

Submitted by: Chair of the Assembly at the
Request of the Mayor
Prepared by: Municipal Clerk's Office and
Planning Department
For reading: May 7, 2019

**ANCHORAGE, ALASKA
AR No. 2019-167**

1 **A RESOLUTION OF THE ANCHORAGE MUNICIPAL ASSEMBLY APPROVING**
2 **A MARIJUANA LICENSE AND SPECIAL LAND USE PERMIT FOR GREAT**
3 **NORTHERN CULTIVATION, INC., A MARIJUANA CULTIVATION FACILITY**
4 **WITH LICENSE NUMBER M17346, DOING BUSINESS AS GREAT NORTHERN**
5 **CULTIVATION, INC., AND LOCATED AT 7031 ARCTIC BOULEVARD, SUITE**
6 **101.**

7
8 (Taku/Campbell Community Council) (Case 2019-0040)
9

10 **THE ANCHORAGE ASSEMBLY RESOLVES:**

11
12 **Section 1.** The approvals in sections 2 and 3 of this resolution are for Great
13 Northern Cultivation, Inc. a marijuana cultivation facility with municipal license
14 number M17346, doing business as Great Northern Cultivation, Inc., located at 7031
15 Arctic Boulevard, Suite 101, in the I-1 district, within Lot 1A, Block 2, Graham
16 Subdivision First Addition; generally located southeast of the intersection of Arctic
17 Boulevard and W. 70th Avenue, in Anchorage.

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

- 24
25 1. The licensee and his/her agents and employees shall conform to the
26 narrative submitted with the license/special land use permit
27 application, as modified by this resolution, and with all applicable
28 portions of Anchorage Municipal Code.
29
30 2. All licensees, employees, and agents of the marijuana establishment
31 who sell, cultivate, manufacture, test, or transport marijuana or
32 marijuana product, or who check the identification of a consumer or
33 visitor, shall obtain a marijuana handler permit from the Alaska
34 Marijuana Control Board (AMCO). The marijuana handler permit shall
35 be kept in the holder's immediate possession or a valid copy shall be
36 kept on the premises of the marijuana establishment at all times.
37

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

- 1
2 1. All uses shall conform to the plans and narrative submitted with the
3 license/special land use permit application, as modified by this
4 resolution, and with all applicable portions of Anchorage Municipal
5 Code, and may be modified in accordance with AMC subsection
6 21.03.105C.9.
7
- 8 2. A notice of zoning action shall be filed with the State of Alaska
9 Recorder's Office before operation of the establishment.
10
- 11 3. The establishment shall be open for inspection and examination by
12 the municipality during municipal business hours and establishment
13 business hours.
14
- 15 4. The premises shall be ventilated so that the odor of marijuana cannot
16 be detected at any lot line by a person with a normal sense of smell.
17 Violation could lead to a requirement to increase air filtering and/or
18 change the ventilation location in the establishment.
19
- 20 5. The Conditions Certificate, issued by the Planning Department and
21 containing conditions imposed by the Assembly on this special land
22 use permit, shall be displayed in a visible location near the main
23 entrance at all times.
24
- 25 6. Resolve with Planning, the need to remove or modify note #2 on Plat
26 91-120, which prohibits direct vehicular access to Arctic Boulevard; or
27 revise the site plan to restrict direct vehicular access to W. 70th
28 Avenue.
29
- 30 7. Resolve with Traffic, any discrepancies between the submitted site
31 plan and the site plan submitted under permit C18-2306.
32
- 33 8. The licensee or a designated employee shall keep written records
34 (downwind location; distance from facility; time; odor intensity) of
35 weekly outdoor odor observations made on the property in order to
36 detect odor breakthrough and to aid in any odor complaint
37 investigations.
38
- 39 9. Resolve with Chugach Electric Association (CEA), the need to
40 complete necessary upgrades to CEA's equipment to sufficiently
41 supply the intended load.
42

43 **Section 4.** The conditions contained in this resolution shall be met and shall be
44 verified by inspection before the marijuana establishment can begin operations.
45

46 **Section 5.** Failure to comply with the conditions of this license and special land
47 use permit and the applicable provisions of Anchorage Municipal Code shall
48 constitute grounds for modification or revocation of the license and/or the special
49 land use permit.
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Section 6. The marijuana license approved in section 2 above expires on August 31, 2019. An application to renew the marijuana license may be submitted in accordance with AMC section 10.80.036. The special land use permit for marijuana approved in section 3 above is valid until it expires in accordance with AMC subsection 21.03.105C.10.

