


Kenai Peninsula Borough

Planning Department

MEMORANDUM

TO: Wayne Ogle, Assembly President
Kenai Peninsula Borough Assembly Members

FROM: Max Best, Planning Director 

DATE: March 26, 2019

SUBJECT: Application for a new Limited Marijuana Cultivation Facility License. **Applicant:** Danny's Place; **Landowner:** Ronald Pritchard; **Parcel #:** 05829121; **Property Description:** Lot 2B, Robinette Subdivision Laurel - Ryan Addition, according to Plat 2007-98, Kenai Recording District.; **Location:** 36221 Pine Street, Soldotna Area.

The Kenai Peninsula Borough Planning Commission reviewed the subject application during their regularly scheduled March 25, 2019 meeting.

A motion to recommend approval of the Danny's Place, a Limited Marijuana Cultivation Facility 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 KP.B 7.30.020(A).

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

PUBLIC HEARINGS**AGENDA ITEM G. PUBLIC HEARING**

1. State application for a marijuana establishment license; Soldotna Area

Staff Report given by Bruce Wall

PC MEETING: March 25, 2019

Applicant: Danny's Place
Landowner: Ronald Pritchard
Parcel ID#: 058-291-21
Legal Description: Lot 2B, Robinette Subdivision Laurel - Ryan Addition, according to Plat 2007-98, Kenai Recording District.
Location: 36221 Pine Street

BACKGROUND INFORMATION: On February 19, 2019, the applicant notified the borough that he/she had submitted an application to the state for a Limited Marijuana Cultivation Facility license. On February 19, 2019, the applicant supplied the borough with a signed acknowledgement form and a site plan on February 19, 2019 of the proposed Limited Marijuana Cultivation Facility on the above-described parcel. The Alcohol and Marijuana Control Office notified the borough that the application was complete on February 19, 2019. 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 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 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 signed acknowledgement form indicates that there will not be any parking in borough rights-of-way.
 - The site plan indicates a clear route for delivery vehicles which allows vehicles to turn safely.
 - 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 the conditions.

PUBLIC NOTICE: Public notice of the application was mailed on February 25, 2019 to the seven landowners of the parcels within 300 feet of the subject parcel. Public notice of the application was published in the March 14, 2019 & March 21, 2019 issues of the Peninsula Clarion.

KPB AGENCY REVIEW: Application information was provided to pertinent KPB staff and other agencies on March 8, 2019.

ATTACHMENTS

- State marijuana establishment application with associated submitted documents
- Site Plan
- Acknowledgement form
- Aerial map
- Area land use map with 500' & 1,000' parcel radius

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 pursuant to 3 AAC 306.060(b):

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

Chair Pro Tem Foster opened the meeting for public comment. Seeing and hearing no one wishing to speak, the public hearing was closed and discussion was opened among the commission.

MOTION: Commissioner Bentz moved, seconded by Commissioner Morgan to approve the limited marijuana cultivation facility license for Danny's Place at Lot 2B, Robinette Subdivision Laurel – Ryan Addition.

Commissioner Whitney asked staff if this was down the block from another cultivation building. Mr. Wall responded that there are two other cultivation facilities in close proximity to this one. One of those existing cultivation facilities has a retail store at the same location. The other existing cultivation facility has a manufacturing facility located there as well.

MOTION PASSED BY UNANIMOUS VOTE: 10 Yes, 0 No, 2 Absent

Yes: Bentz, Brantley, Carluccio, Ecklund, Ernst, Fikes, Foster, Morgan, Venuti, Whitney

Absent: Martin, Ruffner