

Document reference ID: 3379

Licensing Application Summary

Application ID: 3379

Applicant Name: Harbor Mountain Brewing Company Llc

License Type applied for: Distillery Manufacturer License (DML) (AS 04.09.040)

Application Status: In Review

Application Submitted On: 10/01/2024 03:15 PM AKDT

Entity Information

Business Structure: Limited liability company

Alaska Entity Number (CBPL): 10128560

Entity Contact Information

Entity Address: 1209 A Sawmill Creek Road, Sitka, AK, 99835, USA

Initial Application Information

Authority Type: I am authorized user by the designated licensee with binding authority

Prefix: Mr

Legal First Name: Zachary

Legal Last Name: Anderson

Email Address: cheers@harbormountainbrewing.com

Phone Number: 907-623-2337

Additional Authorized Users

Legal Name	Relation with Applicant
Emerald Hagy	Other

Ownership / Principal Party Details

Principal Parent Entity	Principal Party	Role	%Ownership
Harbor Mountain Brewing Company Llc	Baranof Investments Llc	Member	25
Harbor Mountain Brewing Company Llc	Zachary L. Anderson	Member	25
Harbor Mountain Brewing Company Llc	Gordon K. Helem	Member	25
Harbor Mountain Brewing Company Llc	Sitkoh Investments	Member	25

Premises Address

Address: 1209 Sawmill Creek Rd, STE A, Sitka, AK, 99835-9809,

USA

Does the proposed site include a

valid street address?

Yes

Basic Business information

Business/Trade Name: Harbor Mountain Brewing Company

Premises Contact Details

Contact Person Name Zachary Anderson

Business Phone Number 907-623-2337

Email Address cheers@harbormountainbrewing.com

Address: 1209 Sawmill Creek Rd, STE A, Sitka, AK,

99835-9809, USA

Local Government and Community Council Details

City/Municipality

Sitka (City and Borough of)

Property Ownership

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

No

Property Utilization Status

An Existing Facility

Are you operating under?

Lease

Add Copy of Lease\Sublease document

HMBC_Triton Properties_2020 Lease[16868].pdf

Premises Diagram

Will the license or permit embrace the entire premises address?

No

Premises Diagram

HMBC_PremisesDiagram_AMCO_Change_2024.pdf

Security Plan

HMBC_AMCO_SecurityPlan.pdf

Other licenses involvement

Harbor Mountain Brewing Company, LLC. currently holds an active Brewery Manufacturing License, Brewery Retail License, Wine/Cider Manufacturing License, and Wine/Cider Retail License.

Financial Interest

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

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

Public Notice Posting Attestation and Publishers Affidavit

Have you posted your application at both required locations for

ten consecutive days?

Yes

What was the other conspicuous location of your post? (Please

Sitka, AK 99835

1207 Sawmill Creek Rd,

Include the full address)

09/20/2024

What was the first day you posted your application?

I attest that I have met the public posting notice requirement set forth under AS 04.11.310 by posting a copy of my application for the 10-day period at the location of the proposed licensed premises and at another conspicuous location in the area of the proposed premises as listed in this application.

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

Attestations

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

I certify that I understand that providing a false statement on this form or any other form provided by AMCO is grounds for rejection or denial of this application or revocation of any license issued.

I certify that all licensees, agents, and employees who sell or serve alcoholic beverages or check the identification of a patron will complete an approved alcohol server education course, if required by AS 04.21.025, and, while selling or serving alcoholic beverages, will carry or have available to show a current course card or a photocopy of the card certifying completion of approved alcohol server education course, if required by 3 AAC 305.700.

