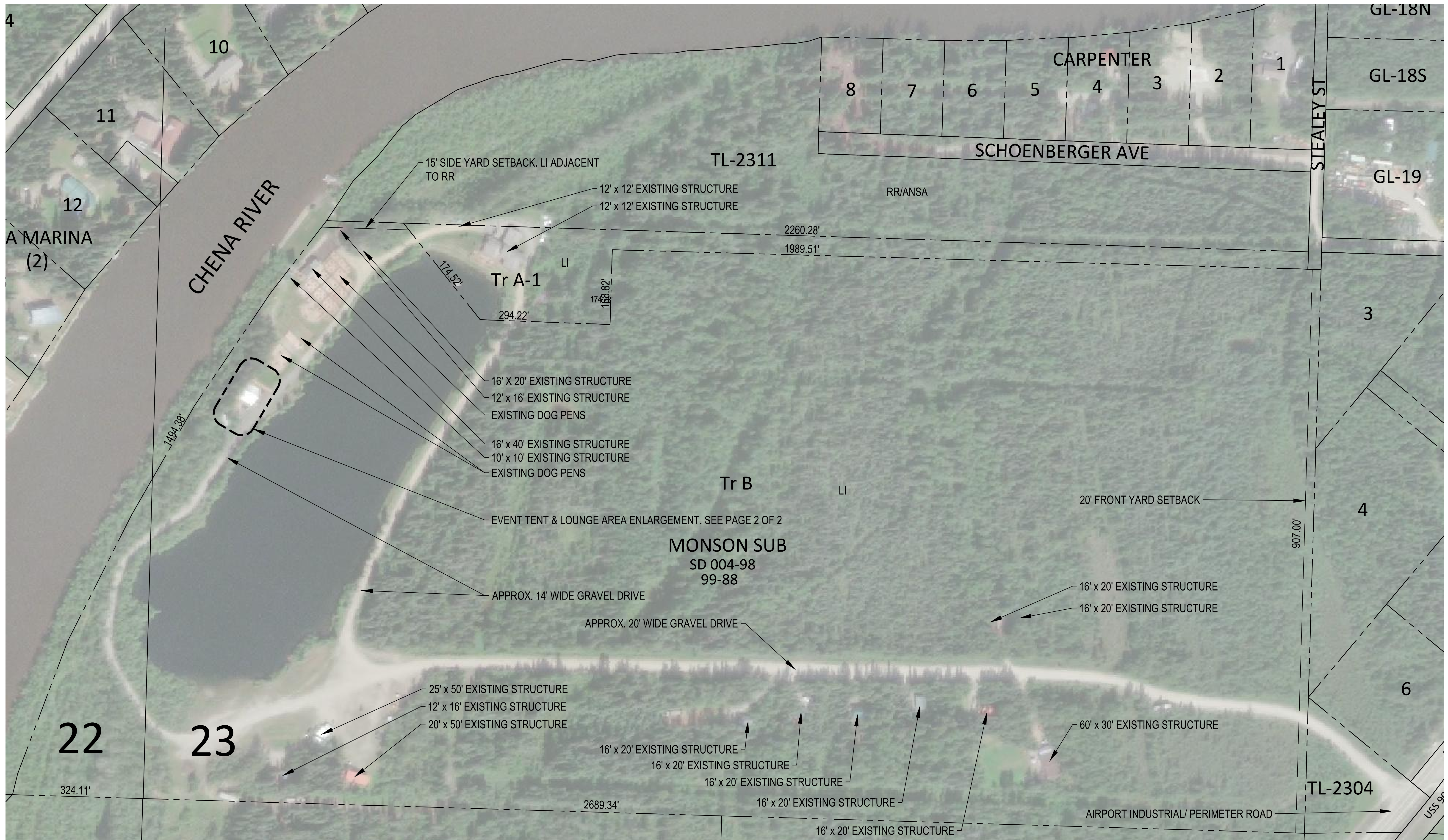
Example of a Commercial/Industrial Site Plan  
(see Key Numbers on reverse)

