

Submitted by: Chair of the Assembly at the  
Request of the Mayor  
Prepared by: Municipal Clerk's Office and  
Planning Department  
For reading: May 21, 2019

**ANCHORAGE, ALASKA  
AR No. 2019-179**

1 **A RESOLUTION OF THE ANCHORAGE MUNICIPAL ASSEMBLY APPROVING**  
2 **A MARIJUANA LICENSE AND SPECIAL LAND USE PERMIT FOR ALASKA**  
3 **WILD COYOTE, INC., A MARIJUANA MANUFACTURING FACILITY WITH**  
4 **LICENSE NUMBER M12471, DOING BUSINESS AS AMG CONCENTRATES,**  
5 **AND LOCATED AT 838 BONANZA AVENUE.**

6  
7 (Taku/Campbell Community Council) (Case 2019-0045)  
8

9 **THE ANCHORAGE ASSEMBLY RESOLVES:**

10  
11 **Section 1.** The approvals in sections 2 and 3 of this resolution are for Alaska Wild  
12 Coyote, Inc., a marijuana manufacturing facility with municipal license number  
13 M12471, doing business as AMG Concentrates, located at 838 Bonanza Avenue,  
14 in the I-1 district, within Lot 6, Block 7, Westgate Park Subdivision; generally located  
15 northwest of the intersection of Bonanza Avenue and Nielsen Way, in Anchorage.  
16

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

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

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

- 42 1. All uses shall conform to the plans and narrative submitted with the

1 license/special land use permit application, as modified by this  
2 resolution, and with all applicable portions of Anchorage Municipal  
3 Code, and may be modified in accordance with AMC subsection  
4 21.03.105C.9.

- 5
- 6 2. A notice of zoning action shall be filed with the State of Alaska  
7 Recorder's Office before operation of the establishment.
- 8
- 9 3. The establishment shall be open for inspection and examination by  
10 the municipality during municipal business hours and establishment  
11 business hours.
- 12
- 13 4. The premises shall be ventilated so that the odor of marijuana cannot  
14 be detected at any lot line by a person with a normal sense of smell.  
15 Violation could lead to a requirement to increase air filtering and/or  
16 change the ventilation location in the establishment.
- 17
- 18 5. The Conditions Certificate, issued by the Planning Department and  
19 containing conditions imposed by the Assembly on this special land  
20 use permit, shall be displayed in a visible location near the main  
21 entrance at all times.
- 22
- 23 6. Provide to Planning a certification of an industrial hygienist or  
24 professional engineer in accordance with AMC 21.05.055B.2.
- 25

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

28

29 **Section 5.** Failure to comply with the conditions of this license and special land  
30 use permit and the applicable provisions of Anchorage Municipal Code shall  
31 constitute grounds for modification or revocation of the license and/or the special  
32 land use permit.

33

34 **Section 6.** The marijuana license approved in section 2 above expires on August  
35 31, 2019. An application to renew the marijuana license may be submitted in  
36 accordance with AMC section 10.80.036. The special land use permit for marijuana  
37 approved in section 3 above is valid until it expires in accordance with AMC  
38 subsection 21.03.105C.10.

39

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

44

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

47

48 PASSED AND APPROVED by the Anchorage Assembly this \_\_\_\_\_ day  
49 of \_\_\_\_\_, 2019.

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ATTEST:

\_\_\_\_\_  
Chair of the Assembly

\_\_\_\_\_  
Municipal Clerk



# MUNICIPALITY OF ANCHORAGE

## Assembly Memorandum

No. AM 363-2019

Meeting Date: May 21, 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 ALASKA WILD COYOTE, INC., A MARIJUANA**  
6 **MANUFACTURING FACILITY WITH LICENSE NUMBER M12471,**  
7 **DOING BUSINESS AS AMG CONCENTRATES, AND LOCATED**  
8 **AT 838 BONANZA AVENUE.**  
9

