

Submitted by: Chair Croft at the Request of the Mayor
Prepared by: Municipal Clerk's Office and Planning Department
For reading: January 29, 2019

**ANCHORAGE, ALASKA
AR No. 2019-29**

1 **A RESOLUTION OF THE ANCHORAGE MUNICIPAL ASSEMBLY APPROVING**
2 **A MARIJUANA LICENSE AND SPECIAL LAND USE PERMIT FOR**
3 **GREENSLEEVES GENETICS LLC, A MARIJUANA CULTIVATION FACILITY**
4 **WITH LICENSE NUMBER M15192, DOING BUSINESS AS GREENSLEEVES**
5 **GENETICS LLC, AND LOCATED AT 1700 N. POST ROAD.**

6
7 (Government Hill Community Council) (Case 2019-0005)
8

9 **THE ANCHORAGE ASSEMBLY RESOLVES:**

10
11 **Section 1.** The approvals in sections 2 and 3 of this resolution are for
12 GreenSleeves Genetics, LLC a marijuana cultivation facility with municipal license
13 number M15192, doing business as GreenSleeves Genetics, LLC, located at 1700
14 N. Post Road, in the I-2 district, within W2 Lot 10, Alaska Railroad Reserve;
15 generally located southwest of the intersection of N. Post Road and Sitka Street, in
16 Anchorage.

17
18 **Section 2.** The application submitted for the requested marijuana establishment
19 license generally meets the applicable provisions of Anchorage Municipal Code
20 (AMC) chapter 10.80. A marijuana cultivation facility license is hereby approved for
21 GreenSleeves Genetics, LLC, subject to the following conditions pursuant to AMC
22 section 10.80.015:

- 23
24 1. The licensee and his/her agents and employees shall conform to the
25 narrative submitted with the license/special land use permit
26 application, as modified by this resolution, and with all applicable
27 portions of Anchorage Municipal Code.
28
29 2. All licensees, employees, and agents of the marijuana establishment
30 who sell, cultivate, manufacture, test, or transport marijuana or
31 marijuana product, or who check the identification of a consumer or
32 visitor, shall obtain a marijuana handler permit from the Alaska
33 Marijuana Control Board (AMCO). The marijuana handler permit shall
34 be kept in the holder's immediate possession or a valid copy shall be
35 kept on the premises of the marijuana establishment at all times.
36

37 **Section 3.** The application submitted for the requested special land use permit
38 for marijuana generally meets the applicable provisions of AMC section 21.03.105
39 and AMC section 21.05.055. A special land use permit for a marijuana cultivation
40 facility is hereby approved for GreenSleeves Genetics, LLC, subject to the following
41 conditions pursuant to AMC subsection 21.03.020M.:
42

- 1 1. All uses shall conform to the plans and narrative submitted with the
2 license/special land use permit application, as modified by this
3 resolution, and with all applicable portions of Anchorage Municipal
4 Code, and may be modified in accordance with AMC subsection
5 21.03.105C.9.
6
- 7 2. A notice of zoning action shall be filed with the State of Alaska
8 Recorder's Office before operation of the establishment.
9
- 10 3. The establishment shall be open for inspection and examination by
11 the municipality during municipal business hours and establishment
12 business hours.
13
- 14 4. The premises shall be ventilated so that the odor of marijuana cannot
15 be detected at any lot line by a person with a normal sense of smell.
16 Violation could lead to a requirement to increase air filtering and/or
17 change the ventilation location in the establishment.
18
- 19 5. The Conditions Certificate, issued by the Planning Department and
20 containing conditions imposed by the Assembly on this special land
21 use permit, shall be displayed in a visible location near the main
22 entrance at all times.
23
- 24 6. The licensee or a designated employee shall keep written records
25 (downwind location; distance from facility; time; odor intensity) of
26 weekly outdoor odor observations made on the property in order to
27 detect odor breakthrough and to aid in any odor complaint
28 investigations.
29
- 30 7. Resolve with Traffic, the parking lot layout and design to include
31 adequate driveway width, required paving, and an accessible route.
32

33 **Section 4.** The conditions contained in this resolution shall be met and shall be
34 verified by inspection before the marijuana establishment can begin operations.
35

36 **Section 5.** Failure to comply with the conditions of this license and special land
37 use permit and the applicable provisions of Anchorage Municipal Code shall
38 constitute grounds for modification or revocation of the license and/or the special
39 land use permit.
40

41 **Section 6.** The marijuana license approved in section 2 above expires on August
42 31, 2019. An application to renew the marijuana license may be submitted in
43 accordance with AMC section 10.80.036. The special land use permit for marijuana
44 approved in section 3 above is valid until it expires in accordance with AMC
45 subsection 21.03.105C.10.
46

47 **Section 7.** In accordance with AMC subsection 10.80.061B., the Municipal Clerk
48 shall, upon approval of this municipal marijuana establishment license and
49 fulfillment of the conditions in Section 2 and verification pursuant to Section 4,
50 provide written notification to the AMCO that the protest is lifted.

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Section 8. This resolution shall be effective immediately upon passage and approval by the Assembly.

