

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. 2019-172**

1 **A RESOLUTION OF THE ANCHORAGE MUNICIPAL ASSEMBLY APPROVING**
2 **A MARIJUANA LICENSE AND SPECIAL LAND USE PERMIT FOR THE GREAT**
3 **ALASKA KUSH COMPANY, LLC, A MARIJUANA RETAIL SALES**
4 **ESTABLISHMENT WITH LICENSE NUMBER M10190, DOING BUSINESS AS**
5 **THE GREAT ALASKA KUSH COMPANY, LLC, AND LOCATED AT 360 EAST**
6 **INTERNATIONAL AIRPORT ROAD, UNIT 2.**

7
8 (Taku Campbell Community Council) (Case 2019-0046)
9

10 **THE ANCHORAGE ASSEMBLY RESOLVES:**
11

12 **Section 1.** The approvals in sections 2 and 3 of this resolution are for The Great
13 Alaska Kush Company, LLC a marijuana retail sales establishment with municipal
14 license number M10190, doing business as The Great Alaska Kush Company, LLC,
15 located at 360 East International Airport Road, Unit 2, in the I-1 district, within Tract
16 1, Northland Industrial Center Subdivision; generally located west of the intersection
17 of East International Airport Road and Fairbanks Street, 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 retail marijuana store license is hereby approved for The
22 Great Alaska Kush Company, LLC, subject to the following conditions pursuant to
23 AMC 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 retail sales
41 establishment is hereby approved for The Great Alaska Kush Company, LLC,
42 subject to the 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. The retail sales establishment shall be closed to the public between
26 midnight and 8:00 a.m. each day.
27
- 28 7. Establish nonconforming rights with the Municipality of Anchorage for
29 the lack of pedestrian facilities as required under AMC 21.07.060E.4,
30 and the lack of visual enhancement landscaping as required under
31 subsection AMC 21.07.080E.1., Table 21.07-2, or provide required
32 landscaping and pedestrian facilities.
33
- 34 8. Revise the site plan to show adequate snow storage, as required by
35 AMC 21.07.040F., Snow Storage and Disposal or provide a recorded
36 agreement with the Municipality.
37
- 38 9. Resolve with Traffic and Planning the lack of required accessible
39 parking spaces, access aisles, and parking calculations for all units
40 and their uses within the building.
41

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

45 **Section 5.** Failure to comply with the conditions of this license and special land
46 use permit and the applicable provisions of Anchorage Municipal Code shall
47 constitute grounds for modification or revocation of the license and/or the special
48 land use permit.
49

50 **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

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25



MUNICIPALITY OF ANCHORAGE

Assembly Memorandum

No. AM 347 - 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 THE GREAT ALASKA KUSH COMPANY, LLC, A
6 MARIJUANA RETAIL SALES ESTABLISHMENT WITH LICENSE
7 NUMBER M10190, DOING BUSINESS AS THE GREAT ALASKA
8 KUSH COMPANY, LLC, AND LOCATED AT 360 EAST
9 INTERNATIONAL AIRPORT ROAD, UNIT 2.

10
11
12 The Great Alaska Kush Company, LLC has applied for a retail sales establishment
13 license and special land use permit. The facility is proposed to be located at 360
14 East International Airport Road, Unit 2, in the Taku Campbell Community Council.

15
16 The applicant has successfully completed their public notice requirements, and on
17 March 26, 2019, the Planning Department mailed 132 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) chapter
22 10.80, AMC section 21.03.105, and AMC section 21.05.055 and considered any
23 comments received from various reviewing agencies, the community council, and
24 the public. Staff has determined that the applicant is generally in compliance with
25 municipal code with the conditions recommended in the Assembly Resolution.

