

Submitted by: Chair of the Assembly at the  
Request of the Mayor  
Prepared by: Municipal Clerk's Office and  
Planning Department  
For reading: June 18, 2019

**ANCHORAGE, ALASKA  
AR No. 2019-218**

1 **A RESOLUTION OF THE ANCHORAGE MUNICIPAL ASSEMBLY APPROVING**  
2 **A MARIJUANA LICENSE AND SPECIAL LAND USE PERMIT FOR 2KT, INC., A**  
3 **MARIJUANA RETAIL SALES ESTABLISHMENT WITH LICENSE NUMBER**  
4 **M18117, DOING BUSINESS AS MARY JANE'S CANNABIS EMPORIUM, AND**  
5 **LOCATED AT 8851 JEWEL LAKE ROAD.**

6  
7 (Sand Lake Community Council) (Case 2019-0061)  
8

9 **THE ANCHORAGE ASSEMBLY RESOLVES:**

10  
11 **Section 1.** The approvals in sections 2 and 3 of this resolution are for 2KT, Inc. a  
12 marijuana retail sales establishment with municipal license number M18117, doing  
13 business as Mary Jane's Cannabis Emporium, located at 8851 Jewel Lake Road, in  
14 the B-3 district, within Lot 2, Teekell Subdivision; generally located southeast of the  
15 intersection of Jewel Lake Road and West 88<sup>th</sup> Ave, 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 retail marijuana store license is hereby approved for Mary  
20 Jane's Cannabis Emporium, subject to the following conditions pursuant to AMC  
21 section 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 retail sales  
39 establishment is hereby approved for Mary Jane's Cannabis Emporium, subject to  
40 the 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. The retail sales establishment shall be closed to the public between  
24 midnight and 8:00 a.m. each day.
- 25
- 26 7. Resolve with Traffic, the parking lot layout and design, and provide  
27 one additional ADA accessible parking space so a total of six  
28 accessible parking spaces are provided.
- 29
- 30 8. Revise the site plan to provide adequate snow storage area, or enter  
31 into a snow management agreement with the Municipality in  
32 accordance with AMC 21.07.040F.
- 33
- 34 9. Obtain a right-of-way encroachment permit for the encroachments  
35 present within the public right-of-way of West 88th Ave.
- 36

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

39

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

44

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

50

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

5  
6 **Section 8.** This resolution shall be effective immediately upon passage and  
7 approval by the Assembly.

8  
9 PASSED AND APPROVED by the Anchorage Assembly this \_\_\_\_\_ day  
10 of \_\_\_\_\_, 2019.

11  
12  
13  
14 \_\_\_\_\_  
Chair of the Assembly

15 ATTEST:

16  
17  
18  
19 \_\_\_\_\_  
20 Municipal Clerk



# MUNICIPALITY OF ANCHORAGE

## Assembly Memorandum

No. AM 432 - 2019

Meeting Date: June 18, 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 2KT, INC., A MARIJUANA RETAIL SALES  
6 ESTABLISHMENT WITH LICENSE NUMBER M18117, DOING  
7 BUSINESS AS MARY JANE'S CANNABIS EMPORIUM, AND  
8 LOCATED AT 8851 JEWEL LAKE ROAD.  
9

10  
11 2kt, Inc. has applied for a retail sales establishment license and special land use  
12 permit. The facility is proposed to be located at 8851 Jewel Lake Road in the  
13 Sand Lake Community Council.  
14

15 The applicant has successfully completed their public notice requirements, and  
16 on April 30, 2019, the Planning Department mailed 386 public hearing notices to  
17 residents and property owners within 500 feet of the site of the proposed facility.  
18

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

### 27 **THE ADMINISTRATION RECOMMENDS APPROVAL.**

28  
29 Prepared by: Ryan Yelle, Senior Planner, Planning Department  
30 Approved by: Michelle McNulty, Director, Planning Department  
31 Concur: Christopher M. Schutte, Director  
32 Office of Economic and Community Development  
33 Concur: Rebecca A. Windt Pearson, Municipal Attorney  
34 Concur: William D. Falsey, Municipal Manager  
35 Respectfully submitted: Ethan A. Berkowitz, Mayor  
36



## Site Description and Proposal

This is a request for a special land use permit for a marijuana retail sales establishment within a B-3 district. The site is located southeast of the intersection of Jewel Lake Road and West 88<sup>th</sup> Avenue. The proposed establishment will be located within an existing structure and will have independent access from other units. Approximately 1,074ft<sup>2</sup> of available building space will be dedicated to marijuana retail. This retail sales establishment will be open seven days a week, from 10:00am until midnight.