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

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

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

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

Signature

This application was digitally signed by: Zachary Anderson on 07/22/2024 12:26 PM AKDT

Payment Info

Payment Type: CC

Payment Id: 976c07f3-997c-456b-9bda-58544d9fd5f7

Receipt Number: 100915669

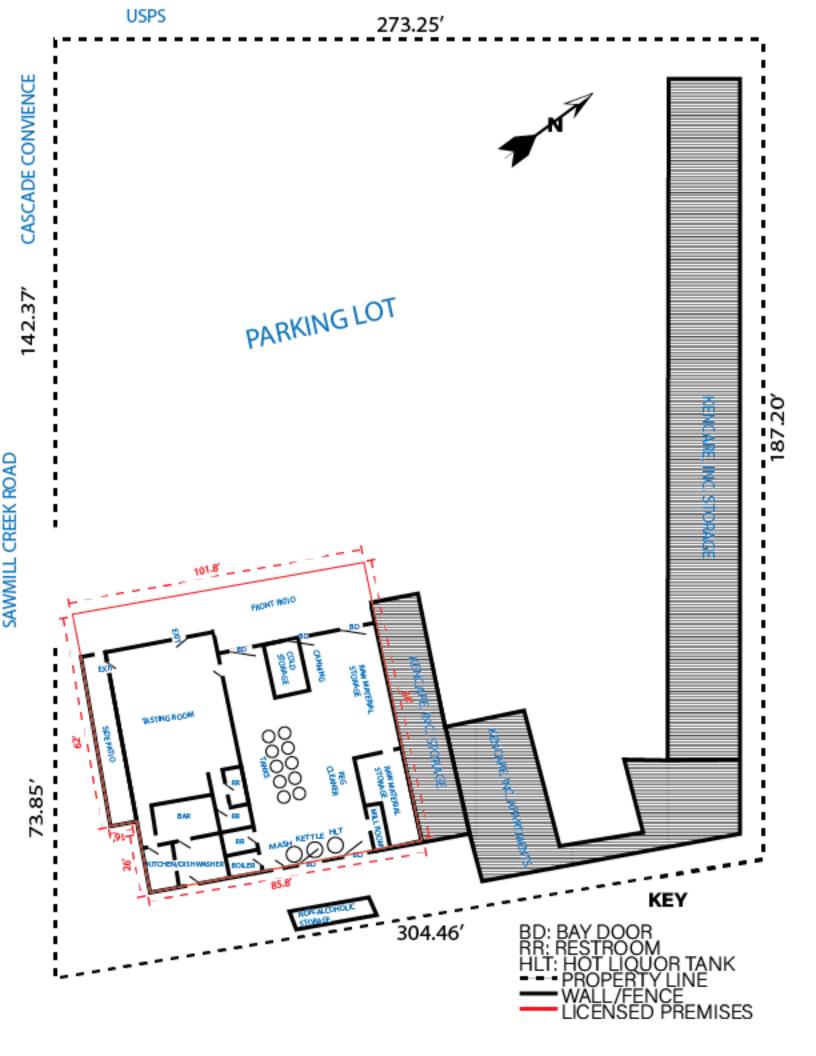
Payment Date: 10/01/2024 03:21 PM AKDT

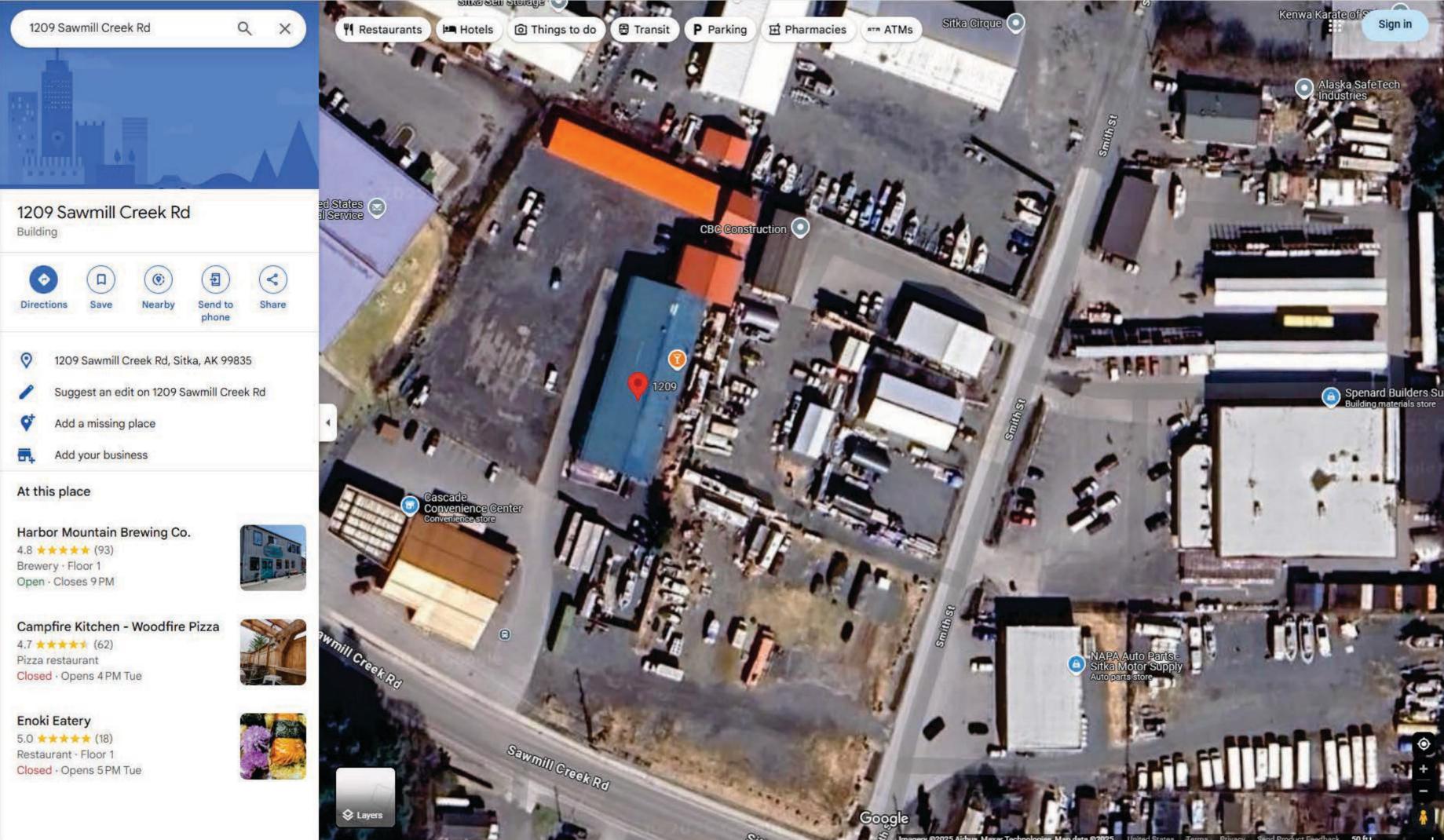
Documents

#	File Name	Туре	Added On
1	HMBC_Triton Properties_2020 Lease[16868].pdf	License Lease\Sublease document	07/22/2024 12:04 PM AKDT
2	HMBC_PremisesDiagram_AMCO_Change_2024.pdf	License Location Diagram Document	07/22/2024 12:20 PM AKDT
3	HMBC_AMCO_SecurityPlan.pdf	License Location Diagram Security Plan Document	07/22/2024 12:20 PM AKDT

4 HMBC.pdf Publishers Affidavit

10/01/2024 03:17 PM AKDT







Licensed Premises Security Plan

The proposed premises encompasses the tasting room, manufacturing area, and outdoor space. As a result, there will be a need to mitigate for ensuring that minors are permitted to enter, but not served alcohol and always accompanied by a parent/guardian 21 years of age or older. Additionally, measures will need to be taken too ensure that alcohol is not introduced or removed from the licensed premises. We propose the following mitigation measures:

- Side Patio:

- Barriers: This area borders the side of the building and is enclosed by a 7-foot privacy fence on two sides and a 4-foot privacy fence on the road side.
- Visibility: This area has a direct line of sight from the bar via windows and camera feed to a monitor behind the bar.

- Front Outdoor Area:

- Barriers: There will be 4-foot posts with brightly colored ropes marking the boundaries of the front area. Additionally, a mixture of food trucks and commercial crab pots will be used to enhance the barrier.
- Visibility: This area has a direct line of sight from the bar via windows and camera feed to a monitor behind the bar.

- General Security Measures:

- All Beertenders have completed/will complete the TAPS course within 30 days of hiring.
- Beertenders will be checking IDs consistently and policing the area for nonpermitted activities.
- "No Beverages Past this Point" signs will be placed along each barrier.