26 **THE ADMINISTRATION RECOMMENDS APPROVAL.**

27 Prepared by: Shawn Odell, Senior Planner, Planning Department

28 Approved by: Michelle McNulty, Director, Planning Department

29 Concur: Christopher M. Schutte, Director

30 Office of Economic and Community Development

31 Concur: Deitra L. Ennis, Acting Municipal Attorney

32 Concur: William D. Falsey, Municipal Manager

33 Respectfully submitted: Ethan A. Berkowitz, Mayor

34
35

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

Date: May 7, 2019

Case Number: 2019-0046

Applicant: The Great Alaska Kush Company, LLC
SOA License Number: 10190

Request: Special land use permit for a marijuana retail sales establishment

Site Address: 360 East International Airport Road, Unit 2
Legal Description: Tract 1, Northland Industrial Center Subdivision
Parcel ID Number: 009-242-49-002

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:	80,945ft 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	I-1
	Industrial	General Commercial	General Commercial	General Commercial

Comprehensive Plan

Classification: "Light Industrial/Commercial" per the *2040 Anchorage Land Use Plan*, Land Use Plan Map

Site Description and Proposal

This is a request for a special land use permit for a marijuana retail sales establishment within an I-1 district. The site is located west of the intersection of East International Road and Fairbanks Street. The proposed facility is of

similar character and scale to surrounding structures. Approximately 2,618ft² of available building space will be dedicated to marijuana retail. This retail sales establishment will be open seven days a week, from 8:00am until midnight.

Public and Agency Comments

On March 26, 2019 the Planning Department mailed 132 public hearing notices in accordance with AMC 21.03.020H. As of this writing, one response has been received in opposition. A public hearing notice was also mailed to the Taku Campbell Community Council. No comments from the Taku Campbell Community Council have been received.

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.**

The 2040 Anchorage Land Use Plan defines this site as “Light Industrial/Commercial”. The proposed use of this site as a marijuana retail sales establishment is consistent with its classification in the Anchorage 2040 Land Use Plan, and its current I-1 (light industrial) zoning designation.

Standards for minimum lot size, lot coverage, required setbacks, and height restrictions are met in accordance with AMC 21.06.020, *Table 21.06-2: Table of Dimensional Standards – Commercial and Industrial Districts*.

Adequate snow storage area calculations are not provided for on-site snow storage in accordance with AMC 21.07.040F *Snow Storage and Disposal*. 5% of the surface area on-site shall be dedicated towards snow storage, or provide alternative snow management strategies through a municipal snow management agreement. The standard is not met.

AMC 21.07.060E.4 *On-site Pedestrian Walkways* requires on-site pedestrian walkways to be provided for continuous pedestrian access and safe separation from vehicular traffic. An on-site pedestrian walkway is not shown on the provided site plan and will either need to be addressed through a nonconforming determination, or the applicant shall provide adequate pedestrian access on site. The standard is not met.

AMC 21.07.080E, Table 21.07-2, requires the development of visual enhancement landscaping along East International Airport Road and Fairbanks Street. The existing landscaping shown on the provided site plan does not meet this requirement. The applicant will need to address

the lack of required landscaping through a nonconforming determination, or shall provide the required landscaping on-site. The standard is not met.

Adequate parking on-site is required per AMC 21.07.090E, Table 21.07-4: *Off-Street Parking Spaces Required*. The gross floor area of the unit is approximately 3,018ft². All current and planned uses within the building need to show parking calculations. Some of the uses shown on the site plan provided appear to be incorrect. An as-built was not provided showing the existing parking areas striping and marking. The 8 spaces shown on the site plan depicting parking in front of overhead doors to the units is ineligible to count towards required parking. Garage parking will require approval by the municipal traffic engineer to be counted towards parking calculations. The applicant will need to address the existing parking plan striping and signage through a nonconforming determination, or shall provide the required on-site parking. The standard is not met.

In accordance with AMC 21.07.090H.8. *Vehicular Access and Circulation*, the standard is met. Compliant vehicle turning and maneuvering space is provided on-site.

In accordance with AMC 21.07.090J, *Table 21.07-8: Accessible Parking Spaces* the standard is not met. The site will be required to have a minimum of three accessible parking spaces with the requirement to provide 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.

There are no applicable district-specific standards for the I-1 district regarding this use.

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).**

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 marijuana retail sales establishment will be occupying a unit within an existing commercial, multi-unit building. The building is of conventional construction, consistent with the character and appearance of surrounding buildings. Various commercial uses neighbor the petition site along East International Airport Road. The proposed establishment will occupy approximately 2,618ft² of space within the existing commercial condo building. The lot totals 80,945ft². Daily hours of operation will be Monday through Sunday, 8:00am-midnight. The proposed hours of operation may extend beyond those of neighboring businesses.

