

MATANUSKA-SUSITNA BOROUGH PLANNING COMMISSION AGENDA

Vern Halter, Mayor

PLANNING COMMISSION
Mary Anderson, Vice-Chair, District 1
Jason Ortiz, District 2
Patricia Chesbro, District 3
Colleen Vague, Chair, District 4
Chris Elder, District 5
Stafford Glashan, District 6
Sassan Mossanen, District 7



Michael Brown, Borough Manager

PLANNING & LAND USE
DEPARTMENT
Alex Strawn, Planning & Land Use Director
Kim Sollien, Planning Services Manager
Mark Whisenhunt, Acting Development
Services Manager
Fred Wagner, Platting Officer
Karol Riese, Planning Clerk

*Assembly Chambers of the
Dorothy Swanda Jones Building
350 E. Dahlia Avenue, Palmer*

**May 17, 2021
REGULAR MEETING
6:00 p.m.**

Ways to participate in Planning Commission meetings:

IN PERSON: Should you wish to testify in person, please adhere to a 6-foot distance between yourself and others.

IN WRITING: You can submit written comments to the Planning Commission Clerk at planning@matsugov.us.

TELEPHONIC TESTIMONY:

- Dial 1-855-290-3803; you will hear “joining conference” when you are admitted to the meeting.
- You will be automatically muted and able to listen to the meeting.
- When the Chair announces audience participation or a public hearing you would like to speak to, press *3; you will hear, “Your hand has been raised.”
- When it is your turn to testify, you will hear, “Your line has been unmuted.”
- State your name for the record, spell your last name, and provide your testimony.

- I. CALL TO ORDER, ROLL CALL, AND DETERMINATION OF QUORUM
- II. APPROVAL OF AGENDA
- III. PLEDGE OF ALLEGIANCE
- IV. CONSENT AGENDA

Items on the consent agenda are considered routine and non-controversial by the Commission and will be approved by one motion. There will be no separate discussion of these items unless a Commission Member so requests, in which case the item will be removed from the Consent Agenda and considered in its normal sequence on the agenda.

A. MINUTES

1. May 3, 2021, Regular Meeting Minutes.

B. INTRODUCTION FOR PUBLIC HEARING: QUASI-JUDICIAL MATTERS

1. **Resolution PC 21-11**, A Conditional Use Permit Modification In Accordance With MSB 17.70 - Regulation of Alcoholic Beverage Uses; Allowing For The Expansion Of The Beverage Dispensary (Bar And Beer Garden) Associated With Moonstone Farm At 2141 S. Church Street; Tax ID #17N01E16C012; Within Township 17 North, Range 1 East, Section 16, Seward Meridian. Public Hearing: June 7, 2021 (Applicant: Michelle Church dba Moonstone Farm; Staff: Peggy Horton).

C. INTRODUCTION FOR PUBLIC HEARING: LEGISLATIVE MATTERS

V. COMMITTEE REPORTS

VI. AGENCY/STAFF REPORTS

VII. LAND USE CLASSIFICATIONS

VIII. AUDIENCE PARTICIPATION (*three minutes per person, for items not scheduled for public hearing*)

IX. PUBLIC HEARING: QUASI-JUDICIAL MATTERS (*public hearings shall not begin before 6:15 p.m.*)

Commission members may not receive or engage in ex-parte contact with the applicant, other parties interested in the application, or members of the public concerning the application or issues presented in the application.

The Planning Commission members may submit questions or request more information to the Planning Commission Clerk concerning the following matters at the time of introduction. All questions and requests submitted by the Commission shall be in writing, and copies will be provided to the applicant and made available to all interested parties and the public upon request. Answers to questions and additional material requests will be addressed in the staff report for the public hearing.

- A. **Resolution PC 21-10**, A Conditional Use Permit In Accordance With MSB 17.60 - Conditional Uses; Allowing For The Operation Of A Marijuana Cultivation Facility, Located Along The North Shore Of Big Lake (No Site Address); Tax ID #17N04W25D005; Within Township 17 North, Range 4 West, Section 25, Seward Meridian (Applicant: Casey Wilkins for Northern Alliance; Staff: Peggy Horton).

In order to be eligible to file an appeal from a decision of the Planning Commission, a person must be designated an interested party. See MSB 15.39.010 for the definition of “Interested Party.” The procedures governing appeals to the Board of Adjustment & Appeals are contained in MSB 15.39.010-250, available on the Borough website, www.matsugov.us, Borough Clerk’s office, or at various libraries within the Borough.

- X. PUBLIC HEARING: LEGISLATIVE MATTERS
- XI. CORRESPONDENCE & INFORMATION
- XII. UNFINISHED BUSINESS
- XIII. NEW BUSINESS
- XIV. COMMISSION BUSINESS
 - A. Upcoming Planning Commission Agenda Items
- XV. DIRECTOR AND COMMISSIONER COMMENTS
- XVI. ADJOURNMENT (*mandatory Midnight*)

Disabled persons needing reasonable accommodation in order to participate at a Planning Commission Meeting should contact the Borough ADA Coordinator at 861-8432 at least one week in advance of the meeting.

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MINUTES

May 3, 2021

(Pages 5-14)

MINUTES

**MATANUSKA-SUSITNA BOROUGH
PLANNING COMMISSION MINUTES**

**REGULAR MEETING
May 3, 2021**

The regular meeting of the Matanuska-Susitna Borough Planning Commission was held on May 3, 2021, at the Matanuska-Susitna Borough Assembly Chambers, 350 E. Dahlia Avenue, Palmer, Alaska. The meeting was called to order at 6:41 p.m. by Chair Colleen Vague.

I. CALL TO ORDER, ROLL CALL, AND DETERMINATION OF QUORUM

Planning Commission members present and establishing a quorum:

Ms. Mary Anderson, Assembly District #1, Vice-Chair
Mr. Jason Ortiz, Assembly District #2
Ms. Patricia Chesbro, Assembly District #3
Ms. Colleen Vague, Assembly District #4, Chair
Mr. Chris Elder, Assembly District #5*
Mr. Stafford Glashan, Assembly District #6*
Mr. Sassan Mossanen, Assembly District #7

Planning Commission members absent and excused were:

Staff in attendance:

Mr. Alex Strawn, Planning & Land Use Director
Ms. Shannon Bodolay, Assistant Borough Attorney
Mr. Mark Whisenhunt, Acting Development Services Manager/Planner II
Ms. Kim Sollien, Planning Services Manager
Mr. John Ashenbrenner, Deputy Borough Attorney
Mr. Ted Eischeid, Planner II
Ms. Karol Riese, Planning Commission Clerk

*Indicates that the individual attended telephonically.

II. APPROVAL OF AGENDA

Chair Vague inquired if there were any changes to the agenda.

GENERAL CONSENT: The agenda was approved without objection.

III. PLEDGE OF ALLEGIANCE

The pledge of allegiance was led by Ray Nix.

IV. CONSENT AGENDA

A. Minutes

1. April 19, 2021, regular meeting minutes

B. INTRODUCTION FOR PUBLIC HEARING: QUASI-JUDICIAL MATTERS

1. **Resolution PC 21-10**, A Conditional Use Permit In Accordance With MSB 17.60 - Conditional Uses; Allowing For The Operation Of A Marijuana Cultivation Facility,

**MATANUSKA-SUSITNA BOROUGH
PLANNING COMMISSION MINUTES**

**REGULAR MEETING
May 3, 2021**

Located Along The North Shore Of Big Lake (No Site Address); Tax ID #17N04W25D005; Within Township 17 North, Range 4 West, Section 25, Seward Meridian. Public Hearing: May 17, 2021 (Applicant: Casey Wilkins for Northern Alliance; Staff: Peggy Horton).

C. INTRODUCTION FOR PUBLIC HEARING: LEGISLATIVE MATTERS
(None)

GENERAL CONSENT: The consent agenda was approved as amended without objection.

V. COMMITTEE REPORTS
(There were no committee reports.)

VI. AGENCY/STAFF REPORTS
(There were no Agency/Staff Reports.)

VII. LAND USE CLASSIFICATIONS
(There were no land use classifications.)

VIII. AUDIENCE PARTICIPATION (Three minutes per person.)
(There were no persons to be heard.)

MOTION: Commissioner Anderson moved to cancel the Planning Commission meeting scheduled for November 1, 2021. The motion was seconded.

VOTE: The main motion passed without objection.

IX. PUBLIC HEARING: QUASI-JUDICIAL MATTERS

Commissioner Mossannen recused himself; he is the applicant in Resolution PC 21-08 and Resolution PC 21-09.

- A. Resolution PC 21-08, A Request To Modify A Conditional Use Permit In Accordance With MSB 17.70 - Regulation Of Alcoholic Beverages Uses, For The Expansion Of An Existing Alcoholic Beverage Dispensary (Talkeetna Restaurant), Located At 13605 E. Main Street; Tax ID #8088B12L014A-1; Within Township 26 North, Range 5 West, Section 24, Seward Meridian (Applicant: Sassan Mossanen, dba Talkeetna Restaurant; Staff: Mark Whisenhunt).**

Chair Vague read the resolution title into the record.

Mr. Whisenhunt provided a staff report:

- Staff recommended approval of the resolution with conditions.

Commissioners questioned staff regarding:

- No questions at this time.

**MATANUSKA-SUSITNA BOROUGH
PLANNING COMMISSION MINUTES**

**REGULAR MEETING
May 3, 2021**

Chair Vague invited the applicant or their representative to provide an overview of their application.

Mr. Sassan, applicant, stated that he had nothing further to add and would answer questions.

Commissioners questioned the applicant regarding:

- Hours of operation.

Chair Vague opened the public hearing.

The following persons spoke in favor of Resolution PC 21-08: Ms. Sharon Motinino and Mr. Bill Rodwell.

Chair Vague invited staff to respond to questions and statements from the audience.

Mr. Mossanen responded to statements from Ms. Motinino; the changes to be made; and his track record of being community-minded.

There being no one else to be heard, Chair Vague closed the public hearing, and discussion moved to the Planning Commission.

MOTION: Commissioner Glashan moved to approve Resolution PC 21-08. The motion was seconded.

Discussion ensued.

VOTE: The main motion passed without objection.

Commissioner Mossannen recused himself; he is the applicant in Resolution PC 21-08 and Resolution PC 21-09.

- B. Resolution PC 21-09, A Request To Modify A Conditional Use Permit In Accordance with MSB 17.25 – Talkeetna Special Land Use District, For The Expansion Of An Existing Commercial Use (Talkeetna Restaurant) Greater Than 4,000 Square Feet In Size, Located At 13605 E. Main Street; Tax ID #8088B12L014A-1; Within Township 26 North, Range 5 West, Section 24, Seward Meridian (Applicant: Sassan Mossanen, dba Talkeetna Restaurant; Staff: Mark Whisenhunt).**

Chair Vague read the resolution title into the record.

Mr. Whisenhunt provided a staff report:

- Staff recommended approval of the resolution with conditions.

Commissioners questioned staff regarding:

- No questions.

**MATANUSKA-SUSITNA BOROUGH
PLANNING COMMISSION MINUTES**

**REGULAR MEETING
May 3, 2021**

Chair Vague invited the applicant or their representative to provide an overview of their application.

Mr. Mossanen, the applicant, provided an overview of their application and would answer questions.

Commissioners questioned the applicant regarding:

- No questions.

Chair Vague opened the public hearing.

The following persons spoke in opposition of Resolution PC 21-09: Mr. Bill Rodwell.

Chair Vague invited the applicant to respond to questions and statements from the audience.

Mr. Mossanen spoke in response to Mr. Rodwell's comments.

Commissioners questioned the applicant regarding:

- Screening.

Commissioners questioned staff regarding:

- Condition #5 being standard for these types of conditional use permits.

Mr. Mossanen spoke in response to the Commissioners question.

Mr. Whisenhunt responded to questions and statements from members of the Commission.

There being no one else to be heard, Chair Vague closed the public hearing, and the discussion moved to the Planning Commission.

MOTION: Commissioner Anderson moved to approve Resolution PC 21-09. The motion was seconded.

Discussion ensued.

VOTE: The main motion passed without objection.

Recessed at 7:45 p.m.

Returned at 7:55 p.m.

Commissioner Mossanen returns to his role.

X. PUBLIC HEARING LEGISLATIVE MATTERS

- A. **Resolution PC 21-07**, A Resolution Of The Matanuska-Susitna Borough Planning Commission Recommending Assembly Adoption Of An Ordinance Adopting MSB 17.31 - Supplemental Wetlands Mitigation Provisions For Large-Scale Projects Requiring United

**MATANUSKA-SUSITNA BOROUGH
PLANNING COMMISSION MINUTES**

**REGULAR MEETING
May 3, 2021**

States Army Corps Of Engineers Individual Permits Under Section 404 Of The Clean Water Act; And Amending MSB 1.45.100 Schedule Of Fines For Infractions (Staff: Ted Eischeid).

Chair Vague read the resolution title into the record.

Mr. Ted Eischeid provided a staff report:

- Staff recommended approval of the resolution.

Commissioners questioned staff regarding:

- Permit process; non-jurisdictional wetlands; explanation 17.61.010 non-conforming use section; application modification process; mitigation; cost to the borough; the number of mitigation banks; Court ruling - DEC water permit; current standards;

Chair Vague opened the public hearing.

The following persons spoke in favor of Resolution PC 21-07: Patricia Fischer, Margaret Stern, Kendra Zamzow, Jim Sykes, and Mr. Ralph Hulbert.

The following persons spoke in regards to Resolution PC 21-07: Ray Nix

There being no one else to be heard, Chair Vague closed the public hearing, and the discussion moved to the Planning Commission.

MOTION: Commissioner Mossanen moved to approve Resolution PC 21-07. The motion was seconded.

Amendment: Commissioner Mossanen moved a primary amendment; anything prior to January 1, 2010, would have grandfather rights; anything after January 1, 2010, would fall under a CUP (non-conforming). The primary amendment was seconded.

Commissioner Mossanen withdrew the primary amendment.

MOTION: Commissioner Anderson moved a primary amendment to add another “BE IT FURTHER RESOLVED, the Planning Commission recommends removing the following language from MSB 17.31.060(A)(1): “, but the requirements of this chapter only apply to the additional acres resulting from the expansion”. The primary amendment was seconded.

Discussion ensued.

Vote of Primary Amendment.

YES: Commissioner Chesbro, Commissioner Anderson, Commissioner Elder, and Commissioner Mossanen

NO: Commissioner Vague, Commissioner Glashan, and Commissioner Ortiz

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PLANNING COMMISSION MINUTES**

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Primary Amendment passes with Commissioner Vague, Glashan and Ortiz opposed.

Main Motion Vote

YES: Commissioner Anderson, Commissioner Vague, Commissioner Elder, Commissioner Ortiz, Commissioner Mossanen, and Commissioner Chesbro
NO: Commissioner Glashan

Main motion passes as amended with Commissioner Glashan opposed.

XI. CORRESPONDENCE AND INFORMATION

A. Due to Elections, the November 1, 2021, Planning Commission meeting will need to be canceled.

A motion was made earlier in the meeting.

B. Presented Board of Adjustments and Appeals Decision on Resolution PC 20-47.

XII. UNFINISHED BUSINESS
(There was no unfinished business.)

XIII. NEW BUSINESS - *(There was no new business.)*

XIV. COMMISSION BUSINESS

A. Adjudicatory
B. Upcoming Planning Commission Agenda Items *(Staff: Alex Strawn)*
(Commission Business was presented, and no comments were noted.)

XV. DIRECTOR AND COMMISSIONER COMMENTS

Mr. Strawn: Advised of open positions in the Planning and Land Use Department.

Commissioner Chesbro: Commended Ted Eischeid on his work.

Commissioner Anderson: Talkeetna's community is divided over growth. Historic Places.

Commissioner Vague: Appreciates the work that staff does all the time. Love the longer days and it is after 10:00 and still light.

**MATANUSKA-SUSITNA BOROUGH
PLANNING COMMISSION MINUTES**

**REGULAR MEETING
May 3, 2021**

XVI. ADJOURNMENT

The regular meeting adjourned at 10:08 p.m.

COLLEEN VAGUE
Planning Commission Chair

ATTEST:

KAROL RIESE
Planning Commission Clerk

Minutes approved: _____

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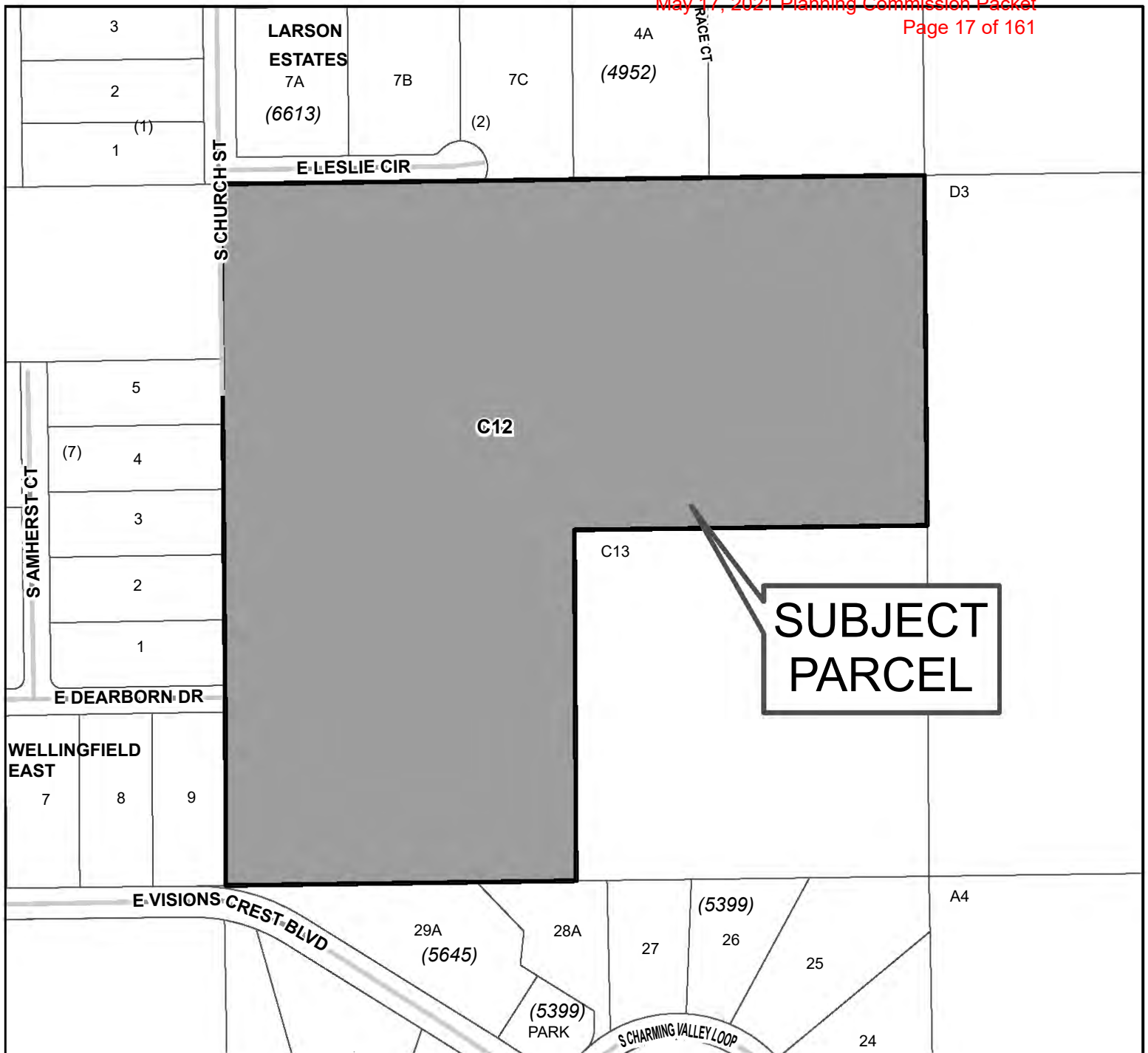
INTRODUCTION FOR PUBLIC HEARING QUASI-JUDICIAL

Resolution No. PC 21-11

Michelle Church dba Moonstone Farm

(Pages 15-42)

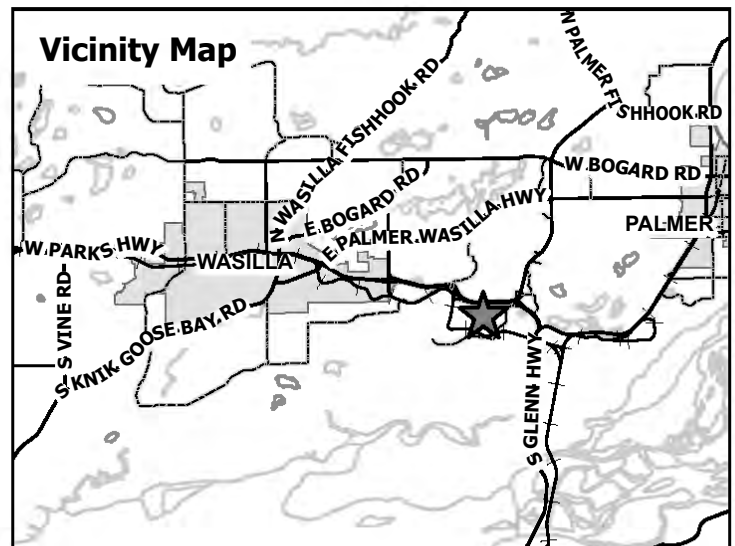
INTRODUCTION FOR PUBLIC HEARING



17N01E16C012



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MATANUSKA-SUSITNA BOROUGH

Planning and Land Use Department Development Services Division

350 East Dahlia Avenue • Palmer, AK 99645
Phone (907) 861-7822 • Fax (907) 861-8158
Email: permitcenter@matsugov.us

Matanuska-Susitna Borough
Development Services

MAR 22 2021

Received

APPLICATION FOR A CONDITIONAL USE PERMIT REGULATION OF ALCOHOLIC BEVERAGE USES – MSB 17.70

Carefully read instructions and applicable borough code. Fill out forms completely. Attach information as needed. Incomplete applications will not be processed.

Application fee must be attached:

☒ \$1,000 for Liquor Beverage Dispensary
☐ \$1,000 for Liquor Package Store

Prior to the public hearing, the applicant must also pay the mailing and advertising fees associated with the application. Applicants will be provided with a statement of advertising and mailing charges. Payment must be made **prior** to the application presentation before the Borough Planning Commission.

Subject Property Township: 17N, Range: 1E, Section: 16, Meridian 5M
MSB Tax Account # 17N01E16C012
SUBDIVISION: _____ BLOCK(S): _____, LOT(S): _____
STREET ADDRESS: 2141 S Church St Palmer AK 99645
BUSINESS NAME Moonstone Farm

Ownership A written authorization by the owner must be attached for an agent or contact person, if the owner is using one for the application. Is authorization attached? ☐ Yes ☐ No ☐ N/A

Name of Property Owner

David Church
Address: 2141 S. Church St
Palmer AK 99645

Phne: Hm 7450130 Fax _____

Wk _____ Cell _____

E-mail moonstonefarm05@gmail.com

Name of Agent/ Contact for application

Michelle Church
Address: 2141 S Church St
Palmer AK 99645

Phne: Hm 7450130 Fax _____

Wk _____ Cell 354-1887 (907)

E-mail moonstonefarm05@gmail.com

In order to grant a conditional use permit under MSB 17.70, the Planning Commission must find that each of the following requirements have been met. Explain the following in detail:	Attached
1. Is the conditional use compatible with and will it preserve or not materially detract from the value, character and integrity of the surrounding area?	
2. Will the granting of the conditional use permit be harmful to the public health, safety, convenience and welfare?	

3. Are sufficient setbacks, lot area, buffers and other safeguards being provided?	
4. Is there any potential negative effect upon other properties in the area due to such factors as dust, noise, obtrusive advertising and glare?	
5. Is there any potential negative effect on the safe, efficient flow of traffic on any highway, arterial, collector or street from which access to and from the establishment is obtained?	
6. What measures are being proposed to reduce any negative effect upon adjacent and nearby properties by property line buffers and arterial buffers, planted berms, landscaping, reduction or elimination of obtrusive or garish signing or other features, lowered building elevation, clustering with other commercial establishments and use of frontage roads to reduce the number of entries and exits onto highways, arterials and collectors and where the surrounding area is predominantly residential in character, site and building design features that contribute to the residential character of the development?	
7. Are there adequate parking facilities to accommodate a reasonably expected increased demand for parking created by issuing the permit?	
8. Will access to the premises create an unreasonable traffic hazard?	
9. Will a reasonably expected increase in traffic overtax the existing road system?	
10. Is the use compatible with the character of the surrounding neighborhood?	
11. Is there or would the use tend to result in, a high crime rate or a high incidence of alcohol-related accidents in the area?	
12. Does the applicant or a person with an interest in the application have an interest in a liquor license which was suspended or revoked in the 12 months preceding the application?	
13. Has the applicant or person with an interest in the application demonstrated that the person is untrustworthy or unfit to conduct the operation of a licensed business, or is a potential source of harm to the public?	

Supplemental Information – Explain in Detail	Attached
1. Maximum occupancy capacity of facility as determined by Fire Marshall	
2. Number of employees proposed to work on largest work shift.	
3. Number of regular parking spaced provided.	
4. Number of handicapped parking spaces provided.	
5. Is the use a sole occupant in a building or a tenant in a building?	
6. Total square footage of space in building occupied by this use.	
7. Hours of operation.	
8. Noise mitigation measures	

SITE PLAN – Attach a detailed, to scale, site plan clearly showing the following information:	Attached
1. Proposed and existing structure(s) on the site. Indicate which structure(s) will be used for the liquor use. Draw lot dimensions and indicate setback distance of structure(s) from the lot lines, rights-of-way, and waterbodies.	
2. Dimensions of all structures	
3. Interior floor plans (specific location of the use or uses to be made of the development)	
4. Signage – Existing and Proposed	
5. Location and dimensions for all access points to and from the site to public rights-of-way or public access easements.	
6. Proposed contouring	
7. Vegetation and any landscaping	
8. Buffering – Fences, trees, topography, or berms	
9. Drainage	
10. Vehicular and pedestrian circulation patterns	
11. Exterior site lighting	
12. Distance(s) to the nearest intersection in all directions from proposed permit site along roads adjacent to the site.	
13. Location and dimensions of parking areas to be provided	
14. Boundary protection	
15. Scale and north arrow.	

OWNER'S STATEMENT: I am owner of the following property:

MSB Tax parcel ID #(s) 17N01E16C012 and,
I hereby apply for approval an alcoholic beverage use conditional use permit on that property as described in this application.

I understand all activity must be conducted in compliance with all applicable standards of MSB 17.70 and with all other applicable borough, state or federal laws.

I understand that other rules such as local, state and federal regulations, covenants, plat notes, and deed restrictions may be applicable and other permits or authorization may be required. I understand that the borough may also impose conditions and safeguards designed to protect the public's health, safety and welfare and ensure the compatibility of the use with other adjacent uses.

I understand that it is my responsibility to identify and comply with all applicable rules and conditions, covenants, plat notes, and deed restrictions, including changes that may occur in such requirements.

I understand that this permit and zoning status may transfer to subsequent owners of this land and that it is my responsibility to disclose the requirements of this status to the buyer when I sell the land.

I understand that changes from the approved conditional use permit may require further authorization by the Borough Planning Commission. I understand that failure to provide applicable documentation of compliance with approved requirements, or violation of such requirements will nullify legal status, and may result in penalties.

I grant permission for borough staff members to enter onto the property as needed to process this application and monitor compliance. Such access will at a minimum, be allowed when the activity is occurring and, with prior notice, at other times necessary to monitor compliance.

