

AGENDA ITEM F. PUBLIC HEARING

X. State application for a marijuana establishment license; Bear Creek Area

STAFF REPORT

PC MEETING: June 13, 2016

Applicant: Stoney Creek Growers, LLC

Landowner: Ryan J. Anger

Parcel ID#: 125-410-59

Legal Description: Lot 24, Block 2, Questa Woods Subdivision No. 4, according to Plat 95-18, Seward Recording District.

Location: 33485 Vinewood Lane

BACKGROUND INFORMATION: On April 4, 2016 the applicant notified the borough that he had submitted an application to the state for a marijuana cultivation license. On April 29, 2016 the applicant supplied the borough with a signed acknowledgement form and a site plan of the proposed cultivation facility on the parcel described above. The applicant supplied an updated site plan on May 4, 2016. The state Marijuana Control Board notified the borough that the application was complete on May 19, 2016. Staff has reviewed the completed license that has been submitted to the state and the site plan submitted to the borough and has found the following concerning the standards contained in KPB 7.30.020:

1. The Borough finance department has been notified of the complete application and they report that the applicant is in compliance with the borough tax regulations.
2. Borough planning department staff has evaluated the application and has determined that the proposed cultivation facility will be located greater than 1,000 feet from any school.
3. Borough planning department staff has evaluated the application and has determined that the proposed cultivation facility will be located greater than 500 feet from all recreation or youth centers, and all buildings in which religious services are regularly conducted, and all correctional facilities.
4. The proposed facility is not located within a local option zoning district.
5. The proposed facility is located where there is sufficient ingress and egress for traffic to the parcel.
 - The site plan indicates that the total width of the driveway is greater than 28 feet where it joins Vinewood Lane.
 - No parking is proposed in borough rights-of-way.
 - The site plan shows a clear route for vehicles.
 - The site plan shows that on-site parking and loading areas are sufficient to preclude vehicles from backing out into the roadway.
6. Because this application is for cultivation the hours of operation for a retail store is not applicable.

KPB 7.30.020(E) allows the recommendation of additional conditions on a license to meet the following standards:

- protection against damage to adjacent properties,
- protection against offsite odors,
- protection against noise,

- protection against visual impacts,
- protection against road damage,
- protection against criminal activity, and
- protection of public safety.

The Alaska Marijuana Control Board will impose a condition a local government recommends unless the board finds the recommended condition is arbitrary, capricious, and unreasonable (3 ACC 306.060b). If the Planning Commission recommends additional conditions, additional findings must be adopted to support that it is not arbitrary, capricious, or unreasonable.

PUBLIC NOTICE: Public notice of the application was mailed on May 23, 2016 to the 15 landowners of the parcels within 300 feet of the subject parcel. Public notice of the application was published in the June 1, 2016 & June 8, 2016 issues of the Seward Journal.

KPB AGENCY REVIEW: Application information was provided to pertinent KPB staff and other agencies on May 24, 2016.

ATTACHMENTS

- State marijuana establishment application with associated submitted documents
- Site plan
- Aerial map
- Area land use map with 500' & 1,000' parcel radius
- Public Notice
- Ordinance 2016-05
- Ordinance 2016-07(substitute)
- Agency comments
- Public comments

STAFF RECOMMENDATION

Staff recommends that the planning commission forward this application to the assembly with the findings contained in this staff report and with the recommendation that the following conditions be placed on the state license:

1. The marijuana establishment shall conduct their operation consistent with the site plan submitted to the Kenai Peninsula Borough.
2. There shall be no parking in borough rights-of-way generated by the marijuana establishment.
3. The marijuana establishment shall remain current in all Kenai Peninsula Borough tax obligations consistent with KPB 7.30.020(A).

END OF STAFF REPORT