- 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 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.

Fixed-route public transportation is not available.

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

This proposed marijuana retail sales establishment will be located within an existing building that has historically served various commercial and light-industrial uses. The surrounding land uses are zoned I-1 (Light Industrial). The petition site has direct access to East International Airport Road, and Fairbanks Street. Fairbanks Street is classified as a “local street” in this area under the 2014 Official Streets and Highways Plan; seeing less than 2,000 vehicle trips daily. East International Airport Road is classified as a Class III-Minor Arterial, seeing over 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. It does not appear that this retail sales establishment 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 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.**

The petitioner has provided a community engagement report with their application.

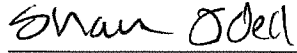
Recommendation

The Planning Department recommends APPROVAL subject to the following conditions:

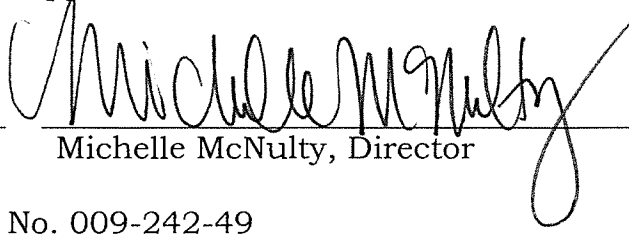
1. All uses shall conform to the plans and narrative submitted with the license/special land use permit application and with all applicable portions of Anchorage Municipal Code, and may be modified in accordance with AMC 21.03.105C.9.
2. A notice of zoning action shall be filed with the State of Alaska 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 retail sales establishment shall be closed to the public between midnight and 8:00 a.m. each day.
7. Establish nonconforming rights with the Municipality of Anchorage for the lack of pedestrian facilities as required under AMC 21.07.060E.4, and the lack of visual enhancement landscaping as required under subsection AMC 21.07.080E.1., Table 21.07-2, or provide required landscaping and pedestrian facilities.
8. Revise the site plan to show adequate snow storage, as required by AMC 21.07.040F., Snow Storage and Disposal or provide a recorded agreement with the Municipality.
9. Resolve with Traffic and Planning the lack of required accessible parking spaces, access aisles, and parking calculations for all units and their uses within the building.

Advisory Comment

A Health Permit issued by the Anchorage Department of Health and Human Services will be required prior to final approval.



Shawn Odell, Senior Planner



Michelle McNulty, Director

Parcel ID No. 009-242-49



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

Applicant: The Great Alaska Kush Company, LLC
Establishment Type: Retail

Case #: 2019-0046/**License #:** M10190
Date: May 7, 2019

Address: 360 E. International Airport Road, Unit 2
Zoning District: I-1

Parcel ID #: 009-242-49
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, Revelation Baptist Church is located approximately 632 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 Retail Sales Establishments			
21.05.055.B.4.b.i. Required to be closed between midnight and 8 a.m.		<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	The retail sales establishment shall be closed to the public between midnight and 8:00 a.m. each day.
21.05.055B.4.b.ii. No drive-through		<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
21.05.055B.4.b.iii. No outdoor storage or display of products		<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
21.05.055B.4.b.v. Neighborhood responsibility planning		<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	