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

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 of the Assembly

ATTEST:

Municipal Clerk



MUNICIPALITY OF ANCHORAGE

Assembly Memorandum

No. AM 332 - 2019

Meeting Date: May 7, 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 GREAT NORTHERN CULTIVATION, INC., A
6 MARIJUANA CULTIVATION FACILITY WITH LICENSE NUMBER
7 M17346, DOING BUSINESS AS GREAT NORTHERN
8 CULTIVATION, INC., AND LOCATED AT 7031 ARCTIC
9 BOULEVARD, SUITE 101.

10
11
12 Great Northern Cultivation, Inc. has applied for a cultivation facility license and
13 special land use permit. The facility is proposed to be located at 7031 Arctic
14 Boulevard, Suite 101 in the Taku/Campbell Community Council.

15
16 The applicant has successfully completed their public notice requirements, and
17 on March 26, 2019, the Planning Department mailed 84 public hearing notices to
18 residents and property owners within 500 feet of the site of the 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 **THE ADMINISTRATION RECOMMENDS APPROVAL.**

28
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

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

Date: May 7, 2019

Case Number: 2019-0040

Applicant: Great Northern Cultivation, Inc.
SOA License Number: M17346

Request: Special land use permit for a marijuana cultivation facility

Site Address: 7031 Arctic Boulevard, Suite 101
Legal Description: Lot 1A, Block 2, Graham Subdivision First Addition
Parcel ID Number: 012-101-32

Community Council: Taku Campbell

Attachments:

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

Recommendation Summary: Approval with conditions

Site Information

Size:	26,707ft ²	Topography:	Flat
Zoning:	I-1	Utilities:	Public sewer and water

Surrounding Area

	<u>NORTH</u>	<u>EAST</u>	<u>SOUTH</u>	<u>WEST</u>
Zoning:	I-1	I-1	I-1	R-2M/R-1
	Light Industrial	Light Industrial	Light Industrial	Mixed- Residential/Single- Family Residential

Comprehensive Plan

Classification: "Light Industrial/Commercial" per the *Anchorage 2040 Land Use Plan*, 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-1 district. The site is located southeast of the intersection of Arctic Boulevard and W. 70th Avenue. The proposed facility is of similar character and scale to surrounding structures. Approximately 3,200ft² of available building space will be dedicated to marijuana cultivation operations. This facility will be operating 24 hours a day, seven days a week.

This operation will be built out in two phases. The first phase will only encompass 3,200ft². The petitioner has plans to expand the facility to a total of 12,302ft² at a later date. Planning staff conducted an analysis of the facility assuming a full build out to confirm that there wouldn't be any land use impediments for the applicant in the future. However, only 3,200ft² is to be licensed at this time.

Public and Agency Comments

On March 26, 2019 the Planning Department mailed 84 public hearing notices in accordance with AMC 21.03.020H. As of this writing, no responses have been received. A public hearing notice was also mailed to the Taku/Campbell Community Council.

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 "Light Industrial/Commercial." The proposed industrial use of this site as a marijuana cultivation facility is consistent with its classification in the *Anchorage 2040 Land Use Plan*, as well as, its I-1 (Light Industrial) 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 encroachment into a required side yard setback has been established per the August 18, 2018 nonconforming determination (NCD). A minor modification approving the 0.2 foot building encroachment into a required secondary front yard setback was approved on December 7, 2018.

In accordance with AMC 21.07.040F *Snow Storage and Disposal*, the standard is met. The petitioner has entered into a recorded snow management agreement with the Municipality.

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 August 18, 2018 NCD. The existing landscaping along Arctic Boulevard and W. 70th Avenue shall be maintained.

