Kenai Peninsula Borough
Office of the Borough Clerk

MEMORANDUM

TO: Ryan Tunseth, Assembly President
Members, KPB Assembly

THRU: Michele Turner, CMC, Borough Clerk

FROM: Heather Mills, Borough Clerk Administrative Assistant

DATE: Tuesday, February 17, 2026

RE: New Outdoor Recreation Lodge Liquor License – Shearwater Cove – License No. 16811

KPB 7.10.010 provides for a mandatory Assembly review of applications for new liquor licenses at locations within the Borough. Accordingly, the attached application for a new outdoor recreation lodge liquor license as filed by The Notch, LLC dba Shearwater Cove located in Resurrection Bay 10 Miles from Seward, is submitted to the Assembly for review.

The Borough Finance Department has reviewed the application and has no objection to the new liquor license based on unpaid taxes. The Planning Department has reviewed the application for proximity to churches and/or schools and has no objection to the new license based on location.

RECOMMENDATION: That the Assembly approve the issuance of the new outdoor recreation lodge liquor license requested by The Notch, LLC dba Shearwater Cove, outside Seward city limits.

cc: stay@shearwatercove.com

Kenai Peninsula Borough
Planning Department

MEMORANDUM

TO: Ryan Tunseth, Assembly President
Kenai Peninsula Borough Assembly Members

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

FROM: Ryan Raidmae, Planner RR
Ryan Raidmae

DATE: January 21, 2026

RE: Application for New Liquor License; **Application**: Shearwater Cove; **Landowner of New Premises:** The Notch, LLC; **License #:** 16811; **Parcel #:** 189-251-01; **Property Description:** T 2S R 1E SEC 23 SEWARD MERIDIAN SW 0810005 ALASKA STATE LAND SURVEY 80-119, Seward, Alaska.

As requested, the Planning Department has reviewed the above application for a new liquor license that will be operated from parcel 189-251-01, Seward area, to determine if there are any churches or schools within 500 feet (KPB 7.10).

A radius search identified no churches or schools within 500-feet of KPB Parcel 189-251-01.

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.

Document reference ID : 5054

Licensing Application Summary

Application ID:	5054
Applicant Name:	The Notch, Llc
License Type applied for:	Outdoor Recreation Lodge License (ORL) (AS 04.09.280)
Application Status:	In Review
Application Submitted On:	02/27/2025 12:02 PM AKST

Entity Information

Business Structure:	Limited liability company
FEIN/SSN Number:	[redacted]
Member Managed or Manager Managed:	Member Managed
Alaska Entity Number (CBPL):	10027677
Alaska Entity Formed Date:	03/07/2015
Home State:	AK

Entity Contact Information

Name	Phone	Email	Relation
Charity Lehman	907-750-8095	stay@shearwatercove.com	Designated Licensee

Mailing Address: PO Box 914, Seward, AK, 99664, USA

Designated Licensee Information

Authority Type:	I am authorized user by the designated licensee with binding authority
Legal First Name:	Charity
Legal Last Name:	Lehman
Email Address:	stay@shearwatercove.com
Phone Number:	907-750-8095

Registered Agent Information

Name	Jason Wilson
Agent's Phone Number	907-491-1181
Agent's Email	jason@shearwatercove.com
Address	PO Box 914, Seward, AK, 99664, USA
The registered agent is either an individual resident of the state or a domestic corporation authorized to transact business in the state and whose business office is the same as the registered office?	Yes

Ownership / Principal Party Details

Principal Parent Entity	Principal Party	Role	%Ownership
The Notch, Llc	Charity Lehman	Member	49
The Notch, Llc	Jason Wilson	Member	51

Premises Address

Nearest municipality, city, and/or borough:	Kenai Peninsula Borough

Lot, Block, Parcel, Landmarks and Directions:	ASLS 82 66 Tract A
Latitude:	59.958559
Longitude:	-149.297870
Country, State, Zip:	AK, United States, 99664
Does the proposed site include a valid street address?	No

Basic Business information

Business/Trade Name:	Shearwater Cove
What is your primary business at this location?	Other

Premises Contact Details

Contact Person Name	Charity Lehman
Business Phone Number	907-750-8095
Email Address	stay@shearwatercove.com

Local Government and Community Council Details

City/Municipality	No Local Government
Borough	Kenai Peninsula Borough

Property Ownership

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

Yes

Property Utilization Status

An Existing Facility

Property Ownership Deed

Deed + Quit Claim Deed.pdf

Premises Diagram

Will the license or permit embrace the entire premises address?

