



Office of the Borough Clerk

144 North Binkley Street, Soldotna, Alaska 99669 • (907) 714-2160 • (907) 714-2388 Fax

Johni Blankenship, MMC
Borough Clerk

MARIJUANA LICENSE LOCAL REVIEW STANDARDS ACKNOWLEDGEMENT FORM

Please review the statements below and acknowledge your understanding of the conditions and intent to comply by your signature below.

There shall be no parking in borough rights-of-way generated by the marijuana establishment.

If I have a retail marijuana license, I will not conduct any business on, or allow any consumer to access, the premises, between the hours of 2:00 a.m. and 8:00 a.m. each day.

I must stay current in obligations owed to the Kenai Peninsula Borough or my license may be subject to a protest by the KPBA Assembly.

It is my responsibility to abide by all federal, state, and local laws applicable to my marijuana establishment.

I understand Kenai Peninsula Borough staff will enter my property for purposes of evaluating ongoing compliance with KPBA 7.30 and any conditions placed on the license by the State of Alaska Marijuana Control Board.

I have received, read and understand the additional review standards and conditions set out in KPBA 7.30.

Worner Brothers Outpost, LLC

33590 Sterling Highway, Sterling, AK 99672; T 5N R 8W SEC 7 Seward Meridian KN BEGINNING AT THE SW CORNER OF GOVT LOT 6 TH S 330 FT TO THE POB TH S TO THE CENTER OF THE STERLING HWY TH W ALONG THE HWY 700 FT TO MOOSE RIVER TH N ALONG THE RIVER 378.9 FT TH E 548 FT TO THE POB EXCEPT THAT PORTION PER W/D 380 @ 700

Application for Retail Marijuana Store (License Number: 28899)

Jeff Worner

3/19/21

RECEIVED

MAR 19 2021

Borough Clerk's Office
Kenai Peninsula Borough



Central Emergency Services

Central Kenai Peninsula Fire & EMS Provider

Roy Browning
Fire Chief

May 5, 2021

Worner Brothers Outpost *Cannabis Retail*
Worner Brothers Horticulture
33590 Sterling Highway
Sterling, Alaska 99672

Jeffrey & Linda Worner, Owner
32697 Sterling Highway
Sterling, Alaska 99672

RE: Emergency Access Review

Mr. Worner,

Central Emergency Services has conducted an on-site emergency access review of the following property:

Physical Address – 33590 Sterling Highway, Sterling, Alaska 99672

Legal Description – T 5N R 8W SEC 7 SEWARD MERIDIAN KN BEGINNING AT THE SW CORNER OF GOVT LOT 6 TH S 330 FT TO THE POB TH S TO THE CENTER OF THE STERLING HWY TH W ALONG THE HWY 700 FT TO MOOSE RIVER TH N ALONG THE RIVER 378.9 FT TH E 548 FT TO THE POB EXCEPT THAT PORTION PER W/D 380 @ 700

At this time, the proposed facility meets or exceeds the requirements set forth in *International Fire Code (2012 Edition)*, Section 503 *Fire Apparatus Access Roads*. The proposed facility site plan is approved for fire apparatus access as submitted.

If you have any further questions regarding this matter, please do not hesitate to contact me at (907) 714-2284.

Respectfully,

Brooke Dobson, Fire Marshal
Central Emergency Services



MOOSE RIVER

STERLING HIGHWAY

PARKING & DELIVERY

Entrance

Entrance < 30 ft. >

A PRIVATE ROAD

SITE PLAN

**Worner Brothers Outpost
Cannabis Retail**
Worner Brothers Horticulture
wornerbrothersak@gmail.com

**Physical Address – 33590
Sterling Highway, Sterling,
Alaska 99672**

**Legal Description – T 5N R
8W SEC 7 SEWARD
MERIDIAN KN
BEGINNING AT THE SW
CORNER OF GOVT LOT 6
TH S 330 FT TO THE POB
TH S TO THE CENTER OF
THE STERLING HWY TH
W ALONG THE HWY 700
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378.9 FT TH E 548 FT TO
THE POB EXCEPT THAT
PORTION PER W/D 380 @
700**