10 AMG Concentrates has applied for a marijuana manufacturing facility license and  
11 special land use permit. The facility is proposed to be located at 838 Bonanza  
12 Avenue in the Taku/Campbell community council.  
13

14 The applicant has successfully completed their public notice requirements, and  
15 on April 4, 2019, the Planning Department mailed 143 public hearing notices to  
16 residents and property owners within 500 feet of the site of the proposed facility.  
17

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

### 26 **THE ADMINISTRATION RECOMMENDS APPROVAL.**

27  
28 Prepared by: Ryan Yelle, Senior Planner, Planning Department  
29 Approved by: Michelle McNulty, Director, Planning Department  
30 Concur: Christopher M. Schutte, Director  
31 Office of Economic and Community Development  
32 Concur: Deitra L. Ennis, (Acting) Municipal Attorney  
33 Concur: William D. Falsey, Municipal Manager  
34 Respectfully submitted: Ethan A. Berkowitz, Mayor  
35

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

**Date:** May 21, 2019  
**Case Number:** 2019-0045  
**Applicant:** Alaska Wild Coyote Inc., dba AMG Concentrates  
**SOA License Number:** M12471  
**Request:** Special land use permit for a marijuana manufacturing facility  
**Site Address:** 838 Bonanza Avenue  
**Legal Description:** Lot 6, Block 7, Westgate Park Subdivision  
**Parcel ID Number:** 012-021-09

**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: 12,666ft<sup>2</sup>                      Topography: Flat  
Zoning: I-1 (Light Industrial)      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
	Light	Light	Light	Light
	Industrial	Industrial	Industrial	Industrial

**Comprehensive Plan**

Classification: "General Industrial" per the 2040 Land Use Plan Map, *Anchorage 2040 Land Use Plan*; "Industrial Reserves" per the 2001 Land Use Policy Map, *Anchorage Bowl Comprehensive Development Plan*

**Site Description and Proposal**

This is a request for special land use permit for a marijuana manufacturing facility within an I-1 district. The proposed facility will be occupying 700ft<sup>2</sup> within an existing light-industrial building. The petition site is located northwest of the intersection of Bonanza Avenue and Nielsen Way in Anchorage. Planned business hours are 8am-10pm daily.

**Public and Agency Comments**

On April 4, 2019 the Planning Department mailed 143 public hearing notices to all property owners in accordance with the procedures of AMC 21.03.020H. As of this writing, the Planning Department has not received any public comments. A public hearing notice was also sent to the Taku/Campbell Community Council. Agency comments were received and are included in attachment 3.

**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 petition site is classified as “General Industrial” per the 2040 Land Use Plan Map, *Anchorage 2040 Land Use Plan*; and “Industrial Reserves” per the 2001 Land Use Policy Map of the *Anchorage Bowl Comprehensive Development Plan*. The proposed use is consistent with all applicable comprehensive plans.

The site plan is in compliance with AMC 21.06.020B., *Table 21.06-2: Table of Dimensional Standards - Commercial and Industrial Districts*. This property has established nonconforming rights for 3.3 foot encroachment into a required 10 foot front yard setback and a 0.5 foot encroachment into a required 5 foot side yard setback.

The site plan is in compliance with AMC 21.07.040F. *Snow Storage and Disposal*. There is 4,498ft<sup>2</sup> of paved surface area on-site, of which 5% (225ft<sup>2</sup>) must be dedicated to snow storage. There are physical limitations on-site that inhibit this property’s ability to store snow on-site. Because of this, the petitioner has chosen to enter into a snow management agreement with the Municipality. This agreement has been recorded with the State of Alaska Recorder’s Office.

The site plan is in compliance with AMC 21.07.060E. *Standards for Pedestrian Facilities*. Nonconforming rights for the lack of a five foot separation between required parking and the building have been established. To bring the site into compliance with current code, the petitioner is choosing to develop a dedicated pedestrian walkway. The submitted site plan shows a dedicated 5 foot wide pedestrian walkway that is separated from a main vehicular access point along Bonanza Avenue to the main entrance of the building.

