

Kenai Peninsula Borough

Planning Department

MEMORANDUM

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

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

FROM: Ryan Raidmae, Planner  

DATE: Monday, November 10, 2025

SUBJECT: Application for a new Retail Marijuana Store License. **Applicant:** Grateful Buds;
Landowner: Richard Huffman; **Parcel #:** 01713014; **Property Description:** T 6N R12W SEC
23 SEWARD MERIDIAN KN SE1/4 SW1/4 SE1/4 LYING EAST OF NORTH KENAI ROAD;
Location: 53252 Borgen Avenue Building A Kenai AK 99611, Kenai Area.

The Kenai Peninsula Borough Planning Department has reviewed the subject application pursuant to KPB 7.20.10 and recommends approval of Grateful Buds, a Retail Marijuana Store, subject to the following conditions:

1. The marijuana establishment shall conduct their operation consistent with the site plan submitted to the Kenai Peninsula Borough.
2. There shall be no parking in borough rights-of-way generated by the marijuana establishment.
3. The marijuana establishment shall remain current in all Kenai Peninsula Borough tax obligations consistent with KPB 7.30.020(A).
4. The marijuana establishment shall not conduct any business on, or allow any consumer to access, the retail marijuana store's licensed premises, between the hours of 2:00 a.m. and 8:00 a.m.

Please see the attached map for reference.



Grateful Buds

Application Number: 38156

KPB Parcel ID: 01713014

Imagery Map



LEGEND

-  Parcel Boundary
-  License Site (If Known)

Vicinity: Kenai



Thursday, November 13, 2025

**Radius shown depicts the radius from the outline of the building that will contain the establishment or the parcel boundary if the building footprint is unavailable or unknown. KPB 7.30 states that the distance must be measured by the shortest pedestrian route. If there are institutional parcels located within 500ft, the shortest pedestrian path will be measured. Questions or comments can be relayed to mquainton@kpb.us.*

The data displayed herein is neither a legally recorded map nor survey and should only be used for general reference purposes. It is not intended to be used for measurement. Kenai Peninsula Borough assumes no liability as to the accuracy of any data displayed herein. Original source documents should be consulted for accuracy verification.



Grateful Buds

Application Number: 38156

KPB Parcel ID: 01713014

Land Use Map



LEGEND

- License Site
- Parcel Boundary
- 300ft Radius
- 500ft Radius
- 1000ft Radius

Land Usage

- Residential
- Accessory Building
- Commercial
- Institutional
- Industrial
- Other

APC: NIKISKI APC

LOZ: n/a

Vicinity: Kenai



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