No

Premises Diagram

- Final Premises Diagram.pdf

Security Plan

- Updated Security Plan.pdf

Seasonal Information

Are you conducting seasonal business?	Yes
Please Provide your six-month operating period	05/15 - 09/15

Operation Period Details

We operate during the summer tourism season.

Other Licenses Involvement

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?

No

Outdoor Recreation Lodge Statement

Is the applicant a licensed business that provides overnight accommodations and meals, is primarily involved in offering opportunities for persons to engage in outdoor recreation activities and has a minimum of two guest rooms? : Yes

Describe your outdoor recreation lodge facilities and recreation activities offered? : Shearwater Cove is a wilderness ecolodge offering yurt lodging, sea kayaking, and hiking in Resurrection Bay.

Individual Certification and 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 Include the full address)	US Post Office, 507 Madison St, Seward, AK 99664
What was the first day you posted your application?	01/21/2025
If the newspaper advertisement was published did you advertise once a week for three consecutive weeks or if by radio twice week for three successive weeks?	Yes
What was the final date your advertisement was published/broadcasted?	12/12/2025

Newspaper/Publishers Affidavit

Updated Publisher's Affidavit.pdf

Upload Paper form Application

Application Summary.pdf

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.

I certify that we provide overnight accommodations and meals, we also have at least 2 guest rooms, and they are primarily involved in offering opportunities for outdoor recreation activities.

Signature

This application was digitally signed by : Charity Lehman on 01/21/2025 12:15 PM AKST

Payment Info

Payment Type : CC

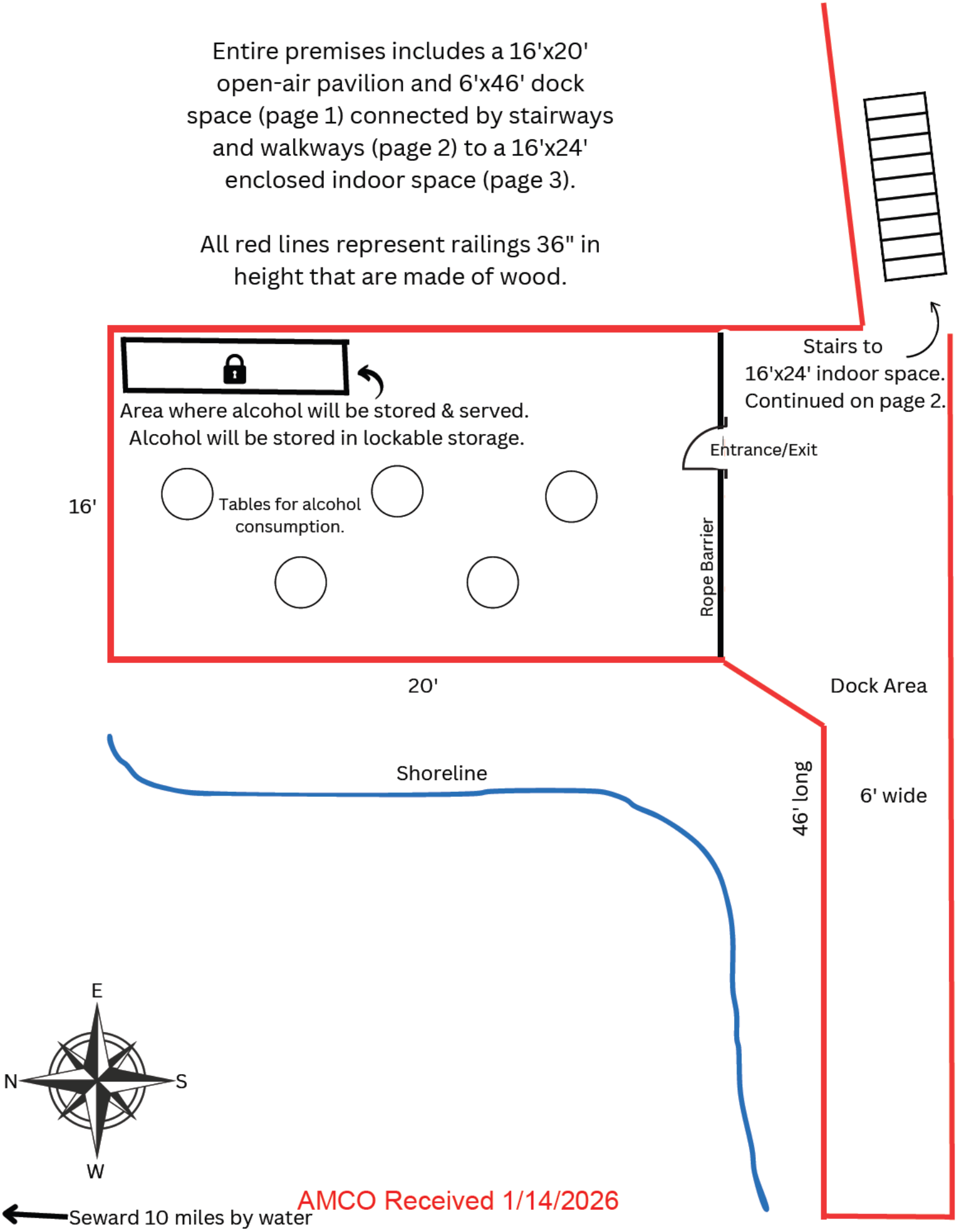
Payment Id: dd7d7c14-8130-4b58-ab56-6b20bfd473cb