The information submitted in this application is accurate and complete to the best of my knowledge.

Michelle Church Michelle Church 3/22/21
Signature: Property Owner Printed Name Date

Signature: Agent Printed Name Date

MOONSTONE FARM
ALCOHOL BEVERAGE DISPENSARY
CONDITIONAL USE APPLICATION

Applicants:

Michelle and David Church
Owners
Moonstone Farm
2141 S Church Street
Palmer, AK 99645
Moonstonefarm05@gmail.com
(907)354-1887

Dear Mr Whisenhunt:

Following is a renewed CUP application made in response to the COVID-19 pandemic. We received initial approval by the PC effective 6/8/20, Permit#177020190004 for an Alcohol Dispensary operation. All aspects of the original application remain the same with the exception of the building and beer garden footprint. The dimensions of the bar have changed from a 12X12 structure with a 27X28 outdoor beer garden to a 50X10 structure with a 50X28 beer garden.

The 50X10 railcar is serviced with a DEC approved septic system. A handicap accessible bathroom is available for patron use. In addition, there will be hand-washing stations available outside the railcar.

1. Is the conditional use compatible with and will it preserve or not materially detract from the value, character and integrity of the surrounding area?

Moonstone Farm is a market farm owned and operated by the grandson of the colonists who built the homestead in 1935. Farm tours have been occurring on the farm since 2018 with limited participation during 2020 because of the pandemic. The purpose of obtaining an alcohol license is to allow diversification of revenue sources for the farm and augmentation of the ongoing tourist related activities providing introduction, education and promotion of Alaska grown products, beer, wine, cider and spirits produced in Alaska. The bar will be operated in conjunction with current ongoing farm activities which include produce, flower and hay sales, and farm tour opportunities. The bar will keep in character with the small family run farm operation. The bar will be located in a refurbished rail car that is 50X10. A designated fenced in "beer garden" where the majority of consumption will occur is 50X28. See DRAWING 1 and 2. Traffic will consist of buses, vans and private vehicles of individuals already coming to the farm as well as potential foot traffic from patrons of a neighboring RV Park. Bar hours will be limited to noon to 8:00pm daily to serve tour operations.

2. Will the granting of the conditional use permit be harmful to the public health, safety, convenience and welfare?

Operation of the bar will be conducted in full compliance of all state and local laws. Staff serving alcohol will be properly credentialed. Alcohol consumption will occur primarily in designated outdoor area with limited indoor seating available and will be strictly monitored by staff. The purpose of the bar is to provide tasting opportunities for tour groups and farm patrons.

3. Are sufficient setbacks, lot area, buffers and other safeguards being provided?

See PROPERTY MAP.

During the original CUP application process, staff informed us of a setback violation on the northern border of the property off of Leslie Circle. Two pole barn/sheds were built within the 25' required setback. One of the structures has been moved to the east side of the existing driveway off of Leslie Circle and is no longer in violation. The second larger building will be moved forward to the south approximately 15' to correct the setback violation this spring. Applicant understands this setback issue must be resolved prior to operation of the CUP activity. Completion of this setback remediation was delayed so we could focus on getting the new bar building done. Having a larger building to serve customers will make it safer from COVID-19 for both employees and patrons. Because we do all the work ourselves we had to push moving the pole barn back. There is no negative impact on the public with the delay as we own the property both east and west of the offending building. We will notify staff as soon as this last building move has been completed.

4. Is there any potential negative effect upon other properties in the area due to such factors as dust, noise, obtrusive advertising and glare?

There will not be any lighted signage. Hours of operation are limited to usual hours of farm tours, anticipated to be noon to 8:00 pm. Both Church Street and Leslie Circle are now paved, the road dead ends at the subject property off Church Street. Parking area will be kept watered if needed for dust control. There will be no amplified sound system within the bar area. Prior farm and tour activities have not resulted in any issues addressed here and all activity will continue to operate in the same way with the added opportunity to taste test local brews and spirits.

5. Is there any potential negative effect on the safe, efficient flow of traffic on any highway, arterial, collector or street from which access to and from the establishment is obtained?

Traffic to the property will not increase beyond what is already occurring other than potential foot traffic from the neighboring RV park. Farm tour patrons currently arrive at the property in buses and vans operated by licensed tour companies. Church Street dead ends at the subject property so traffic is limited to people coming to the farm with no pass through traffic occurring.

6. What measures are being proposed to reduce any negative effect upon adjacent and nearby properties....

The subject property is 30 acres in total. No homes or businesses are within 100' of the property lines. The bar will be housed in a small structure within the property (see DRAWING 1) with a fenced "beer garden" where the majority of consumption will occur. No lighted signage or amplified sound systems will be used. Hours of operation are limited to 12:00noon to 8:00pm daily.

7. Are there adequate parking facilities to accommodate a reasonably expected increased demand for parking created by issuing the permit?

See PROPERTY MAP and DRAWING 1. Parking is located via the permitted driveway to the property off Church Street and via the permitted driveway off Leslie Circle. 2 ADA Handicapped parking spaces will be located immediately to the north east end of the bar and proper signage will be posted. Local farm tourists are transported to the farm in vans and buses so the number of vehicles traveling to the property is limited. Parking can occur on the gravel and grass areas accommodating anywhere from 10 to 50 vehicles. We are estimating a normal parking requirement of 20 vehicles. There are two permitted driveways into the property via Church Street and via Leslie Circle that will be utilized.

8. Will access to the premises create an unreasonable traffic hazard?

Church Street dead ends at the subject property so there are no through-traffic issues. Traffic to the property consists of individual customers who come to the farm to buy produce, flowers and hay independent of the proposed CUP activities. One to two tour buses or vans are scheduled to come in sporadically throughout the week and are not anticipated to create any additional traffic issues.

9. Will a reasonable expected increase in traffic overtax the existing road system?

There is no increased traffic anticipated beyond what already occurs from people traveling to the farm to purchase produce, flowers, hay or participate in farm tours.

10. Is the use compatible with the character of the surrounding neighborhood?

The bar will be incorporated into the ongoing activities of a historical family farm. It will meld into the character of the farm and will simply augment ongoing activities designed to celebrate and educate the public on Alaska grown and Alaska produced products. Consumption of alcohol will be limited to taste tasting and consumption will be closely monitored to maintain a family friendly atmosphere. Bar hours will end at 8:00pm.

11. Is there or would the use tend to result in a high crime rate or a high incidence of alcohol-related accidents in the area?

Alcohol consumption will be closely monitored by staff who will be family members living on the farm. Anyone serving alcohol will be properly credentialed by the state and all laws concerning the serving of alcoholic beverages will be strictly adhered to. Consumption is for taste testing and refusal to serve anyone who is inebriated will be strictly enforced.

12. Does the applicant or a person with an interest in the application have an interest in a liquor license which was suspended or revoked in the 12 months preceding the application?

No.

13. Has the applicant or person with and interest in the application demonstrated that the person is untrustworthy or unfit to conduct the operation of a licensed business, or is a potential source of harm to the public?

No.

SUPPLEMENTAL INFORMATION

1. Maximum occupancy capacity of facility as determined by Fire Marshall.

The structure that will serve as the bar is under renovation and will be inspected by the Fire Marshall as soon as it is completed, estimated to occur spring 2021. All alcohol will be purchased and served in the bar building with consumption occurring primarily in a designated 50 X 28 outdoor area. The proposed bar building and outdoor beer garden were expanded from the original CUP to accommodate recommended social distancing due to COVID-19. Maximum capacity of the bar will be determined by the Fire Marshal. There will be smoke and CO2 detectors and a fire extinguisher.

2. Number of employees proposed to work on largest work shift

Two (2)

3. Number of regular parking spaces provided

20 (20) (see DRAWING 1)

4. Number of handicapped parking spaces provided

Two (2) (DRAWING 1 and 2)

5. Is the use a sole occupant in a building or tenant in a building?

Yes

6. Total square footage of space in building occupied by this use

500 sq feet (50X10)

7. Hours of operation

12:00 noon to 8:00pm Monday through Sunday coinciding with scheduled farm tours

8. Noise mitigation measures

None required

SECURITY PLAN:

The bar will be on a family owned market farm. Two family members or farm workers will be present during bar hours. The purpose is to provide tasting opportunities for farm tour participants and farm guests. Alcohol service and consumption will be monitored by the host/farm guide as well as the server in the bar. Signage will be prominently placed at the entrances stating that no minors will be allowed in the beer garden or consumption of alcoholic beverages outside the designated area as required by state law.

The area designated for consumption of alcoholic beverages is an outside "beer garden" design delineated on all sides by a 3 foot wooden fence. An area 23X8 in the eastern end of the railcar will be designated for indoor seating once applicant determines risk to employees from COVID-19 infection is at an acceptable level. There will be a single point of entry/exit via the door on the north side of the railcar. Entrance into the beer garden will occur via the south door of the railcar. We will have cameras monitoring activity both inside and outside the railcar. All individuals serving alcohol will hold current TAP cards.

Signage will be posted stating that alcoholic beverages are prohibited outside the railcar and beer garden.

SITE PLAN:

1. Proposed and existing structures on site. DRAWING 2.
2. Dimensions of all structures. DRAWING 1 and 2.
3. Interior floor plans. See DRAWING 1.
4. Signage – The farm has a 3X3 Moonstone Farm sign painted on a large rock at the entrance of the property. The bar building will have an unlighted sign on the outside of the north side of the building. Signage will not be visible off property.
5. Location and dimensions for all access points to and from the site to public rights of way or public use easements. See PROPERTY MAP. THERE ARE NO PUBLIC OR PRIVATE USE EASEMENTS ON THE PROPERTY.
6. Proposed contouring – There will be no contouring or landscaping done regarding the bar activity.
7. Vegetation and any landscaping – Existing vegetative buffers consist of a tree line along the entire property as well as significant tree stands to the east and the south, clearly visible on the attached aerial photo of the property.
8. Buffering – fences, trees, topography or berms - The bar will not have additional vegetative buffering added around the structure. No lighting or signage will be visible offsite.
9. Drainage- Natural surface drainage occurs southward of the subject building, indicated on the DRAWING 2. No persons or property will be impacted by placement of the CUP structure as we own the 20+ acres of land to the south of the bar building.
10. Vehicular and pedestrian circulation patterns – see PROPERTY MAP and DRAWING 2.
11. Exterior lighting – none
12. Distance to the nearest intersection in all directions from proposed permit site along roads adjacent to the site. The bar is 330' from the nearest intersection which is Church Street and Leslie Circle.
13. Location and dimensions of parking areas to be provided – see PROPERTY MAP and DRAWING 2.
14. Boundary protection –
15. Scale and north arrow – indicated on PROPERTY MAP and DRAWING 2.

Adopted: 08/18/20

**MATANUSKA-SUSITNA BOROUGH
RESOLUTION SERIAL NO. 20-085**

A RESOLUTION OF THE MATANUSKA-SUSITNA BOROUGH ASSEMBLY TEMPORARILY
WAIVING FILING FEES FOR MODIFICATIONS TO EXISTING ALCOHOL AND
MARIJUANA RELATED CONDITIONAL USE PERMITS.

WHEREAS, on March 11, 2020, the Governor declared a public
health disaster emergency under AS 26.23.020 due to the spread of
COVID-19; and

WHEREAS, the United States Center for Disease Control and the
Alaska State Department of Health and Social Services have warned
that COVID-19 is highly contagious and that physical distancing is
paramount to containing the spread of the virus; and

WHEREAS, the State has instituted public health mandates
requiring that individuals maintain physical distance from people
who are not members of a person's household; and

WHEREAS, the mandates allow for the continued operation of
businesses where people can maintain the required social distance
when inside; and

WHEREAS, it is necessary to take every possible step to
protect the health and safety of patrons and employees by allowing
opportunities for businesses to continue functioning while
maintaining social distance; and

WHEREAS, the State has temporarily suspended provisions of Alaska Statute to allow for curbside pickup and delivery of alcohol and marijuana; and

WHEREAS, the State has temporarily allowed alcohol drinking establishments to make alterations or expansions to their licensed premises without specific approval from the Alcohol and Beverage Control Board in order to comply with state health mandates; and

WHEREAS, the Planning Commission adjudicates permits for marijuana and alcohol related businesses in accordance with MSB 17.60 and MSB 17.70; and

WHEREAS, both MSB 17.60 and MSB 17.70 require that the Planning Commission review modifications or expansions to existing permits; and

WHEREAS, both MSB 17.60 and MSB 17.70 require a \$1000 filing fee for this review; and

WHEREAS, the Borough recognizes the negative economic impact the COVID-19 virus is having on local businesses; and

WHEREAS, waiving the fees for conditional use permit modifications and expansions will allow businesses to modify their existing operations to comply with state mandates, while ensuring the public process is maintained and that the modifications are compatible with adjacent land uses.

NOW, THEREFORE, BE IT RESOLVED, the Assembly hereby waives filing fees for modifications to existing alcohol and marijuana related conditional use permits.

BE IT FURTHER RESOLVED, this ordinance shall expire June 30, 2021.

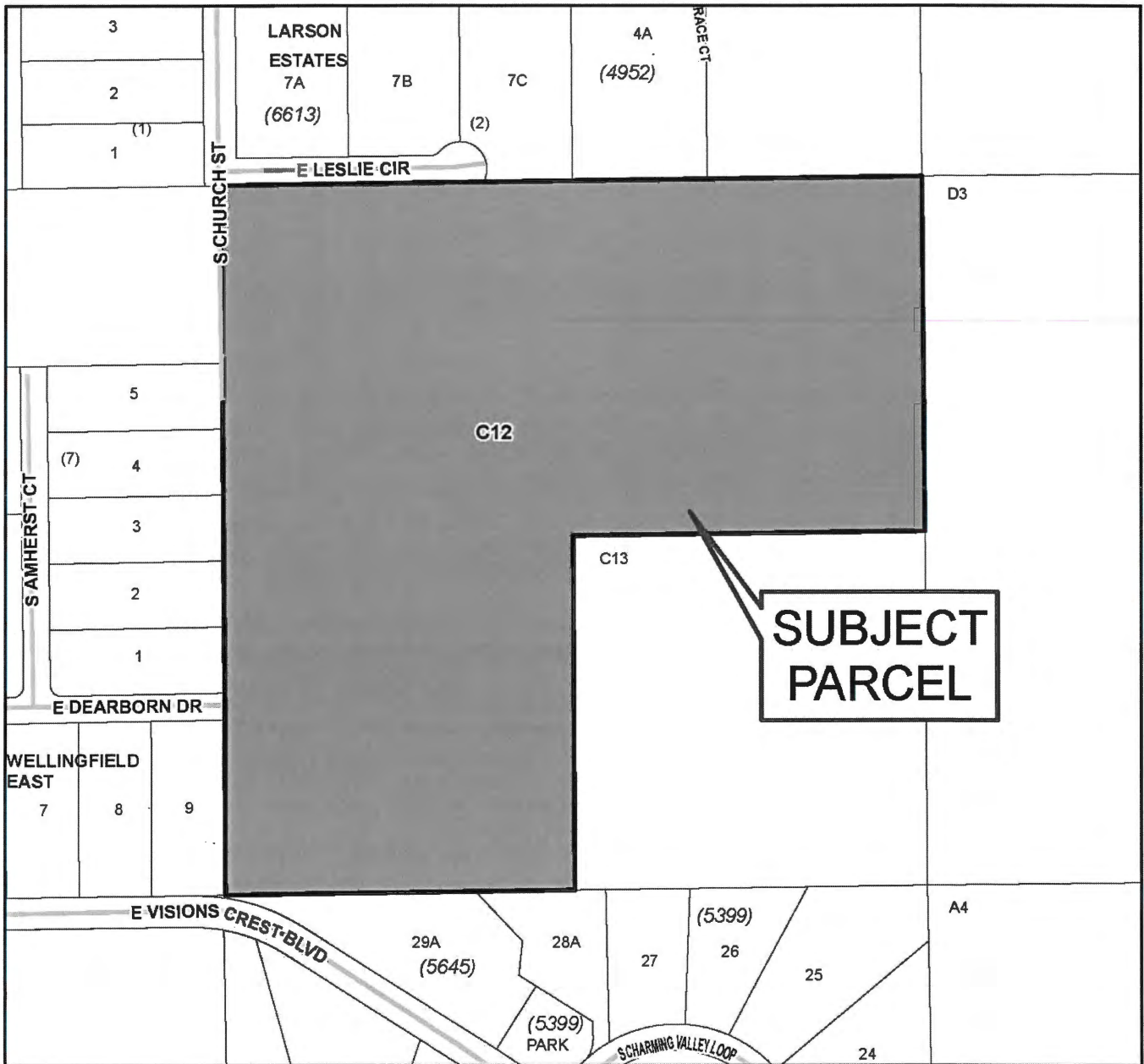
ADOPTED by the Matanuska-Susitna Borough Assembly this 18 day of August, 2020.


VERM HALTER, Borough Mayor

ATTEST:


LONNIE R. McKECHNIE, CMC, Borough Clerk
(SEAL)

PASSED UNANIMOUSLY: Hale, Nowers, McKee, Leonard, Mayfield, Sumner, and Boeve



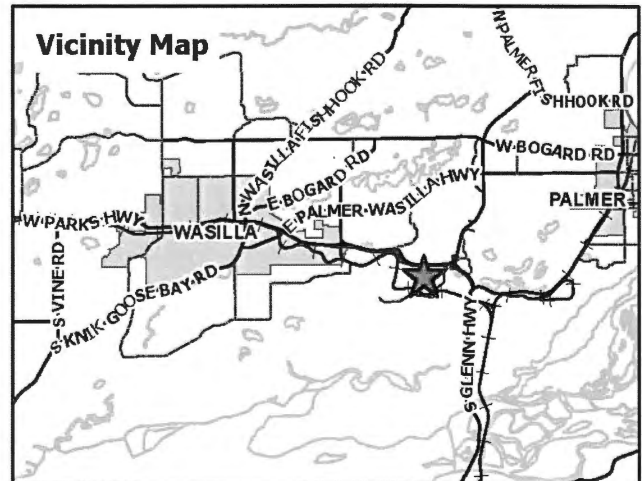
17N01E16C012



This map is solely for informational purposes only. The Borough makes no express or implied warranties with respect to the character, function, or capabilities of the map or the suitability of the map for any particular purpose beyond those originally intended by the Borough. For information regarding the full disclaimer and policies related to acceptable uses of this map, please contact the Matanuska-Susitna Borough GIS Division at 907-861-7801.

MSB Information Technology/GIS
December 20, 2019

0 1,000
Feet



Matanuska-Susitna Borough
Development Services Division
350 E. Dahlia Avenue
Palmer, Alaska 99645

117N01E16C012 10
CHURCH DAVID D&MICHELLE R
2141 S CHURCH ST
PALMER, AK 99645

The Planning Commission of the Matanuska-Susitna Borough will consider the following:

Application: Conditional Use Permit for the Operation a Beverage Dispensary

MSB Code Section: MSB 17.70 – Regulation of Alcoholic Beverage Uses

Applicant: Michelle Church (dba Moonstone Farm)

Location: 2141 S. Church Road (Tax ID# 17N01E16C012);
within Township 17 North, Range 1 East, Section 16, Seward Meridian.

Request: An application for a conditional use permit has been submitted for the operation of an alcoholic beverage dispensary (bar) associated with Moonstone Farm tourism.

The Planning Commission will conduct a public hearing concerning the following application for a conditional use permit on Monday, **May 18, 2020 at 6:00 p.m.** in the Borough Assembly Chambers, 350 E. Dahlia Avenue, in Palmer. This may be the only presentation of this item before the Planning Commission and you are invited to attend. The Planning Commission members may submit questions to the Planning Commission Clerk concerning the matter or request more information from the applicant at the time of introduction. All questions and requests submitted by the Commission shall be in writing and copies will be provided to the applicant and made available to all interested parties and the public upon request. Answers to questions and additional material requests will be addressed in the staff report for the public hearing. Commission members may not receive or engage in ex-parte contact with the applicant, other interested parties in the application, or members of the public concerning the application or issues presented in the application.

Application materials may be viewed online at www.matsugov.us by clicking on "All Public Notices & Announcements." Application material is also available for review at the Borough Permit Center. For additional information, you may contact Mark Whisenhunt, Planner II, at 861-8527. Written comments can be mailed to the MSB Development Services Division, 350 E. Dahlia Avenue, Palmer, AK 99645. You may e-mail comments to mark.whisenhunt@matsugov.us. In order to be eligible to file an appeal from a decision of the Planning Commission, a person must be designated as an "interested party." See MSB 15.39.010 for definition of "interested party." The procedures governing appeals to the Board of Adjustment and Appeals are contained in MSB 15.39.010-250, which is available on the Borough home page: www.matsugov.us, in the Borough Clerk's office, or at various libraries within the borough.

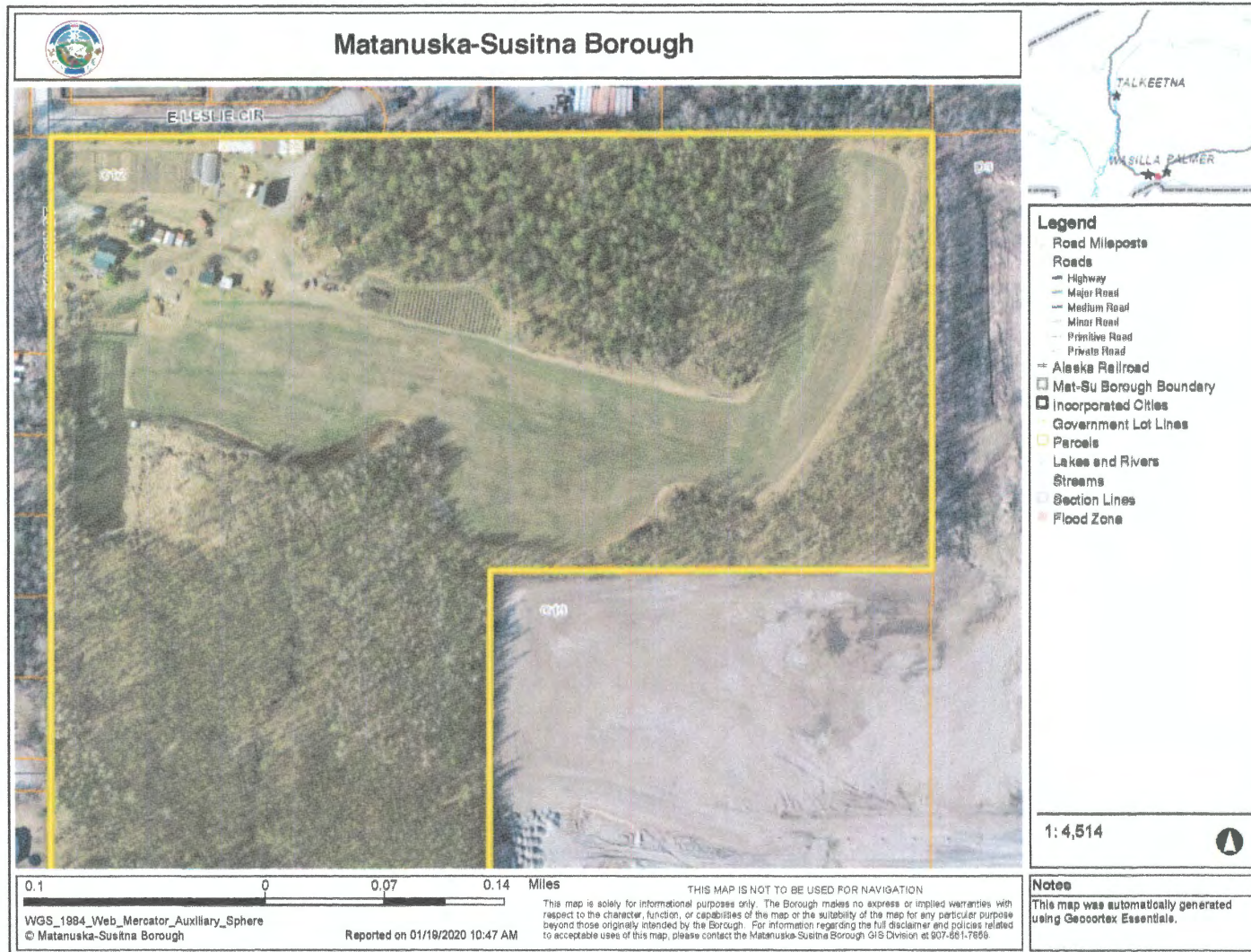
Comments are due on or before **April 17, 2020** and will be included in the Planning Commission packet for the Planning Commission's review and information. Please be advised that comments received from the public after that date will not be included in the staff report to the Planning Commission.