## Public and Agency Comments

On April 30, 2019 the Planning Department mailed 386 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 Sand Lake Community Council. No comments from the Sand Lake 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 “Town Center within a Transit Supportive Development Corridor” and the *2012 West Anchorage District Plan* defines this site as “Neighborhood Center.” The proposed use of this site as a marijuana retail sales establishment is consistent with its classification in the Anchorage 2040 Land Use Plan, the 2012 West Anchorage District Plan, and its current B-3 (General Commercial) zoning designation.

Per the October 16, 2017 nonconforming determination (NCD), this site is not compliant with AMC 21.06.020, *Table 21.06-2: Table of Dimensional Standards – Commercial and Industrial Districts*. According to the NCD, the existing building encroaches four feet into the right-of-way of West 88<sup>th</sup> Ave. In addition, an existing sign encroaches seven feet into the right-of-way of West 88<sup>th</sup> Ave. The petitioner shall be required to obtain an encroachment permit from the Municipality for these encroachments into the public right-of-way.

Adequate snow storage area is not provided on-site 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 the petitioner shall enter into a snow management agreement with the Municipality.

Per the November 20, 2018 NCD, this site is compliant with AMC 21.07.060F Pedestrian Amenities for lack of available pedestrian facilities.

Per the November 20, 2018 NCD, this site is compliant with AMC 21.07.080 *Landscaping, Screening, and Fences* for the lack of visual enhancement landscaping along applicable lot lines, as well as, lack of interior parking lot landscaping.

Adequate parking on-site is provided per AMC 21.07.090E, *Table 21.07-4: Off-Street Parking Spaces Required*. The gross floor area of the building is approximately 46,232ft<sup>2</sup>. Considering all current and planned uses on-site, the total parking requirement is to provide 127 parking spaces. A total of 164 parking spaces are provided on-site.

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 met. A parking lot providing 164 parking spaces is required to provide six accessible parking spaces, with one being van-accessible. Only five accessible parking spaces are shown on the submitted site plan. The petitioner shall be required to revise the site plan to provide one additional 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 B-3 district regarding this use.

The purpose of the B-3 district is:

*“The B-3 district is intended primarily for general commercial uses in commercial centers and areas exposed to heavy traffic. These commercial uses are intended to be located on arterials, or within commercial centers of town, and to be provided with adequate public services and facilities. They are subject to the public view and should provide an attractive appearance with landscaping, sufficient parking, and controlled traffic movement. Environmental impacts should be minimized. Abutting residential areas should be protected*

*from potentially negative impacts associated with commercial activity. While B3 district areas shall continue to meet the need for auto-related and other auto-oriented uses, it is the municipality's intent that the B-3 district also shall provide for safe and convenient personal mobility in other forms. Planning and design shall accommodate pedestrians and bicyclists. In addition to a wide range of commercial office, retail and commercial services, other use categories such as residential and community uses, and mixed-use projects, are allowed."*

**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 located within a well-traveled commercial corridor within the Sand Lake area. The existing building was constructed in 1971 and is of conventional construction, consistent with the character and appearance of surrounding buildings. Various commercial uses neighbor the petition site along Jewel Lake Road, with mixed-residential uses neighboring to the west and north. The proposed establishment will occupy the southern-most unit which provides approximately 1,074ft<sup>2</sup> of space within the existing 46,232ft<sup>2</sup> building. The lot totals 3.17 acres. Daily hours of operation will be 10:00am-midnight, seven days a week. 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 available on 60-minute headways within one-quarter mile of the petition site via route 65.