Receipt Number: 101043137

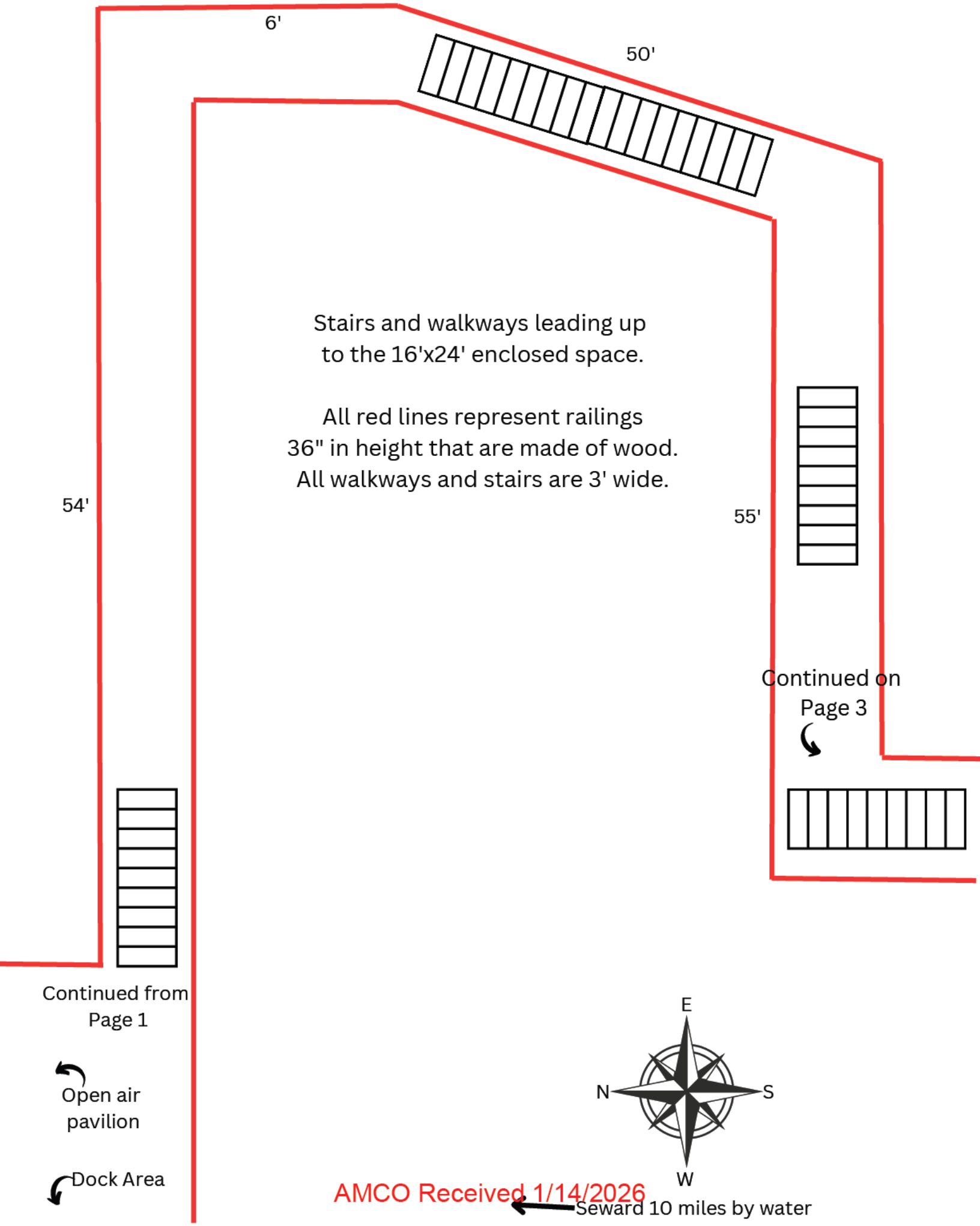
Payment Date: 02/27/2025 12:04 PM AKST

Entire premises includes a 16'x20' open-air pavilion and 6'x46' dock space (page 1) connected