



## MEMORANDUM

TO: Alcoholic Beverage Control Board

DATE: September 25, 2023

FROM: Audrey Saylor OLE

RE: #6111 Salamatof Cannery Lodge

**Requested Action:** New License

**Statutory and Regulatory Authority:** AS 04.06.090(b): “The board shall review all applications for licenses made under this title and may order the director to issue, renew, revoke, transfer, or suspend licenses and permits authorized under this title.”

- AS 04.11.400(d): “The board may approve
- (1) the issuance of a new beverage dispensary or restaurant or eating place license without regard to (a) of this section if it appears that the issuance will encourage the tourist trade by encouraging the construction or improvement of
    - (A) a hotel, motel, resort, or similar business relating to the tourist trade with a dining facility or having kitchen facilities in a majority of its rental rooms and at least a minimum number of rental rooms required according to the population of the incorporated city, unified municipality, or population area established under (a) of this section in which the facility will be located, as follows:
      - (i) 10 rental rooms if the population is less than 1,501;
      - (ii) 20 rental rooms if the population is 1,501 — 2,500;
      - (iii) 25 rental rooms if the population is 2,501 — 5,000;
      - (iv) 30 rental rooms if the population is 5,001 — 15,000;
      - (v) 35 rental rooms if the population is 15,001 — 25,000;
      - (vi) 40 rental rooms if the population is 25,001 — 50,000; and
      - (vii) 50 rental rooms if the population is greater than 50,000; or
    - (B) an airport terminal; and”
  - (2) the renewal or transfer of ownership of a beverage dispensary or restaurant or eating place license issued under (1) of this subsection if the
    - (A) holder of the license operates a hotel, motel, resort, or similar business relating to the tourist trade that
      - (i) has a dining facility on the licensed premises or kitchen facilities in a majority of its rental rooms; and

- (ii) maintains at least the minimum number of rental rooms that the hotel, motel, resort, or similar business had at the time of initial licensure or that were required at the time of initial licensure; or
- (B) licensed premises are located inside an airport terminal.

**Staff Rec.:** Approve this application

**Background:** This is an application for a Beverage Dispensary – Tourism license in the Kenai Peninsula Borough.

**This licensee came before the Board in March for an Outdoor Recreational Lodge the Board recommended that a Beverage Dispensary -Tourism was a better fit.**

AS 04.11.400(d)(2)(A)(ii) requires that the facility must maintain at least the minimum number of rental rooms required at original licensure. Staff has determined that the license is compliant with the room number requirements.

This facility has 38 guest rooms with no kitchen facilities. There is a dining area which is separate from the bar and seat up to 60 customers.

Attachment: Tourism Statement  
AB-01  
AB-02

**Tourism Statement**  
**Salamatof Cannery Lodge, LLC**

**1. Explain how the issuance of a liquor license at your establishment has/will encourage tourism.**

The central focus of the business plan for Salamatof Cannery Lodge involves catering to out of town tourists, offering them clean, comfortable, and affordable accommodation with all the amenities any traveler would expect and prefer to see in their hotel, including a welcoming environment for the guests to eat and drink.

Salamatof Cannery Lodge will also be serving beers, wines, and spirits as possible, giving our guests an opportunity to try Alaskan-made products.

**Explain how the facility was/will be constructed or improved in accordance with this application.**

This facility is located at 2101 Bowpicker Lane, Unit 13, Kenai, Alaska 99611. As such it is ideal for travelers who want a comfortable overnight stay in a clean, comfortable, location conveniently located in beautiful Kenai, AK

**2. Who operates the facility for which a liquor license is being applied?**

Eric Morrison is an affiliate, and Kate Schadle the manager of Salamatof Cannery Lodge, LLC and they operate the facility. Salamatof Tribal Council is the member of the entity. Salamatof Cannery Lodge, LLC and staff are dedicated to serving alcohol in a responsible manner, while providing a fun and friendly environment to our out of state guests.

**3. Do you offer room rentals to the traveling public? Yes.**

**4. If so, how many of these rooms are available? Do any of the rental rooms have kitchen facilities (defined as: a separate sink for food preparation along with refrigeration and cooking appliance devices, including a microwave)? If yes, how many of the rental rooms have kitchen facilities that meet this definition? Do you stock alcoholic beverages in guest rooms?**

There are 38 rooms for rent at the lodge. No, we do not stock alcoholic beverages in the rooms.

**5. Does your establishment include a dining facility?**

Yes, we offer a food menu in a comfortable setting.

**6. Are additional amenities available to your guests through your establishment (eg: guided tours or trips, rental equipment for guests, other activities that attract tourists)?**

Yes, Salamatof Cannery Lodge does provide tourist type amenities to its guests the grounds feature ocean and river frontage, skiing and hiking trails, an airstrip, helipad, and a boat ramp, dock, and boat storage. We also recommend tours and fishing charters nearby.

In short, all of those things, which are routinely done by businesses in Alaska to encourage tourism, will continue to be done by the operators of the facility.



Alaska Alcoholic Beverage Control Board

## Form AB-00: New License Application

### Why is this form needed?

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 Anchorage 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.