The standards for AMC 21.07.080 *Landscaping, Screening, and Fences* are met. This property has established nonconforming rights for the lack of site perimeter landscaping.

The site plan is in compliance with AMC 21.07.090E., *Table 21.07-4: Off-Street Parking Spaces Required*. For the 700ft<sup>2</sup> of space the applicant will be devoting to marijuana manufacturing, they must provide two parking spaces. Taking into account the other proposed uses on site, the entire building must be able to provide eight parking spaces. A total of eight parking spaces are shown on the submitted site plan.

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

The site plan is in compliance with AMC 21.07.090H.8. *Vehicles Access and Circulation* and AMC 21.07.090H.9. *Dimensions of Parking Spaces and Aisles*.

**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 standard is met. There are no applicable district-specific standards in the I-1 which affect 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.”*

The proposed manufacturing facility will be occupying an existing industrial use building. There are no proposed changes to the building’s façade that will make it of dissimilar character or appearance to surrounding structures. Daily planned hours of operation are 8am-10pm, but those hours may vary depending upon workload. These operating hours may extend beyond those of surrounding businesses. However, all business operations will be enclosed, generating minimal noise or disturbance from traffic or odor. 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 standard is met.

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 service is not easily accessible in this area.

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

The proposed facility will be located within an existing industrial use building that was developed to accommodate various industrial uses. Direct access to Bonanza Avenue is provided. Bonanza Avenue is classified as a “local” street by the *Official Streets and Highways Plan*. Local streets see less than 2,000 daily vehicle trips. It does not appear that this manufacturing facility will cause significant adverse impacts to traffic flow, given that this facility will only be accessed by employees.

The petitioner has provided the required plans to address security, odor, waste disposal, water usage, and wastewater discharge as required by AMC 21.03.105C.3. The provided plans sufficiently address the concerns posed by the members of the community and will help mitigate any impacts to the surrounding neighborhood. Certification from an industrial hygienist or professional engineer stating that the production equipment and methods are safe has not been provided. A requirement to provide this certification to the Planning Department shall be added as a condition of approval.

**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/operator has no previous denials or revocations of either 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 manufacturing facility.

### **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. Provide to Planning a certification of an industrial hygienist or professional engineer in accordance with AMC 21.05.055B.2.

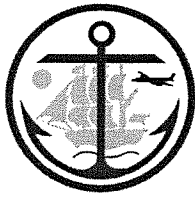


Ryan Yelle, Senior Planner



Michelle McNulty, Director

Parcel ID No. 012-021-09



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

**Applicant:** Alaska Wild Coyote, Inc. dba AMG Concentrates  
**Establishment Type:** Manufacturing

**Case #:** 2019-0045/License #: M12471  
**Date:** May 21, 2019

**Address:** 838 Bonanza Avenue  
**Zoning District:** I-1

**Parcel ID #:** 012-021-09  
**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, "The Dome," approximately 1,225 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**

