

## MATANUSKA-SUSITNA BOROUGH PLANNING COMMISSION AGENDA

Edna DeVries, Mayor

### PLANNING COMMISSION

Doug Glenn, District 1  
Richard Allen, District 2  
Patricia Chesbro, District 3, Vice-Chair  
Mike Rubeo, District 4  
William Kendig, District 5  
Stafford Glashan, District 6, Chair  
Curt Scoggin, District 7



Michael Brown, Borough Manager

### PLANNING & LAND USE DEPARTMENT

Alex Strawn, Planning & Land Use Director  
Kim Sollien, Planning Services Manager  
Jason Ortiz, 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 2, 2022  
REGULAR MEETING  
6:00 p.m.

### Ways to participate in the meeting:

**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 [msb.planning.commission@matsugov.us](mailto:msb.planning.commission@matsugov.us).

### TELEPHONIC TESTIMONY:

**(We are having intermittent technical difficulties with our software; if you would like to submit comments, please submit comments to the email address above by the Friday before the meeting.)**

- 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.” (There may be a delay, please be patient with the system.)
- 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.

### Ways to observe the meeting:

**FACEBOOK LIVE** at [www.facebook.com/MatSuBorough](https://www.facebook.com/MatSuBorough)

- Questions or comments will **not** be answered; please call the number above if you have a comment or concern.

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

II. APPROVAL OF AGENDA

III. PLEDGE OF ALLEGIANCE

IV. CONSENT AGENDA

A. MINUTES

Regular Meeting Minutes: 04/18/2022

B. INTRODUCTION FOR PUBLIC HEARING: QUASI-JUDICIAL MATTERS

**Resolution 22-08**

A conditional use permit in accordance with MSB 17.60 – Conditional Use Permit for a marijuana cultivation facility located at 3097 South Sylvan Lane, Tax ID #6315B01L011 & 6315B01L012 (Lot 11A); within Township 17 North, Range 2 West, Section 22, Seward Meridian, Public Hearing: May 16, 2022 (Applicant Ryan McKay and Jana Weltzin for AK Legacy Genetics; Staff: Peggy Horton).

**Resolution 22-10**

A conditional use permit in accordance with MSB 17.61 – Core Area for the operation of a convenience market with gas pumps and alcoholic beverage package store called Valley Country Store #4, located at 3068 South Trunk Road, Tax ID #8150000L001B; within Township 17 North, Range 1 East, Section 16, Seward Meridian, Public Hearing: May 16, 2022 (Applicant: Matt Gittlein for KG Enterprises, LLC; Staff: Peggy Horton).

**Resolution 22-11**

A conditional use permit in accordance with MSB 17.70 – Regulation of Alcoholic Beverage Uses for the operation of a convenience market with gas pumps and alcoholic beverage package store called Valley Country Store #4, located at 3068 South Trunk Road, Tax ID #8150000L001B; within Township 17 North, Range 1 East, Section 16, Seward Meridian, Public Hearing: May 16, 2022 (Applicant: Matt Gittlein for KG Enterprises, LLC; 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 (*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*).
- 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**

## **April 18, 2022**

# **MINUTES**



**MATANUSKA-SUSITNA BOROUGH  
PLANNING COMMISSION MINUTES**

**REGULAR MEETING  
April 18, 2020**

The regular meeting of the Matanuska-Susitna Borough Planning Commission was held on April 18, 2022, at the Matanuska-Susitna Borough Assembly Chambers, 350 E. Dahlia Avenue, Palmer, Alaska. The meeting was called to order at 6:00 p.m. by Chair Stafford Glashan.

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

Planning Commission members present and establishing a quorum:

Mr. Doug Glenn, Assembly District #1  
Mr. Richard Allen, Assembly District #2  
Ms. Patricia Chesbro, Assembly District #3, Vice-Chair  
Mr. Michael Rubeo, Assembly District #4  
Mr. Bill Kendig, Assembly District #5\*  
Mr. Stafford Glashan, Assembly District #6, Chair  
Mr. Curt Scoggin, Assembly District #7

Staff in attendance:

Mr. Jason Ortiz, Development Services Manager  
Ms. Denise Michalske, Assistant Borough Attorney  
Ms. Karol Riese, Planning Depart. Administrative Specialist/Planning Commission Clerk  
Mr. Mark Whisenhunt, Planner II  
Ms. Peggy Horton, Planner II

\*Indicates that the individual attended telephonically.

**II. APPROVAL OF AGENDA**

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

Commissioner Chesbro requested to remove Item 10.A. Resolution 22-13, Official Street and Highways Plan Update.

There were no objections.

GENERAL CONSENT: The agenda was approved without objection.

**III. PLEDGE OF ALLEGIANCE**

The pledge of allegiance was led by Ms. Peggy Horton.

**IV. CONSENT AGENDA**

- A. Minutes Regular Meeting Minutes: 04/04/2022
- B. INTRODUCTION FOR PUBLIC HEARING: QUASI-JUDICIAL MATTERS
- C. INTRODUCTION FOR PUBLIC HEARING: LEGISLATIVE MATTERS

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

**MATANUSKA-SUSITNA BOROUGH  
PLANNING COMMISSION MINUTES**

**REGULAR MEETING  
April 18, 2020**

**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.)*

**IX. PUBLIC HEARING: QUASI-JUDICIAL MATTERS**

**Resolution PC 22-05**

A conditional use permit in accordance with MSB 17.60 – Conditional Use Permit for a marijuana retail facility located at 2888 South Clapp Street, Tax ID #1011B01T001-2; within Township 17 North, Range 1 West, Section 19, Seward Meridian (Applicant: Kerby Comen for Green Degree; Staff: Peggy Horton, Planner II).

Chair Glashan read the resolution title into the record.

Recess at 6:04 p.m. to contact Applicant, Kerby Comen.

Returned at 6:11 p.m.

Commissioner Kendig recused himself. Members of Planning Commission did not object.

Ms. Horton provided a staff report:

- staff recommended approval of the resolution with conditions.

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

Mr. Comen, applicant, provided an overview of the application.

Commissioners questioned the applicant regarding:

- Commissioner Allen: Why are you moving your store? Just the retail side or both?

Chair Glashan opened the public hearing.

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

**MATANUSKA-SUSITNA BOROUGH  
PLANNING COMMISSION MINUTES**

**REGULAR MEETING  
April 18, 2020**

**MOTION:** Commissioner Chesbro moved to approve Planning Commission Resolution 22-05.  
The motion was seconded. by Commissioner Allen.

Discussion ensued

**VOTE:** The main motion passed without objection.

**Resolution PC 22-09** A conditional use permit in accordance with MSB 17.60 – Conditional Use Permit for the operation of a marijuana retail facility located at 2893 S. Big Lake Road, Unit #4, Tax ID #1783B04L001; within Township 17 North, Range 3 West, Section 21, Seward Meridian (Applicant: Jolyn Jillson, dba The Green Spot, LLC; Staff: Mark Whisenhunt, Planner II).

Chair Glashan 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:

- AMCO requirements; hours

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

Ms. Joslyn Jillson, applicant, stated that she had nothing further to add and would answer questions.

Commissioners questioned the applicant regarding:  
hours of operation and reason for moving location.

Chair Glashan opened the public hearing.

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

**MOTION:** Commissioner Chesbro moved to approve Planning Commission Resolution 22-09.  
The motion was seconded.

No Discussion

**VOTE:** The main motion passed without objection.

**MATANUSKA-SUSITNA BOROUGH  
PLANNING COMMISSION MINUTES**

**REGULAR MEETING  
April 18, 2020**

**X. PUBLIC HEARING LEGISLATIVE MATTERS**

**Resolution PC 22-13** A resolution of the Matanuska-Susitna Borough Planning Commission recommending adoption of the Matanuska-Susitna Borough 2022 Official Streets and Highways Plan update (Staff: Adam Bradway, Planner II).  
**Pulled from Agenda during Consent Agenda.**

**Resolution PC 22-16** A resolution of the Matanuska-Susitna Borough Planning Commission recommending Assembly adoption of an ordinance amending MSB 17.05 to exclude the Port MacKenzie Special Use District (Staff: Tracy McDaniel, Real Property Analyst).

Chair Glashan read the resolution title into the record.

Ms. McDaniel provided a staff report.

Commissioners questioned staff regarding:

- Parcels of personal property are near the parcel; administrative permit; public comment period; public notice; fuel pipeline possibilities along property line.

Mr. Whisenhunt spoke regarding the Port district being zoned Industrial. 17.05 is for residential issues.

Chair Glashan opened the public hearing.

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

**MOTION:** Commissioner Chesbro moved to approve Planning Commission Resolution 22-07. The motion was seconded.

**MOTION:** Commissioner Glenn moved a primary amendment to add language as follows:

**17.05.040 TYPE II ESSENTIAL SERVICE UTILITY.**

(A) All proposed Type II essential service utilities shall require a public involvement program in accordance with a public participation plan as submitted by the utility in all areas of the borough excluding the cities of Houston, Palmer, ~~and~~ Wasilla, and the Port MacKenzie Special Use District Boundary.

**MATANUSKA-SUSITNA BOROUGH  
PLANNING COMMISSION MINUTES**

**REGULAR MEETING  
April 18, 2020**

The motion was seconded.

VOTE: The primary amendment passed without objection.

VOTE: The main motion passed.  
Yes: Commissioners Glenn, Scoggin, Allen, Chesbro, Rubeo, Kendig  
No: Commissioner Glashan

**XI. CORRESPONDENCE AND INFORMATION**  
*(There was no correspondence and information.)*

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

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

**XIV. COMMISSION BUSINESS**

A. Upcoming Planning Commission Agenda Items *(Staff: Alex Strawn)*

*(Commission Business was presented, and no comments were noted.)*

**XV. DIRECTOR AND COMMISSIONER COMMENTS**

Commissioner Chesbro: Thanked staff

Commissioner Glashan: Welcome Commissioner Kendig.

**XVI. ADJOURNMENT**

The regular meeting adjourned at 7:11p.m.

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STAFFORD GLASHAN, Planning  
Commission Chair

ATTEST:

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KAROL RIESE, Planning Commission Clerk

Minutes approved: \_\_\_\_\_

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# **INTRODUCTION FOR PUBLIC HEARING QUASI-JUDICIAL**

**Resolution No. PC 22-08**

**Ryan McKay and Jana Weltzin for  
AK Legacy Genetics**

(Pages 13-60)

**INTRODUCTION FOR PUBLIC HEARING**



**RECEIVED**  
DEC 23 2021  
Mat-Su Borough  
Development Services



## 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](mailto: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:

\_\_\_\_\_ \$1,500 for Marijuana Retail Facility  
☒ \$1,500 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)

#### Required Attachments for Both Retail and Cultivation Facilities:

\_\_\_\_\_ Documentation demonstrating full compliance with applicable fire code – 17.60.150 (D) (2)

**Subject Property:** Township: S17, Range: N02, Section: W22, Meridian: \_\_\_\_\_

MSB Tax ID# 6315B01L011+12 8234B01L011A new tax ID#

SUBDIVISION: TIERRA VERDE BLOCK(S): 1, LOT(S): 11+12

STREET ADDRESS: 3097 S Sylvan Lane, Wasilla, Alaska 99623

FACILITY / BUSINESS NAME: AK Legacy Genetics

**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

KR&W Management, LLC

Mailing: 2174 E Red Fox Drive

Wasilla, Alaska 99654

Phone: Hm \_\_\_\_\_ Fax \_\_\_\_\_

Wk \_\_\_\_\_ Cell 360-292-3280

E-mail algunlimited1@gmail.com

#### Name of Agent / Contact for application

Ryan McKay (Attorney Jana Weltzin)

Mailing: 2174 E Red Fox Drive

Wasilla, Alaska 99654

Phone: Hm \_\_\_\_\_ Fax \_\_\_\_\_

Wk \_\_\_\_\_ Cell 360-292-3280

E-mail algunlimited1@gmail.com

<b>Site Plan – Attach a detailed, to scale, site plan clearly showing the following information:</b>	<b>Attached</b>
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.	Yes
Signage – Existing and Proposed.	Yes
Location and dimensions for all access points to and from the site to public rights-of-way or public access easements.	Yes
Buffering – Fences, vegetation, topography, berms, and any landscaping	Yes
Drainage	Yes
Vehicular and pedestrian circulation patterns.	Yes
Exterior site lighting.	Yes
Location and dimensions of parking areas to be provided	Yes
Scale and north arrow using standard engineering intervals such as 1" = 30', 1" = 50' or similar as required by project size.	Yes

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

<b>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:</b>	<b>Attached</b>
Is the conditional use compatible with and will it preserve or not materially detract from the value, character and integrity of the surrounding area?	Yes
Will the granting of the conditional use permit be harmful to the public health, safety, convenience and welfare?	No
Are sufficient setbacks, lot area, buffers and other safeguards being provided?	Yes
Does the conditional use fulfill all other requirements of MSB Chapter 17.60 pertaining to the conditional use in this section?	Yes
Describe measures taken to prevent any potential negative effect upon other properties in the area due to such factors as noise and odor.	Please review narrative
Describe measures taken to reduce negative effects upon adjacent properties by: <ul style="list-style-type: none"> <li>Increased property line and right-of-way buffers</li> <li>Planted berms and landscaping</li> <li>Site and building design features which contribute to the character of the surrounding area</li> </ul>	Please review narrative
Describe how this use is compatible with the character of the surrounding area.	Please review narrative
Current status of State License application process – 17.60.150 (D) (1)	Approved with delegation

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

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

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

MSB Tax account #(s) 6315B01L011 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.

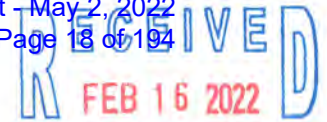
I understand that other rules such as local, state and federal regulations, covenants, plat notes, and deed restrictions may be applicable and other permits or authorization may be required. I understand that the borough may also impose conditions and safeguards designed to protect the public's health,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

 <small>DocuSigned by:</small> <small>6788F8859E55479</small>	<u>Ryan McKay</u> Printed Name	<u>12/23/2021</u> Date
Signature: Property Owner		
 <small>DocuSigned by:</small> <small>6788F8859E55479</small>	<u>Ryan McKay</u> Printed Name	<u>12/23/2021</u> Date
Signature: Agent		



**MAT-SU BOROUGH CONDITIONAL**  
**LAND USE PERMIT NARRATIVE FOR**  
**STANDARD MARIJUANA**  
**CULTIVATION FACILITY**

**AK LEGACY GENETICS, LLC, dba**  
**AK Legacy Genetics – a locally-**  
**owned and operated business**

Submitted: \_\_\_\_\_, 2021  
Hearing Date: \_\_\_\_\_, 2022  
Prepared by:



JDW, LLC  
Jana D. Weltzin, Esq.  
901 Photo Avenue, Second Floor  
Anchorage, AK 99503  
[jana@jdwcounsel.com](mailto:jana@jdwcounsel.com)  
630-913-1113  
907-231-3750

On behalf of:  
AK LEGACY GENETICS

## **Introduction:**

We are pleased to introduce Ryan McKay, Riley P. Walther, and Kyler J. Dias. Ryan, Riley, and Kyler are the sole members of AK Legacy Genetics, LLC.

Ryan McKay is a lifelong Alaskan who grew up in the city of Palmer. After graduating from Colony High School Ryan joined the Navy and completed a tour before moving to Arizona where he first embraced his entrepreneurial spirit creating a successful pool service and repair company. Ryan used the proceeds from the sale of his pool service to jump into Arizona's emerging Medical Cannabis Market. After a successful position as a bud tender where Ryan learned valuable knowledge about the cannabis industry, he decided to take the knowledge he had gained in the cannabis industry to one of the first legal recreational markets in Washington State. Ryan not only increased his knowledge on how to run a successful retail dispensary he also gained valuable horticultural knowledge. When an opportunity presented itself after the legalization of recreational marijuana in Alaska, Ryan moved back to his hometown of Palmer and founded Matanuska Cannabis Company with a small group of cannabis enthusiasts. Now he is launching into this new venture for a cultivation facility in the Mat Su Valley, and is very excited to expand his business interests in the Mat Su Valley, the best place to work and to call home.

Kyler Dias is a lifelong Alaskan who grew up in the city of Palmer. After graduating from Colony High School, he attended the University of Alaska Anchorage where he obtained a degree in Civil Engineering. Upon graduation Kyler learned his passion was to build things not just design. So, upon graduation he joined a successful general contractor and is currently a Project Manager in the construction industry. Having gained valuable business skills throughout his career, Kyler decided that he wanted to apply these skills but for his own company.

Riley Walther is a lifelong Alaskan who grew up in Anchorage. Riley, a true Alaskan pioneer, is an active gold and precious metal miner as well as the owner of the Alaska Treasure Chest, which sells Alaskan artifacts and minerals. During the summer, Riley also is an avid apiarist, producing and selling local Alaskan Honey. Riley is an active outdoorsman who loves Alaska and spends as much time outdoors as possible. Riley is looking forward to entering the legal cannabis market with his knowledgeable business partners and brings his own pioneering experience and business knowledge to the venture.

This Conditional Use Permit ("CUP") application for a Standard Marijuana Cultivation Facility is requesting consideration and approval from this Honorable Planning Commission. AK Legacy Genetics' cultivation application has been approved by the Alaska Alcohol & Marijuana Control Office ("AMCO") as of October 27, 2021.

## **Required attachments for a marijuana cultivation facility conditional use permit narrative:**

### Wastewater and Waste Material Disposal Plan – 17.60.160(A)

AK Legacy Genetics' highest priorities are to make sure that marijuana consumers receive the highest quality products and to be respectable, law-abiding licensees and business owners. As part

of that responsibility, AK Legacy Genetics has created a Disposal Plan to safely dispose of all marijuana and marijuana products that do not pass the industry's quality standards for any reason or for plant material that is categorized as waste. The Disposal Plan is designed to keep marijuana waste safe, secure, and compliant with all state and local laws, regulations, and ordinances. Safe disposal of marijuana in a secure and environmentally conscientious manner is crucial for AK Legacy Genetics to operate compliantly. AMCO Enforcement will be notified of any marijuana waste at least three (3) days before the waste is rendered unusable and disposed through a form prescribed by the Marijuana Control Board ("MCB"). Before disposal, marijuana waste must be rendered unusable. This process involves grinding and mixing the marijuana waste with equal parts compostable and non-compostable solid wastes until the resulting mixture is at least fifty percent (50%) non-marijuana waste. The resulting marijuana waste mixture will be quarantined away from any other marijuana/marijuana products inside locked containers in a secured location inside the facility and tracked in Metrc. The waste will then be delivered by an AK Legacy Genetics employee, licensee, or manager to the local landfill/transfer site. A marijuana waste log (tracking the waste type, date rendered unusable, and disposal date at the waste station) will be maintained by an AK Legacy Genetics licensee, manager, or designated employee.

The cultivation facility expects very little wastewater to be generated from the marijuana production as the facility will be hand watering plants and using a timer-operated pump system that will deliver water through small hoses to closely monitor overwatering plants. Excess water will drain into evaporation trays and naturally evaporate. Additionally, AK Legacy Genetics will be running in-floor heat and dehumidifiers which will aid in excess water evaporation.

#### Odor Mitigation and Ventilation Plan – 17.60.160(B)

AK Legacy Genetics will rigorously adhere to a "no odor" policy to avoid odor being detected by the public from outside the property lines of the licensed premises, as described in 3 AAC 306.420(a)(2)(F) and 3 AAC 306.430(c)(2).

#### *Odor Prevention*

The cultivation facility will reduce odor via climate control, air filtration, ventilation, and exhaust. All marijuana plants will be grown in individual grow rooms that share common air. There will be an air filtration system outfitted with multiple charcoal filters and commercial fans throughout the facility that will filter air for odor particles. The circulation and air filtration systems will regulate heat buildup, remove exhaust odor, and counterbalance heat emission (designed in conjunction with the lighting system). Exhaust fans throughout the cultivation will eradicate heat and excess oxygen. All exhaust fans and charcoal filters will be handled per the manufacturer's recommendations. All charcoal filters will be consistently checked and replaced for maximized operation. Employees will also perform weekly "smell checks." These checks will require an employee to patrol all edges of the property lines to see if they can smell marijuana from these locations. If marijuana scent is detected at the property line edge(s), AK Legacy Genetics will

immediately replace the charcoal filters and implement additional odor mitigation methods (if necessary).

AK Legacy Genetics is located on a 2.84 acre property, so the licensees do not anticipate detecting odor outside the parcel property lines. Regardless, if odor is discovered over the property lines and a community member takes issue with it, the licensees will remedy the odor concern through additional smell control precautions, climate control, air filtration, ventilation, and exhaust.

#### *Odor Management/Self-Inspection*

AK Legacy Genetics staff will perform routine smell checks to identify and reduce odors before it affects the surrounding neighborhood. Each smell check conducted will be logged at the facility, using the following indicators when describing smell test results: No Odor, Slight Odor, Moderate Odor, or Strong Odor and wind direction, date and time.

If an odor mitigation method is used but proved to be unsuccessful, another method will be utilized. Furthermore, outside experts may be contacted to help improve odor control techniques.

#### Hazardous Chemicals Information – 17.60.160(C)

AK Legacy Genetics will ensure that any insecticide and fungicide used will be EPA-approved. For general sanitation, the cultivation facility will use gentle cleaning chemicals as Simple Green, bleach and water diluted solution in accordance with DEC guidelines, and simple household cleaning products for table and countertop cleaning. All herbicides, fungicides, insecticides, fertilizers will be stored on metal racks in the nutrients room. Cleaning products and other chemicals will be stored in the office area. All chemicals, fertilizers, herbicides, fungicides, insecticides, cleaning chemicals etc., will be used and disposed of in accordance with their respective manufacturer's recommendations, and comply with all local, state, and federal laws. Small containers of cultivation chemicals will be in the cultivation facility during use and then stored in the nutrients area.

#### Security Plan – 17.60.160(D)

AK Legacy Genetics has ensured that the cultivation facility meets and exceeds the set back requirements outlined in MSB 17.60.160(E). The cultivation facility is set back over 50 feet from public rights -of-way, and over 100 feet from side and rear lot lines.

The cultivation has a thorough security plan to fully monitor the facility. The entire premises will be designated as a restricted access area. Trimmed and packaged marijuana will be securely stored. Business records will be securely kept and managed in the dedicated six (6) months along with 40 days of video recordings will be stored in the business record/recording equipment storage area, located in the Office.

There will be a security system continuously active to make sure no unauthorized entry occurs without notice. The facility will have signs stating, "Restricted Access Area – Visitors Must Be Escorted" prominently posted on the outside of the cultivation. Visitors must be escorted by either a licensee, manager, or designated employee for the whole duration of the visit.

All restricted access area doors (including the facility entrance) will have commercial grade locks and will be under nonstop video surveillance. The exterior door will always be locked from the outside but will remain accessible from inside the building for safety/emergency exit reasons. Door sensors will also be installed on all doors that will trigger the security alarm system if an attempted breach occurs. Upon being triggered, an audible alarm will go off and an electronic alert will be sent to the licensees' cell phones.

Outdoor lighting with commercial LEDs will be affixed at angles and inaccessible heights that deter vandalism and are clear of obstructions. Lighting will cover the facility's exterior door.

Exterior lighting will be mounted in a manner that security cameras can cleanly capture anyone within twenty feet (20') of any entrance to the licensed premises or anyone working inside the facility. Outdoor lighting will be positioned downward to avoid light pollution onto other surrounding properties. A licensee or designated employee will habitually inspect lighting fixtures and the alarm system to ensure optimum functionality.

Video surveillance cameras will record all areas where marijuana is grown, cured, processed, packaged, stored, or destroyed. The licensees will always have access to the live security footage via their cell phones so they can keep watch on the facility remotely at any time.

All staff must clearly display their employee photo ID badges on their persons while on the premises. During working hours, all staff must either have their marijuana handler permits on-hand or filed on-site. Any visitors to the facility must sign into the visitor log and clearly display their visitor badge on their persons during the whole duration of the visit. These measures will help easily identify individuals who are authorized to be on the licensed premises. A licensee or designated employee will regularly patrol the premises and surrounding area to make sure no unauthorized person(s) are loitering, hiding out, or scouting the cultivation facility. As AK Legacy Genetics has a hard "No Loitering" policy, anyone found loitering on or around the premises will be requested to vacate immediately or else law enforcement will be contacted to help enforce this policy.

All employees of AK Legacy Genetics will go through a thorough training process upon being hired. Training topics will include (but not be limited to) internal policies; local, state, and federal rules, regulations, and laws; theft, diversion, and inversion recognition and prevention; cultivation techniques; licensed facility buyer procedures; facility cleanliness and hygiene; and safety/security procedures.

#### Additional Narrative Regarding Site Plan & Map Documents

AK Legacy Genetics will not have any signs posted with their business name or logo at the facility. In addition to signs stating that video surveillance is in progress, that no one under 21 years old is allowed on the premises, and that the entire area is a restricted access area, other signs may be added around the perimeter and at the entrance of the premises stating, "No Trespassing." AK Legacy Genetics purchased two parcels of land and The location of the cultivation is secluded in the woods off of Sylvan Lane and W. Cielo Court where there is little to no pedestrian foot traffic.

Since the facility will have about 5 employees at any given time and there is a clearing around the facility for ample parking to facilitate all vehicles as indicated on the site plan.

**Required explanations for a marijuana cultivation facility conditional use permit narrative:**

*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 proposed use is compatible with the lots of the surrounding area. The entire licensed area, including office and business record & recording equipment storage, will be 1,650 square feet, with approximately 1,100 square feet of that space used for cultivation. The proposed use fits into the harmony of the surrounding uses both in size and design. The facility is located on a large 2.84 acre lot between W. Cielo Court and W Ord Lane, with Sylvan Lane as the facility access road. The nearest neighbors are across Sylvan Lane. As the facility's parcels have undergone a lot consolidation plat to increase the acreage of the property, there is a noticeable distance between AK Legacy Genetics and any other neighboring buildings. Therefore, the proposed use will not detract from the character, value, and integrity of the surrounding area. The facility will not produce any noise pollution and has an odor control method in place.

Steps have been taken to reduce the potential negative effects of the proposed use upon adjacent properties. The facility design utilizes natural landscape screening, larger than required setbacks, as the lot is secluded and surrounded by a wooded area.

The proposed use will meet all compatible uses allowed on adjacent properties and will improve the overall neighborhood as the premises will not emit odor, will not produce excess dust, will not produce noise pollution, and will have parking & loading on the licensed premises to cut down traffic congestion on the street, thus fitting in with adjacent property uses. As detailed in the attached site plan, there will be ample space for parking on the premises and will have appropriate accessibility spaces under the Americans with Disabilities Act.

Odor control will be crucial in operating compliantly under AMCO regulations. Commercial-grade activated charcoal filters will be used throughout the cultivation to filter all air before it is vented outside. These charcoal filters will be regularly checked and replaced to ensure no odor is escaping the facility. AK Legacy Genetics staff will routinely do "smell checks" around the property's perimeter to make sure no odor is present.

The facility will be equipped with a 24-hour monitoring alarm system, exterior lighting, and video surveillance. All entrances are secured by commercial locking mechanisms and video surveillance to capture individuals within twenty (20) feet. Inside the licensed premises, video surveillance will cover all areas of the facility 24/7 (which is stored for a minimum of 40 days) to monitor and identify all activity. The entire licensed premises will be a restricted access area, with signs posted prominently around the premises stating, "Restricted Access Area: Visitors Must Be Escorted" and "Video Surveillance in Progress."

In the event a non-employee/agent of the company needs to enter the licensed premises, the company visitor policy will be adhered to. A visitor will need to show their valid photo identification and obtain a visitor badge to always clearly display while visiting. All visitors must be pre-approved by management. AMCO agents, law enforcement Borough staff are not considered visitors and will not be held to the AK Legacy Genetics visitor policies. Additionally, Borough staff shall be permitted to enter the 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. AK Legacy Genetics will not deny entry to Borough staff. Other than previously mentioned, there should be no unscheduled and unexpected visitors. AK Legacy Genetics staff must accompany visitors throughout the entire visit, with no more than five visitors to one staff member. To maintain the security of the facility and all marijuana products, access to the facility will be monitored and always restricted. Access will only be granted to employees and licensees, AMCO agents, law enforcement and the limited exception of scheduled pre-approved visitors.

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

No – AK Legacy Genetics has a detailed security system and plan, diversion/inversion/theft control policies, and a loitering check plan.

The facility is a commercial cultivation that will only allow access to those who are at least 21 years of age or older and have been approved ahead of time by management for a facility visit.

The following points listed are AK Legacy Genetics' procedures and policies to ensure the prevention of any negative impact on the public health, safety, convenience, and welfare:

✓ AK Legacy Genetics will not be using any toxic or prohibited fertilizers or pesticides on their crops, which furthers public safety. The facility does not intend to use any pesticides in the facility however, if AK Legacy Genetics experiences a need for pesticides, they will utilize pesticides, approved for use on cannabis found on the DEC website at any given time.