1  
Scale 1" = 40'

2  
North

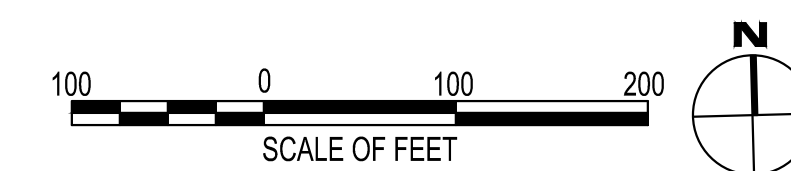






# TRAIL BREAKER KENNEL ZONING PERMIT APPLICATION LOCATION MAP

NOTE: AERIAL IMAGE, PROPERTY AND SECTION LINES ARE FROM PUBLICLY AVAILABLE FNSB GIS DATA







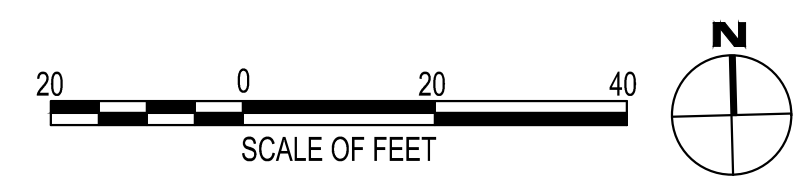
CHENA RIVER

PROPERTY LINE (TYP)

- EXISTING DOG PEN (TYPICAL)
- 10' X 10' EXISTING TENT STORAGE
- 20' X 40' EXISTING EVENT TENT
- EVENT TENT & LOUNGE AREA OF ENLARGEMENT
- EXISTING GRAVEL DRIVE

TRAIL BREAKER KENNEL ZONING PERMIT APPLICATION SITE PLAN

NOTE: AERIAL IMAGE, PROPERTY AND SECTION LINES ARE FROM PUBLICLY AVAILABLE FNSB GIS DATA





## MEMORANDUM

TO: Alcoholic Beverage Control Board      DATE: March 15, 2022  
FROM: Kristina Serezhenkov, OLE      RE: #6022 Trail Breaker Kennel

**Requested action:** New Recreational Site-Seasonal license.

### **Statutory and Regulatory Authority:**

#### **Sec. 04.11.210. Recreational site license.**

- (a) The holder of a recreational site license may sell beer and wine at a recreational site during and one hour before and after a recreational event that is not a school event, for consumption on designated areas at the site.
- (b) The biennial fee for a recreational site license is \$800.
- (c) In this section, "recreational site" includes a location where baseball games, car races, hockey games, dog sled racing events, or curling matches are regularly held during a season.
- (d) The board may not deny an application for renewal of a license issued under this section or an application to transfer a license issued under this section to another person solely because the board determines that the licensed premises is not a "recreational site" as defined under (c) of this section if the applicant
  1. held a license under this section or received a transferred license under this section that was valid at any time between January 1, 2018, and March 31, 2019 or holds a license that was initially issued under (e) of this section; and
  2. operates the license under the same conditions required at the time of initial licensure.
- (e) The board may not deny an application for issuance of a new license under this section solely because the board determines that the licensed premises is not a "recreational site" as defined in (c) of this section if the applicant filed an application for a new license under this section between October 1, 2018, and the effective date of this Act [5/15/19].

**Staff Rec.:** Review application for compliance with statutes and regulations.

**Background:** This application is for a new Recreational Site-Seasonal license in the Fairbanks North Star Borough. Alcoholic beverages will be served for consumption in specific designated areas during dog mushing demonstrations and kennel tour events taking place from May to October. Additional events include dog sled cart rides, catered meals and custom tours.

### **Attachments:**

Recreation Site Statement  
AB-00  
AB-02

Attn: Alcohol and Marijuana Control Office  
From: Trail Breaker Kennel  
5880 Airport Industrial Road  
Fairbanks, Alaska  
99709

### Recreational Site Statement

Family owned and operated since 1976, Trail Breaker Kennel is one of the longest operating sled dog kennels in Alaska. Trail Breaker was founded in Eureka, Alaska by the late Susan Butcher, a four-time Iditarod champion, and David Monson, her husband, and Yukon Quest champion. Built on a reputation of exemplary dog care and hard work, Trail Breaker became the premier racing kennel in the world. In 1990, Susan and David purchased property in Fairbanks, Alaska, and established Trail Breaker Kennel (a tourist destination) on the banks of the Chena River. Today, David, his two daughters and dedicated staff members provide visitors from around the world a look at the lives of mushers and Alaskan huskies in Interior Alaska. For over 20 years, Trail Breaker Kennel has been a favorite stop on the Riverboat Discovery tour. Kennel tours, dog sled cart rides, catered meals and other custom tours are offered daily from May – October.

