



Kenai Peninsula Borough  
Planning Department

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**MEMORANDUM**

**TO:** Brent Johnson, Assembly President  
Kenai Peninsula Borough Assembly Members

**THRU:** Robert Ruffner, Planning Director   
Samantha Lopez, River Center Manager 

**FROM:** Ryan Raidmae, Planner RCR

**DATE:** September 27, 2024

**RE:** Application for New Liquor License; **Application:** MuddyBrews Too;  
**Landowner of New Premises:** Rachel Gilliland, Jason Helton; **License #:**  
6223; **Parcel #:** 157-100-41; **Property Description:** T 1S R 14W SEC 34  
SEWARD MERIDIAN HM S1/2 SW1/4 SW1/4 SE1/4 SW1/4 EXCEPT THAT  
PORTION OF KINGSLEY LOOP EXC; **Location:** 66720 Oil Well Road,  
Ninilchik, Alaska 99639.

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As requested, the Planning Department has reviewed the above application for a new liquor license, that will be operated from 66720 Oil Well Road, Ninilchik, to determine if there are any churches, schools or playgrounds within 500 feet of the subject parcel according to KPB 7.10.

A radius search identified one (1) church located within 500-feet of KPB Parcel listed above.

The shortest pedestrian route was measured using aerial imagery according to KPB 7.10.020(A)(2)(c) and the shortest pedestrian route was found to be 795 feet. This distance is greater than the required 500 feet and therefore a protest is not recommended to be filed with the State of Alaska Alcohol Control Board.

The property complies with all the requirements of KPB 7.10.020(A)(2)(a-e).

Please see the attached Planning Review map for reference.



Legend

- Tax Parcels
- 500-foot Parcel Radius
- Subject Parcel
- Pedestrian Route
- Intersecting Parcels
- Licensed Premises
- Church