✓ There will be no undue burden on the electrical utilities as AK Legacy Genetics will have ample electrical service.

✓ The facility will be equipped with a 24-hour monitoring alarm system, exterior lighting, and video surveillance. All entrances are secured by commercial locking mechanisms and video surveillance to capture individuals within 20 feet. Inside the licensed premises, video surveillance will cover all areas of the facility (with the exception of the bathroom) continuously (which is stored for a minimum of 40 days) to monitor and identify all activity. All visitors must be pre-approved by management (except AMCO agents and law enforcement). To maintain the security of the facility and all marijuana products, access to the facility will be monitored and restricted at all times. Access will only be granted to employees and licensees, AMCO agents, law enforcement and the limited exception of scheduled pre-approved visitors. Distinct and apparent cameras will

be placed throughout and around the facility to encourage people to not attempt unauthorized access.

✓ On-site video surveillance will continuously monitor all areas of the premises. Employees will perform mandatory inventory counts each week, check counts against Metrc records, and document the reports as official business records. AK Legacy Genetics will not tolerate any theft, inversion, and diversion, and all employees will complete mandatory training in recognizing such activity. AK Legacy Genetics management team understands that diversion can happen in two ways - inversion and diversion - and is equally profitable diverting product out of the legal system as it is diverting product from the illegal system into the legal market. In the event that an employee is caught stealing marijuana *or* infusing the facility with non-regulated black-market product, AK Legacy Genetics will notify local law enforcement immediately, comply with all directives, and provide all necessary information and records for the investigation. Ownership will take the necessary steps to ensure that illegal conduct by an employee does not compromise the facility's license and legitimate business operations. Once a theft is reported, ownership will update the product records in the tracking system, as needed, to maintain an accurate and comprehensive accounting for all marijuana products and inventory. Ownership will comply with all inquiries and investigations lodged by AMCO as a result. Documentation related to marijuana theft will be maintained as a business record for five (5) years and made available to AMCO upon request. Video recordings will be stored for forty (40) days. Cameras will provide a full view of the grow areas, entryway, safes, storage, and product packaging areas. Security monitors and video recording equipment will be securely located onsite.

✓ Qualified candidates will be hired on a probationary period during which time they will receive training and evaluation specific to their position. Training will include internal policies and procedures; state statutes and regulations; diversion, theft, and inversion prevention; cultivation techniques; sanitation and hygiene; legalities of recreational cannabis at state and federal levels; Metrc use; and safety protocols. Training will take place throughout the year when topics arise that need further explanation or refreshing. As proper safety and security procedures are of the utmost importance to AK Legacy Genetics, the most up-to-date reading materials will always be available to employees. Prior to beginning work, employees will be expected to understand: (1) Alaska laws, regulations, and codes governing the marijuana industry and marijuana establishments; (2) all of the permitting requirements to act as a marijuana handler (including obtaining a Marijuana Handler card from a state-approved course provider prior to commencing employment) and to work in a marijuana establishment; (3) AK Legacy Genetics standards, operational protocol, and best practices with regard to marijuana cultivation; (4) general safety procedures and security protocol; (5) how to think defensively if threatening situations occur; (6) in-depth information about particular strains and their features; (7) in-depth information on the requirements of each room, task, and system; and (8) the general federal, state, and local employment regulations by which AK Legacy Genetics is governed. To ensure full coverage for each position, all employees will be cross-trained on the requirements of each job.

✓ AK Legacy Genetics will have "No Loitering" signs clearly posted around the licensed premises. If an employee suspects that a person is loitering, they will be given a verbal warning to leave the premises or else law enforcement will be notified. Trained employees will maintain regular periodic checks around the property to deter any unauthorized entrance or loitering around the facility. The exterior lighting system will keep the premises well-lit during closed hours and provide extra lighting for all surveillance recordings. Exterior lighting will be shielded and downward directional to mitigate any unwanted light pollution. The alarm system will monitor for intrusions with motion detectors on all access points, including the entrance to the licensed facility, office, and secured storage during closed hours. Live security footage will also be accessible to licensees and management via their cellular phones, so they may keep an eye on the facility even when they are away. Any attempted or actual intrusion will prompt an automatic, electronic alert to the security company who will then contact local law enforcement and ownership. All alarm systems and devices will be tested every six (6) months.

For additional protections to ensure the prevention of any negative impact on the public health, safety, convenience, and welfare, please see the odor control and security plan sections discussed *supra*.

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

As described previously, AK Legacy Genetics is located within a 2.84-acre parcel. This application and the layout of AK Legacy Genetics meets the required setbacks, buffers, and lot area. The entire cultivation operation is enclosed in a commercial-grade building.

There will be plenty of onsite parking developed on the site for this use.

The facility has incorporated all measures to reduce the negative effects of the surrounding properties, including but not limited to natural landscaping screening and large setbacks.

The facility will not produce any noise pollution and has an odor control method in place. A robust security plan and the "no loitering" policy will be implemented and thoroughly communicated to all employees. Additional safeguards include the following:

✓ The lighting fixtures will be positioned at an inaccessible height with sturdy housings to deter vandalism and common obstructions. The bulbs will be extremely bright to maximize visibility and deter crime. The exterior lighting will be checked daily by the manager on duty or licensee to ensure that each light in the system is operational, and that each mount is positioned for optimum recording clarity and to deter unauthorized presence on the premises.

✓ A third-party security company will install the alarm system and to continuously monitor the electronic notifications in the event the alarm is triggered. The security company will periodically visit to check and maintain the equipment.

*Does the conditional use fulfill all other requirements of MSB Chapter 17.60 pertaining to the conditional use of 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 being taken to prevent potential negative effect upon other properties in the area due to such factors as noise and odor.

The proposed use will produce very little noise. AK Legacy Genetics does not anticipate any noise to come from the facility, and if any noise is to be produced it will be comparable to surrounding land uses. The roads that serve the facility and surrounding uses do not appear to be used currently to their maximum capacity, therefore, any increase in traffic flow on the roads serving the area will be sufficient to serve the area with this new proposed cultivation use. All activity will happen during normal daytime business hours.

Ownership will abide by a strict “no odor” policy per MSB 17.60.150(A)(1) that will ensure no odor is detectable by the public from outside the facilities as required by 3 AAC 306.420(a)(2)(F) and 3 AAC 306.430(c)(2). Out of an abundance of caution, odor control methods will be utilized and will consist of several methods meant to eliminate odors. Commercial-grade activated charcoal filters will be used throughout the cultivation to filter all air before it is vented outside. These charcoal filters will be regularly checked and replaced to ensure no odor is escaping the facility. AK Legacy Genetics staff will routinely do “smell checks” around the property’s perimeter to make sure no odor is present. Marijuana product will be packaged in sealed, air-tight containers. Air sanitizers will be used when transporting marijuana to/from the premises.

For additional information, please see the odor control and noise mitigation sections discussed previously in this narrative.

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

The facility is compatible with the character of the surrounding area as it exists close to the back of a wooded parcel of land. AK Legacy Genetics' placement of the proposed facility was chosen specifically to ensure that its use would not affect neighboring lots. The secluded character of the surrounding parcels and their uses are a good fit for a cultivation facility.



Current status of State License Application Process.

The Application is approved with delegation by the Marijuana Control Board.

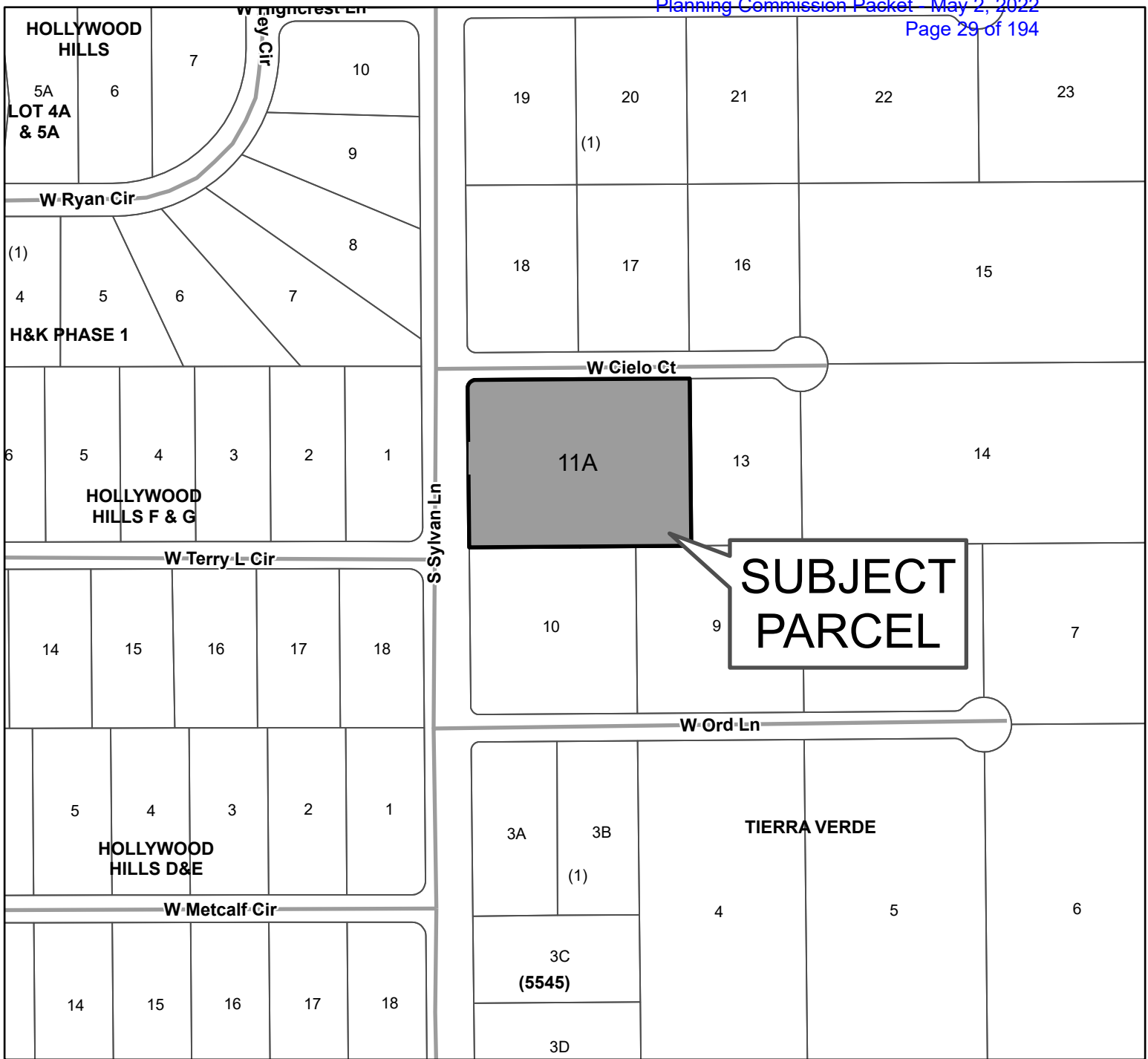
Misc. Items and Information.

Please see attached parking layout diagram.

Proposed hours of operation for the cultivation shall be 8 am until 8 pm.

Number of employees onsite will be between 2 to 5, depending on employee shifts, season, and other needs of the cultivation. During harvests it is likely there will be shifts of trimmers that may, at times, increase employees onsite above 5 to 6-7.

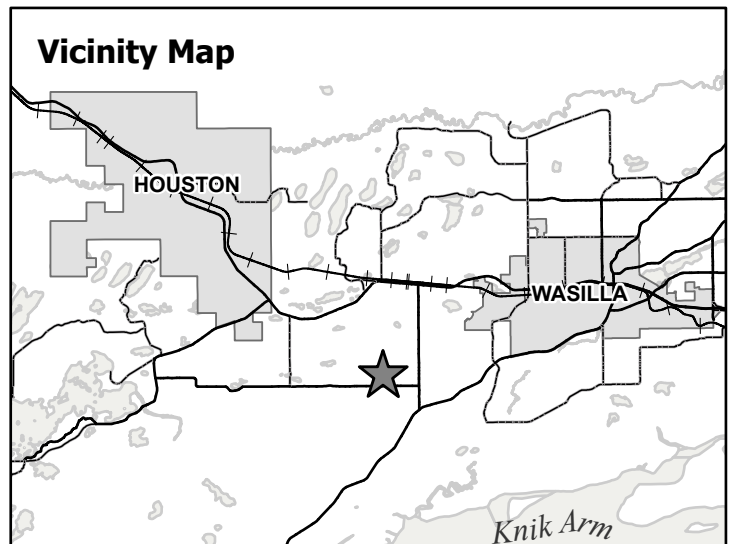
Thank you for your thoughtful consideration of this conditional land use application.



# 3097 S Sylvan Lane



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 907-861-7858.





THE STATE  
of **ALASKA**  
GOVERNOR MICHAEL J. DUNLEAVY

RECEIVED  
FEB 19 2022  
Mat-Su Borough  
Development Services  
Department of Commerce, Community,  
and Economic Development  
ALCOHOL & MARIJUANA CONTROL OFFICE

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

January 27, 2022

AK Legacy Genetics, LLC  
DBA: AK Legacy Genetics  
Via: [algunlimited1@gmail.com](mailto:algunlimited1@gmail.com)

Re: AK Legacy Genetics #28628

Dear AK Legacy Genetics, LLC:

At the October 26 - 28, 2021 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](mailto:marijuana.licensing@alaska.gov) with any questions.

Sincerely,

A handwritten signature in cursive script, appearing to read "Carrie Craig".

Carrie Craig  
Records and Licensing Supervisor

For  
Glen Klinkhart, Director

cc: License File  
Matanuska – Susitna Borough

## Peggy Horton

---

**From:** Michelle Olsen  
**Sent:** Tuesday, February 8, 2022 2:50 PM  
**To:** Peggy Horton  
**Subject:** AK Legacy Genetics Driveway - 6315B01L011

Hi Peggy,

The existing driveway is fine for a cultivation facility. No modification is necessary.

Respectfully,

Michelle Olsen, CFM  
Permit Technician  
Matanuska-Susitna Borough  
907-861-7822



# MATANUSKA-SUSITNA BOROUGH

## Planning and Land Use Department Development Services Division

350 East Dahlia Avenue, Palmer, Alaska 99645  
(907) 861-7822 Fax (907) 861-8158  
E-mail: PermitCenter@matsugov.us

Planning Commission Packet - May 2, 2022  
Page 32 of 194

Matanuska-Susitna Borough  
Permit Center  
FEB 25 2022

Received

### Driveway Permit Application

Permit Fee \$200 (\$150 Refundable if completed within 3 years)

PERMIT NO: 28455

<b>Property Owner (Name):</b>			<b>Applicant/Agent (Name):</b>		
Ryan McKay					
<b>Mailing Address:</b>			<b>Mailing Address:</b>		
2174 Red Fox Drive					
<b>City:</b>	<b>State:</b>	<b>Zip:</b>	<b>City:</b>	<b>State:</b>	<b>Zip:</b>
Wasilla	AK	99654			
<b>Phone:</b>			<b>Phone:</b>		
360-292-3280					
<b>Email (optional):</b>			<b>E-mail (optional):</b>		
algunlimited1@gmail.com					
<b>Site Address:</b>			<b>Driveway Location Will Be Marked With:</b>		
3097 S Sylvan Lane			Existing		
<b>Property Tax ID #:</b>			<b>Expected Completion Date:</b>	<b>Driveway Surface Type:</b>	
6315B01L011				Gravel	
<b>Applying for Access Onto:</b>			<b>Distances:</b>		
S Sylvan Lane			<b>Left:</b>	<b>Width:</b>	<b>Right:</b>
<b>Only Corrugated Metal Pipe Culvert is Allowed</b>			<b>Path or sidewalk dimension (if applicable):</b>		
<b>Culvert Length:</b>	<b>Diameter:</b>				
<b>Intended Use:</b>					
<input type="checkbox"/> Single Family <input type="checkbox"/> Mutli-Family # of units _____					
<input checked="" type="checkbox"/> Commercial - Type: <u>MARIJUANA CULTIVATION</u> Est. "peak hours" trips per day: _____					

**IF ACCESS IS ONTO A PAVED ROAD, APRON LENGTH TO BE 2 FEET MINIMUM**

The Permittee certifies that he/she is the owner, lessee, or authorized agent of the property, that the conditions, restrictions and regulations of the borough will be complied with and that he/she will maintain the driveway in accordance with the provisions and standards attached to this permit, and any applicable code. I hereby certify that the information submitted on this application is complete and accurate to the best of my knowledge and that I am the applicant or agent of the same as stated in the attached documentation. By signing this permit I acknowledge and agree to accept the Driveway Standards and Provisions attached to this permit.

PERMITTEE:

Signature of Permittee

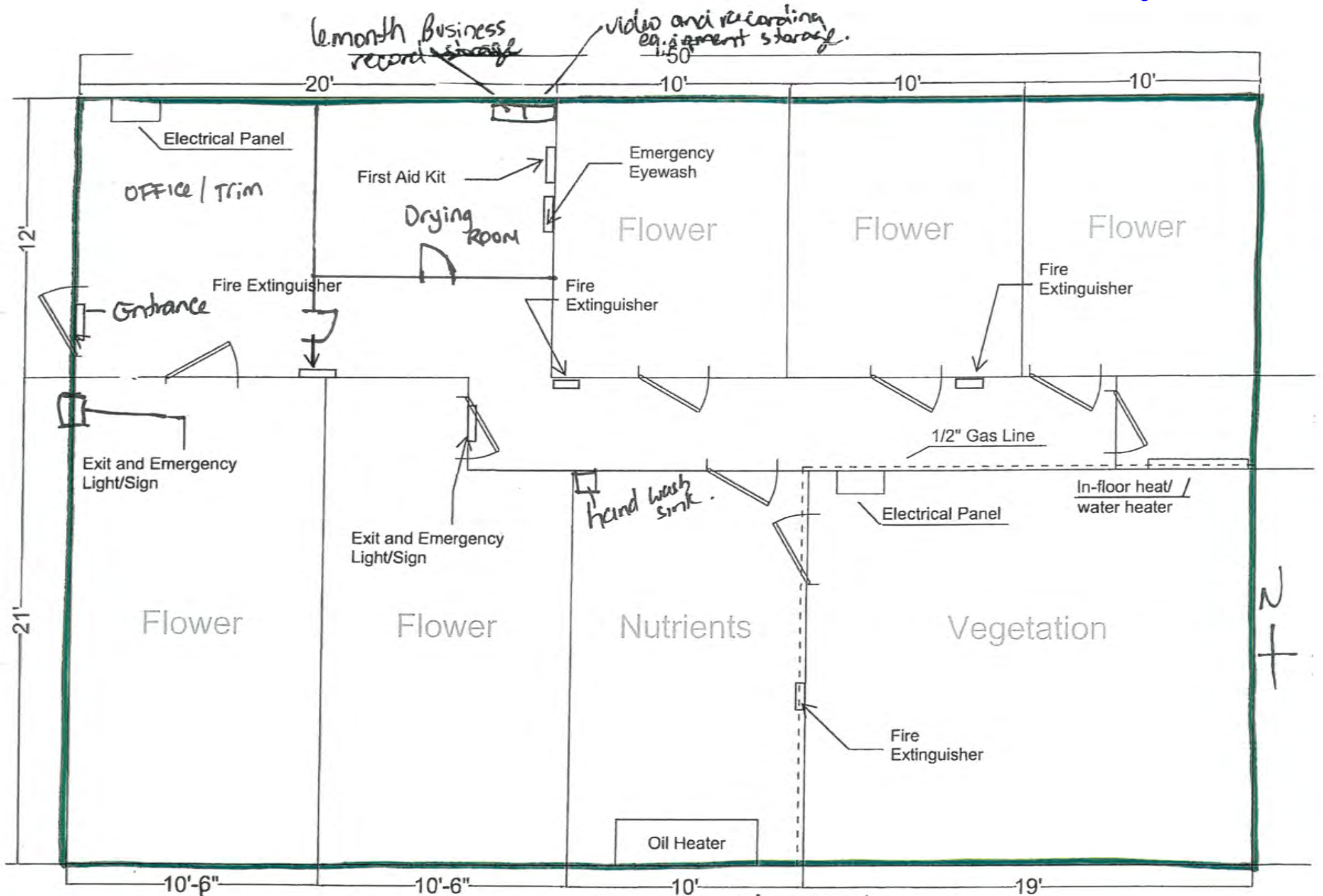
DATE:

2/25/22

PERMIT GRANTED BY:

Borough Representative

DATE:



D- proposed licensed premises/ Right to possession/ Restricted Access Area  
AK Legacy Genetics # 28628  
Diagrams 1, 2 & 5

Basic Floorplan

1/31/2021 12:20 PM



C01

NOTE: USE HALF SCALE INDICATED SCALE FOR 11x17 DRAWINGS



REVISION	DESCRIPTION	DATE

# C01

## Owner Permission Letter for Use and Occupancy of Premises

Matanuska-Susitna Borough  
Planning and Land Use Department  
Development Services Division  
350 East Dahlia Avenue  
Palmer, Alaska 99645

Re: AK Legacy Genetics, LLC DBA AK Legacy Genetics - 3097 S Sylvan Lane, Wasilla, Alaska 99623.

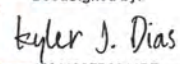
Dear Planning Office,

We, Kyler J. Dias, Riley P. Walther and Ryan M. McKay, Members of KR&W Management, LLC, hereby grant permission for AK Legacy Genetics, LLC dba AK Legacy Genetics to lease and use our property located at 3097 S. Sylvan Lane, Wasilla, Alaska 99623 as a standard marijuana cultivation facility. We are aware that AK Legacy Genetics will be commercially growing and selling marijuana on this property once the cultivation facility is inspected and approved by AMCO.

We, Kyler J. Dias, Riley P. Walther and Ryan M. McKay, As Members of AK Legacy Genetics, LLC., authorize Jana Weltzin and her firm of JDW, LLC to take all necessary actions to apply for and obtain one (1) conditional use permits for the operation of a standard marijuana cultivation facility of the property owned by KR&W Management, LLC located at TIERRA VERDE BLOCK 1 LOT 11, Commonly known as, 3097 S. Sylvan Lane, Wasilla, Alaska 99623.

If you have any questions regarding this correspondence, please feel free to contact me.

Sincerely,

Kyler J. Dias DocuSigned by:  
  
4564133FB8814BF...


KR&W Management, LLC

Riley P. Walther  
  
KR&W Management, LLC

Ryan M. McKay  
  
KR&W Management, LLC

Kyler J. Dias DocuSigned by:  
  
4564133FB8814BF...

AK Legacy Genetics, LLC

Riley P. Walther  
  
AK Legacy Genetics, LLC

Ryan McKay  
  
AK Legacy Genetics, LLC

MSB • Department of Emergency Services • Central Mat-Su Fire Department

## Fire & Life Safety Division

Physical: Station 51 – 1911 S Terrace Court, Palmer

Mailing: 101 W Swanson Avenue • Wasilla, AK 99654

Office (907) 861-8030 • Fax (907) 861-8157 • E-mail: FireCode@matsugov.us



November 19, 2021

Ryan McKay  
Alaska Legacy Genetics, LLC  
7150 W Cielo St  
Wasilla AK 99654  
Office: (907) 357-2548  
kyler@x907.com

SUBJECT: Alaska Legacy Genetics  
FIRE SERVICE AREA: Central Mat-Su FSA  
PLAN REVIEW: 2022-061  
TYPE OF CONSTRUCTION: VB  
OCCUPANCY TYPE: F-1  
2012 INTERNATIONAL BUILDING AND FIRE CODE

Ryan:

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. Any changes to the approved plans must be submitted to this office for review and approval. **You are prohibited to occupy this building until construction is completed for which plans have been examined and approved. After completion of the construction, you must schedule a certificate of occupancy inspection prior to opening.**

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. Also understand that approval of submitted plans is not approval of omissions or oversights by this office or noncompliance with any applicable regulations. The plans have not been reviewed for compliance with the Federal Americans with Disabilities Act or structural requirements.

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

Sincerely,

A handwritten signature in black ink that reads 'Josh Henson'.

Joshua P. Henson  
Deputy Fire Marshal

## Fire and Life Safety Division

Central Mat-Su Fire Service Area No. 130 - District 1  
Department of Emergency Services, Matanuska-Susitna Borough

Plan Review #2022-061

Alaska Legacy Genetics

## New Construction/Renovation Approval



This is to certify that the plans for this building were reviewed by CMSFD's Fire & Life Safety Division on 11/19/2021, for conformance with AS 18.70.010–100; 13 AAC 50.027. This certificate becomes invalid 180 days after the work on the site is commenced within 180 days after issuance, or if the work authorized is suspended or abandoned for a period of 180 days after the time work is commenced. An extension may be requested at the above mentioned address.

This certificate shall be posted in a conspicuous place on the premises listed above and shall remain posted until construction is completed. **Notice:** *Any changes or modifications to the approved plans must be resubmitted for review by the Central Mat-Su Fire Department*

*Josh Henson*

Authority: AS 18.70.080, 13 AAC 50.075 & MSB RS 06-054

by Joshua P. Henson, Deputy Fire Marshal



Brenda Butler <brenda@jdwccounsel.com>

---

## Driveway Approval

1 message

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**Michelle Olsen** <Michelle.Olsen@matsugov.us>  
To: "brenda@jdwccounsel.com" <brenda@jdwccounsel.com>

Mon, Jul 26, 2021 at 10:55 AM

FINAL DRIVEWAY ACCEPTANCE

PERMIT # D27577

TAX PARCEL ID # 6315B01L011

The Matanuska-Susitna Borough has performed the Final Inspection of the existing driveway. The driveway has been adequately constructed to Borough standards and to the conditions outlined by the initial driveway inspector. Your Approved Driveway Permit Number is listed above.

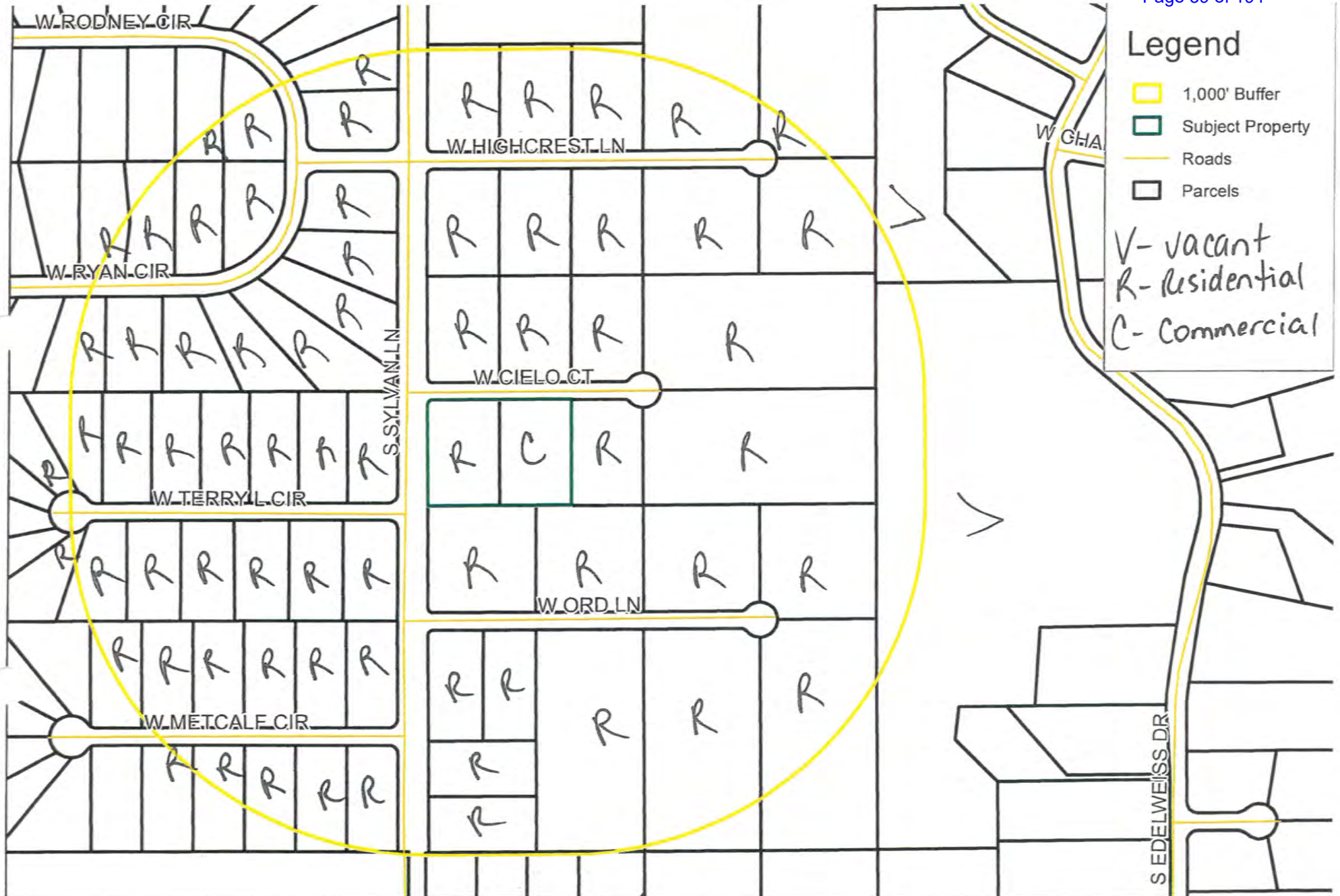
**Please keep this letter.**

Any changes in land use or modifications of the driveway may require additional permitting. If you have any questions or concerns about your driveway or this permit, you may contact the Permit Center at 907-861-7822.