- 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 uses. The surrounding land uses are zoned B-3 (General Commercial) and R-2M (Mixed Residential) along Jewel Lake Road. To the north, the petition site is adjoining PLI (Public Lands and Institutions), as well as R-3 (Mixed Residential) zoned properties. The petition site has direct access to both Jewel Lake Road and West 88<sup>th</sup> Ave. Jewel Lake Road is classified as a "Class III-Major Arterial" in this area under the 2014 Official Streets and Highways Plan; seeing over 20,000 vehicle trips daily. West 88<sup>th</sup> Avenue is classified as a Class IB-Neighborhood Collector, seeing between 2,000-10,000 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**

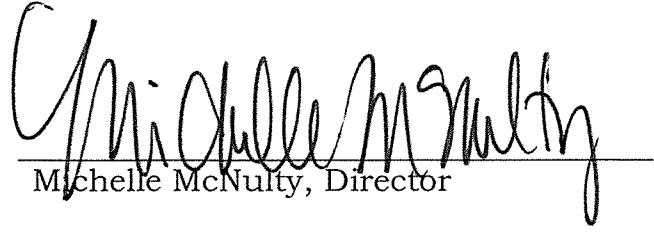
The Planning Department recommends approval subject to the following conditions:

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. Resolve with Traffic, the parking lot layout and design, and provide one additional ADA accessible parking space so a total of six accessible parking spaces are provided.
8. Revise the site plan to provide adequate snow storage area, or enter into a snow management agreement with the Municipality in accordance with AMC 21.07.040F.
9. Obtain a right-of-way encroachment permit for the encroachments present within the public right-of-way of West 88<sup>th</sup> Ave.



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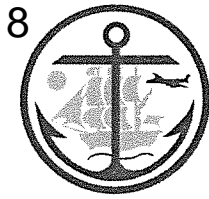
Ryan Yelle, Senior Planner



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Michelle McNulty, Director

Parcel ID No. 012-363-04



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

**Applicant:** 2KT, Inc., dba Mary Jane’s Cannabis Emporium  
**Establishment Type:** Retail

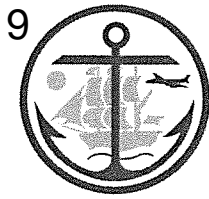
**Case #:** 2019-0061/License #: M18117  
**Date:** June 18, 2019

**Address:** 8851 Jewel Lake Road  
**Zoning District:** B-3

**Parcel ID #:** 012-363-04  
**Community Council:** Sand Lake

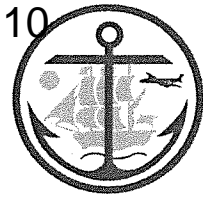
**Municipal application is in concurrence with state application?** Yes No

Code Citation and Topic	Compliance Information	Complies	Recommended Condition
21.03.105C.2. Required Community Meeting, including notice and meeting summary		<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
21.03.105C.3. Required Submittals		<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
21.03.105C.4. Required public notice for Assembly public hearing: mailed, published, posted, community council		<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
21.03.105C.5. Report of all marijuana licenses located within 1,000 feet of subject property	See below.	N/A	
21.05.055A.2. Separation from Protected Land Uses	The closest protected land use is a religious assembly located approximately 1,160 feet from the petition site as measured via shortest practicable pedestrian route.	<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	
<b>For Retail Sales Establishments</b>			
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	