by stairways and walkways (page 2) to a 16'x24' enclosed indoor space (page 3).

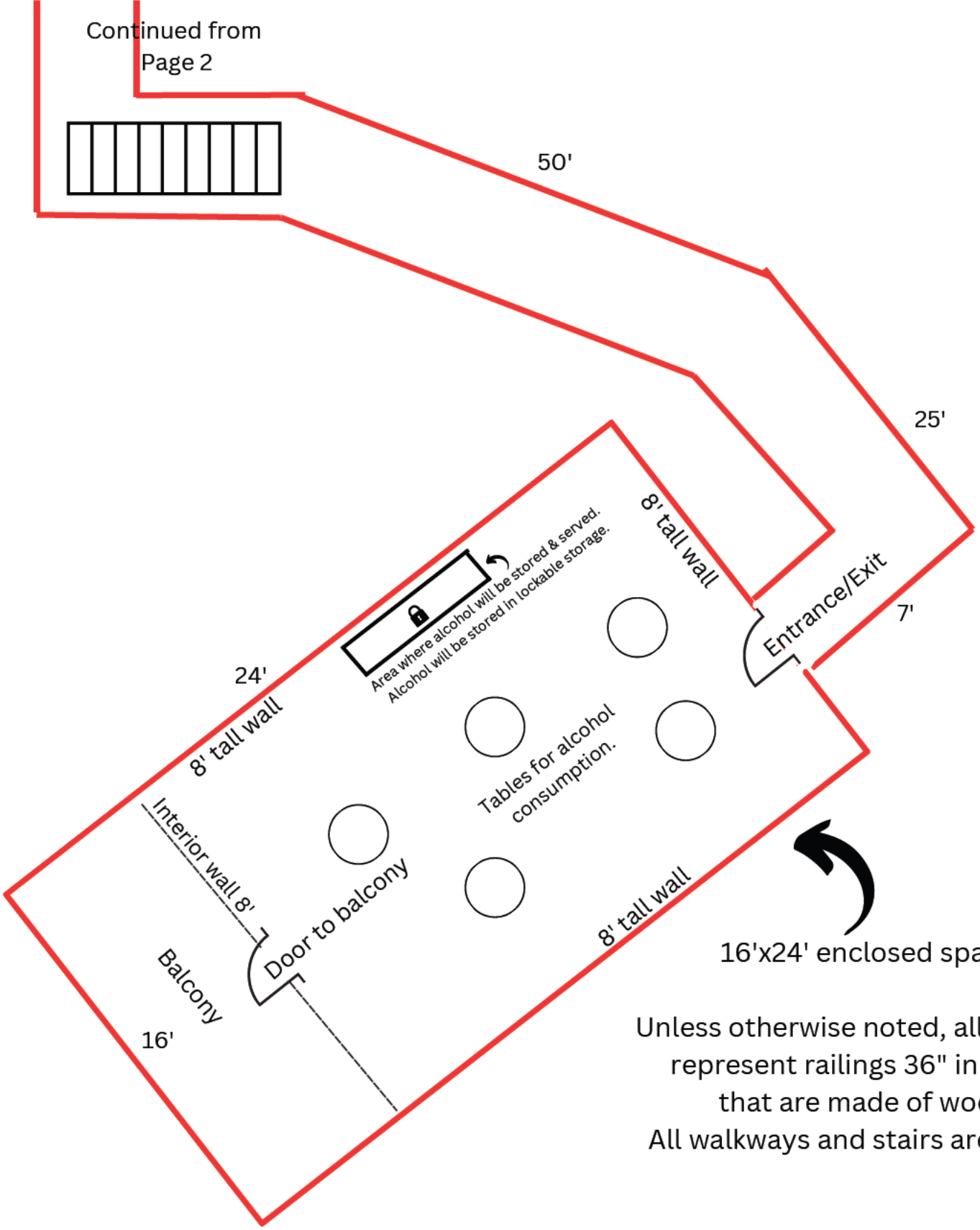
All red lines represent railings 36" in height that are made of wood.