Owners –
Jeff & Linda Worner
32697 Sterling Highway
Sterling, Alaska 99672

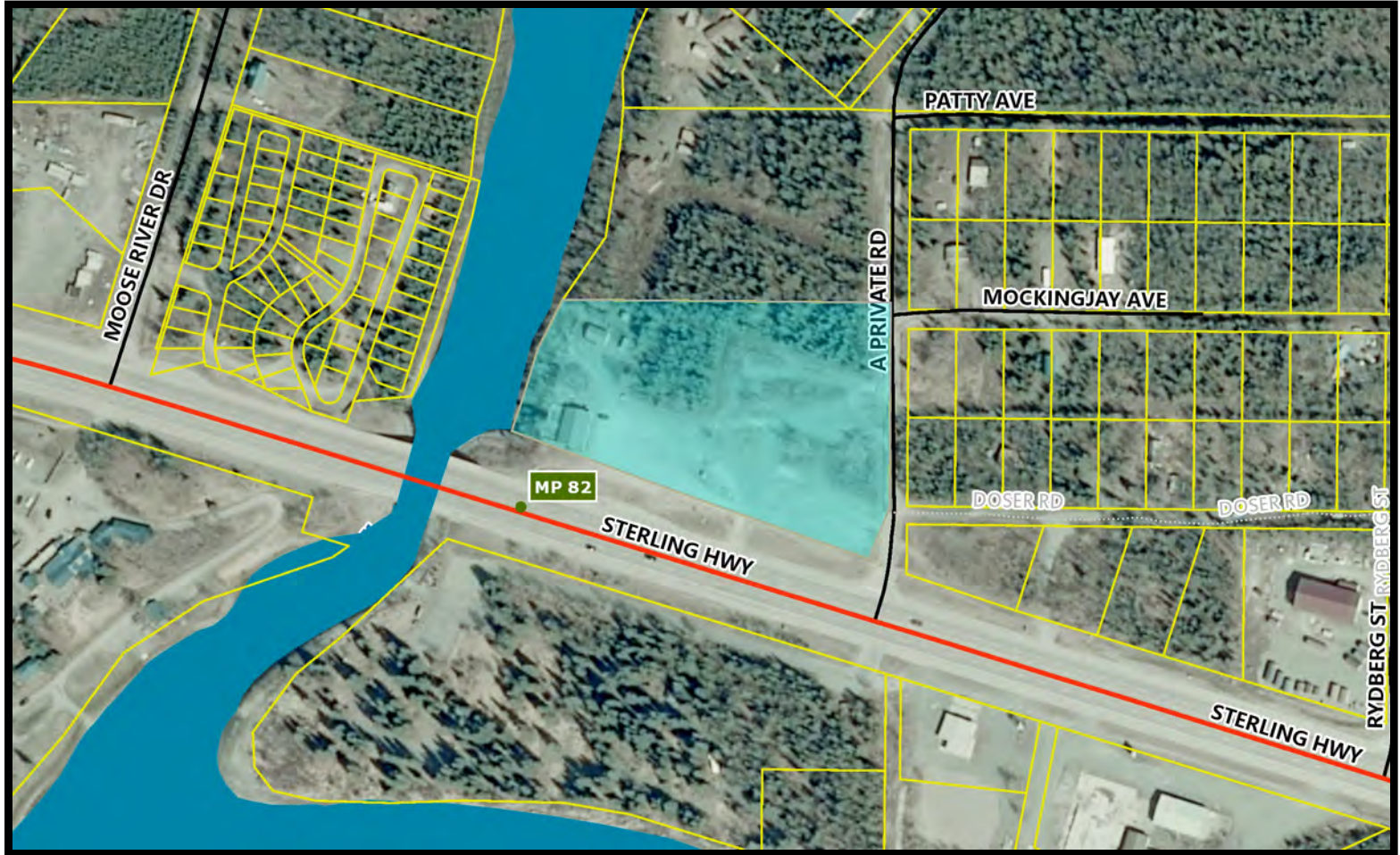
Contact –
Jeff Worner
jworner@gmail.com
907-953-2408