PASSED AND APPROVED by the Anchorage Assembly this _____ day of _____, 2019.

Chair

ATTEST:

Municipal Clerk



MUNICIPALITY OF ANCHORAGE

Assembly Memorandum

No. AM 68-2019

Meeting Date: January 29, 2019

1 **From:** MAYOR

2
3 **Subject:** A RESOLUTION OF THE ANCHORAGE MUNICIPAL ASSEMBLY
4 APPROVING A MARIJUANA LICENSE AND SPECIAL LAND USE
5 PERMIT FOR GREENSLEEVES GENETICS LLC, A MARIJUANA
6 CULTIVATION FACILITY WITH LICENSE NUMBER M15192,
7 DOING BUSINESS AS GREENSLEEVES GENETICS LLC, AND
8 LOCATED AT 1700 N. POST ROAD.
9

10
11 GreenSleeves Genetics, LLC has applied for a cultivation facility license and
12 special land use permit. The facility is proposed to be located at 1700 N. Post
13 Road in the Government Hill Community Council.
14

15 The applicant has successfully completed their public notice requirements, and
16 on December 12, 2018, the Planning Department mailed 78 public hearing
17 notices to residents and property owners within 500 feet of the site of the
18 proposed facility.
19

20 The Municipal Clerk's office and the Planning Department have reviewed the
21 application against the requirements of Anchorage Municipal Code (AMC)
22 chapter 10.80, AMC section 21.03.105, and AMC section 21.05.055 and
23 considered any comments received from various reviewing agencies, the
24 community council, and the public. Staff has determined that the applicant is
25 generally in compliance with municipal code with the conditions recommended in
26 the Assembly Resolution.
27

28 **THE ADMINISTRATION RECOMMENDS APPROVAL.**

29
30 Prepared by: Ryan Yelle, Senior Planner, Planning Department
31 Approved by: Michelle McNulty, Director, Planning Department
32 Concur: Christopher M. Schutte, Director
33 Office of Economic and Community Development
34 Concur: Rebecca A. Windt Pearson, Municipal Attorney
35 Concur: William D. Falsey, Municipal Manager
36 Respectfully submitted: Ethan A. Berkowitz, Mayor
37



Municipality of Anchorage, Clerk's Office
Code Compliance Checklist
Commercial Marijuana Establishment Application

Applicant: GreenSleeves Genetics, LLC
Establishment Type: Cultivation
Other licenses at this address: N/A

License #: M15192
Public Hearing Date: January 29, 2019

Address: 1700 N Post Rd.

Other License Types Applied For: N/A
Community Council: Government Hill

Code Citation and Topic	Compliance Information	Complies	Recommended Condition
All Establishments			
10.80.010 License restrictions	Application complies with license restrictions.	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
10.80.021 No licensee owes past-due taxes, fees, or fines to the MOA	No taxes, fees, or fines are owed.	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
10.80.700 Marijuana handler permit	All licensees, employees and agents will have handler permit.	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	All licensees, employees, and agents of the marijuana establishment who sell, cultivate, manufacture, test, or transport marijuana or marijuana product, or who check the identification of a consumer or visitor, shall obtain a marijuana handler permit from the Marijuana Control Board. The marijuana handler permit shall be kept in the holder's immediate possession or a valid copy shall be kept on the premises of the marijuana establishment at all times.
10.80.710 Restricted access areas	Restricted access area identified; compliance with signs, visitors, ID requirements indicated.	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
10.80.711 No overlapping licensed premises	No other license premises indicated on diagram.	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
10.80.715 Security alarm systems and lock standards	Compliance with security alarm and lock standards indicated. 3 rd party monitoring.	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	



Municipality of Anchorage, Clerk's Office
Code Compliance Checklist
Commercial Marijuana Establishment Application

Code Citation and Topic	Compliance Information	Complies	Recommended Condition
10.80.720 Video surveillance	Compliance with video surveillance requirements indicated. Entire facility under surveillance.	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
10.80.725 Inspection of Premises	Ongoing requirement	N/A	
10.80.735 Health and safety standards		<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
10.80.740 Waste disposal	Ongoing requirement	N/A	
10.80.745 Standardized scales	Compliance indicated.	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
10.80.755 Business records	Stored securely on-site and electronically off-site.	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Cultivation Establishment			
10.80.430 Restricted access area	Operating Plan expresses compliance with restricted access area requirements.	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
10.80.435 Inventory tracking system	Applicant will use Metrc system; compliance is indicated.	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
10.80.440 Health and safety requirements		<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
10.80.450 Production of concentrate prohibited	No production of concentrate is indicated to occur on premises.	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	

**PLANNING DEPARTMENT
STAFF ANALYSIS
SPECIAL LAND USE PERMIT FOR MARIJUANA**

Date: January 29, 2019

Case Number: 2019-0005

Applicant: GreenSleeves Genetics, LLC
SOA License Number: 15192

Request: Special Land Use Permit for a Marijuana Cultivation Facility

Site Address: 1700 N. Post Road, Anchorage, AK 99501
Legal Description: W2 Lot 10, Alaska Railroad Reserve
Parcel ID Number: 003-041-83

Community Council: Government Hill

Attachments:

1. Maps
2. Application
3. Reviewing Agency and Public Comments
4. Posting Affidavit

Recommendation Summary: Approval with conditions

Site Information

Size:	12,850ft ²	Topography:	Flat
Zoning:	I-2	Utilities:	Public sewer and water

Surrounding Area

	<u>NORTH</u>	<u>EAST</u>	<u>SOUTH</u>	<u>WEST</u>
Zoning:	I-2	I-2	I-2	I-2

Comprehensive Plan

Classification: “General Industrial” per the *Anchorage 2040 Land Use Plan*, Land Use Plan Map; “Industrial/Commercial” per the *2013 Government Hill Neighborhood Plan*, GHNP Land Use Plan Map

Site Description and Proposal

This is a request for a special land use permit for a marijuana cultivation facility within an I-2 district. The site is located along N. Post Road within the Ship Creek Industrial District. The proposed facility is of similar character and scale to surrounding structures. The entire approximately 3,200ft² of available building space will be dedicated to marijuana cultivation operations.

Public and Agency Comments

On December 12, 2018 the Planning Department mailed 78 public hearing notices in accordance with AMC 21.03.020H. As of this writing, no responses have been received. Public hearing notices were also mailed to the Government Hill and Mountain View community councils.

Approval Criteria (AMC 21.03.105C.7.)

The assembly may approve a special land use permit for marijuana if, in the judgment of the assembly, the application meets the following approval criteria.

- a. The proposed use is consistent with the comprehensive plan, all applicable provisions of this title, and applicable state regulations.**

In the Anchorage 2040 Land Use Plan, this site is classified as “*General Industrial*,” and “*Industrial/Commercial*” per the *2013 Government Hill Neighborhood Plan*, GHNP Land Use Plan Map. This proposed industrial use of this site is consistent with its classification in the Anchorage 2040 Land Use Plan, Government Hill Neighborhood Plan, as well as, its I-2 zoning designation.

In accordance with AMC 21.06.020, *Table 21.06-2: Table of Dimensional Standards – Commercial and Industrial Districts*, the standard is met. Nonconforming rights for the building encroachments into required side and rear yard setbacks have been established.

In accordance with AMC 21.07.040F *Snow Storage and Disposal*, the standard is met. The site contains approximately 9,500ft² of pedestrian and vehicular circulation area, of which 5% (475ft²) shall be dedicated to snow storage. Approximately, 1,900ft² has been dedicated to snow storage on the submitted site plan.

In accordance with AMC 21.07.060E *Standards for Pedestrian Facilities*, the standard is met per the October 24, 2018 nonconforming determination.

In accordance with AMC 21.07.080 *Landscaping, Screening, and Fences*, the standard to provide site perimeter landscaping along abutting rights-of-way is met per the October 24, 2018 nonconforming determination.

In accordance with AMC 21.07.090E, *Table 21.07-4: Off-Street Parking Spaces Required* the standard is met. The gross floor area of the building is 3,200ft². This results in a requirement to provide 3 parking spaces, with one space being van accessible. A total of 6 parking spaces, with one being van-accessible are shown on the submitted site plan.

In accordance with AMC 21.07.090H.8. *Vehicular Access and Circulation*, the standard is partially met. It is unclear to staff whether or not the driveway is of adequate width and/or is paved. The petitioner shall resolve with Traffic, parking lot access and required paving.

In accordance with AMC 21.07.090J., *Table 21.07-8: Accessible Parking Spaces* the standard is met. A parking lot providing 6 parking spaces is required to provide one van-accessible parking space. The submitted site plan shows the development of one van-accessible parking space.

In accordance with AMC 21.07.090J.9. *Accessible Routes*, the standard is not met. An accessible route from the accessible parking spaces is not shown on the submitted site plan. The petitioner shall resolve with Traffic, the need to develop an accessible route from the accessible parking to the facilities main entrance.

b. The proposed use is consistent with the purpose and intent of the zoning district in which it is located, including any district-specific standards set forth in chapter 21.04.

The criteria is met.

The district-specific standards of the I-2 district do not apply to this site and use.

The intent of the I-2 district is:

“The I-2 district is intended primarily as an industrial activity area and reserve for public and private heavy manufacturing, warehousing and distribution, equipment and materials storage, vehicle and equipment repair, major freight terminals, waste and salvage, resource extraction and processing, and other related uses. Some commercial uses, that support or are compatible with industrial uses, are also permitted or conditionally allowed. Non-industrial uses are more limited

than in other districts, to prevent land use and traffic conflicts, retain a preserve of activities that is supportive of industrial establishments, and to maintain and protect the supply of industrial lands within the municipality. This district is applied to areas designated as industrial/industrial reserve by the comprehensive plan.”

c. The proposed use is consistent with applicable use-specific standards set forth in chapter 21.05

See attached code compliance checklist.

d. The proposed use is compatible with uses allowed on adjacent properties, in terms of its scale, site design, and operating characteristics (e.g., hours of operation, traffic generation, lighting, noise, odor, dust, and other external impacts).

The criteria is met.

