



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

11/4/2022

Growing Kind
sharidilorenzo@proton.me

RE: *Growing Kind – Application for Limited Marijuana Cultivation Facility (License Number: 34250)*

We received your public notice for application for Marijuana Establishment License on 11/4/2022. Once your complete application is received by the Borough Clerk's office from the Alcohol & Marijuana Control Office (AMCO) it will be forwarded to the Kenai Peninsula Borough (Borough) Planning and Finance Departments for review. The borough has 60 days from receipt of your complete application from AMCO to make recommendations to the Marijuana Control Board (MCB). A staff report will be prepared based upon standards set out in KPB 7.30. The Planning Commission will hold a public hearing on the application and forward its recommendation to the Borough Assembly. The Assembly is the borough's commenting authority to the MCB. The Assembly will also hold a public hearing regarding the license application prior to making its recommendation to the MCB.

In order for the Borough to determine compliance with standards set out in KPB 7.30.020(C)(1), you will need to provide a site development plan with adequate detail to accurately depict the following:

If your parcel is accessed from a borough road:

- The width and location of the entrance and exit;
- a clear route for delivery vehicles which shall allow vehicles to turn safely;
- the location of on-site parking and loading areas designed to preclude vehicles from backing out into the roadway;

If your parcel is accessed from a state road:

- a clear route for delivery vehicles which shall allow vehicles to turn safely;
- the location of on-site parking and loading areas designed to preclude vehicles from backing out into the roadway; and

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11/4/2022

Growing Kind – Application for Limited Marijuana Cultivation Facility (License Number: 34250)

The Kenai Peninsula Borough's standards and process are more completely set forth in the enclosed copy of KPB Chapter 7.30 "Marijuana License Protests." If you have any questions regarding the boroughs role in the state's processing of marijuana license applications please contact the Borough Clerk's office at 714-2160. Please return your completed acknowledge form and site development plan within the next two (2) weeks in order to facilitate the process.

Included with this packet please find the following documents:

- KPB 7.30
- Acknowledgement Form

Thank you,

A handwritten signature in blue ink that reads "John Blankenship". The signature is written in a cursive style with a long, sweeping tail on the final letter.

Johni Blankenship, MMC
Borough Clerk



Office of the Borough Clerk

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Johani 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 KPB 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 KPB 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 KPB 7.30.

Growing Kind ^{UNIT B}
33695 Nash Road ; T 1N R 1W SEC 36 SEWARD MERIDIAN SW 0000020 CLYDE KING
SUB LOT 61

Application for Limited Marijuana Cultivation Facility (License Number: 34250)

Shari Di Lorenzo
Signature

~~6/27/23~~ 8/8/23
Date

Please return completed form along with site development plan to the KPB Clerk's



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Johri Blankenship, MMC
Borough Clerk

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Growing Kind
33695 Nash Road ; T 1N R 1W SEC 36 SEWARD MERIDIAN SW 0000020 CLYDE KING
SUB LOT 61
Application for Limited Marijuana Cultivation Facility (License Number: 34250)

Signature

Date

Please return completed form along with site development plan to the KPB Clerk's

Office within the next two (2) weeks. The KPB has 60 days to review your application after receipt from AMCO.

CHAPTER 7.30. MARIJUANA LICENSE PROTESTS

7.30.010. - Applications—Renewals—Hearings—Action.

