

SUBJECT: A RESOLUTION OF THE MATANUSKA-SUSITNA BOROUGH ASSEMBLY WAIVING THE FEE FOR A CONDITIONAL USE PERMIT FOR AN ALCOHOLIC BEVERAGE DISPENSARY (BAR).

AGENDA OF: March 3, 2026

Assembly Action: Approved under the consent agenda 03/03/26 - BJH

AGENDA ACTION REQUESTED: Present to the Assembly for consideration.

Route To	Signatures
Originator	<div style="text-align: right; font-size: small;">2 / 1 8 / 2 0 2 6</div> X A l e x S t r a w n <hr/> S i g n e d b y : A l e x
Department Director	<div style="text-align: right; font-size: small;">2 / 1 8 / 2 0 2 6</div> X A l e x S t r a w n <hr/> S i g n e d b y : A l e x
Finance Director	<div style="text-align: right; font-size: small;">A l c o h o l i c B e v e r a g e S i g n a t u r e</div> X C h e y e n n e H e i n d e l <hr/> S i g n e d b y : C h e y e n n e H e i n d e l
Borough Attorney	<div style="text-align: right; font-size: small;">2 / 1 9 / 2 0 2 6</div> X N i c h o l a s S p i r o p o u l o s <hr/> S i g n e d b y : N i c h o l a s S p i r o p o u l o s
Borough Manager	<div style="text-align: right; font-size: small;">2 / 1 9 / 2 0 2 6</div> X M i c h a e l B r o w n <hr/> S i g n e d b y : M i k e B r o w n
Borough Clerk	<div style="text-align: right; font-size: small;">2 / 2 3 / 2 0 2 6</div> X L o n n i e M c K e c h n i e <hr/> S i g n e d b y : L o n n i e M c K e c h n i e

ATTACHMENT (S): Resolution Serial No. 26-018 (2 pp)

SUMMARY STATEMENT: This resolution is sponsored by Assemblymember Gamble.

MSB 17.70, Regulation of Alcoholic Beverage Uses, was adopted in 1984 and requires a conditional use permit for establishments requiring a beverage dispensary license under AS 04.11.090.

Knik Bar and Grill operates as a pre-existing legal nonconforming use, as the establishment existed prior to the adoption of MSB 17.70. MSB 17.70.200 further requires a conditional use permit for any expansion of a nonconforming use.

The current owner purchased the business in 2021. Unbeknownst to the current owner, the establishment had previously expanded its operations without obtaining the required conditional use permit.

During the 2013 state license transfer process involving prior owners, the borough failed to recognize the unpermitted expansion.

In September 2023, the current owner submitted a request to the borough for comments regarding the state license. The borough notified the owner that the expansion required a conditional use permit but failed to protest the state license with AMCO. During the 2025 state license review, staff protested the license due to the operation's noncompliance with its legal nonconforming status, as required under MSB 8.40.

The current owner is now applying for the necessary conditional use permit, which typically requires a \$1,500 application fee. Due to the oversight by Borough staff at the time of the license transfers, a waiver of the application fee is requested.

RECOMMENDATION OF ADMINISTRATION: Respectfully request approval.