Kenai Peninsula Borough PARCEL REPORT

PARCEL ID: 06503002

Total Acreage: 4.49



LEGAL DESCRIPTION:

T 5N R 8W SEC 7 SEWARD MERIDIAN KN BEGINNING AT THE SW CORNER OF GOVT LOT 6 TH S 330 FT TO THE POB TH S TO THE CENTER OF THE STERLING HWY TH W ALONG THE HWY 700 FT TO MOOSE RIVER TH N ALONG THE RIVER 378.9 FT TH E 548 FT TO THE POB EXCEPT THAT PORTION PER W/D 380 @ 700

ALL PHYSICAL ADDRESSES ON THIS PARCEL:

33590 STERLING HWY

LAND VALUE:	\$413,600	ASSESSED VALUE:	\$661,900
IMPROVEMENT VALUE:	\$248,300	TAXABLE VALUE:	\$661,900

BUILDINGS ON THIS PARCEL:

<i>Building Type</i>	<i>Square Footage</i>	<i>Year Built</i>
TAVERN	2,400	1991
COTTAGE 1 L	600	1986

OWNERS:

Name:
 WORNER JEFFREY LEE
 WORNER LINDA RAE

Address:
 32697 STERLING HWY
 STERLING, AK 99672



Kenai Peninsula Borough

Assessing Department
144 N. Binkley Street
Soldotna AK 99669

Mar 5 2021 1:31PM

General Information

WORNER JEFFREY LEE WORNER LINDA RAE 32697 STERLING HWY STERLING, AK 99672-9200	Property ID 06503002 Address 33590 STERLING HWY Document / Book Page 20200113920 Acreage 4.4900
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Owners

Property ID	Display Name	Address
06503002	WORNER JEFFREY LEE	32697 STERLING HWY
06503002	WORNER LINDA RAE	32697 STERLING HWY

Legal Description

Description

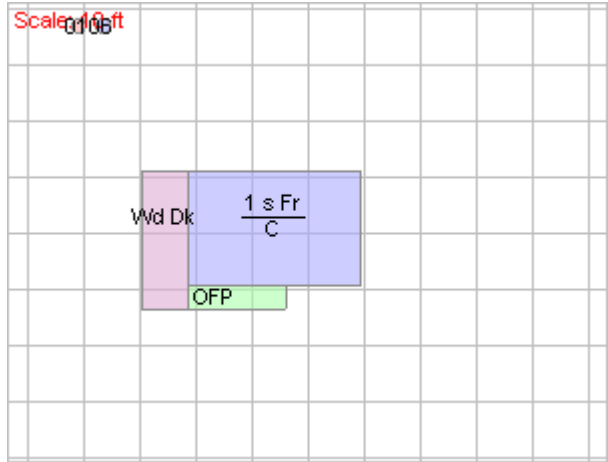
T 5N R 8W SEC 7 Seward Meridian KN BEGINNING AT THE SW CORNER OF GOVT LOT 6 TH S 330 FT TO THE POB TH S TO THE CENTER OF THE STERLING HWY TH W ALONG THE HWY 70 0 FT TO MOOSE RIVER TH N ALONG THE RIVER 378.9 FT TH E 548 FT TO THE POB EXCEPT THAT PORTION PER W/D 380 @ 700