We seek a Recreational Site License to enhance business opportunities at Trail Brekaer Kennel, in so doing providing another avenue for Alaskans to recreate with our State Sport of Dog Mushing. While we do have tour events at the kennel daily from 8 am to 7:30 pm, we will only be serving alcohol from the hours of 11am to 9 pm in conjunction with our catered meal tours. Guests arrive at the kennel via motor coach for lunch at 12pm or dinner/receptions between 5:30-7pm and usually depart within two to three hours of arrival. Their visit consists of a walking tour or demonstration of dog mushing, followed by a meal prepared by our caterer and time to take photos, ask questions, and cuddle with Alaskan husky puppies.

We believe that we qualify as a recreational site, because our daily dog mushing demonstrations are an active and entertaining event that people pay to watch. While not every demonstration is a race, our demonstrations have the excitement and build-up of a race and provide tourists with an opportunity to see dog mushing in action during the summer months.

Our summer season runs from May to October before switching the kennel over into the active training season so that our mushers can run races around the state. Though we do offer tours in the winter on a limited basis, we do not intend to serve alcohol at those events. The positioning of our property and organization of our events allows for low noise disturbance to the surrounding neighborhood, while providing safe and legal dispensing of alcohol to our guests. We appreciate your time and consideration, please let us know if there is anything further, we can provide to assist in your decision-making process.

AMCO

DEC 14 2021





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:	Trail Breaker Kennel, LLC		
License Type:	Recreational Site License <i>Seasonal</i>	Statutory Reference:	04.11.210
Doing Business As:	Trail Breaker Kennel		
Premises Address:	5880 Airport Industrial Rd		
City:	Fairbanks	State:	AK ZIP: 99709
Local Governing Body:	Fairbanks North Star Borough		
Community Council:			

Mailing Address:	PO box 60249		
City:	Fairbanks	State:	AK ZIP: 99706

Designated Licensee:	Tekla Margarethe Monson		
Contact Phone:	907-378-0772	Business Phone:	
Contact Email:	tekla@trailbreakerkenel.com		

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

OFFICE USE ONLY			
Complete Date:	3-15-2022	License Years:	License #: 6022
Board Meeting Date:	4-12-2022	Transaction #:	100319120
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:	



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:	David Lee Monson				
Title(s):	Member	Phone:	907-388-7153	% Owned:	100
Address:	PO box 60249				
City:	Fairbanks	State:	AK	ZIP:	99706

Entity Official:	Tekla Margarethe Monson				
Title(s):	Manager	Phone:	907-378-0772	% Owned:	0
Address:	PO box 60249				
City:	Fairbanks	State:	AK	ZIP:	99706

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 #:	10150818	AK Formed Date:	12/24/2020	Home State:	Alaska
Registered Agent:	Tekla Margarethe Monson		Agent's Phone:	907-378-0772	
Agent's Mailing Address:	PO box 60249				
City:	Fairbanks	State:	Alaska	ZIP:	99706

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:



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.

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 licensee

**Tekla Margarethe Monson**

Printed name of licensee



Signature of Notary Public

Notary Public in and for the State of Alaska

My commission expires: w/office

Subscribed and sworn to before me this 28 day of November, 2021.

AMCO  
DEC 14 2021





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-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:	Trail Breaker Kennel LLC	License Number:	04.11.210		
License Type:	Recreational Site License (seasonal)				
Doing Business As:	Trail Breaker Kennel				
Premises Address:	5880 Airport Industrial Rd				
City:	Fairbanks	State:	AK	ZIP:	99706



AMCO Received 3/14/2022

DEC 14 2021



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.