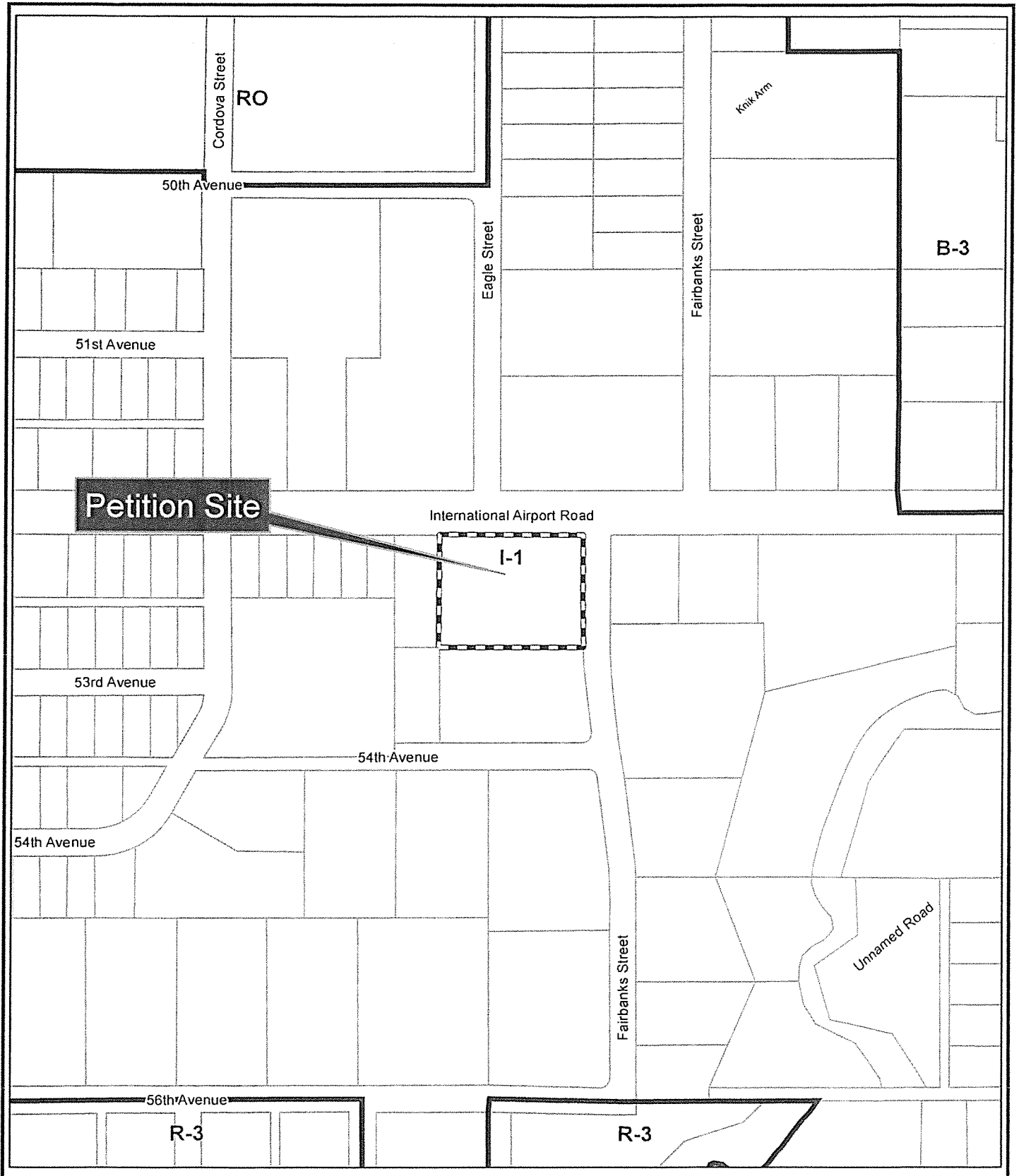
Marijuana Licenses Within 1,000 Feet of Subject Property