Sincerely,

Michelle Olsen, CFM

Permit Technician



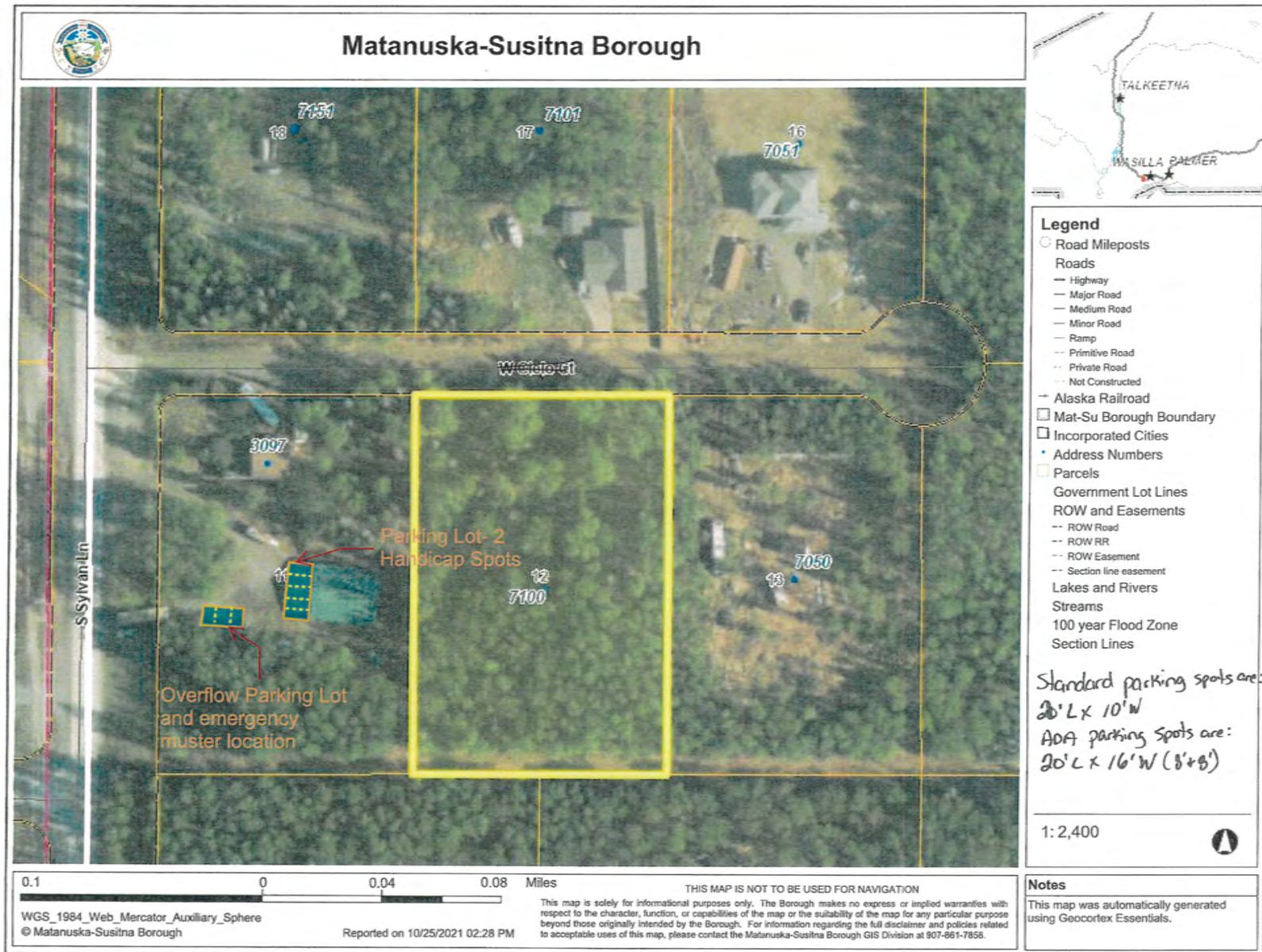
This map is solely for informational purposes only. The Borough makes no express or implied warranties with respect to the character, function, or capabilities of the map or the suitability of the map for any particular purpose beyond those originally intended by the Borough. For information regarding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

Date: 5/12/2021

1 inch = 350 feet

0 350 700 Feet







Alcohol and Marijuana Control Office  
550 W 7<sup>th</sup> Avenue, Suite 1600  
Anchorage, AK 99501  
[marijuana.licensing@alaska.gov](mailto:marijuana.licensing@alaska.gov)  
<https://www.commerce.alaska.gov/web/amco>  
Phone: 907.269.0350

Alaska Marijuana Control Board

## Form MJ-01: Marijuana Establishment Operating Plan

### What is this form?

An operating plan is required for all marijuana establishment license applications. Applicants should review **Title 17.38 of Alaska Statutes** and **Chapter 306 of the Alaska Administrative Code**. This form will be used to document how an applicant intends to meet the requirements of those statutes and regulations. If your business has a formal operating plan, you may include a copy of that operating plan with your application, but all fields of this form must still be completed per 3 AAC 306.020(c).

### What must be covered in an operating plan?

Applicants must identify how the proposed premises will comply with applicable statutes and regulations regarding the following:

- Control plan for persons under the age of 21
- Security
- Business records
- Inventory tracking of all marijuana and marijuana product on the premises
- Employee qualification and training
- Health and safety standards
- Transportation and delivery of marijuana and marijuana products
- Signage and advertising

Applicants must also complete the corresponding operating plan supplemental forms (Form MJ-03, Form MJ-04, Form MJ-05, or Form MJ-06) to meet the additional operating plan requirements for each license type.

### Section 1 – Establishment & Contact Information

Enter information for the business seeking to be licensed, as identified on the license application.

Licensee:	AK Legacy Genetics, LLC	MJ License #:	28628		
License Type:	Standard Marijuana Cultivation Facility				
Doing Business As:	AK Legacy Genetics				
Premises Address:	3097 S Sylvan Lane				
City:	Wasilla	State:	Alaska	ZIP:	99623
Mailing Address:	2174 E. Red Fox Drive				
City:	Wasilla	State:	Alaska	ZIP:	99654
Designated Licensee:	Ryan McKay				
Main Phone:	360-292-3280	Cell Phone:	360-292-3280		
Email:	algunlimited1@gmail.com				



Alaska Marijuana Control Board

## Form MJ-01: Marijuana Establishment Operating Plan

### Section 2 – Control Plan for Persons Under the Age of 21

2.1. Describe how the marijuana establishment will prevent persons under the age of 21 from gaining access to any portion of the licensed premises and marijuana items:

The entire facility will be a restricted access area and all entrances will be designated as a restricted access area and not open to the public. Signs will be posted stating, "Restricted Access Area" "Visitors Must be Escorted" as well as signs stating, "No one under 21 years of age allowed". AK Legacy Genetics will also have signs on the exterior of the facility stating "Video Surveillance in Progress". Video Surveillance cameras will be visible throughout the facility as well as around the exterior perimeter of the building to continuously monitor the premises and to deter any unauthorized individuals from attempting to access the premises.

### Section 3 – Security

Restricted Access Areas (3 AAC 306.710):

3.1. Describe how you will prevent unescorted members of the public from entering restricted access areas:

AK Legacy Genetics will have ample signage indicating that the cultivation facility is a restricted access area. Surveillance cameras will be installed to monitor all areas of the facility inside and outside. All outer doors will remain locked at all times from outside the facility but, easily opened from inside the facility in case of an emergency. All employees will be required to visibly wear an AK Legacy Genetics ID badge and all visitors in the facility will be required to visibly wear visitor badges for the entirety of their time on the licensed premises.

3.2. Describe your recordkeeping and processes for admitting visitors into and escorting them through restricted access areas:

Visitors to the facility, with exception to AMCO, AMCO enforcement and local law enforcement, must be pre-approved and pre-scheduled by one of the licensees or an designated employee or access to the facility will not be granted. once a visitor has been properly approved and scheduled, they will be directed to enter through the designated entrance to the facility where they will be met by either a licensee or designated employee. The visitor will be asked to produce a valid form of government issued photo identification proving that they are at least twenty-one (21) years of age and confirming their identity. The visitor will then sign into the visitor log recording their full name, date, time in and out of the facility and the purpose of their visit (if necessary). The visitor will be given a visitor badge to be clearly displayed on their persons for the entire tour or visit in the facility. All visitors will be supervised at all times by a licensee or designated employee never exceeding 5 visitors per supervising licensee/designated employee. When the visit is complete, all visitors must return their visitor badge(s), sign out of the visitor log book and exit the premises. All visitor logs will be maintained on the premises and stored as an official business record. All visitor logs will be made readily available to AMCO and AMCO enforcement upon request.



Alaska Marijuana Control Board

## Form MJ-01: Marijuana Establishment Operating Plan

3.3. Provide samples of licensee-produced identification badges that will be displayed by each licensee, employee, or agent while on the premises, and of visitor identification badges that will be worn by all visitors while in restricted access areas:

The image shows two sample identification badges. The badge on the left is a white rectangular card. At the top, it says 'AK Legacy Genetics' in yellow. Below that is a grey silhouette of a person's head and shoulders. Underneath the silhouette, it says 'Ryan McKay' in yellow, followed by 'License # 28617' in yellow, and 'EMPLOYEE' in yellow at the bottom. The badge on the right is a black rectangular card. At the top, it says 'AK Legacy Genetics' in yellow. Below that, it says 'VISITOR' in large yellow letters, and '#1' in large yellow letters at the bottom.

### Security Alarm Systems and Lock Standards (3 AAC 306.715):

3.4. Exterior lighting is required to facilitate surveillance. Describe how the exterior lighting will meet this requirement:

AK Legacy Genetics will utilize bright outdoor lighting to deter nuisance activity and enhance the quality of video surveillance. Commercial LED exterior lighting will be placed and angled to illuminate the entire perimeter of the building, while minimizing light pollution nuisances. The light fixtures will keep the premises and any signs well lit, and allow the exterior surveillance cameras to record individuals up to twenty feet (20ft.) from all entry points to the building. The lighting fixtures will be installed at an inaccessible height with sturdy housings to deter vandalism and prevent obstructions. A Licensee or designated employee will frequently walk the perimeter and check the surveillance camera feed to ensure that all lights are operational, and in the optimum positions to enhance the clarity of video recordings.



Alaska Marijuana Control Board

## Form MJ-01: Marijuana Establishment Operating Plan

3.5. An alarm system is required for all license types that must be activated on all exterior doors and windows when the licensed premises is closed for business. Describe the security alarm system for the proposed premises, explain how it will meet all regulatory requirements, and outline your policies and procedures regarding the actions to be taken by a licensee, employee, or agent when the alarm system alerts of an unauthorized breach:

AK Legacy Genetics will be contracting with a third-party alarm company to install a regulatory compliant system, maintain the equipment, periodically test the devices and continuously monitor the facility at the corresponding monitoring center. The alarm system will be designed to monitor for both intrusions and sensing unauthorized movement within the facility during nonoperational hours via motion sensors. Motion sensors will be installed on each entrance door and glass break sensors on every facility window (if applicable). If an alarm is triggered, an automatic electronic alert will be sent to the monitoring center and all three of the licensee's cell phones. An audible alarm will sound, if an event like this occurs to assist in deterring potential intruders. It will be standard operating procedure to arm the alarm when the last licensee or employee leaves the facility at the close of business day and disarm the alarm at the beginning of the following business day. In the event of an unauthorized breach of the facility, the licensees or a designated employee will ask all persons inside the facility to exit quickly and safely, take a headcount of ensuring all employees and any visitors that may have been on the premises are all safe and accounted for. The licensees or designated employee will await instruction from law enforcement and comply with all directives. Once law enforcement deems the situation safe, employees and the licensees will return to the facility, sign visitors out of the visitor log book, retrieve their visitor badges and begin an inspection of the facility to ensure there is no missing product, equipment, cash, etc. by performing an extensive inventory count of the entire facility. All requested documentation by law enforcement, AMCO or AMCO enforcement as a result of the breach will be promptly provided. In any event, an unauthorized breach regardless of theft or lack thereof, will be reported to AMCO electronically within 24 hours.

3.6. Describe your policies and procedures for preventing diversion of marijuana or marijuana product, including by employees:

AK Legacy Genetics Licensees and/or employees will perform frequent inventory counts which will be reconciled in Metrc to maintain accuracy of all marijuana, in all stages, in the facility at any given time. All marijuana from clones to trimmed and packaged product will be under 24/7 video surveillance in the restricted access facility. Surveillance cameras will have complete coverage of all areas where marijuana is present. Employees will be monitored via supervising staff member(s) and by the licensees frequently checking the video surveillance footage. AK Legacy Genetics has a zero tolerance policy for theft, inversion or diversion. If an employee is caught stealing, bringing marijuana from an outside source into the facility or removing marijuana from the facility without a Metrc generated manifest, they will be reprimanded immediately and local law enforcement will be notified. AMCO will be notified as well in the event of theft, inversion or diversion by an employee, electronically, within 24 hours.

3.7. Describe your policies and procedures for preventing loitering:

AK Legacy Genetics will utilize policies that discourage loitering. The exterior will be well lit and equipped with 24-hour video surveillance and "No Loitering" signs. Licensees & employees will actively monitor the premises by randomly walking outside the facility as well as monitoring the video surveillance system. If someone is found to be loitering they will be escorted from the property. If necessary, law enforcement will be contacted to enforce this policy. Vendors who make pick ups, deliveries, or repairs will be escorted and only allowed to be on site to complete their business. Employees will only be permitted to receive visitors with the authorization of a licensee.

You must be able to certify the statement below. Read the following and then sign your initials in the box to the right:

Initials

3.8. I certify that if any additional security devices are used, such as a motion detector, pressure switch, and duress, panic, or hold-up alarm, to enhance security of the licensed premises, I will have written policies and procedures describing their use.



Alaska Marijuana Control Board

**Form MJ-01: Marijuana Establishment Operating Plan**

Video Surveillance (3 AAC 306.720):

You must be able to certify each statement below. Read the following and then sign your initials in the corresponding box: Initials

3.9. The video surveillance and camera recording system for the licensed premises covers each restricted access area, and both the interior and exterior of each entrance to the facility.

3.10. Each video surveillance recording: is preserved for a minimum of 40 days, in a format that can be easily accessed for viewing (consistent with the Alcohol & Marijuana Control Office's approved format list); clearly and accurately displays the time and date; and is archived in a format that does not permit alteration of the recorded image.

3.11. The surveillance room or area is clearly defined on the Form MJ-02: Premises Diagram that is submitted with this application.

3.12. Surveillance recording equipment and video surveillance records are housed in a designated, locked, and secure area or in a lock box, cabinet, closet or other secure area where access is limited to the licensee(s), an authorized employee, and law enforcement personnel (including an agent of the Marijuana Control Board).

3.13. Describe how the video cameras will be placed to produce a clear view adequate to identify any individual inside the licensed premises, or within 20 feet of each entrance to the licensed premises:

AK Legacy Genetics will maintain a video security surveillance system that meets all requirements. Multiple cameras will be used to record the interiors and exteriors of the premises. Cameras will be installed at an inaccessible height and carefully angled to prevent any blockages from fixtures, posts, display cases, vegetation or other equipment. Security cameras, with the help of bright lighting, will capture the best possible facial image of anyone present inside the building or within 20 feet of a facility egress or ingress. The security system will be installed with a failure notification system that will provide an audible & visual notification of any system failures. In the case of a power outage, all recording equipment will run on emergency power, via a battery backup system, for at least one (1) hour to ensure continued operation. A Licensee or employee will regularly check the cameras and surveillance equipment to ensure that all cameras are in good working order, and that all areas of the facility are covered by video surveillance.

3.14. Describe the locked and secure area where video surveillance recording equipment and original copies of surveillance records will be housed and stored, and how you will ensure the area is accessible only to authorized personnel, law enforcement, or an agent of the Marijuana Control Board. If you will be using an offsite monitoring service and offsite storage of video surveillance records, your response must include how the offsite facility will meet these security requirements:

Surveillance and business records will be stored on-site in a locked cabinet in the secured office area for at least six months. Records may be stored off-site if they are older than six months. The facility will keep hard copies of all business records for a minimum of five years. AK Legacy Genetics may scan all hard copies of business records into a facility cloud base server as a back up. The security system shall be password protected to prevent any data tampering. Recorded data will be stored as an official business record for a minimum of forty (40) days. All surveillance footage will be accessible for upload to a separate hard drive, in case it is needed in any criminal, civil, or administrative investigations. All recordings will be date and time stamped, and archived in a format that prevents alteration of the recording. In accordance with standard data retention policies, a Licensee will manage facility records in a consistent & searchable manner. Only the Licensees or a designated employee will have access to the business records. All records will be stored separately from any currency or marijuana products.



Alaska Marijuana Control Board

**Form MJ-01: Marijuana Establishment Operating Plan**

**Section 4 – Business Records**

Review the requirements under 3 AAC 306.755. All licensed marijuana establishments must maintain, in a format that is readily understood by a reasonably prudent business person, certain business records.

4.1. I certify that the following business records will be maintained and kept on the licensed premises:

Initials

- a. all books and records necessary to fully account for each business transaction conducted under my license for the current year and three preceding calendar years (*records for the last six months must be maintained on the licensed premises; older records may be archived on or off-premises*);
- b. a current employee list setting out the full name and marijuana handler permit number of each licensee, employee, and agent who works at the marijuana establishment;
- c. the business contact information for vendors that maintain video surveillance systems and security alarm systems for the licensed premises;
- d. records related to advertising and marketing;
- e. a current diagram of the licensed premises, including each restricted access area;
- f. a log recording the name, and date and time of entry of each visitor permitted into a restricted access area;
- g. all records normally retained for tax purposes;
- h. accurate and comprehensive inventory tracking records that account for all marijuana inventory activity from seed or immature plant stage until the retail marijuana or retail marijuana product is sold to a consumer, to another marijuana establishment, or destroyed;
- i. transportation records for marijuana and marijuana product, as required by 3 AAC 306.750(f); and
- j. registration and inspection reports of scales registered under the Weights and Measures Act, as required by 3 AAC 306.745.

Initials

*[Handwritten initials in boxes]*

4.2. A marijuana establishment is required to exercise due diligence in preserving and maintaining all required records. Describe how you will prevent records and data, including electronically maintained records, from being lost or destroyed:

All business records such as; operational and regulatory documents, recordings, surveillance, financial books, inventory, employment records, logs, manifests, and communications will be stored on-site in the office area. Facility records will be managed by AK Legacy Genetics to ensure that all business records are stored in a consistent and search-able manner to maintain compliance with standard retention policies. Business records will be stored in the restricted facility, separate from any and all marijuana products and currency. Only the licensees will have access to the secured storage and business records until such time that AK Legacy Genetics decides to appoint a facility manager. All business records and surveillance video will be stored on site for a minimum of 6 months and will be made readily available to AMCO enforcement and local law enforcement upon request.



Alaska Marijuana Control Board

**Form MJ-01: Marijuana Establishment Operating Plan**

**Section 5 – Inventory Tracking of All Marijuana and Marijuana Product**

Review the requirements under 3 AAC 306.730. All licensed marijuana establishments must use a marijuana inventory tracking system capable of sharing information with Metrc to ensure all marijuana cultivated and sold in the state, and each marijuana product processed and sold in the state, is identified and tracked from the time the marijuana is propagated from seed or cutting, through transfer to another licensed marijuana establishment, or use in manufacturing a marijuana product, to a completed sale of marijuana or marijuana product, or disposal of the harvest batch of marijuana or production lot of marijuana product.

You must be able to certify each statement below. Read the following and then sign your initials in the corresponding box: Initials

5.1. My marijuana establishment will be using Metrc, and if any other tracking software is used, it will be capable of sharing information with Metrc.

5.2. All marijuana delivered to a marijuana establishment will be weighed on a scale registered in compliance with 3 AAC 306.745.

5.3. My marijuana establishment will use registered scales in compliance with AS 45.75.080 (Weights and Measures Act), as required by 3 AAC 306.745.

**Section 6 – Employee Qualification and Training**

Review the requirements under 3 AAC 306.700. All licensees, and every employee or agent of the marijuana establishment who sells, cultivates, manufactures, tests, or transports marijuana or a marijuana product, or who checks the identification of a consumer or visitor, must obtain a marijuana handler permit from the board before being licensed or beginning employment at a marijuana establishment.

You must be able to certify each statement below. Read the following and then sign your initials in the corresponding box: Initials

6.1. All licensees, and each employee or agent of the marijuana establishment who sells, cultivates, manufactures, tests, or transports marijuana or marijuana product, or who checks the identification of a consumer or visitor, shall obtain a marijuana handler permit from the board before being licensed or beginning employment at the marijuana establishment.

6.2. Each licensee, employee, or agent who is required to have a marijuana handler permit shall keep that person's marijuana handler permit card in that person's immediate possession (or a valid copy on file on the licensed premises) when on the licensed premises.

6.3. Each licensee, employee, or agent who is required to have a marijuana handler permit shall ensure that that person's marijuana handler permit card is valid and has not expired.

6.4. Describe any in-house training that will be provided to employees and agents (apart from a marijuana handler course):

In addition to the state required marijuana handler training, the facility will implement and execute a training program for every employee, regardless of the employee's prior level of cannabis knowledge. The program will commence on the employee's start date, and must be completed before the employee can work in the facility. Key topics of the training program will include types of cannabis, cannabinoids and their properties, licensed facility buyer procedures, facility cleanliness and hygiene, federal and state laws, and AMCO rules and regulations. Refresher training will be conducted as required when the regulations change or a/the licensee(s) feel that it is needed.



Alaska Marijuana Control Board

## Form MJ-01: Marijuana Establishment Operating Plan

### Section 7 – Health and Safety Standards

Review the requirements under 3 AAC 306.735.

You must be able to certify each statement below. Read the following and then sign your initials in the corresponding box: Initials

- 7.1. I understand that a marijuana establishment is subject to inspection by the local fire department, building inspector, or code enforcement officer to confirm that health or safety concerns are not present. ☒
- 7.2. I have policies regarding health and safety standards (including: ensuring a person with an illness or infection does not come into contact with marijuana or marijuana product; good hygienic practices; cleaning and maintenance of equipment and the premises; pest deterrence; chemical storage; sanitation principles; and proper handling of marijuana and marijuana product) and will take all reasonable measures and precautions to ensure that they are met or exceeded. ☒
- 7.3. I have policies to ensure that any marijuana or marijuana product that has been stored beyond its usable life, or was stored improperly, is not salvaged and returned to the marketplace. ☒
- 7.4. I have policies to ensure that in the event information about the age or storage conditions of marijuana or marijuana product is unreliable, the marijuana or marijuana product will be handled in accordance with 3 AAC 306.735(d). ☒

Answer "Yes" or "No" to each of the following questions:

Yes No

- 7.5. Adequate and readily accessible toilet facilities that are maintained and in good repair and sanitary condition are clearly indicated on my Form MJ-02: Premises Diagram. ☒ ☐
- 7.6. Convenient handwashing facilities with running water at a suitable temperature are clearly indicated on my Form MJ-02: Premises Diagram. ☒ ☐

7.7. If you answered "No" to either 7.5 or 7.6 above, describe how toilet and/or handwashing facilities are made accessible, as required by 3 AAC 306.735(b)(2):

### Section 8 – Transportation and Delivery of Marijuana and Marijuana Products

Review the requirements under 3 AAC 306.750.

8.1. Describe how marijuana or marijuana product will be prepared, packaged, and secured for shipment. Include a description of the type of locked, safe, and secure storage compartments to be used in vehicles transporting marijuana or marijuana product:

A Metro generated transport manifest will accompany all marijuana in transit. The facility will send a copy of the manifest with the products, and file an additional copy on the premises as a business record. The manifest will document the strain name, type of product, batch number, weight, name of the transporter and handler's ID, time of departure and expected delivery, and the make, model and license plate of the transporting vehicle. The transport vehicle will travel directly between destinations without making any unnecessary stops. Marijuana will be sealed in not more than ten pound containers inside a locked storage compartment within the vehicle or truck bed for wholesale transactions & up to one ounce containers for re-sale by retailers without re-packaging. At no time during transit will marijuana be visible outside the vehicle. The shipping container will have a label stating that a licensed testing facility has tested each batch in the shipment, and list: (1) the date of final testing; (2) the cannabinoid potency profile, expressed as a range of percentages that extends from the lowest percentage to highest percentage of concentration for each cannabinoid listed from every test conducted on that strain of marijuana from AK Legacy Genetics within the last three months; (3) a statement listing the results of microbial testing; and, (4) a statement... (Cont. on pg. 11)



Alaska Marijuana Control Board

**Form MJ-01: Marijuana Establishment Operating Plan**

You must be able to certify each statement below. Read the following and then sign your initials in the corresponding box: Initials

8.2. The marijuana establishment from which a shipment of marijuana or marijuana product originates will ensure that any individual transporting marijuana shall have a marijuana handler permit required under 3 AAC 306.700.



8.3. The marijuana establishment that originates the transport of any marijuana or marijuana product will use the marijuana inventory tracking system to record the type, amount, and weight of marijuana or marijuana product being transported, the name of the transporter, the time of departure and expected delivery, and the make, model, and license plate number of the transporting vehicle.



8.4. The marijuana establishment that originates the transport of any marijuana or marijuana product will ensure that a complete printed transport manifest on a form prescribed by the board must be kept with the marijuana or marijuana product at all times during transport.



8.5. During transport, any marijuana or marijuana product will be in a sealed package or container in a locked, safe, and secure storage compartment in the vehicle transporting the marijuana or marijuana product, and the sealed package will not be opened during transport.



8.6. Any vehicle transporting marijuana or marijuana product will travel directly from the shipping marijuana establishment to the receiving marijuana establishment, and will not make any unnecessary stops in between except to deliver or pick up marijuana or marijuana product at any other licensed marijuana establishment.



8.7. When the marijuana establishment receives marijuana or marijuana product from another licensed marijuana establishment, the recipient of the shipment will use the marijuana inventory tracking system to report the type, amount, and weight of marijuana or marijuana product received.



8.8. The marijuana establishment will refuse to accept any shipment of marijuana or marijuana product that is not accompanied by the transport manifest.



**Section 9 – Signage and Advertising**

Review the requirements under 3 AAC 306.770.

9.1. Describe any signs that you intend to post on your establishment, including quantity, dimensions, graphics, and location on your establishment (photos or drawings may be attached):

AK Legacy Genetics does not intend to have any signs with the business name on the exterior of the licensed premises.



Alaska Marijuana Control Board

## Form MJ-01: Marijuana Establishment Operating Plan

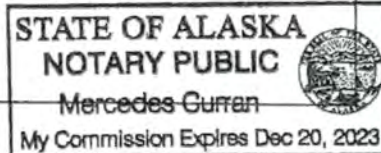
9.2. Describe any advertising you intend to distribute for your establishment. Include medium types and business logos (photos or drawings may be attached):

AK Legacy Genetics may utilize any of the following advertising mediums:

- Radio Ads
- Magazines
- Social Media Platforms
- Newspaper Ads
- Industry Platforms such as; LeafLinks
- Sponsorship of Sporting Events
- AK Legacy Genetics' Company Website

AK Legacy Genetics has not yet completed a logo. Once completed, a copy will be sent to AMCO.

All Advertisements will contain the AMCO required warning labels verbatim.



I declare under penalty of unsworn falsification that this form, including all accompanying schedules and statements, is true, correct, and complete.

Signature of licensee

Ryan McKay

Printed name of licensee

STATE OF ALASKA  
NOTARY PUBLIC

Mercedes Curran

My Commission Expires Dec 20, 2023

Notary Public in and for the State of Alaska

My commission expires: 12/20/2023

Subscribed and sworn to before me this 5th day of March, 2021.