DEPARTMENT OF THE TREASURY – ALCOHOL AND TOBACCO TAX AND TRADE BUREAU	1. PERMIT NUMBER				
	AK-S-20024				
BASIC PERMIT	2. DATE OF PERMIT				
(Under Federal Alcohol Administration Act)	03/18/2025				
5. NAME AND ADDRESS OF PERMITTEE (Number and street, city or town, State and Zip Code)	3. REGISTRY NUMBER (if applicable)				
HARBOR MOUNTAIN BREWING COMPANY LLC	DSP-AK-20021				
DBA:HARBOR MOUNTAIN BREWING COMPANY	4. DATE OF APPLICATION 10/02/2024				
1209 SAWMILL CREEK RD STE A SITKA, AK 99835 6. TRADE NAMES AUTHORIZED BY THIS PERMIT (Trade name approval does not constitute approval as a brand name for labeling purposes. If needed, list on reverse or use continuation sheet.)	TO TAY AND THE OUT OF THE OUT OUT OF THE OUT OF THE OUT OF THE OUT OF THE OUT OUT OF THE OUT				
7. PERMIT GRANTED FOR (ONE TYPE OF OPERATION ONLY)					
Pursuant to the application of the date indicated in item 4, you are authorized and permitted to engage,	at the above address, in the business of:				
a. X Distilled Spirits - X distiller X rectifier (processor) X warehouseman and/or X warehouseman and bottler and while so engaged, to sell, offer or deliver for sale, contract to sell or ship, in interstate or foreign commerce, the distilled spirits so distilled or rectified, or warehoused and bottled, or the wines so rectified,					
b. Wine - producer and blender blender blender and while so engaged, to sell, offer or deliver for sale, contract to sell or ship, in interstate or foreign commerce, the wine so produced or blended,					
c. Importer - importing into the United States the following alcoholic beverages: while so engaged, to sell, offer to deliver for sale, contract to sell or ship, in interstate or foreign commerce, the alcoholic beverages so imported,					
d. Wholesaler – Purchasing for resale at wholesale the following alcoholic beverages: while so engaged, to receive or to sell, offer or deliver for sale, contract to sell or ship, in interstate or foreign commerce, the alcoholic beverages so Purchased.					
This Permit is conditioned upon your compliance with the Federal Alcohol Administration Act; the Twenty-first Amendment and laws relating to its enforcement; all other Federal laws relating to distilled spirits, wine, and malt beverages, including taxes with respect to them; the Federal Water Pollution Control Act; and, all applicable regulations made pursuant to law which are now, or may hereafter be, in force.					
This basic permit is effective from the date shown above and will remain in force until suspended, revoked, annulled, voluntarily surrendered, or automatically terminated.					
THIS PERMIT WILL AUTOMATICALLY TERMINATE THIRTY DAYS AFTER ANY CHANGE IN PROBUSINESS, unless an application for a new basic permit is made by the transferee or permittee within a new basic permit is timely filed, the outstanding basic permit will continue in effect until the applicational Alcohol and Tobacco Tax and Trade Bureau.	n the thirty day period. If an application for				
THIS PERMIT IS NOT TRANSFERABLE. ANY CHANGE IN THE TRADE NAME, CORPORATE NA BUSINESS COVERED BY THIS PERMIT, OR ANY CHANGE IN STOCK OWNERSHIP (MORE THA NATIONAL REVENUE CENTER OR PUERTO RICO FIELD OFFICE WITHOUT DELAY.					
THIS IS AN X ORIGINAL PERMIT	AMENDED PERMIT				
REASON FOR AMENDMENT	DATE OF AMENDMENT				
SIGNATURE AND TITLE OF AUTHORIZED TTB OFFICIAL					
OR WHO THE OF NO HOLLES TO OF THE OF	Specialist				

TTB F 5170.2 (1/2005)

AUTHORIZED TRADE NAMES

*Used for Contract Bottling or Packaging/Branding Purposes

PERMIT NUMBER: AK-S-20024 REGISTRY NUMBER: DSP-AK-20021

TYPE TRADE NAME

REASON FOR AMENDMENT

From: AMCO Local Government Only (CED sponsored)

To: CED ABC Alcohol Licensing (CED sponsored)

Subject: FW: Complete New Distillery Manufacturer License #16255 Harbor Mountain Brewing Company