Compatibility is defined in AMC 21.14 as:

“The characteristics of different uses, activities, or designs which allow them to be located near or next to each other in harmony. Some elements affecting compatibility include the height, scale, mass, bulk, and setbacks of structures. Other characteristics include traffic, parking, access and circulation, landscaping and buffering, drainage and storm water runoff, exterior lighting, dust, noise, hours of operation, and demand on public facilities and services. Compatible does not necessarily mean “the same as.” Rather, compatibility refers to the sensitivity of development proposals in maintaining the character of the surrounding context and avoiding adverse impacts on neighboring uses.”

This facility will be located within the heavy industrial area of Ship Creek. The proposed facility is of similar scale and character to surrounding buildings. There are larger industrial facilities neighboring this site on all sides. This facility is a single story structure with a building footprint of approximately 3,200ft², on a lot totaling 12,850ft². Daily hours of operation will be 10:00am-6:00pm. These hours are consistent with those of surrounding businesses. The structure is of conventional construction, consistent with the design of neighboring structures. It has been determined by staff that this site will be developed and operated in a manner that is compatible with neighboring properties.

- e. **The proposed use is appropriately located with respect to existing and/or planned water supply, power supply, fire and police protection, wastewater disposal, storm water disposal, and similar facilities and services.**

The criteria is met.

Municipal Light & Power provided a letter stating that the power supply to this site is sufficient to supply the intended load.

The site is served by public water and sewer.

The site is located within the Anchorage Roads and Drainage Service Area, the Building Service Area, and the Police and Fire Service Areas.

Public transportation is not available to this site.

- f. **Any significant adverse impacts anticipated to result from the use can and will be mitigated or offset to the maximum extent feasible.**

The criteria is met.

This proposed marijuana cultivation facility will be located within an existing building that has historically served various industrial uses. The surrounding land uses are zoned I-2 (Heavy Industrial). The site has direct access onto N. Post Road. N. Post Road is classified as a Class II minor arterial under the *2014 Official Streets and Highways Plan*; seeing between 10,000-20,000 vehicle trips daily. Additionally, the applicant has provided both a security and waste disposal plan in accordance with the requirements of AMC 21.03.105C.3.a. Odor will be mitigated so it is not detected at the lot line of the petition site. It does not appear that this cultivation facility will cause significant adverse impacts to traffic flow, or neighboring residences and businesses.

- g. **The owner/operator of the establishment has no previous denials or revocations of a marijuana license or special land use permit, or previous documented violations of municipal or state law/regulation relating to marijuana establishments. Alternately, the owner/operator has provided sufficient evidence of rehabilitation to the assembly.**

The criteria is met.

The owner and/or operator of this establishment has no previous denials or revocations of a marijuana license or special land use permit.

- h. The owner/operator of a marijuana retail establishment has meaningfully engaged in neighborhood responsibility planning with residents and other neighborhood businesses to mitigate concerns such as odor, parking, and security. Neighborhood responsibility planning guidelines may be included in AMC chapter 2.40.**

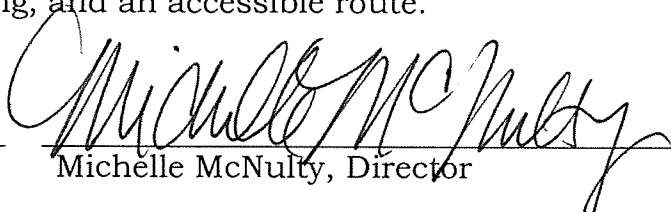
This criteria does not apply to marijuana cultivation facilities.

Recommendation

The Planning Department recommends APPROVAL subject to the following conditions:

1. All uses shall conform to the plans and narrative submitted with the license/special land use permit application and with all applicable portions of Anchorage Municipal Code, and may be modified in accordance with AMC 21.03.105C.9.
2. A notice of zoning action shall be filed with the State of Alaska Recorder's Office before operation of the establishment.
3. The establishment shall be open for inspection and examination by the municipality during municipal business hours and establishment business hours.
4. The premises shall be ventilated so that the odor of marijuana cannot be detected at the lot line by a person with a normal sense of smell. Violation could lead to a requirement to increase air filtering and/or change the ventilation location in the establishment.
5. The Conditions Certificate, issued by the Planning Department and containing conditions imposed by the Assembly on this special land use permit, shall be displayed in a visible location near the main entrance at all times.
6. The licensee or a designated employee shall keep written records (downwind location; distance from facility; time; odor intensity) of weekly outdoor odor observations made on the property in order to detect odor breakthrough and to aid in any odor complaint investigations.
7. Resolve with Traffic, the parking lot layout and design to include adequate driveway width, required paving, and an accessible route.