AMCO Received 1/14/2026



AMCO Received 1/14/2026

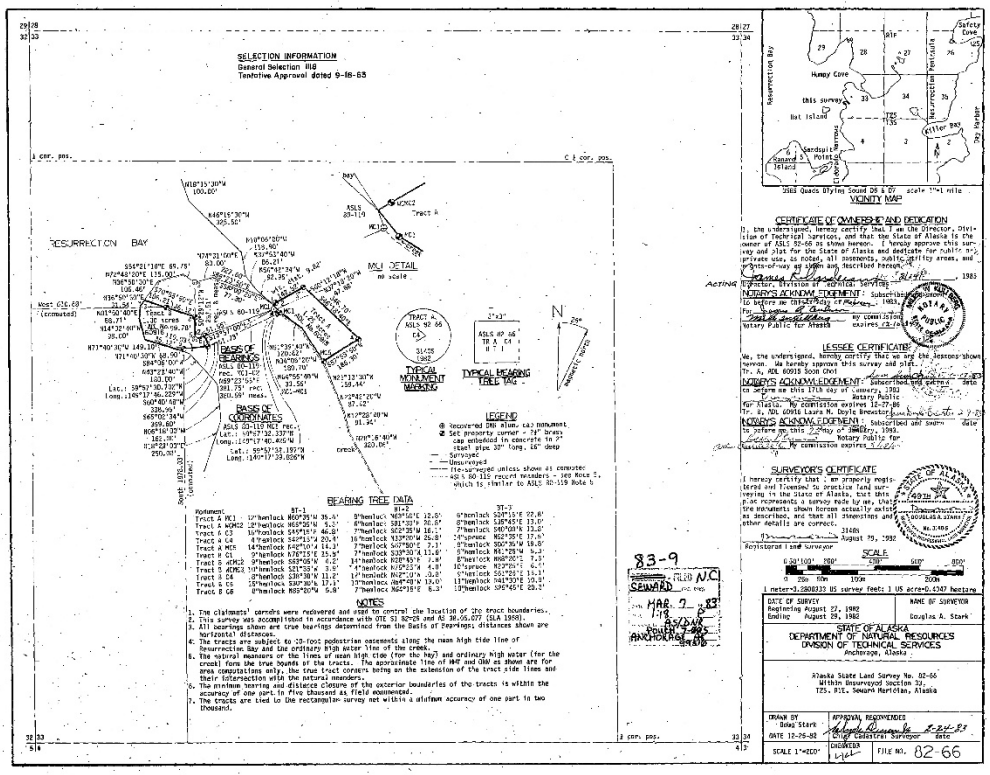


16'x24' enclosed space.