<b>Licensee:</b>	Salamatof Cannery Lodge LLC		
<b>License Type:</b>	Beverage Dispensary Tourism	<b>Statutory Reference:</b>	04.11.400(d)
<b>Doing Business As:</b>	Salamatof Cannery Lodge		
<b>Premises Address:</b>	2101 Bowpicker Lane, Unit 13		
<b>City:</b>	Kenai	<b>State:</b>	AK
		<b>ZIP:</b>	99611
<b>Local Governing Body:</b>	City of Kenai, Kenai Peninsula Borough		
<b>Community Council:</b>			

<b>Mailing Address:</b>	P.O. Box 1425		
<b>City:</b>	Kenai	<b>State:</b>	AK
		<b>ZIP:</b>	99611

<b>Designated Licensee:</b>	Eric Morrison		
<b>Contact Phone:</b>	907-231-6098	<b>Business Phone:</b>	907-283-2700
<b>Contact Email:</b>	emorrison@salamatoftribe.org		

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

OFFICE USE ONLY			
<b>Complete Date:</b>		<b>License Years:</b>	<b>License #:</b>
<b>Board Meeting Date:</b>		<b>Transaction #:</b>	
<b>Issue Date:</b>		<b>Examiner:</b>	



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:	Kate Schadle			
Title(s):	Manager	Phone:	(907) 283-2700	% Owned: 0
Address:	P.O. Box 1425			
City:	Kenai	State:	AK	ZIP: 99611

Entity Official:	Eric Morrison			
Title(s):	Affilia	Phone:	(907) 231-6098	% Owned: 0
Address:	PO BOX 1425			
City:	Kenai	State:	AK	ZIP: 99611

Entity Official:	Salamatof Tribal Council			
Title(s):	Member, Manager	Phone:	(907) 283-2700	% Owned: 100
Address:	PO BOX 1425			
City:	Kenai	State:	AK	ZIP: 99611

Entity Official:				
Title(s):		Phone:		% Owned: 0
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 #:	1019395	AK Formed Date:	4/22/2022	Home State:	AK
Registered Agent:	Salamatof Tribal Council		Agent's Phone:	(907) 283-7864	
Agent's Mailing Address:	PO BOX 1425				
City:	Kenai	State:	AK	ZIP:	99611

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:

The Law Offices of Ernouf & Coffey, P.C. is assisting with the application.





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.

*EM*

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

*EM*

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.

*EM*

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.

*EM*

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

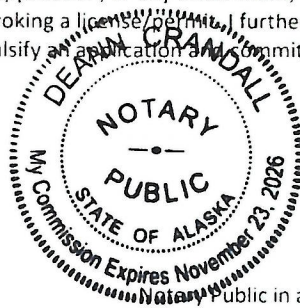
*EM*

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. I further understand that it is a Class A misdemeanor under Alaska Statute 11.56.210 to falsify an application and to commit the crime of unsworn falsification.

*EM*

*Eric Morrison*  
Signature of licensee

Eric Morrison  
Printed name of licensee



*Dean Randall*  
Signature of Notary Public

Notary Public in and for the State of Alaska

My commission expires: Nov 23 2023

Subscribed and sworn to before me this 2 day of May, 2023



Alaska Alcoholic Beverage Control Board

Form AB-02: Premises Diagram

Why is this form needed?

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 may not be 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 Anchorage 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:	Salamatof Cannery Lodge LLC	License Number:	
License Type:	Beverage Dispensary Tourism		
Doing Business As:	Salamatof Cannery Lodge		
Premises Address:	2101 Bowpicker Lane, Unit 13		
City:	Kenai	State:	AK
		ZIP:	99611



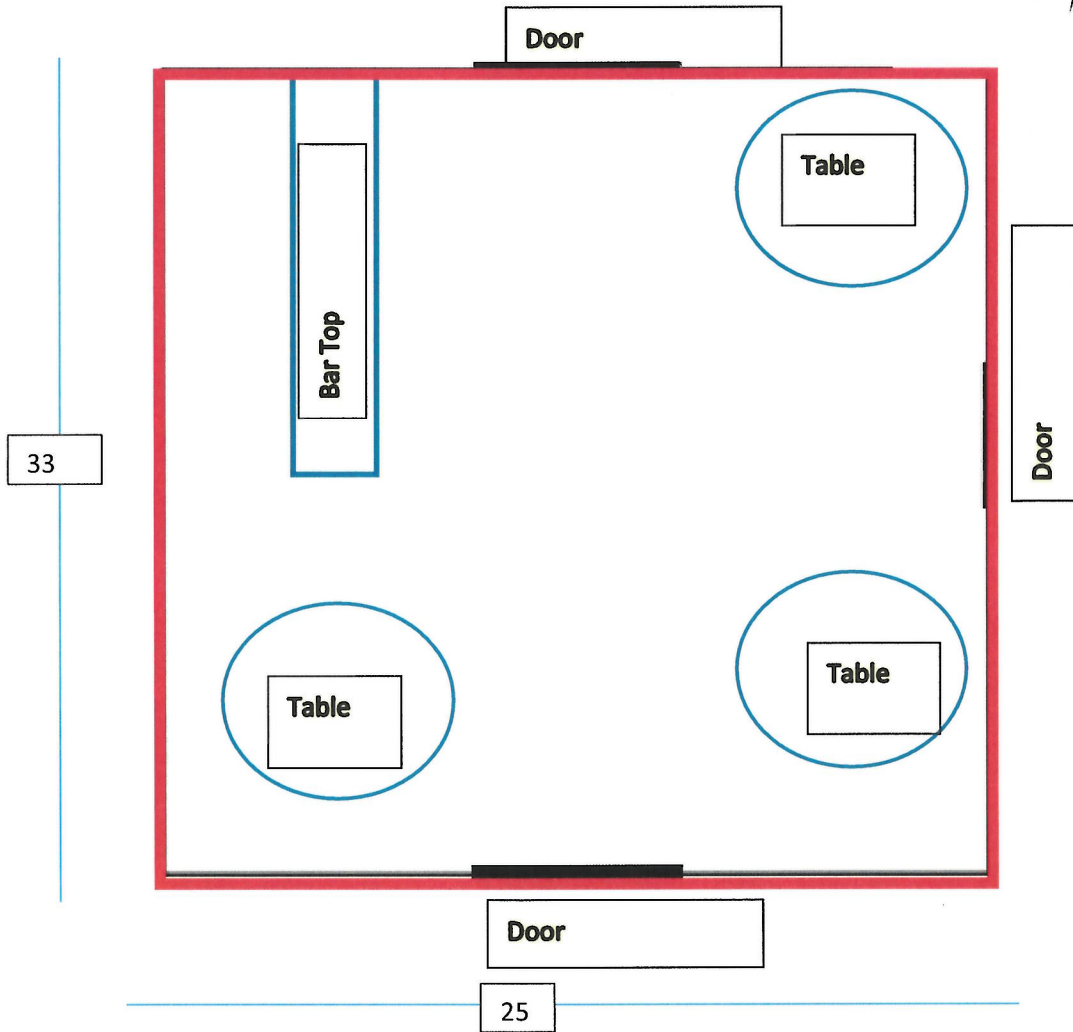
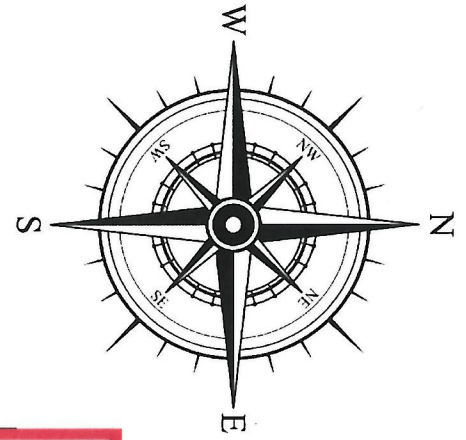
**Alaska Alcoholic Beverage Control Board**  
**Form AB-02: Premises Diagram**