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 approximately 18,483ft², with 3,255ft² being devoted to marijuana manufacturing and 12,302ft² (3,200ft² only for Phase 1) being used for marijuana cultivation. The remaining 2,926ft² of floor area will be used for loading and mechanical equipment including HVAC systems. This results in a requirement to provide 20 parking spaces, with one space being van accessible. A total of 20 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 met. The Traffic Engineering Department submitted comments requesting that the applicant provide a copy of the site plan submitted under permit C18-2306. This shall be added as a condition of approval.

In accordance with AMC 21.07.090J., *Table 21.07-8: Accessible Parking Spaces* the standard is met. A parking lot providing 20 parking spaces is required to provide one van-accessible parking space. The submitted site plan shows the development of one van-accessible parking space.

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.

There are no district-specific standards for the I-1 district.

The purpose of the I-1 district is:

“The I-1 district is intended primarily for public and private light and general manufacturing, processing, service, storage, wholesale, and distribution operations along with other uses that support and/or are compatible with industrial uses. Business-industrial parks and single-commodity bulk retail

sales and building supply stores and services are allowed. Many commercial uses are also permitted and/or conditionally allowed, with some limitations on the more intensive customer retail, community service, and commercial employment establishments, to reduce land use and traffic conflicts, promote efficient use of industrial lands, and encourage the location of intensive commercial activities in commercial centers. This district is applied in areas designated as industrial/commercial 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 a historically commercial/light-industrial neighborhood along Arctic Boulevard. The proposed facility is of similar scale and character to surrounding buildings. This site is surrounded by industrial uses to the north, east and south. This facility is a two story structure totaling approximately 18,483ft², of which 12,302ft² (3,200ft² only for Phase 1) will be dedicated to marijuana cultivation. The lot totals 26,707ft². Daily hours of operation will be 24 hours a day, seven days a week. These hours will likely extend beyond those of surrounding businesses. However, this site will only be accessed

by employees. Thus, there will be minimal traffic or noise disturbance from this operation. 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.

The site is served by public water and sewer.

Chugach Electric Association provided a letter stating that the power capacity of the existing building is not sufficient to supply the intended load. As a condition of approval, the petitioner shall be required to resolve the need for power upgrades with Chugach Electric Association.

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 available to this site via fixed-route service. Bus stops located near the petition site are served on 30-minute headways via Route 35.

- 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-1 (Light Industrial) to the north, east, and south. Residential districts are located west of the site across Arctic Boulevard. The site has direct access onto Arctic Boulevard and W. 70th Avenue. Arctic Boulevard 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, waste disposal plan, and odor control plan in accordance with the requirements of AMC 21.03.105C.3. 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 a marijuana cultivation facility.

Additional Considerations

The submitted site plan shows vehicular access points along Arctic Boulevard and W. 70th Ave. The underlying plat (91-120) contains the following plat note:

“Upon the upgrading of Arctic Boulevard to include curb and gutter, direct vehicular access from Lot 1A, Block 2 shall be prohibited”


Due to this plat note, this site can only be legally accessed from W. 70th Ave because Arctic Boulevard has been upgraded with curb and gutter since this plat was recorded. The petitioner shall revise the site plan to eliminate access to Arctic Boulevard, or they shall apply to the Planning Department to modify or remove this plat note to allow direct vehicular access to Arctic Boulevard.

Recommendation

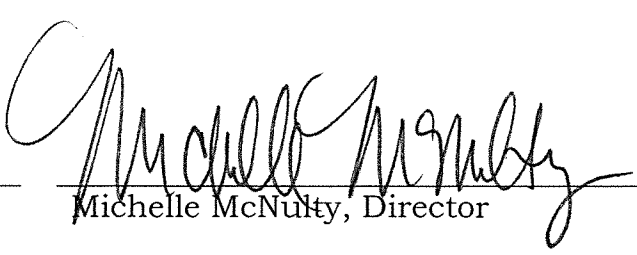
The Planning Department recommends APPROVAL subject to the following conditions:

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. Resolve with Planning, the need to remove or modify note #2 on Plat 91-120, which prohibits direct vehicular access to Arctic Boulevard; or revise the site plan to restrict direct vehicular access to W. 70th Avenue.
7. Resolve with Traffic, any discrepancies between the submitted site plan and the site plan submitted under permit C18-2306.
8. 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.
9. Resolve with Chugach Electric Association (CEA), the need to complete necessary upgrades to CEA's equipment to sufficiently supply the intended load.