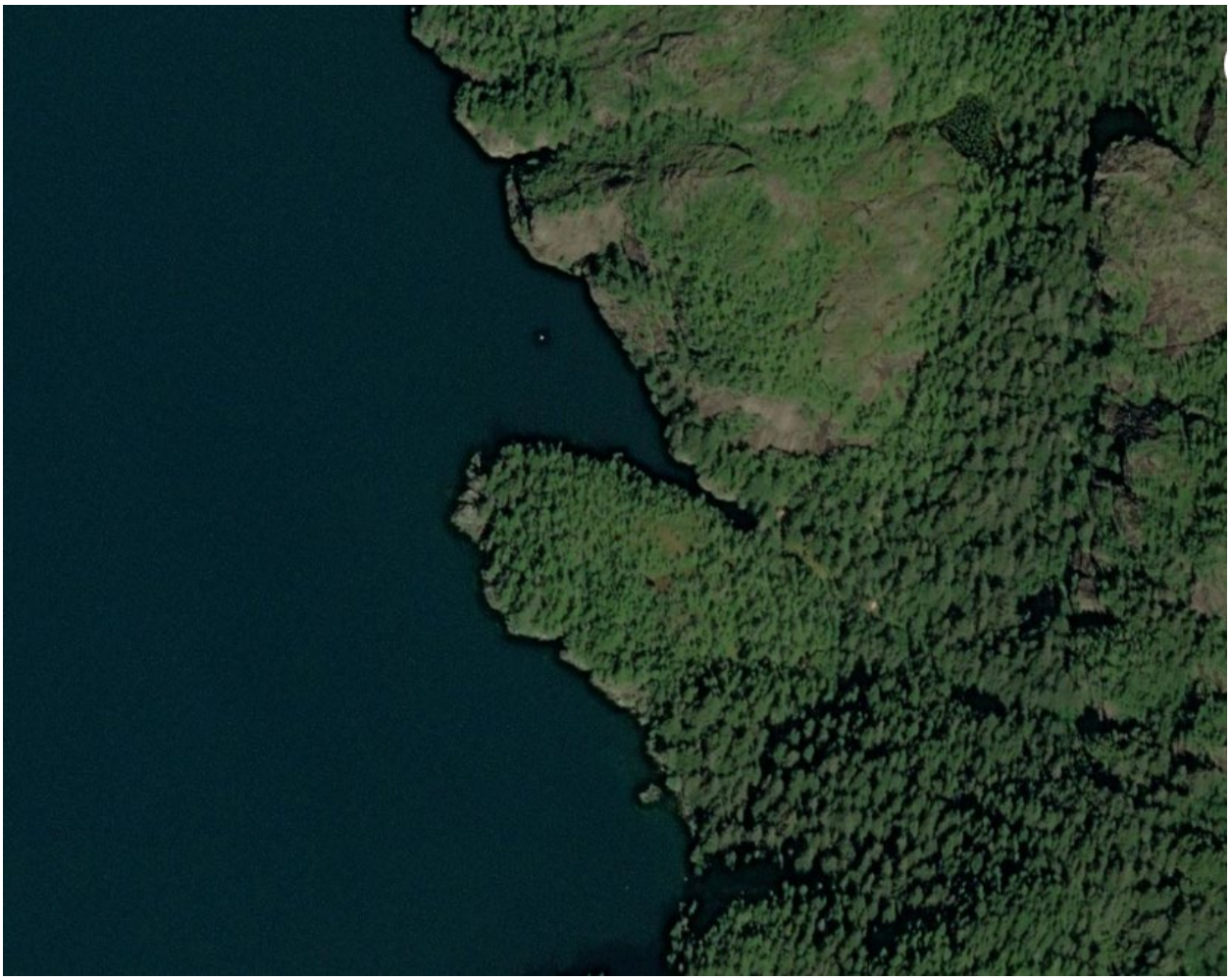
Unless otherwise noted, all red lines represent railings 36" in height that are made of wood.
All walkways and stairs are 3' wide.