---

**Section 2 – Detailed Premises Diagram**

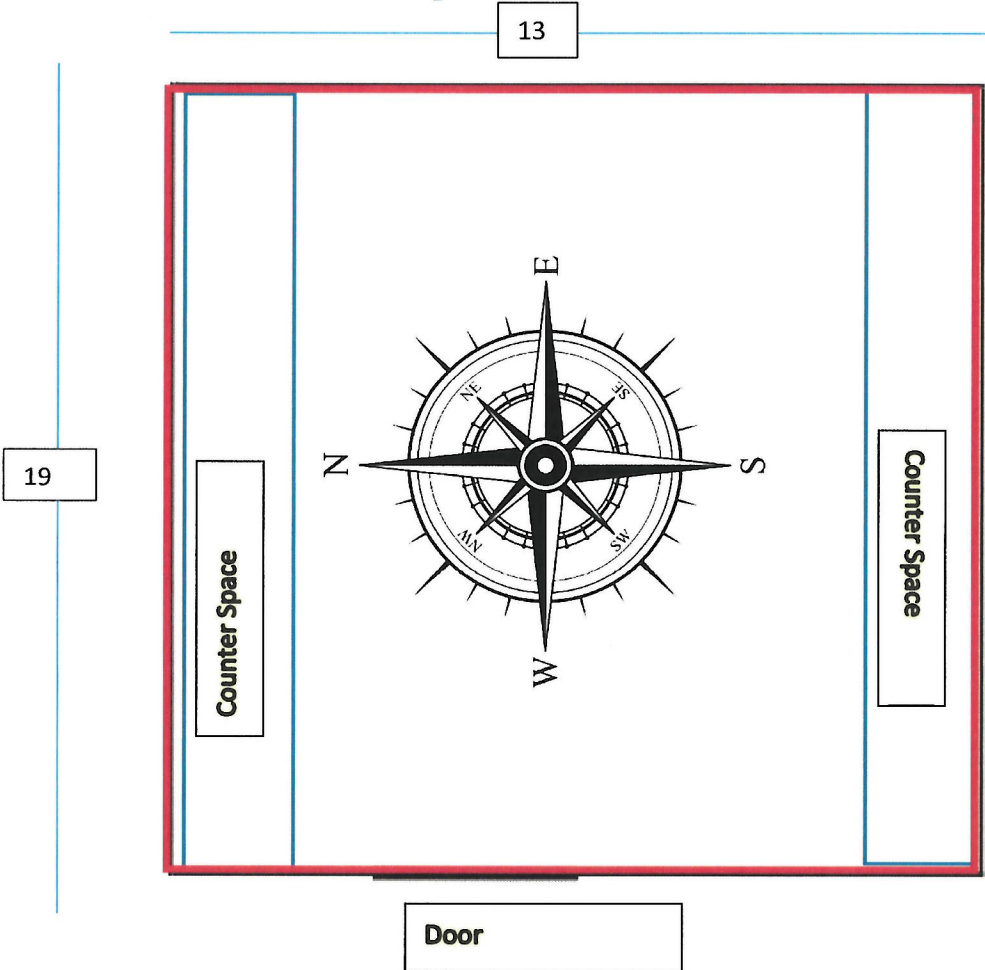
Clearly indicate the boundaries of the premises and the proposed licensed area within that property. Clearly indicate the interior layout of any enclosed areas on the proposed premises. Clearly identify all entrances and exits, walls, bars, and fixtures, and outline in red the perimeter of the areas 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.