Alaska Marijuana Control Board

**Form MJ-01: Marijuana Establishment Operating Plan**

(Additional Space as Needed):

8.1 Continued: ...listing the contaminants for which the marijuana was tested, including molds, mildew, filth, herbicides, pesticides, fungicides, and harmful chemicals. Any packaging done at the facility will be performed in an area specifically set aside for packaging and monitored with continuous surveillance. Packaging will be uniform with labels secure and prominently displayed. In compliance with the Alaska Weights and Measures Act, the facility will use certified scales and maintain registration and inspection reports at the facility. After agents package marijuana, it will be placed in sanitized, air-tight containers, labeled with all compliant labeling information, and given a Metrc barcode. Plastic packaging will be heat-sealed without an easy-open tab, dimple, corner, or flap. Packaged marijuana will be stored in a secured area until ready for transport. All packaging will be inspected, accepted or rejected, and recorded in the log. Either a Licensee or a manager will check all final packages to ensure that they will secure marijuana from contamination and not impart toxic or deleterious substances. Labels will include: (1) AK Legacy Genetics' name and license number; (2) the date the marijuana was harvested; (3) the harvest batch number assigned to the marijuana; (4) the date the marijuana was packaged; (5) the net weight and the quantity of usable marijuana packaged in a standard of measure compatible with the inventory tracking system; (6) a complete list of all pesticides, fungicides, and herbicides used in the cultivation of the marijuana. AK Legacy Genetics may contract with a third-party transport company and will ensure all transporters and handlers follow all regulations and have valid AMCO marijuana handler permits at all points of their employment.



Alcohol and Marijuana Control Office  
550 W 7<sup>th</sup> Avenue, Suite 1600  
Anchorage, AK 99501  
[marijuana.licensing@alaska.gov](mailto:marijuana.licensing@alaska.gov)  
<https://www.commerce.alaska.gov/web/amco>  
Phone: 907.269.0350

Alaska Marijuana Control Board  
**Operating Plan Supplemental  
Form MJ-04: Marijuana Cultivation Facility**

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**What is this form?**

This operating plan supplemental form is required for all applicants seeking a marijuana cultivation facility license and must accompany **Form MJ-01: Marijuana Establishment Operating Plan**, per 3 AAC 306.020(b)(11). Applicants should review **Chapter 306: Article 4** of the **Alaska Administrative Code**. This form will be used to document how an applicant intends to meet the requirements of the statutes and regulations.

If your business has a formal operating plan, you may include a copy of that operating plan with your application, but all fields of this form must still be completed per 3 AAC 306.020 and 3 AAC 306.420(2).

**What additional information is required for cultivation facilities?**

Applicants must identify how the proposed establishment will comply with applicable regulations regarding the following:

- Prohibitions
- Cultivation plan
- Waste disposal
- Odor control
- Testing procedure and protocols
- Packaging and labeling

**This form must be completed and submitted to AMCO's main office before any new or transfer application for a standard marijuana cultivation facility or limited marijuana cultivation facility license will be considered complete.**

**Section 1 – Establishment Information**

Enter information for the business seeking to be licensed, as identified on the license application.

Licensee:	AK Legacy Genetics, LLC	MJ License #:	28628		
License Type:	Standard Marijuana Cultivation Facility				
Doing Business As:	AK Legacy Genetics				
Premises Address:	3097 S Sylvan Lane				
City:	Wasilla	State:	Alaska	ZIP:	99623



Alaska Marijuana Control Board

**Form MJ-04: Marijuana Cultivation Facility Operating Plan Supplemental**

**Section 2 – Overview of Operations**

**2.1. Provide an overview of your proposed facility's operations. Include information regarding the flow of marijuana from seed or clone to harvest and transfer from your premises:**

All marijuana cultivated at AK Legacy Genetics will be tracked via Metrc from cutting or seed to final sale or destruction. When the eight-inch height has been reached, plants will be tagged and assigned a Metrc tracking number. When flowering stage has completed, it will be harvested and processed, then transferred to the drying area. After drying, the marijuana will be placed in tamper-evident, sealed and locked containers and placed in a secured area of the transport vehicle. Marijuana will be sealed in not more than ten pound (10lb) containers inside a locked storage compartment within the vehicle for wholesale transactions and up to one ounce containers for re-sale by retailers without re-packaging. A Metrc transport manifest will accompany all marijuana transfers. All testing batches will be of one single strain and will be assigned a Metrc harvest batch number. Random sample(s) will be collected from each batch and sent to a licensed testing facility. When test results compliant with 3 AAC 306.645 have been completed and received, the marijuana will be ready for wholesale. Packaging labels will include: (1) the facility's name and license number; (2) the harvest date and batch number; (3) the packaging date; (4) the net weight and quantity of usable marijuana (packaged in a standard of measure compatible with the inventory tracking system); (5) a complete list of all pesticides, fungicides, and herbicides used in the cultivation of the marijuana. If any marijuana is destroyed for any reason, it will be rendered unusable and disposed of in accordance with current AMCO policies. Throughout all these stages, all applicable local, state, and AMCO regulations will be followed, including those for labeling and tracking of inventory.




**Section 3 – Prohibitions**

Review the requirements under 3 AAC 306.405 and 3 AAC 306.410.

**3.1. I certify that the marijuana cultivation facility will not:**

Initials

- a. sell, distribute, or transfer any marijuana or marijuana product to a consumer, with or without compensation;
- b. allow any person, including a licensee, employee, or agent, to consume marijuana or marijuana product on the licensed premises or within 20 feet of the exterior of any building or outdoor cultivation facility; or
- c. treat or otherwise adulterate marijuana with any organic or nonorganic chemical or compound to alter the color, appearance, weight, or odor of the marijuana.

**Section 4 – Cultivation Plan**

Review the requirements under 3 AAC 306.420 and 3 AAC 306.430.

**4.1. Describe the size of the space(s) the marijuana cultivation facility intends to be under cultivation, including dimensions and overall square footage. Provide your calculations below:**

Flower Room 1: 9' x 13' = 117 sqft  
Flower Room 2: 9' x 13' = 117 sqft  
Flower Room 3: 9' x 13' = 117 sqft  
Flower Room 4: 9' x 13' = 117 sqft  
Flower Room 5: 9' x 13' = 117 sqft  
Veg and Clone Room: 17' x 19' = 323 sqft

Total Area under Cultivation= 908 square feet.



Alaska Marijuana Control Board

**Form MJ-04: Marijuana Cultivation Facility Operating Plan Supplemental**

You must be able to certify the statement below. Read the following and then sign your initials in the box to the right: Initials

**4.2. The proposed area(s) for cultivation are clearly identified on the Form MJ-02: Premises Diagram that is submitted with this application.**

Answer "Yes" or "No" to the following question:

Yes No

**4.3. Will the marijuana cultivation facility include outdoor production?**

☐ ☒

If "Yes", describe the outdoor structure(s) or the expanse of open or clear ground and how it is fully-enclosed by a physical barrier:

**4.4. Describe the method(s) used to ensure that any marijuana at the marijuana cultivation facility, whether indoors or outdoors, cannot be observed by the public from outside the facility:**

Compliance & discretion is AK Legacy Genetics' highest priorities. In accordance with 3 AAC 306.430, passersby will not be able to view marijuana at any time from the right of way. All movement or transport of marijuana will be discrete. The interior of the cultivation area cannot be observed by the public at any time, even when an exterior door is open. All processing, curing, packaging and labeling activities will be done inside the facility, away from public view. All marijuana will be discretely moved and transported, with all packaging and labeling completed before being moved to the transport vehicle.

**4.5. Describe the marijuana cultivation facility's growing medium(s) to be used:**

The facility may use one or a combination of the following: peat, cocoa, perlite, Alaska hummus, soil, bio char, compost, earthworm castings, rockwool, hydroton rock, water, Pro-Mix Hp, Pro-Mix Bx, Aurora, Ocean Forest by Fox Farm, Ancient Forest 1/2CF, Arctic Grow Prill Lime 50LB, Azomite 44LB Bag, Biodynamic Compost 1CF Bag, Char Coir Cloud Cloir Coco-Perlite Mix 50/50 1.75CF, Char Coir Coco 50L 1.75CF Bag, Char Coir Coco Cube, Char Coir Coco Slab, Clay Balls 10L Bag, Cocogro Bale 5KG Botanicare, Fox Farm Salamander Potting Soil 1.5CF, Gold Label Coco 50L, Growstone Drainage Layer 1.5CF, Growstones GS-1 9L, Happy Frog Potting Soil, (continued on Pg 7...)

**4.6. Provide the complete product name and EPA registration # (if applicable) for each of the cultivation facility's pesticide and pest control product to be used. All proposed products must be on DEC's list of approved pesticides in the state of Alaska:**

AK Legacy Genetics does not intend to use any pesticides at this time. However, if the need arises, AK Legacy Genetics may use any pesticide or pest control products listed on the DEC's website as approved for use on Alaskan cannabis.

**4.7. Describe all other fertilizers, chemicals, gases, and delivery systems, including carbon dioxide management, to be used at the marijuana cultivation facility:**

The facility may use one or a combination of the following: Advanced Nutrients, General Hydroponics, Botanicare, Canna, Emerald Harvest, Flora series, Cal Mag, Floraflex plus, Flora Micro, Flora Grow, Flora Bloom, Kool Bloom, Ph up, Ph down, Floraflex (V1, V2, B1, B2, Full Tilt, Veg Foliar, Bloom Foliar), Veg Bloom (Veg+Bloom, Shine), Mendocino Flowering Cal Mag, Clonex (Clone Solution, Rooting Gel), Mammoth P microbes, Sea Green, True Blooms, Rootamentary, Paleobloom, Terp Gerp, Sea Green Hydro, B52-Fertilizer Booster, Big Bud, Big Bud Coco, Big Bud Powder, Cultured Solutions UC Roots, Bud Blood Powder, Bud Candy, Bud Ignitor, CarboLoad Liquid, Flawless Finish, Organic Iguana Juice Bloom, Organic Iguana Juice Grow, Jungle Juice Grow Micro Bloom, (continued on Pg 7...)



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**Form MJ-04: Marijuana Cultivation Facility Operating Plan Supplemental**

**4.8. Describe the marijuana cultivation facility's irrigation and waste water systems to be used:**

The irrigation system to be used in the cultivation facility is designed to minimize waste water. Any excess run-off from plants will be collected and reused or allowed to evaporate. Plants will be watered by means of hand watering and via a timer-operated pump system which will deliver water to the plants through small hoses.

**Section 5 – Waste Disposal**

Review the requirements under 3 AAC 306.740.

You must be able to certify the statement below. Read the following and then sign your initials in the box to the right: Initials

**5.1. The marijuana cultivation facility shall give the board at least three days written notice required under 3 AAC 306.740(c) before making marijuana waste unusable and disposing of it.**

**5.2. Describe how you will store, manage, and dispose of any solid or liquid marijuana waste, including wastewater generated during marijuana cultivation, in compliance with any applicable laws. Include details about the material(s) you will mix with ground marijuana waste and the processes that you will use to make the marijuana waste unusable for any purpose for which it was grown:**

All marijuana waste will be made unusable by mixing it at least 50/50 with compostable materials such as soil and vegetable waste and will then be composted and used on the property for landscaping and gardening soil. If marijuana waste cannot be composted, it will be mixed at least 50/50 with non-compostable material such as; paper waste, cardboard waste, plastic waste, or oil, and disposed of at an approved landfill.

Marijuana will be disposed of if it:

- (1) is identified as contaminated, infected or is otherwise rejected for quality or fails to meet quality testing;
- (2) is waste from marijuana flowers, plant material and trimmings;
- (3) is runoff water from cultivation and processing;
- (4) is material or containers in contact with marijuana that risk contamination;
- (5) is deemed as waste by the Marijuana Control Board or its Director.

Marijuana waste will be stored away from all other marijuana in a locked container and will be rendered unusable prior to leaving the facility for disposal. A Percent Waste Report Form will be sent to AMCO not later than three days prior to rendering waste unusable and will be recorded in Metrc.

AK Legacy Genetics will maintain a log on the status of all marijuana waste, which will track:

- (1) type;
- (2) date of disposal;
- (3) reason for disposal;
- (4) date rendered unusable, and;
- (5) final destination.

The waste disposal log will be securely stored as a business record, available to AMCO upon request.

The facility anticipates producing very little liquid marijuana waste. As much water as possible will be recycled back into the plants, and any additional excess will be allowed to evaporate. Any waste water that must be disposed of will be mixed with sewage when it enters the municipal sewage lines.



Alaska Marijuana Control Board

**Form MJ-04: Marijuana Cultivation Facility Operating Plan Supplemental**

**Section 6 – Odor Control**

Review the requirements under 3 AAC 306.430.

Answer "Yes" or "No" to the following question:

Yes No

6.1. Have you received an exemption from your local government for the odor control requirement set forth in 3 AAC 306.430(c)(2)?

☐ ☒

If "Yes", you must be able to certify the statement below. Read the following and then sign your initials in the box:

Initials

I am attaching to this form documentation of my odor control exemption from the local government.

☐

If "No" to question 6.1., describe the odor control method(s) to be used and how the marijuana cultivation facility will ensure that any marijuana at the facility does not emit an odor that is detectable by the public from outside the facility:

AK Legacy Genetics' facility will use an in-building air ventilation system outfitted with charcoal filters to remove particulates and odors from the air. The system will be regularly maintained with the filters being cleaned or replaced as necessary. AK Legacy Genetics' agents will regularly conduct 'smell tests' around the perimeter of the property to ensure that the ventilation system is sufficient. If smell is detected, additional filters will be installed or replaced, or fans will be used to direct smell away from the public. The Smell Test Log will be maintained as a business record.

**Section 7 – Testing Procedure and Protocols**

Review the requirements under 3 AAC 306.455 and 3 AAC 306.465.

You must be able to certify each statement below. Read the following and then sign your initials in the corresponding box:

Initials

7.1. I understand and agree that the board or director will, from time to time, require the marijuana cultivation facility to provide samples of the growing medium, soil amendments, fertilizers, crop production aids, pesticides, or water for random compliance checks.

☒

7.2. I will ensure that any individual responsible for collecting random, homogenous samples for required laboratory testing under 3 AAC 306.455 will prepare the necessary accompanying signed statement, provide the signed statement to the marijuana testing facility, and maintain a copy as a business record under 3 AAC 306.755.

☒

7.3. Describe the testing procedures and protocols the marijuana cultivation facility will follow:

Marijuana will be grouped into batches when harvested. The marijuana facility will provide sample(s) of each harvest batch of marijuana produced at the facility to a marijuana testing facility. No marijuana from that batch will be sold or transported until all passing laboratory testing results, under 3 AAC 306.645 have been completed and received. AK Legacy Genetics will collect random, homogeneous sample(s) for testing by segregating harvested marijuana into batches of individual strains of bud and flower, not exceeding ten (10) pounds, and then selecting random sample(s) from each batch in the amounts required, which will then be tested by a licensed marijuana testing facility. AK Legacy Genetics will designate an individual responsible for collecting each sample, who will (A) prepare a signed statement showing that each sample has been randomly selected for testing; (B) provide the signed statement to the marijuana testing facility; and (C) maintain a copy as a business record, to be stored in accordance with 3 AAC 306.750. The entire batch from which sample(s) were taken will be segregated and properly stored until passing and compliant results are received from the testing facility. The facility will maintain all testing results as a secured business record. AK Legacy Genetics will provide a sample of any growing mediums, soil amendments, fertilizer, crop production aids, pesticides, or water requested for testing by AMCO or law enforcement. AK Legacy Genetics shall bear all costs associated with such testing. All samples will be transported by a person with a valid AMCO marijuana handler permit. All marijuana will be transported in compliance with all state, local, and AMCO regulations.



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Section 8 – Packaging and Labeling

Review the requirements under 3 AAC 306.470 and 3 AAC 306.475.

Answer "Yes" or "No" to the following question:

Yes No

8.1. Will the marijuana cultivation facility be packaging marijuana for a retail marijuana store to sell to a consumer without repackaging?

☒ ☐

If "Yes", describe how the marijuana cultivation facility will ensure that the marijuana sold will meet the packaging requirements in 3 AAC 306.470, and provide a sample label that the facility will use to meet the labeling requirements set forth in 3 AAC 306.475:

All marijuana packaged for sale to a marijuana retail store (that does not require further handling by the retail store) will meet all regulation packaging requirements. In order to do so, the facility will ensure that no direct-to-consumer sale package exceeds more than one ounce of marijuana & have space for the marijuana retail store to put its retail license name, logo and license number. If the direct-to-consumer sale packages are not in opaque & child-resistant containers, the retail facility will be warned that they must ensure that all marijuana products are in opaque & child resistant packaging before leaving the retail store. Any packaging at the facility will be done in an area specifically set aside for packaging & monitored with 24-hour video surveillance. Packaging will be uniform with labels secure & prominently displayed. The facility will use certified scales, in compliance with the Alaska Weights and Measures Act, & will maintain registration and inspection reports at the facility. Packaged marijuana will be placed in sanitized, air-tight containers, labeled with all compliant labeling information, and given a bar code for the inventory tracking system... (Cont. on pg. 7)

Answer "Yes" or "No" to the following question:

Yes No

8.2. Will the marijuana cultivation facility be packaging marijuana in wholesale packages?

☒ ☐

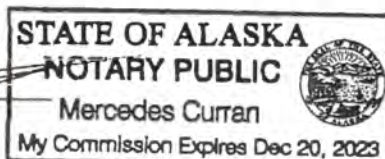
If "Yes", describe how the marijuana cultivation facility will ensure that the marijuana sold will meet the packaging requirements in 3 AAC 306.470, and provide a sample label that the facility will use to meet the labeling requirements set forth in 3 AAC 306.475:

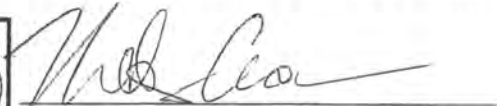
Marijuana sold to other licensed marijuana facilities will be packaged in compliance with 3 AAC 306.740 and 3 AAC 306.475. Marijuana packaged for wholesale will not exceed ten (10lbs) pounds and will include the AK Legacy Genetics' name and license number, harvest batch number, strain information, net weight of the marijuana, the name and license number of the testing facility, cannabinoid potency profile, and the results of microbial, contaminant and solvent testing. In writing, AK Legacy Genetics will disclose all soil amendments, fertilizers, pesticides, herbicides and fungicides used in the marijuana cultivation and preparation. Contaminants tested and disclosed will include mold, mildew, filth, herbicides, pesticides, fungicides, and harmful chemicals. Any packaging done at the facility will be in the specified packaging area and will be monitored by constant video surveillance. Packaged marijuana will be securely stored until transport. Packaging will be uniform, compliant with all regulations, and will have securely attached and prominently displayed labels. The sealed, tamper-evident shipping containers will have, for all batches, a label showing: (1)... (Cont. on pg. 7)

I certify that as a marijuana cultivation facility, I will submit monthly reports to the Department of Revenue and pay the excise tax required under AS 43.61.010 and AS 43.61.020 on all marijuana sold or provided as a sample to a marijuana establishment, as required under 3 AAC 306.480.

I declare under penalty of unsworn falsification that this form, including all accompanying schedules and statements, is true, correct, and complete.

  
Signature of licensee  
Ryan McKay  
Printed name of licensee



  
Notary Public in and for the State of Alaska  
My commission expires: 12/20/2023

Subscribed and sworn to before me this 5<sup>th</sup> day of March, 2021.



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**Form MJ-04: Marijuana Cultivation Facility Operating Plan Supplemental**

(Additional Space as Needed):

Section 4.5 Continued: ...HP Pro Mix 3.8CF, HPCC Pro Mix 3.8CF, Hydrocorn Ziploc, Hydroton 50L, Jiffy Peat Pellets, Light Warrior 1CF Bag, Mother Earth Bio Char 1CF, Mother Earth Charged Coco 1.5CF, Mother Earth Coco 50L, Mother Earth Coco/Peat 1.5CF, Mother Earth Coco-Perlite 70/30 Mix 1.5CF, Mother Earth Groundswell 1.5CF, Mother Earth Perlite #4 Chunky, Mother Earth Perlite Coarse 4CF, Perlite Coarse 2CF Bag, Aurora Innivations, Pro Mix Bx Mycorrhizae, Roots Organic 707 3CF Bag, Roots Original 0.75CF Bag, Royal Gold Tupur Coco 2CF, SOS Aurora Phlora Soil Mix, and Vermiculite 20QT as its growing mediums.

Section 4.7 Continued: ...Kushie Kush, Nirvana, Overdrive, pH-Perfect Bloom, pH-Perfect Micro, pH-Perfect Grow, pH-Perfect Sensei Grow Part A&B, pH-Perfect Sensi Part A&B, pH-Perfect Connoisseur Bloom Part A&B, pH-Perfect Connoisseur Grow Part A&B, pH-Perfect Connoisseur Coco Bloom A&B, pH-Perfect Connoisseur Coco Grow A&B, pH-Perfect Sensi Coco Grow Part A&B, Piranha Beneficial Fungi, Revive, Rhino Skin, Tarantula, FloraPro, FloraNova, FloraDuo, Maxi Series, Coco Tek, Bio Thrive, Armor Si, CaliMAGic, Diamond Nectar, FloraBlend, Floralicious, FloraNectar, KoolBloom, RapidStart, Ripen, BioBud, BioRoot, BioMarine, BioWeed, CaMag Plus, Exile, Defung, Prevasyn, AzaMax, pH Buffers, Nourish-L, Photosynthesis Plus, Foliar Spray & Root Dip, Vegetable & Fruit Yield Enhancer, Organic Photosynthesis Plus, Veg Plus Bloom RO/Soft, Veg Plus Bloom Dirty, Veg Plus Bloom HD, Tap/Hard, Dos A, Dos B, Shine, Plus Life, Stackswell, Push, Pennington Plant Starter, Fox Farm Happy Frog All Purpose Fertilizer, Fox Farm Cha Ching Soluble Fertilizer, Fox Farm Open Sesame, Fox Farm Beastie Bloomz, Down To Earth All Purpose Mix, Down To Earth Bio Live, Down To Earth Bio-Fish, Down To Earth Blood Meal, Down To Earth Bone Meal, Down To Earth Crab Meal, Down To Earth Feather Meal, Down To Earth Fish Meal, Down To Earth Fish Meal Powder, Down To Earth Granular Humic Acid, Down To Earth Green Sand, Down To Earth High Nitrogen Bat Guano, Down To Earth Langbeinte, Down To Earth Neem Seed Meal, 710, Black Power Cloner 45 Botanicare, Clone Shipper, EZ Clone 128 Low Prop White, EZ Clone 64 Low Pro Black, GH Rapid Start Gel, Green EZ Clone Collars, Hormex 16OZ, Jiffy Pellet 25PK, Life 32OZ Cloning Solutions, Oasis Root Cubes, Olivia's 4OZ Gel, Root Riot 100PK, Super Sprouter Aqua Clone 24 Site, Xtreme Gardening Mykos WP 12OZ, Jacks Nutrients 5-50-18

We will also use a CO2 enhancement system that is in buckets/bags that are hung from the ceiling just above the plants. The gas is used to provide the plants with carbon and oxygen. All other chemicals used at AK Legacy Genetics will be gentle cleaning chemicals used for general sanitation.

Section 8.1 Continued: ...Plastic packaging will be heat-sealed without an easy-open tab, dimple, corner, or flap. Packaged marijuana will be stored in a secured area until ready for transport. All packaging will be inspected, accepted or rejected, and recorded in the log, and a Licensee or designated employee will check all final packages to ensure that they will secure marijuana from contamination and not impart toxic or deleterious substances. Labels will include: AK Legacy Genetics name and license number; a space for the retail logo/ name/license number; the five required warnings found in 3 AAC 306.475(a)(1-5); the harvest date; the date of packaging; the harvest batch number; the net weight and the quantity of usable marijuana packaged (in a standard of measure compatible with the inventory tracking system); a complete list of all (if any) pesticides, fungicides and herbicides used in the cultivation of the marijuana.

Section 8.2 Continued: ...the testing facility's name and license number; (2) date of final testing; (3) cannabinoid potency profile, expressed as a range of percentages that extends from the lowest percentage to highest percentage of concentration for each cannabinoid listed from every test conducted on that strain of marijuana from AK Legacy Genetics within the last three months; (4) results of microbial testing; and (5) contaminants for which the marijuana was tested, including molds, mildew, filth, herbicides, pesticides, fungicides, and harmful chemicals.



Alaska Marijuana Control Board

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(Additional Space as Needed):

Front of Package	Back of Package
<p style="text-align: center;">*window to view product*</p> <p style="text-align: center;"><u>Strain Name</u></p> <p style="text-align: center;"><b>Indica-Dominant</b></p> <p style="text-align: center;">Net Weight: 3.5 g (0.124 oz.)</p> <p style="text-align: center; margin-top: 20px;">PLACE HOLDER FOR RETAILER TO PUT RETAILER STICKER LABEL</p>	<p>Cultivator: AK Legacy Genetics License # 28628 HB#: northstarvalley252018 Strain: North Star OG</p> <div style="border: 1px solid black; padding: 5px; margin-top: 10px;"> <p style="text-align: center;">METRC #: 368875000036451115AB Testing Lab: ABC Lab License #: Testing Date: 02/05/2018 Fungicides: None Herbicides: None Pesticides: None Cannabinoid Profile: Total THC: XXXX% Total CBD: XXXX% THC: XXXX% CBD: XXXX% THC-A: XXXX% CBD-A: XXXX% CBN: XXXX%</p> </div> <p style="font-size: small; margin-top: 10px;">Alaska Safety Warning: Marijuana has intoxicating effects and may be habit forming and addictive. Marijuana impairs concentration, coordination and judgment. Do not operate a vehicle or machinery under its influence. There are health risks associated with consumption of marijuana. For use only by adults twenty-one and older. Keep out of the reach of children. Marijuana should not be used by women who are pregnant or breast feeding.</p>

\*or similar format and content

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\*or similar format and content

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# **INTRODUCTION FOR PUBLIC HEARING QUASI-JUDICIAL**

**Resolution No. PC 22-10**

**Matt Gittlein for,  
KG Enterprises, LLC**

(Pages 61-126)

**INTRODUCTION FOR PUBLIC HEARING**



NOV 03 2021

Received



# 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](mailto:permitcenter@matsugov.us)

**PAID**  
CK#33813

### APPLICATION FOR A CORE AREA CONDITIONAL USE PERMIT – MSB 17.61

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:

\_\_\_\_\_ \$1,500 for Core Area Conditional Use Permit

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: \_\_\_\_\_, Range: \_\_\_\_\_, Section: \_\_\_\_\_, Meridian \_\_\_\_\_

MSB Tax Account # 81500002001B 4928000001

SUBDIVISION: Happy Valley BLOCK(S): \_\_\_\_\_, LOT(S): 1B

STREET ADDRESS: 3068 S Trunk Rd Palmer, AK 99645

(US Survey, Aliquot Part, Lat. /Long. etc) \_\_\_\_\_

**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**

K6 Enterprises, LLC  
Address: 4891 E Stoney Hollow Dr.  
Wasilla AK 99654

Phne: Hm \_\_\_\_\_ Fax \_\_\_\_\_

Wk \_\_\_\_\_ Cell 841-5666

E-mail mattgittlein59@hotmail.com

**Name of Agent/ Contact for application**

Matt Gittlein  
Address: 4891 E Stoney Hollow Dr.  
Wasilla, AK 99654

Phne: Hm \_\_\_\_\_ Fax \_\_\_\_\_

Wk \_\_\_\_\_ Cell 841-5666

E-mail Mattgittlein59@hotmail.com

Required Application Information	Attached
1. Written detailed description of the proposed project	✓
2. Copy of the local covenants	✓
3. Copies of any current report on hazardous substances or hazardous waste prepared for submittal to state or federal agencies, and expected types and quantities of combustible fiber to be stored or combustible dust to be produced	✓

<b>Nonconforming Uses and Structures</b>	<b>Yes</b>	<b>No</b>	<b>Attached</b>
1. Is this an expansion of a pre-existing legal nonconforming use or structure?		X	
2. If yes, has the nonconforming use been discontinued for more than 12 consecutive months since January 1, 2003?		N/A	
3. Describe the proposed expansion/increase of the pre-existing legal nonconforming use.		N/A	
4. To establish pre-existing legal nonconforming rights for a use, complete this form (including attachments). Also include a copy of the 2003 Business Licenses for the use and evidence of the continued existence of the use at this site since January 1, 2003?		N/A	

<b>SITE PLAN – Attach a detailed site plan, drawn to scale, showing the following information:</b>	<b>Attached</b>
1. Setback distances of structure(s) from the lot lines, rights-of-way, and waterbodies.	
2. Adjacent streets, public easements and rights-of-way	
3. Existing and proposed buildings and structures (including tanks and chemical processing equipment)	
4. Access points	
5. Buffering – Visual and Sound	
6. Vehicular and pedestrian circulation patterns	
7. Location and dimensions of parking areas to be provided, including individual parking spaces	
8. Loading areas	
9. Storage and processing areas	
10. Lighting	
11. Topography	
12. Drainage management plan	
13. Sources of noise	
14. Fences	
15. Berms	
16. Landscaping	
17. Signage	
18. Scale and North Arrow	

<b>DIMENSIONAL DRAWING(S) – Attach a dimensional drawing of the horizontal views of the structure(s), drawn to scale, showing the following information: (*If more than one structure is proposed, attach requested information about each.)</b>	<b>Attached</b>
1. Dimensions of all structures	✓
2. Appearance	✓
3. Modifications	✓
4. Identification of use areas with locations and dimensions	✓
5. Delineate areas of expansion or change in use	✓
6. Other details sufficient to adjudicate the application	✓
7. Scale and North Arrow	✓

<b>NOISE</b>	<b>Yes</b>	<b>No</b>	<b>Attached</b>
1. Will the use generate noise beyond the project site lot lines exceeding Maximum Permissible sound levels shown in the Table below?		X	
2. Are <b>any</b> of the sounds exceeding permissible levels generated by source(s) that are exempt from regulations under MSB 17.61.080(C)? <i>If yes, attach a detailed description of source and levels and days and times of day the levels will be exceeded by <u>exempt</u> generators.</i>		X	
3. Are <b>all</b> of the sounds exceeding permissible levels generated by source(s) that are exempt from regulations under MSB 17.61.080(C)? <i>If no, attach a detailed description of source and levels and days and times of day the levels will be exceeded by <u>regulated</u> generators.</i>		X	

**Maximum Permissible A-weighted Sound levels (MSB 17.61.080)**

Land Use of Sound Source	Land Use of Adjacent Property				
	Residential			Commercial	Industrial
	Day	Night			
	Monday through Friday 7 a.m. to 10 p.m. or 9 a.m. to 10 p.m. on weekends	Monday through Friday 10 p.m. to 7 a.m.	Weekend 10 p.m. to 9 a.m.		
Commercial	60dB(A)	50dB(A)	50dB(A)	70dB(A)	75dB(A)
Industrial	60dB(A)	50dB(A)	50dB(A)	70dB(A)	80dB(A)

TRAFFIC GENERATION	Yes	No	Attached
1. Is the Traffic Impact Worksheet attached?	X		
2. Will the use generate traffic in excess of 100 vehicles during the morning or afternoon peak hour? <i>If yes, attach a detailed description of the type of vehicles and schedule.</i>			TIA ATTACHED
3. Will the use generate a total of more than 750 vehicles per day (12 a.m. to 12 p.m.)? <i>If yes, attach a detailed description of the type of vehicles and schedule.</i>			
4. If the trip generation rates estimated on the Traffic Impact Worksheet exceed the volumes described in MSB 17.61.020(A)(2) a Traffic Impact Analysis (TIA) and management plan for traffic, parking, and loading, demonstrating compliance with MSB 17.61.090 must be attached with the application.			