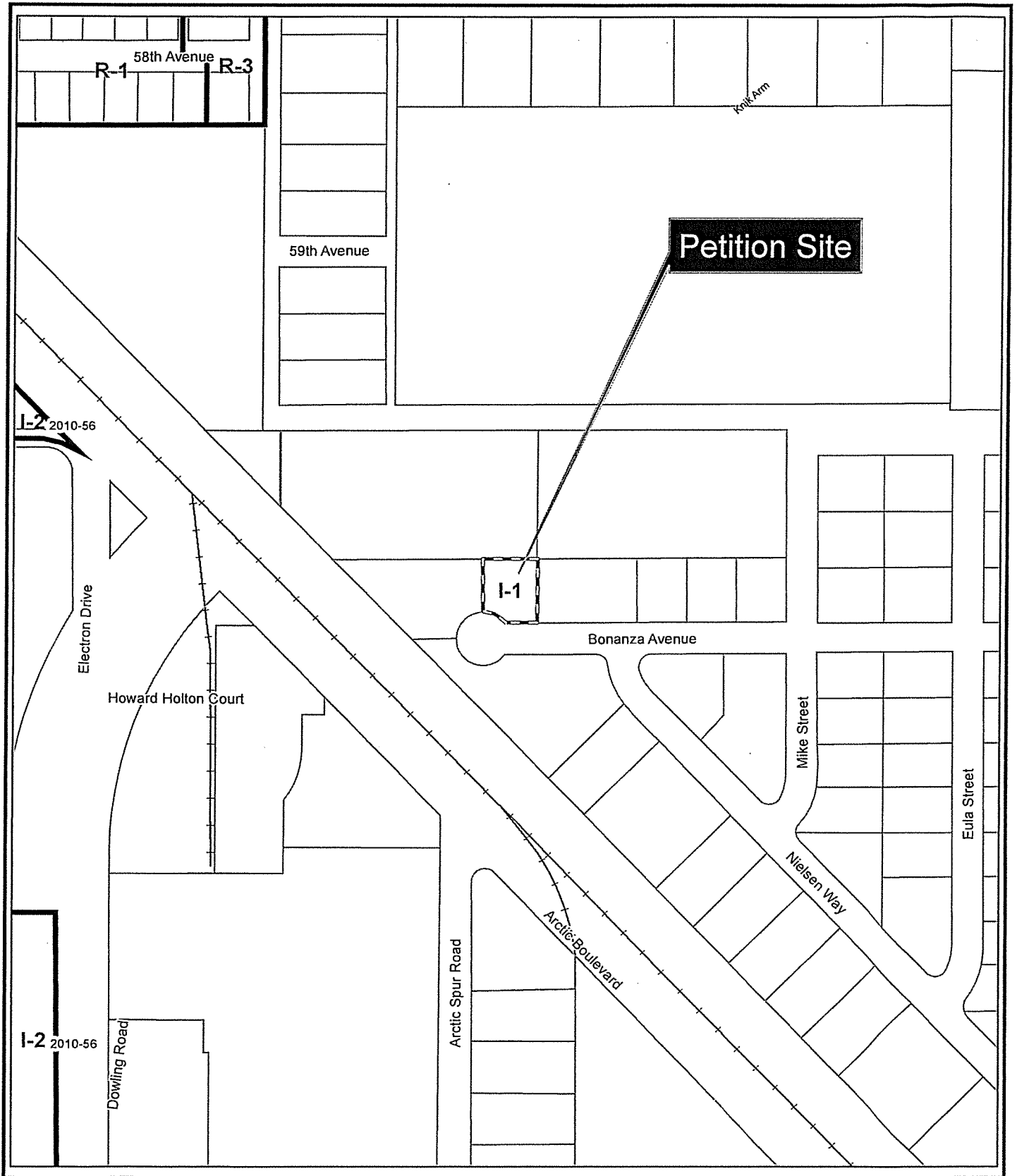
Code Citation and Topic	Compliance Information	Complies	Recommended Condition
21.05.055A.6. Ventilation	Ongoing requirement	N/A	The premises shall be ventilated so that the odor of marijuana cannot be detected at the lot line by a person with a normal sense of smell. Violation could lead to a requirement 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	
<b>For Manufacturing Facilities</b>			
21.05.055B.2.b.i. Industrial hygienist/ professional engineer attestation		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Provide to Planning a certification of an industrial hygienist or professional engineer in accordance with AMC 21.05.055B.2.