# Hydeout

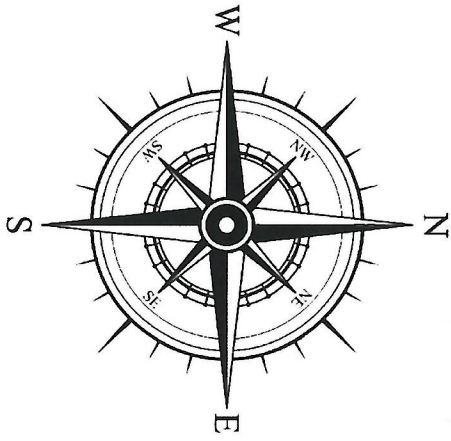


the "Hyde Out" which can be catered for small private events of 30-35 guests.

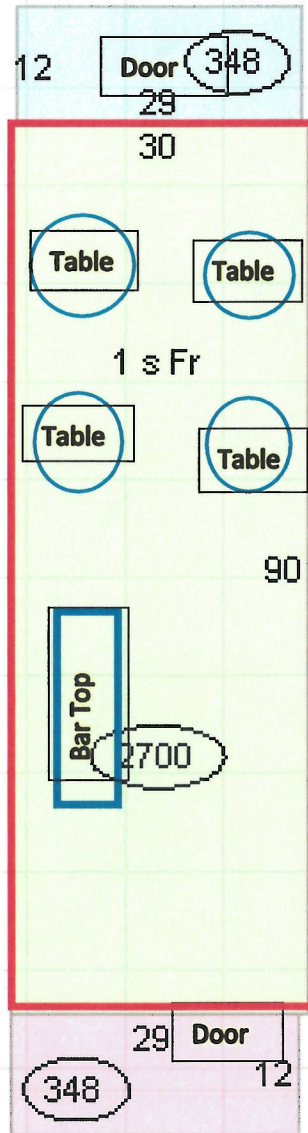
# Spirit Shack



An outdoor venue with a deck overlooking the river with a small "Spirit Shack" for dispensing food and liquor. The outdoor venue space and Spirit Shack are used for weddings, concerts, and corporate parties with a capacity of approximately 300 guests. The covered stage area has a grass amphitheater with seating for 250 guests and is used seasonally for summer concerts or other events. This covered stage area may be serviced by personnel in the Spirit Shack or by a portable bar at the stage site.

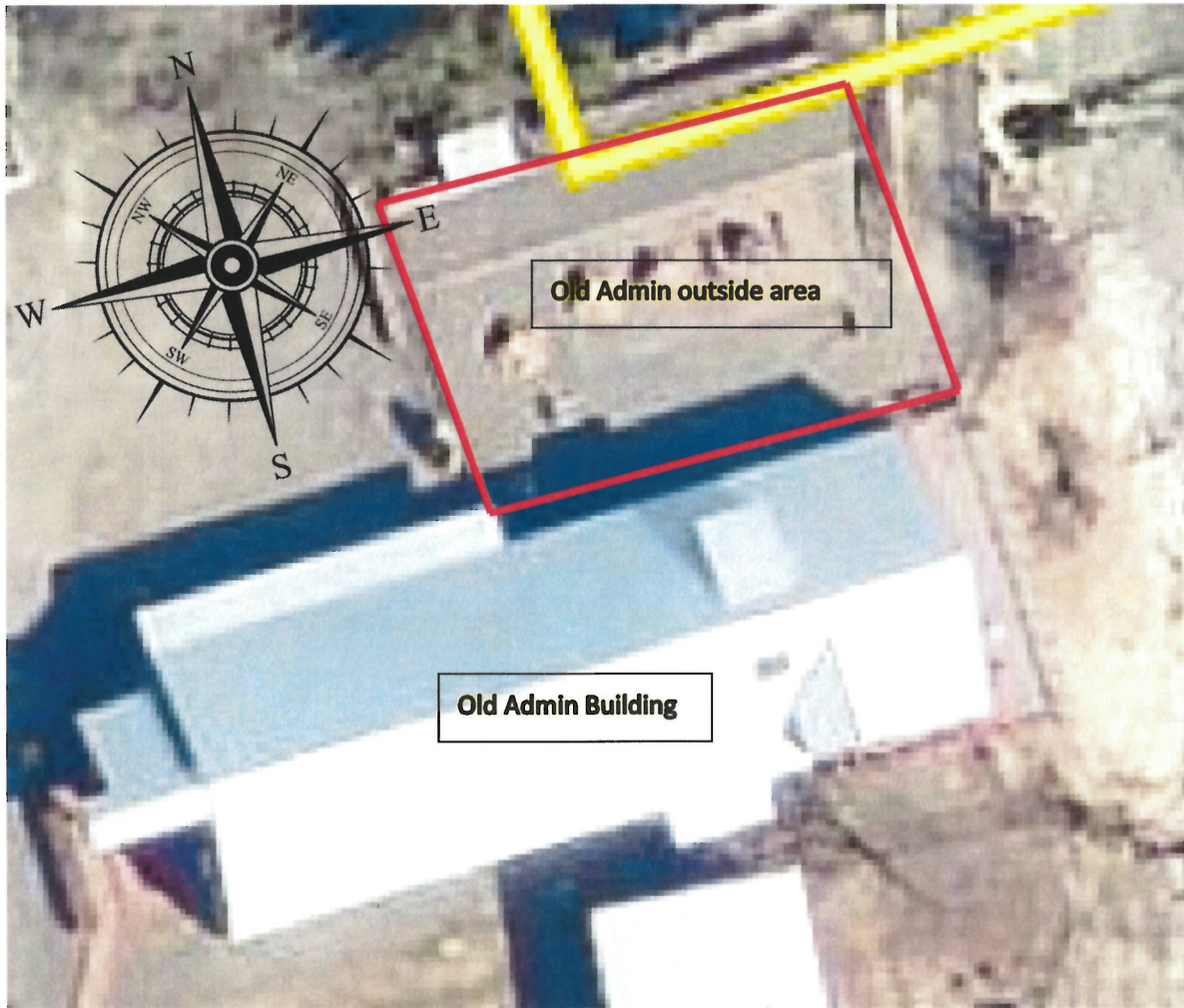


**Old Admin Building  
2<sup>nd</sup> floor**



the 2<sup>nd</sup> floor of the Old Admin with a capacity of 75-100 people and contains a portable bar with approximately 2200 sq. feet of space is used for event space.