HAZARDOUS MATERIAL	Yes	No	Attached
1. Will the use process, manufacture, or store hazardous substances over threshold established by federal or state community right-of-know laws and regulations (40 CFR 370; AS 29.35.500)?		X	
2. Will the use at any time generate combustible dust in sufficient quantity to produce an explosion or combustion hazard?		X	
3. Will the use store or handle combustible fiber in quantities greater than 100 cubic feet (2.8 m³)?		X	
4. Will the use generate or manage more than 2,200 pounds of hazardous waste per month as defined by federal regulations (40 CFR 261, 262)? <i>If yes, attach a detailed description of the type, quantity, schedule, and use of the hazardous material demonstrating compliance with MSB 17.61.090.</i>		X	
5. Are <u>any</u> of the Hazardous Materials exceeding the regulated thresholds originating from use(s) that are exempt from regulations under MSB 17.61.100(B) and (C)? <i>If yes, attach a detailed description of the type, quantity, schedule, and use of the hazardous material, and the specific code that authorizes the exemption(s).</i>		X	
6. Are <u>all</u> of the Hazardous Materials exceeding the regulated thresholds originating from use(s) that are exempt from regulations under MSB 17.61.100(B) and (C)?			N/A

<b>DRAINAGE AND RUNOFF</b>	<b>Yes</b>	<b>No</b>	<b>Attached</b>
Will the use generate contaminated water runoff or other discharges that are likely to violate state water quality standards or negatively impact groundwater or surface water quality beyond adjacent property lines? <i>If yes, attach a detailed description of type, quantity, source, and management plan to prevent violation of state water quality standards and negative impact to groundwater and surface water quality.</i>		X	

<b>In order to grant a conditional use permit under MSB 17.61, the Planning Commission must find that each of the following requirements has been met. Explain the following:</b>	<b>Attached</b>
1. Will the conditional use preserve and not detract from the value, character and integrity of the surrounding area?	✓
2. Will the granting of the conditional use permit be harmful to the health, safety, convenience or general welfare of the public?	✓
3. Are sufficient setbacks, lot area, buffers, or other safeguards being provided?	✓
4. Will the proposed use, even with mitigation, be incompatible with and adversely affect surrounding residential neighborhoods?	✓
5. Will the proposed use adversely affect property values of surrounding areas?	✓
6. Will the proposed use create unreasonable noise levels beyond the property lines of the proposed location?	✓
7. Will the proposed use adversely affect the safe and efficient flow of traffic on any highway, arterial, collector, or street from which access to and from the business occurs?	✓
8. Are there adequate off-street parking facilities to accommodate a reasonably expected increased demand for parking generated by the business?	✓
9. What measures are being proposed to reduce any negative effect upon adjacent properties by property line buffers and roadway buffers, berms, landscaping, clustering with other similar uses, and where the surrounding area is predominantly residential in character, whether the site and building design features contribute to the residential character of the surrounding development?	✓
10. Are the proposed site plans and plan of operations consistent with the purposes of MSB Chapter 17.61?	yes

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

MSB Tax parcel ID #(s) 8150000 200 1B and,  
I hereby apply for approval a Core Area 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 17.61 and with all other applicable borough, state or federal laws.

Revised 7/21/21 Permit# \_\_\_\_\_

Page 5 of 6

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.



Signature: Property Owner

Matt Gittler

Printed Name

8-19-2021

Date



Signature: Agent

Matt Gittler

Printed Name

8-19-2021

Date

## **Valley Country Store # 4**

### **1. Project Description**

The Valley Country Store # 4 project is located on a three acre lot at 3068 S Trunk Road in Palmer, Alaska. Access is directly off Trunk Rd. The project consists of a 4467 square foot building that will house a convenience store and a package liquor store. There will be 2 above ground fuel tanks supplying gasoline and diesel. There will be 4 – four product gas pumps and one high flow diesel pump for larger vehicles. The site will also feature a stand-alone drive through coffee shop, a 1000 gallon propane tank & dispenser, and an RV dump station.

### **2. Local covenants**

There are no local covenants for this location.

### **3. Hazardous Reports**

There are no reports of any hazardous substances for the property.

## **Additional Information**

1. Yes, the use is compatible with the surrounding area. The area is mixed with light commercial, industrial, retail, and residential uses. Our stores are small neighborhood style store that fit in well to serve the local neighborhoods and communities. Our stores are clean, well lit, and operate according to all applicable laws. We feel that our stores not only preserve the value and integrity of the area also increase and enhance it.
2. No the granting of the permit will not be harmful to the public safety and welfare. Our stores have a good track record of not having safety or public health issues. We feel that granting the permit will be beneficial to the public convenience, safety and welfare.
3. Yes. The lot is 3 acres and the use will only use approximately 2 acres. The store will be set back sufficiently from Trunk Road to the east and have proper landscaping to buffer the use. The residential area to the south will be buffered with the 1 acre vacant lot as well as a privacy fence and a landscaping buffer along the property line. To the north and west there is sufficient setbacks and lot area from the vacant existing lot.
4. No. The use will be compatible with the surrounding residential neighborhoods. Our stores are designed to be used primarily by the local residents. There should be no adverse effects on the neighborhoods. In the recent events such as earthquakes and COVID it's been apparent how important essential business' like gas stations and convenience stores are to have in local neighborhoods.

5. No. In my experience there will be no negative effects on property values in the area because of the use.
6. No. The use should not generate any noise that goes beyond the property lines.
7. No. The driveways are in place and have adequate lines of sight in all directions. The use will predominantly be used by existing local traffic so there won't be a large increase in traffic created by the use.
8. Yes the facility will have adequate parking spaces. There are 18 regular and 2 handicap parking spaces provided, all of which will be available to liquor store customers.
9. Yes, we are taking measures to reduce negative effects on nearby properties. They are:
  - The building will be set as far as possible from the roadway (approx. 200')
  - The building will be set back as far as possible from the residential area to the south (approx. 225')
  - We will have a landscaping buffer with split rail fence and grass, and small trees between the site and the roadway.
  - We will construct a 6' tall privacy fence along the property line to the south with the neighboring residential area.
  - Minimal signage on site. Signage will be directed towards the roadway and not the neighboring properties.
  - The building is single level and has an aesthetically pleasing design similar to our other Valley Country Store buildings.
10. Yes.

## Memorandum



THE BOUTET COMPANY, INC.

Date: November 2, 2021

1508 E. Bogard Rd. #7  
Wasilla, AK 99654

Tel: (907) 522-6776  
Fax: (907) 522-6779  
e-mail: hhill@tbcak.com

To: Peggy Horton  
Planner II  
Matanuska-Susitna Borough

Subject: Valley Country Store 4  
Driveway Spacing

From: Hans Hill  
Project Manager  
The Boutet Company, Inc

### Introduction

This memo was prepared in support of Conditional Use Permit application submitted to Matanuska-Susitna Borough (MSB) for a proposed development that would be located at 3068 South Trunk Road (STR), near Wasilla, Alaska.

### Project Description and Location

KG Enterprises, LLC (KGE) proposes to construct a convenience store with gas pumps in adjacent to the west Right-of-Way (ROW) line for STR, approximately 1,500 feet south of its interchange with East Parks Highway (EPH). More specifically, the project would be located within Lot 1B, Happy Valley Subdivision.

### Access Drives

KG Enterprises, LLC (KGE) proposes to utilize the existing driveways adjacent to the property. The Sothern access drive is located on property and the northern access drive is located north of the subject property. Use of northern drive by the applicant will be secured through a recorded access agreement.

STR is classified as an arterial roadway. Due to the projected trip generation from the proposed improvements, the MSB Code requires a driveway separation distance of 600'.



**Minimum High Volume Driveway Spacing (Feet) (MSB 11.12.070.A.8)**

Classification of road being accessed	Posted speed limit or 85th percentile speed of road being accessed (mph)	Total vehicle trip generation of subject parcel (vph)								
		11 – 100			101 – 250			> 250		
		Total vehicle trip generation of subject parcel, nearby parcel, or classification of cross street			Total vehicle trip generation of subject parcel, nearby parcel, or classification of cross street			Total vehicle trip generation of subject parcel, nearby parcel, or classification of cross street		
		11 – 100 vph or local road	101 – 250 vph or collector	> 250 vph or arterial	11 – 100 vph or local road	101 – 250 vph or collector	> 250 vph or arterial	11 – 100 vph or local road	101 – 250 vph or collector	> 250 vph or arterial
Local	≤ 30	35	70	150	70	150	150	150	150	300
Collector	≤ 30	70	150	300	150	150	300	300	300	300
	> 30	70	150	300	150	300	300	300	300	300
Arterial	≤ 40	150	300	300	300	300	600	300	600	600
	> 40	150	300	600	300	600	600	600	600	600

However, as the attached documentation demonstrates, the existing driveways were designed and installed during the 2018 STR bond project with the intention of facilitating commercial applications, specifically a gas station. Additionally, these driveways are already permitted through the MSB.

### Conclusions

It is the opinion of this office, that the use of these approaches by the applicant for this specific application aligns with the MSB's engineers original design and as such, the current driveway spacing requirement is not applicable for this scenario.



## Hans Hill

---

**From:** Bob Walden <[robert.walden@matsugov.us](mailto:robert.walden@matsugov.us)>  
**Sent:** Wednesday, April 5, 2017 8:12 AM  
**To:** Tim Alley  
**Subject:** FW: Trunk road approaches  
**Attachments:** Lot 1 Happy Valley Driveway Exhibit.PDF

FYI here are those approaches for the gas station...

Bob Walden, PE

---

**From:** Peter Curtis [<mailto:p.curtis@lounsburyinc.com>]  
**Sent:** Wednesday, April 05, 2017 8:11 AM  
**To:** Bob Walden  
**Subject:** RE: Trunk road approaches

---

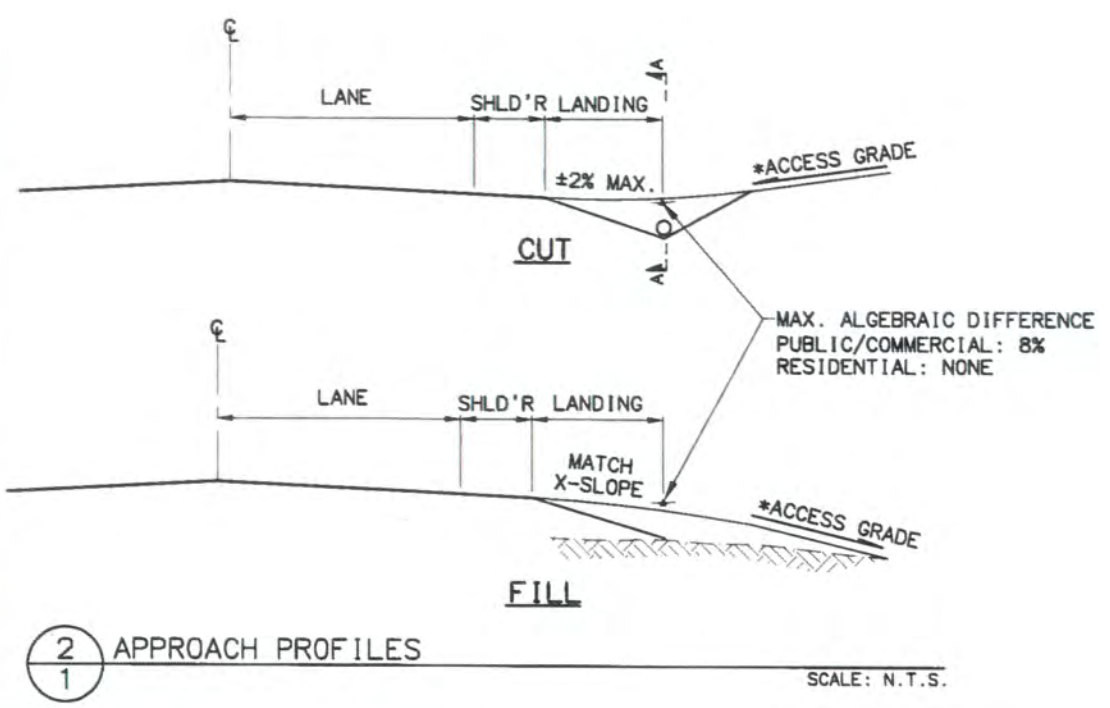
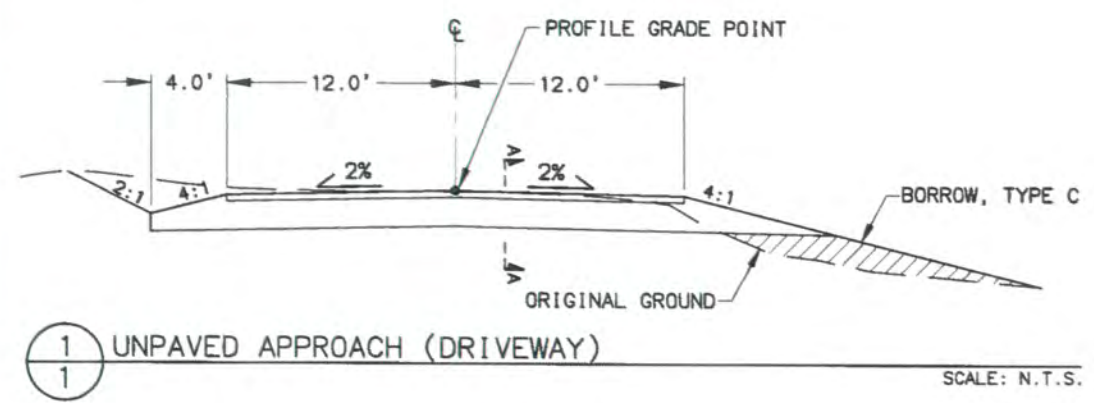
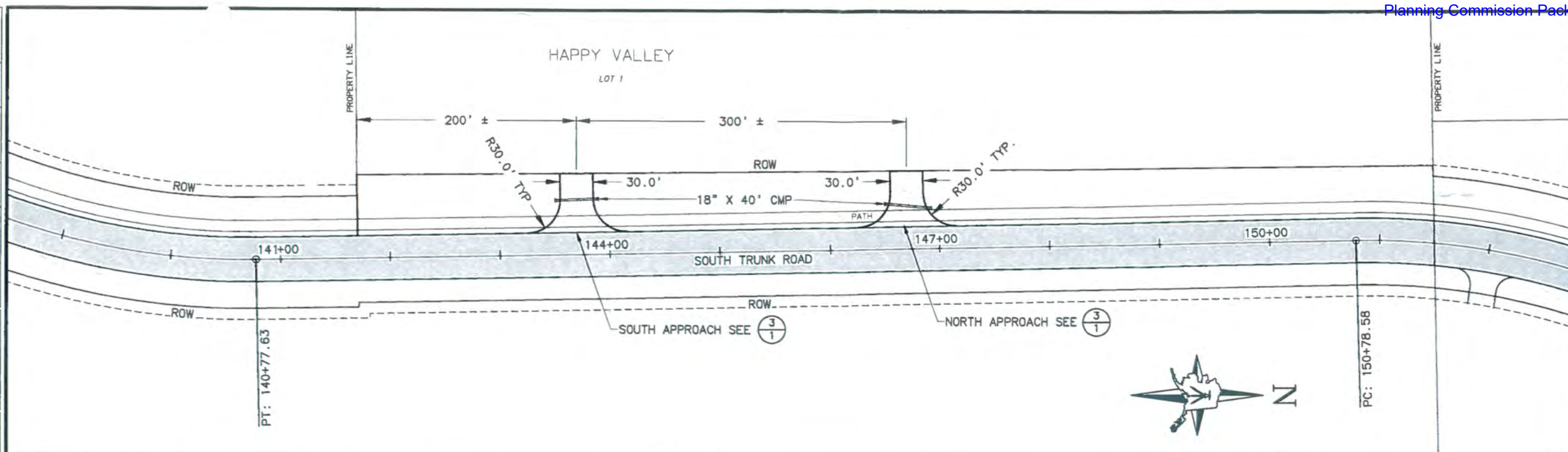
**From:** Bob Walden [<mailto:robert.walden@matsugov.us>]  
**Sent:** Wednesday, April 05, 2017 7:49 AM  
**To:** Peter Curtis  
**Subject:** Trunk road approaches

Could you send me where you designed those two approaches for the permit for the gas station. I cannot seem to find it.

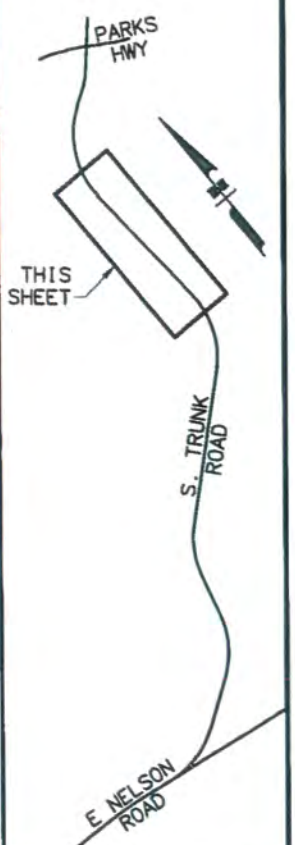
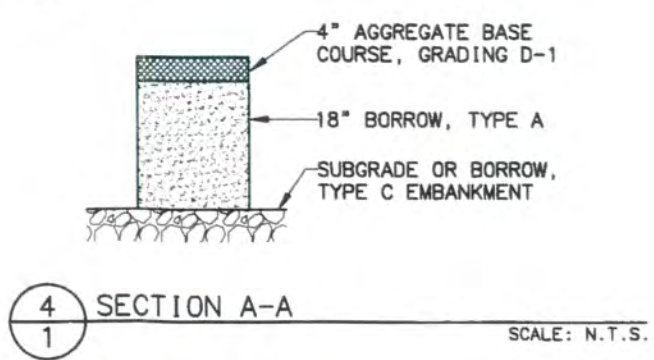
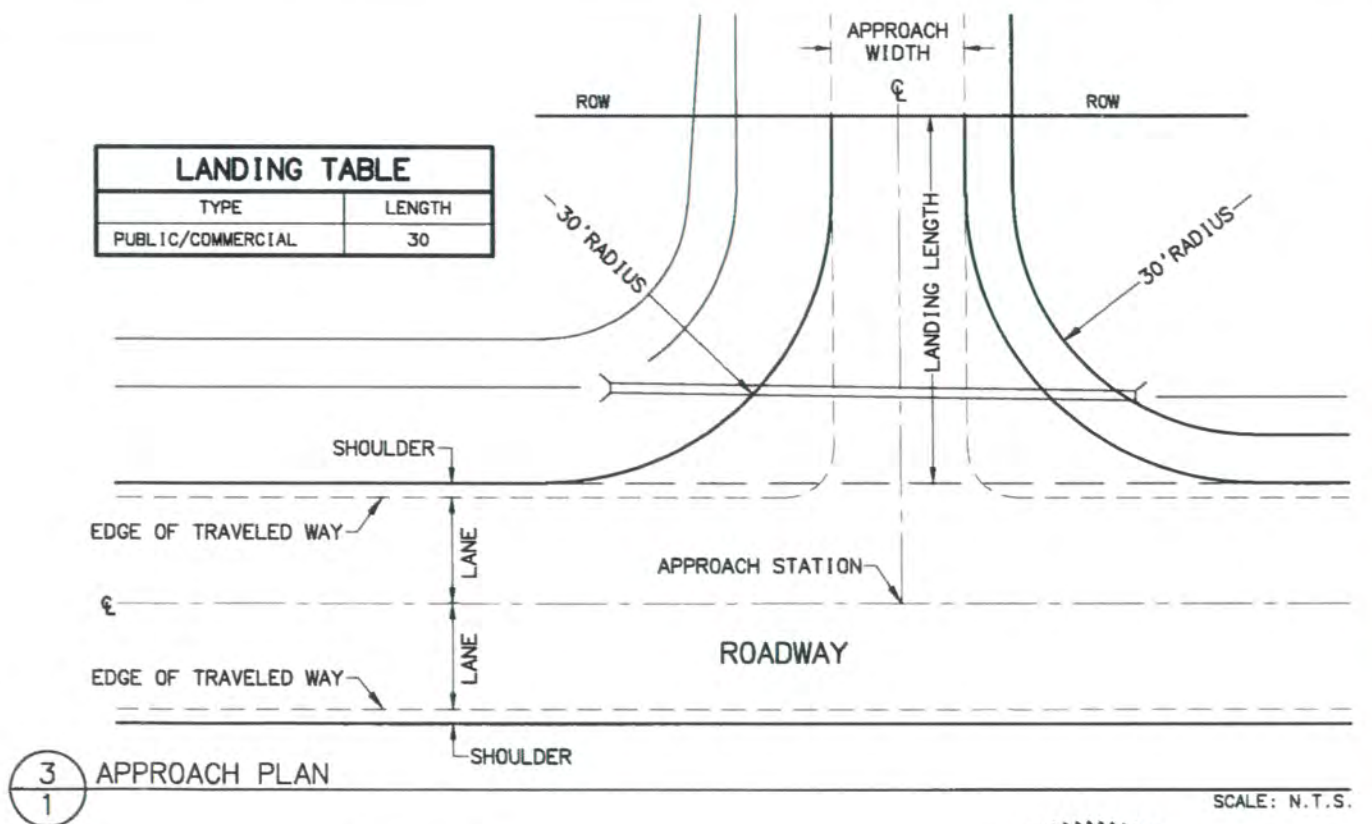
Sincerely,  
BOB WALDEN, PE  
Matanuska Susitna Borough  
Capital Projects Pre-design and Engineering Division  
Civil Engineer / Project Manager  
Cell # 907-354-3469  
Office # 907-861-7726

FILE: P:\2017\17-012 HAPPY VALLEY\ENG\DWGS\F1-DRIVEWAY APPLICATION\_17-012.DWG DATE/TIME: 2/14/2017 3:14 PM LAYOUT: HB DRAFTED: CPC CHECKED: CBW DESIGNED: HB

SHEET NO.	TOTAL SHEETS
1	1
STATE	YEAR
ALASKA	2017
PROJECT DESIGNATION	
NO. REVISION	
DATE	
NO. REVISION	
DATE	
NO. REVISION	
DATE	



LANDING TABLE	
TYPE	LENGTH
PUBLIC/COMMERCIAL	30



**BEFORE YOU DIG  
 CALL FOR FREE  
 UNDERGROUND  
 LOCATION**

Locate Call Center of Alaska  
 Statewide 800-478-3121  
 will notify subscribed utilities only. Other  
 utilities need to be contacted individually.

LOUNSBURY & ASSOCIATES, INC.  
 3050 COTTLE LOOP  
 WASILLA, ALASKA 99654  
 (907)357-9132  
 CERT. OF AUTH. NO. AECC391

LOT 1 HAPPY VALLEY  
 DRIVEWAY PERMIT



## **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

[www.matsugov.us](http://www.matsugov.us)

November 16, 2021

Matt Gittlein  
4891 E. Stoney Hollow Dr.  
Wasilla AK 99654

**SUBJECT:** Conditional Use Permit Application – Request for Required Information  
**LOCATION:** 3068 S. Trunk Road – Tax ID #8150000L001B & L001A

Dear Mr. Gittlein,

Borough staff has reviewed the application material and the site plan(s) submitted on August 10, 2021, for an Alcoholic Beverage Package Store Conditional Use Permit and on November 3, 2021 for a Core Area Conditional Use Permit 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. Written authorization by the owner of both properties involved in the development must be attached. Include authorization, signature, and contact information from the owner of Lot 1A, Happy Valley Subdivision.
2. Please address consumption of alcohol on the property and actions to be taken, should it occur.
3. The scale of the Civil Site & Utility Improvements drawings dated 5/10/21 are incorrect in the title blocks. These include plans for the Package Store CUP: (1) general site plan; (2) pedestrian and vehicle traffic and exterior lighting plan; and (3) grassy area and drainage plan. For the Core Area CUP, these include: (1) the grading and drainage plan and (2) the general site plan.
4. Lot dimensions are required on the site plan. Include all properties involved in the development.
5. Location and dimensions for all access points to and from the site are required on the site plan. Provide the dimension of the distance between the two driveways.
6. Provide length dimension of parking spaces on the site plan.

7. Provide dimensions from all proposed structures to nearest property lines as required by MSB 17.61.050.
8. Fencing. Provide detail for the 6' high screening fence noted on the site plan and noted in the narrative. Split rail fence described in the narrative Item 9 is not shown on the site plan.
9. Provide horizontal view of the convenience store and any other structures showing all sides and proposed signage, with readable text.
10. Please describe the monument sign noted on the site plan.
11. Please provide more details about lighting on the structure and around the property, such as: height and type. Will it be downward directed and shielded to minimize light spillage on adjacent properties? Will the signs on the ground and on the building be lighted?
12. The narrative states you have secured Fire Marshal approval; please provide written documentation of that approval. Please forward all information/approvals you receive from the Fire Marshal to our office.
13. Is the entirety of Lot 1B paved? Provide information concerning the limits of paving, landscaping, and construction on the properties involved.
14. Is there a runoff catchment plan to prevent potential oil and gas spills from penetrating the ground or reaching other properties?
15. Grading and Drainage Plan. Drainage plan for package store differs greatly from the drainage plan provided for the Core Area Permit. The Grading and Drainage Plan provided for the Core Area Permit is not signed. On the Grading and Drainage Plan, indicate, in the legend, all abbreviations, acronyms, and shading used.
16. On page 7 of the TIA, bottom figure. Is the 3<sup>rd</sup> column from the right's heading supposed to be NBLT?
17. On page 4 of the TIA, top paragraph. Perhaps the "South Bogard route" is mentioned inaccurately?
18. The coffee shop, although mentioned on page 2 of the TIA, in the narrative, and in the site plan, traffic generated from its use was not included in the traffic analysis as far as staff can tell. Provide rationale for not including the coffee shop in the TIA traffic generation rates.
19. Now that we know traffic will exceed 100 vehicles during the morning or afternoon peak hour, the attached Traffic Impact Worksheet needs to be filled out per MSB 17.61.050(D).
20. Items requested by Jamie Taylor, Civil Engineer in the Public Works Department concerning the TIA:
  - a. Page 14, what year was the ADT for STR collected?