- A. The assembly shall review and make recommendations to the state on applications submitted to the State Marijuana Control Board for marijuana establishment licenses within the borough in the following situations:
 - 1. Applications for a new license; or
 - 2. Applications requesting approval of a relocation of the licensed premises.
- B. Prior to the assembly making a recommendation to the Marijuana Control Board the planning commission shall hold a public hearing and make a recommendation to the assembly on the license application applying the standards set forth in KPB 7.30.020. The planning department shall prepare a staff report for the planning commission addressing items set forth in KPB 7.30.020. Notice of the public hearing shall be given in accord with the provisions of KPB 21.11.
- C. After assembly public hearing, review and action as provided in KPB 7.30.010(A) and 7.30.020, the borough clerk shall provide a letter to the State of Alaska Marijuana Control Board informing it of the assembly's non-objection, protest, or recommended conditional approval as appropriate.
- D. Applications requesting renewal of a license or transfer of ownership shall be reviewed by the finance department and planning department for continued compliance. If the facility, licensee and licensee's affiliates are in compliance with KPB 17.30.020 the borough clerk shall provide a letter of non-objection to the State of Alaska Marijuana Control Board. If the facility, licensee or affiliate is non-compliant with KPB 7.30.020, the process in KPB 7.30.010(B) and (C) shall be followed.

7.30.020. - Assembly review—Standards.

- A. The assembly shall cause a protest to be filed with the State of Alaska Marijuana Control Board on any application submitted for a new marijuana license, or any application requesting approval of a relocation of the licensed premises, or any application requesting approval of a transfer of a license to another person, or the application for renewal of a license, within the borough, in the following situations:
 - 1. Where borough records indicate that the applicant, applicant's affiliates and/or transferor is in violation of the borough sales, and/or personal and real property tax ordinances and regulations, has any unpaid balance due on tax accounts for

which the applicant and/or transferor is liable or has failed to comply with any of the filing, reporting or payment provisions of the borough ordinances or regulations. A protest shall not be filed for balances due secured by a payment agreement authorized by borough ordinances, as long as:

- a. The applicant, applicant's affiliates or transferor is in compliance with the payment agreement; and
- b. The payment agreement requires payment in full by the end of the next license year; and
- c. The applicant, applicant's affiliates or transferor is involved in no more than two payment agreements within the prior five (5) years.
- d. Notwithstanding the provisions of this subsection, the borough is not required to file a protest if the transferor and/or applicant or applicant's affiliates have made satisfactory arrangements with the borough for the discharge of a tax obligation from the proceeds of the transfer or by payment from the person to whom the license is to be transferred. Further, if the proposed transferee holds a security interest in the license or licensed premises and seeks the transfer as part of an action foreclosing or protecting that security interest the borough will not protest a transfer to the holder of the security interest so long as satisfactory arrangements have been made by the transferee to pay the delinquent taxes in accordance with this chapter and other provisions of the borough code and no other provisions of this chapter would cause or allow a protest to be made.

B. Marijuana establishments shall not:

1. Be located within 1,000 feet of any school. The distance specified in this subsection must be measured by the shortest pedestrian route from the public entrance of the building in which the licensed premises would be located to the outer parcel boundaries of the school.
2. Be located within 500 feet of a recreation or youth center, a building in which religious services are regularly conducted, or a correctional facility. The distance specified in this subsection must be measured by the shortest pedestrian route from the public entrance of the building in which the licensed premises would be located to the outer boundaries of the recreation or youth center, or the main public entrance of the building in which religious services are regularly conducted, or the correctional facility.
3. Be located within a local option zoning district.

C. Marijuana establishments shall:

1. Be located where there is sufficient ingress and egress for traffic to the parcel including:
 - a. Except for limited cultivation facilities the approach shall be constructed to a minimum of 24 feet in width where it accesses a borough right-of-way;
 - b. There shall be no parking in borough rights-of-way generated by the marijuana establishment;
 - c. The site development shall delineate a clear route for delivery vehicles which shall allow vehicles to turn safely;
 - d. On-site parking and loading areas shall be designed to preclude vehicles from backing out into the roadway; and
 2. Not conduct any business on, or allow any consumer to access, the retail marijuana store's licensed premises, between the hours of 2:00 a.m. and 8:00 a.m. each day; and
 3. Be current in all Kenai Peninsula Borough obligations consistent with KPB 7.30.020(A); and
 4. Maintain a state license issued pursuant to AS 17.38 and 3 AAC 306.
- D. Applicant is responsible for complying with all federal, state and local laws applicable to marijuana. By issuing a recommendation to the Marijuana Control Board the borough is not authorizing the violation of local, state, or federal law.
- E. The assembly may recommend conditions on a license to meet the following standards: protection against damage to adjacent properties, offsite odors, noise, visual impacts, road damage, and criminal activity, and protection of public safety.