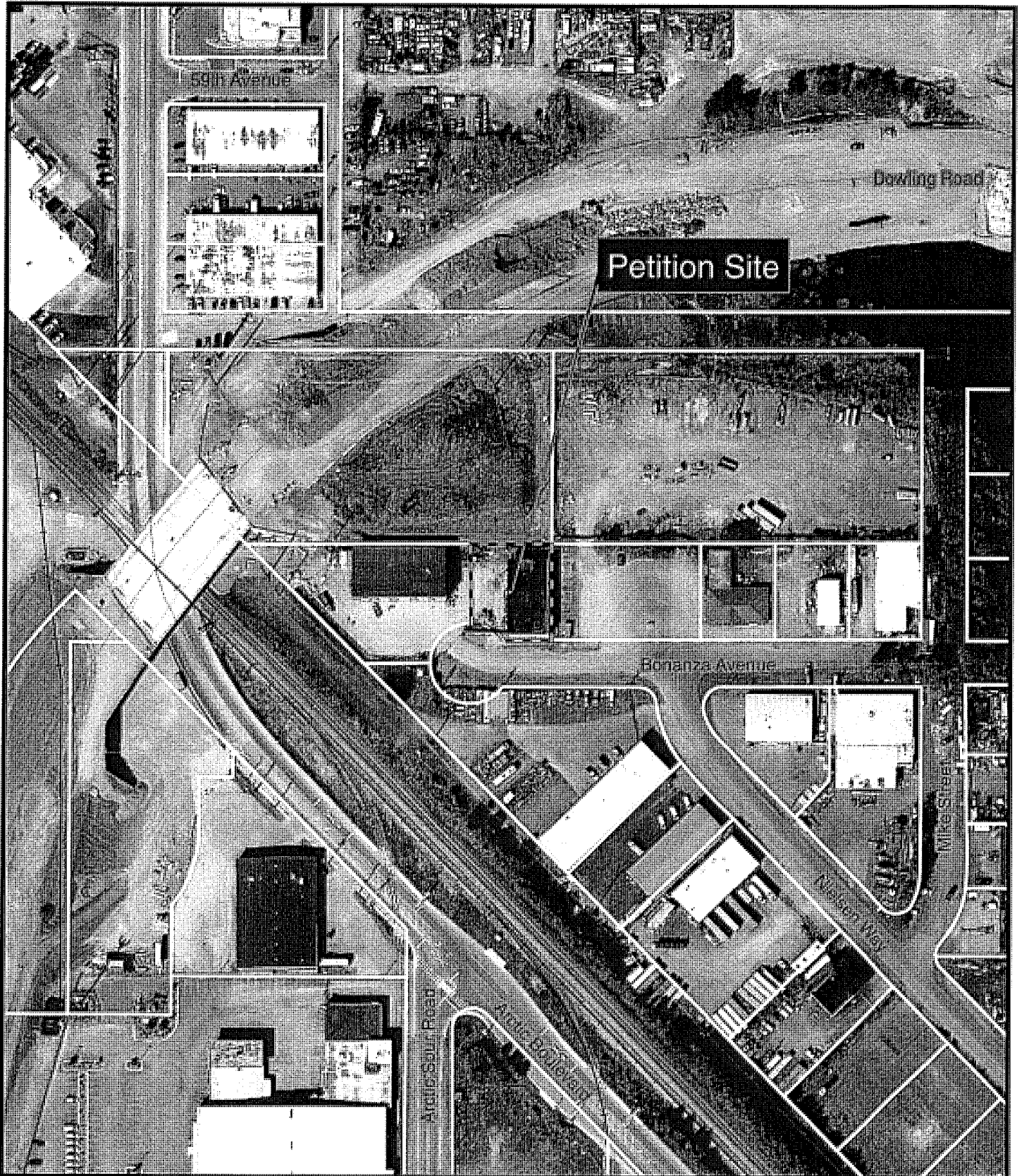
**Marijuana Licenses Within 1,000 Feet of Subject Property (at the time of writing)**

Establishment Name	Type	MOA License Number	Address
Black Bear Nursery	Cultivation	M14073	6209 Mike Street
Alaska Weeds	Retail	M14083	6209 Mike Street
Brown Bear Labs	Manufacturing	M14619	6209 Mike Street

