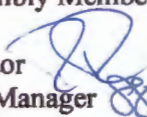


Kenai Peninsula Borough
Planning Department

MEMORANDUM

TO: Peter Ribbens, Assembly President
Kenai Peninsula Borough Assembly Members

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

FROM: Ryan Raidmae, Planner RCQ

DATE: May 20, 2025

RE: Transfer of Location Application; **Application:** Howling Wolf Brewpub; **Landowner of New Premises:** ZPA LLC; **License #:** 4747; **Parcel #:** 144-030-92; **Property Description:** T 01N R 01W SEC 26 & 27 SEWARD MERIDIAN SW 2024016 FOLZ SUB 2023 REPLAT TRACT E8; **Location:** 11385 Seward Hwy, Seward, Alaska 99664

The Planning Department has reviewed the above application for a liquor license transfer of location that will be operated at 11385 Seward Hwy, Seward. In accordance with KPB 7.10.020, a radius search identified no churches, schools, or playgrounds within 500 feet of the property.

Per KPB 7.10.020(A)(2)(a-b), the Assembly may cause a protest to be filed, if there is insufficient ingress and egress for traffic to the premises, and/or the location of the premise would unduly interfere with the flow of traffic. Upon initial review of this license, the Planning Department identified ingress/egress and right-of-way (ROW) issues. Accordingly, the Planning Department was recommending that the Assembly conditionally protest the license transfer.

On May 20, 2025, Howling Wolf Brewpub submitted a revised Premises Diagram that depicts the 4-foot plastic fence and entrance to the premises as no longer encroaching into the Seward Highway's ROW. It also appears that the revised premises will no longer block access between the driveways, or partially block the Southern approach. Furthermore, it was discussed with Howling Wolf Brewpub's representative that additional permitting would be required as this development is within a KPB-regulated floodplain.

Based on the revised Premises Diagram, the Planning Department now recommends that the Assembly approve Howling Wolf Brewpub's Transfer of Location Application.

Please see the attached Planning Review maps for reference.