7.30.900. - Definitions.

Unless the context requires otherwise, the following definitions apply:

Affiliate means a person that directly or indirectly through one or more intermediaries controls, or is controlled by, or is under common control with, a partnership, limited liability company, or corporation subject to AS 17.38 and 3 AAC 306.

Marijuana has the meaning given in Alaska Statute 17.38.900.

Marijuana cultivation facility means an entity registered to cultivate, prepare, and package marijuana and to sell marijuana to retail marijuana stores, to marijuana product manufacturing facilities, and to other marijuana cultivation facilities, but not to consumers.

Marijuana establishment means a marijuana cultivation facility, a marijuana testing facility, a marijuana product manufacturing facility, or a retail marijuana store as defined in AS 17.38.

Marijuana product manufacturing facility means an entity registered to purchase marijuana; manufacture, prepare, and package marijuana products; and sell marijuana and marijuana products to other marijuana product manufacturing facilities and to retail marijuana stores, but not to consumers.

Marijuana products means concentrated marijuana products and marijuana products that are comprised of marijuana and other ingredients and are intended for use or consumption, such as, but not limited to, edible products, ointments, and tinctures.

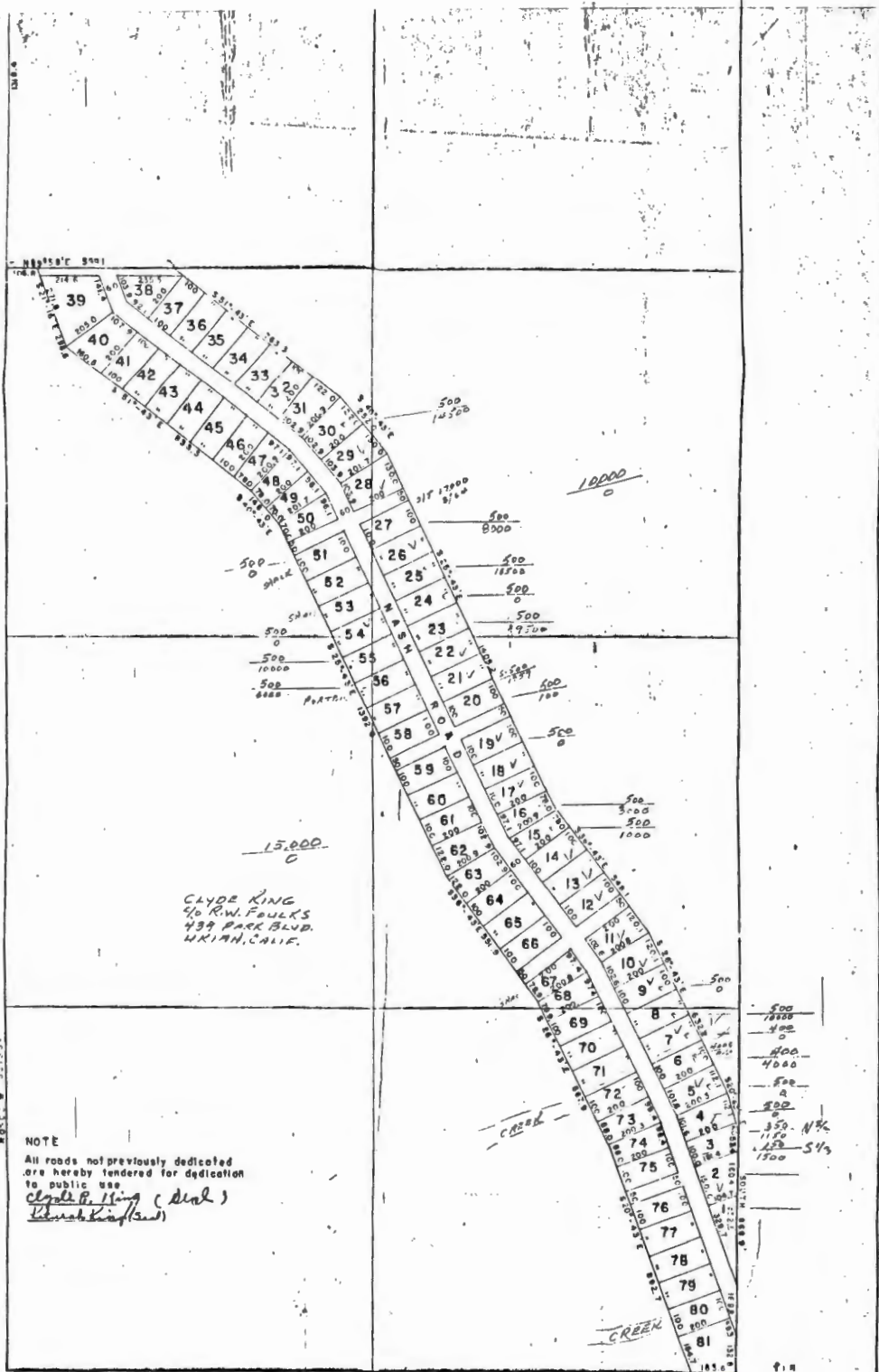
Marijuana testing facility means an entity registered to analyze and certify the safety and potency of marijuana.