- b. Page 19 Other Planned Developments – wouldn't View Pointe at the Ranch be considered a planned development? They have about 100 more lots they will be creating. Does the 2% growth account for those?
- c. Show turn lane warrant analysis. They are required at 50 vph.
- d. What are the LOS at the roundabout and on STR itself between the roundabout and Fetlock? I don't know off hand what the capacities are of the segment and approaches to know if the traffic will be increased enough to require analysis, but regardless that should be addressed in the TIA.

Once an application has been determined to be complete, staff will begin the public notice process. 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](mailto:peggy.horton@matsugov.us). Thank you for your time and consideration on this matter.

Respectfully,

*Peggy Horton*

Peggy Horton  
Planner II  
Matanuska-Susitna Borough

cc:  
The Boutet Company via email



**Valley Country Store # 4**  
**3068 S Trunk Road**  
**Supplemental Information for CUP**

December 13, 2021

1. Written authorization from owner of Lot 1A Happy Valley
  - See Attachment from William Long
2. This is a package liquor store not a bar. No alcohol consumption is allowed on the property. If a customer is seen consuming alcohol they will be confronted about it and asked to leave the premise, and if necessary trespassed from all of our locations and the State Troopers may be called. If an employee is caught consuming alcohol on the premise they will be fired and if necessary a trooper report made.
3. See attached and diagrams from The Boutet Co.
4. See updated site plan.
5. See updated site plan.
6. See updated site plan.
7. See updated site plan.
8. Screening fence is 6' tall chain-link with slat master brand privacy slats. Please redact all mention of split rail fence from comments; due to weather restrictions we won't be able to install this until next summer.
9. See attached photos.
  - Building:
    - i. Height – 17'
    - ii. Width – 80'
    - iii. Length – 57'
  - Fuel Canopy
    - i. Height – 19'
    - ii. Width – 24'
    - iii. Length – 126'
10. Monument sign – Lighted 'Tesoro' gas sign with LED prices for unleaded and diesel on each side. 36' Tall. See attached photo.
11. See attached diagram from electrical engineer regarding light displacement.
  - See type of lighting on the electrical plans. Height of light poles – 25'.
  - The forward facing signs on the front of the building are LED lighted.
12. Fire Marshal approvals attached.
13. See updated site plan for limits of paving.
14. All areas where there is fuel are paved or concrete to prevent any spillage to penetrate the soil. Tanks and piping are all double walled to prevent any leakage or spillage. All employees are

trained on spill prevention and cleanup per DEC standards. Proper spill cleanup kits are on site and all employees are properly trained in using them.

15. See attached updated drainage plan.
16. See updated TIA
17. See memo from TBC
18. See memo from TBC
19. See attached worksheet
20. See responses in memo from TBC

RECEIVED  
FEB 02 2022

Mat-Su Borough  
Development Services

## TRAFFIC IMPACT ANALYSIS (TIA) THRESHOLD WORKSHEET

Complete this form as an aid to determine if your project requires a Traffic Impact Analysis, as per Borough Code 17.61.

**Project Name:** Valley Country Store #4  
**Location:** 3068 South Trunk Road / Happy Valley Lot 1B / MSB Tax # 8150000L001B  
**Applicant:** Matt Gittlein ☒ Owner or ☐ Agent  
**Address:** 4891 E. Stoney Hollow Dr., Wasilla AK 99654  
**Phone:** 907-841-5666

### Box A (Original TIA) NON-RESIDENTIAL DEVELOPMENT

Anticipated Land Use	Project Size 4,467SF / 8 Gas Pumps			Peak Hour?	Daily Trip Rate	Peak Hour Trips	Trip Rate Source
	Acres	GFA	Other*				
Conv. Mkt w/ Gas 853		845.60	542.60	3:15-4:15PM	3,974/4,341	239/153	ITE Gen., 9th Ed.

\*Specify: Per Fueling Positions at Pumps

### Box B (Updated TIA) Complete only if property already has a TIA on file.

Peak Hour Trips Projected In Current TIA	Peak Hour Trips (from Box A or B) Projected in Updated Development Plan	Increase in Peak Hour Trips (If over 100 additional trips, a new TIA is required)

### Box C (Information regarding the person/agency who prepared the TIA)

Prepared by:	Date:
Comments:	

### For Official Use only.

A Traffic Impact Analysis is required. The applicant preparing the study should meet with Borough staff X to discuss the scope and requirements of the study before beginning the study.

A Traffic Impact Analysis is **not required**. The traffic generated by the proposed development does not exceed the threshold requirements.

The Traffic Impact Analysis has been waived for the following reason(s):

Reviewed by: Date:

NOTE: GFA = Gross Floor Area (building size).

ITE = Institute of Transportation Engineers, *Trip Generation*, 6<sup>th</sup> Edition, 525 School Street SW, Ste. 410 Washington, DC 20024-2729; (202)554-8050

**PEAK HOUR TRIP RATES FOR COMMON LAND USES**

Land Use	Peak Hour	Peak Hour Trip Rate	Daily Trip Rates	% Entering % Exiting	ITE Code
Automobile Care Center	PM/SAT	4.01 per 1,000 Sq. Ft.	15.86	51/49	840
Automobile Parts Sales	PM	6.44 per 1,000 Sq. Ft.	61.91	51/49	843
Automobile Sales (New)	SAT	2.97 per 1,000 Sq. Ft.	21.03	51/49	841
Drive-Through Bank	PM	51.23 per 1,000 Sq. Ft.	265.21	50/50	912
Business Park	AM	1.43 per 1,000 Sq. Ft.	12.76	84/16	770
Car Wash, Self Service	SAT	20.60 per Wash Stall	n/a	50/50	847
Clinic	PM	1.31 per Employee	7.75	50/50	630
Convenience Store (open 15-16 hours)	PM	36.22 per 1,000 Sq. Ft.	n/a	49/51	852
Convenience Store (open 24 hours)	AM	65.39 per 1,000 Sq. Ft.	737.99	50/50	851
Day Care Center	PM	13.94 per 1,000 Sq. Ft.	79.26	47/53	565
Convenience Store with Gas Pumps	PM	65.27 per 1,000 Sq. Ft.	845.60	50/50	853
Discount Store	SAT	7.66 per 1,000 Sq. Ft.	72.03	51/49	815
Drinking Place	PM	15.49 per 1,000 Sq. Ft.	n/a	68/32	836
Golf Course	SAT	0.64 per Acre	5.82	52/48	430
Hospital	SUN	1.75 per 1,000 Sq. Ft.	9.91	33/67	610
Hotel	SAT	0.72 per Room	8.19	56/44	310
Industrial Park	PM	0.92 per 1,000 Sq. Ft.	6.96	21/79	130
Industrial, Heavy	PM	0.68 per 1,000 Sq. Ft.	1.50	n/a	120
Industrial, Light	PM	1.08 per 1,000 Sq. Ft.	6.97	14/86	110
Manufacturing	AM	0.78 per 1,000 Sq. Ft.	3.82	68/32	140
Manufactured Home Park	PM	0.58 per Occupied Unit	4.81	26/74	240
Motel	PM	0.58 per Room	5.63	54/46	320
Movie Theater with Matinee	SAT	89.81 per Screen	529.47	58/42	444
Office Building, General	AM	1.56 per 1,000 Sq. Ft.	11.01	88/12	710
Office Building, Medical-Dental	PM	4.36 per 1,000 Sq. Ft.	36.13	40/60	720
Office Building, Single Tenant	AM	1.78 per 1,000 Sq. Ft.	11.57	89/11	715
Office Park	AM	1.74 per 1,000 Sq. Ft.	11.42	89/11	750
Pharmacy, without Drive-Through	PM	8.62 per 1,000 Sq. Ft.	90.06	49/51	880
Quick Lubrication Vehicle Shop	PM	5.19 per Bay	n/a	55/45	837
Recreational Community Center	AM	2.68 per 1,000 Sq. Ft.	n/a	53/47	495
Single Family (PUD)	PM	0.72 per Unit	7.50	64/36	270
Single Family	PM	1.02 per Unit	9.57	64/36	210
Restaurant, Fast-Food (with Drive-Through)	SUN	72.74 per 1,000 Sq. Ft.	542.72	48/52	834
Restaurant, Fast Food (w/o Drive-Through)	AM	63.50 per 1,000 Sq. Ft.	716	52/48	833
Restaurant, High Turnover	SAT	20.00 per 1,000 Sq. Ft.	158.37	63/37	832
Restaurant, Quality	SAT	10.82 per 1,000 Sq. Ft.	94.36	59/41	831
School, Elementary	AM	0.30 per Student	1.02	51/42	520
School, High	AM	0.46 per Student	1.79	70/30	530
School, Middle/Junior High	AM	0.46 per Student	1.45	57/43	522
Service Station, with Convenience Market (w/Car Wash)	PM	13.77 per Fueling Position	152.84	50/50	846
Service Station, with Convenience Market (w/o Car Wash)	PM	13.57 per Fueling Position	162.78	50/50	845
Shopping Center	SAT	4.97 per 1,000 Sq. Ft.	49.97	51/49	820
Specialty Retail Center	AM	6.41 per 1,000 Sq. Ft.	40.67	48/52	814
Supermarket	SUN	18.93 per 1,000 Sq. Ft.	166.44	n/a	850
Video Rental	PM	13.60 per 1,000 Sq. Ft.	n/a	46/54	896
Warehousing, General	PM	0.61 per 1,000 Sq. Ft.	4.96	8/92	150
Warehousing, Mini	SAT	0.40 per 1,000 Sq. Ft.	2.33	n/a	151



## Memorandum



THE BOUTET COMPANY, INC.

**Date:** January 31, 2022

1508 E. Bogard Rd. #7  
Wasilla, AK 99654

Tel: (907) 357-6763  
Fax: (907) 357-6750  
e-mail: hhill@tbcak.com

**To:** Peggy Horton  
Planner II  
Matanuska-Susitna Borough

**Subject:** Valley Country Store 4  
TIA Comment Responses

**From:** Hans Hill  
Project Manager  
The Boutet Company, Inc

To assist in the review of the revised Traffic Impact Analysis, the following are responses to comments prepared by the Borough on November 16, 2021.

<i><b>MSB Comment (11-16-21)</b></i>	<i><b>Response</b></i>
16. On page 7 of the TIA, bottom figure. Is the 3rd column from the right's heading supposed to be NBLT?	No. The errors were in the far right and 3 <sup>rd</sup> from the right columns. They should have been designated "EBRT Out" and "EBLT Out", respectively. Required revisions were made to revised document.
17. On page 4 of the TIA, top paragraph. Perhaps the "South Bogard route" is mentioned inaccurately?	"South Bogard route" changed to "STR" (now page 5)
18. The coffee shop, although mentioned on page 2 of the TIA, in the narrative, and in the site plan, traffic generated from its use was not included in the traffic analysis as far as staff can tell. Provide rational for not including the coffee shop in the TIA traffic generation rates.	Discussion added in revised document (reference page 7).
19. Now that we know traffic will exceed 100 vehicles during the morning or afternoon peak hour, the attached Traffic Impact Worksheet needs to be filled out per MSB 17.61.050(D).	Worksheet attached.
20. Items requested by Jamie Taylor, Civil Engineer in the Public Works Department concerning the TIA:	See individual responses below.
a. Page 14, what year was the ADT for STR collected?	The source is "Matanuska-Susitna Borough Traffic Count Data 2020", published by Mat Su. This information was added to our narrative.
b. Page 19 Other Planned Developments – wouldn't View Pointe at the Ranch be considered a planned development? They have about 100 more lots they will be creating. Does the 2% growth account for those?	Our research did not identify a development schedule for this subdivision. Consequently, it is assumed to be included in the 2% annual traffic volume growth.



c. Show turn lane warrant analysis. They are required at 50 vph.	The posted speed limit on STR is 45 MPH. Per ADOT Preconstruction Manual (Section 1190.5, #11, page 1190-8) turn lane analysis not required.
d. What are the LOS at the roundabout and on STR itself between the roundabout and Fetlock? I don't know off hand what the capacities are of the segment and approaches to know if the traffic will be increased enough to require analysis, but regardless that should be addressed in the TIA.	LOS on STR is "A". This is discussed in TRAFFIC FORECASTING section (page 9). Additional discussion on roundabout added to TIA narrative.

# Memorandum



THE BOUTET COMPANY, INC.

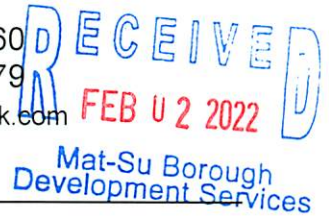
Date: January 27, 2022

601 E. 57<sup>th</sup> Place, Suite 102  
Anchorage, Alaska 99518

Tel: (907) 227-8560

Fax: (907) 522-6779

e-mail: [jboutet@tbcak.com](mailto:jboutet@tbcak.com)



To: Tim Alley, PE  
Project Manager

Subject: Valley Country Store  
STR  
Traffic Impact Analysis

From: Jacques Boutet, PE  
Project Engineer

## Introduction

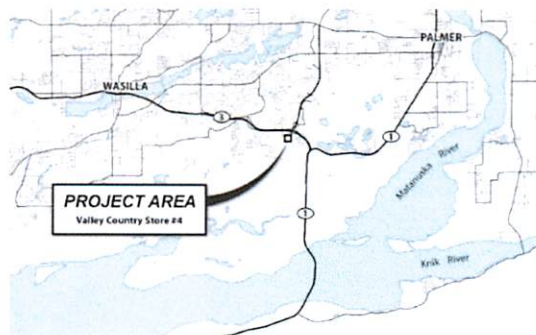
This Traffic Impact Analysis (TIA) was prepared in support of Conditional Use Permit application submitted to Matanuska-Susitna Borough (MSB) for a proposed development that would be located at 3068 South Trunk Road (STR), near Wasilla, Alaska.

## DEVELOPMENT INFORMATION

### Development Description

KG Enterprises, LLC (KGE) proposes to construct a convenience store with gas pumps in adjacent to the west Right-of-Way (ROW) line for STR, approximately 1,500 feet south of its interchange with East Parks Highway (EPH). More specifically, the project would be located within Lot 1B, Happy Valley Subdivision.

The figure below presents a location map for the project area.



### Land Use Intensity

The proposed convenience store includes a 4,467 square foot structure and eight (8) fueling stations. A 600-square foot drive-through coffee kiosk and an RV dump station would also be located on the site.

These improvements would be constructed within a 75,000-square foot (approximate) paved apron that would also accommodate traffic circulation, parking, loading and fuel storage. It is noted that paved area covers only 60% of the 3-acre property and that the undeveloped area has no planned improvements.

The following figure presents an overall site plan for the proposed development.

### Proposed Zoning Changes/Variances

The project area is currently unzoned, hence no changes or variances are required or proposed.

### Construction Year

Site development inclusive of construction of the store and gas pumps will be completed in 2022.

### Access and Sight Distance

The site will be access via two (2) driveways along STR constructed by MSB during its reconstruction of STR in 2018.

The northern driveway is located off-property, within Lot 1A, immediately north of the project site. Perpetual use of this driveway for the project will be secured by a recorded access agreement.

The southern driveway is located at the southeast corner of the project's paved apron, approximately 300 feet (centerline-to-centerline) south of the northern driveway.

Sight distances were measured by field observations. It is noted that STR has a posted speed limit of 45 miles per hour (mph) which requires a minimum intersection sight distance of 500 feet (per AASHTO). The results of the sight distance measurements are presented in the table below:

<b>Driveway</b>	<b>Facing Direction</b>	<b>Measured Sight Distance</b>	<b>Required Sight Distance</b>	<b>Status</b>
North	North	1,160 feet	500 feet	Adequate
	South	810 feet		Adequate
South	North	1,100 feet		Adequate
	South	510 feet		Adequate

## PROJECT AREA BACKGROUND

### Surrounding Land Zoning

Properties surrounding the project area are unzoned.



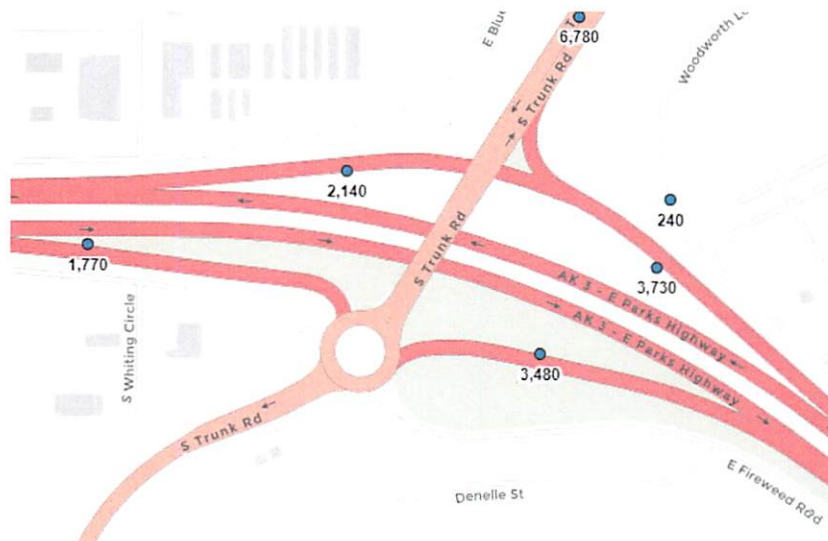
The key roadway that would convey traffic to and from the project site is STR, which is contiguous to the project's east boundary. Also of interest is EPH, which intersects STR approximately 1,600 feet north of the project area. EPH connects MSB with southcentral and interior Alaska. It is noted that the south roundabout for the EPH/STR interchange is located 1,600 feet north of the project site. Moreover, the extremely low volumes anticipated to be generated by the project are expected to have negligible impact on operations on EPH. Consequently, for purposes of this TIA, EPH was not considered a "key roadway".

### Traffic Volumes for Key Roadway

The table below summarizes Annual Average Daily Traffic (AADT) on STR, the key roadway, as presented in "Matanuska-Susitna Borough Traffic Count Data 2020" published by MSB GIS Division.

<i>Roadway</i>	<i>Count Location</i>	<i>AADT (vehicles/day)</i>	<i>Data Source</i>
STR	1,360 ft south of EPH	1,351	MSB Traffic

Other AADT's (from data acquired by ADOT/PF) are presented in the graphic below:



## Field Traffic Counts for Key Roadway

The table below presents the results of peak hour counts acquired on STR at the project site's proposed north driveway.

### AM Counts

Friday, October 15, 2021

### PM Counts

Thursday, October 14, 2021

Time	SB	NB	Total		Time	SB	NB	Total
6:00-6:15	0	3	3		3:00-3:15	30	13	43
6:15-6:30	1	15	16		3:15-3:30	39	16	55
6:30-6:45	3	17	20		3:30-3:45	35	8	43
6:45-7:00	9	13	22		3:45-4:00	18	68	86
7:00-7:15	7	17	24		4:00-4:15	12	33	45
7:15-7:30	5	13	18		4:15-4:30	29	16	45
7:30-7:45	5	13	18		4:30-4:45	28	22	50
7:45-8:00	7	24	31		4:45-5:00	28	19	47
8:00-8:15	10	20	30		5:00-5:15	23	18	41
8:15-8:30	14	14	28		5:15-5:30	28	12	40
8:30-8:45	9	9	18		5:30-5:45	31	14	45
8:45-9:00	9	8	17		5:45-6:00	19	12	31
9:00-9:15	19	11	30		6:00-6:15	22	14	36
9:15-9:30	27	14	41		6:15-6:30	19	9	28
9:30-9:45	32	42	74					
<b>Peak Totals</b>	<b>87</b>	<b>75</b>	<b>162</b>		<b>Peak Totals</b>	<b>104</b>	<b>125</b>	<b>229</b>
Directional Distribution	54%	46%				45%	55%	

It is noted that both observed peak hour flows do not correlate with typical peak hours, and are likely associated with the commencement and dismissal for Machentanz Elementary School, located on E. Nelson Road, approximately two miles away. That said, using the STR AADT of 1351, the AM and PM Peak Hours equate to 12% and 17%, respectively, of the route's AADT.

The figure below presents STR's peak hour traffic flows at the project



BASE (SOUTH TRUNK ROAD) TRAFFIC  
PM PEAK HOUR

### STR Geometry

**STR** is a two-lane strip-paved roadway with widened, paved shoulders with a paved, 10-foot wide multi-use pathway along the west side (contiguous with project area). The posted speed limit is 45 miles per hour (MPH).

### Sidewalks, Bike Lanes and Other Non-Motorized Traffic Facilities

Within the project study area, STR has a separated 10-foot paved multi-use pathway along its west side.

### Transit Operations and Facilities

There are no transit facilities on STR within the project study area. Other than pupil transportation, there is currently no public transportation operating on STR.

## TRAFFIC FORECASTING

### Projected Site Traffic

Per Institute of Transportation Engineers, Trip Generation, 9<sup>th</sup> Edition (ITETG), the project is classified as a "Convenience Market with Gasoline Pumps", Retail Code #853. Traffic studies have identified two parameters for estimating site traffic at convenience markets with gasoline pumps: square-feet of building area and number of fueling positions. The table below summarizes ITETG's traffic generation rates for these parameters.

Description/ITE Code	Units	ITE Vehicle Trip Generation Rates							
		(peak hours are for peak hour of adjacent street traffic unless highlighted)							
		Weekday	AM	PM	Pass-By	AM In	AM Out	PM In	PM Out
Convenience. Mkt w/ Gas Pumps 853	MSF	845.60	40.92	50.92	66%	50%	50%	50%	50%
Convenience. Mkt w/ Gas Pumps 853	Fuel Position	542.60	16.57	19.07	66%	50%	50%	50%	50%

The table below presents estimated peak hour traffic for the project based on the ITETG parameters:

Parameter	Weekday ADT	AM Peak	PM Peak	PM Pass By	PM Inbound	PM Outbound
Bldg size	3974	192	239	158	120	120
Gas Pump	4341	133	153	101	76	76

Because the peak hour traffic volumes associated with building size were greater, these volumes were carried forward in this analysis.

The project also includes a 600 SF drive-through coffee kiosk. ITETG established a land-use category for "Coffee/Donut Shop with Drive-Through Window and No Indoor Seating" (LU 938). The PM Peak Hour Trip Generation factor is 83.33 trips/1000 SF. Moreover, ITETG data indicates that 89% of the trips to these facilities are "pass-by" trips that are included in Base Traffic. The trip generation calculation for the drive-through coffee kiosk is as follows:

Description/ITE Code	Units	ITE Vehicle Trip Generation Rates							
		(peak hours are for peak hour of adjacent street traffic unless highlighted)							
		PM	Pass-By	PM In	PM Out				
Coffee/Donut Shop with Drive-Through Window and No Indoor Seating 938	MSF	83.33	89%	5	5				
Proposed Drive-Through Coffee Kiosk		50	89%	3	3				

As is discussed below, it is noted that applying the ITETG estimate for "pass-by" traffic, site traffic would EXCEED the base traffic flow. Consequently, it was assumed that the actual "pass-by" traffic diverting into and out of the site will be a much smaller percentage and that the site will attract a higher proportion of new trips onto STR.

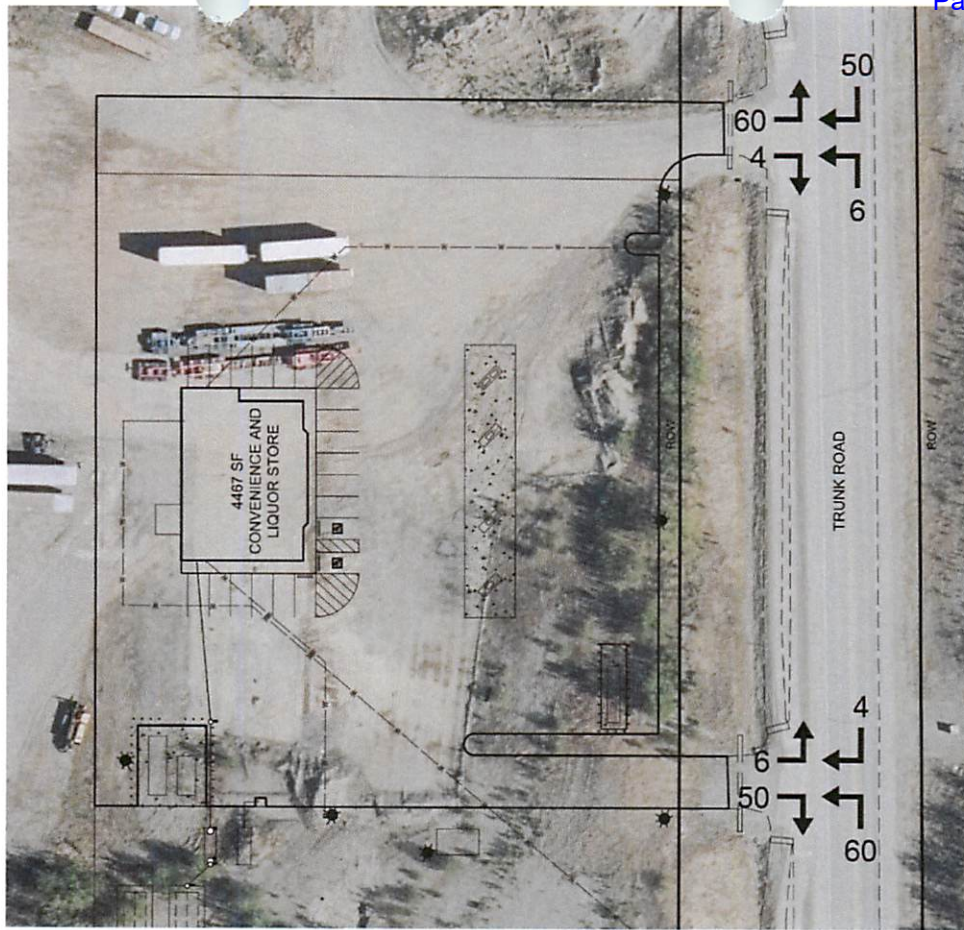
Because very conservative values for “new trips” associated with the gas station/convenience store were used in this analysis, the 6 “unique” trips associated with the drive-through coffee kiosk were assumed to be included in the high values assigned “new trips”.

### Projected Trip Distribution

As discussed, the project proposes two driveways to accommodate site traffic, both along STR. Because peak hour traffic flows on STR are split 55/45 (SB/NB), movements in and out of the site were allocated with the same proportions. It was also assumed that SB traffic would turn into the northern driveway and exit via the southern driveway. NB traffic was assumed to turn in and out via the southern driveway and northern driveway, respectively. A small proportion of the site traffic was assigned to the other possible turns in and out of the site. The table below presents the directional splits for site traffic.

	<b>NB Traffic</b>		<b>SB Traffic</b>	
	<i>NBLT In</i>	<i>EBLT Out</i>	<i>SBRT In</i>	<i>EBRT Out</i>
North Driveway	6	60	50	4
South Driveway	60	6	4	50

The figure below presents the estimated peak hour turning movements for site-oriented traffic entering and exiting from STR.