Ryan Yelle, Senior Planner


Michelle McNulty, Director

Parcel ID No. 003-041-83



**Municipality of Anchorage, Planning Department
Code Compliance Checklist
Commercial Marijuana Establishment Application**

Applicant: GreenSleeves Genetics, LLC
Establishment Type: Cultivation

Case #: 2019-0005/**License #:** M15192
Date: January 29, 2019

Address: 1700 N. Post Road
Zoning District: I-2

Parcel ID #: 003-041-83
Community Council: Government Hill

Municipal application is in concurrence with state application? Yes No

Code Citation and Topic	Compliance Information	Complies	Recommended Condition
21.03.105C.2. Required Community Meeting, including notice and meeting summary		<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
21.03.105C.3. Required Submittals		<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
21.03.105C.4. Required public notice for Assembly public hearing: mailed, published, posted, community council		<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
21.03.105C.5. Report of all marijuana licenses located within 1,000 feet of subject property	See below.	N/A	
21.05.055A.2. Separation from Protected Land Uses	The closest protected land use is a playground approximately 1,700 feet from the petition site.	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
21.05.055A.3. Prohibited with Alcohol License		<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
21.05.055A.4. Prohibited with Residential		<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
21.05.055A.5. Inspection of Premises	Ongoing requirement	N/A	The establishment shall be open for inspection and examination by the municipality during municipal business hours and establishment business hours.



**Municipality of Anchorage, Planning Department
Code Compliance Checklist
Commercial Marijuana Establishment Application**

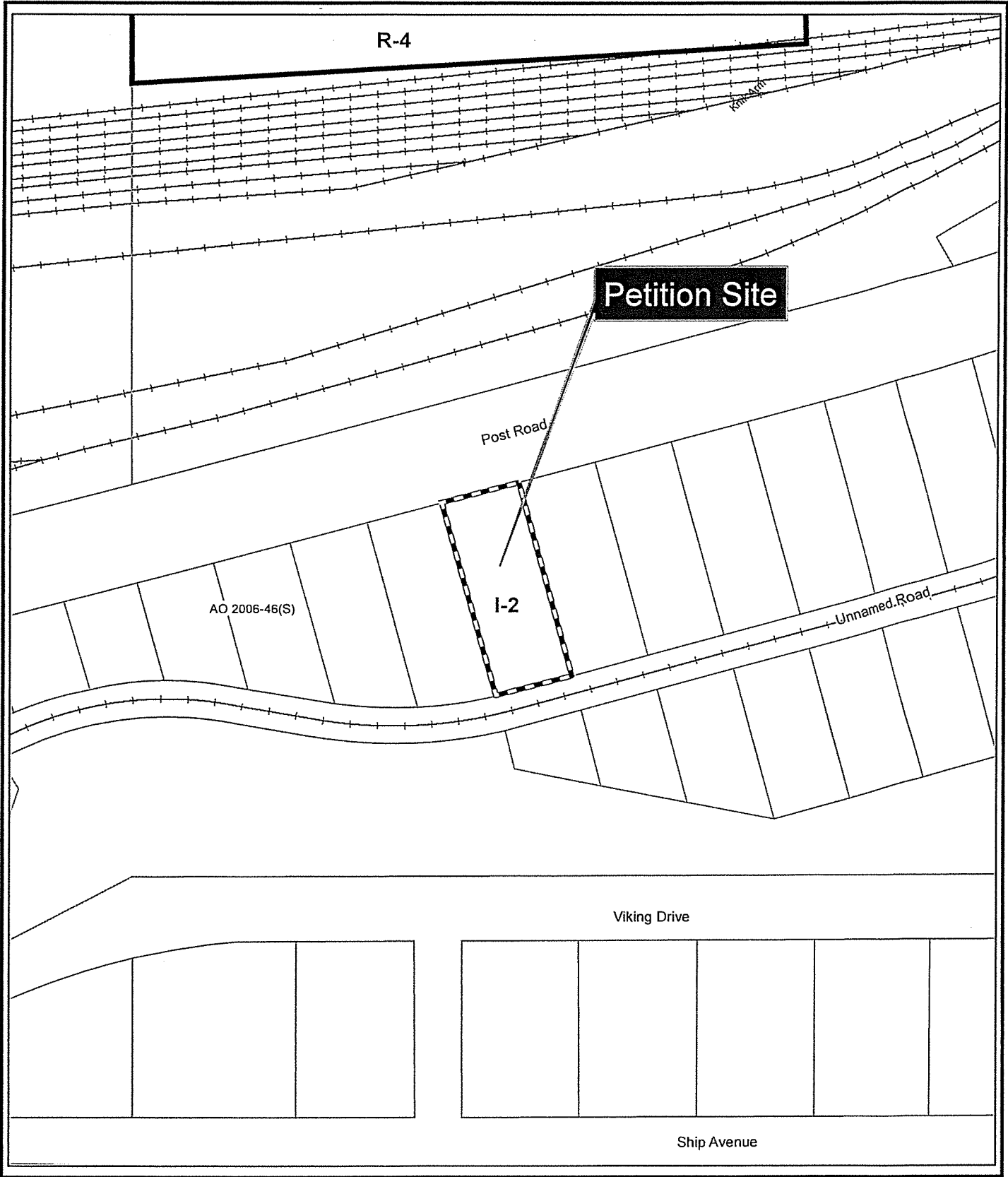
Code Citation and Topic	Compliance Information	Complies	Recommended Condition
21.05.055A.6. Ventilation	Ongoing requirement	N/A	The premises shall be ventilated so that the odor of marijuana cannot be detected at the lot line by a person with a normal sense of smell. Violation could lead to a requirement to increase air filtering and/or change the ventilation location in the establishment.
21.05.055A.7. Public Display of Conditions	Ongoing requirement	N/A	The Conditions Certificate, issued by the Planning Department and containing conditions imposed by the Assembly on this special land use permit, shall be displayed in a visible location near the main entrance.
21.05.055A.8. Permanent Structure		<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
21.05.055A.9. Signs		<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
For Cultivation Facilities			
21.05.055B.1.b.i. Marijuana plants not visible from public right-of-way		<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
21.05.055B.1.b.ii. Orderly and code compliant rows		<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	