The outdoor area attached to the old admin building/main bar area has an enclosure that is a chain link fence and is 4 foot fencing all the way around the yard area so no one can take alcohol outside the area.



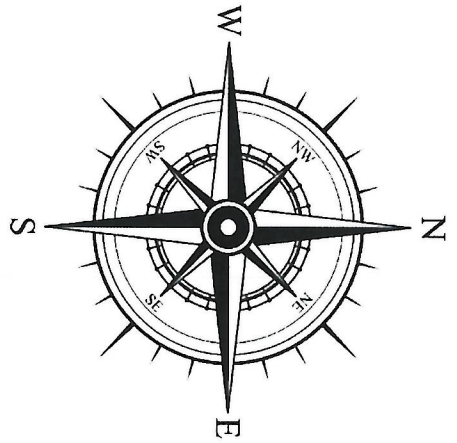
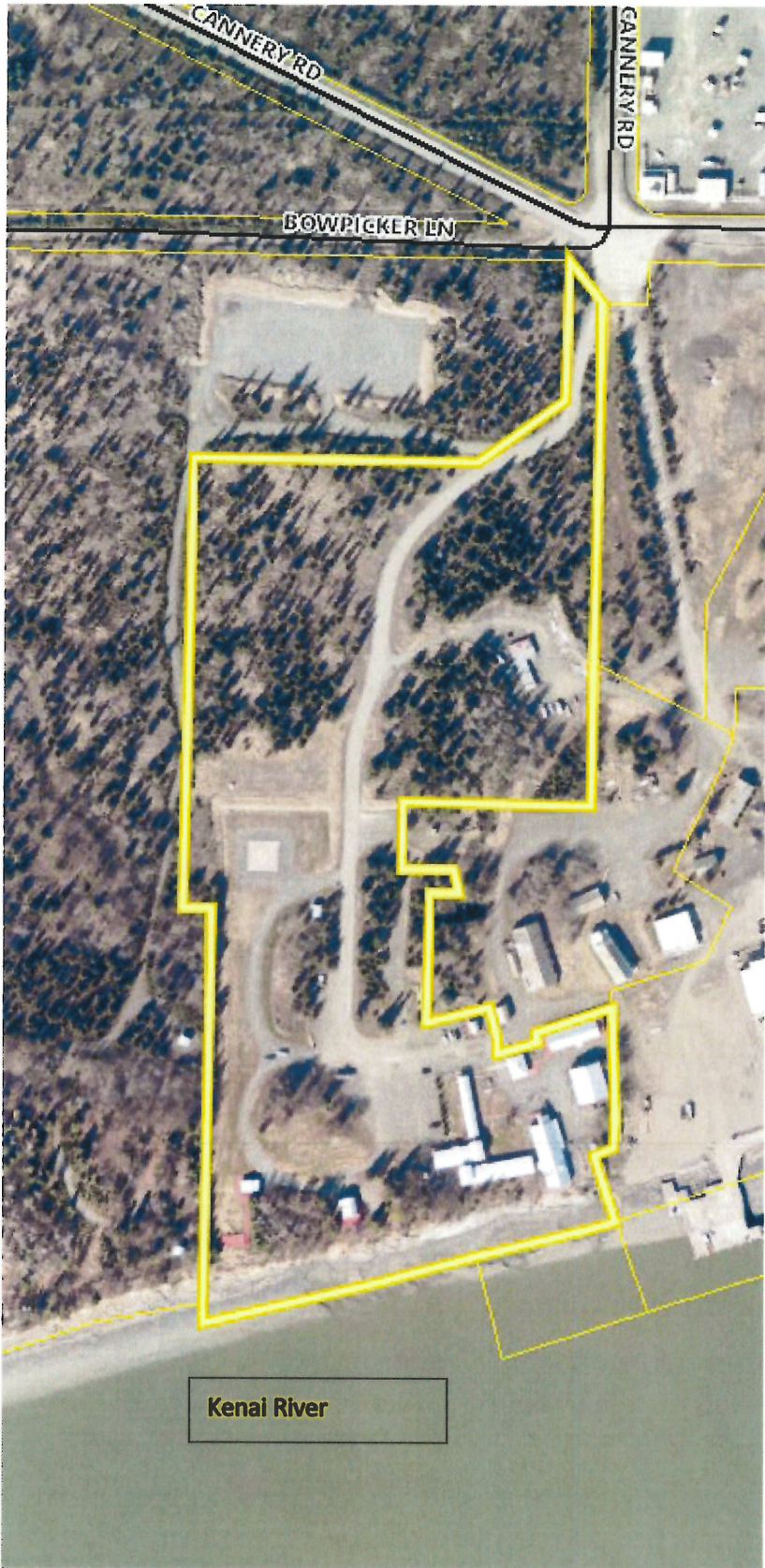