VCS #4 SITE TRAFFIC  
PM PEAK HOUR

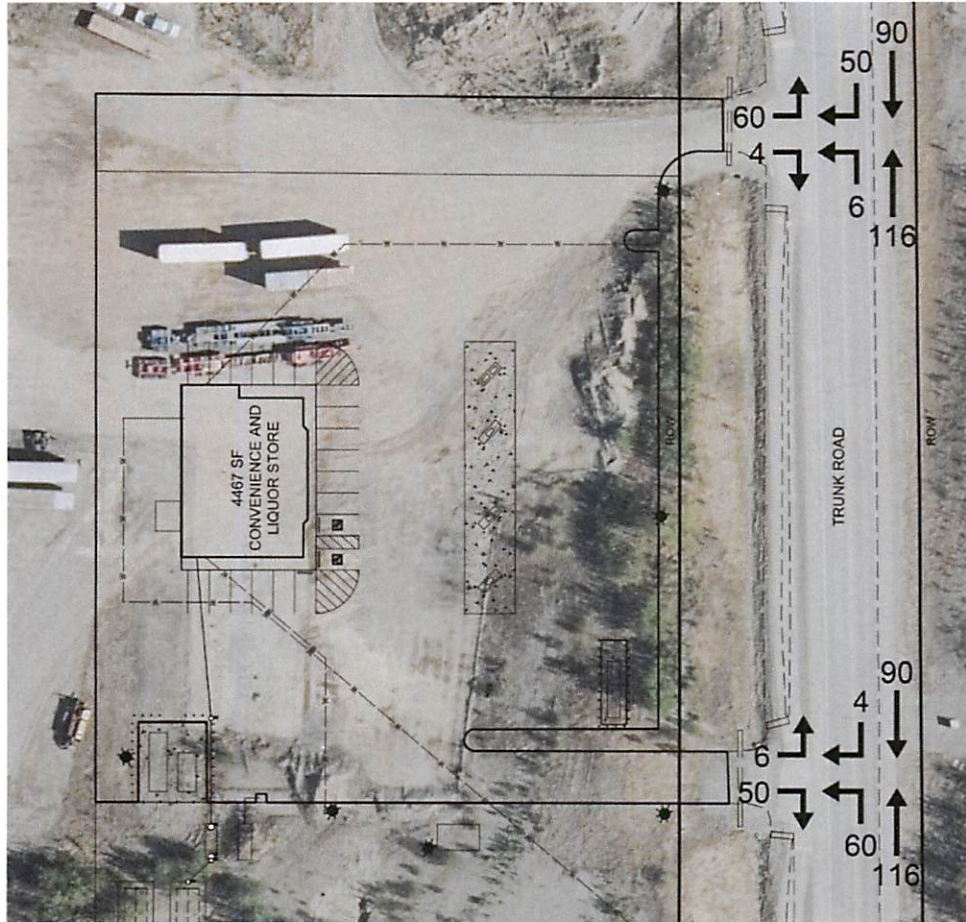
### Projected Traffic On STR

With this VCS proposed to open in 2022, a 10-year planning horizon establishes 2032 as the “design year” for traffic forecasting. Moreover, assuming two percent (2%) annual growth for traffic on STR, the following base traffic flows are estimated:

<i><b>Direction on STR</b></i>	<i><b>2021 Peak Hour</b></i>	<i><b>2032 Peak Hour</b></i>
NB	125	156
SB	104	130
<b>Totals</b>	<b>229</b>	<b>286</b>

It is noted that applying the ITETG estimate for “pass-by” traffic, site traffic would EXCEED the base traffic flow. Consequently, it was assumed that the actual “pass-by” traffic diverting into and out of the site will be a much smaller percentage and that the site will attract a higher proportion of new trips onto STR. For this TIA, it was assumed that thirty-three percent (33%) of site traffic will be “pass-by” traffic and the remaining 67% will be new trips on STR.

Using this modified estimate of “pass-by” traffic, the figure below presents the estimated peak hour movements for base plus site traffic at the two proposed driveways.



VCS #4 SITE TRAFFIC AND BASE TRAFFIC  
PM PEAK HOUR

### Other Planned Developments

As of the time this TIA was prepared there are no ongoing or planned developments peripheral to the project site that would directly access STR.

### TRAFFIC FORECASTING

#### Intersection Capacity Utilization (Levels of Service) at Project Driveways

Traffic movements at both intersections were analyzed using Synchro Studio trafficware applications. The table below presents the results of these analyses.

<b>Intersection</b>	<b>Intersection Capacity Utilization</b>	<b>Level of Service</b>
North Driveway/STR	26%	A
South Driveway/STR	30%	A

## Parks Highway/STR Roundabout

The Parks Highway/STR roundabout is a State highway facility administered by ADOT/PF. ADOT/PF policy requires analysis of potential impacts to its facilities for projects generating 100 or greater net “new” trips per hour. Because the project does not meet this threshold, capacity of analysis of the roundabout was not performed.

However, “NCHRP 672 – The Roundabout Guide” provides the following guidance on roundabout capacities:

*Roundabouts: An Informational Guide*

Exhibit 1-9 Roundabout Category Comparison		Design Element	Mini-Roundabout	Single-Lane Roundabout	Multilane Roundabout
Design characteristics of the three roundabout categories.	Desirable maximum entry design speed		15 to 20 mph (25 to 30 km/h)	20 to 25 mph (30 to 40 km/h)	25 to 30 mph (40 to 50 km/h)
	Maximum number of entering lanes per approach		1	1	2+
	Typical inscribed circle diameter		45 to 90 ft (13 to 27 m)	90 to 180 ft (27 to 55 m)	150 to 300 ft (46 to 91 m)
	Central island treatment		Fully traversable	Raised (may have traversable apron)	Raised (may have traversable apron)
	Typical daily service volumes on 4-leg roundabout below which may be expected to operate without requiring a detailed capacity analysis (veh/day)*		Up to approximately 15,000	Up to approximately 25,000	Up to approximately 45,000 for two-lane roundabout
*Operational analysis needed to verify upper limit for specific applications or for roundabouts with more than two lanes or four legs.					

As the AADT graphic on page 4 of this narrative indicates, current volumes on the Parks Highway/STR roundabout are significantly BELOW its theoretical capacity of 25,000 trips per day. Consequently, it is our opinion that the project will not yield any measurable change in operational capacity within this TIA’s planning horizon.

## CONCLUSIONS AND RECOMMENDATIONS

### Conclusions

1. The proposed project would be located along South Trunk Road. Posted speed limit on this roadway is 45 MPH.
2. The site traffic is proposed to be served by two driveways, located near the northeast and southeast corners of the development. Provision of two driveways will divide site traffic at approximately a 50-50 split.
3. Proposed project would be classified as a “Medium Generator”, because peak traffic volumes at each driveway are greater than 100 trips, but less than 250 trips.
4. Driveway sight distances for all movements for both driveways were determined to exceed minimum standards required by AASHTO.

5. Levels of Service on STR are expected to remain at grade "A" during the TIA's planning horizon.
6. No measurable impacts to traffic capacity on the Parks Highway/STR roundabout are expected.

### ***Recommendations***

1. Approaches shall be permitted and constructed in accordance with MSB guidelines.
2. Because the posted speed limit is below 50 MPH and furthermore that peak hour site traffic volumes are less than 100 vehicles at both approaches, speed-change lanes are not required.
3. Because driveway sight distances exceed minimum distances, no sight distance obstruction mitigation is required.

I William LONG authorize Valley country stores to full access on both driveways coming off of trunk Road with no end date or expiration and to apply for conditional use permits for the gas station on lot 1b with one driveway on lot 1a.

William Long

907-750-9025

[Billylong1214@msn.com](mailto:Billylong1214@msn.com)



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## Fire & Life Safety Division

Physical: Station 51 – 1911 S Terrace Court, Palmer  
Mailing: 101 W Swanson Avenue • Wasilla, AK 99654  
Office (907) 861-8030 • Fax (907) 861-8157 • E-mail: FireCode@matsugov.us



August 6, 2021

Matt Gittlein  
KG Enterprises, LLC  
4891 E. Stoney Hollow Dr.  
Wasilla AK 99654

SUBJECT: Valley Country Store #4  
FIRE SERVICE AREA: Central Mat-Su FSA  
PLAN REVIEW: 2022-007  
TYPE OF CONSTRUCTION: VB  
OCCUPANCY TYPE: M  
2012 INTERNATIONAL BUILDING AND FIRE CODE

Dear Matt Gittlein:

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. Any changes to the approved plans must be submitted to this office for review and approval. **You are prohibited to occupy this building until construction is completed for which plans have been examined and approved.** After completion of the construction, you must schedule a certificate of occupancy inspection prior to opening.

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. Also understand that approval of submitted plans is not approval of omissions or oversights by this office or noncompliance with any applicable regulations. The plans have not been reviewed for compliance with the Federal Americans with Disabilities Act or structural requirements.

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

Sincerely,

Jeffrey L. Anderson  
Deputy Fire Marshal

## Fire and Life Safety Division

Central Mat-Su Fire Service Area No. 130 - District 1  
Department of Emergency Services, Matanuska-Susitna Borough



Plan Review #2022-007

Valley Country Store #4

New Construction/Addition Approval

This is to certify that the plans for this building were reviewed by CMSFD's Fire & Life Safety Division on 8/6/2021, for conformance with AS 18.70.010-100; 13 AAC 50.027. This certificate becomes invalid 180 days after the work on the site is commenced within 180 days after issuance, or if the work authorized is suspended or abandoned for a period of 180 days after the time work is commenced. An extension may be requested at the above mentioned address.

This certificate shall be posted in a conspicuous place on the premises listed above and shall remain posted until construction is completed. **Notice:** Any changes or modifications to the approved plans must be resubmitted for review by the Central Mat-Su Fire Department.

A handwritten signature in black ink, appearing to read 'Jeffrey L. Anderson'.

Authority: AS 18.70.080, 13 AAC 50.075 & MSB RS 06-054

by Jeffrey L. Anderson, Deputy Fire Marshal

MSB • Department of Emergency Services • Central Mat-Su Fire Department

## Fire & Life Safety Division

Physical: Station 51 – 1911 S Terrace Court, Palmer  
Mailing: 101 W Swanson Avenue • Wasilla, AK 99654  
Office (907) 861-8030 • Fax (907) 861-8157 • E-mail: FireCode@matsugov.us



September 7, 2021

Matt Gitlein  
KG Enterprises, LLC  
4891 E. Stoney Hollow Dr.  
Wasilla AK 99654

SUBJECT: Valley Country Store #4  
FIRE SERVICE AREA: Central Mat-Su FSA  
PLAN REVIEW: 2022-008

2012 INTERNATIONAL BUILDING AND FIRE CODE

Dear Matt Gitlein:

Plans for the fuel tank or dispensing system installation have been reviewed by this office for conformity with the State Fire Safety Regulations and are hereby approved as submitted for the FUEL TANK OR DISPENSING SYSTEM ONLY. Enclosed is a certificate of approval that must be posted on the premises until the system has been installed and certified operational. Approved plans must be picked up at Station 51, prior to installation. Any changes to the approved plans must be submitted to this office for review and approval. **Upon completion of the fuel tank or dispensing system installation, a final inspection must be completed with a Fire Code Official or his designee in attendance.**

**A set of approved plans must be maintained onsite until final inspection is complete.**

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. Also understand that approval of submitted plans is not approval of omissions or oversights by this office or noncompliance with any applicable regulations. The plans have not been reviewed for compliance with the Federal Americans with Disabilities Act or structural requirements.

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

Sincerely,

Jeffrey L. Anderson  
Deputy Fire Marshal

## Fire and Life Safety Division

Central Mat-Su Fire Service Area No. 130 - District 1  
Department of Emergency Services, Matanuska-Susitna Borough



### Plan Review #2022-008

[Click or tap here to enter Tenant/Building.](#)


### Fuel Tank or Dispensing System Approval

This is to certify that the plans for this building were reviewed by CMSFD's Fire & Life Safety Division on 9/7/2021,

for conformance with AS 18.70.010-100; 13 AAC 50.027. This certificate becomes invalid 180 days after the work on the site is commenced within 180 days after issuance, or if the work authorized is suspended or abandoned for a period of 180 days after the time work is commenced. An extension may be requested at the above mentioned address.

This certificate shall be posted in a conspicuous place on the premises listed above and shall remain posted until construction is completed. **Notice:** Any changes or modifications to the approved plans must be resubmitted for review by the Central Mat-Su Fire Department.

Authority: AS 18.70.080, 13 AAC 50.075 & MSB RS 06-054

By:   
Jeffrey L. Anderson, Deputy Fire Marshal

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Mat-Su Borough  
Development Services

MSB • Department of Emergency Services • Central Mat-Su Fire Department

## Fire & Life Safety Division

Physical: Station 51 – 1911 S Terrace Court, Palmer  
Mailing: 101 W Swanson Avenue • Wasilla, AK 99654  
Office (907) 861-8030 • Fax (907) 861-8157 • E-mail: FireCode@matsugov.us



July 26, 2021

Matt Gittlein  
KG Enterprises, LLC  
4891 E. Stoney Hollow Dr.  
Wasilla AK 99654

SUBJECT: Fuel Canopy/ Valley Country Store #4  
FIRE SERVICE AREA: Central Mat-Su FSA  
PLAN REVIEW: 2022-009  
TYPE OF CONSTRUCTION: IIB  
OCCUPANCY TYPE: N/A  
2012 INTERNATIONAL BUILDING AND FIRE CODE

Dear Matt Gittlein:

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. Any changes to the approved plans must be submitted to this office for review and approval. **You are prohibited to occupy this building until construction is completed for which plans have been examined and approved.**

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. Also understand that approval of submitted plans is not approval of omissions or oversights by this office or noncompliance with any applicable regulations. The plans have not been reviewed for compliance with the Federal Americans with Disabilities Act or structural requirements.

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

Sincerely,

Jeffrey L. Anderson  
Deputy Fire Marshal

## Fire and Life Safety Division

Central Mat-Su Fire Service Area No. 130 - District 1  
Department of Emergency Services, Matanuska-Susitna Borough



**Plan Review #2022-009**

**Fuel Canopy/ VCS #4**

**New Construction/Addition Approval**

This is to certify that the plans for this building were reviewed by CMSFD's Fire & Life Safety Division on 7/26/2021, for conformance with AS 18.70.010-100; 13 AAC 50.027. This certificate becomes invalid 180 days after the work on the site is commenced within 180 days after issuance, or if the work authorized is suspended or abandoned for a period of 180 days after the time work is commenced. An extension may be requested at the above mentioned address.

This certificate shall be posted in a conspicuous place on the premises listed above and shall remain posted until construction is completed. **Notice:** Any changes or modifications to the approved plans must be resubmitted for review by the Central Mat-Su Fire Department.

A handwritten signature in black ink, appearing to read 'Jeffrey L. Anderson'.

Authority: AS 18.70.080, 13 AAC 50.075 & MSB RS 06-054

by Jeffrey L. Anderson, Deputy Fire Marshal

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FEB 02 2022

Mat-Su Borough  
Development Services

MSB • Department of Emergency Services • Central Mat-Su Fire Department

## Fire & Life Safety Division

Physical: Station 51 – 1911 S Terrace Court, Palmer  
Mailing: 101 W Swanson Avenue • Wasilla, AK 99654  
Office (907) 861-8030 • Fax (907) 861-8157 • E-mail: FireCode@matsugov.us



August 12, 2021

Matt Gittlein  
KG Enterprises  
4891 E. Stoney Hollow Dr.  
Wasilla AK 99654

SUBJECT: Valley Country Store #4-Propane dispenser  
FIRE SERVICE AREA: Central Mat-Su FSA  
PLAN REVIEW: 2022-012

2012 INTERNATIONAL BUILDING AND FIRE CODE

Dear Matt Gittlein:

Plans for the fuel tank or dispensing system installation have been reviewed by this office for conformity with the State Fire Safety Regulations and are hereby approved as submitted for the FUEL TANK OR DISPENSING SYSTEM ONLY. Enclosed is a certificate of approval that must be posted on the premises until the system has been installed and certified operational. Approved plans must be picked up at Station 51, prior to installation. Any changes to the approved plans must be submitted to this office for review and approval. **Upon completion of the fuel tank or dispensing system installation, a final inspection must be completed with a Fire Code Official or his designee in attendance.**

**A set of approved plans must be maintained onsite until final inspection is complete.**

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. Also understand that approval of submitted plans is not approval of omissions or oversights by this office or noncompliance with any applicable regulations. The plans have not been reviewed for compliance with the Federal Americans with Disabilities Act or structural requirements.

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

Sincerely,

Jeffrey L. Anderson  
Deputy Fire Marshal

## Fire and Life Safety Division

Central Mat-Su Fire Service Area No. 130 - District 1  
Department of Emergency Services, Matanuska-Susitna Borough



### Plan Review #2022-012

### Valley Country Store #4-Propane

### Fuel Tank or Dispensing System Approval

This is to certify that the plans for this building were reviewed by CMSFD's Fire & Life Safety Division on [Click or tap to enter a date.](#),

for conformance with AS 18.70.010-100; 13 AAC 50.027. This certificate becomes invalid 180 days after the work on the site is commenced within 180 days after issuance, or if the work authorized is suspended or abandoned for a period of 180 days after the time work is commenced. An extension may be requested at the above mentioned address.

This certificate shall be posted in a conspicuous place on the premises listed above and shall remain posted until construction is completed. **Notice:** *Any changes or modifications to the approved plans must be resubmitted for review by the Central Mat-Su Fire Department.*

Authority: AS 18.70.080, 13 AAC 50.075 & MSB RS 06-054

By: Jeffrey L. Anderson, Deputy Fire Marshal



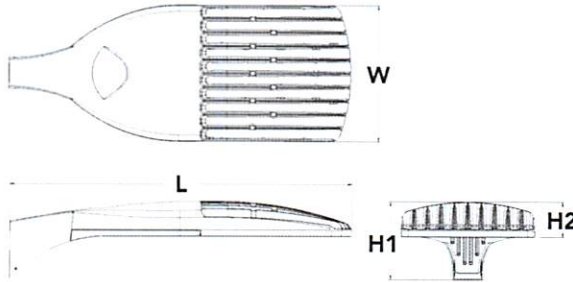
# D-Series Size 1 LED Area Luminaire



d'series

## Specifications

EPA:	1.01 ft <sup>2</sup> (0.09 m <sup>2</sup> )
Length:	33" (83.8 cm)
Width:	13" (33.0 cm)
Height H1:	7-1/2" (19.0 cm)
Height H2:	3-1/2"
Weight (max):	27 lbs (12.2 kg)



## Introduction

The modern styling of the D-Series is striking yet unobtrusive - making a bold, progressive statement even as it blends seamlessly with its environment. The D-Series distills the benefits of the latest in LED technology into a high performance, high efficacy, long-life luminaire.

The outstanding photometric performance results in sites with excellent uniformity, greater pole spacing and lower power density. It is ideal for replacing up to 750W metal halide in pedestrian and area lighting applications with typical energy savings of 65% and expected service life of over 100,000 hours.

## Ordering Information

**EXAMPLE:** DSX1 LED P7 40K T3M MVOLT SPA NLTAIR2 PIRHN DDBXD

DSX1 LED										
Series	LEDs		Color temperature		Distribution		Voltage	Mounting		
DSX1 LED	Forward optics		30K	3000 K	T1S	Type I short	T5VS	Type V very short <sup>1</sup>	MVOLT <sup>5</sup>	Shipped included  SPA      Square pole mounting RPA      Round pole mounting <sup>10</sup> WBA      Wall bracket <sup>1</sup> SPUMBA      Square pole universal mounting adaptor <sup>11</sup> RPUMBA      Round pole universal mounting adaptor <sup>9</sup>  Shipped separately KMA8 DDBXD U      Mast arm mounting bracket adaptor (specify finish) <sup>12</sup>
	P1	P4 <sup>1</sup> P7 <sup>1</sup>	40K	4000 K		(Automotive)	T5S	Type V short <sup>3</sup>	XVOLT	
	P2	P5 <sup>1</sup> P8	50K	5000 K	T2S	Type II short	T5M	Type V medium <sup>3</sup>	(277V-480V) <sup>6,7,8</sup>	
	P3	P6 <sup>1</sup> P9 <sup>1</sup>			T2M	Type II medium	T5W	Type V wide <sup>3</sup>	120 <sup>9</sup>	
	Rotated optics				T3S	Type III short	BLC	Backlight control <sup>4</sup>	208 <sup>9</sup>	
	P10 <sup>2</sup>	P12 <sup>2</sup>			T3M	Type III medium	LCCO	Left corner cutoff <sup>4</sup>	240 <sup>9</sup>	
	P11 <sup>2</sup>	P13 <sup>1,2</sup>			T4M	Type IV medium	RCCO	Right corner cutoff <sup>4</sup>	277 <sup>9</sup>	
					TFTM	Forward throw medium			347 <sup>9</sup>	
									480 <sup>9</sup>	

Control options	Other options	Finish (required)
<b>Shipped installed</b> NLTAIR2 nLight AIR generation 2 enabled <sup>13</sup> PIRHN Network, high/low motion/ambient sensor <sup>14</sup> PER NEMA twist-lock receptacle only (controls ordered separate) <sup>15</sup> PER5 Five-pin receptacle only (controls ordered separate) <sup>15,16</sup> PER7 Seven-pin receptacle only (controls ordered separate) <sup>15,16</sup> DMG 0-10v dimming wires pulled outside fixture (for use with an external control, ordered separately) <sup>17</sup> DS Dual switching <sup>18,19,20</sup>	PIR High/low, motion/ambient sensor, 8-15' mounting height, ambient sensor enabled at 5fc <sup>20,21</sup> PIRH High/low, motion/ambient sensor, 15-30' mounting height, ambient sensor enabled at 5fc <sup>20,21</sup> PIR1FC3V High/low, motion/ambient sensor, 8-15' mounting height, ambient sensor enabled at 1fc <sup>20,21</sup> PIRH1FC3V Bi-level, motion/ambient sensor, 15-30' mounting height, ambient sensor enabled at 1fc <sup>20,21</sup> FAO Field adjustable output <sup>20,21</sup>	<b>Shipped installed</b> HS House-side shield <sup>21</sup> SF Single fuse (120, 277, 347V) <sup>9</sup> DF Double fuse (208, 240, 480V) <sup>9</sup> L90 Left rotated optics <sup>2</sup> R90 Right rotated optics <sup>2</sup> HA 50°C ambient operations <sup>1</sup> <b>Shipped separately</b> BS Bird spikes <sup>24</sup> EGS External glare shield
		DDBXD Dark bronze DBLXD Black DNAXD Natural aluminum DWHXD White DDBTXD Textured dark bronze DBLBXD Textured black DNATXD Textured natural aluminum DWHGXD Textured white



COMMERCIAL OUTDOOR

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DSX1-LED

Rev. 11/16/20

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## Ordering Information

### Accessories

Ordered and shipped separately.

DLL127F 1.5 JU	Photocell - SSL twist-lock (120-277V) <sup>21</sup>
DLL347F 1.5 CUL JU	Photocell - SSL twist-lock (347V) <sup>21</sup>
DLL480F 1.5 CUL JU	Photocell - SSL twist-lock (480V) <sup>21</sup>
DSHORT 5BK U	Shorting cap <sup>21</sup>
DSX1HS 30C U	House-side shield for P1, P2, P3, P4 and P5 <sup>21</sup>
DSX1HS 40C U	House-side shield for P6 and P7 <sup>21</sup>
DSX1HS 60C U	House-side shield for P8, P9, P10, P11 and P12 <sup>21</sup>
PUMBA DDBXD U*	Square and round pole universal mounting bracket (specify finish) <sup>21</sup>
KMA8 DDBXD U	Master arm mounting bracket adaptor (specify finish) <sup>21</sup>
DSX1EGS (FINISH) U	External glare shield

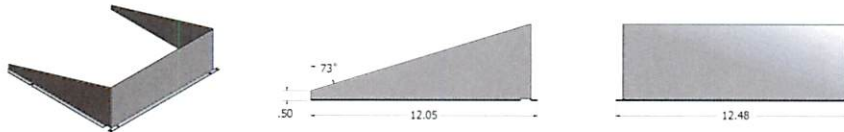
For more control options, visit [L7i](#) and [ROAM](#) online.

### NOTES

- HA not available with P4, P5, P6, P7, P9 and P13.
- P10, P11, P12 or P13 and rotated optics (L90, R90) only available together.
- Any Type 5 distribution with photocell, is not available with WBA.
- Not available with HS.
- MVOLT driver operates on any line voltage from 120-277V (50/60 Hz).
- XVOLT only suitable for use with P3, P5, P6, P7, P9 and P13.
- XVOLT works with any voltage between 277V and 480V.
- XVOLT not available with fusing (SF or DF) and not available with PIR, PIRH, PIR1FC3V, PIRH1FC3V.
- Single fuse (SF) requires 120V, 277V or 347V. Double fuse (DF) requires 208V, 240V or 480V. XVOLT not available with fusing (SF or DF).
- Suitable for mounting to round poles between 3.5" and 12" diameter.
- Universal mounting brackets intended for retrofit on existing, pre-drilled poles only. 1.5 G vibration load rating per ANCI C136.31. Only usable when pole's drill pattern is NOT Lithonia template #8.
- Must order fixture with SPA option. Must be ordered as a separate accessory; see Accessories information. For use with 2-3/8" diameter mast arm (not included).
- Must be ordered with PIRHN. Sensor cover available only in dark bronze, black, white and natural aluminum colors.
- Must be ordered with NLTAIR2. For more information on Night Air 2, visit [nightair2.com](#).
- Photocell ordered and shipped as a separate line item from Acuity Brands Controls. See accessories. Shorting cap included.
- If ROAM® node required, it must be ordered and shipped as a separate line item from Acuity Brands Controls. Node with integral dimming.
- DMG not available with PIRHN, PER5, PER7, PIR, PIRH, PIR1FC3V or PIRH1FC3V, FAO.
- Provides 50/50 fixture operation via (2) independent drivers. Not available with PER, PER5, PER7, PIR or PIRH. Not available P1, P2, P3, P4 or P5.
- Requires (2) separately switched circuits with isolated neutral.
- Reference Controls Option Default settings table on page 4.
- Reference Motion Sensor table on page 4 to see functionality.
- Not available with other dimming controls options.
- Not available with BLC, LCCO and RCCO distribution. Also available as a separate accessory; see Accessories information.
- Must be ordered with fixture for factory pre-drilling.
- Requires luminaire to be specified with PER, PER5 or PER7 option. See Control Option Table on page 4.
- For retrofit use only. Only usable when pole's drill pattern is NOT Lithonia template #8.

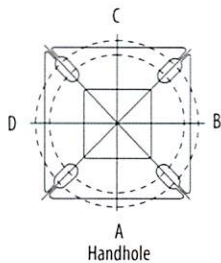
## Options

### EGS - External Glare Shield



## Drilling

### HANDHOLE ORIENTATION



### Tenon Mounting Slipfitter

Tenon O.D.	Mounting	Single Unit	2 @ 180	2 @ 90	3 @ 90	3 @ 120	4 @ 90
2-3/8"	RPA	AS3-5 190	AS3-5 280	AS3-5 290	AS3-5 390	AS3-5 320	AS3-5 490
2-7/8"	RPA	AST25-190	AST25-280	AST25-290	AST25-390	AST25-320	AST25-490
4"	RPA	AST35-190	AST35-280	AST35-290	AST35-390	AST35-320	AST35-490

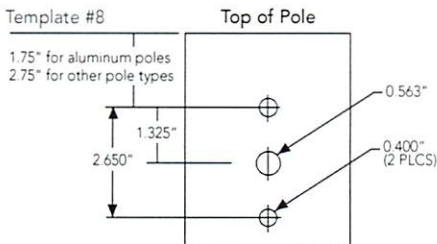
Mounting Option	Drilling Template	Single	2 @ 180	2 @ 90	3 @ 90	3 @ 120	4 @ 90
Head Location		Side B	Side B & D	Side B & C	Side B, C & D	Round Pole Only	Side A, B, C & D
Drill Nomenclature	#8	DM19AS	DM28AS	DM29AS	DM39AS	DM32AS	DM49AS

### DSX1 Area Luminaire - EPA

\*Includes luminaire and integral mounting arm. Other tenons, arms, brackets or other accessories are not included in this EPA data.

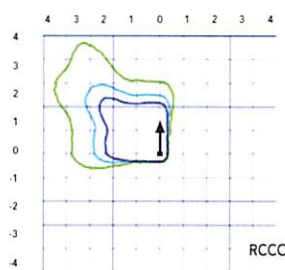
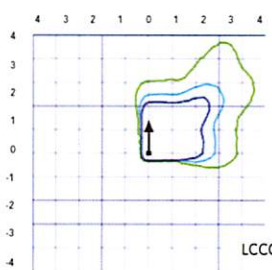
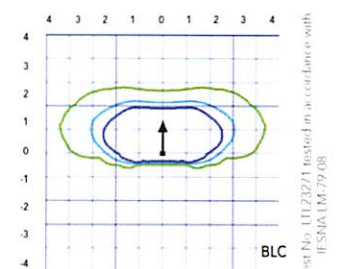
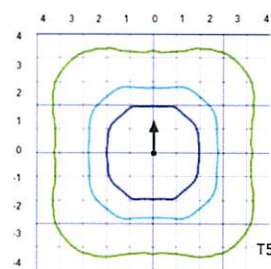
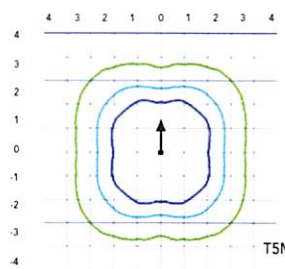
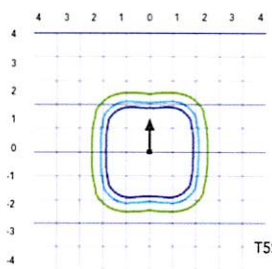
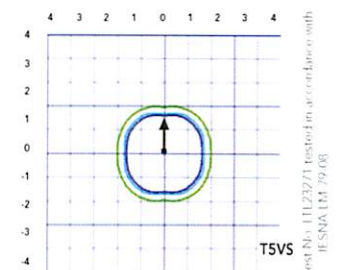
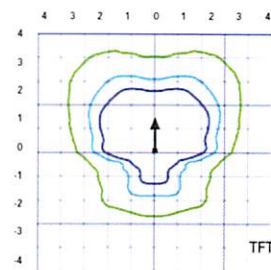
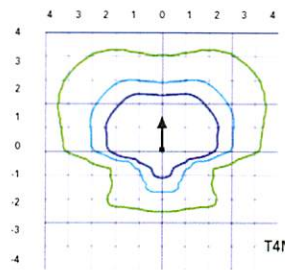
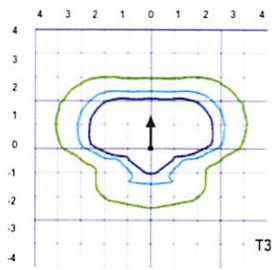
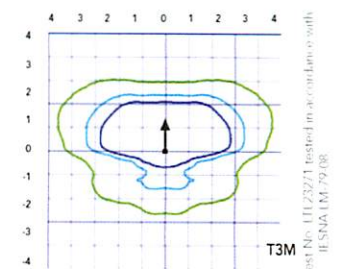
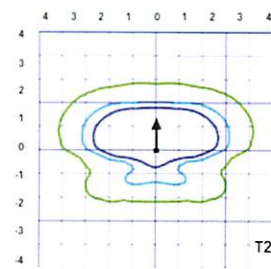
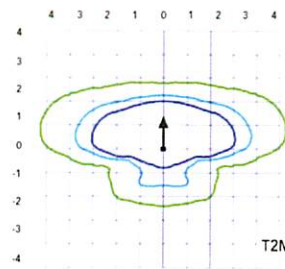
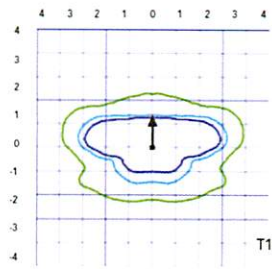
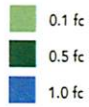
Fixture Quantity & Mounting Configuration	Single DM19	2 @ 180 DM28	2 @ 90 DM29	3 @ 90 DM39	3 @ 120 DM32	4 @ 90 DM49
Mounting Type						
DSX1 LED	1.013	2.025	1.945	3.038	2.850	3.749

	Drilling Template	Minimum Acceptable Outside Pole Dimension					
SPA	#8	2-7/8"	2-7/8"	3.5"	3.5"	3"	3.5"
RPA	#8	2-7/8"	2-7/8"	3.5"	3.5"	3"	3.5"
SPUMBA	#5	2-7/8"	3"	4"	4"	3.5"	4"
RPUMBA	#5	2-7/8"	3.5"	5"	5"	3.5"	5"



Isofootcandle plots for the DSX1 LED 60C 1000 40K. Distances are in units of mounting height (25').