AMCO Received 1/14/2026

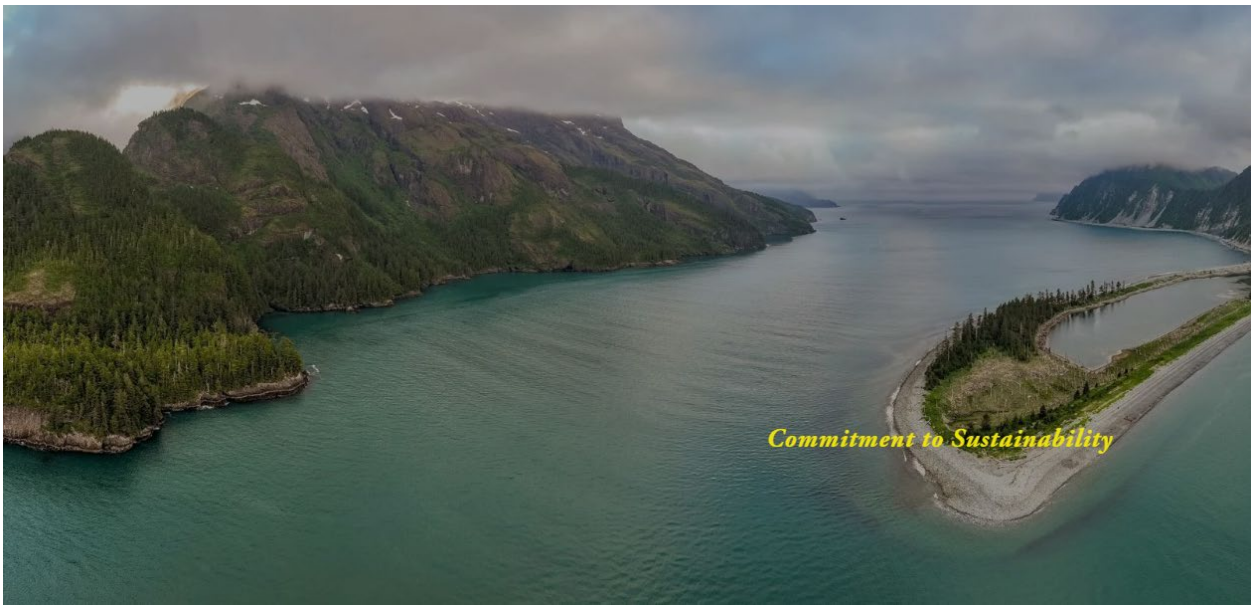
Seward 10 miles by water

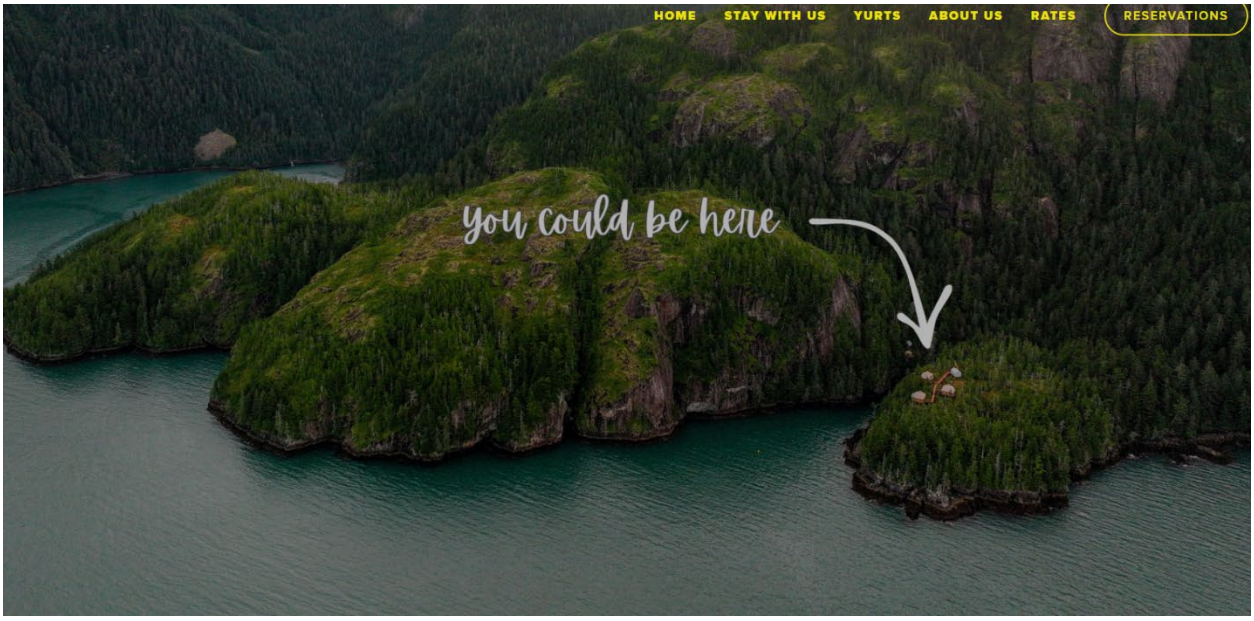

SELECTION INFORMATION
General Selection #18
Tentative Approval dated 9-16-63
RESURRECTION BAY
MLI DETAIL
no scale
BASIS OF BEARINGS
BASIS OF COORDINATES
TYPICAL MONUMENT MARKING
TYPICAL BEARING TREE TAG
LEGEND
BEARING TREE DATA
NOTES
VICINITY MAP
Hungry Cove
Bat Island
Resurrection Bay
Resurrection Peninsula
Sandspit Point
Petrel Island
Safety Cove
Miller Bay
Sky Harbor
CERTIFICATE OF OWNERSHIP AND DEDICATION
NOTARY'S ACKNOWLEDGEMENT
LESSEE CERTIFICATE
SURVEYOR'S CERTIFICATE
SCALE
DATE OF SURVEY
Beginning August 27, 1982
Ending August 29, 1982
NAME OF SURVEYOR
Douglas A. Stark
STATE OF ALASKA
DEPARTMENT OF NATURAL RESOURCES
DIVISION OF TECHNICAL SERVICES
Anchorage, Alaska
Alaska State Land Survey No. 82-66
Within Unsurveyed Section 32,
T25. R1E. Seward Meridian, Alaska
DRAWN BY
Doug Stark
DATE 12-29-82
APPROVAL RECOMMENDED
Chief Cadastral Surveyor
date
SCALE 1"=200'
CHECKED
FILE NO. 82-66
83-9
SEWARD
HAR 2 '83
ANCHORAGE

Eldorado Narrows



HOME
STAY WITH US
YURTS
ABOUT US
RATES
RESERVATIONS
Stay With Us


Commitment to Sustainability


HOME
STAY WITH US
YURTS
ABOUT US
RATES
RESERVATIONS
you could be here

Shearwater Cove
Outdoor/Indoor Serving Security Plan

1. All minors must be accompanied by an adult (age over 21) while in the restricted area when any alcohol is being served/sold/consumed.
2. All new patrons are carded upon ordering alcohol.
3. All staff is trained in the identification of fake IDs.
4. 36” height railings made of wood and wire rope are around the outdoor servicing area.