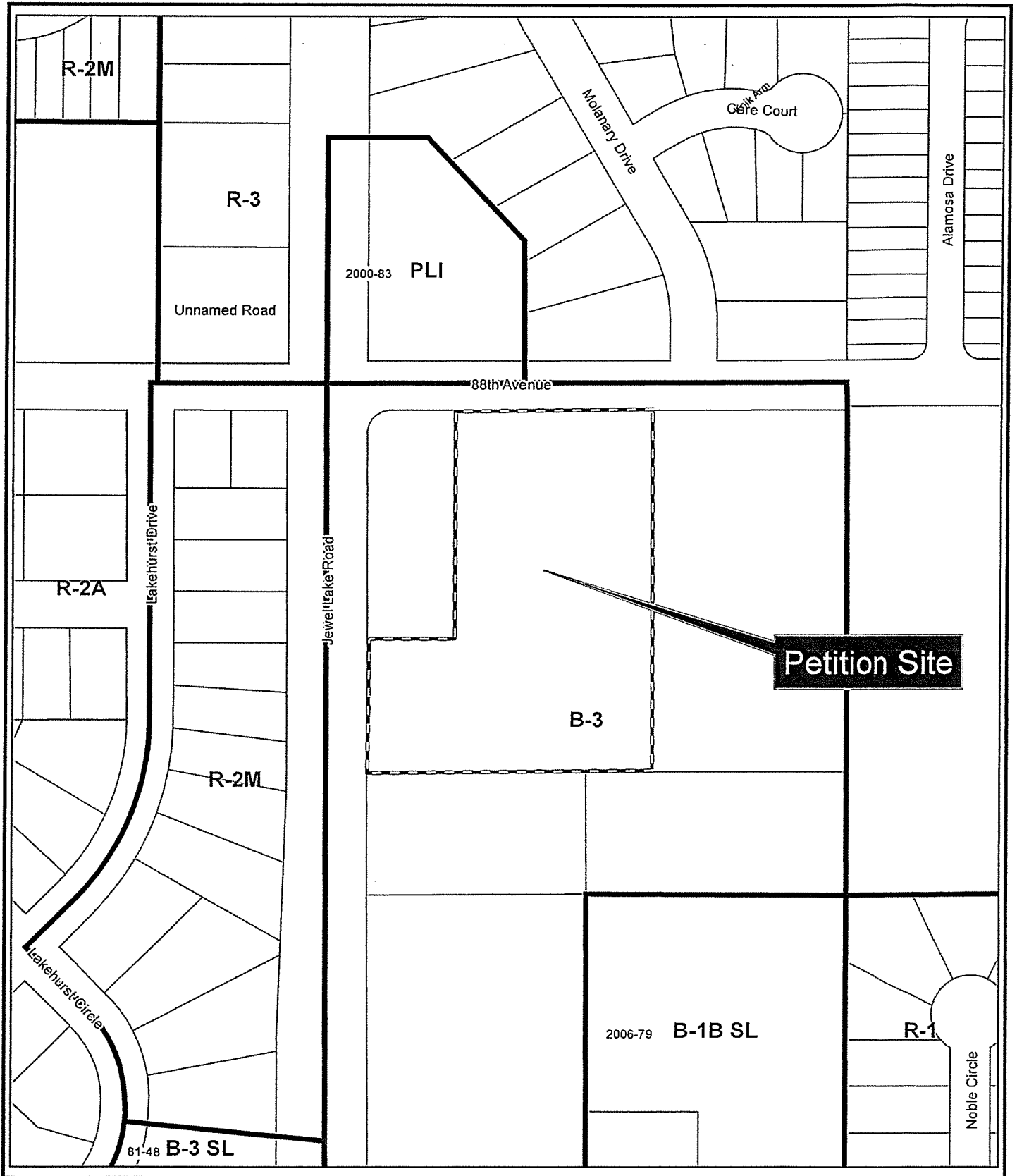
**Municipality of Anchorage, Planning Department  
Code Compliance Checklist  
Commercial Marijuana Establishment Application**