Name: _____ **Mailing Address:** _____

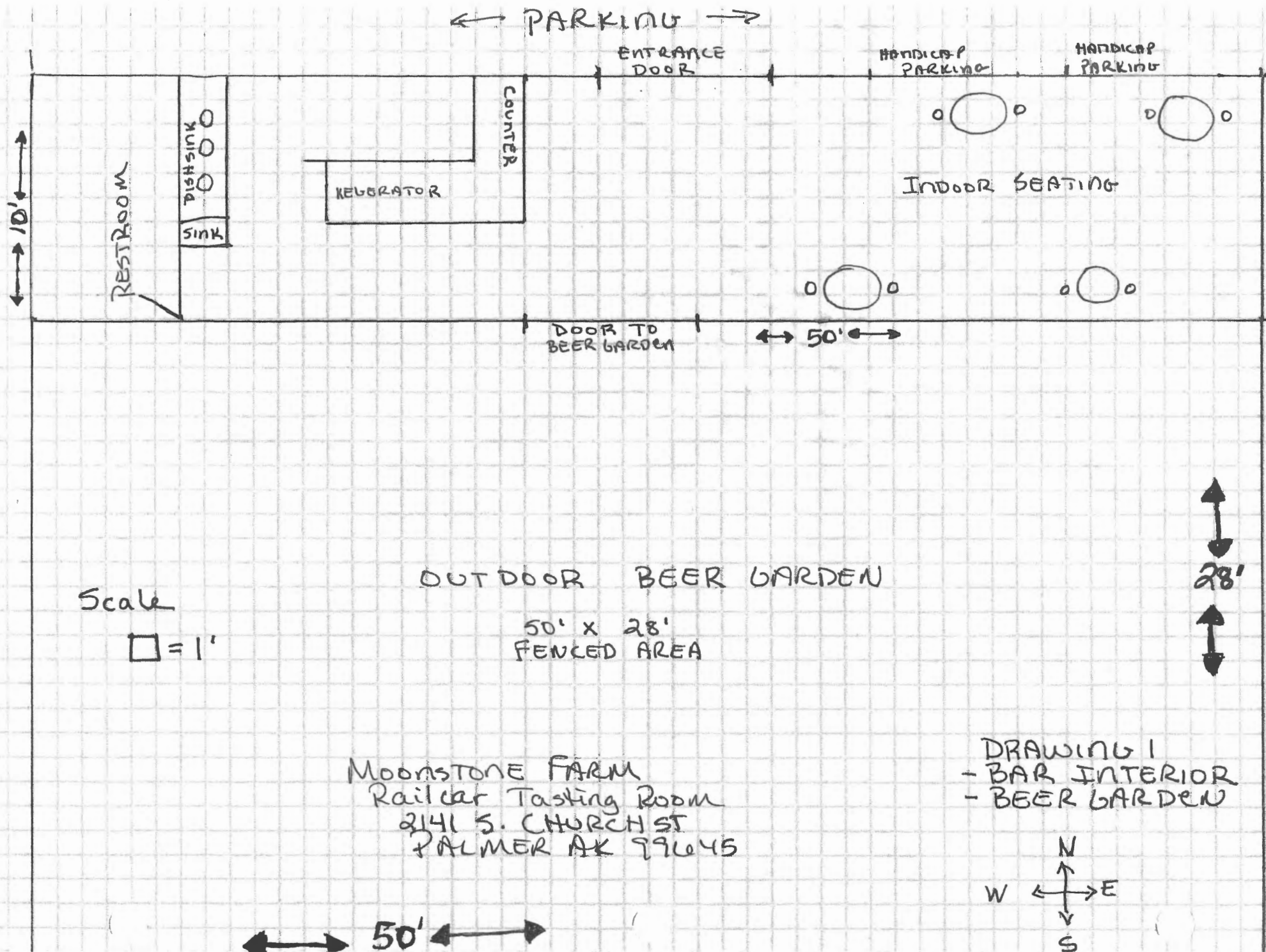
Location/Legal Description of your property: _____

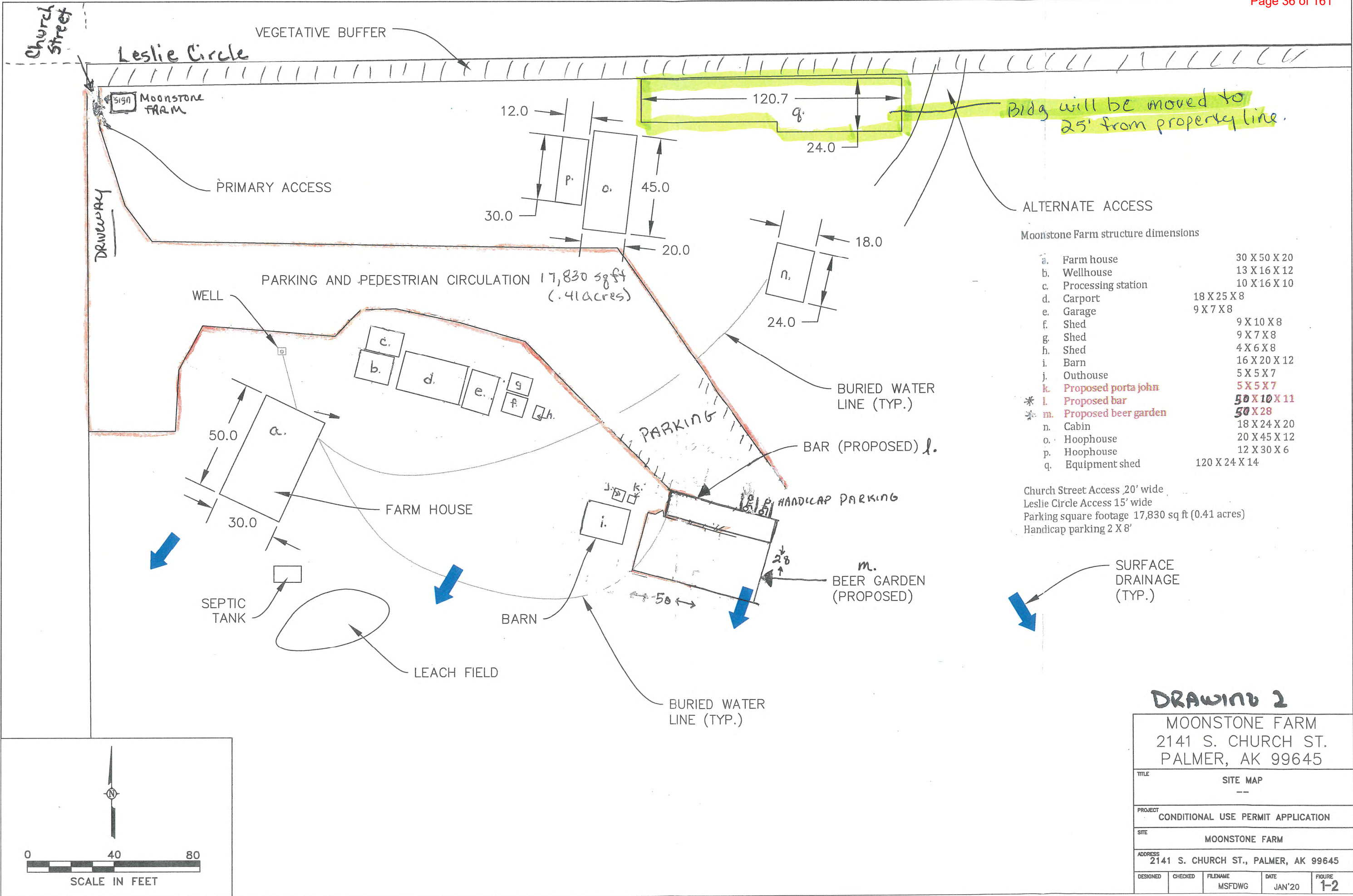
Comments: _____

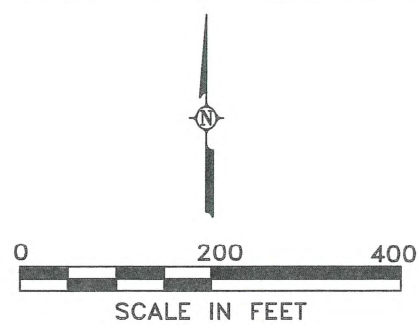
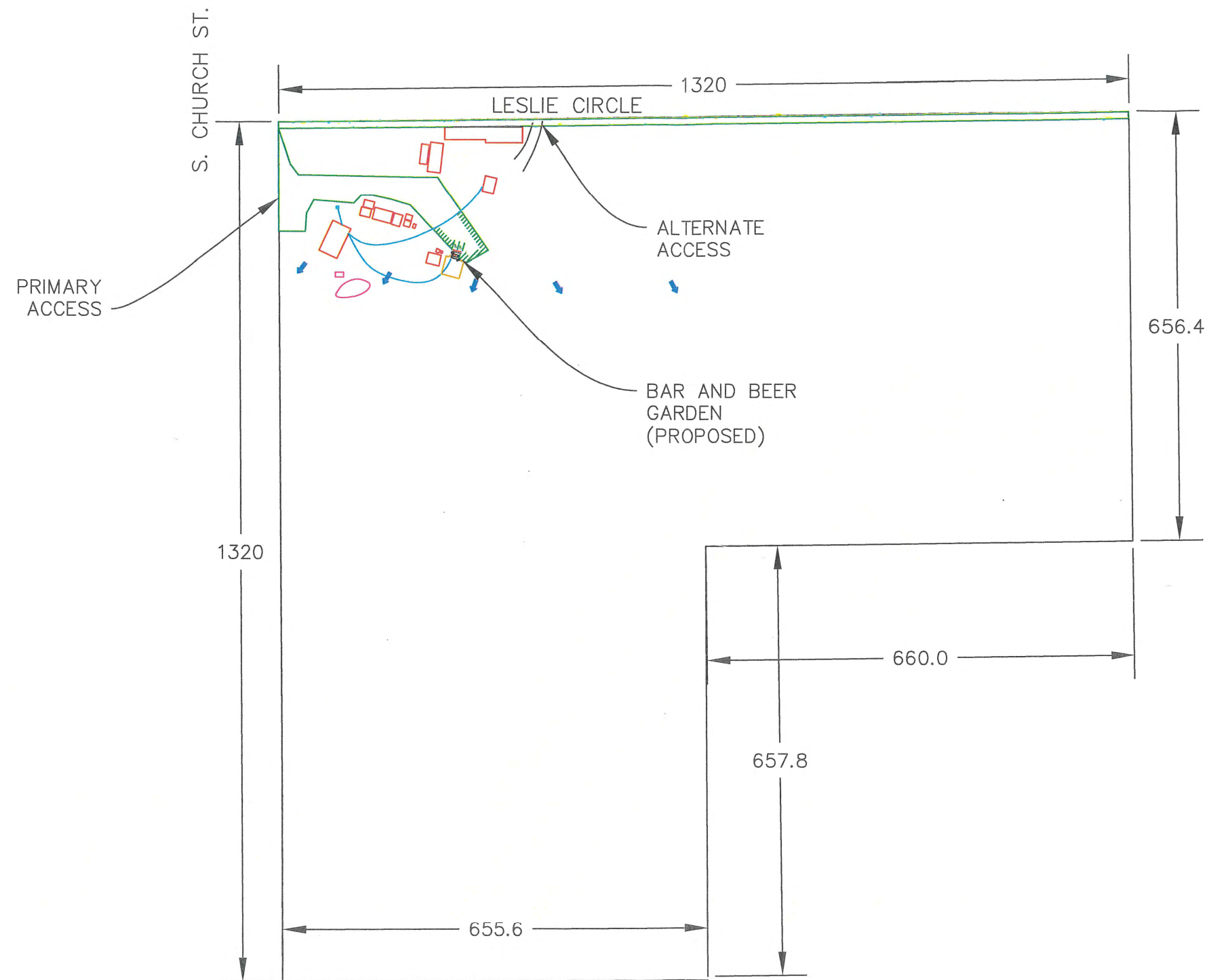
Note: Vicinity Map Located on Reverse Side











MOONSTONE FARM 2141 S. CHURCH ST. PALMER, AK 99645				
TITLE PROPERTY MAP --				
PROJECT CONDITIONAL USE PERMIT APPLICATION				
SITE MOONSTONE FARM				
ADDRESS 2141 S. CHURCH ST., PALMER, AK 99645				
DESIGNED	CHECKED	FILENAME MSFDWG	DATE JAN'20	FIGURE 1-1



MATANUSKA-SUSITNA BOROUGH

Planning and Land Use Department

Development Services Division

350 East Dahlia Avenue • Palmer, AK 99645

Phone (907) 861-7822

www.matsugov.us

April 7, 2021

Michelle Church
2141 S. Church Street
Palmer, AK 99645

SUBJECT: CUP Application for Alcoholic Beverage Use – Request for Required Information
LOCATION: 2141 S. Church Street (Tax ID# 17N01E16C012)

Dear Mrs. Church,

Borough staff has reviewed the application material and the plans submitted on March 22, 2021 for a modification to a conditional use permit for Alcoholic Beverage Use (Beverage Dispensary) per MSB 17.70 on the above referenced property. It has been determined that the following information needs to be provided and/or clarified in order to process this request:

1. The CUP approved July 8, 2020 had a fifth condition of approval that required “the structure labeled as the “equipment shed” in the application material shall be moved or removed to comply with the minimum setback requirements detailed in MSB 17.55 on or before October 1, 2020.” It may not be in your best interest to go before the Planning Commission without complying with the prior conditions of approval. Staff recommends the equipment shed be moved prior to setting a public hearing date or this modification.
2. MSB 17.70.030(B) requires “the proposed or existing location of all buildings and structures on the site, size, height and bulk of building, signage, access points, buffering, proposed contouring and landscaping, drainage, vehicular and pedestrian circulation patterns, parking areas and the specific location of the use or uses to be made of the development shall be submitted with the application.”
 - a. Update the two sheets of Drawing 2 (site map and property map) to show the proposed and existing location of all buildings and structures on the site.
 - b. Provide the height of the railcar on the updated drawing and in the updated narrative.
3. A call to the Fire Marshall’s office indicates you have not applied for a Plan Review for this modification. Michelle Wagner, Permit Technician with Fire and Life Safety, stated it is imperative you apply now for a Plan Review, before any additional work takes place. Please call the Fire and Life Safety office at 907-861-8030. Provide the Approved Plan Review with your updated narrative.

4. Narrative states no exterior lighting, which is different than the prior CUP application. Please explain in your updated narrative.
5. The narrative states and Diagram 1 shows an interior restroom in the railcar. A single porta john is also shown on Drawing 2 (both sheets); will it also be available with this modification?
6. Please provide the location of the outside handwashing stations described in the narrative.
7. The sign for Moonstone Farm appears to be within the 25' setback. Currently, there is a proposed ordinance related to signs and minimum setback requirements. The Planning Commission heard the proposal April 5, 2021 and if the Assembly passes the draft ordinance, it would resolve this matter.
8. The previous CUP application material stated the facility would be seasonally open May 15 through October 15. With this modification, are any changes to those dates expected? Please explain in your updated narrative.

Once an application has been determined to be complete, staff will begin the public notification process and schedule a public hearing.

Should you have any questions or require additional information, please feel free to contact me at the above mailing address, phone: 861-7862, or email: peggy.horton@matsugov.us. Thank you for your time and consideration on this matter.

Respectfully,

Peggy Horton

Peggy Horton
Planner II
Matanuska-Susitna Borough

From: [Michelle Church](#)
To: [Peggy Horton](#)
Subject: Re: CUP Application for Moonstone Farm
Date: Thursday, April 8, 2021 5:00:54 PM
Attachments: [REQUEST FOR ADDITIONAL INFORMATION.docx](#)

[EXTERNAL EMAIL - CAUTION: Do not open unexpected attachments or links.]

Dear Ms Horton;

Attached is a response to your request for additional information regarding our CUP Application for Alcoholic Beverage Use. We are completely confident in having met all the requirements of the CUP prior to a public hearing in June. Because the CUP operation will occur during the summer season, it is important to go ahead and start the public notification process and get on the Planning Commission docket.

If you have any other questions please let me know. Thank you.

Michelle Church
Moonstone Farm
(907)354-1887

> On Apr 7, 2021, at 2:29 PM, Peggy Horton <Peggy.Horton@matsugov.us> wrote:

>

>

Matanuska-Susitna Borough
Development Services

REQUEST FOR ADDITIONAL INFORMATION
CUP APPLICATION FOR ALCOHOLIC BEVERAGE USE
2141 S CHURCH STREET (TAX ID# 17N01116C012)

APR - 9 2021

Received

1. As stated in our CUP application, we are aware that the setback violation must be resolved PRIOR to the CUP activity taking place. We are in the process of moving the second building. We do not foresee any problem having this accomplished prior to June.
2. Drawing 2 submitted on March 22, 2021 shows all existing buildings on the property, including the rail car. Dimensions of ALL the buildings are provided on the drawing in a text box on the right side of the drawing. The rail car dimensions are included (50X10X11 – 50' long, 10'wide, 11'high). This is the exact drawing that was submitted and approved by the Planning Commission in 2020 with the update of the rail car in place of the original 12X12 cabin. The rail car location is provided on Drawing 2 and is to scale.
3. We will contact the Fire Marshall to schedule a Plan Review. We will provide the review as soon as we receive it.
4. Exterior lighting will consist of a single yard light on both the north and south side of the rail car. Lighting issues off site will not be a problem. As the CUP operation will only be occurring May through October, it is not anticipated there will ever be a need for lighting during business hours.
5. We are not planning on utilizing the port-a-john afterall.
6. An outside hand washing station will be located on the northwest side of the railcar.
7. The Moonstone Farm sign is a painted rock.
8. As our liquor license is a seasonal license, we will be operating May 15 through October 15.

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PUBLIC HEARING
QUASI-JUDICIAL
Resolution No. PC 21-10
Northern Alliance

(Pages 43-154)

PUBLIC HEARING



MATANUSKA-SUSITNA BOROUGH

Planning and Land Use Department

Development Services Division

350 East Dahlia Avenue • Palmer, AK 99645

Phone (907) 861-7822

www.matsugov.us

DEVELOPMENT SERVICES DIVISION STAFF REPORT

Date: May 5, 2021

File Number: 176020200005

Applicant: Casey Wilkins for Northern Alliance, LLC

Property Owner: Dan Matschiner

Request: Planning Commission Resolution 21-10
Conditional Use Permit for the operation of a marijuana cultivation facility in accordance with MSB Chapter 17.60 – Conditional Uses

Location: Tax ID #17N04W25D005 (No Site Address); within Township 17 North, Range 4 West, Section 25, Seward Meridian

Reviewed By: Alex Strawn, Planning & Land Use Director (b)
Mark Whisenhunt, Acting Development Services Manager (W)

Staff: Peggy Horton, Planner II

Staff Recommendation: Approval with conditions

EXECUTIVE SUMMARY

A conditional use permit application has been submitted for the operation of a marijuana cultivation facility. According to the application material, the proposed facility will be wholly contained within a fenced area totaling approximately 20,800 square feet, containing a 12' X 24' secured mini-house (one room shed structure, no plumbing), a composting area, and two 30' X 96' greenhouses. The applicants propose a total cultivation area of 5,760 square feet within the two greenhouses.

MSB 17.60.030 requires a conditional use permit for the operation of marijuana cultivation facilities. Unless this type of use is maintained under and in accordance with a lawfully issued permit, a marijuana cultivation facility is declared to be a public nuisance. Operation of such a land use without a permit is prohibited.

LAND USE

Existing Land Use

The 4.09-acre property lies along the north shore of Big Lake, near the southwest end of a peninsula. The application material states the existing residence is not part of the marijuana cultivation facility. Current access to the property is by water or air. There is an existing L-shaped dock, which is permitted through Alaska Department of Fish & Game (ADF&G). No public road access exists to the property. Winter access is via the seasonal ice roads, although the cultivation facility will be active only during May through October, according to the applicant.

Kendra Johnson, MSB Code Compliance Officer, and Emily Vullo, U.S. Army Corps of Engineers Regulatory Specialist, performed a site visit in July 2020. The site visit photos show cut banks on the east and south sides of the property, created to mine on-site gravel for leveling out the lower central areas.

Staff, Mark Whisenhunt and Peggy Horton, performed a site visit March 24, 2021, traveling ice roads over Big Lake to the property. The pictures show the wooded slope rising from Big Lake to the developed lot where the existing residence sits overlooking the lake, the two greenhouse structures are under construction, and an area north of the residence, overlooking the lake.

The Matanuska-Susitna Borough Wetland Map Viewer notes a depression on the property. The owner contacted the U.S. Army Corps of Engineers for an Approved Jurisdictional Determination (AJD). The application material includes the July 2020 jurisdictional determination by the U.S. Army Corps of Engineers that the wetlands on the property are isolated and not under their jurisdiction. The Matanuska-Susitna Borough's Wetlands Management Plan, adopted in 2012, serves primarily as an educational tool and promotes coordination among all entities involved in wetland management. The plan does not propose or include any new regulations or permitting requirements. It encourages voluntary practices to conserve and protect wetland resources within the Mat-Su. The applicant was informed of the adopted Voluntary Best Management Practices For Development around Waterbodies.

Surrounding Land Uses

Lands immediately surrounding the subject parcel are under private ownership. Development in the area is sporadic and parcels range in size from approximately 2.9 to 5 acres. Most of the parcels surrounding the proposed use are heavily wooded, with homes and cabins. The closest residential structure, not within this property, is located to the northeast, and is approximately 530 feet from the proposed use.

REVIEW OF APPLICABLE CRITERIA AND FINDINGS

MSB 17.03 – Public Notification

On March 19, 2021 notices were mailed to all property owners within a 600-foot radius of the property. A total of 11 notices were mailed. The permit application notification was published in the April 2, 2021 issue of the Frontiersman. A public notice with the application material was posted on the Borough website for public review on March 15, 2021. The proposed use is situated in the Big Lake Community Council boundary, and the public notice, application material, and a request for comments were emailed to Big Lake Community Council on March 15, 2021. Staff received no comments from the Community Council or from the public.

Section 17.60.100 General Standards

(A) A conditional use be approved only if it meets with the requirements of this section in addition to any other standards required by this chapter:

(B) In granting a conditional use permit, the planning commission must make the following findings:

(1) the conditional use will preserve or not detract from the value, character, and integrity of the surrounding area;

Findings of Fact:

1. According to the application material, the proposed use, at its closest point, is set back approximately 263 feet from the shore of Big Lake, approximately 122 feet to the east property line, approximately 100.2 feet from the north property lot line and approximately 101 feet to the south property line.
2. The proposed use will be wholly contained within a fenced area totaling approximately 20,800 square feet, containing two greenhouses, a composting area, and a mini-house.
3. The subject parcel is approximately 4.09 acres and has an existing residence on the property, which is not part of the cultivation facility.
4. The closest residential structure, not within this property, is located to the northeast, and is approximately 530 feet from the proposed use.
5. The surrounding parcels are privately owned, with a mix of vacant and residential property, ranging in size from 2.9 to 5 acres.
6. The majority of the parcels to the north, south, and east are heavily wooded.
7. The proposed use is centrally located on the subject parcel.
8. According to the application material, site geography, vegetation, and six-foot chain-link fence with sight-obscuring cloth will shroud the cultivation facility from the public.
9. The site has no public roads leading to it, other than ice roads during the winter months.
10. According to the application material, the proposed use will not be open to the public.
11. There are no outdoor processes associated with the proposed use that generate noise.
12. According to the application material, there will be no advertising signage for the facility.
13. The facility has a security plan in place, which includes education of employees on all security measures and processes.
14. According to the application material, exterior lighting will be directed downwards and will include proper lenses to prevent light spillage off the property.

Conclusion of Law: Based on the above findings, the proposed use will not detract from the value, character, and integrity of the surrounding area (MSB 17.60.100(B)(1)).

(2) that granting the conditional use permit will not be harmful to the public health, safety, convenience, and welfare;

Findings of Fact:

1. The closest school (Big Lake Elementary) is approximately 14,784 feet away from the proposed use.
2. Consumption of marijuana or marijuana products on the licensed premises or within 20 feet of the exterior of any cultivation facility is prohibited under State of Alaska regulation 3AAC 306.405 (c)(2).
3. Persons under the age of 21 are prohibited from entering the facility.
4. The site has no public roads leading to it, other than ice roads during the winter months.
5. The only public access point to the property is the lakefront, primarily via the dock.
6. The existing dock is permitted through Alaska Department of Fish and Game.
7. According to the application material, after proper notification to the State of Alaska Alcohol & Marijuana Control Office, all marijuana products deemed unusable will be ground and mixed with compostable material on site and eventually put back in the soil mixture for the plants.
8. The closest residential structure, not within this property, is located to the northeast, and is approximately 530 feet from the proposed use.
9. According to the application material, the proposed use will not be open to the public.
10. According to the application material, the proposed use, at its closest point, is set back approximately 263 feet from the shore of Big Lake, approximately 122 feet to the east property line, approximately 100.2 feet from the north property lot line and approximately 101 feet to the south property line.
11. The facility has a security plan in place, which includes education of employees on all security measures and processes.
12. According to the security plan, a caretaker will live on-site and provide around the clock security and monitoring of the site.
13. According to the security plan, a combination of surveillance video, lighting, security doors, and locks will be used to secure the site and monitor all activities at the facility.
14. According to the application material, no hazardous chemicals will be used at the cultivation facility.
15. According to an April 27, 2021 email, the applicants submitted an updated plan review request through the Fire Marshal to change a storage shed to a secured mini-house.

Discussion: ADF&G commented that the two existing docks along the shore need permits. The applicant provided staff with a copy of the 2006 ADF&G permit for the L-shaped dock. The applicant informed staff the other dock shown on the 2019 imagery was actually a barge, and has been removed.

The application material included a Fire Marshal Plan Review #2020Anch1219. The applicant recently submitted a new design to the State Fire Marshal showing a change from a secured storage shed to a 12' X 24' mini-house as shown on the applicant's most recent site plan dated April 28, 2021. Staff recommends a condition of approval that the Fire Marshal's Approved Plan Review for the updated design be provided to staff prior to beginning operation of the proposed use.

Conclusion of Law: Based on the above findings, and with conditions, the proposed use will not be harmful to the public health, safety, convenience, and welfare (MSB 17.60.100(B)(2)).

(3) that sufficient setback, lot area, buffers, or other safeguards are being provided to meet the conditions listed in subsections (B)(1) through (3) of this section; and

Findings of Fact:

1. According to the application material, the proposed use, at its closest point, is set back approximately 263 feet from the shore of Big Lake, approximately 122 feet to the east property line, approximately 100.2 feet from the north property lot line and approximately 101 feet to the south property line.
2. The closest residential structure, not within this property, is located to the northeast, and is approximately 530 feet from the proposed use.
3. The closest school (Big Lake Elementary) is approximately 14,784 feet away from the proposed use.
4. The majority of the parcels to the north, south, and east are heavily wooded.
5. The proposed use is centrally located on the subject parcel.
6. The site has no public roads leading to it, other than ice roads during the winter months.
7. According to the application material, there will be no advertising signage for the facility.
8. According to the application material, site geography, vegetation, and six-foot chain-link fence with sight-obscuring cloth will shroud the cultivation facility from the public.
9. The only public access point to the property is the lakefront, primarily via the dock.
10. The facility has a security plan in place, which includes education of employees on all security measures and processes.
11. According to the security plan, a caretaker will live on-site and provide around the clock security and minoring of the site.
12. According to the security plan, a combination of surveillance video, lighting, security doors, and locks will be used to secure the site and monitor all activities at the facility.

Conclusion of Law: Based on the above findings, sufficient setbacks, lot area, buffers or other safeguards are being provided (MSB 17.60.100(B)(3)).

(4) the conditional use fulfills all other requirements of this chapter pertaining to the conditional use in this section.

Finding of Fact:

1. The applicant provided all of the required site plans and operational information.

Conclusion of Law: Based on the above finding, and with conditions, the application material meets all of the requirements of this chapter (MSB 17.60.100(B)(4)).

Section 17.60.150 General Standards for Marijuana Related Facilities

(A) In addition to the standards set forth by MSB 17.60.100, the planning commission shall weigh factors which contribute or detract from the development of a safe, convenient, and attractive community, including, but not limited to:

(1) any potential negative effect upon other properties in the area due to such factors as noise and odor.

Findings of Fact:

1. There are no outdoor processes associated with the proposed use that generate noise.
2. According to the application material, after proper notification to the State of Alaska Alcohol & Marijuana Control Office, all marijuana products deemed unusable will be ground and mixed with compostable material on site and eventually put back in the soil mixture for the plants.
3. According to the application material, the proposed use, at its closest point, is set back approximately 263 feet from the shore of Big Lake, approximately 122 feet to the east property line, approximately 100.2 feet from the north property lot line and approximately 101 feet to the south property line.
4. The proposed use will be wholly contained within a fenced area totaling approximately 20,800 square feet, containing two greenhouses, a composting area, and a mini-house.
5. The proposed use has approximately 5,760 square feet under cultivation within the two 30' X 96' greenhouses.
6. The proposed use is centrally located on the subject parcel.
7. The closest residential structure, not within this property, is located to the northeast, and is approximately 530 feet from the proposed use.
8. The surrounding parcels are privately owned, with a mix of vacant and residential property, ranging in size from 2.9 to 5 acres.
9. According to the application material, traffic to the facility is expected to be 1 to 2 boat or airplane trips per week.
10. According to the security plan, a caretaker will live on-site and provide around the clock security and minoring of the site.
11. According to the application material, the greenhouses will be fitted with carbon filters to reduce odor.
12. According to the application material, exhaust fans in the greenhouses will direct air away from the closest residential neighbors.
13. According to the application material, the carbon filters and exhaust fans will be maintained according to the manufacturer's specifications.
14. Consumption of marijuana or marijuana products on the licensed premises or within 20 feet of the exterior of any cultivation facility is prohibited under State of Alaska regulation 3AAC 306.405 (c)(2).

Conclusion of Law: Based on the above findings, the proposed use will not negatively affect other properties due to factors such as noise and odor (MSB 17.60.150(A)(1)).