AMCO  
12/8/22

GARAGE Alcohol Locking Cabinet

AMCO  
DEC 08 2022



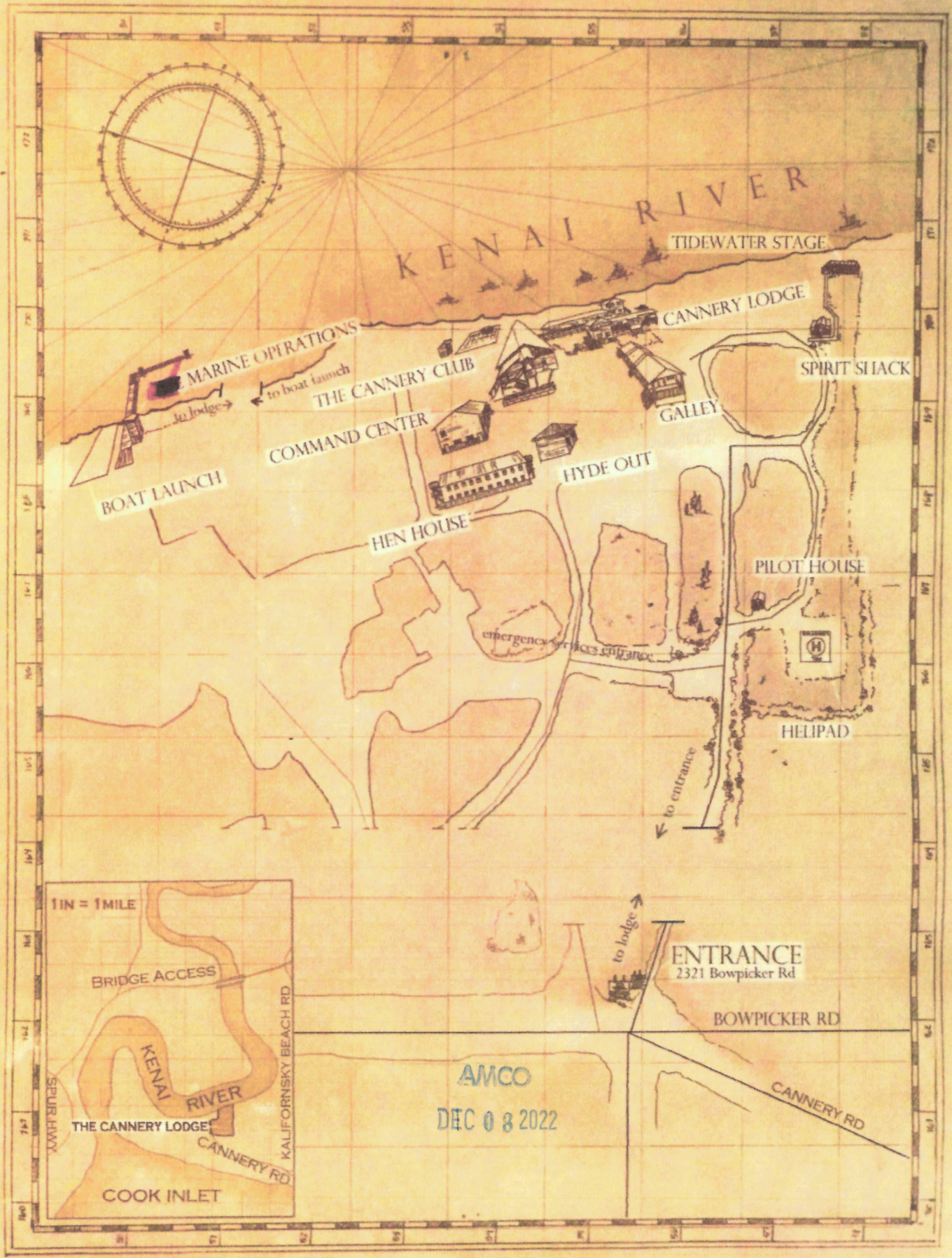


**THE CANNERY LODGE – AREAS SERVING ALCOHOL**

The main bar is located on the 1<sup>st</sup> floor of Cannery Lodge, Old Admin building approximately 900 sq feet for 20 guests. The event center is located on the 2<sup>nd</sup> floor of the Old Admin building with a capacity of 75-100 people and has two separate bar areas, one is portable. Approximately 2200 sq. feet of space. An additional location on the campus the "Hyde Out" can also be catered for small private events 35 people 800 sq ft , and a small "Spirit Shack" for dispensing food and liquor by the outdoor event deck as well as the stage/amphitheater with outdoor seating and covered stage.

Hours of Operation in the Bar are all seasonal variable with variable operating hours.