Date: Wednesday, August 13, 2025 9:18:53 AM

Attachments: #16255 Harbor Mountain Brewing Company LGB Notice.pdf

#16255 Harbor Mountain Brewing Company Complete New Application.pdf

From: Sara Peterson <sara.peterson@cityofsitka.org>

Sent: Wednesday, August 13, 2025 8:12 AM

To: AMCO Local Government Only (CED sponsored) <amco.localgovernmentonly@alaska.gov>

Cc: cheers@harbormountainbrewing.com; Holley Bayne <holley.bayne@cityofsitka.org>

Subject: FW: Complete New Distillery Manufacturer License #16255 Harbor Mountain Brewing

Company

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.

Dear AMCO,

The application for license #16255 was approved by the City and Borough of Sitka Assembly at their August 12 meeting.



Sara Peterson

Municipal Clerk, MMC City and Borough of Sitka

Phone: 907-747-1811 Fax: 907-747-7403 Web: www.cityofsitka.com

100 Lincoln Street Sitka, AK 99835

Messages to and from this email address may be available to the public under the Alaska Public Records Law.

From: AMCO Local Government Only (CED sponsored) amco.localgovernmentonly@alaska.gov>

Sent: Friday, June 20, 2025 3:31 PM

To: Sara Peterson < <u>sara.peterson@cityofsitka.org</u>>; Holley Bayne < <u>holley.bayne@cityofsitka.org</u>>

Cc: CED ABC Alcohol Licensing (CED sponsored) <<u>alcohol.licensing@alaska.gov</u>>; AMCO Local

Government Only (CED sponsored) amco.localgovernmentonly@alaska.gov

Subject: Complete New Distillery Manufacturer License #16255 Harbor Mountain Brewing Company

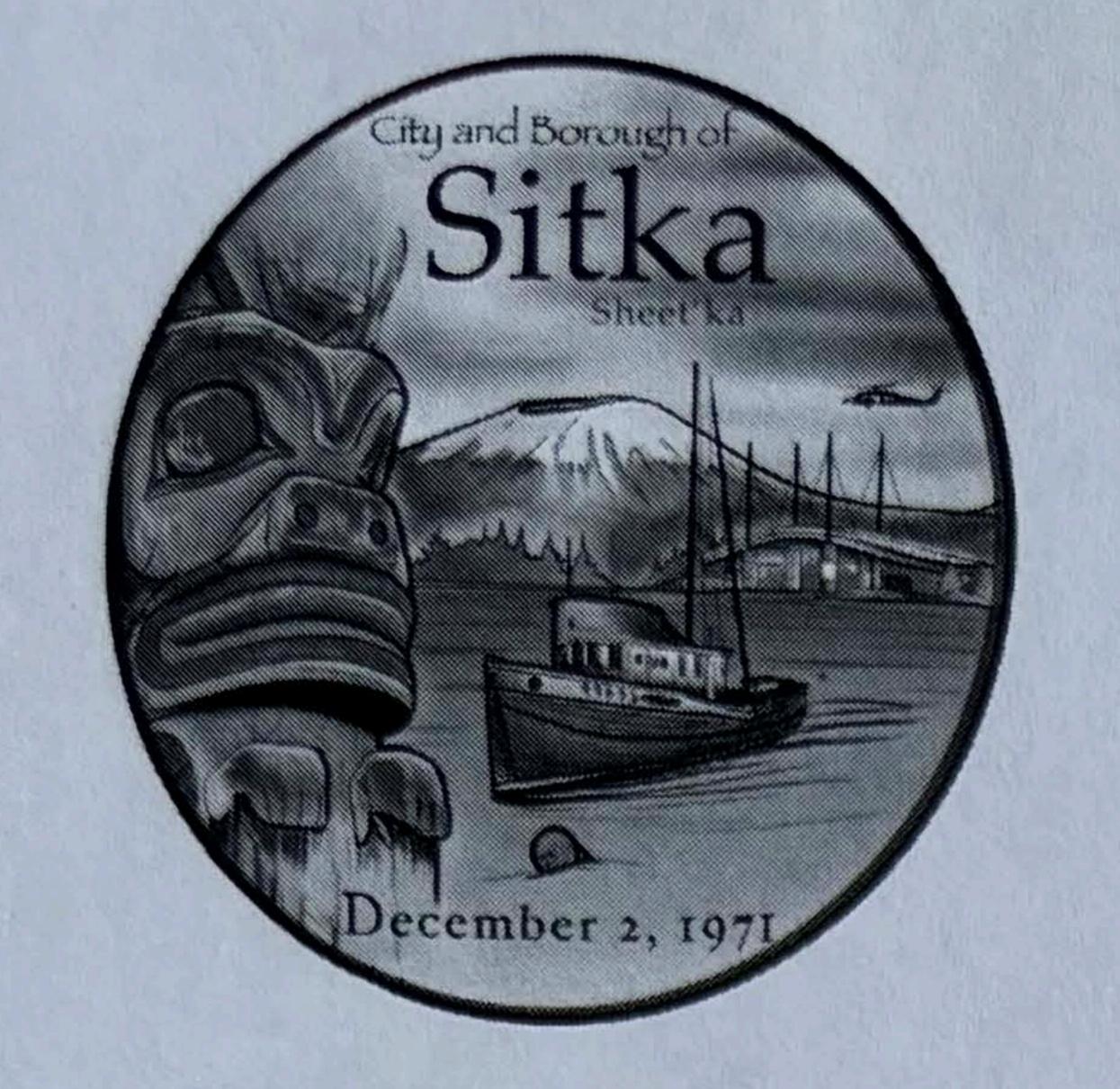
Good afternoon.