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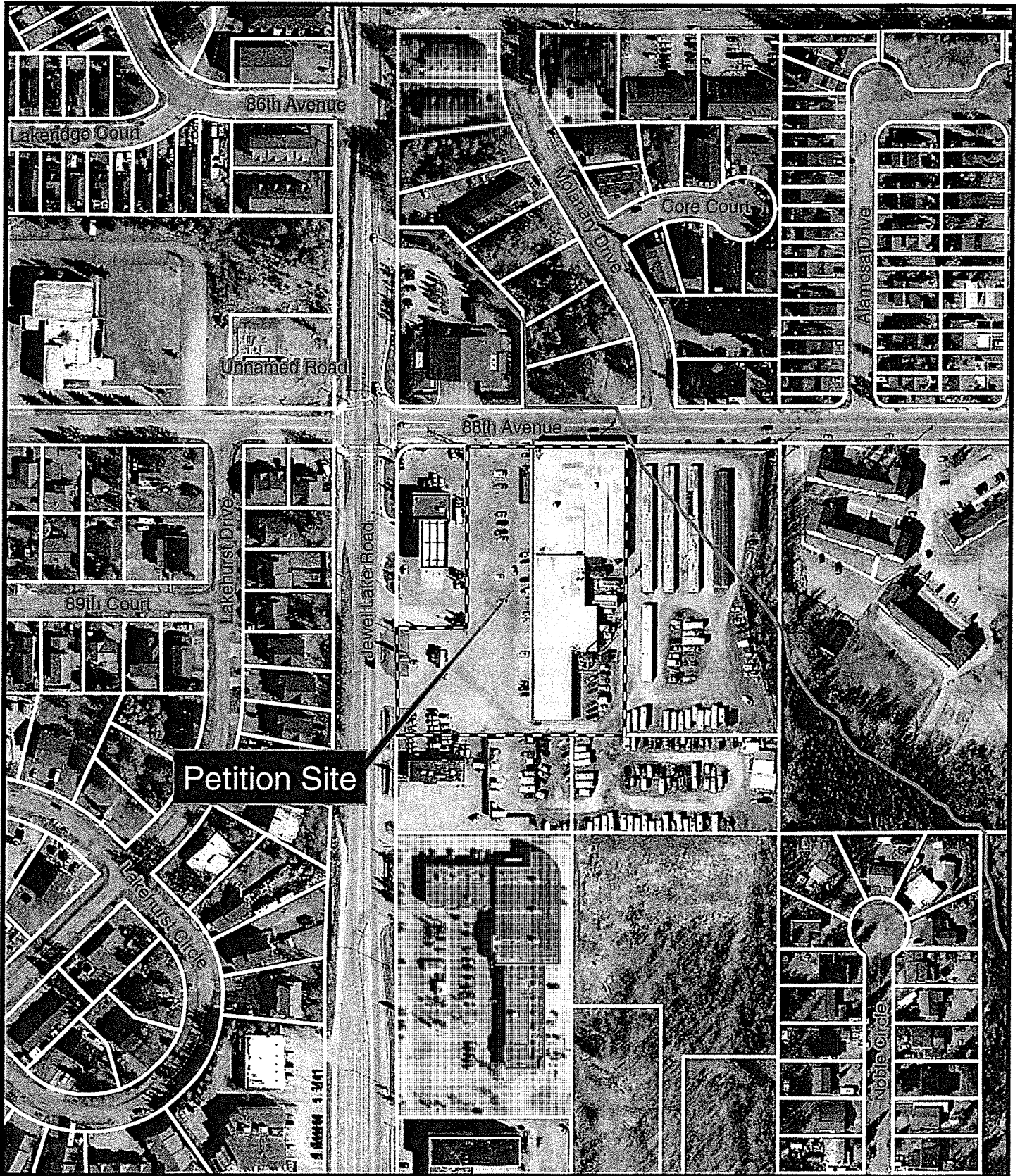
**Marijuana Licenses Within 1,000 Feet of Subject Property**

<b>Establishment Name</b>	<b>Type</b>	<b>MOA License Number</b>	<b>Address</b>
None.			

# Maps







# 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.
Teekell	Kerry	
Home Physical Address 9330 Emerald Street, Anchorage, Alaska 99502		Home Mailing Address 9330 Emerald Street, Anchorage, Alaska 99502
Contact Phone - Day 907-632-3262	Evening	Fax
E-mail (required) akpk2468@hotmail.com		Business Mailing Address 8851 Jewel lake Road, Anchorage, Alaska 99502

## 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: 2KT, Inc. DBA: Mary Jane's Cannabis Emporium	
State of Alaska Marijuana Control Board License Number: M18117	
Other marijuana licenses applied for or approved on the property?  No	

## PROPERTY INFORMATION

Property Tax # (000-000-00-000): 012-363-04-000		
Site Street Address: 8851 Jewel Lake Road, Anchorage, Alaska 99502		
Current Legal Description: (use additional sheet if necessary) LT 2		
Zoning District: B-3	Lot Size: 138,320	Grid #: SW2326
Any dwelling units on the property? ___ Yes ___ X No		Any liquor licenses on the property? ___ X Yes ___ No

## FACILITY OPERATIONAL INFORMATION

What is the licensed premises area in square feet? 1074 sq ft.
What will be the business days and hours of operation? 10 AM - 12 AM 7 days a week.