# Maps

# 2019-0045





# Application



# Application for License and Special Land Use Permit for Marijuana

Municipality of Anchorage  
 Clerk's Office/Planning Department  
 PO Box 99850  
 Anchorage, AK 99513-8850

APPLICANT	
Name of Authorized Applicant (see 3 AAC 306.020(d))	
Last	First M.I.
Gonzalez, Armando R.	
Home Physical Address	Home Mailing Address
3869 Helvetia Drive	3869 Helvetia Drive
Anchorage, AK 99508	Anchorage, AK 99508
Contact Phone - Day Evening Fax	Business Mailing Address
907-223-6802	PO Box 242023
E-mail (required)	
gonzalezmondo80@yahoo.com	Anchorage, AK 99524

TYPE OF MARIJUANA ESTABLISHMENT PROPOSED	
<input type="checkbox"/> Cultivation Facility (including Limited Cultivation Facility)	<input type="checkbox"/> Testing Facility
<input checked="" type="checkbox"/> Manufacturing Facility (including Concentrate Manufacturing Facility)	<input type="checkbox"/> Retail Sales Establishment
Business Name: AMG Concentrates	
State of Alaska Marijuana Control Board License Number: 12471	
Other marijuana licenses applied for or approved on the property? Standard Marijuana Cultivation License - Alaska Marijuana Gardens (AMG) #12125 Retail Marijuana Store - AMG Firehouse 420 #17407	

PROPERTY INFORMATION		
Property Tax # (000-000-00-000): 012-021-09-000		
Site Street Address: 838 Bonanza Avenue, Anchorage, AK 99518-1707		
Current Legal Description: (use additional sheet if necessary) Westgate Park, Lot 7, Block 6		
Zoning District: I-1	Lot Size: 12,666 Sq. Ft.	Grid #: SW 2029
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? 700 Sq. Ft.	
What will be the business days and hours of operation? 8:00 a.m to 10:00 p.m. (Depending on work load) 7 Days A week	

Accepted by RY	Poster & Affidavit 1+1	Fee 1700.00	Case Number 2019-0045	Requested Meeting Date 05/21/19	License Number L12471
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**APPLICATION REQUIREMENTS**

1 copy required:  Signed/notarized application (original)  
 Property owner letter of authorization (with original signature)

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)
- Floor plan to scale and dimensioned, depicting the entirety of the licensed premises, and relation to all other uses located within the same building:
- 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.
- 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
- 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:  
 C17-2155

Land Use Enforcement Action for:

Nonconforming Determination requested for property?  Yes  No  
 See attached documents

**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
NONE	

**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 JUDGEMENT 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 21.03.0214**

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. Carmen S. Villamides - None    Evanjelina Gonzalez - None  
Armando R. Gonzalez - 10/20/2013 Operating Under the Influence - Guilty, Driving with Screen Device Operating - Guilty,  
10/13/2013 Reckless Driving - Guilty.

(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
Carmen S. Villamides	11741 Gander Street, Anchorage, AK 99524
Evanjelina Gonzalez	8820 Solar Drive, Anchorage, AK 99507

g (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.

g (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.

g (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.

g (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.

g (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.

g (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.

g (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.

*Armando R. Gonzalez*

2/13/2019  
Date

Applicant Signature (must be notarized)

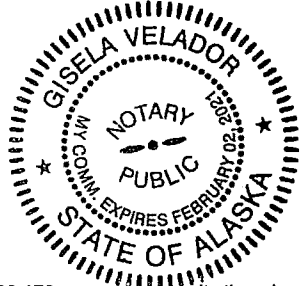
Armando R. Gonzalez

Print Name

State of Alaska  
Third Judicial District

Armando R. Gonzalez, 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 13 day of February, 2019.



*Gisela Velador*  
Notary Public

My commission expires: 02/02/2021

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.