

**There is a request for a Conditional Use Permit, CUP, for the Wine House, a Package liquor store to locate at the old Baskin Robbins at Huffman.** The State of Alaska regulates the sale of liquor licenses but the MOA, and Community Councils have the right to approve or deny a liquor store location through the Conditional Use Permit process (CUP). This is based on municipal standards, 21.50.020. The Anchorage Assembly has the final approval.

*21.50.020 General standards for conditional use approval.*

*The authority hearing a conditional use application may approve the application only if it finds that the conditional use:*

*A. Furthers the goals and policies of the comprehensive development plan and conforms to the comprehensive development plan in the manner required by Chapter;*

*B. Conforms to the standards for that use in this title and regulations promulgated under this title;*

*C. Will be compatible with existing and planned land uses in the surrounding neighborhood and with the intent of its use district; and*

*D. Will not have a permanent negative impact on the items listed in this subsection substantially greater than that anticipated from permitted development:*

*1. Pedestrian and vehicular traffic circulation and safety.*

*2. The demand for and availability of public services and facilities.*

*3. Noise, air, water or other forms of environmental pollution.*

*4. The maintenance of compatible and efficient development patterns and land use intensities.*

Based on the standards above, it is not in the best interests of public health and safety for the Hillside community to add a new package store license (liquor store) at the Baskin Robins location at Huffman Road. Presently there are 5 other liquor stores within a mile of this location: Holiday located at Old Seward Hwy. and O'Malley road; Wine Styles located just up the street on Old Seward Hwy; Value Liquor located at Old Seward Hwy. and Klatt Road; Oaken Keg, on Huffman between the Old and New Seward Highways; and the Tesoro,

also located on Huffman between the Old and New Seward Highways. If approved, we would have 3 liquor stores on the short stretch of Huffman Road increasing the availability of liquor. It has been reported that a community has increased violence and crime with a corresponding increase in alcohol availability. Many of the other Community Councils in Anchorage have put a moratorium on any additional liquor stores in their areas.

There are other public safety concerns with regard to this location. The strip mall at this site does not have enough parking for the number of retail spaces. The owner is grandfathered because the building was built before planning and zoning established parking standards. As a result, there is not enough parking for the present demand. The former TapRoot wine/beer establishment was forced to move this last spring because of the parking problems. In the summer, trucks with boats, park in the lot trying to access the retail stores adding to the problem. At the same time, Huffman Road is scheduled to have 2 more DOT roundabouts built at the Carr's entrance and at the new Seward Hwy, which will put a strain on any business, new or old. With established liquor stores at Tesoro and Oaken Keg within 500 feet, the Wine House business will struggle.

The entire Hillside community uses the small commercial area at Huffman road. It is a family oriented neighborhood with high use by teenagers. Both Service High and South High students drive to this area every lunch. We are very concerned that any increase in availability of alcohol will force "bottom feeding" in prices and a need to sell more alcohol. We are trying to prevent any increase in minor consuming and corresponding neighborhood crime. With the liquor store potentially open until 2 am, we are concerned about increased drinking and driving, especially as one of the last outlets before Girdwood. It is believed that the Wine House is incompatible with surrounding uses and the CUP should be denied.

Joan Diamond  
Co Chair, Rabbit Creek Community Council