Front of Tent  
Entrance Porch



Dining Tent Int.  
Entrance to Servery



Entrance to  
Giftshop



**Trail Breaker Kennel**  
*Venue Description*

Our premises is a combination of 3 event tents made by Tentnology. The main dining space is the a 40' x 40' dining tent with 2 auxiliary 20' x 20' tents that serve as the gift shop and food service area for our caterers.

We propose that beer and wine will be served at a bar in the dining tent.

Storage of beer and wine will be in the 10' x 10' insulated storage shed behind the gift shop. All beer and wine will be completely removed from the tent venue and stored in the storage shed between recreational events.

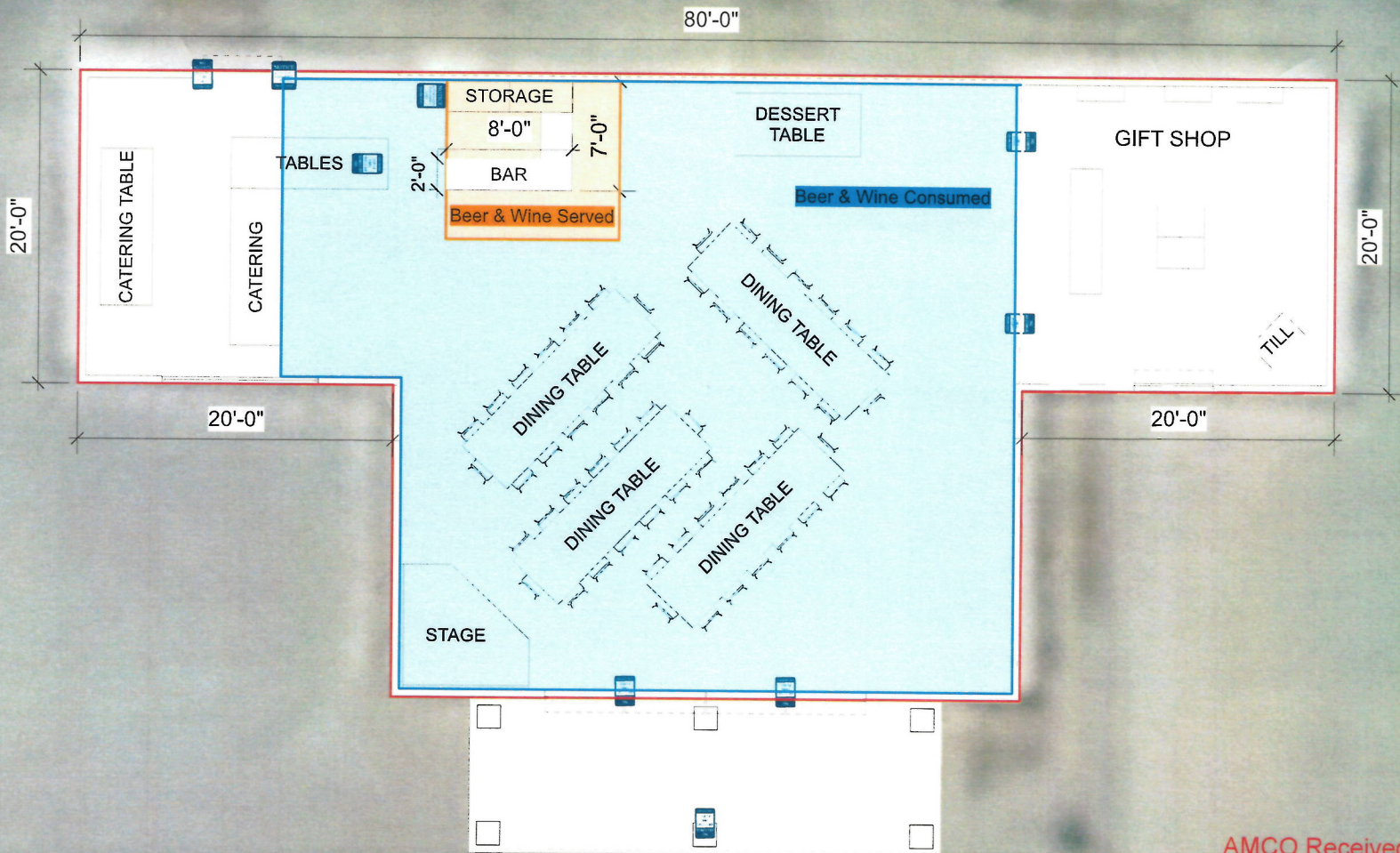
Guests will be served drinks inside the tent with their meal. Guests WILL NOT be allowed to carry or consume beer and wine outside of the tent. All guests will be carded before they are served beer and wine. Staff will be monitoring all of the entrances and exits to the tent while beer and wine are being served and consumed.