Value History

Year	Reason	Assessed		
		Land	Structures	Total
2021	Main Roll Certification	\$413,600	\$242,600	\$656,200
2020	Main Roll Certification	\$413,600	\$248,300	\$661,900
2019	Main Roll Certification	\$413,600	\$257,900	\$671,500
2018	Main Roll Certification	\$413,600	\$264,100	\$677,700
2017	Main Roll Certification	\$413,600	\$254,000	\$667,600
2016	Main Roll Certification	\$391,900	\$259,500	\$651,400
2015	Main Roll Certification	\$214,600	\$266,700	\$481,300
2014	Main Roll Certification	\$214,600	\$269,100	\$483,700
2013	Main Roll Certification	\$209,800	\$265,000	\$474,800
2012	Main Roll Certification	\$209,800	\$246,500	\$456,300
2011	Main Roll Certification	\$209,800	\$250,700	\$460,500
2010	Main Roll Certification	\$209,800	\$247,300	\$457,100
2009	Main Roll Certification	\$209,800	\$255,000	\$464,800
2008	Main Roll Certification	\$93,200	\$249,300	\$342,500
2007	Main Roll Certification	\$93,200	\$269,100	\$362,300
2006	Main Roll Certification	\$93,200	\$235,700	\$328,900
2005	Main Roll Certification	\$109,600	\$165,600	\$275,200
2004	Main Roll Certification	\$101,100	\$165,600	\$266,700
2003	Main Roll Certification	\$101,100	\$165,600	\$266,700
2002	Main Roll Certification	\$101,100	\$165,600	\$266,700
2001	Main Roll Certification	\$101,100	\$165,600	\$266,700

R01 - Extension Details

Address 33590 STERLING HWY
Type COTTAGE 1 L
Grade F
Year Built 1986
Value \$49,600



Attributes

Story	Attribute	Detail
	Type	COTTAGE 1 L
	Occupancy	Single family
	Roof Structure	Gable
	Roof Cover	Metal
	Heating	Electric baseboard
	Stories	1.0
	Bathrooms	1
1	Exterior Wall	T 111 plywood-economy
1	Interior Wall	Normal for Class
1	Interior Flooring	Base Allowance

Floor Areas

Code	Description	Gross	Finished	Construction
1.0	Floor Level	600	600	Wood frame
Total		600	600	

Exterior Features

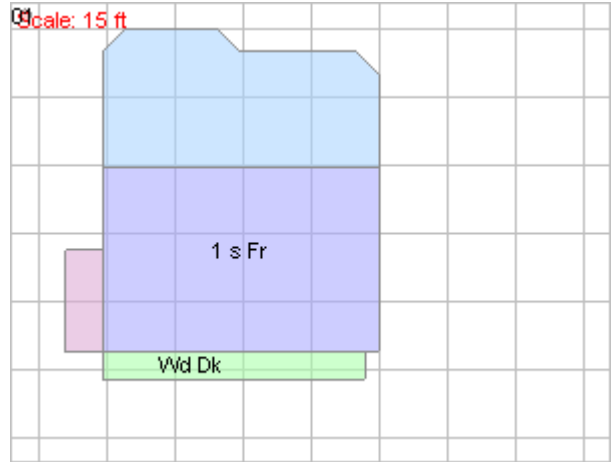
Code	Description	Size	Construction
OFP	Open frame porch	68	
WDDK	Wood deck	192	

Improvements

Code	Year	Bldg	Length	Width	Units	Unit Type	Value
SWL	3000	R01	0.00	0.00	1	IT	6,500
SHEDGP	2000	R01	10.00	10.00	100	SF	400

C01 - Extension Details

Address 33590 STERLING HWY
Grade F
Year Built 1991
Value \$173,600



Attribute

Story	Use	Attribute	Code	Detail
	0	Roofing Cover	4	Shingle
	0	Stories	1	
1	TAVERN	Exterior Wall	200	Stud Walls-Wood Siding

Floor Areas

Code	Description	Story	Gross	Heated	AC
TAVERN	Bar/Tavern	1	2,400	2,400	0
Total			2,400	2,400	0

Exterior Features

Code	Description	Story	Size	Heated	AC
OFP-R	0		176.00	0	0
WDDK	Wood deck		342.00	0	0
WDDK-R	0		1,613.00	0	0

Structures

Code	Year	Bldg	Length	Width	Units	Unit Type	Value
SWL	3000	C01	0.00	0.00	1	IT	\$12,500

Land Details

Primary Use	Land Type	Acres	Eff Frontage	Eff Depth	Asd Value
	Commercial Rural/Residential E	4.4900	0.00	0.00	\$413,600