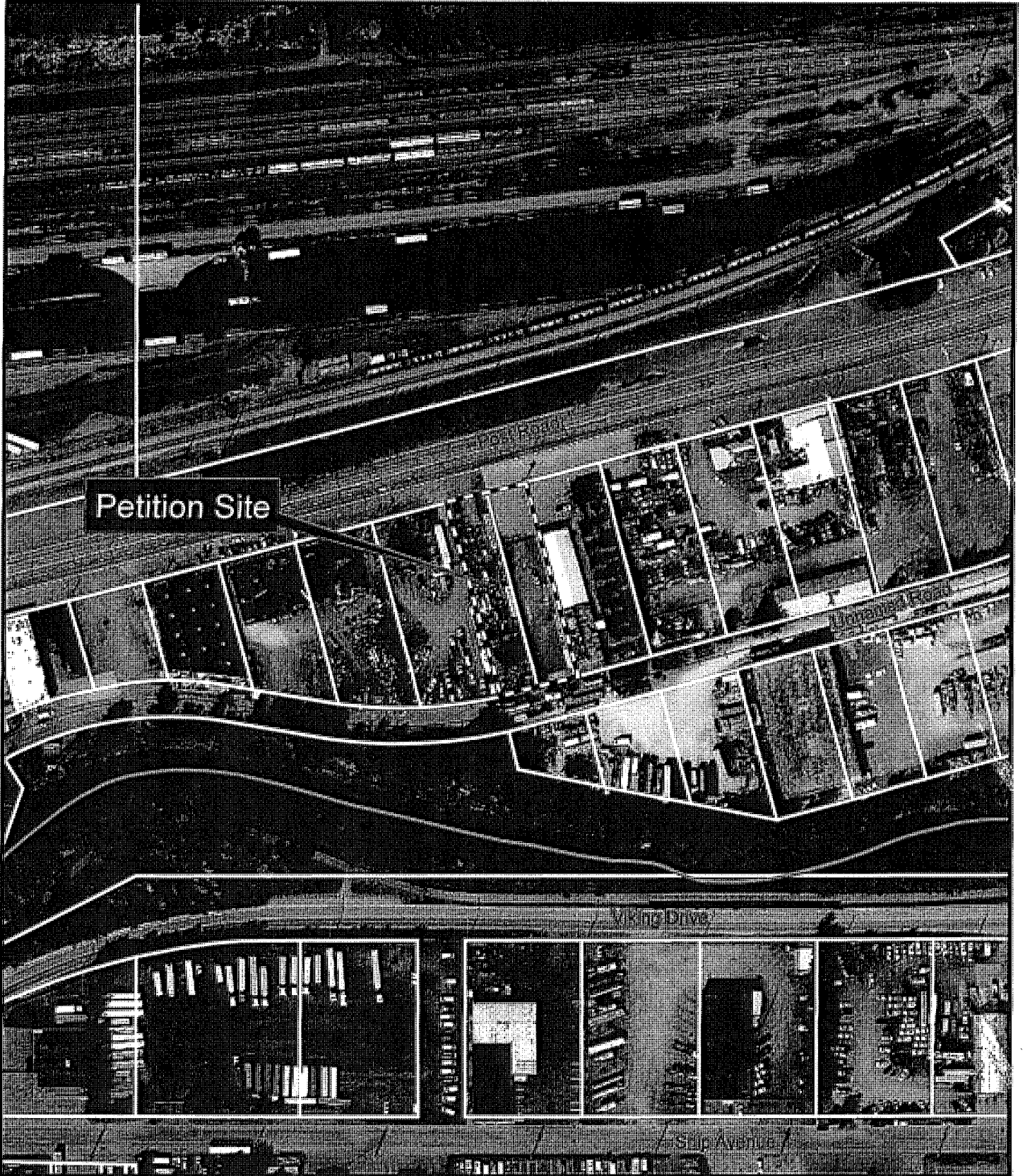
Marijuana Licenses Within 1,000 Feet of Subject Property

Establishment Name	Type	MOA License Number	Address
Mercy Tree of Alaska	Cultivation	M11118	1648 N. Post Road

Maps

2019-0005





Application

Application for New License and Special Land Use Permit for Marijuana

Municipality of Anchorage
 Clerk's Office/Planning Department
 PO Box 148604
 Anchorage, AK 99514-8604