Establishment Name	Type	MOA License Number	Address

1

MAPS

2019-0046

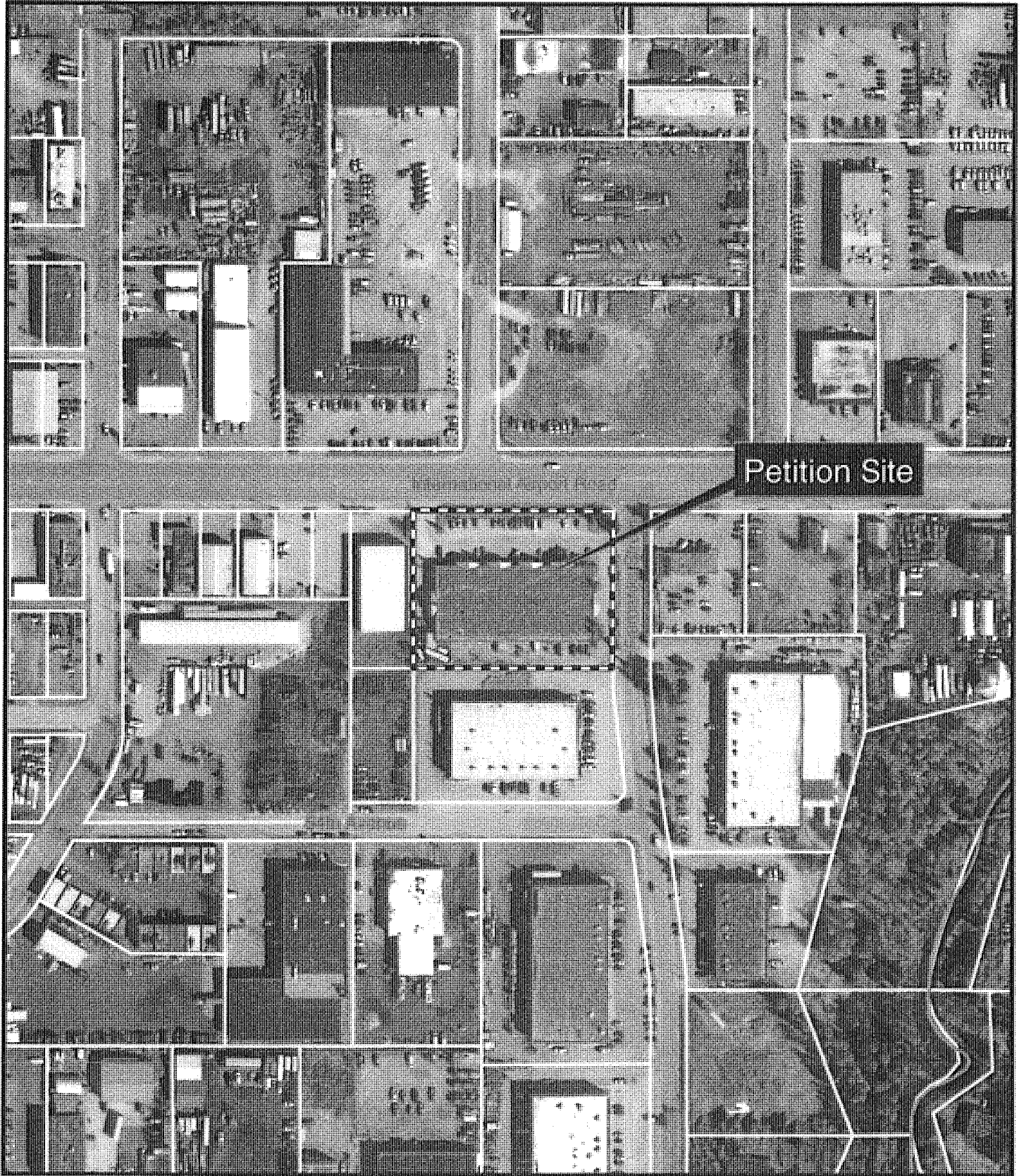


Municipality of Anchorage
Planning Department

Date: March 14, 2019



2019-0046



APPLICATION

Application for License and Special Land Use Permit for Marijuana

Municipality of Anchorage
 Clerk's Office/Planning Department
 PO Box 196650
 Anchorage, AK 99519-6650



APPLICANT

Name of Authorized Applicant (see 3 AAC 306.020(d))	
Last	First M.I.
Kole, Kimberley A.	
Home Physical Address	Home Mailing Address
12651 Schooner Dr	501 Raspberry Rd
Anchorage AK 99515	Anchorage AK 99518
Contact Phone - Day Evening Fax	Business Mailing Address
907-727-6584	501 Raspberry Rd
E-mail (required)	
Kim@raspberryyroots.com	Anchorage AK 99518