Scale: 1' = 20"  
Page Size: 14" x 8.5"





# Basic Premises Diagram for Trail Breaker Kennel Tent



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1-hour before the recreational event (meal tour) is to start the Trail Breaker Kennel Owner (current 2022 David Monson) will unlock the beer and wine storage shed. The Owner will monitor as the Trail Breaker Kennel General Manager (current 2022 Tekla Monson) as she moves the beer and wine from the storage shed to the bar inside the tent for service during the tour and meal. Once the beer and wine has been moved the Owner will lock the storage shed and keep the key on his person throughout the event. Within an hour of finishing the event the Owner will unlock the storage shed and monitor as the General Manager as she removes ALL unused beer and wine from the service bar and returns it to the storage shed. The Owner is responsible for keeping the key to the storage shed in a safe and secure location between events.

The General Manager will be responsible for restocking the supply of beer and wine in the storage shed. The Owner will monitor the transfer of beer and wine by the General Manager from the transportation vehicle to the storage shed.

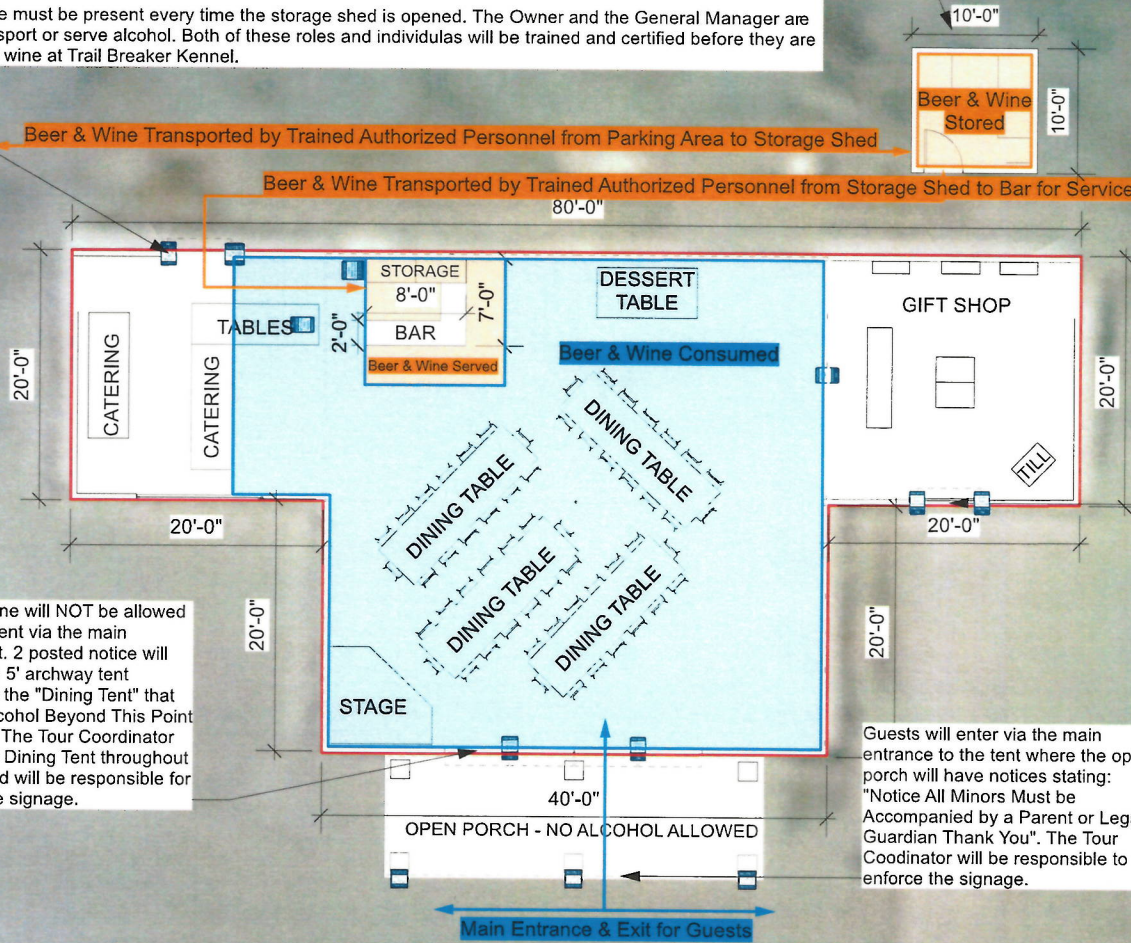
It will be Trail Breaker Kennel Policy that 2 people must be present every time the storage shed is opened. The Owner and the General Manager are the only staff at this time who are allowed to transport or serve alcohol. Both of these roles and individuals will be trained and certified before they are allowed to serve, transport or touch the beer and wine at Trail Breaker Kennel.