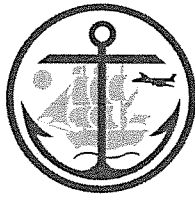


Ryan Yelle, Senior Planner



Michelle McNulty, Director

Parcel ID No. 012-101-32



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

Applicant: Great Northern Cultivation, Inc.
Establishment Type: Cultivation

Case #: 2019-0040/**License #:** M17346
Date: May 7, 2019

Address: 7031 Arctic Boulevard, Suite 101
Zoning District: I-1

Parcel ID #: 012-101-32
Community Council: Taku Campbell

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 an athletic field within Papago Park, located approximately 1,540 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	

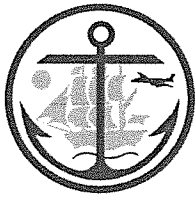


**Municipality of Anchorage, Planning Department
Code Compliance Checklist
Commercial Marijuana Establishment Application**

Code Citation and Topic	Compliance Information	Complies	Recommended Condition
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.
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
Arctic Herbery	Retail	M10037	7107 Arctic Boulevard
Arctic Herbery	Cultivation	M10035	7107 Arctic Boulevard

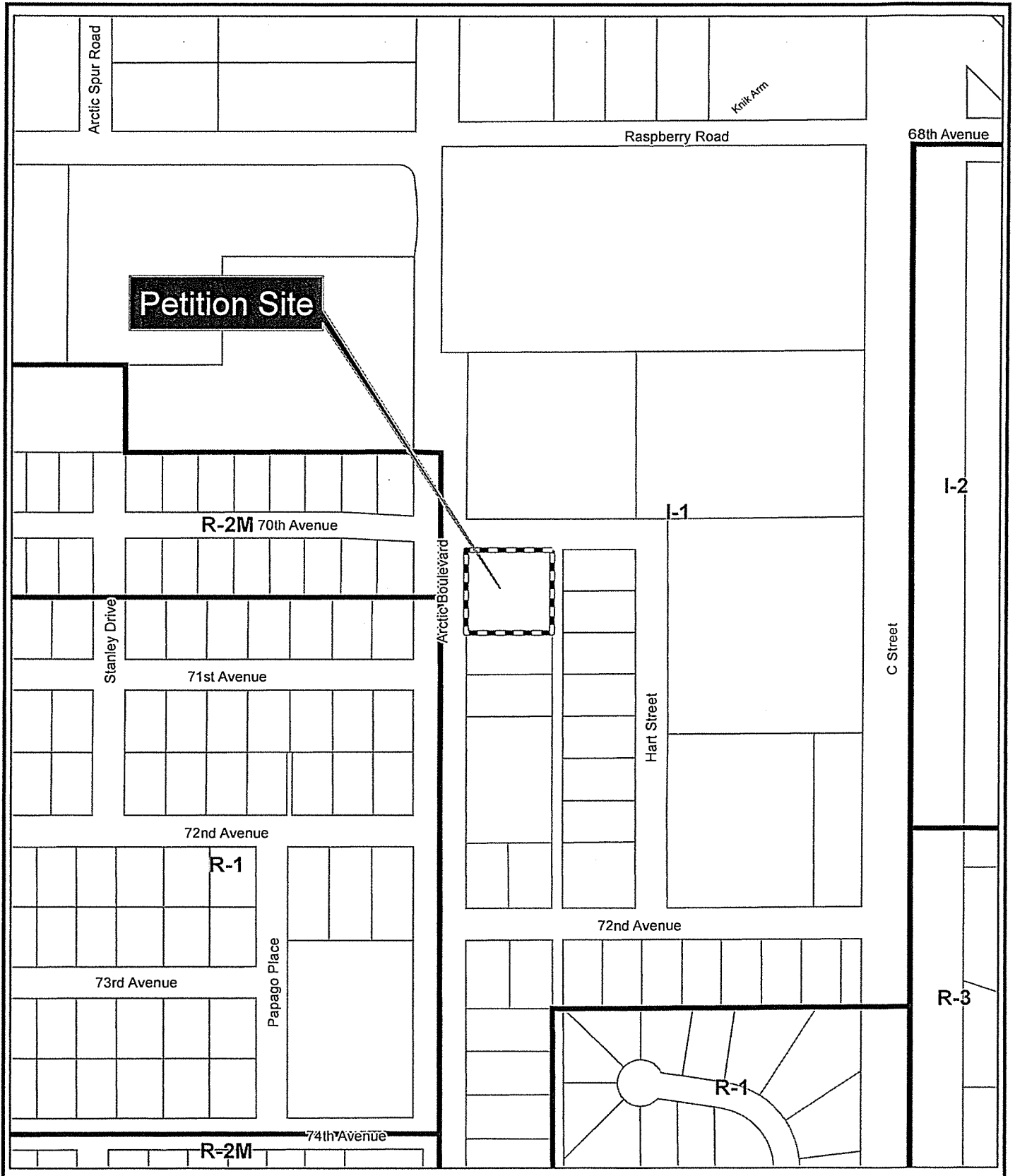


**Municipality of Anchorage, Planning Department
Code Compliance Checklist
Commercial Marijuana Establishment Application**

Raspberry Roots	Retail	M10097	501 Raspberry Road
Raspberry Roots	Cultivation	M10098	501 Raspberry Road
Raspberry Roots	Manufacturing	M10856	501 Raspberry Road

Maps

2019-0040



2019-0040



Application

Application for License and Special Land Use Permit for Marijuana