AMCO  
DEC 08 2022



KENAI RIVER

TIDEWATER STAGE

CANNERY LODGE

SPIRIT SHACK

GALLEY

THE CANNERY CLUB

COMMAND CENTER

HYDE OUT

HEN HOUSE

PILOT HOUSE

HELIPAD

BOAT LAUNCH

MARINE OPERATIONS

to lodge

to boat launch

emergency services entrance

to entrance

ENTRANCE

2321 Bowpicker Rd

BOWPICKER RD

CANNERY RD

1 IN = 1 MILE

BRIDGE ACCESS

SPUR HWY

KENAI RIVER

THE CANNERY LODGE

CANNERY RD

COOK INLET

KALIFORNISKY BEACH RD

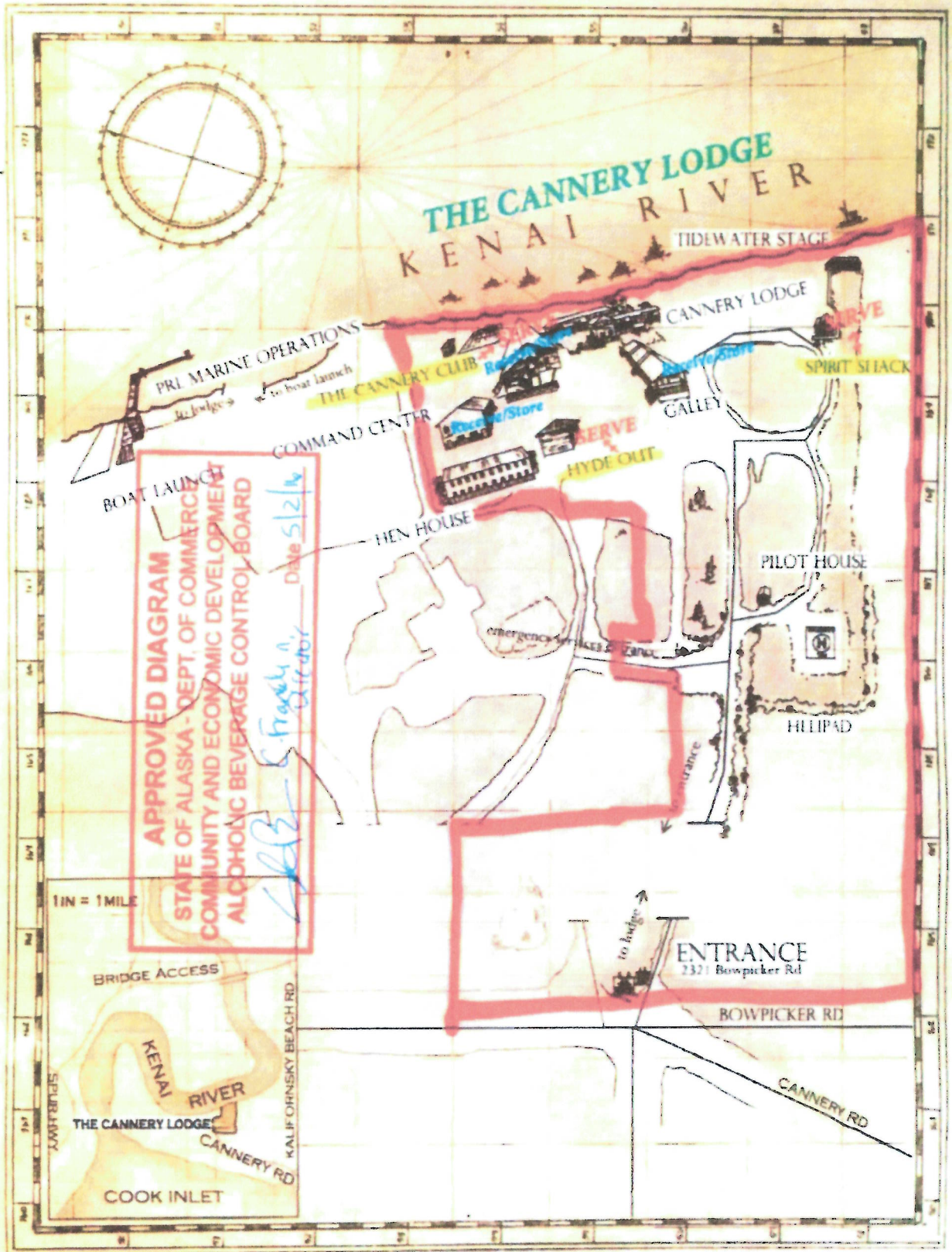
AMCO

DEC 08 2022

to lodge

Previously Approved  
Site map by ABC  
for Ref. Only

EXHIBIT B



AMCO  
DEC 08 2022

SPIRIT  
SHACK



AMCO  
DEC 08 2022

STATEMENT OF OPERATION  
Salamatof Tribe Cannery Lodge  
2022 SUMMARY

In 2022 Salamatof Tribe acquired this commercial facility in Kenai, Alaska on the Kenai River. The setting is a historical cannery site at the old Libby, McNeil and Libby Cannery. The Cannery was eventually sold to Columbia Wards in 1950, becoming Wards Cove Packing in the 1980s.

The previous owner extensively remodeled the various historic cannery buildings. The facility includes an administration building with an event center, several lodging facilities with 38 rooms for client personnel and guests, a kitchen and dining facility for our guests, a small venue event center Hyde-out, several outdoor event areas including a covered stage and amphitheater, an outdoor deck and lawn venue with Spirit House, a garage and warehouse, a private FAA certified Helipad, and a permanent commercial dock on the Kenai River.

The original Lodge opened in early 2015. The current facility is 100% owned by Salamatof Tribe. A new lodge liquor license to sell and dispense alcohol to our guests and for private catered events such as weddings, holiday dinner parties, corporate annual meetings, outdoor concerts and corporate retreats is currently in process.

The Lodge Property is open eight months out of the year generally (May through December), however, special events may be booked at the lodge in the off-season period for private and corporate clients. Staff employees are on site during all operations. The access to the campus is secured with a key-code lock at the front gate. The secure entrance and driveway are exclusively used for this property.