- (2) *the effectiveness of measures to reduce negative effects upon adjacent properties by:*
- (a) *increased property line and right-of-way buffers;*
 - (b) *planted berms and landscaping;*
 - (c) *site and building design features which contribute to the character of the surrounding area.*

Findings of Fact:

1. According to the application material, the proposed use, at its closest point, is set back approximately 263 feet from the shore of Big Lake, approximately 122 feet to the east property line, approximately 100.2 feet from the north property lot line and approximately 101 feet to the south property line.
2. The proposed use will be wholly contained within a fenced area totaling approximately 20,800 square feet, containing two greenhouses, a composting area, and a mini-house.
3. According to the application material, site geography, surrounding vegetation, sight-obscuring greenhouse walls, and sight cloth on six-foot chain-link fencing will prevent visual notice of the cultivation facility.
4. According to the application material, exterior lighting will be directed downwards and will include proper lenses to prevent light spillage off the property.
5. The proposed use is centrally located on the subject parcel.
6. According to the application material, there will be no advertising signage for the facility.
7. The closest residential structure, not within this property, is located to the northeast, and is approximately 530 feet from the proposed use.
8. The site has no public roads leading to it, other than ice roads during the winter months.
9. The only public access point to the property is the lakefront, primarily via the dock.
10. There are no outdoor processes associated with the proposed use that generate noise.

Conclusion of Law: Based on the above findings, measures are in place to reduce negative affects upon adjacent properties (MSB 17.60.150(A)(2)(a-c)).

- (3) *whether the use is compatible with the character of the surrounding area.*

Findings of Fact:

1. According to the application material, the proposed use, at its closest point, is set back approximately 263 feet from the shore of Big Lake, approximately 122 feet to the east property line, approximately 100.2 feet from the north property lot line and approximately 101 feet to the south property line.
2. The proposed use will be wholly contained within a fenced area totaling approximately 20,800 square feet, containing two greenhouses, a composting area, and a mini-house.
3. The subject parcel is approximately 4.09 acres and has an existing residence on the property, which is not part of the cultivation facility.

4. According to the application material, site geography, vegetation, and six-foot chain-link fence with sight-obscuring cloth will shroud the cultivation facility from the public.
5. The only public access point to the property is the lakefront, primarily via the dock.
6. The surrounding parcels are privately owned with a mix of vacant and residential land of several lots ranging in size from 2.9 to 5 acres.
7. The majority of the parcels to the north, south, and east are heavily wooded.
8. The site has no public roads leading to it, other than ice roads during the winter months.
9. According to the application material, there will be no advertising signage for the facility.
10. The proposed use has approximately 5,760 square feet under cultivation within the two 30' X 96' greenhouses.
11. The proposed use is centrally located on the subject parcel.
12. There are no outdoor processes associated with the proposed use that generate noise.
13. The closest residential structure, not within this property, is located to the northeast, and is approximately 530 feet from the proposed use.
14. According to the application material, the proposed use will not be open to the public.
15. The facility has a security plan in place, which includes education of employees on all security measures and processes.
16. According to the security plan, a combination of surveillance video, lighting, security doors, and locks will be used to secure the site and monitor all activities at the facility.

Conclusion of Law: Based on the above findings, the proposed use is compatible with the character of the surrounding area (MSB 17.60.150(A)(3)).

(B) At the time of their establishment, marijuana related conditional uses shall meet the following requirements and not be located within:

- (1) One thousand feet of school grounds;*

(C) Separation distances referenced in subsection (B) of this section are measured in a direct line between the closest point of the facility within which the marijuana facility is located, and the closest point on the lot or parcel of land upon which any of the above itemized uses are located.

Finding of Fact:

1. The closest school (Big Lake Elementary) is approximately 14,784 feet away from the proposed use.

Conclusion of Law: Based on the above finding, the proposed use is more than 1,000 feet away from any school grounds (MSB 17.60.150(B)(1)).

(D) Prior to final approval of the permit the applicant shall provide written documentation demonstrating that:

- (1) all applicable licenses have been obtained as required by 3 AAC 306.005.*

Findings of Fact:

1. On May 15, 2020, The State of Alaska Marijuana Control Board voted to approve Northern Alliance LLC's Marijuana Cultivation Facility, License #23902, with delegation.
2. The applicant provided written documentation showing delegated approval from the State Marijuana Control Board for marijuana cultivation license #23902.

Conclusion of Law: Based on the above findings, the applicant has provided written documentation demonstrating all applicable licenses pertaining to 3 AAC 306.005 have been obtained (MSB 17.60.150(D)(1)).

(2) from the fire marshal having jurisdiction, that the proposed conditional use is in full compliance with applicable fire code, including but not limited to AS 18.70.010 through 18.70.160, Fire Protection, and 13 AAC 50.025 through 50.080, Fire Code.

Findings of Fact:

1. The State Fire Marshal issued Plan Review #2020Anch1219 for a previous design that included a secured storage shed instead of the current plan which involves a mini-house.
2. According to an April 27, 2021 email, the applicants submitted an updated plan review request through the Fire Marshal to change a storage shed to a secured mini-house.

Discussion: The State Fire Marshal Plan Review received by borough staff with the CUP application in July 8, 2020 included a small storage shed. The applicant is now proposing a mini-house. Staff recommends a condition of approval that an updated State Fire Marshal's approved Plan Review be provided to staff prior to beginning operation of the proposed use.

Conclusion of Law: Based on the above findings, the applicant must still provide documentation showing the proposed use is in full compliance with all applicable fire code (MSB 17.60.150(D)(2)).

Section 17.60.160 Standards for Marijuana Cultivation Facilities

(A) Wastewater and waste material disposal plan. A wastewater and waste material disposal plan shall be submitted which demonstrates that wastewater and waste material associated with the cultivation facility is disposed of in compliance with the Alaska State Department of Environmental Conservation.

Findings of Fact:

1. According to the application material, after proper notification to the State of Alaska Alcohol & Marijuana Control Office, all marijuana products deemed unusable will be ground and mixed with compostable material on site and eventually put back in the soil mixture for the plants.
2. According to the application material, the watering solution will be delivered at the levels required by the plants; any resulting wastewater will be non-hazardous and absorbed into the ground.
3. According to the application material, no wastewater is being discharged into or onto waters of the state.

4. According to the application material, the cultivation facility will use standard agricultural watering; no DEC permit is required.

Conclusion of Law: Based on the above findings, the wastewater and waste material disposal plan demonstrates compliance with the Alaska State Department of Environmental Conservation (MSB 17.60.160(A)).

(B) Odor mitigation and ventilation plan. The applicant shall provide an odor mitigation plan detailing the effective mitigation of any odors of the proposed uses. Such plan shall demonstrate that the design for the purification of air prevents odors from materially impacting adjoining properties.

Findings of Fact:

1. According to the application material, the proposed use, at its closest point, is set back approximately 263 feet from the shore of Big Lake, approximately 122 feet to the east property line, approximately 100.2 feet from the north property lot line and approximately 101 feet to the south property line.
2. The closest residential structure, not within this property, is located to the northeast, and is approximately 530 feet from the proposed use.
3. According to the application material, the greenhouses will be fitted with carbon filters to reduce odor.
4. According to the application material, the carbon filters and exhaust fans will be maintained according to the manufacturer's specifications.
5. According to the application material, exhaust fans in the greenhouses will direct air away from the closest residential neighbors.
6. Consumption of marijuana or marijuana products on the licensed premises or within 20 feet of the exterior of any cultivation facility is prohibited under State of Alaska regulation 3AAC 306.405 (c)(2).

Conclusion of Law: Based on the above findings, the odor mitigation plan demonstrates mitigation measures will prevent odors from materially impacting adjoining properties (MSB 17.60.160(B)).

(C) Hazardous chemicals. Storage and disposal of fertilizers, pesticides, herbicides, and any other hazardous chemicals associated with the cultivation of marijuana shall comply with all local, state, and federal laws.

Findings of Fact:

1. According to the application material, fungicides, insecticides, herbicides, cleaning products, and other chemicals will be used, stored, and disposed of in accordance with their respective manufacturer's recommendations in compliance with all local, state, and federal laws.
2. According to the application material, no hazardous chemicals will be used at the cultivation facility.

Conclusion of Law: Based on the above findings, storage of nutrients and cleaners will comply with all local, state, and federal laws (MSB 17.60.160(C)).

(D) Security. The applicant shall provide a security plan. The plan shall include, but not be limited to, education for employees on security measures.

Findings of Fact:

1. The facility has a security plan in place, which includes education of employees on all security measures and processes.
2. According to the security plan, a caretaker will live on-site and provide around the clock security and minoring of the site.
3. According to the security plan, a combination of surveillance video, lighting, security doors, and locks will be used to secure the site and monitor all activities at the facility.

Conclusion of Law: Based on the above findings, a security plan which includes education for employees on security measures has been provided (MSB 17.60.160(D)).

(E) Marijuana cultivation facilities shall be set back 50 feet from public rights-of-way, and 100 feet from side or rear lot lines.

Finding of Fact:

1. According to the application material, the proposed use, at its closest point, is set back approximately 263 feet from the shore of Big Lake, approximately 122 feet to the east property line, approximately 100.2 feet from the north property lot line and approximately 101 feet to the south property line.

Conclusion of Law: Based on the above finding, the proposed use meets the setback requirements for marijuana cultivation facilities (MSB 17.60.160(E)).

STAFF RECOMMENDATIONS

Staff recommends approval of the conditional use permit to operate a marijuana cultivation facility, within Tax ID# 17N04W25D005 (No site address). Staff recommends conditions of approval addressing the Fire Marshal Plan Review. When the applicant complies with the conditions of approval, the proposed use will meet all of the standards in MSB 17.60.100, 17.60.150, and 17.60.160. Staff recommends approval of this permit with the following conditions:

1. Provide the Planning Department with an approved Fire Marshal Plan Review for the updated building design prior to operation of the cultivation facility.
2. The operation shall comply with all applicable state and local regulations.
3. All aspects of the operation shall comply with the description detailed in the application material and with the conditions of this permit. An amendment to the Conditional Use Permit shall be required prior to any expansion of the conditional use.

4. Borough staff shall be permitted to enter premises subject to this permit to monitor compliance with permit requirements. Such access will at minimum, be allowed on demand when activity is occurring, and/or with prior verbal or written notice, and/or at other times as necessary to monitor compliance. Denial of access to Borough staff shall be a violation of this Conditional Use Permit.

If the Planning Commission chooses to deny this permit, findings for denial must be prepared by the Commission.

Peggy Horton

From: Peggy Horton
Sent: Wednesday, April 14, 2021 10:17 AM
To: Karol Riese
Cc: Mark Whisenhunt
Subject: RE: Upcoming PC 21-10 questions

Good Morning,

The Borough's Wetlands Management Plan, adopted in 2012, serves primarily as an educational tool. This plan does not propose or include any new regulations or permitting requirements. It encourages voluntary practices to conserve and protect wetland resources within the Mat-Su. Staff notified the applicant of the non-code Voluntary Best Management Practices for Development around Waterbodies.

When notified, the applicant stated taxes will be paid soon. Staff will update the status of property taxes prior to the public hearing.

Regards,

Peggy Horton
Matanuska-Susitna Borough
Development Services Division
Planner II
907-861-7862

From: Peggy Horton
Sent: Monday, April 12, 2021 2:41 PM
To: Karol Riese <Karol.Riese@matsugov.us>
Cc: Mark Whisenhunt <Mark.Whsenhunt@matsugov.us>
Subject: RE: Upcoming PC 21-10 questions

Hello,

I am researching the issues and will develop a response within the staff report to present to the planning commission as a whole.

Thank you,

Peggy Horton
Matanuska-Susitna Borough
Development Services Division
Planner II
907-861-7862

From: Karol Riese <Karol.Riese@matsugov.us>
Sent: Monday, April 12, 2021 2:32 PM
To: Peggy Horton <Peggy.Horton@matsugov.us>
Cc: Mark Whisenhunt <Mark.Whsenhunt@matsugov.us>
Subject: FW: Upcoming PC 21-10 questions

Peggy,

Please send your response through me on this.

Thank you,
Karol

From: Mary Anderson <msbpcd1@gmail.com>
Sent: Monday, April 12, 2021 2:26 PM
To: Karol Riese <Karol.Riese@matsugov.us>
Subject: Re: Upcoming PC 21-10 questions

[EXTERNAL EMAIL - CAUTION: Do not open unexpected attachments or links.]
Hi Karol:

Still waiting for a response.

Mary

On Mon, Apr 5, 2021 at 2:51 PM Mary Anderson <msbpcd1@gmail.com> wrote:
Hi Karol:

Could you please pass this on to Peggy Horton or other staff handling this application?

Questions:

Corp of Engineers state the subject parcel contains “non-jurisdictional wetlands” appx.
0.7 acres. Will this fall under MSB wetlands regulations?

The MSB 2020 property tax for subject parcel appears to be outstanding. Has this been paid ?

Thanks.

Mary Anderson

--

Mary P. Anderson
MSB Planning Commissioner
District #1

--

Mary P. Anderson
MSB Planning Commissioner
District #1

**Site Visit notes and pictures taken by Kendra Johnson, MSB Code
Compliance Officer, during a site visit on July 10, 2020**

Notes from 7/10/2020 SV
Location 17N04W25D005
Northern Alliance Cultivation Proposed Site

Site Visit Conducted w/US Army Corps & MSB Code Compliance Officer Kendra Johnson

Access to property is boat/plane only during the summer and the ice road during the winter; We took a boat from the MSB boat launch across the lake to the site.

Casey was at the dock to meet us. There is a walking trail, a ATV road on one site and the access from the ice road on the other.

There is an existing residential home on site; and currently two green house frames. One is covered and the boxes are being built for the plants at this time.

Topographic of the property have changed. They have taken the gravel from on site to do the filling of the areas where the greenhouses are being built. They have cut the bank on the East and South East side of the property (see photos). The day we were on site was the morning after a very heavy rain storm and the low areas where gravel was extracted were full of water. When I asked how deep Casey estimated the hole was about 5-6 ft down under the water.

There was a very large overburden pile on site and Casey stated they were going to use it to backfill the hole and level the area out more; currently the ground was too muddy to work.

Lot lines were clearly marked along the North and the South, I walked to the top of the hill along the East property line where the power line is and took photos looking North, East, South and West (See photos)

Casey stated that he would like 4 more greenhouses if space permits; and said the proposed greenhouses should meet 100 ft setbacks from the lot lines.

I asked Casey about vegetation along the lot lines and what he was doing for odor mitigation. He said they are installing Carbon Filters in the greenhouses. There are large fans in the one end of the green house to pull air in; the other side has a black out vent (will not allow light in) and they are installing a thin mesh net to keep bugs out. The lower section of the green houses are covered with the thin mesh; and there is black out material that will cover the walls during specific times to block light. The entrances will have double doors with lock on each of them.

Emily with Army Corps said they will be drafting a letter and will CC us for our file.

There were no observations of MSB Code Violations at the time of the site Visit; and not operation of cultivation at this time.

07 10 2020



07 10 2020



07 10 2020



07 10 2020



07 10 2020





07 10 2020

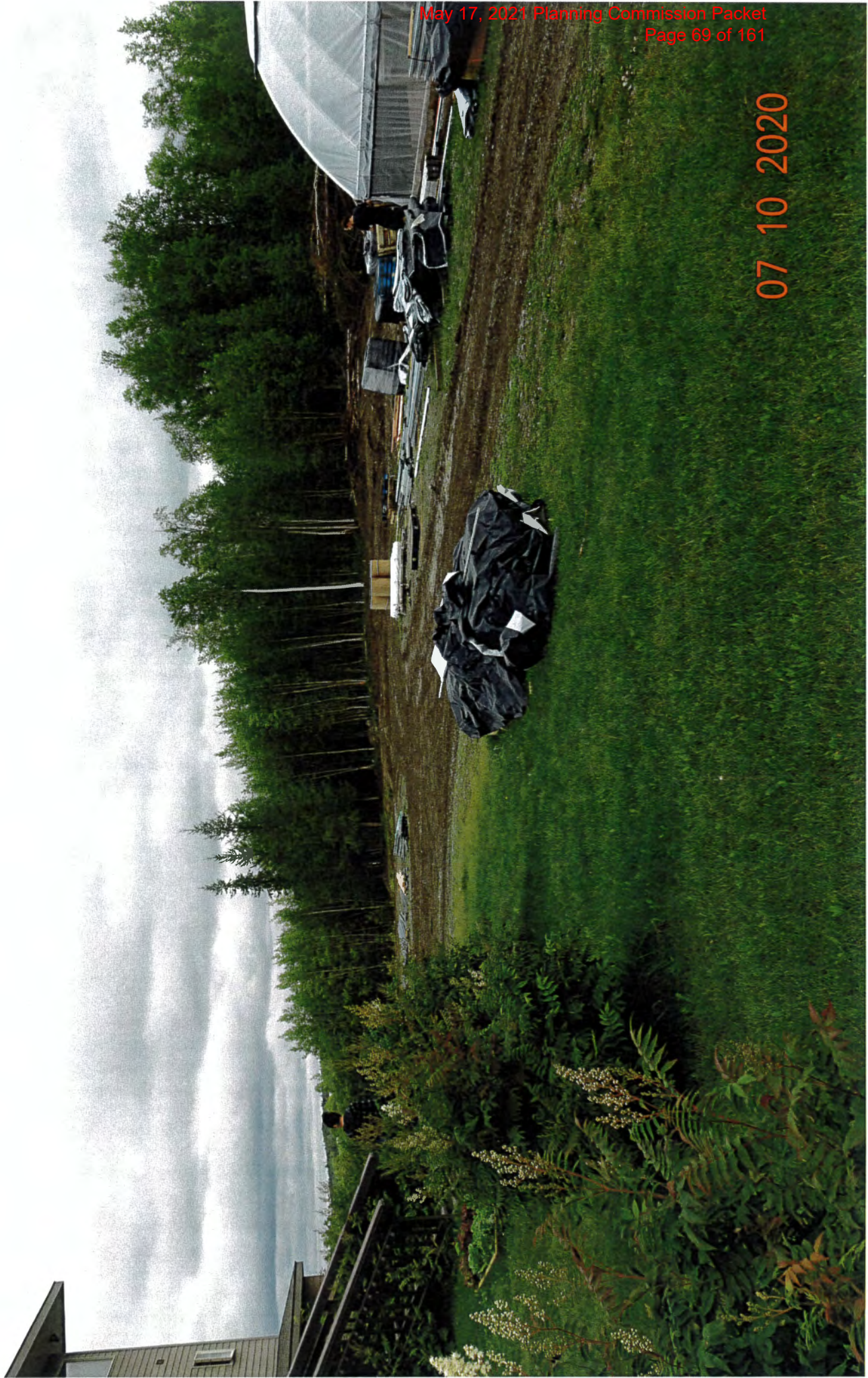


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07/10/2020



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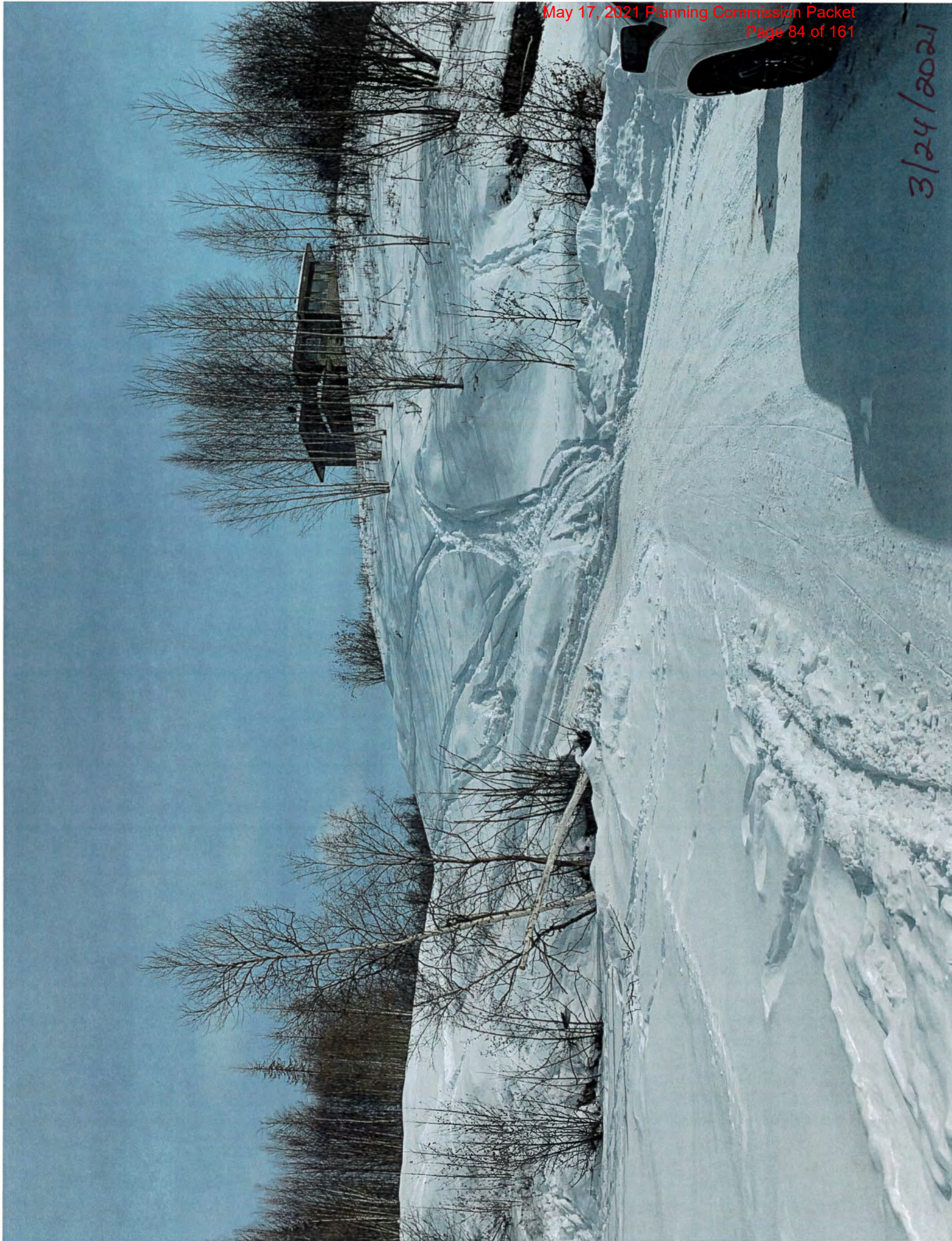




07 10 2020

**Site Visit photos taken by Mark Whisenhunt, MSB Planner II, during a
site visit on March 24, 2021**

3/24/2021



3/24/2021



3/24/2021



3/24/2021



3/24/2021





Certificate of Bulk Mailing — Domestic

Fee for Certificate

Up to 1,000 pieces (1 certificate for total number)

For each additional 1,000 pieces, or fraction thereof

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(Notice 123)

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Acceptance employee n
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paid by Permit Imprint, ir
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Number of Identical Weight Pieces 12	Class of Mail 1st	Postage for Each Mailpiece Paid <input type="checkbox"/> Verified	Number of Pieces to the Pound 50
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Total Number of Pounds 3.962	Total Postage Paid for Mailpieces 6.12	Fee Paid 8.80
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Mailed For Dev. Services	Mailed By Mikki
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It is hereby certified that the number of mailpieces presented and the associated postage and fee were verified. This certificate does not provide evidence that a piece was mailed to a particular address.

P-D

(Postmaster or Designee)



Peggy - Dev Sources

May 17, 2021 Planning Commission Packet

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56361000L013-A 1
BRAWNER NICK
UNIT A
301 E 77TH AVE
ANCHORAGE AK 99518

217N03W30C003 2
BURK DONALD E & VIVIENNE R
101
2805 DAWSON ST
ANCHORAGE AK 99503-3837

217N04W25D006 3
ELLENBURG MICHAEL REV LVG TR
SUITE 360
3500 LATOUCHE ST
ANCHORAGE AK 99508

217N04W25D004 4
GITTLEIN MATTHEW P & RITA M
4891 E STONEY HOLLOW DR
WASILLA AK 99654-4506

56361000L013-B 5
HALVERSON SUZANNE J
860 BOTANICAL HEIGHTS CIR
ANCHORAGE AK 99515

51859000L002 6
JOHNSON DALLAS & SUSAN REV LVG TR
JOHNSON DALLAS & SUSAN TRES
6700 GUNNISON DR
ANCHORAGE AK 99516

217N04W25D003 7
LOPEZ GUY & TONI
PO BOX 521274
BIG LAKE AK 99652-1274

217N04W25D005 8
MATSCHINER DAN J
9275 SW CLUB MEADOW
PORTLAND OR 97225

217N03W30C004 9
REIMANN ANTON J & JULIE A
STE 2 PMB 105
3060 N LAZY EIGHT CT
WASILLA AK 99654-4331

217N04W25D001 10
SOPP DOUGLAS G & FRED A K
10063 EXPLORER CIR
ANCHORAGE AK 99515

51859000L001 11
SOPP KEITH O & LINDA L
7304 HUNTER CIR
ANCHORAGE, AK 99502

12
BIG LAKE COMMUNITY COUNCIL
PO BOX 50931
BIG LAKE, AK 99652

tara0609
12
3/17/2021 3:35:15 PM

tara0609

12

3/17/2021 3:35:15 PM

The Planning Commission of the Matanuska-Susitna Borough will consider the following:

Applicant: Casey Wilkins, of Northern Alliance, LLC

Location: Tax ID #17N04W25D005 (No Site Address);
within Township 17 North, Range 4 West, Section 25, Seward Meridian

Request: An application for a conditional use permit under MSB 17.60 – Conditional Uses, has been submitted for the operation of a marijuana cultivation facility at the above location.

The Planning Commission will conduct a public hearing concerning the application for a conditional use permit on Monday, **May 17, 2021 at 6:00 p.m.** in the Borough Assembly Chambers, 350 E. Dahlia Avenue, in Palmer. This may be the only presentation of this item before the Planning Commission and you are invited to attend. **Please Note: Due to the ongoing Coronavirus/COVID-19 Pandemic, the method in which this meeting is being conducted may change. If a change to the meeting is necessary, it will be posted on the Borough website. The public is encouraged to check the Borough website prior to attending the public hearing for any changes to the meeting schedule or method.** The Planning Commission members may submit questions to the Planning Commission Clerk concerning the matter or request for more information from the applicant at the time of introduction. All questions and requests submitted by the Commission shall be in writing and copies will be provided to the applicant and made available to all interested parties and the public upon request. Answers to questions and additional material requests will be addressed in the staff report for the public hearing. Commission members may not receive or engage in ex-parte contact with the applicant, other interested parties in the application, or members of the public concerning the application or issues presented in the application.

Application material may be viewed online at www.matsugov.us by clicking on “All Public Notices & Announcements.” For additional information, you may contact Peggy Horton, Planner II, at 861-7862. **The public may provide verbal testimony in person at the meeting or telephonically by calling 1-855-290-3803.** You will hear “Joining conference” when you are admitted to the meeting. You will be automatically muted and able to listen to the meeting. When the Chair announces audience participation or a public hearing you would like to speak to, press *3; you will hear, “Your hand has been raised.” When it is your turn to testify, you will hear, “Your line has been unmuted.” State your name for the record, spell your last name, and provide your testimony. You have 3 minutes to state your concerns & comments. This is not a question and answer session. This is only for stating your concerns and comments. Written comments can be mailed to: MSB Development Services Division, 350 E. Dahlia Avenue, Palmer, AK 99645. You may e-mail comments to peggy.horton@matsugov.us. In order to be eligible to file an appeal for a decision of the Planning Commission, a person must be designated an “interested party.” See MSB 15.39.010 for the definition of “interested party.” The procedures governing appeals to the Board of Adjustment and Appeals are contained in MSB 15.39.010-250, which is available on the borough home page: www.matsugov.us, in the Borough Clerk’s office, and at various libraries within the borough.