Municipality of Anchorage
 Clerk's Office/Planning Department
 P.O. Box 196850
 Anchorage, AK 99519-6850



APPLICANT			
Name of Authorized Applicant (see 3 AAC 306.020(d))		(See attachment for additional licensee & affiliate information)	
Last	First	M.I.	
Brashear	Stephen	W.	
Home Physical Address		Home Mailing Address	
21919 Barclay Drive, Eagle River, AK 99577		21919 Barclay Drive, Eagle River, AK 99577	
Contact Phone - Day	Evening	Fax	Business Mailing Address
(907) 887-6453	(907) 887-6453		645 G Street, Suite 100-907, Anchorage, AK 99501
E-mail (required)			
Licensing@GreatNorthernCannabis.com			

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: Great Northern Cultivation, Inc.	
State of Alaska Marijuana Control Board License Number: #17346	
Other marijuana licenses applied for or approved on the property? State of Alaska Marijuana Control Board #17336 Municipality of Anchorage #M17336	

PROPERTY INFORMATION		
Property Tax # (000-000-00-000): 012-101-32-000		
Site Street Address: 7031 Arctic Boulevard, Suite 101, Anchorage, Alaska 99518		
Current Legal Description: (use additional sheet if necessary)		
Graham #1 BLK 2 LT 1A		
Zoning District: I1	Lot Size: 26,707	Grid #: SW2130
Any dwelling units on the property? ___ Yes <u>X</u> No	Any liquor licenses on the property? ___ Yes <u>X</u> No	

FACILITY OPERATIONAL INFORMATION
What is the licensed premises area in square feet? 3,200 sq. ft.
What will be the business days and hours of operation? Monday - Sunday: 00:00-24:00