The Event Center is located on the 2<sup>nd</sup> floor of the Old Admin with a capacity of 75-100 people and contains a portable bar with approximately 2200 sq. feet of space. The 1<sup>st</sup> floor of the old Admin building has a full-service bar and seating for 20 guests with approximately 900 sq. feet of space. Additional locations on the campus serving alcohol are at the "Hyde Out" which can be catered for small private events of 30-35 guests, an outdoor venue with a deck overlooking the river with a small "Spirit Shack" for dispensing food and liquor. The outdoor venue space and Spirit Shack are used for weddings, concerts, and corporate parties with a capacity of approximately 300 guests. The covered stage area, has a grass amphitheater with seating for 250 guests and is used seasonally for summer concerts or other events. This covered stage area may be serviced by personnel in the Spirit Shack or by a portable bar at the stage site. Several bartenders and several servers work these functions. All personnel involved have completed TAPS training and a bar manager is the administrator for these operations. Hours of operation for these various facilities are variable within the legal liquor service periods of operation.

Several indoor/outdoor concert events may take place. The indoor concerts are generally held in the 2<sup>nd</sup> floor reception area and the outdoor concert events held on summer weekends are held at the outdoor stage. Gates opening at 4 PM, closing time is generally 11 PM.



Age Restrictions: It is possible that guests under the age of 21 may be in attendance with the guests. This age exception would be for private invitation only at client events with ticket sales or private events utilizing the Property. Tickets for concerts are not sold individually to guests under the age of 21. Proper identification is required at point of sale in accordance with our liquor license. ID's may also be checked at the entrance to the concert events with wristbands issued.

Concert security is determined by the type of event and the requirements of the specific performers but generally off-duty police or a private security company provides this service. No firearms are kept on the premises. No complaints or police engagements were reported by the previous owner.

The prior owner applied for and received a (RDP) Restaurant Designation Permit for this facility in September 2020.

---

**Salamatof Cannery Lodge, LLC**  
**Outside Security Plan**

Salamatof Cannery Lodge, LLC d.b.a. Salamatof Cannery Lodge is located at 2101 Bowpicker Lane, Kenai, Alaska 99611. The outside area will be used during the summer months and for special events.

There will be a manager on site at all times, and when the outdoor serving area is open (weather and staffing dependent), there will be staff walking between the indoor area, and outdoor area to monitor alcohol consumption. The outdoor area attached to the old admin building/main bar area has an enclosure that is a chain link fence and is 4 foot fencing all the way around the yard area so no one can take alcohol outside the area.

The stage area outside does not have an enclosure but wait staff and lodge staff monitor the area and a manager is always on site. Staff are always outside watching the stage area and are available for patrons.

We will have the appropriate legal signage posted stating no alcohol beyond this point. When the indoor seating area is open and the outdoor seating area is closed, doors to the outdoor seating area will be closed and used only for emergency egress. Staff in the indoor seating area will monitor, to ensure patrons do not attempt to use the outside area when it is closed.

0



Original Lodge Liquor License 2<sup>nd</sup> Floor of this Building Old Admin

AMCO  
DEC 08 2022

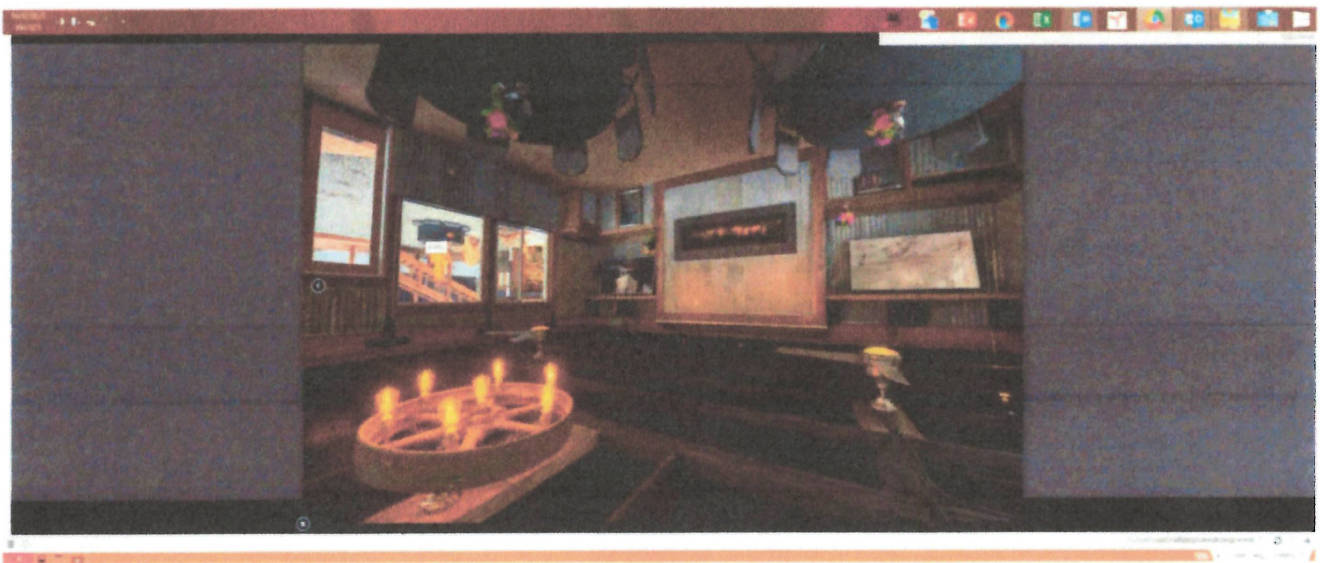


Original Lodge License – Installed Bar Area on 2<sup>nd</sup> floor Old Admin Building

AMCO  
DEC 08 2022

Additional Building – HYDE OUT - Inside view

AMCO  
DEC 8 2022



Beer Down  
OLD ADMIN