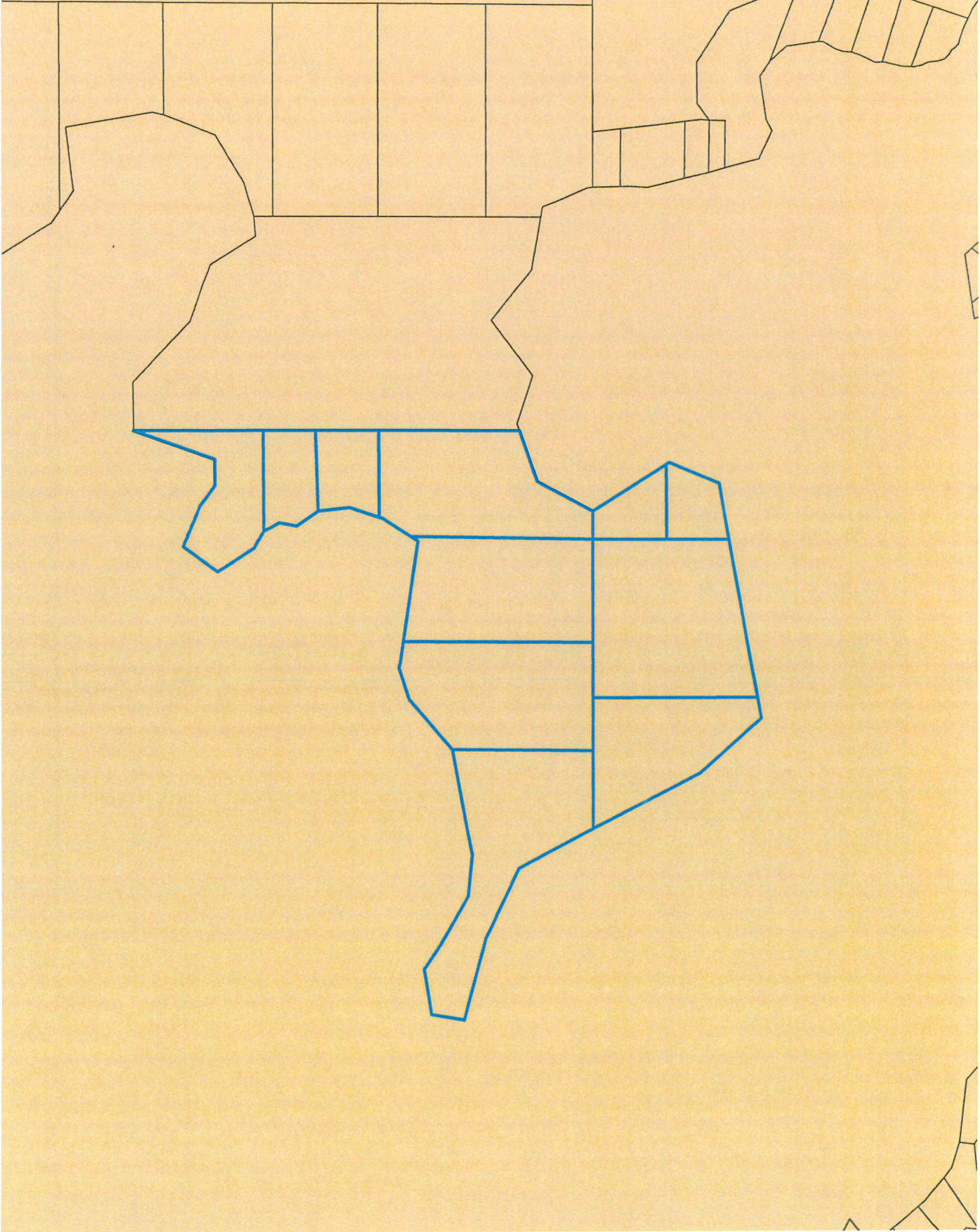
Comments are due on or before **April 16, 2021** and will be included in the Planning Commission packet for the Commissioner’s review and information. Please be advised that comments received from the public after that date will not be included in the staff report to the Planning commission, but will be provided to the Commission at the meeting.

Name: _____ **Mailing Address:** _____

Location/Legal Description of your property: _____

Comments: _____

Note: Vicinity Map Located on Reverse Side



MATANUSKA-SUSITNA BOROUGH DIRECTORY OF ORGANIZATIONS

Community Council - Big Lake				Board Exp	
Big Lake Community C			Board Position	Correspondence - Big Lake CC	
Company Representing				Term	to
PO Box 520931			Type of Term		
Big Lake	AK	99652	Member		
Home		Work		Cell	E-mail
Gambel		Bill	Board Position	Member 1 - Big Lake CC	
Company Representing				Term	to
PO Box 520504			Type of Term		
Big Lake	AK	99652-0504	Member	President	
Home		Work		Cell	E-mail
				(907) 232-0103	akchief@mtaonline.net
Ross		Jeff	Board Position	Member 2 - Big Lake CC	
Company Representing				Term	to
			Type of Term		
			Member	Secretary	
Home		Work		Cell	E-mail
				(907) 232-0321	alaskajeff@hotmail.com
Malo		Dave	Board Position	Member 3 - Big Lake CC	
Company Representing				Term	to
			Type of Term		
			Member	Treasurer	
Home		Work		Cell	E-mail
				(503) 559-9378	chinookdesigns@hotmail.com
Parson		Jill	Board Position	Member 4 - Big Lake CC	
Company Representing				Term	to
PO Box 521315			Type of Term		
Big Lake	AK	99652	Member		
Home	(907) 892-4404	Work		Cell	E-mail
					jparson@mtaonline.net

MATANUSKA-SUSITNA BOROUGH DIRECTORY OF ORGANIZATIONS

Community Council - Big Lake

Board Exp

Reeves	Becky		Board Position	Member 5 - Big Lake CC	
Company Representing				Term	to
				Type of Term	
			Member		
Home		Work		Cell	(907) 727-1628
				E-mail	chinook_99516@yahoo.com

Gorlick	Terry		Board Position	Member 7 - Big Lake CC	
Company Representing				Term	to
				Type of Term	
			Member	Vice President	
Home		Work		Cell	(907) 244-4304
				E-mail	terryg@ak.net

Information Contact

Total Board Members

Meeting Schedule

Meeting Location

Board Notes:

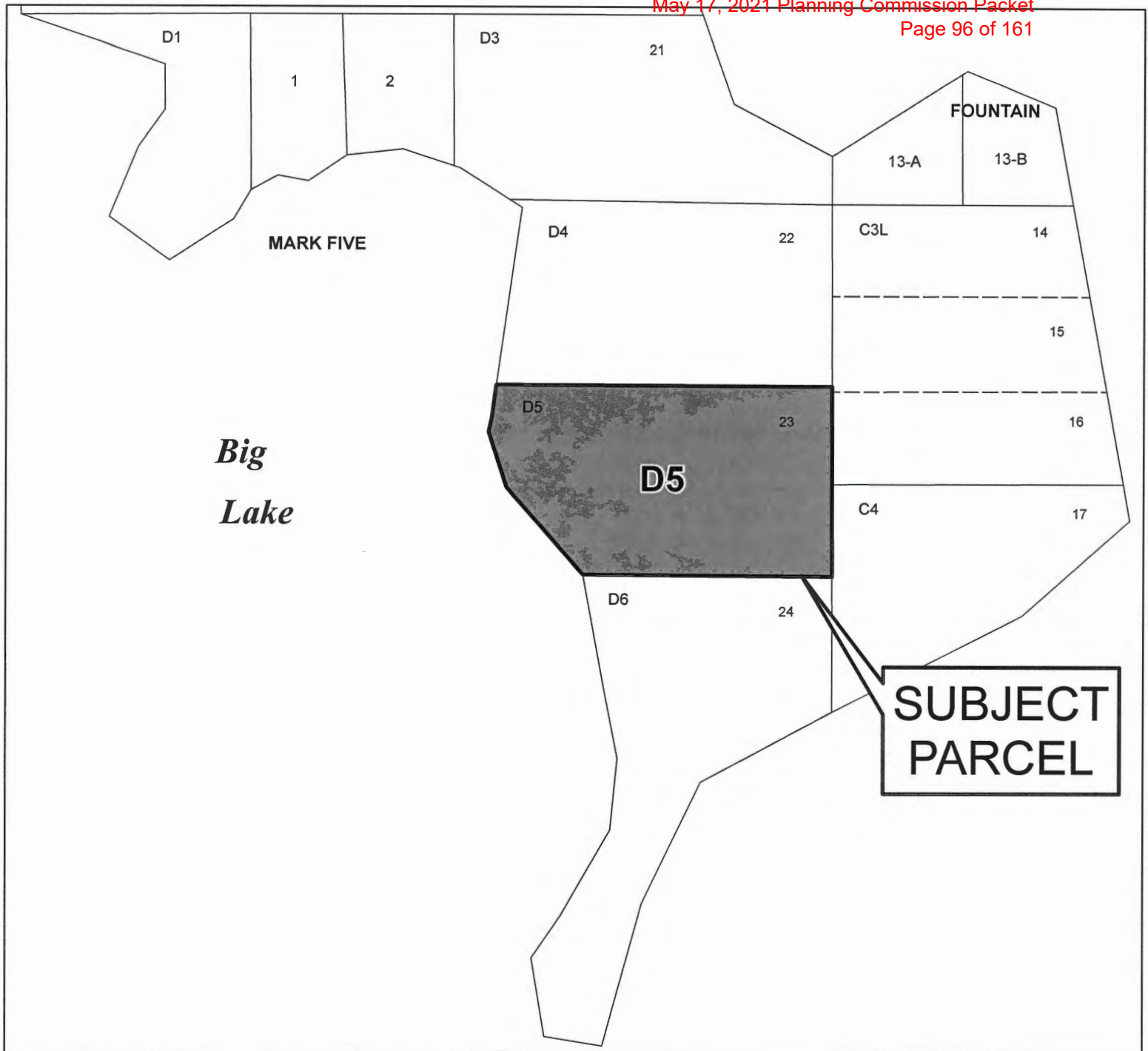
7 Members

2nd Tuesday of each month at 7 p.m. (Please check the Notice of Public Meetings schedule at: www.matsugov.us/publicmeetings for meeting information.)

Big Lake Lions Recreation Center

Established by RS 85-22A.

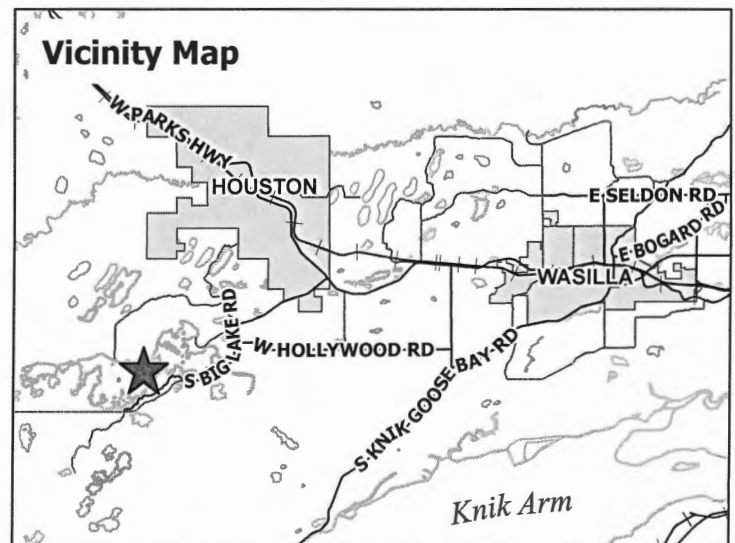
VICINITY MAP

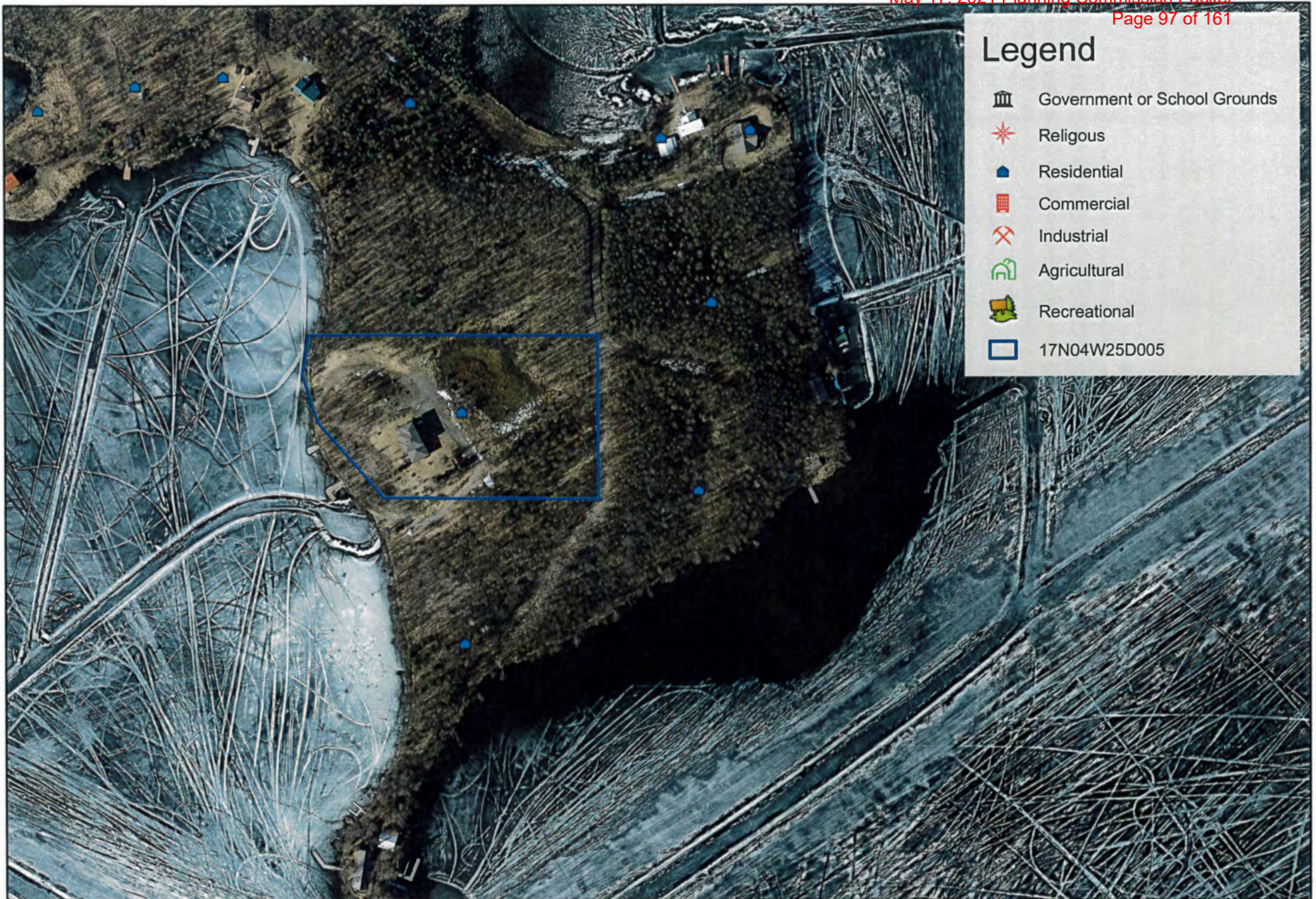


17N04W25D005











This map is solely for informational purposes only. The Borough makes no express or implied warranties with respect to the character, function, or capabilities of the map or the suitability of the map for any particular purpose beyond those originally intended by the Borough. For information regarding the full disclaimer and policies related to acceptable uses of this map, please contact the Matanuska-Susitna Borough GIS Division at 907-861-7801.





Legend

-  Government or School Grounds
-  Religious
-  Residential
-  Commercial
-  Industrial
-  Agricultural
-  Recreational
-  17N04W25D005

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Date: 4/28/2021
By: MSB Development Services
2019 Imagery

Northern Alliance, LLC

1 inch = 250 feet

0 250 500 Feet





Mat-Su Borough Wetlands Viewer

May 17, 2021 Planning Commission Packet
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Esri, HERE, Garmin, (c) OpenStreetMap contributors, and the GIS User community, Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community



Mat-Su Borough Parcels
CookInlet Wetlands

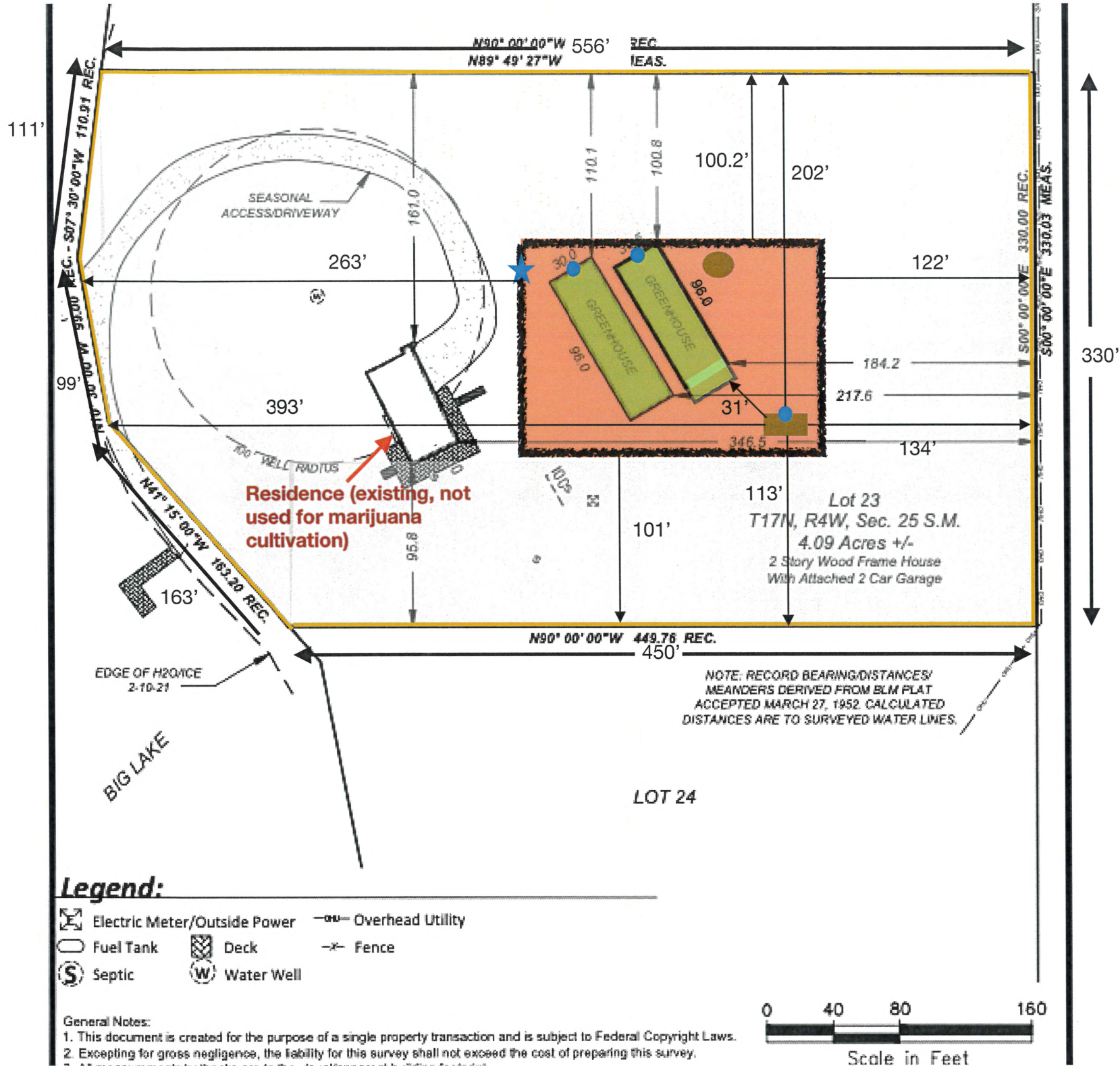
Depression
LAKE

This map is solely for informational purposes only. The Borough makes no express or implied warranties with respect to the accuracy, timeliness, or completeness of the map or the suitability of the map for any particular purpose beyond those originally intended by the providers. For information regarding the full disclaimer and policies related to acceptable uses of the map, please contact the Kotzebue Sound Borough GIS Division at 907 861 7068

Date: 3/25/2020

0 0.01 0.02 0.04

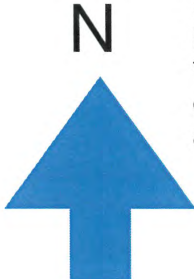
SITE PLAN



Northern Alliance LLC dba Northern Alliance
License #23902
MJ02 - Premises Diagram 1, 2 & 3
*Note: all area within boundaries of sight-obscuring wall or fence is a restricted access area

APR 28 2021

Received



Attachment B - Site Plan

APPLICATION MATERIAL



MATANUSKA-SUSITNA BOROUGH

Planning and Land Use Department

Development Services Division

350 East Dahlia Avenue • Palmer, AK 99645

Phone (907) 861-7822 • Fax (907) 861-8158

Email: permitcenter@matsugov.us

CONDITIONAL USE PERMIT FOR MARIJUANA RELATED FACILITIES – MSB 17.60

Carefully read instructions and applicable borough code. Fill out forms completely. Attach information as needed. Incomplete applications will not be processed.

Application fee must be attached:

- ☒ \$1,000 for Marijuana Retail Facility
☒ \$1,000 for Marijuana Cultivation Facility

Prior to the public hearing, the applicant must also pay the mailing and advertising fees associated with the application. Applicants will be provided with a statement of advertising and mailing charges. Payment must be made prior to the application presentation before the Borough Planning Commission.

Required Attachments for a Marijuana Cultivation Facility:

- ☒ Wastewater and Waste Material Disposal Plan – 17.60.160 (A)
☒ Odor Mitigation and Ventilation Plan – 17.60.160 (B)
☒ Hazardous Chemicals Information – 17.60.160 (C)
☒ Security plan – 17.60.160 (D)

(see CUP application narrative)

Required Attachments for Both Retail and Cultivation Facilities:

- ☐ Documentation demonstrating full compliance with applicable fire code – 17.60.150 (D) (2)

Subject Property: Township: 17N, Range: 4W, Section: 25, Meridian: S
MSB Tax ID# 17N04W25D005
SUBDIVISION: Mark Five BLOCK(S): _____ LOT(S): 23
STREET ADDRESS: 0005 Big No Road Big Lake, AK 99652
FACILITY / BUSINESS NAME: Northern Alliance

Ownership: A written authorization by the owner must be attached for an agent or contact person, if the owner is using one for the application. Is authorization attached? ☐ Yes ☐ No ☐ N/A

Name of Property Owner

Name of Agent / Contact for application

Dan Matschner

Casey Wilkins

Mailing: 9275 SW Club Meadow Lane
Portland, OR 97225

Mailing: PO Box 270122
Douglas, AK 99824

Phone: Hm _____ Fax _____

Phone: Hm _____ Fax _____

Wk _____ Cell 503 793 2732

Wk _____ Cell 907 957 3877

E-mail djm454@yahoo.com

E-mail alwaysredeye11c@gmail.com

Site Plan – Attach a detailed, to scale, site plan clearly showing the following information:	Attached
Proposed and existing structure(s) on the site. Indicate which structure(s) will be used for the proposed use. Dimensions and locations of all existing and proposed structures on the site in relationship to all property lines.	Attachment B
Signage – Existing and Proposed.	narrative
Location and dimensions for all access points to and from the site to public rights-of-way or public access easements.	narrative
Buffering – Fences, vegetation, topography, berms, and any landscaping	Attachments B, A, D
Drainage	narrative
Vehicular and pedestrian circulation patterns.	narrative
Exterior site lighting.	attachment B
Location and dimensions of parking areas to be provided	narrative
Scale and north arrow using standard engineering intervals such as 1" = 30', 1" = 50' or similar as required by project size.	✓

Map – Attach a detailed, to scale, vicinity map clearly showing the following information:	Attached
Identify all existing land uses within 1,000 feet.	attachment C
Scale and north arrow using standard engineering intervals such as 1" = 30', 1" = 50' or similar as required by project size.	✓

In order to grant a conditional use permit under MSB 17.60, the Planning Commission must find that each of the following requirements have been met. Explain the following in detail:	Attached
Is the conditional use compatible with and will it preserve or not materially detract from the value, character and integrity of the surrounding area?	narrative
Will the granting of the conditional use permit be harmful to the public health, safety, convenience and welfare?	"
Are sufficient setbacks, lot area, buffers and other safeguards being provided?	"
Does the conditional use fulfill all other requirements of MSB Chapter 17.60 pertaining to the conditional use in this section?	"
Describe measures taken to prevent any potential negative effect upon other properties in the area due to such factors as noise and odor.	"
Describe measures taken to reduce negative effects upon adjacent properties by: <ul style="list-style-type: none"> Increased property line and right-of-way buffers Planted berms and landscaping Site and building design features which contribute to the character of the surrounding area 	"
Describe how this use is compatible with the character of the surrounding area.	"
Current status of State License application process – 17.60.150 (D) (1)	"

17.60.170 Standards for Marijuana Retail Facilities:	Attached
Describe how the subject parcel is appropriate for the proposed conditional use. Include information detailing: <ul style="list-style-type: none">• The proximity of the proposed use to existing businesses;• The proximity of parcels developed with residential uses;• Whether the roads associated with the proposed use have been, or will be, appropriate for commercial use; and• Proposed hours of operations.	
Provide information showing minimum parking standards have been met as required by MSB 17.60.170 (B) and (C).	

Floor Plan for Marijuana Retail Facilities – Attach a detailed, to scale, floor plan clearly showing the following information:	Attached
Dimensions of all structures.	
Interior floor plans (specific location of the use or uses to be made of the development).	
Net floor area square footage calculations.	

OWNER'S STATEMENT: I am owner of the following property:

MSB Tax account #(s) 17N04W25D005 and, I hereby apply for approval of a conditional use permit to operate a marijuana related facility on the property as described in this application.



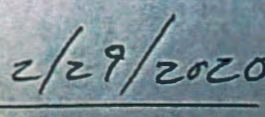
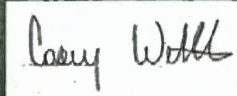
I understand all activity must be conducted in compliance with all applicable standards of MSB 17.60 and with all other applicable borough and state.

I understand that other rules such as local, state and federal regulations, covenants, plat notes, and deed restrictions may be applicable and other permits or authorization may be required. I understand that the borough may also impose conditions and safeguards designed to protect the public's health, safety and welfare and ensure the compatibility of the use with other adjacent uses.

I understand that it is my responsibility to identify and comply with all applicable rules and conditions, covenants, plat notes, and deed restrictions, including changes that may occur in such requirements.

I grant permission for borough staff members to enter onto the property as needed to process this application and monitor compliance. Such access will at a minimum, be allowed when the activity is occurring and, with prior notice, and at other times necessary to monitor compliance.

The information submitted in this application is accurate and complete to the best of my knowledge.

		
Signature: Property Owner	Printed Name	Date
	Casey Wilkins	3/1/2020
Signature: Agent	Printed Name	Date

MAR 26 2021

Received

Matanuska Susitna Borough Conditional Use Permit (CUP) Narrative

For a Standard Marijuana Cultivation Facility

Located at D005 No Road, Big Lake, Alaska 99652

Operated by Northern Alliance LLC dba Northern Alliance

Wastewater and Waste Material Disposal Plan – 17.60.160 (A)

A nutrient enriched solution may be applied to the outdoor growing beds. The watering solution will be delivered at the levels required by the plants, so there will be little waste water by design. Any resulting waste water will be non-hazardous and will be absorbed into the ground. Per a conversation with the Alaska Department of Environmental Conservation (DEC), since no wastewater is being discharged into or onto waters of the state, and this is standard agricultural watering, no DEC permit is required. While no water runoff is expected, straw bale baffles or other runoff prevention devices will be installed to prevent runoff from entering the lake.