Recreation or Youth Center means a building, structure, athletic playing field, or playground:

- (A) Run or created by a local government or the state to provide athletic, recreational, or leisure activities for minors; or
- (B) Operated by a public or private organization licensed to provide shelter, training, or guidance for persons under 21 years of age.

Registered means issued a registration or license by the State of Alaska.

Retail marijuana store means an entity registered to purchase marijuana from marijuana cultivation facilities, to purchase marijuana and marijuana products from marijuana product manufacturing facilities, and to sell marijuana and marijuana products to consumers.



S.P.C. COR 35 33
EAST 26443
S 1/4 COR 9 15
S 1/4 COR 30 30

NOTE
All roads not previously dedicated
are hereby tendered for dedication
to public use
Clyde King (deal)
[unclear]

This is to certify that on this 21st Day of July 1953 before me as
undersigned, a Notary Public in and for the County of Alameda, City of Berkeley,
and now personally appeared Clyde King and Robert Benert who are known
to be the persons mentioned and do present to me the above instrument and
acknowledged to me its to my signed and sealed the same for the purposes
for the above and purposes mentioned.

Witness my hand and seal this 21st day of July 1953
Robert Benert, Notary Public
for Alameda County
11974 1953

CLYDE KING SUBDIVISION
E 1/2 SECTION 36
TOWNSHIP 1 NORTH, RANGE 1 W
PLAT NO. 20 #18

CLYDE KING SUBDIVISION

OF
A PORTION OF THE WEST 1/2 SECTION 36, T.1N., R.1W., SEWARD MERIDIAN
SURVEY AND PLAT BY ROBERT BENERT REGISTERED CIVIL ENGINEER
JULY 1953



Kenai Peninsula Borough

Assessing Department
144 N. Binkley Street
Soldotna AK 99669

Assessment Roll

General Information

JJK ENTERPRISES PO BOX 1701 SEWARD, AK 99664-1701	Property ID 14514103 Address 33695 NASH RD Document / Book Page 20160003900 Acreage 0.4200
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Owners

