



KENAI PENINSULA BOROUGH

PLANNING DEPARTMENT

144 North Binkley Street • Soldotna, Alaska 99669-7520

PHONE: (907) 714-2200 • **FAX:** (907) 714-2378


Toll-free within the Borough: 1-800-478-4441, Ext. 2215

www.kpb.us

MIKE NAVARRE
BOROUGH MAYOR

M E M O R A N D U M

TO: Blaine Gilman, Assembly President
Kenai Peninsula Borough Assembly Members

FROM: Max Best, Planning Director 

DATE: June 15, 2016

SUBJECT: Standard Marijuana Cultivation Facility License Application. **Applicant:** Greatland Ganja, LLC; **Landowner:** Glen Creek Group LLC; **Parcel #:** 13328029; **Property Description:** T 3N R 11W SEC 19 Seward Meridian KN 0850043 SPRUCE HILLS SUB WILLIAM E DAM S R 1984 ADDN LOT 3; **Location:** 56475 Sterling Highway Kasilof, AK, Kasilof Area.

The Kenai Peninsula Borough Planning Commission reviewed the subject application during their regularly scheduled June 13, 2016 meeting.

A motion to recommend approval of the Greatland Ganja, LLC, a Standard Marijuana Cultivation Facility license application passed by unanimous consent subject to the following conditions:

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).

Attached are the unapproved minutes of the subject portion of the meeting.

AGENDA ITEM F. PUBLIC HEARING

6d. State application for a marijuana establishment license; Kasilof Area

Staff Report given by Bruce Wall

PC MEETING: June 13, 2016

Applicant: Greatland Ganga LLC

Landowner: Glen Creek Group LLC

Parcel ID#: 133-280-29

Legal Description: Lot 3, Spruce Hills Subdivision, William E. Dam Sr. 1984 Addition, according to Plat 85-43, Kenai Recording District, State of Alaska.

Location: 56475 Sterling Highway (east side of highway near milepost 108)

BACKGROUND INFORMATION: On February 24, 2016 the applicant notified the borough that he had submitted an application to the state for a marijuana cultivation license. On March 2, 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. On March 15, 2016 the applicant supplied a revised site plan. The state Marijuana Control Board notified the borough that the application was complete on May 4, 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 revised site plan indicates that there are two 14-foot driveways accessing the WED Lane right-of-way (frontage road) for a total width of 28 feet.
 - No parking is proposed in borough rights-of-way.
 - The site plan utilizes a circular drive providing a clear route for vehicles.
 - On-site parking and loading areas are designated at a location that would 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 11 landowners of the parcels within 300 feet of the subject parcel. Public notice of the application was published in the June 2, 2016 & June 9, 2016 issues of the Peninsula Clarion News.

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

ATTACHMENTS

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

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).

The State Marijuana Control Board has approved this application pending the Fire Marshall and the Borough approvals.

END OF STAFF REPORT

Chairman Martin opened the meeting for public comment.

1. Leif Able
Mr. Able was available to answer questions regarding his facility.

Chairman Martin asked if there were questions for Mr. Able.

Commissioner Foster asked if has received any concerns from his neighbors regarding his proposed operation. Mr. Able replied that he has not received any complaints or concerns from the neighbors. One adjoining neighbor asked if they wanted to purchase their property.

Commissioner Foster asked if there was a market in Anchorage for retail. Mr. Able replied that they have verbal agreements pending their licenses with 7-12 retailers across the State.

Commissioner Glendening asked if his operation was located where K-Beach comes in by the Kasilof River; at the top of the hill by Lahndt. Mr. Able replied yes. Commissioner Glendening stated that was a substantial facility and wondered what that was and commended him for his effort. Mr. Able stated that he received the Fire Marshall's approval just after the State Marijuana Control Board meeting.

Seeing and hearing no one else wishing to speak Chairman Martin closed the public comment period and opened discussion among the Commission.

MOTION: Commissioner Ruffner moved, seconded by Commissioner Lockwood to recommend approval of Greatland Ganga LLC, a marijuana cultivation facility located at 56475 Sterling Highway, Kasilof area subject to the following conditions.

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).

VOTE: The motion passed by unanimous consent.

CARLUCCIO YES	COLLINS YES	ECKLUND ABSENT	ERNST YES	FOSTER YES	GLENDENING YES	HOLSTEN YES
ISHAM YES	LOCKWOOD YES	MARTIN YES	RUFFNER YES	VENUTI YES	WHITNEY YES	12 YES 1 ABSENT

AGENDA ITEM F.

PUBLIC HEARING

6e. State application for a marijuana establishment license; Nikiski area

Staff Report given by Bruce Wall

PC MEETING: June 13, 2016

Applicant: Peace Frog Botanicals, LLC

Landowner: Jeffrey D Phelps

Parcel ID#: 013-590-05

Legal Description: Lot 2, Block 1, Herschberger Subd. No. 2, according to Plat 81-76, Kenai Recording District.

Location: 47459 Lakeside Street

BACKGROUND INFORMATION: On February 29, 2016 the applicant notified the borough that she had submitted an application to the state for a limited marijuana cultivation facility license. On March 15, 2016 the applicant supplied the borough with a signed acknowledgement form and a site plan of the proposed cultivation facility on the above parcel. The state Marijuana Control Board notified the borough that the application was complete on May 6, 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.