There was some concern that the property and proposed area for development included wetlands. The Army Corps of Engineers (ACOE) have been contacted and are in the process of a site visit and a jurisdictional determination. However, the applicant believes that since there is no surface water connection between the wetlands indicated on this site and the nearest waterbody (Big Lake), that the ACOE will find that they do not have jurisdiction over this area.

Northern Alliance LLC will be disposing of: (1) marijuana that is identified as contaminated, infected or is otherwise rejected for quality or fails to meet quality testing, (2) waste from marijuana flower, plant material and trimmings, (3) any other materials or containers in contact with marijuana that risks contamination, and (4) any other marijuana deemed as waste by the Marijuana Control Board (MCB) or director. Marijuana waste will be stored away from all other marijuana, be secured in the licensed premises, and be under continual video surveillance. Disposal will follow state law and regulations, but will include notifying Alcohol and Marijuana Control Office (AMCO), rendering marijuana unusable by grinding and then mixing with other compostable material such as, food waste, yard waste, cardboard, paper, soil or growing medium until the resulting mixture is no more than fifty percent (50%) marijuana waste, and logging all marijuana waste, tracking the type, date of disposal, reason for disposal, date it was rendered unusable, and final destination. The marijuana waste mixture will be composted on-site. Northern Alliance LLC does not anticipate much liquid waste as they will be monitoring watering of plants; any runoff will be non-hazardous and will simply be absorbed into the ground.

Odor Mitigation and Ventilation Plan – 17.60.160 (B)

The geography, surrounding vegetation, and lack of public access to the site will prevent odor detection by the public. The nearest residences are over 600' away from the growing area, a distance suitable, when combined with the geography and vegetation of the site, to prevent odor detection. The outdoor cultivation area is around 40' higher than any neighboring structure and residence. Carbon filters in each greenhouse will reduce odor. Exhaust fans in the greenhouses will direct air in a direction away from the closest residential neighbors. Carbon filters and exhaust fans will be maintained in accordance with the manufacturer's recommendations.

Hazardous Chemicals Information – 17.60.160 (C)

Northern Alliance LLC will not use hazardous chemicals at the cultivation facility. Any fungicide or insecticide will be EPA-approved. No CO₂ will be used during cultivation. Cleaning products will be similarly non-toxic. Fungicides, insecticides, herbicides, cleaning products, and other chemicals will be used, stored, and disposed of in accordance with their respective manufacturer's recommendations, and comply with all local, state, and federal laws. Small amounts of chemicals will be kept in the greenhouses during use. Larger containers will be kept in the secured mini house.

Security plan – 17.60.160 (D)

There are significant features regarding security and safety required by state law. Since the site is not accessible by road (it is accessible only by water and air), access will be difficult for most, heavily limit who is able to access the area. Licensed outdoor premises will prevent viewing by the public with a sight obscuring greenhouse walls. Marijuana, video records, and other sensitive and valuable items will be kept in a locked and secured mini house on the licensed premises.

A security system will be continuously active to ensure no unauthorized access is left unnoticed. Required signage stating "Restricted access area. Visitors must be escorted." will be posted on the exterior doors of the mini house and greenhouses. Additional signs stating "No persons under the age of 21 are allowed" will also be posted along the fencing. All visitors must be escorted by either a licensee or designated employee at all times during their visit to the restricted access areas.

All doors leading to restricted access areas, including entrances to greenhouses, will have commercial grade locks. Doors to greenhouses will be locked whenever someone is not actively working in the greenhouse. Video surveillance will monitor all doors accessing restricted access areas.

Outdoor growing will take place in secured greenhouses. All greenhouses and a pathway between greenhouses and the secured west entry will be surrounded by a sight-obscuring fence at least 6' high which will be chain link covered in sight cloth.

Exterior lighting will be present near the doors to the secured mini house and greenhouses. The outdoor lighting will be positioned in such a way to ensure surveillance cameras can record a clear image of any individual within 20 feet of any entrance to the licensed premises or anyone working within the greenhouses. The outdoor lighting system will be LED, mounted approximately 10 feet high, and will facilitate surveillance. Lighting will be directed downwards and will include proper lenses to prevent light spillage off the property. The position of the residence, the geography and topography of the property, and the forested nature of the property will further prevent light spillage off the property.

Motion sensors for lighting and the video surveillance system will ensure that suitable video footage is captured whenever motion is detected. The long daylight hours during the growing season will help provide lighting to facilitate surveillance.

The greenhouses and mini house will be equipped with ample lighting and video surveillance cameras to provide recordings of any area where marijuana is grown, cured, processed, and packaged, or where marijuana waste is destroyed. Exterior cameras will be positioned to provide a clear view adequate to identify any individual within 20 feet any exterior entrance.

A caretaker will live on-site and provide around the clock security and monitoring of the site. Suspicious activity will be investigated and law enforcement contacted as necessary. All employees will be given training and education on all security measures and processes, including testing of security system and video surveillance system, arming and disarming the security system, when to contact authorities, and protocols in the event of a security breach.

Additional Narrative Regarding Site Plan & Map Documents

- There will be no advertising signage for the facility. "No Trespassing" signs may be placed as needed;
- The only public access points to the property are the lakefront, primarily via the dock;

- Drainage patterns can be inferred from the topographical map (attached) and will likely drain away from the lake;
- No vehicular or pedestrian circulation patterns are shown as there is no public access to the site and cultivation facility;
- There will be one or two employees in addition to the owner/operator;
- No parking areas are shown since there is no road access to the site;
- Commercially-manufactured greenhouses are 30' x 96'.

Is the conditional use compatible with and will it preserve or not materially detract from the value, character and integrity of the surrounding area?

The cultivation facility will be located in the central part of the 4 acre parcel. Geography (the outdoor cultivation area is around 40' higher than any neighboring structure and residence), surrounding vegetation (there are significant forested areas on-site), and required sight-obscuring greenhouse walls will prevent visual notice of the cultivation facility by the public. The cultivation area will be positioned to be as far away as functionally possibly from the one possible public access point (the lake). The nearest residences are over 600' away from the growing area, a distance suitable, when combined with the geography and vegetation of the site, to prevent noise and odor detection. Carbon filters in all greenhouses will reduce the magnitude of any odor significantly. Noise produced is expected to be minimal (similar to vegetable and flower production), so will not materially detract from the surrounding area. Traffic to the facility is expected to be very minimal (1-2 boat or air plane trips per week) and will not detract from the surrounding area, especially considering the current level of watercraft activity in the area.

Photos attached as Attachment A show the vegetation and geography of the property, reinforcing that these natural features reduce many impacts on neighboring properties or the publicly-accessible lake.

Will the granting of the conditional use permit be harmful to the public health, safety, convenience and welfare?

No. Significant security measures are required by the state and will be operating at the site. These include security cameras, exterior lighting, alarm systems, visitor access restrictions, secured doors, policies and procedures regarding loitering, unauthorized access, marijuana tracking and transportation, marijuana diversion, and much more. The remoteness and low accessibility of the site will make unauthorized access to the site extremely difficult.

There will be no health impacts to the public, as only non-hazardous fertilizers and pesticides will be used. Soil amendments and other products will be organic where possible and used in the

lowest possible amounts, to reduce any impacts on soil, water and air. The distance from the cultivation site to the lake is such that the likelihood of any type of contamination is extremely unlikely. The cultivation of marijuana outdoors requires very little electricity and some water, but neither in quantities expected to negatively affect the area or the ability of neighboring properties to meet their current needs.

Are sufficient setbacks, lot area, buffers and other safeguards being provided?

Yes. The cultivation site will be located on the 4 acre property and any cultivation facilities will be set back 50 feet from public rights-of-way and 100 feet from lot lines per MSB 17.60.160(E). The nearest neighboring residence is over 600' away from the cultivation area. A recent professional survey (attachment E) shows the greenhouses meet required setbacks.

Does the conditional use fulfill all other requirements of MSB Chapter 17.60 pertaining to the conditional use in this section?

Yes. The conditional use fulfills other requirements of MSB 17.60 (Conditional Uses). Documentation and explanation of this is found throughout the CUP application.

Describe measures taken to prevent any potential negative effect upon other properties in the area due to such factors as noise and odor.

Siting of the cultivation facilities, odor filtration in all cultivation facilities, and the low level of noise impact associated with outdoor marijuana cultivation (e.g. no heavy machinery) will reduce and prevent negative effects on surround properties. Most activity will occur during daytime working hours. Activities causing significant noise, while not expected, will be confined to daytime hours whenever possible. Long daylight hours and controlled outdoor lighting will reduce any possible light pollution or disturbance. Site geography and vegetation, along with naturally-occurring factors (e.g. warm air rising from site, taking odor with it), will lead to minimal impacts on other properties.

Describe measures taken to reduce negative effects upon adjacent properties by:

- Increased property line and right-of-way buffers

All property line and ROW buffers will be observed. Forested/vegetated areas will provide additional odor and sight obstruction.

- Planted berms and landscaping

The natural geography of the site prevents outside observation and required sight-obscuring greenhouse walls will prevent visual notice of the cultivation facility by the public.

- Site and building design features which contribute to the character of the surrounding area

The commercially manufactured greenhouses or hoop houses are commonly viewed in rural areas and contribute to a farm-like feel. Again, these will not be easily viewable by the public, but should they be seen, from the air for example, they will not be considered offensive by a reasonable individual.

Describe how this use is compatible with the character of the surrounding area.

The surrounding area is comprised entirely of residential uses (with one adjacent property currently vacant) on large (multi acre) lots. The adjacent lake is used heavily for recreation activities, with significant amounts of traffic during the summer months.

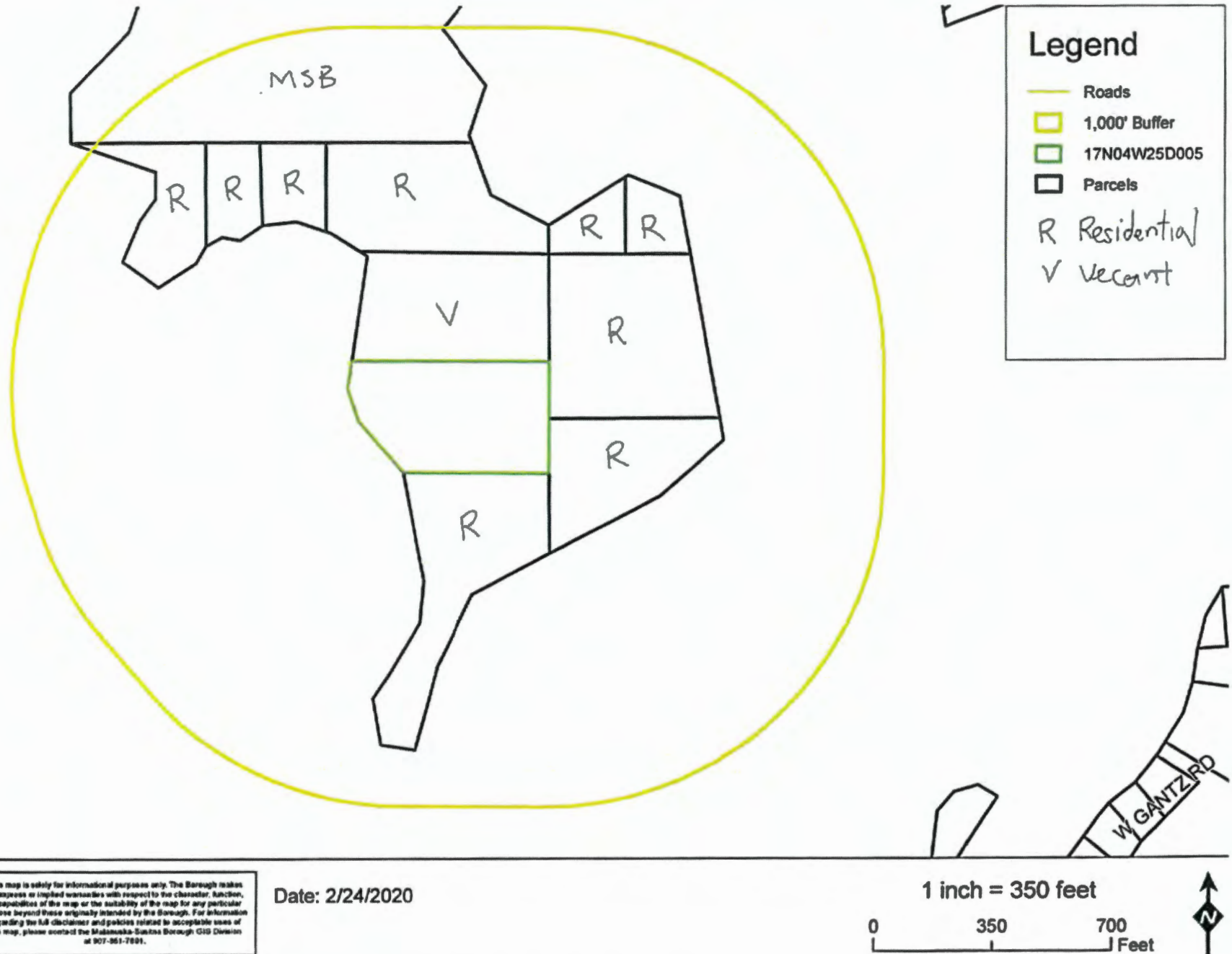
Due to the large lot size and rural/limited access of the area, it is expected that similar low-impact activities such as outdoor gardening, farming, or animal husbandry occur on nearby properties. The proposed use is low-impact, non-industrial, with little associated traffic, and completely unobservable from adjacent or public areas; for these reasons it should be compatible with the character of the surrounding area. Outdoor cultivation facilities in much more highly-trafficked areas, and with closer neighboring uses than this facility have been approved by the State of Alaska and MSB.

Current status of State License application process – 17.60.150 (D) (1)

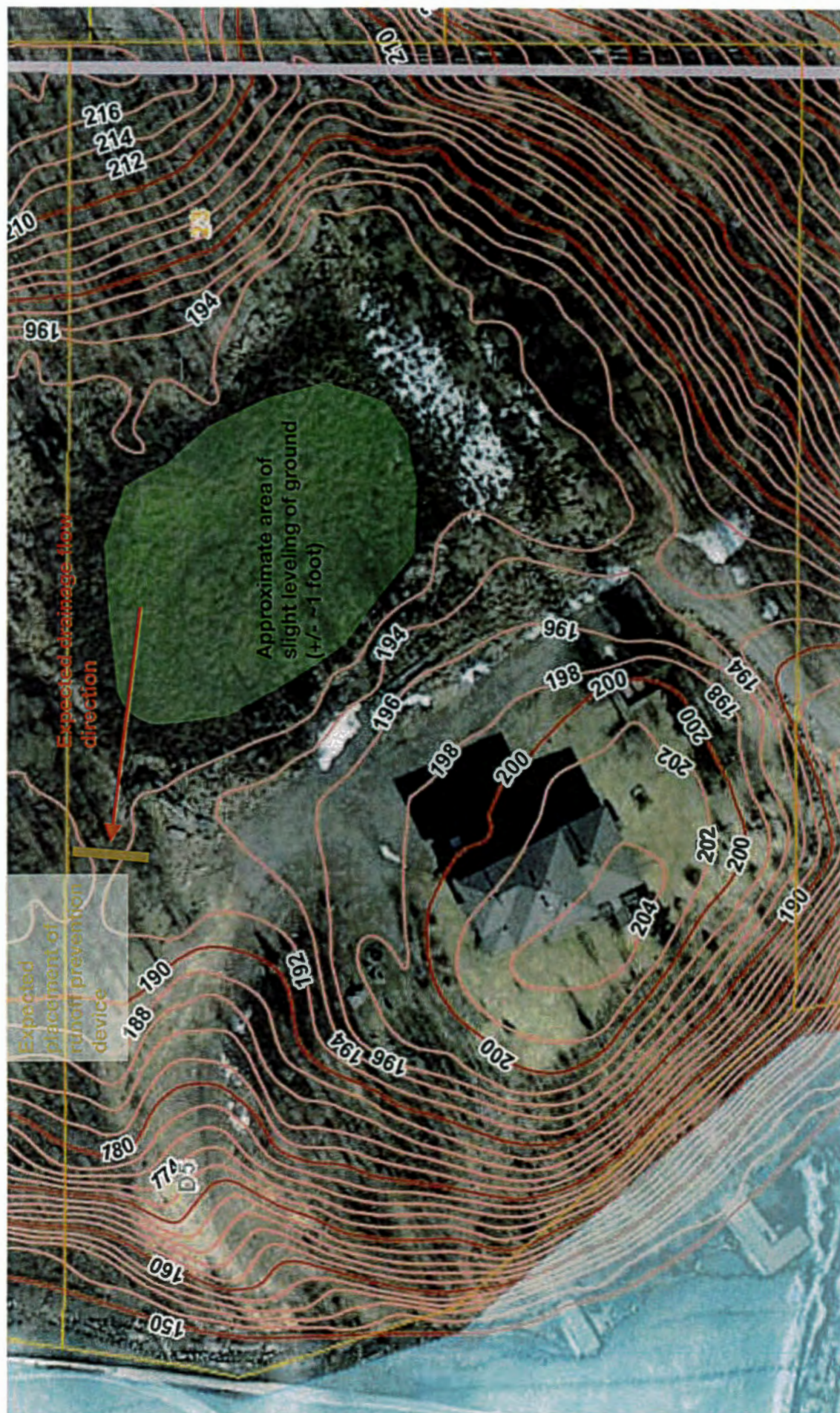
Northern Alliance LLC submitted state application documents to the Marijuana Control Board (MCB) on February 21, 2020. At the April 2-3, 2020 MCB meeting, the board voted to approve the application with delegation, meaning the board has authorized AMCO staff to issue the license once all outstanding approvals are received. A critical approval is the Mat-Su Borough conditional use permit.



Attachment A - Site pictures



Attachment C - Existing uses within 1000'

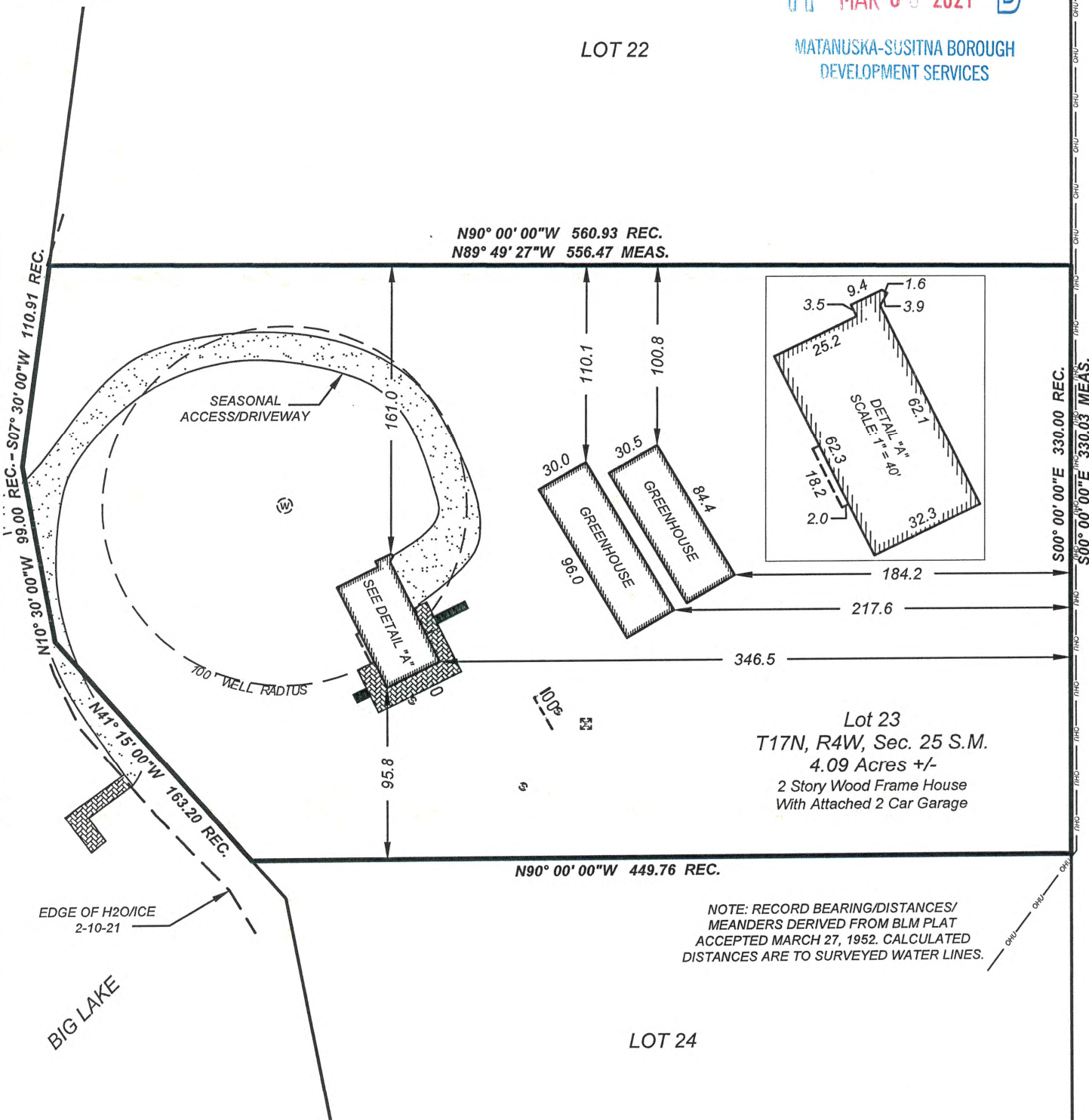


Attachment D - Topography

Frontier Surveys, LLC Project No: 21-071	Date: 2/15/2021
Ordered By: Casey Wilkins	Plat: BLM
	Grid: N/A



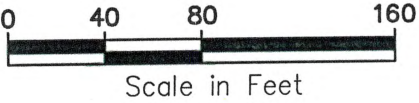
LOT 22



Legend:

- Electric Meter/Outside Power
- Fuel Tank
- Septic
- Overhead Utility
- Deck
- Water Well
- Fence

General Notes:
1. This document is created for the purpose of a single property transaction and is subject to Federal Copyright Laws.
2. Excepting for gross negligence, the liability for this survey shall not exceed the cost of preparing this survey.
3. All measurements/setbacks are to the visual/apparent building footprint.
4. All dimensions to property lines are plus/minus 0.1ft.



This survey complies with the ASPLS Mortgage Location Standards. The survey represents visible improvements and conditions at the time of the survey. This document does not constitute a boundary survey and is subject to any inaccuracies that a subsequent boundary survey may reveal. It is the responsibility of the Owner to determine the existence of any easements, covenants, or restriction which do not appear on the record plat. Under no circumstances should this document be used for construction or for establishing a boundary or fence line.

As-Built Survey of:
Lot 23, T17N, R4W, Sec. 25 S.M.

I, Pierre Stragier, hereby certify that this Mortgage Inspection Survey was performed by me, or under my direct supervision on February 10th, 2021.

Frontier Surveys, LLC
650 W. 58th Ave. Suite E Anchorage, Alaska 99518
907.460.1686 - info@frontiersurveys.com
www.frontiersurveys.com

Attachment E



MINI-HOUSE



THE STATE
of **ALASKA**
GOVERNOR MIKE DUNLEAVY

**Department of Commerce, Community,
and Economic Development**

ALCOHOL & MARIJUANA CONTROL OFFICE

550 West Seventh Avenue, Suite 1600
Anchorage, AK 99501
Main: 907.269.0350

May 15, 2020

Northern Alliance LLC
DBA: Northern Alliance
Via: alwaysredeyellc@gmail.com

Re: Northern Alliance #23902

Dear Northern Alliance LLC:

At the April 2 - 3, 2020, meeting of the Marijuana Control Board in Anchorage, Alaska, the board voted to approve your new standard marijuana cultivation facility application with delegation to the director. Delegation means that the board has authorized me to issue the license once all outstanding approvals are received.

Attached are post-approval instructions and the pre-inspection checklist, which provide information on your next steps. Please note that the pre-inspection checklist is informational. You will be provided with an individualized checklist at the appropriate time.

Please contact marijuana.licensing@alaska.gov with any questions.

Sincerely,

A handwritten signature in blue ink, appearing to read "Carrie Craig".

Carrie Craig
Records and Licensing Supervisor

For
Glen Klinkhart,
Interim Director

cc: License File
Matanuska – Susitna Borough



THE STATE
of **ALASKA**
GOVERNOR MIKE DUNLEAVY

Department of Public Safety

DIVISION OF FIRE AND LIFE SAFETY
Plan Review Bureau - Anchorage

5700 East Tudor Road
Anchorage, Alaska 99507-1225
Main: 907.269.2004

Matanuska-Susitna Borough
Development Services

Fax: 907.269.0098

July 06, 2020

Casey Wilkins
PO Box 240122
Douglas, AK 99824

JUL 08 2020

Received

SUBJECT: Northern Alliance (D005 No. Rd.) - Full Plan
Review
CITY: Big Lake
PLAN REVIEW: 2020Anch1219
TYPE OF CONSTRUCTION: VB
OCCUPANCY: F1
2012 INTERNATIONAL BUILDING AND FIRE CODE

Dear Casey Wilkins:

Plans for the subject facility have been reviewed by this office for conformity with the State Fire Safety Regulations and are hereby approved as submitted. Enclosed is a certificate of approval that must be posted on the premises until completion of the above facility. You are prohibited to occupy this building until construction is completed as approved. Any changes to the approved plans must be submitted to this office for review and approval.

Approval of submitted plans is not approval of omissions or oversights by this office or noncompliance with any applicable regulations of the Municipal Government. The plans have not been reviewed for compliance with the federal Americans with Disabilities Act or structural requirements.

It must be understood that the inclusion of and compliance with State Fire Safety Regulations does not preclude the necessity of compliance with the requirements of local codes and ordinances.

If we can be of further assistance in this matter, please feel free to contact us at the address above.

Sincerely,

A handwritten signature in black ink, appearing to read "Steven Josten".

Steven Josten
Plans Examiner

Enclosure: Approval Certificate

Matanuska-Susitna Borough
Development Services

JUL 08 2020

Received

State of Alaska
Office of the State Fire Marshal
Plan Review

This is to certify that the plans for this building were reviewed by the *State Fire Marshal*
on July 06, 2020 for conformance with AS 18.70.010 -- 100; 13 AAC 50.027.

This certificate shall be posted in a conspicuous place on the premises named
Northern Alliance (D005 No. Rd.) and shall remain
posted until construction is completed.

NOTICE: Any changes or modifications to the approved plans must be resubmitted for
review by the *State Fire Marshal*.

Plan Review #: 2020Anch1219

By: 

Authority: AS 18.70.080

Form: 12-741
(6/01)

Full Plan Review

Steven Josten
Plans Examiner



DEPARTMENT OF THE ARMY
ALASKA DISTRICT, U.S. ARMY CORPS OF ENGINEERS
REGULATORY DIVISION
P.O. BOX 6898
JBER, AK 99506-0898

July 16, 2020

Regulatory Division
POA-2020-00225

Northern Alliance LLC
Attention: Mr. Casey Wilkins
Post Office Box 230588
Douglas, Alaska 99824

Dear Mr. Wilkins:

This is in response to your June 25, 2020 request for an Approved Jurisdictional Determination (AJD) for a parcel of land located at Latitude 61.53236° N., Longitude 149.90517° W.; in Big Lake, Alaska.