Accepted by RY	Poster & Affidavit 2+1	Fee \$1700.00	Case Number 2019-0061	Requested Meeting Date	License Number 18117
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APPLICATION REQUIREMENTS	
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"> <li><input type="checkbox"/> Site plan(s) to scale depicting, with dimensions:                             <ul style="list-style-type: none"> <li><input type="checkbox"/> building footprint <input type="checkbox"/> parking areas <input type="checkbox"/> vehicle circulation and driveways <input type="checkbox"/> loading facilities</li> <li><input type="checkbox"/> landscaping <input type="checkbox"/> pedestrian facilities <input type="checkbox"/> required open space <input type="checkbox"/> fences <input type="checkbox"/> lighting</li> <li><input type="checkbox"/> snow storage area or alternative strategy <input type="checkbox"/> trash receptacle location and screening detail</li> <li><input type="checkbox"/> freestanding sign location(s)</li> </ul> </li> <li><input type="checkbox"/> Security plan indicating how the applicant will comply with the requirements of municipal and state law and regulation</li> <li><input type="checkbox"/> Waste disposal plan</li> </ul>
	For marijuana cultivation facilities (AMC 21.03.105C.3.b.): <ul style="list-style-type: none"> <li><input type="checkbox"/> Plan that specifies the methods to be used to prevent the growth of harmful mold</li> <li><input type="checkbox"/> Projected amount of water that will be used</li> <li><input type="checkbox"/> Projected amount of wastewater that will be discharged</li> <li><input type="checkbox"/> Letter from the applicable electric utility stating that power capacity at the proposed location is sufficient for the intended use</li> <li><input type="checkbox"/> Odor control plan indicating how the applicant will comply with the requirements of municipal and state law and regulation</li> <li><input type="checkbox"/> Information on moisture and temperature controlled storage (AMC 10.80.535C.)</li> </ul>
	For marijuana manufacturing facilities (AMC 21.03.105C.3.c.): <ul style="list-style-type: none"> <li><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</li> <li><input type="checkbox"/> Certification of an industrial hygienist or professional engineer, as required in AMC subsection 21.05.055B.2.</li> <li><input type="checkbox"/> Projected amount of water that will be used</li> <li><input type="checkbox"/> Projected amount of wastewater that will be discharged</li> </ul>
	For marijuana retail sales establishments (AMC 21.03.105C.3.d.): <ul style="list-style-type: none"> <li><input type="checkbox"/> Neighborhood responsibility planning MOU or community engagement report, as required in AMC subsection 21.05.055B.4.</li> </ul>
(Additional information may be required)	

RECENT REGULATORY INFORMATION <small>(Events that have occurred in the last 5 years for all or a portion of the site)</small>
<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
N/A	

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

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

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

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

I, the applicant, hereby swear that the following is a complete list of all such convictions for each proposed owner and manager of the proposed establishment.

N/A

(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
Teekell, Kazuko	9001 Emerald Drive, Anchorage, Alaska 99502

KA (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.

KA (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.

KA (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.

KA (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.

KA (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.

KA (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.

KA (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.

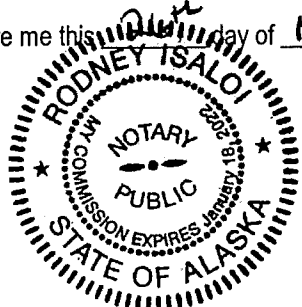
[Signature] Applicant Signature (must be notarized) 3-26-19 Date

Kerry Teekell  
Print Name

State of Alaska  
Third Judicial District

Kerry Teekell, 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 26th day of March, 2019.



[Signature]

Notary Public  
My commission expires: 01/18/2022

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.