APPLICANT	
Name of Authorized Applicant (see 3 AAC 306.020(d)) (last name first) Dunham, Paul	
Home Physical Address 8211 little dipper ave. unit B	Home Mailing Address 8211 little dipper ave. unit B
Anchorage, AK 99504	Anchorage, AK 99504
Contact Phone - Day Evening Fax (907)831-9053	Business Mailing Address Po. Box 210204
E-mail (required) Greensleevesak@gmail.com	Anchorage, AK 99521

TYPE OF MARIJUANA ESTABLISHMENT PROPOSED	
<input checked="" type="checkbox"/> Cultivation Facility (including Limited Cultivation Facility)	<input type="checkbox"/> Testing Facility
<input type="checkbox"/> Manufacturing Facility (including Concentrate Manufacturing Facility)	<input type="checkbox"/> Retail Sales Establishment
Business Name: GreenSleeves Genetics LLC.	
State of Alaska Marijuana Control Board License Number: 15192	
Other marijuana licenses applied for or approved on the property? N/A	

PROPERTY INFORMATION		
Property Tax # (000-000-00-000): 304-183-00-001		
Site Street Address: 1700 N Post Rd. Anchorage, AK 99501		
Current Legal Description: (use additional sheet if necessary) ARR anchorage terminal reserve LT 10 Post RD industrial lease lots		
Zoning District: I2	Lot Size: 12850 sq ft	Grid #: SW1133
Any dwelling units on the property? ___ Yes <input checked="" type="checkbox"/> No		Any liquor licenses on the property? ___ Yes <input checked="" type="checkbox"/> No

FACILITY OPERATIONAL INFORMATION	
What is the licensed premises area in square feet? 3200 sq. ft. building plus a 12850 sq ft workyard	
What will be the business days and hours of operation? 10-6	

Accepted by RJ	Poster & Affidavit 1+1	Fee \$1700.00	Case Number 2019-0005	Requested Meeting Date 01/29/19	License Number 15192
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APPLICATION REQUIREMENTS

1 copy required:

- Signed/notarized application (original)
- Property owner letter of authorization (with original signature)
- List of other licensees and affiliates (3 AAC 306.020) with their home addresses

17 copies required:

- Signed/notarized application (copies)
- Criminal justice information and records as required by AMC 10.80.056
- Summary of community meeting/community meeting mailer
- Project narrative explaining the proposal, with an analysis of how the proposal meets the special land use permit for marijuana approval criteria set forth below

For all marijuana establishments (AMC 21.03.105C.3.a.):

- Site plan(s) to scale depicting, with dimensions:
 - building footprint parking areas vehicle circulation and driveways loading facilities
 - landscaping pedestrian facilities required open space fences lighting
 - snow storage area or alternative strategy trash receptacle location and screening detail
 - freestanding sign location(s)
- Security plan indicating how the applicant will comply with the requirements of municipal and state law and regulation
- Waste disposal plan

For marijuana cultivation facilities (AMC 21.03.105C.3.b.):

- Plan that specifies the methods to be used to prevent the growth of harmful mold
- Projected amount of water that will be used
- Projected amount of wastewater that will be discharged
- Letter from the applicable electric utility stating that power capacity at the proposed location is sufficient for the intended use
- Odor control plan indicating how the applicant will comply with the requirements of municipal and state law and regulation sdf
- Information on moisture and temperature controlled storage (AMC 10.80.535C.)

For marijuana manufacturing facilities (AMC 21.03.105C.3.c.):

- Description of the type of products to be processed and the equipment to be used, including a list of any solvents, gases, chemicals, or other compounds that will be used, kept, or created at the manufacturing facility, the location of such materials, and how such materials will be stored
- Certification of an industrial hygienist or professional engineer, as required in AMC subsection 21.05.055B.2.
- Projected amount of water that will be used
- Projected amount of wastewater that will be discharged

For marijuana retail sales establishments (AMC 21.03.105C.3.d.):

- Neighborhood responsibility planning MOU or community engagement report, as required in AMC subsection 21.05.055B.4.

(Additional information may be required)

RECENT REGULATORY INFORMATION (Events that have occurred in the last 5 years for all or a portion of the site)

- Building or Land Use Permit for:
- Land Use Enforcement Action for:
- Nonconforming Determination requested for property?

MARIJUANA ESTABLISHMENTS NEAR PETITION SITE

Locate and provide the name and address of all licensed marijuana establishments within 1,000 feet of the petition site. (Use separate sheet if necessary.)

Name	Address
Mercy Tree	1648 North Post Rd. Anchorage, Ak 99508

SPECIAL LAND USE PERMIT FOR MARIJUANA APPROVAL CRITERIA (AMC 21.03.105C.7.)

The assembly may only approve a special land use permit for marijuana if, in the judgment of the assembly, the application meets the following approval criteria. Each criterion must have a response in as much detail as it takes to explain how the project satisfies the criterion. The burden of proof rests with the applicant. (In the B-2A, B-2B, and B-2C districts, please contact the Planning Department as the approval criteria are different.)