Based on our review of the information available to us, and an on-site assessment on July 10, 2020, we have determined that the subject parcel contains non-jurisdictional wetlands. The wetlands on your property are isolated. Therefore, a Department of the Army (DA) permit is not required. A copy of the AJD form is available at: www.poa.usace.army.mil/Missions/Regulatory/JurisdictionalDeterminations under the above file number.

This jurisdictional determination does not establish any precedent with respect to any other jurisdictional determination under Section 404 of the Clean Water Act.

For regulatory purposes, the Corps of Engineers defines wetlands as those areas that are inundated or saturated by surface or groundwater at a frequency and duration sufficient to support, and under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soil conditions.

This approved jurisdictional determination is valid for a period of five years from the date of this letter, unless new information supporting a revision is provided to us before the expiration date. Also, enclosed is a Notification of Administrative Appeals Options and Process and Request for Appeal form regarding this approved jurisdictional determination (see section labeled "Approved Jurisdictional Determination").

Nothing in this letter excuses you from compliance with other Federal, State, or local statutes, ordinances, or regulations.

-2-

Please contact me via email at: Emily.N.Vullo@usace.army.mil, by mail at the address above, by phone at (907) 753-2704, or toll free from within Alaska at (800) 478-2712, if you have questions. For more information about the Regulatory Program, please visit our website at: www.poa.usace.army.mil/Missions/Regulatory.

Sincerely,

A handwritten signature in black ink that reads "Emily Vullo". The signature is written in a cursive, flowing style.

Emily Vullo
Regulatory Specialist

Enclosures



**U.S. ARMY CORPS OF ENGINEERS
REGULATORY PROGRAM
APPROVED JURISDICTIONAL DETERMINATION FORM (INTERIM)
NAVIGABLE WATERS PROTECTION RULE**

I. ADMINISTRATIVE INFORMATION

Completion Date of Approved Jurisdictional Determination (AJD): 7/13/2020

ORM Number: POA-2020-00225

Associated JDs: N/A

Review Area Location¹: State/Territory: AK City: Big Lake County/Parish/Borough: Mat-Su Borough

Center Coordinates of Review Area: Latitude 61.53236 Longitude -149.90517

II. FINDINGS

A. Summary: Check all that apply. At least one box from the following list **MUST** be selected. Complete the corresponding sections/tables and summarize data sources.

- ☐ The review area is comprised entirely of dry land (i.e., there are no waters or water features, including wetlands, of any kind in the entire review area). Rationale: N/A
- ☐ There are "navigable waters of the United States" within Rivers and Harbors Act jurisdiction within the review area (complete table in Section II.B).
- ☐ There are "waters of the United States" within Clean Water Act jurisdiction within the review area (complete appropriate tables in Section II.C).
- ☒ There are waters or water features excluded from Clean Water Act jurisdiction within the review area (complete table in Section II.D).

B. Rivers and Harbors Act of 1899 Section 10 (§ 10)²

§ 10 Name	§ 10 Size	§ 10 Criteria	Rationale for § 10 Determination
N/A.	N/A.	N/A.	N/A.

C. Clean Water Act Section 404

Territorial Seas and Traditional Navigable Waters ((a)(1) waters): ³			
(a)(1) Name	(a)(1) Size	(a)(1) Criteria	Rationale for (a)(1) Determination
N/A.	N/A.	N/A.	N/A.

Tributaries ((a)(2) waters):			
(a)(2) Name	(a)(2) Size	(a)(2) Criteria	Rationale for (a)(2) Determination
N/A.	N/A.	N/A.	N/A.

Lakes and ponds, and impoundments of jurisdictional waters ((a)(3) waters):			
(a)(3) Name	(a)(3) Size	(a)(3) Criteria	Rationale for (a)(3) Determination
N/A.	N/A.	N/A.	N/A.

Adjacent wetlands ((a)(4) waters):			
(a)(4) Name	(a)(4) Size	(a)(4) Criteria	Rationale for (a)(4) Determination
N/A.	N/A.	N/A.	N/A.

¹ Map(s)/figure(s) are attached to the AJD provided to the requestor.

² If the navigable water is not subject to the ebb and flow of the tide or included on the District's list of Rivers and Harbors Act Section 10 navigable waters list, do NOT use this document to make the determination. The District must continue to follow the procedure outlined in 33 CFR part 329.14 to make a Rivers and Harbors Act Section 10 navigability determination.

³ A stand-alone TNW determination is completed independently of a request for an AJD. A stand-alone TNW determination is conducted for a specific segment of river or stream or other type of waterbody, such as a lake, where upstream or downstream limits or lake borders are established. A stand-alone TNW determination should be completed following applicable guidance and should NOT be documented on the AJD Form.



**U.S. ARMY CORPS OF ENGINEERS
REGULATORY PROGRAM
APPROVED JURISDICTIONAL DETERMINATION FORM (INTERIM)
NAVIGABLE WATERS PROTECTION RULE**

D. Excluded Waters or Features

Excluded waters ((b)(1) – (b)(12)): ⁴				
Exclusion Name	Exclusion Size		Exclusion ⁵	Rationale for Exclusion Determination
Wetland	0.7	acre(s)	(b)(1) Non-adjacent wetland.	There is no direct surface water connection to an (a)(1), (a)(2), or (a)(3) water.

III. SUPPORTING INFORMATION

A. Select/enter all resources that were used to aid in this determination and attach data/maps to this document and/or references/citations in the administrative record, as appropriate.

- ☐ Information submitted by, or on behalf of, the applicant/consultant: N/A
This information is not sufficient for purposes of this AJD.
Rationale: N/A or describe rationale for insufficiency (including partial insufficiency).
- ☐ Data sheets prepared by the Corps: N/A
- ☒ Photographs: Aerial and Other: Google Earth '18; Mat-Su Parcel Viewer '19, '20; Onsite '20
- ☒ Corps site visit(s) conducted on: 07/10/2020
- ☐ Previous Jurisdictional Determinations (AJDs or PJDs): N/A
- ☒ Antecedent Precipitation Tool: provide detailed discussion in Section III.B.
- ☒ USDA NRCS Soil Survey: <https://websoilsurvey.sc.egov.usda.gov/App/WebSoilSurvey.aspx> 07/2020
- ☒ USFWS NWI maps: <https://www.fws.gov/wetlands/data/Mapper.html> 07/2020
- ☒ USGS topographic maps: Mat-Su Parcel Viewer 2011 topo maps and contours

Other data sources used to aid in this determination:

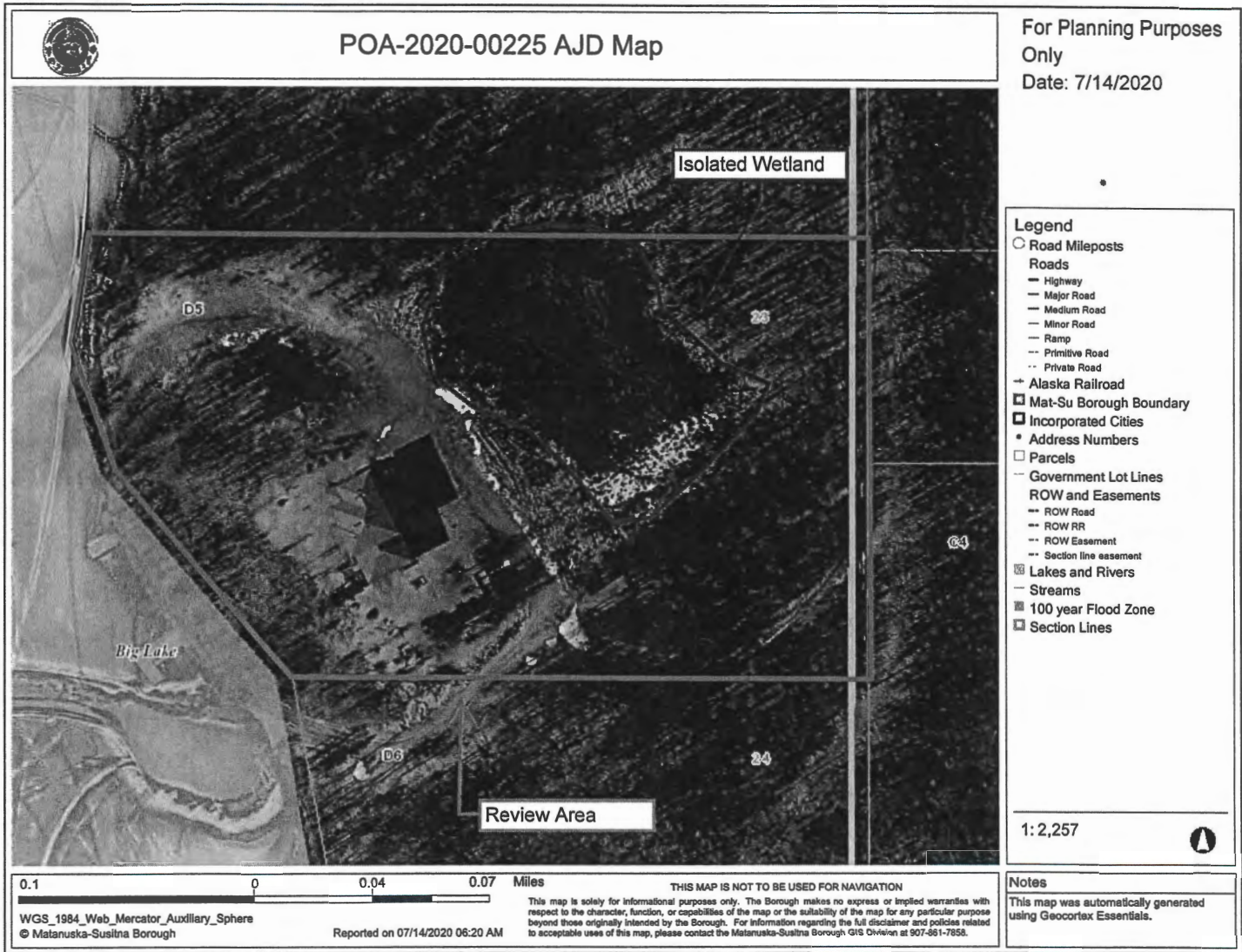
Data Source (select)	Name and/or date and other relevant information
USGS Sources	N/A.
USDA Sources	N/A.
NOAA Sources	N/A.
USACE Sources	N/A.
State/Local/Tribal Sources	Cook Inlet Wetlands Mapper 07/2020
Other Sources	N/A

B. Typical year assessment(s): The APT tool was used and created a graph and table called the "Antecedent Precipitation vs Normal Range based on NOAA's Daily Global Historical Climatology Network." The first observation date was for the date of the site visit, 07/10/20. The periodic range was the 30-day period preceeding the observation date. The geographic range included weather stations within 30 miles of where the wetland is located. The wetness condition on the site date, July 10, 2020, was determined to be normal, in May, it was determined to be dry, and in April, it was determined to be dry. Overall, the conditions were determined to be drier than normal for the site.

C. Additional comments to support AJD: Even though the site conditions were drier than normal, there were no signs of past water flow as a connection on site or in aerial imagery.

⁴ Some excluded waters, such as (b)(2) and (b)(4), may not be specifically identified on the AJD form unless a requestor specifically asks a Corps district to do so. Corps districts may, in case-by-case instances, choose to identify some or all of these waters within the review area.

⁵ Because of the broad nature of the (b)(1) exclusion and in an effort to collect data on specific types of waters that would be covered by the (b)(1) exclusion, four sub-categories of (b)(1) exclusions were administratively created for the purposes of the AJD Form. These four sub-categories are not new exclusions, but are simply administrative distinctions and remain (b)(1) exclusions as defined by the NWPR.



NOTIFICATION OF ADMINISTRATIVE APPEAL OPTIONS AND PROCESS AND REQUEST FOR APPEAL

Applicant: Casey Wilkins		File Number: POA-2020-00225	Date: 07/16/2020
Attached is:			See Section below
	INITIAL PROFFERED PERMIT (Standard Permit or Letter of permission)		A
	PROFFERED PERMIT (Standard Permit or Letter of permission)		B
	PERMIT DENIAL		C
X	APPROVED JURISDICTIONAL DETERMINATION		D
	PRELIMINARY JURISDICTIONAL DETERMINATION		E

SECTION I - The following identifies your rights and options regarding an administrative appeal of the above decision. Additional information may be found at

http://www.usace.army.mil/CECW/Pages/reg_materials.aspx or Corps regulations at 33 CFR Part 331.

A: INITIAL PROFFERED PERMIT: You may accept or object to the permit.

- **ACCEPT:** If you received a Standard Permit, you may sign the permit document and return it to the district engineer for final authorization. If you received a Letter of Permission (LOP), you may accept the LOP and your work is authorized. Your signature on the Standard Permit or acceptance of the LOP means that you accept the permit in its entirety, and waive all rights to appeal the permit, including its terms and conditions, and approved jurisdictional determinations associated with the permit.
- **OBJECT:** If you object to the permit (Standard or LOP) because of certain terms and conditions therein, you may request that the permit be modified accordingly. You must complete Section II of this form and return the form to the district engineer. Your objections must be received by the district engineer within 60 days of the date of this notice, or you will forfeit your right to appeal the permit in the future. Upon receipt of your letter, the district engineer will evaluate your objections and may: (a) modify the permit to address all of your concerns, (b) modify the permit to address some of your objections, or (c) not modify the permit having determined that the permit should be issued as previously written. After evaluating your objections, the district engineer will send you a proffered permit for your reconsideration, as indicated in Section B below.

B: PROFFERED PERMIT: You may accept or appeal the permit

- **ACCEPT:** If you received a Standard Permit, you may sign the permit document and return it to the district engineer for final authorization. If you received a Letter of Permission (LOP), you may accept the LOP and your work is authorized. Your signature on the Standard Permit or acceptance of the LOP means that you accept the permit in its entirety, and waive all rights to appeal the permit, including its terms and conditions, and approved jurisdictional determinations associated with the permit.
- **APPEAL:** If you choose to decline the proffered permit (Standard or LOP) because of certain terms and conditions therein, you may appeal the declined permit under the Corps of Engineers Administrative Appeal Process by completing Section II of this form and sending the form to the division engineer. This form must be received by the division engineer within 60 days of the date of this notice.

C: PERMIT DENIAL: You may appeal the denial of a permit under the Corps of Engineers Administrative Appeal Process by completing Section II of this form and sending the form to the division engineer. This form must be received by the division engineer within 60 days of the date of this notice.

D: APPROVED JURISDICTIONAL DETERMINATION: You may accept or appeal the approved JD or provide new information.

- **ACCEPT:** You do not need to notify the Corps to accept an approved JD. Failure to notify the Corps within 60 days of the date of this notice, means that you accept the approved JD in its entirety, and waive all rights to appeal the approved JD.
- **APPEAL:** If you disagree with the approved JD, you may appeal the approved JD under the Corps of Engineers Administrative Appeal Process by completing Section II of this form and sending the form to the division engineer. This form must be received by the division engineer within 60 days of the date of this notice.

E: PRELIMINARY JURISDICTIONAL DETERMINATION: You do not need to respond to the Corps regarding the preliminary JD. The Preliminary JD is not appealable. If you wish, you may request an approved JD (which may be appealed), by contacting the Corps district for further instruction. Also you may provide new information for further consideration by the Corps to reevaluate the JD.

SECTION II - REQUEST FOR APPEAL or OBJECTIONS TO AN INITIAL PROFFERED PERMIT

REASONS FOR APPEAL OR OBJECTIONS: (Describe your reasons for appealing the decision or your objections to an initial proffered permit in clear concise statements. You may attach additional information to this form to clarify where your reasons or objections are addressed in the administrative record.)

ADDITIONAL INFORMATION: The appeal is limited to a review of the administrative record, the Corps memorandum for the record of the appeal conference or meeting, and any supplemental information that the review officer has determined is needed to clarify the administrative record. Neither the appellant nor the Corps may add new information or analyses to the record. However, you may provide additional information to clarify the location of information that is already in the administrative record.

POINT OF CONTACT FOR QUESTIONS OR INFORMATION:

If you have questions regarding this decision and/or the appeal process you may contact:

Emily Vullo, RS
Alaska District Corps of Engineers
CEPOA-RD-S
P.O. Box 6898
JBER, AK 99506-0898
(907) 753-2704

If you only have questions regarding the appeal process you may also contact:

Regulatory Program Manager
U.S. Army Corps of Engineers, Pacific Ocean Division
CEPOD-PDC, Bldg 525
Fort Shafter, HI 96858-5440

RIGHT OF ENTRY: Your signature below grants the right of entry to Corps of Engineers personnel, and any government consultants, to conduct investigations of the project site during the course of the appeal process. You will be provided a 15 day notice of any site investigation, and will have the opportunity to participate in all site investigations.

Signature of appellant or agent.

Date:

Telephone number:

Peggy Horton

From: Always Redeye LLC <alwaysredeyellc@gmail.com>
Sent: Thursday, April 8, 2021 3:31 PM
To: Peggy Horton
Subject: Re: Northern Alliance

[EXTERNAL EMAIL - CAUTION: Do not open unexpected attachments or links.]

This is just a summer grow. From may-oct at the latest

Sent from my iPhone

On Apr 8, 2021, at 2:21 PM, Peggy Horton <Peggy.Horton@matsugov.us> wrote:

Hi Casey,

As you can probably tell, I'm writing the staff report and this is when questions arise that I need to ask you about.

Are the cultivation activities only going to occur during the summer months or is this a year-round operation?

Peggy Horton
Matanuska-Susitna Borough
Development Services Division
Planner II
907-861-7862

Peggy Horton

From: Always Redeye LLC <alwaysredeyellc@gmail.com>
Sent: Tuesday, April 27, 2021 11:40 AM
To: Peggy Horton
Cc: Casey Wilkins
Subject: Re: Northern Alliance CUP

[EXTERNAL EMAIL - CAUTION: Do not open unexpected attachments or links.]

Thank you, Peggy.

The second dock shown on Attachment A is actually a barge. Casey says it is no longer there.

Thank you for the signed form. We will submit this to AMCO today or tomorrow.

I will add the dimensions from the cultivation licenses premises to each lot line today when I am home from work and send it to you.

Casey will deal with taxes and Posting and Advertising fees next week.

Minus those last few items, are we good to go for the PC meeting on the 17th?

Thank you for your assistance during this process.

Greg

Peggy Horton

From: Always Redeye LLC <alwaysredeyellc@gmail.com>
Sent: Tuesday, April 27, 2021 8:54 AM
To: Peggy Horton
Cc: Casey Wilkins
Subject: Re: Northern Alliance CUP
Attachments: Case Number FH-06-IV-0017.pdf

[EXTERNAL EMAIL - CAUTION: Do not open unexpected attachments or links.]
Sorry, Peggy. I had this written but didn't hit send.

The compost will stay on site and be used back into the soil mixture.

The dock permit is attached.

Casey will be in Big Lake next week and will pay taxes then.

Thank you.

Greg

STATE OF ALASKA

**DEPARTMENT OF NATURAL RESOURCES
OFFICE OF HABITAT MANAGEMENT AND PERMITTING
MATANUSKA-SUSITNA AREA OFFICE**



FRANK H. MURKOWSKI, GOVERNOR

1800 GLENN HIGHWAY, SUITE 12, PALMER, ALASKA 99645-6736
PHONE: (907) 745-7363 FAX: (907) 745-7369

Case Number FH-06-IV-0017

February 9, 2006

Ms. Lindsey McGahan
P.O. Box 520356
Big Lake, Alaska 99652

Re: Riley, Big Lake Dock
Big Lake (Stream Number 247-50-10300)
Section 25, T17N, R4W, Seward Meridian

Dear Ms. McGahan,

Pursuant to AS* 41.14.870(d) and the Final Consistency Determination (State ID NO. AK 0512-07AA) recently issued for the above referenced project, I have enclosed a copy of our General Permit for Construction, Maintenance and Use of Docks on Specified Anadromous (salmon) Lakes within the Matanuska-Susitna Borough (FH-06-IV-0001-GP). Please read this authorization carefully, paying particular attention to all stipulations pertinent to your project and alternative measures that ensure consistency with the Alaska Coastal Management Program and the Matanuska-Susitna Coastal Management District.

If you have any questions, please feel free to contact me at the above referenced address and telephone number, or by e-mail at mike_bethe@dnr.state.ak.us.

Sincerely,

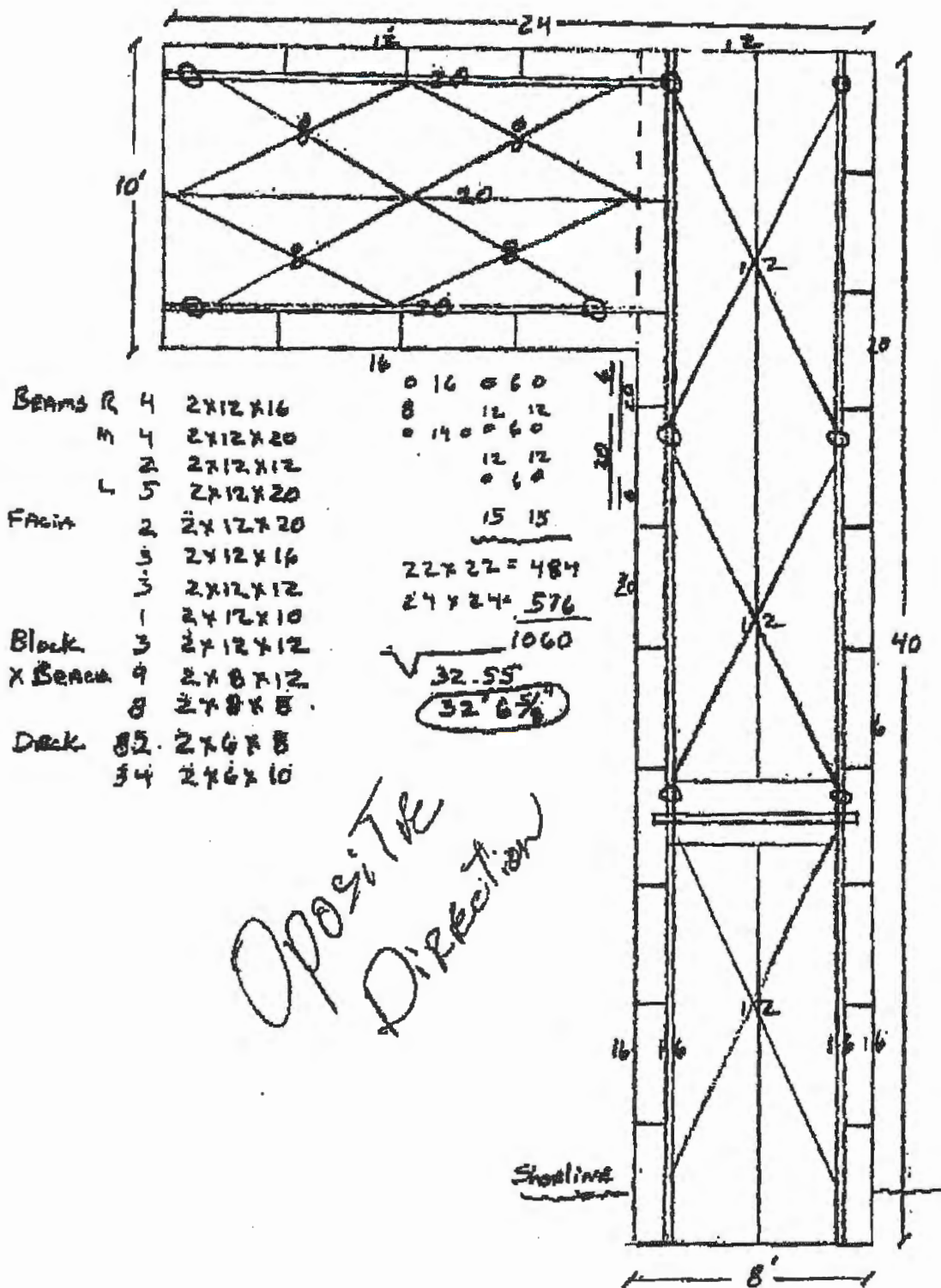
Michael L. Bethe, Habitat Biologist
Area Manager
Mat-Su Area

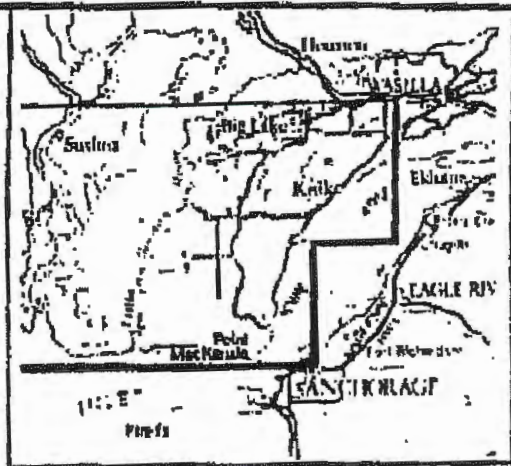
Attachment: FH-06-IV-0001-GP

mlb

RILEY

© SYDEXIMEX





COMMENTS

Agency Comments

From: [Peggy Horton](#)
To: ["Always Redeye LLC"](#)
Subject: RE: Northern Alliance ADF&G comments
Date: Tuesday, April 6, 2021 4:50:00 PM

Hi Casey,

Please contact ADF&G to find out. I wouldn't have a way of looking this up.

Peggy Horton
Matanuska-Susitna Borough
Development Services Division
Planner II
907-861-7862

From: Always Redeye LLC <alwaysredeyellc@gmail.com>
Sent: Tuesday, April 6, 2021 4:43 PM
To: Peggy Horton <Peggy.Horton@matsugov.us>
Subject: Re: Northern Alliance ADF&G comments

[EXTERNAL EMAIL - CAUTION: Do not open unexpected attachments or links.]

Hey Peggy this dock was built by a professional dock company. I spoke with the previous owner on the house I. He said permits were absolutely pulled for this project. Is it possible that they were overlooked?

Sent from my iPhone

On Apr 6, 2021, at 5:05 PM, Peggy Horton <Peggy.Horton@matsugov.us> wrote:

Casey,

Have you applied for the dock permit from ADF&G yet? Recommend you do this soon; this is a factor for safe access to your facility on Big Lake. Just like a driveway permit is necessary from a public right-of-way, a permit is required for docks on Big Lake, an anadromous lake. No permit is required from the borough, just from State of Alaska, Fish & Game. Link to the website is available at the bottom of Sarah's email below

Regards,

Peggy Horton

Matanuska-Susitna Borough
Development Services Division
Planner II
907-861-7862

From: Wilber, Sarah E E (DFG) <sarah.wilber@alaska.gov>
Sent: Friday, March 19, 2021 1:06 PM
To: Peggy Horton <Peggy.Horton@matsugov.us>; Larson, Clifford A (DNR) <clifford.larson@alaska.gov>
Cc: djm454@yahoo.com
Subject: RE: Request for Review and Comments: Northern Alliance Marijuana Cultivation Facility CUP

[EXTERNAL EMAIL - CAUTION: Do not open unexpected attachments or links.]

Hi Peggy,

I don't have any concerns regarding the operation of a marijuana cultivation facility itself, but a water withdrawal permit from Big Lake or another fish bearing water body would be required if pulling water is necessary for their operation. In addition, this location has two docks on the property and I cannot find a fish habitat permit for those docks as it is required for Big Lake. I have cc'd the property owner.