5. Underaged persons will be monitored closely by our professionally trained alcohol servers.
6. Proper egress from the outdoor service area will always remain unobstructed.
7. ABC mandated posters as required by law are posted inside Shearwater Cove and at the entrances of the outdoor seating area.
8. All entrances and exits will provide clear notice that NO ALCOHOL IS ALLOWED BEYOND THE OUTDOOR SEATING AREA.
9. Keeping outdoor seating area viable without any increased risk to minors exposed to alcohol WILL continue to be a part of our training for our staff.
10. All safety related operations for our current liquor service will additionally be enforced in the new service area.
11. Proper signage at points of entry indicating no minors without a parent or legal guardian will be posted.
12. All servers will closely monitor that only the guests that have been carded will have alcoholic beverages.
13. Our top priority continues in providing safety for all guests regarding the service of alcoholic beverages.
14. Servers will be present in the outdoor area to monitor consumption.

15. Regarding yurt accommodations: The yurt accommodations themselves are significantly separated from the areas indicated in the diagram. One cluster of yurts is 100+ feet to the left of the page 2 diagram, and the other cluster of yurts are 25+ feet beyond the enclosed space shown on page 3. The landscape out there is very rugged, hence all of the walkways and stairs, so space for storing and serving alcohol is naturally limited. The two spaces indicated on page 1 and 3 of the diagram are the only logical places where we could store and serve alcohol.

AMCO Received 1/13/2026