Property ID	Display Name	Address
14514103	JJK ENTERPRISES	PO BOX 1701

Legal Description

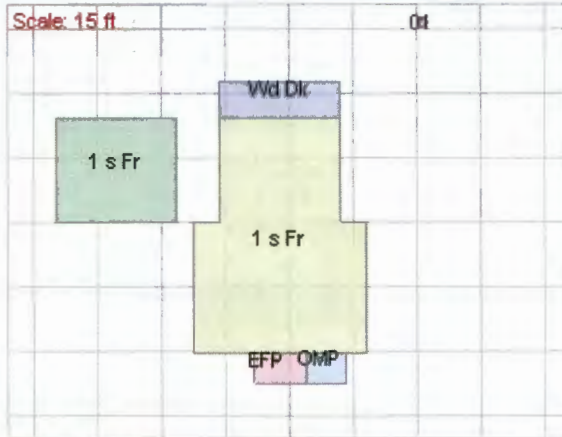
Description
T 1N R 1W SEC 36 Seward Meridian SW 000020 CLYDE KING SUB LOT 61

Value History

Year	Reason	Assessed		
		Land	Structures	Total
2023	Main Roll Certification	\$41,200	\$32,200	\$73,400
2022	Main Roll Certification	\$37,500	\$2,000	\$39,500
2021	Main Roll Certification	\$28,400	\$2,000	\$30,400
2020	Main Roll Certification	\$28,400	\$2,000	\$30,400
2019	Main Roll Certification	\$26,100	\$1,500	\$27,600
2018	Main Roll Certification	\$22,700	\$1,500	\$24,200
2017	Main Roll Certification	\$22,700	\$1,500	\$24,200
2016	Main Roll Certification	\$22,400	\$139,800	\$162,200
2015	Main Roll Certification	\$22,400	\$146,600	\$169,000
2014	Main Roll Certification	\$22,400	\$137,200	\$159,600
2013	Main Roll Certification	\$22,400	\$138,700	\$161,100
2012	Main Roll Certification	\$22,400	\$131,100	\$153,500
2011	Main Roll Certification	\$20,800	\$138,500	\$159,300
2010	Main Roll Certification	\$20,800	\$144,600	\$165,400
2009	Main Roll Certification	\$22,800	\$146,800	\$169,600
2008	Main Roll Certification	\$18,200	\$67,100	\$85,300
2007	Main Roll Certification	\$18,200	\$67,100	\$85,300
2006	Main Roll Certification	\$18,200	\$67,100	\$85,300
2005	Main Roll Certification	\$18,200	\$67,100	\$85,300
2004	Main Roll Certification	\$18,200	\$67,100	\$85,300
2003	Main Roll Certification	\$18,200	\$67,100	\$85,300
2002	Main Roll Certification	\$18,200	\$94,300	\$112,500
2001	Main Roll Certification	\$18,200	\$94,300	\$112,500

C01 - Extension Details

Address 33695 NASH RD
Grade P
Year Built 1987
Value \$30,200



Attribute

Story	Use	Attribute	Code	Detail
	0	Roofing Cover	2	Metal
	0	Stories	2	
1	MARKET	Exterior Wall	188	Stud -Textured Plywood
1	SCHSHWR	Exterior Wall	188	Stud -Textured Plywood
2	APARTRES	Exterior Wall	104	Stud -Textured Plywood

Floor Areas

Code	Description	Story	Gross	Heated	AC
MARKET	Market	1	1,200	1,200	0
SCHSHWR	Shower Building	1	672	672	0
APARTRES	Multiple Res	2	672	672	0
Total			2,544	2,544	0

Exterior Features

Code	Description	Story	Size	Heated	AC
EFP	Enclosed frame porch		84.00	0	0
OMP	Open masonry porch		63.00	0	0
WDDK	Wood deck		224.00	0	0

Structures

Code	Year	Bldg	Length	Width	Units	Unit Type	Value
DRIVE	3000	C01	0.00	0.00	1	IT	\$2,000

Land Details

Primary Use	Land Type	Acres	Eff Frontage	Eff Depth	Asd Value
	Residential Rural/Res T	0.4200	0.00	0.00	\$41,200