Sincerely,

Sarah E. E. Wilber

Habitat Biologist III
ADF&G Habitat Section, Palmer Office
Office: 907-861-3206
Fax: 907-861-3232

[*ADF&G Habitat Section Permits Link*](#)

From: Peggy Horton <Peggy.Horton@matsugov.us>
Sent: Monday, March 15, 2021 9:24 AM
To: Walker, James H (DNR) <james.walker2@alaska.gov>; Wilber, Sarah E E (DFG) <sarah.wilber@alaska.gov>; Dubour, Adam J (DFG) <adam.dubour@alaska.gov>; mearow@matanuska.com; MTA ROW (row@mta-telco.com) <row@mta-telco.com>; Enstar ROW (row@enstarnaturalgas.com) <row@enstarnaturalgas.com>; GCI ROW

(ospdesign@gci.com) <ospdesign@gci.com>; Fire Code <Fire.Code@matsugov.us>; Jill Irsik <Jill.Irsik@matsugov.us>; Eric Phillips <Eric.Phillips@matsugov.us>; Cindy Corey <Cindy.Corey@matsugov.us>; Debbie Bakic <Debbie.Bakic@matsugov.us>; Terry Dolan <Terry.Dolan@matsugov.us>; Jim Jenson <James.Jenson@matsugov.us>; Jamie Taylor <jamie.taylor@matsugov.us>; Charlyn Spannagel <Charlyn.Spannagel@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Alex Strawn <Alex.Strawn@matsugov.us>; Permit Center <Permit.Center@matsugov.us>; Theresa Taranto <Theresa.Taranto@matsugov.us>; Andy Dean <Andy.Dean@matsugov.us>; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; mokietew@gmail.com; akchief@mtaonline.net

Subject: Request for Review and Comments: Northern Alliance Marijuana Cultivation Facility CUP

Good Morning,

APPLICANT: Casey Wilkins, of Northern Alliance, LLC

LOCATION: Tax ID #17N04W25D005 (No Site Address);
within Township 17 North, Range 4 West, Section 25, Seward Meridian RSA: 21

An application for a conditional use permit under MSB 17.60 – Conditional Uses, has been submitted for the operation of a marijuana cultivation facility. The Planning Commission will conduct a public hearing on this request on May 17, 2021.

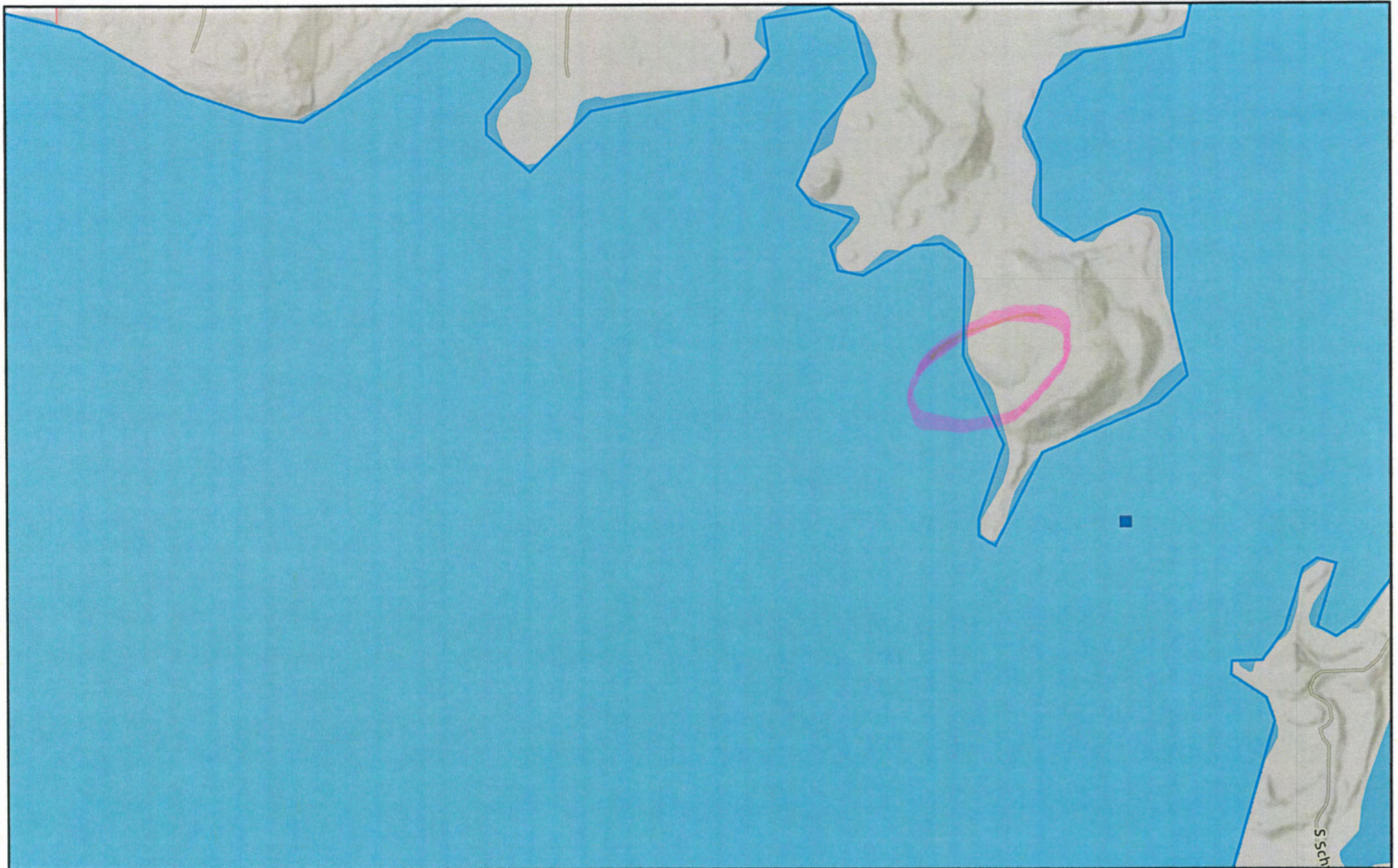
Application materials may be viewed online at www.matsugov.us by clicking on 'All Public Notices & Announcements'. A direct link to the application material is here:

<https://www.matsugov.us/publicnotice/northern-alliance-marijuana-cultivation-facility-cup>

Comments are due on or before **April 16, 2021** and will be included in the Planning Commission packet for the Commissioner's review and information. Please be advised that comments received from the public after that date will not be included in the staff report to the Planning Commission. Thank you for your review.

Regards,
Peggy Horton
Matanuska-Susitna Borough
Planner II
861-7862

ADF&G AWC



4/28/2021, 4:05:28 PM

AKDOTPF Road Centerlines
Species Polygons
AWC_2020_Layers - Anadromous points
AWC Lakes

LAKE

1:18,056
0 0.05 0.1 0.2 mi
0 0.1 0.2 0.4 km

ADFG SF GIS, Esri Community Maps Contributors, Matanuska-Susitna

ADF&G

Sources: Esri, USGS | Esri, USGS | Esri Community Maps Contributors, Matanuska-Susitna Borough GIS, State of Alaska, Esri, HERE, Garmin, SafeGraph, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA | ADFG SF GIS | ADF&G | ADFG SF RTS |

Peggy Horton

From: Theresa Taranto
Sent: Monday, March 15, 2021 3:36 PM
To: Peggy Horton
Subject: RE: Request for Review and Comments: Northern Alliance Marijuana Cultivation Facility CUP

FIRM 7995, X Zone
No other comments.

Thank you,

Theresa Taranto
Mat-Su Borough
Development Services
Administrative Specialist

350 E Dahlia Ave.
Palmer, Alaska 99645
907-861-8574
www.matsugov.us

From: Peggy Horton <Peggy.Horton@matsugov.us>
Sent: Monday, March 15, 2021 9:24 AM
To: James Walker (james.walker2@alaska.gov) <james.walker2@alaska.gov>; sarah.wilber@alaska.gov; Adam J. Dubour (adam.dubour@alaska.gov) <adam.dubour@alaska.gov>; mearow@matanuska.com; MTA ROW (row@mta-telco.com) <row@mta-telco.com>; Enstar ROW (row@enstarnaturalgas.com) <row@enstarnaturalgas.com>; GCI ROW (ospdesign@gci.com) <ospdesign@gci.com>; Fire Code <Fire.Code@matsugov.us>; Jill Irsik <Jill.Irsik@matsugov.us>; Eric Phillips <Eric.Phillips@matsugov.us>; Cindy Corey <Cindy.Corey@matsugov.us>; Debbie Bakic <Debbie.Bakic@matsugov.us>; Terry Dolan <Terry.Dolan@matsugov.us>; Jim Jenson <James.Jenson@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; Charlyn Spannagel <Charlyn.Spannagel@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Alex Strawn <Alex.Strawn@matsugov.us>; Permit Center <Permit.Center@matsugov.us>; Theresa Taranto <Theresa.Taranto@matsugov.us>; Andy Dean <Andy.Dean@matsugov.us>; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; mokietew@gmail.com; akchief@mtaonline.net
Subject: Request for Review and Comments: Northern Alliance Marijuana Cultivation Facility CUP

Good Morning,

APPLICANT: Casey Wilkins, of Northern Alliance, LLC

LOCATION: Tax ID #17N04W25D005 (No Site Address);
within Township 17 North, Range 4 West, Section 25, Seward Meridian RSA: 21

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Comments are due on or before April 16, 2021 and will be included in the Planning Commission packet for the Commissioner's review and information. Please be advised that comments received from the public after that date will not be included in the staff report to the Planning Commission. Thank you for your review.

Regards,
Peggy Horton
Matanuska-Susitna Borough
Planner II
861-7862

Peggy Horton

From: Adam Bradway
Sent: Monday, April 12, 2021 3:03 PM
To: Peggy Horton
Subject: RE: Request for Review and Comments: Northern Alliance Marijuana Cultivation Facility CUP

Peggy,

I have no comments to make. Thank you.

Adam Bradway

Matanuska-Susitna Borough: Planner II
E Dahlia Ave, Palmer, Alaska
(907) 861-8608

From: Peggy Horton <Peggy.Horton@matsugov.us>
Sent: Monday, March 15, 2021 9:24 AM
To: James Walker (james.walker2@alaska.gov) <james.walker2@alaska.gov>; sarah.wilber@alaska.gov; Adam J. Dubour (adam.dubour@alaska.gov) <adam.dubour@alaska.gov>; mearow@matanuska.com; MTA ROW (row@mta-telco.com) <row@mta-telco.com>; Enstar ROW (row@enstarnaturalgas.com) <row@enstarnaturalgas.com>; GCI ROW (ospdesign@gci.com) <ospdesign@gci.com>; Fire Code <Fire.Code@matsugov.us>; Jill Irsik <Jill.Irsik@matsugov.us>; Eric Phillips <Eric.Phillips@matsugov.us>; Cindy Corey <Cindy.Corey@matsugov.us>; Debbie Bakic <Debbie.Bakic@matsugov.us>; Terry Dolan <Terry.Dolan@matsugov.us>; Jim Jenson <James.Jenson@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; Charlyn Spannagel <Charlyn.Spannagel@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Alex Strawn <Alex.Strawn@matsugov.us>; Permit Center <Permit.Center@matsugov.us>; Theresa Taranto <Theresa.Taranto@matsugov.us>; Andy Dean <Andy.Dean@matsugov.us>; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; mokietew@gmail.com; akchief@mtaonline.net
Subject: Request for Review and Comments: Northern Alliance Marijuana Cultivation Facility CUP

Good Morning,

APPLICANT: Casey Wilkins, of Northern Alliance, LLC

LOCATION: Tax ID #17N04W25D005 (No Site Address);
within Township 17 North, Range 4 West, Section 25, Seward Meridian RSA: 21

An application for a conditional use permit under MSB 17.60 – Conditional Uses, has been submitted for the operation of a marijuana cultivation facility. The Planning Commission will conduct a public hearing on this request on May 17, 2021.

Application materials may be viewed online at www.matsugov.us by clicking on 'All Public Notices & Announcements'. A direct link to the application material is here:

<https://www.matsugov.us/publicnotice/northern-alliance-marijuana-cultivation-facility-cup>

Comments are due on or before April 16, 2021 and will be included in the Planning Commission packet for the Commissioner's review and information. Please be advised that comments received from the public after that date will not be included in the staff report to the Planning Commission. Thank you for your review.

Regards,
Peggy Horton
Matanuska-Susitna Borough
Planner II
861-7862

Public Comments

Staff did not receive any comments from the public in reference to this request for Conditional Use Permit.

PLANNING COMMISSION RESOLUTION

By: Peggy Horton
Introduced: May 3, 2021
Public Hearing: May 17, 2021
Action:

MATANUSKA-SUSITNA BOROUGH
PLANNING COMMISSION RESOLUTION NO. 21-10

A RESOLUTION OF THE MATANUSKA-SUSITNA BOROUGH PLANNING COMMISSION APPROVING A CONDITIONAL USE PERMIT FOR THE OPERATION OF A MARIJUANA CULTIVATION FACILITY WITHIN GOVERNMENT LOT 23, (TAX ID #17N04W25D005), LOCATED WITHIN TOWNSHIP 17 NORTH, RANGE 4 WEST, SECTION 25, SEWARD MERIDIAN.

WHEREAS, an application has been received from Casey Wilkins for Northern Alliance, LLC for a conditional use permit for the operation of a marijuana cultivation facility within Government Lot 23 (Tax ID #17N04W25D005), located within Township 17 North, Range 4 West, Section 25, Seward Meridian; and

WHEREAS, MSB 17.60.030(A)(4) requires a conditional use permit for the operation of a marijuana cultivation facility; and

WHEREAS, unless this type of use is maintained under and in accordance with a lawfully issued permit, marijuana cultivation facilities are declared to be a public nuisance; and

WHEREAS, the proposed conditional use operation is wholly contained within the 20,800 square fenced-in area, containing two greenhouses, a composting area and a mini-house; and

WHEREAS, the proposed use has approximately 5,760 square feet under cultivation within the two 36' X 90' greenhouses; and

Planning Commission Resolution 21-10
Adopted:

Page 1 of 10

WHEREAS, the site has no public roads leading to it, other than ice roads during the winter months; and

WHEREAS, the proposed use, at its closest point, is set back approximately 263 feet from the shore of Big Lake, approximately 122 feet to the east property line, approximately 100.2 feet from the north property lot line and approximately 101 feet to the south property line; and

WHEREAS, the surrounding parcels are privately owned, with a mix of vacant and residential property, ranging in size from 2.9 to 5 acres; and

WHEREAS, the subject parcel is approximately 4.09 acres and has an existing residence on the property, which is not part of the cultivation facility; and

WHEREAS, the proposed use is centrally located on the subject parcel; and

WHEREAS, the closest residential structure, not within this property, is located to the northeast, and is approximately 530 feet from the proposed use; and

WHEREAS, the majority of the parcels to the north, south, and east are heavily wooded; and

WHEREAS, persons under the age of 21 are prohibited from entering the facility; and

WHEREAS, the proposed use has a security plan in place, which includes education of employees on all security measures and processes; and

WHEREAS, according to the security plan, a combination of surveillance video, lighting, security doors, and locks will be used to secure the site and monitor all activities at the facility; and

WHEREAS, according to the security plan, a caretaker will live on-site and provide around the clock security and monitoring of the site; and

WHEREAS, the only public access point to the property is the lakefront, primarily via the dock; and

WHEREAS, the existing dock is permitted through Alaska Department of Fish and Game; and

WHEREAS, according to the application material, the proposed use will not be open to the public; and

WHEREAS, according to the application material, there will be no advertising signage for the facility; and

WHEREAS, the closest school (Big Lake Elementary) is approximately 14,784 feet away from the proposed use; and

WHEREAS, consumption of marijuana or marijuana products on the licensed premises or within 20 feet of the exterior of any cultivation facility is prohibited under State of Alaska regulation 3AAC 306.405 (c) (2); and

WHEREAS, after proper notification to the State of Alaska Alcohol & Marijuana Control Office, all marijuana products deemed unusable will be ground and mixed with compostable material on site and eventually put back in the soil mixture for the plants; and

WHEREAS, there are no outdoor processes associated with the proposed use that generate noise; and

WHEREAS, according to the application material, the greenhouses will be fitted with carbon filters to reduce odor; and

WHEREAS, according to the application material, exhaust fans in the greenhouses will direct air away from the closest residential neighbors; and

WHEREAS, according to the application material, the carbon filters and exhaust fans will be maintained according to the manufacturer's specifications; and

WHEREAS, according to the application material, traffic to the facility is expected to be 1 to 2 boat or airplane trips per week; and

WHEREAS, according to the application material, exterior lighting will be directed downwards and will include proper lenses to prevent light spillage off the property; and

WHEREAS, according to the application material, site geography, vegetation, and six-foot chain-link fence with sight-

obscuring cloth will shroud the cultivation facility from the public; and

WHEREAS, according to the application material, the watering solution will be delivered at the levels required by the plants, so there will be little waste water by design; any resulting waste water will be non-hazardous and absorbed into the ground; and

WHEREAS, according to the application material, no wastewater is being discharged into or onto waters of the state; and

WHEREAS, according to the application material, the cultivation facility will use standard agricultural watering; no DEC permit is required; and

WHEREAS, according to the application material, fungicides, insecticides, herbicides, cleaning products, and other chemicals will be used, stored, and disposed of in accordance with their respective manufacturer's recommendations in compliance with all local, state, and federal laws; and

WHEREAS, according to the application material, no hazardous chemicals will be used at the cultivation facility; and

WHEREAS, the applicant provided all of the required site plans and operational information; and

WHEREAS, on May 15, 2020, the State of Alaska Marijuana Control Board voted to approve Northern Alliance LLC's Marijuana Cultivation Facility, License #23902, with delegation; and

WHEREAS, the applicant provided written documentation showing delegated approval from the State Marijuana Control Board for marijuana cultivation license #23902; and

WHEREAS, the State Fire Marshal issued Plan Review #2020Anch1219 for a previous design that included a secured storage shed instead of the current plan which involves a mini-house; and

WHEREAS, according to an April 27, 2021 email, the applicants submitted an updated plan review request through the Fire Marshal to change a storage shed to a secured mini-house; and

WHEREAS, the Planning Commission has reviewed this application with respect to standards set forth in MSB 17.60.100, 17.60.150 and 17.60.160; and

WHEREAS, the Planning Commission conducted a public hearing on May 17, 2021 on this matter.

NOW, THEREFORE, BE IT RESOLVED, that the Matanuska-Susitna Borough Planning Commission hereby adopts the aforementioned findings of fact and makes the following conclusions of law supporting approval of Planning Commission Resolution 21-10:

1. The proposed use will not detract from the value, character and integrity of the surrounding area (MSB 17.60.100(B)(1)).
2. The proposed use will not be harmful to the public health, safety, convenience and welfare (MSB 17.60.100(B)(2)).
3. Sufficient setbacks, lot area, buffers or other safeguards are being provided (MSB 17.60.100(B)(3)).
4. The applicant has met all of the requirements of this chapter (MSB 17.60.100(B)(4)).
5. The proposed use will not negatively affect other properties due to factors such as noise and odor (MSB 17.60.150(A)(1)).
6. Measures are in place to reduce negative affects upon adjacent properties (MSB 17.60.150(A)(2)(a-c)).
7. The proposed use is compatible with the character of the surrounding area (MSB 17.60.150(A)(3)).
8. The proposed use is more than 1,000 feet away from any school grounds (MSB 17.60.150(B)(1)).
9. The applicant provided documentation demonstrating all applicable licenses pertaining to 3 AAC 306.005 have been obtained (MSB 17.60.150(D)(1)).

10. The applicant must still provide documentation demonstrating the proposed use is in full compliance with all applicable fire code (MSB 17.60.150(D)(2)).
11. The wastewater and waste material disposal plan demonstrates compliance with the Alaska State Department of Environmental Conservation (MSB 17.60.160(A)).
12. The odor mitigation plan demonstrates mitigation measures will prevent odors from materially impacting adjoining properties (MSB 17.60.160(B)).
13. Storage of nutrients, natural pesticides, and cleaners will comply with all local, state, and federal laws (MSB 17.60.160(C)).
14. A security plan which includes education for employees on security measures has been provided (MSB 17.60.160(D)).
15. The proposed use meets the minimum setback requirements for marijuana cultivation facilities (MSB 17.60.160(E)).

BE IT FURTHER RESOLVED, that the Planning Commission finds this application does meet the standards of MSB 17.60 and does hereby approve the conditional use permit for the operation of a marijuana cultivation facility, with the following conditions:

1. Provide the Planning Department with an approved Fire Marshal Plan Review for the updated building design prior to operation of the cultivation facility.
2. The operation shall comply with all applicable state and local regulations.
3. All aspects of the operation shall comply with the description detailed in the application material and with the conditions of this permit. An amendment to the Conditional Use Permit shall be required prior to any expansion of the conditional use.
4. Borough staff shall be permitted to enter premises subject to this permit to monitor compliance with permit requirements. Such access will at minimum, be allowed on demand when activity is occurring, and/or with prior verbal or written notice, and/or at other times as necessary to monitor compliance. Denial of access to Borough staff shall be a violation of this Conditional Use Permit.

ADOPTED by the Matanuska-Susitna Borough Planning
Commission this ____ day of _____, 2021.

COLLEEN VAGUE, Chair

ATTEST

KAROL RIESE, Planning Clerk

(SEAL)

YES:

NO:

COMMISSION BUSINESS

Upcoming PC Agenda Items

(Pages 155-161)

COMMISSION BUSINESS




MATANUSKA-SUSITNA BOROUGH
Planning and Land Use Department
350 East Dahlia Avenue • Palmer, AK 99645
Phone (907) 861-7822
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MEMORANDUM

DATE: May 10, 2021

TO: Planning Commissioners

FROM: Alex Strawn, Director of Planning and Land Use 

SUBJECT: Items tentatively scheduled for future PC Meetings and Updates on PC items sent to the Assembly

June 7, 2021 (*MSB Assembly Chambers*)

Introduction For Public Hearing: Quasi-Judicial
(None)

Introduction For Public Hearing: Legislative
(None)

Agency/Staff Reports
(None)

Land Use Classifications
(None)

Public Hearing: Quasi-Judicial

1. **Resolution PC 21-11**, A Conditional Use Permit Modification In Accordance With MSB 17.70 - Regulation Of Alcoholic Beverage Uses; Allowing For The Expansion Of The Beverage Dispensary (Bar And Beer Garden) Associated With Moosnstone Farm At 2141 S. Church Street; Tax ID #17N01E16C012; Within Township 17 North, Range 1 East, Section 16, Seward Meridian (Applicant: Michelle Church dba Moonstone Farm; Staff: Peggy Horton).

Public Hearing: Legislative
(None)

Unfinished Business
(None)

New Business

(None)

Commission Business

- Upcoming Planning Commission Agenda Items

June 21, 2021 *(MSB Assembly Chambers)*

Introduction for Public Hearing: Quasi-Judicial

(None)

Introduction For Public Hearing: Legislative

(None)

Agency/Staff Reports

(None)

Land Use Classifications

(None)

Public Hearing: Quasi-Judicial

(None)

Public Hearing: Legislative

(None)

Unfinished Business

(None)

New Business

(None)

Commission Business

- Upcoming Planning Commission Agenda Items

Upcoming PC Actions

Quasi-Judicial

- D&S Alaskan Trail Rides, Inc. – Denali SpUD, 29N05W33D012 and 29N05W33D028 (Staff: Mark Whisenhunt)
- QAP – Sylvan Pit – Conditional Use Permit For Earth Materials Extraction, 17N02W10C001 (Staff: Mark Whisenhunt)
- Alaskan Originals – Marijuana Retail Facility, 5060B01L001A (Staff: Mark Whisenhunt)
- Bad Gramm3r – Modification to Conditional Use Permit for Marijuana Retail Facility, 1068000L020 (Staff: Mark Whisenhunt)
- BAM Alaska, Inc. – Marijuana Cultivation Facility – 2080B02L007 (Staff: Peggy Horton)
- 2nd Amendment, LLC – Marijuana Cultivation Facility – 17N04W35C001 (Staff: Peggy Horton)
- Green Degree (Clapp) – Marijuana Retail Facility – 1011B01T001-2 (Staff: Peggy Horton)

Legislative

- Lake Management Plan update (Staff: Kelsey Anderson)
- Historical Preservation Plan (Staff: Adam Bradway)
- Municipal Separate Storm Sewer System⁴ (Staff: Ted Eischeid)
- Metropolitan Planning Organization (Staff: Kim Sollien)
- Capital Improvement Program (CIP) (Staff: Kelsey Anderson)
- Official Streets And Highway Plan (Staff: Kim Sollien)
- MSB Borough-Wide Comprehensive Plan (Staff: Kim Sollien)

PC Decisions Currently Under Appeal

- **Resolution PC 20-29**, A Resolution Of The Matanuska-Susitna Borough Planning Commission Adopting Findings Of Fact And Conclusions Of Law Supporting The Denial Of PC Resolution 20-18 Concerning A Request For A Variance From MSB 17.55 To Allow An Existing Single-Family Residence To Encroach Into The Required 75-Foot Waterbody Setback At 5782 S. Big Lake Road Tax ID# 6142000L006; Within Township 17 North, Range 3 West, Section 29, Seward Meridian (Applicant: Dennelle Seetomona on behalf of Janice Ellsworth; Staff: Mark Whisenhunt).
BOAA Case #20-03.
The decision of the Planning Commission was upheld.
Filed in Superior Court.
- **Resolution PC 20-47**, A Resolution Of The Matanuska-Susitna Borough Planning Commission Approving The Modification Of An Existing Conditional Use Permit For the Operation Of A Marijuana Retail Facility At 3361 West Machen Road, Tax ID# 2420B02L001; Located Within Township 17 North, Range 1 West, Section 7, Seward Meridian (Applicant: Kerby Coman, Green Degree; Staff: Mark Whisenhunt).
BOAA Case # 21-03
BOAA Hearing: April 22, 2021 @ 10:00 AM.
BOAA omitted the Planning Commission decision regarding hours of operation in condition no. 4 of PC Resolution No. 20-47, page 7 of 8, of “8 a.m. to 12 a.m.” daily and insert in its place, “8 a.m. to 5 a.m.”

Updates on PC items before the Assembly (Pending/Complete)

Reso		ORD/Reso #	IM
Resolution PC 21-02 , Approval Of An Ordinance Amending 17.73.095 Domestic Wastewater System Plan Review (Staff: Alex Strawn).		ORD # 21-013	IM # 21-020
Actions:	01/18/21 – PC Introduction 02/01/21 – PC Public Hearing – Approved 03/23/21 – Assembly Introduction 04/06/21 – Assembly Public Hearing - Approved		
Reso		ORD/Reso #	IM
Resolution PC 21-03 , A Resolution Of The Matanuska-Susitna Borough Planning Commission Recommending Approval Of An Ordinance Amending MSB 17.55 To Exempt Signs From Setbacks To Rights-Of-Way And Property Lines (Staff: Alex Strawn).		ORD # 21-019	IM # 21-047
Actions:	03/15/21 – PC Introduction 04/05/21 – PC Public Hearing – Approved 05/04/21 – Assembly Introduction 05/18/21 – Assembly Public Hearing		
Reso		ORD/Reso #	IM
Resolution PC 21-07 , A Resolution Of The Matanuska-Susitna Borough Planning Commission Recommending Approval Of An Ordinance Adopting MSB 17.31 Supplemental Wetlands Mitigation Provisions For Large-Scale Projects Requiring United States Army Corps Of Engineers Individual Permits Under Section 404 Of The Clean Water Act; And Amending MSB 1.45.100 Schedule Of Fines For Infractions (Staff: Ted Eischeid).		ORD # 21-025	IM # 21-051
Actions:	04/05/21 – PC Introduction 05/03/21 – PC Public Hearing 05/18/21 – Assembly Introduction 06/01/21 – Assembly Public Hearing		