Accepted by RJ	Poster & Affidavit 2+1	Fee 1700.00	Case Number 2019-0040	Requested Meeting Date 05/07/19	License Number 417346
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APPLICATION REQUIREMENTS	
1 copy required:	<input checked="" type="checkbox"/> Signed/notarized application (original) <input checked="" type="checkbox"/> Property owner letter of authorization (with original signature)
17 copies required:	<input checked="" type="checkbox"/> Signed/notarized application (copies) <input checked="" type="checkbox"/> Criminal justice information and records as required by AMC 10.80.056 <input checked="" type="checkbox"/> Summary of community meeting/community meeting mailer <input checked="" type="checkbox"/> 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.): <ul style="list-style-type: none"> <input checked="" type="checkbox"/> Site plan(s) to scale depicting, with dimensions: <ul style="list-style-type: none"> <input checked="" type="checkbox"/> building footprint <input checked="" type="checkbox"/> parking areas <input checked="" type="checkbox"/> vehicle circulation and driveways <input checked="" type="checkbox"/> loading facilities <input checked="" type="checkbox"/> landscaping <input checked="" type="checkbox"/> pedestrian facilities <input checked="" type="checkbox"/> required open space <input checked="" type="checkbox"/> fences <input checked="" type="checkbox"/> lighting <input checked="" type="checkbox"/> snow storage area or alternative strategy <input checked="" type="checkbox"/> trash receptacle location and screening detail <input checked="" type="checkbox"/> freestanding sign location(s) <input checked="" type="checkbox"/> Floor plan to scale and dimensioned, depicting the entirety of the licensed premises, and relation to all other uses located within the same building: <input checked="" type="checkbox"/> Security plan indicating how the applicant will comply with the requirements of municipal and state law and Regulation. The security plan is not required to show location or placement of security cameras and areas covered by them. <input checked="" type="checkbox"/> Waste disposal plan For marijuana cultivation facilities (AMC 21.03.105C.3.b.): <ul style="list-style-type: none"> <input checked="" type="checkbox"/> Plan that specifies the methods to be used to prevent the growth of harmful mold <input checked="" type="checkbox"/> Projected amount of water that will be used <input checked="" type="checkbox"/> Projected amount of wastewater that will be discharged <input checked="" type="checkbox"/> Letter from the applicable electric utility stating that power capacity at the proposed location is sufficient for the intended use <input checked="" type="checkbox"/> Odor control plan indicating how the applicant will comply with the requirements of municipal and state law and regulation <input checked="" type="checkbox"/> Information on moisture and temperature controlled storage (AMC 10.80.535C.) For marijuana manufacturing facilities (AMC 21.03.105C.3.c.): <ul style="list-style-type: none"> <input type="checkbox"/> 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 <input type="checkbox"/> Certification of an industrial hygienist or professional engineer, as required in AMC subsection 21.05.055B.2. <input type="checkbox"/> Projected amount of water that will be used <input type="checkbox"/> Projected amount of wastewater that will be discharged For marijuana retail sales establishments (AMC 21.03.105C.3.d.): <ul style="list-style-type: none"> <input type="checkbox"/> 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)	
<input type="checkbox"/> Building or Land Use Permit for:	
<input type="checkbox"/> Land Use Enforcement Action for:	
<input type="checkbox"/> Nonconforming Determination requested for property? <input type="checkbox"/> Yes <input type="checkbox"/> No	

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 additional sheet if necessary)	
Name	Address
Raspberry Roots	501 Raspberry Rd., Ste. 101, 102, Anchorage, Alaska 99518
Arctic Herbery	7107 Arctic Blvd., Anchorage Alaska 99518
Great Northern Manufacturing, Inc.	7031 Arctic Boulevard, Suite 100, Anchorage, Alaskas 99518

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.)

- a. The proposed use is consistent with the comprehensive plan, all applicable provisions of this title [Title 21], and applicable state regulations.
- 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.
- c. The proposed use is consistent with applicable use-specific standards set forth in chapter 21.05.
- d. 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).
- 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.
- f. Any significant adverse impacts anticipated to result from the use can and will be mitigated or offset to the maximum extent feasible.
- 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. Alternatively, the owner/operator has provided sufficient evidence of rehabilitation to the assembly.
- 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.

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. No criminal convictions exist within the five years preceding the application date for any proposed owner or manager of the proposed establishment.

(use additional sheet if necessary)

OTHER LICENSEES AND AFFILIATES (3 AAC 306.020)

List all other licensees and affiliates with their physical home addresses. (use additional sheet if necessary)

Name	Address
See Attachment A	

SB (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.

SB (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.

SB (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.

SB (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.

SB (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.

SB (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.

SB (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.

Stephen W. Brashear
Applicant Signature (must be notarized)

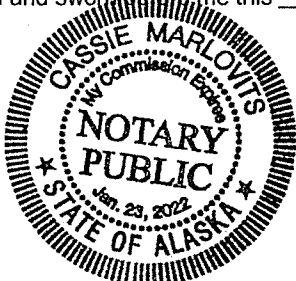
02/14/2019
Date

Stephen W. Brashear
Print Name

State of Alaska
Third Judicial District

Stephen Wayne Brasher, 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 14 day of February, 20 19.



[Signature]
Notary Public

My commission expires: Jan 23, 2022

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.