1. The proposed use is consistent with the comprehensive plan, all applicable provisions of this title [Title 21], and applicable state regulations.
2. The proposed use is consistent with the purpose and intent of the zoning district in which it is located, including any district-specific standards set forth in chapter 21.04.
3. The proposed use is consistent with applicable use-specific standards set forth in chapter 21.05.
4. The proposed use is compatible with uses allowed on adjacent properties, in terms of its scale, site design, operating characteristics (e.g., hours of operation, traffic generation, lighting, noise, odor, dust, and other external impacts).
5. The proposed use is appropriately located with respect to existing and/or planned water supply, power supply, fire and police protection, wastewater disposal, storm water disposal, and similar facilities and services.
6. Any significant adverse impacts anticipated to result from the use can and will be mitigated or offset to the maximum extent feasible.
7. The owner/operator of the establishment has no previous denials or revocations of a marijuana license or special land use permit, or previous documented violations of municipal or state law/regulation relating to marijuana establishments. Alternatively, the owner/operator has provided sufficient evidence of rehabilitation to the assembly.
8. The owner/operator of a marijuana retail establishment has meaningfully engaged in neighborhood responsibility planning with residents and other neighborhood businesses to mitigate concerns such as odor, parking, and security. Neighborhood responsibility planning guidelines may be included in AMC chapter 2.40.

SWORN STATEMENT LISTING ALL CRIMINAL CONVICTIONS, NOTWITHSTANDING THE FORM OF JUDGMENT AND INCLUDING WITHHELD JUDGMENTS, DEFERRED JUDGMENTS, AND BOND FORFEITURES, AGAINST EVERY OWNER AND MANAGER OF ANY OFFENSE OTHER THAN TRAFFIC INFRACTIONS FOR THE FIVE YEARS PRECEDING THE APPLICATION DATE, AS REQUIRED BY AMC 10.80.021A.

I, the applicant, hereby swear that the following is a complete list of all such convictions for each proposed owner and manager of the proposed establishment. none

(use additional sheet if necessary)

PD (initial) I hereby certify that I am owner of the property described above, or that I have permission from the owner to use the property described above, and that I am applying for a municipal license and special land use permit for marijuana in conformance with Title 10 and Title 21 of the Anchorage Municipal Code. My establishment will remain in conformance with municipal code at all times.

PD (initial) If I am applying for a license for a marijuana cultivation facility, marijuana manufacturing facility, or marijuana retail sales establishment, I swear that neither I nor any proposed licensee (as defined in 3 AAC 306.020(b)(2)), agent, or employee of the proposed licensee, have any ownership or financial interest in any marijuana testing facility. If I am applying for a license for a marijuana testing facility, I swear that neither I nor any proposed licensee, agent, or employee of the proposed licensee, have any ownership or financial interest in any marijuana cultivation facility, marijuana manufacturing facility, or marijuana retail sales establishment.

PD (initial) I hereby swear that no proposed licensee (as defined in 3 AAC 306.020(b)(2)) owes past-due taxes (property, business personal property, or other), fees (utility or other), or fines (traffic, library, trash, or other) to the municipality.

PD (initial) In accordance with AMC 10.80.056, I will immediately provide the Municipal Clerk with any communication from the state Marijuana Control Board disclosing the substance of information received by the Board as a result of a criminal history record check.

PD (initial) I understand municipal code requirements regarding separation distance from protected land uses, and I attest that to the best of my knowledge, the proposed premises meets the separation requirements of Title 21 of the Anchorage Municipal Code.

PD (initial) I acknowledge that the Assembly may deny my application for a special land use permit for marijuana if it determines that my application does not meet the criteria listed in AMC 21.03.105C.7., and that the Assembly may deny my application for a marijuana establishment license for any of the reasons listed in AMC 10.80.080.

PD (initial) I understand that payment of the application fee is nonrefundable and is to cover the costs associated with processing this application, and that it does not assure approval of the license or special land use permit. I also understand that assigned hearing dates are tentative and may have to be postponed by the Planning Department, Municipal Clerk, or the Assembly, for administrative reasons or to meet legal requirements regarding notice and public hearings.

Paul Dunham
Applicant Signature (must be notarized)

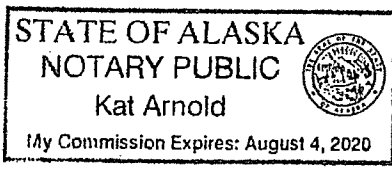
3/12/18
Date

Paul Dunham
Print Name

State of Alaska
Third Judicial District

Paul Thomas Dunham, being duly sworn, deposes and says that he/she is the individual making the foregoing application and is the authorized agent for this business; acknowledges that a person other than the proposed licensee(s) may not have a direct or indirect financial interest in the business being issued the license per AMC 10.80.015A.; and affirms that the answers to the questions, the sworn statements regarding (1) listing all criminal convictions and (2) past due taxes, fines, and fees, and all other information contained in this application are true and complete to his/her knowledge.

Subscribed and sworn before me this 12th day of March, 2018.



[Signature]
Notary Public

My commission expires: 8/4/2020

Under AMC 8.30.170, a person commits the crime of unsworn falsification if, with the intent to mislead a public servant in the performance of a duty, the person submits a false written or recorded statement that the person does not believe to be true (1) in an application for a benefit; or (2) on a form bearing notice, authorized by law, that false statements made in it are punishable. Unsworn falsification is a class A misdemeanor.