Beer and Wine will NOT be allowed outside the tent via the exit in the "servery". Two posted notices will flank the archway tent exit: "Notice Authorized Personnel Only Thank You" and "No Alcohol Beyond This Point Thank You". The food service staff will be in the servery throughout the event and will be responsible for enforcing the signage.

**NOTICE**  
 AUTHORIZED  
 PERSONNEL  
 ONLY  
 THANK YOU!

**NO  
 ALCOHOL  
 BEYOND  
 THIS  
 POINT**  
 THANK YOU!

Beer and Wine will NOT be allowed outside the tent via the main entrance/exit. 2 posted notice will flank the two 5' archway tent entrances to the "Dining Tent" that read: "No Alcohol Beyond This Point Thank You". The Tour Coordinator will be in the Dining Tent throughout the event and will be responsible for enforcing the signage.



# TRAIL BREAKER KENNEL PREMISES DIAGRAM With SECURITY PLAN DETAILS

Beer and Wine will NOT be allowed outside the tent via the exit in the "Gift Shop". 1 posted notice will stand in the middle of the 20' walk between the "Dining Tent" and the "Gift Shop" and 2 signs with flank the 5' archway tent exit of the "Gift Shop". All three will read: "No Alcohol Beyond This Point Thank You". The event operations associate will be in the Gift Shop managing the till throughout the event and will be responsible for enforcing the signage.

**NOTICE**  
 MINORS MUST BE  
 ACCOMPANIED BY  
 A PARENT OR  
 LEGAL GUARDIAN  
 THANK YOU!

Guests will enter via the main entrance to the tent where the open porch will have notices stating: "Notice All Minors Must be Accompanied by a Parent or Legal Guardian Thank You". The Tour Coordinator will be responsible to enforce the signage.



Aerial Perspective of Premises



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Aerial Overview of Premises

- Licensed Premises:  
1. Event Tent  
2. Storage Shed 10'x10'

16° AQI 22

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TRAIL BREAKER KENNEL  
Indoor Serving Security Plan

1. All minors must be accompanied by an adult (age over 21) while in the restricted area when any beer or wine are being served, sold or consumed.
2. All guest will be carded upon ordering beer or wine.
3. All staff will be trained in the identification of fake IDs.
4. All beer and wine will be consumed inside the dining tent. All staff will be trained on the enforcement of this policy. All staff will be tasked with monitoring the consumption of beer and wine during events and monitoring the entranced and exits to the tent.
  1. The food service staff will be responsible for monitoring the exit to the servery
  2. The Event Operations Associate will be responsible for monitoring the exit to the gift shop
  3. The Tour Coordinator will be responsible for monitoring the main entrance/exit to the dining tent
5. The below notice will be posted at the entrance to the premises: "Notice: Minors Must be Accompanied by a Parent or Legal Guardian. Thank You!"
6. The below notice will be posted at all the exits to the premises: "No Alcohol Beyond this Point. Thank You!"
7. All staff will monitor any safety related concerns related to the consumption of beer and wine.
8. All staff will monitor carded guests to ensure that only those carded individuals are drinking and that no minors are served or consuming beer and wine.