For your consideration, please find a copy of the completed New License Application for the above referenced license. If you have any questions or concerns, please direct them to amco.localgovernmentonly@alaska.gov.

Thank you,

Kyle Helie

Occupational Licensing Examiner II Alcohol & Marijuana Control Office (907) 269-0350 550 W 7th Ave Ste 1600, Anchorage, AK 99501 alcohol.licensing@alaska.gov



CITY AND BOROUGH OF SITKA

A COAST GUARD CITY

PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT

100 Lincoln Street | Sitka, Alaska 99835 www.cityofsitka.com planning@cityofsitka.org 907-747-1814

August 1, 2025

Zach Anderson
Harbor Mountain Brewing Co.
1209 Sawmill Creek Road
Sitka, AK 99835

Dear Mr. Anderson,

This letter is to inform you that your conditional use permit, CUP 17-04, has been amended to add operations for small-scale distillery manufacturing. This minor amendment has met the following requirements under Sitka General Code 22.10.370:

- a. Any proposal that results in a change of use must be permitted outright in the current zone classification; the manufacturing use is not changing.
- b. A change to a condition of approval does not modify the intent of the original condition; the proposal does not modify the original intent of the conditional use permit.
- c. The perimeter boundaries of the original site shall not be extended by more than five percent of the original lot area; the perimeter boundary is not changing.
- d. The proposal does not add more than 10 percent gross square footage of structures on the site; the proposal does not add any additional square footage.
- e. The proposal does not increase the overall residential density of the site; the proposal does not increase residential density.
- f. The proposal does not change or modify housing types; the proposal does not change or modify housing types.
- g. The proposal does not reduce designated open space; the proposal does not reduce open space.
- h. The proposal does not increase the overall impervious surface on the site by more than 10 percent; the proposal does not increase overall impervious surface on the site.
- i. Any additions or expansions approved through minor amendments that cumulatively exceed the requirements of this section shall be reviewed as a major amendment; if the proposal changes to exceed the requirements of this code section, a major amendment will be required to be approved by the Planning Commission.

Thank you.

Kim Davis

Planning Manager



Alaska Food Code 2025 Establishment Permit

Division of Environmental Health Food Safety & Sanitation Program

Permit Number: 11157

Issued to: HARBOR MOUNTAIN BREWING COMPANY

For: HARBOR MOUNTAIN BREWING COMPANY

For Operation Of: **FP-4 Bottled Beverages**

Located at: 1209 Sawmill Creek RD UNIT A Sitka, AK 99835

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, 2025

Program Manager:

If you have questions or concerns regarding safe food handling practices call or text 907-764-9825 or visit our website to file a complaint (dec.alaska.gov/eh/fss/report-illness-issue/)