TYPE OF MARIJUANA ESTABLISHMENT PROPOSED

<input type="checkbox"/> Cultivation Facility (including Limited Cultivation Facility)	<input type="checkbox"/> Testing Facility
<input type="checkbox"/> Manufacturing Facility (including Concentrate Manufacturing Facility)	<input checked="" type="checkbox"/> Retail Sales Establishment
Business Name: The Great Alaskan Kush Company LLC	
State of Alaska Marijuana Control Board License Number: #10190	
Other marijuana licenses applied for or approved on the property? N/A	

PROPERTY INFORMATION

Property Tax # (000-000-00-000): 009-242-49-002		
Site Street Address: 360 E International Airport Rd #2a		
Current Legal Description: (use additional sheet if necessary) Northland Industrial Center TR 1 Northland Business Center 2		
Zoning District: I 1	Lot Size: 0	Grid #: SW1931
Any dwelling units on the property? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Any liquor licenses on the property? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	

FACILITY OPERATIONAL INFORMATION

What is the licensed premises area in square feet? 2,618 sq ft
What will be the business days and hours of operation? Everyday 8am - 12am

Accepted by RK	Poster & Affidavit 211	Fee 1700.00	Case Number 2019-0046	Requested Meeting Date 5-7-19	License Number L10190
--------------------------	----------------------------------	-----------------------	---------------------------------	---	---------------------------------

APPLICATION REQUIREMENTS (Only one copy of applicable items is required for initial submittal)

1 copy required:	<input type="checkbox"/> Signed/notarized application (original) <input type="checkbox"/> Property owner letter of authorization (with original signature)
17 copies required:	<input type="checkbox"/> Signed/notarized application (copies) <input type="checkbox"/> Criminal justice information and records as required by AMC 10.80.056 <input type="checkbox"/> Summary of community meeting/community meeting mailer <input 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 type="checkbox"/> Site plan(s) to scale depicting, with dimensions: <ul style="list-style-type: none"> <input type="checkbox"/> building footprint <input type="checkbox"/> parking areas <input type="checkbox"/> vehicle circulation and driveways <input type="checkbox"/> loading facilities <input type="checkbox"/> landscaping <input type="checkbox"/> pedestrian facilities <input type="checkbox"/> required open space <input type="checkbox"/> fences <input type="checkbox"/> lighting <input type="checkbox"/> snow storage area or alternative strategy <input type="checkbox"/> trash receptacle location and screening detail <input type="checkbox"/> freestanding sign location(s) <input 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 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 type="checkbox"/> Waste disposal plan For marijuana cultivation facilities (AMC 21.03.105C.3.b.): <ul style="list-style-type: none"> <input type="checkbox"/> Plan that specifies the methods to be used to prevent the growth of harmful mold <input type="checkbox"/> Projected amount of water that will be used <input type="checkbox"/> Projected amount of wastewater that will be discharged <input type="checkbox"/> Letter from the applicable electric utility stating that power capacity at the proposed location is sufficient for the intended use <input type="checkbox"/> Odor control plan indicating how the applicant will comply with the requirements of municipal and state law and regulation <input 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
Catalyst Cannabis Co. Cultivation #10284	5001 Eagle St. Suite B Anchorage AK 99502

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.

**Kim Kole has no criminal convictions at all
Fingerprints submitted to State of Alaska AMCO**

(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
Raspberry Roots Retail #10097	501 Raspberry Rd Anchorage AK 99518
Raspberry Roots Cultivation #10098	501 Raspberry Rd Anchorage AK 99518
Raspberry Roots Manufacturing #10856	501 Raspberry Rd Anchorage AK 99518

CK (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.

CK (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.

CK (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.

CK (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.

CK (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.

CK (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.

CK (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.

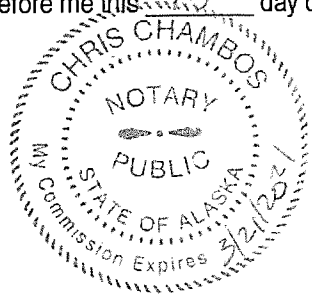
Kimberley A. Kole 2/15/19
Applicant Signature (must be notarized) Date

Kimberley A. Kole
Print Name

State of Alaska
Third Judicial District

Kimberley A. Kole, 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 15 day of February, 2019.



[Signature]
Notary Public
My commission expires: 3/21/2021

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.