## LEGEND



## Lumen Ambient Temperature (LAT) Multipliers

Use these factors to determine relative lumen output for average ambient temperatures from 0-40°C (32-104°F).

Ambient		Lumen Multiplier
0°C	32°F	1.04
5°C	41°F	1.04
10°C	50°F	1.03
15°C	59°F	1.02
20°C	68°F	1.01
<b>25°C</b>	<b>77°F</b>	<b>1.00</b>
30°C	86°F	0.99
35°C	95°F	0.98
40°C	104°F	0.97

## Projected LED Lumen Maintenance

Data references the extrapolated performance projections for the platforms noted in a **25°C ambient**, based on 10,000 hours of LED testing (tested per IESNA LM-80-08 and projected per IESNA TM-21-11).

To calculate LLF, use the lumen maintenance factor that corresponds to the desired number of operating hours below. For other lumen maintenance values, contact factory.

Operating Hours	Lumen Maintenance Factor
0	1.00
25,000	0.96
50,000	0.92
100,000	0.85

## Motion Sensor Default Settings

Option	Dimmed State	High Level (when triggered)	Photocell Operation	Dwell Time	Ramp-up Time	Ramp-down Time
PIR or PIRH	3V (37%) Output	10V (100%) Output	Enabled @ 5FC	5 min	3 sec	5 min
*PIR1FC3V or PIRH1FC3V	3V (37%) Output	10V (100%) Output	Enabled @ 1FC	5 min	3 sec	5 min

\*for use when motion sensor is used as dusk to dawn control.

## Electrical Load

					Current (A)					
	Performance Package	LED Count	Drive Current	Wattage	120	208	240	277	347	480
Forward Optics (Non-Rotated)	P1	30	530	54	0.45	0.26	0.23	0.19	0.10	0.12
	P2	30	700	70	0.59	0.34	0.30	0.25	0.20	0.16
	P3	30	1050	102	0.86	0.50	0.44	0.38	0.30	0.22
	P4	30	1250	125	1.06	0.60	0.52	0.46	0.37	0.27
	P5	30	1400	138	1.16	0.67	0.58	0.51	0.40	0.29
	P6	40	1250	163	1.36	0.78	0.68	0.59	0.47	0.34
	P7	40	1400	183	1.53	0.88	0.76	0.66	0.53	0.38
	P8	60	1050	207	1.74	0.98	0.87	0.76	0.64	0.49
	P9	60	1250	241	2.01	1.16	1.01	0.89	0.70	0.51
Rotated Optics (Requires L90 or R90)	P10	60	530	106	0.90	0.52	0.47	0.43	0.33	0.27
	P11	60	700	137	1.15	0.67	0.60	0.53	0.42	0.32
	P12	60	1050	207	1.74	0.99	0.87	0.76	0.60	0.46
	P13	60	1250	231	1.93	1.12	0.97	0.86	0.67	0.49

## Controls Options

Nomenclature	Description	Functionality	Primary control device	Notes
FAO	Field adjustable output device installed inside the luminaire; wired to the driver dimming leads.	Allows the luminaire to be manually dimmed, effectively trimming the light output.	FAO device	Cannot be used with other controls options that need the 0-10V leads
DS	Drivers wired independently for 50/50 luminaire operation	The luminaire is wired to two separate circuits, allowing for 50/50 operation.	Independently wired drivers	Requires two separately switched circuits. Consider nLight AIR as a more cost effective alternative.
PERS or PER7	Twist-lock photocell receptacle	Compatible with standard twist-lock photocells for dusk to dawn operation, or advanced control nodes that provide 0-10V dimming signals.	Twist-lock photocells such as DLL Elite or advanced control nodes such as ROAM.	Pins 4 & 5 to dimming leads on driver, Pins 6 & 7 are capped inside luminaire
PIR or PIRH	Motion sensors with integral photocell. PIR for 8-15' mounting; PIRH for 15-30' mounting	Luminaires dim when no occupancy is detected.	Acuity Controls SBGR	Also available with PIRH1FC3V when the sensor photocell is used for dusk-to-dawn operation.
NLTAIR2 PIRHN	nLight AIR enabled luminaire for motion sensing, photocell and wireless communication.	Motion and ambient light sensing with group response. Scheduled dimming with motion sensor over-ride when wirelessly connected to the nLight Eclipse.	nLight Air rSDGR	nLight AIR sensors can be programmed and commissioned from the ground using the CLAIRity Pro app.

## Performance Data

## Lumen Output

Lumen values are from photometric tests performed in accordance with IESNA LM-79-08. Data is considered to be representative of the configurations shown, within the tolerances allowed by Lighting Facts Contact factory for performance data on any configurations not shown here.

Forward Optics																			
LED Count	Drive Current	Power Package	System Watts	Dist. Type	30K (3000 K, 70 CRI)					40K (4000 K, 70 CRI)					50K (5000 K, 70 CRI)				
					Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	Lumens	B	U	G	LPW
30	530	P1	54W	T1S	6,457	2	0	2	120	6,956	2	0	2	129	7,044	2	0	2	130
				T2S	6,450	2	0	2	119	6,949	2	0	2	129	7,037	2	0	2	130
				T2M	6,483	1	0	1	120	6,984	2	0	2	129	7,073	2	0	2	131
				T3S	6,279	2	0	2	116	6,764	2	0	2	125	6,850	2	0	2	127
				T3M	6,468	1	0	2	120	6,967	1	0	2	129	7,056	1	0	2	131
				T4M	6,327	1	0	2	117	6,816	1	0	2	126	6,902	1	0	2	128
				TFTM	6,464	1	0	2	120	6,963	1	0	2	129	7,051	1	0	2	131
				TSVS	6,722	2	0	0	124	7,242	3	0	0	134	7,334	3	0	0	136
				TSS	6,728	2	0	1	125	7,248	2	0	1	134	7,340	2	0	1	136
				TSM	6,711	3	0	1	124	7,229	3	0	1	134	7,321	3	0	2	136
				TSW	6,667	3	0	2	123	7,182	3	0	2	133	7,273	3	0	2	135
				BLC	5,299	1	0	1	98	5,709	1	0	2	106	5,781	1	0	2	107
				LCCO	3,943	1	0	2	73	4,248	1	0	2	79	4,302	1	0	2	80
				RCCO	3,943	1	0	2	73	4,248	1	0	2	79	4,302	1	0	2	80
				30	700	P2	70W	T1S	8,249	2	0	2	118	8,886	2	0	2	127	8,999
T2S	8,240	2	0					2	118	8,877	2	0	2	127	8,989	2	0	2	128
T2M	8,283	2	0					2	118	8,923	2	0	2	127	9,036	2	0	2	129
T3S	8,021	2	0					2	115	8,641	2	0	2	123	8,751	2	0	2	125
T3M	8,263	2	0					2	118	8,901	2	0	2	127	9,014	2	0	2	129
T4M	8,083	2	0					2	115	8,708	2	0	2	124	8,818	2	0	2	126
TFTM	8,257	2	0					2	118	8,896	2	0	2	127	9,008	2	0	2	129
TSVS	8,588	3	0					0	123	9,252	3	0	0	132	9,369	3	0	0	134
TSS	8,595	3	0					1	123	9,259	3	0	1	132	9,376	3	0	1	134
TSM	8,573	3	0					2	122	9,236	3	0	2	132	9,353	3	0	2	134
TSW	8,517	3	0					2	122	9,175	4	0	2	131	9,291	4	0	2	133
BLC	6,770	1	0					2	97	7,293	1	0	2	104	7,386	1	0	2	106
LCCO	5,038	1	0					2	72	5,427	1	0	2	78	5,496	1	0	2	79
RCCO	5,038	1	0					2	72	5,427	1	0	2	78	5,496	1	0	2	79
30	1050	P3	102W					T1S	11,661	2	0	2	114	12,562	3	0	3	123	12,721
				T2S	11,648	2	0	2	114	12,548	3	0	3	123	12,707	3	0	3	125
				T2M	11,708	2	0	2	115	12,613	2	0	2	124	12,773	2	0	2	125
				T3S	11,339	2	0	2	111	12,215	3	0	3	120	12,370	3	0	3	121
				T3M	11,680	2	0	2	115	12,582	2	0	2	123	12,742	2	0	2	125
				T4M	11,426	2	0	3	112	12,309	2	0	3	121	12,465	2	0	3	122
				TFTM	11,673	2	0	2	114	12,575	2	0	3	123	12,734	2	0	3	125
				TSVS	12,140	3	0	1	119	13,078	3	0	1	128	13,244	3	0	1	130
				TSS	12,150	3	0	1	119	13,089	3	0	1	128	13,254	3	0	1	130
				TSM	12,119	4	0	2	119	13,056	4	0	2	128	13,221	4	0	2	130
				TSW	12,040	4	0	3	118	12,970	4	0	3	127	13,134	4	0	3	129
				BLC	9,570	1	0	2	94	10,310	1	0	2	101	10,440	1	0	2	102
				LCCO	7,121	1	0	3	70	7,671	1	0	3	75	7,768	1	0	3	76
				RCCO	7,121	1	0	3	70	7,671	1	0	3	75	7,768	1	0	3	76
				30	1250	P4	125W	T1S	13,435	3	0	3	107	14,473	3	0	3	116	14,657
T2S	13,421	3	0					3	107	14,458	3	0	3	116	14,641	3	0	3	117
T2M	13,490	2	0					2	108	14,532	3	0	3	116	14,716	3	0	3	118
T3S	13,064	3	0					3	105	14,074	3	0	3	113	14,252	3	0	3	114
T3M	13,457	2	0					2	108	14,497	2	0	2	116	14,681	2	0	2	117
T4M	13,165	2	0					3	105	14,182	2	0	3	113	14,362	2	0	3	115
TFTM	13,449	2	0					3	108	14,488	2	0	3	116	14,672	2	0	3	117
TSVS	13,987	4	0					1	112	15,068	4	0	1	121	15,259	4	0	1	122
TSS	13,999	3	0					1	112	15,080	3	0	1	121	15,271	3	0	1	122
TSM	13,963	4	0					2	112	15,042	4	0	2	120	15,233	4	0	2	122
TSW	13,872	4	0					3	111	14,944	4	0	3	120	15,133	4	0	3	121
BLC	11,027	1	0					2	88	11,879	1	0	2	95	12,029	1	0	2	96
LCCO	8,205	1	0					3	66	8,839	1	0	3	71	8,951	1	0	3	72
RCCO	8,205	1	0					3	66	8,839	1	0	3	71	8,951	1	0	3	72
30	1400	P5	138W					T1S	14,679	3	0	3	106	15,814	3	0	3	115	16,014
				T2S	14,664	3	0	3	106	15,797	3	0	3	114	15,997	3	0	3	116
				T2M	14,739	3	0	3	107	15,878	3	0	3	115	16,079	3	0	3	117
				T3S	14,274	3	0	3	103	15,377	3	0	3	111	15,572	3	0	3	113
				T3M	14,704	2	0	3	107	15,840	3	0	3	115	16,040	3	0	3	116
				T4M	14,384	2	0	3	104	15,496	3	0	3	112	15,692	3	0	3	114
				TFTM	14,695	2	0	3	106	15,830	3	0	3	115	16,030	3	0	3	116
				TSVS	15,283	4	0	1	111	16,464	4	0	1	119	16,672	4	0	1	121
				TSS	15,295	3	0	1	111	16,477	4	0	1	119	16,686	4	0	1	121
				TSM	15,257	4	0	2	111	16,435	4	0	2	119	16,644	4	0	2	121
				TSW	15,157	4	0	3	110	16,328	4	0	3	118	16,534	4	0	3	120
				BLC	12,048	1	0	2	87	12,979	1	0	2	94	13,143	1	0	2	95
				LCCO	8,965	1	0	3	65	9,657	1	0	3	70	9,780	1	0	3	71
				RCCO	8,965	1	0	3	65	9,657	1	0	3	70	9,780	1	0	3	71

## Lumen Output

Lumen values are from photometric tests performed in accordance with IESNA LM-79-08. Data is considered to be representative of the configurations shown, within the tolerances allowed by Lighting Facts. Contact factory for performance data on any configurations not shown here.

Forward Optics																			
LED Count	Drive Current	Power Package	System Watts	Dist. Type	30K (3000 K, 70 CRI)					40K (4000 K, 70 CRI)					50K (5000 K, 70 CRI)				
					Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	Lumens	B	U	G	LPW
40	1250	P6	163W	T1S	17,654	3	0	3	108	19,018	3	0	3	117	19,259	3	0	3	118
				T2S	17,635	3	0	3	108	18,998	3	0	3	117	19,238	3	0	3	118
				T2M	17,726	3	0	3	109	19,096	3	0	3	117	19,337	3	0	3	119
				T3S	17,167	3	0	3	105	18,493	3	0	3	113	18,727	3	0	3	115
				T3M	17,683	3	0	3	108	19,049	3	0	3	117	19,290	3	0	3	118
				T4M	17,299	3	0	3	106	18,635	3	0	4	114	18,871	3	0	4	116
				TFTM	17,672	3	0	3	108	19,038	3	0	4	117	19,279	3	0	4	118
				TSVS	18,379	4	0	1	113	19,800	4	0	1	121	20,050	4	0	1	123
				T5S	18,394	4	0	2	113	19,816	4	0	2	122	20,066	4	0	2	123
				T5M	18,348	4	0	2	113	19,766	4	0	2	121	20,016	4	0	2	123
				TSW	18,228	5	0	3	112	19,636	5	0	3	120	19,885	5	0	3	122
				BLC	14,489	2	0	2	89	15,609	2	0	3	96	15,806	2	0	3	97
				LCCO	10,781	1	0	3	66	11,614	1	0	3	71	11,761	2	0	3	72
				RCCO	10,781	1	0	3	66	11,614	1	0	3	71	11,761	2	0	3	72
				40	1400	P7	183W	T1S	19,227	3	0	3	105	20,712	3	0	3	113	20,975
T2S	19,206	3	0					3	105	20,690	3	0	3	113	20,952	3	0	3	114
T2M	19,305	3	0					3	105	20,797	3	0	3	114	21,060	3	0	3	115
T3S	18,696	3	0					3	102	20,141	3	0	3	110	20,396	3	0	4	111
T3M	19,258	3	0					3	105	20,746	3	0	3	113	21,009	3	0	3	115
T4M	18,840	3	0					4	103	20,296	3	0	4	111	20,553	3	0	4	112
TFTM	19,246	3	0					4	105	20,734	3	0	4	113	20,996	3	0	4	115
TSVS	20,017	4	0					1	109	21,564	4	0	1	118	21,837	4	0	1	119
T5S	20,033	4	0					2	109	21,581	4	0	2	118	21,854	4	0	2	119
T5M	19,983	4	0					2	109	21,527	5	0	3	118	21,799	5	0	3	119
TSW	19,852	5	0					3	108	21,386	5	0	3	117	21,656	5	0	3	118
BLC	15,780	2	0					3	86	16,999	2	0	3	93	17,214	2	0	3	94
LCCO	11,742	2	0					3	64	12,649	2	0	3	69	12,809	2	0	3	70
RCCO	11,742	2	0					3	64	12,649	2	0	3	69	12,809	2	0	3	70
60	1050	P8	207W					T1S	22,490	3	0	3	109	24,228	3	0	3	117	24,535
				T2S	22,466	3	0	4	109	24,202	3	0	4	117	24,509	3	0	4	118
				T2M	22,582	3	0	3	109	24,327	3	0	3	118	24,635	3	0	3	119
				T3S	21,870	3	0	4	106	23,560	3	0	4	114	23,858	3	0	4	115
				T3M	22,527	3	0	4	109	24,268	3	0	4	117	24,575	3	0	4	119
				T4M	22,038	3	0	4	106	23,741	3	0	4	115	24,041	3	0	4	116
				TFTM	22,513	3	0	4	109	24,253	3	0	4	117	24,560	3	0	4	119
				TSVS	23,415	5	0	1	113	25,224	5	0	1	122	25,543	5	0	1	123
				T5S	23,434	4	0	2	113	25,244	4	0	2	122	25,564	4	0	2	123
				T5M	23,374	5	0	3	113	25,181	5	0	3	122	25,499	5	0	3	123
				TSW	23,221	5	0	4	112	25,016	5	0	4	121	25,332	5	0	4	122
				BLC	18,458	2	0	3	89	19,885	2	0	3	96	20,136	2	0	3	97
				LCCO	13,735	2	0	3	66	14,796	2	0	4	71	14,983	2	0	4	72
				RCCO	13,735	2	0	3	66	14,796	2	0	4	71	14,983	2	0	4	72
				60	1250	P9	241W	T1S	25,575	3	0	3	106	27,551	3	0	3	114	27,900
T2S	25,548	3	0					4	106	27,522	3	0	4	114	27,871	3	0	4	116
T2M	25,680	3	0					3	107	27,664	3	0	3	115	28,014	3	0	3	116
T3S	24,870	3	0					4	103	26,791	3	0	4	111	27,130	3	0	4	113
T3M	25,617	3	0					4	106	27,597	3	0	4	115	27,946	3	0	4	116
T4M	25,061	3	0					4	104	26,997	3	0	4	112	27,339	3	0	4	113
TFTM	25,602	3	0					4	106	27,580	3	0	4	114	27,929	3	0	4	116
TSVS	26,626	5	0					1	110	28,684	5	0	1	119	29,047	5	0	1	121
T5S	26,648	4	0					2	111	28,707	5	0	2	119	29,070	5	0	2	121
T5M	26,581	5	0					3	110	28,635	5	0	3	119	28,997	5	0	3	120
TSW	26,406	5	0					4	110	28,447	5	0	4	118	28,807	5	0	4	120
BLC	20,990	2	0					3	87	22,612	2	0	3	94	22,898	2	0	3	95
LCCO	15,619	2	0					4	65	16,825	2	0	4	70	17,038	2	0	4	71
RCCO	15,619	2	0					4	65	16,825	2	0	4	70	17,038	2	0	4	71

## Lumen Output

Lumen values are from photometric tests performed in accordance with IESNA LM-79-08. Data is considered to be representative of the configurations shown, within the tolerances allowed by Lighting Facts. Contact factory for performance data on any configurations not shown here.

Rotated Optics																			
LED Count	Drive Current	Power Package	System Watts	Dist. Type	30K (3000 K, 70 CRI)					40K (4000 K, 70 CRI)					50K (5000 K, 70 CRI)				
					Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	Lumens	B	U	G	LPW
60	530	P10	106W	T1S	13,042	3	0	3	123	14,050	3	0	3	133	14,228	3	0	3	134
				T2S	12,967	4	0	4	122	13,969	4	0	4	132	14,146	4	0	4	133
				T2M	13,201	3	0	3	125	14,221	3	0	3	134	14,401	3	0	3	136
				T3S	12,766	4	0	4	120	13,752	4	0	4	130	13,926	4	0	4	131
				T3M	13,193	4	0	4	124	14,213	4	0	4	134	14,393	4	0	4	136
				T4M	12,944	4	0	4	122	13,945	4	0	4	132	14,121	4	0	4	133
				TFTM	13,279	4	0	4	125	14,305	4	0	4	135	14,486	4	0	4	137
				TSVS	13,372	3	0	1	126	14,405	4	0	1	136	14,588	4	0	1	138
				T5S	13,260	3	0	1	125	14,284	3	0	1	135	14,465	3	0	1	136
				T5M	13,256	4	0	2	125	14,281	4	0	2	135	14,462	4	0	2	136
				T5W	13,137	4	0	3	124	14,153	4	0	3	134	14,332	4	0	3	135
				BLC	10,906	3	0	3	103	11,749	3	0	3	111	11,898	3	0	3	112
				LCCO	7,789	1	0	3	73	8,391	1	0	3	79	8,497	1	0	3	80
				RCCO	7,779	4	0	4	73	8,380	4	0	4	79	8,486	4	0	4	80
				60	700	P11	137W	T1S	16,556	3	0	3	121	17,835	3	0	3	130	18,061
T2S	16,461	4	0					4	120	17,733	4	0	4	129	17,957	4	0	4	131
T2M	16,758	4	0					4	122	18,053	4	0	4	132	18,281	4	0	4	133
T3S	16,205	4	0					4	118	17,457	4	0	4	127	17,678	4	0	4	129
T3M	16,748	4	0					4	122	18,042	4	0	4	132	18,271	4	0	4	133
T4M	16,432	4	0					4	120	17,702	4	0	4	129	17,926	4	0	4	131
TFTM	16,857	4	0					4	123	18,159	4	0	4	133	18,389	4	0	4	134
TSVS	16,975	4	0					1	124	18,287	4	0	1	133	18,518	4	0	1	135
T5S	16,832	4	0					1	123	18,133	4	0	2	132	18,362	4	0	2	134
T5M	16,828	4	0					2	123	18,128	4	0	2	132	18,358	4	0	2	134
T5W	16,677	4	0					3	122	17,966	5	0	3	131	18,193	5	0	3	133
BLC	13,845	3	0					3	101	14,915	3	0	3	109	15,103	3	0	3	110
LCCO	9,888	1	0					3	72	10,652	2	0	3	78	10,787	2	0	3	79
RCCO	9,875	4	0					4	72	10,638	4	0	4	78	10,773	4	0	4	79
60	1050	P12	207W					T1S	22,996	4	0	4	111	24,773	4	0	4	120	25,087
				T2S	22,864	4	0	4	110	24,631	5	0	5	119	24,943	5	0	5	120
				T2M	23,277	4	0	4	112	25,075	4	0	4	121	25,393	4	0	4	123
				T3S	22,509	4	0	4	109	24,248	5	0	5	117	24,555	5	0	5	119
				T3M	23,263	4	0	4	112	25,061	4	0	4	121	25,378	4	0	4	123
				T4M	22,824	5	0	5	110	24,588	5	0	5	119	24,899	5	0	5	120
				TFTM	23,414	5	0	5	113	25,223	5	0	5	122	25,543	5	0	5	123
				TSVS	23,579	5	0	1	114	25,401	5	0	1	123	25,722	5	0	1	124
				T5S	23,380	4	0	2	113	25,187	4	0	2	122	25,506	4	0	2	123
				T5M	23,374	5	0	3	113	25,181	5	0	3	122	25,499	5	0	3	123
				T5W	23,165	5	0	4	112	24,955	5	0	4	121	25,271	5	0	4	122
				BLC	19,231	4	0	4	93	20,717	4	0	4	100	20,979	4	0	4	101
				LCCO	13,734	2	0	3	66	14,796	2	0	4	71	14,983	2	0	4	72
				RCCO	13,716	4	0	4	66	14,776	4	0	4	71	14,963	4	0	4	72
				60	1250	P13	231W	T1S	25,400	4	0	4	110	27,363	4	0	4	118	27,709
T2S	25,254	5	0					5	109	27,205	5	0	5	118	27,550	5	0	5	119
T2M	25,710	4	0					4	111	27,696	4	0	4	120	28,047	4	0	4	121
T3S	24,862	5	0					5	108	26,783	5	0	5	116	27,122	5	0	5	117
T3M	25,695	5	0					5	111	27,680	5	0	5	120	28,031	5	0	5	121
T4M	25,210	5	0					5	109	27,158	5	0	5	118	27,502	5	0	5	119
TFTM	25,861	5	0					5	112	27,860	5	0	5	121	28,212	5	0	5	122
TSVS	26,043	5	0					1	113	28,056	5	0	1	121	28,411	5	0	1	123
T5S	25,824	4	0					2	112	27,819	5	0	2	120	28,172	5	0	2	122
T5M	25,818	5	0					3	112	27,813	5	0	3	120	28,165	5	0	3	122
T5W	25,586	5	0					4	111	27,563	5	0	4	119	27,912	5	0	4	121
BLC	21,241	4	0					4	92	22,882	4	0	4	99	23,172	4	0	4	100
LCCO	15,170	2	0					4	66	16,342	2	0	4	71	16,549	2	0	4	72
RCCO	15,150	5	0					5	66	16,321	5	0	5	71	16,527	5	0	5	72

## FEATURES & SPECIFICATIONS

### INTENDED USE

The sleek design of the D-Series Size 1 reflects the embedded high performance LED technology. It is ideal for many commercial and municipal applications, such as parking lots, plazas, campuses, and streetscapes.

### CONSTRUCTION

Single-piece die-cast aluminum housing has integral heat sink fins to optimize thermal management through conductive and convective cooling. Modular design allows for ease of maintenance and future light engine upgrades. The LED drivers are mounted in direct contact with the casting to promote low operating temperature and long life. Housing is completely sealed against moisture and environmental contaminants (IP65). Low EPA (1.01 ft<sup>2</sup>) for optimized pole wind loading.

### FINISH

Exterior parts are protected by a zinc-infused Super Durable TGIC thermoset powder coat finish that provides superior resistance to corrosion and weathering. A tightly controlled multi-stage process ensures a minimum 3 mils thickness for a finish that can withstand extreme climate changes without cracking or peeling. Available in both textured and non-textured finishes.

### OPTICS

Precision-molded proprietary acrylic lenses are engineered for superior area lighting distribution, uniformity, and pole spacing. Light engines are available in standard 3000 K, 4000 K and 5000 K (70 CRI) configurations. The D-Series Size 1 has zero uplight and qualifies as a Nighttime Friendly™ product, meaning it is consistent with the LEED® and Green Globes™ criteria for eliminating wasteful uplight.

### ELECTRICAL

Light engine configurations consist of high-efficacy LEDs mounted to metal-core circuit boards to maximize heat dissipation and promote long life (up to L85/100,000 hours at 25°C). Class 1 electronic drivers are designed to have a power factor >90%, THD <20%, and an expected life of 100,000 hours with <1% failure rate. Easily serviceable 10kV surge protection device meets a minimum Category C Low operation (per ANSI/IEEE C62.41.2).

### STANDARD CONTROLS

The DSX1 LED area luminaire has a number of control options. DSX Size 1, comes standard with 0-10V dimming drivers. Dusk to dawn controls can be utilized via optional NEMA twist-lock photocell receptacles. Integrated motion sensors with on-board photocells feature field-adjustable programming and are suitable for mounting heights up to 30 feet.

### nLIGHT AIR CONTROLS

The DSX1 LED area luminaire is also available with nLight® AIR for the ultimate in wireless control. This powerful controls platform provides out-of-the-box basic motion sensing and photocontrol functionality and is suitable for mounting heights up to 40 feet. Once commissioned using a smartphone and the easy-to-use CLAIRITY app, nLight AIR equipped luminaires can be grouped, resulting in motion sensor and photocell group response without the need for additional equipment. Scheduled dimming with motion sensor over-ride can be achieved when used with the nLight Eclipse. Additional information about nLight Air can be found here.

### INSTALLATION

Included mounting block and integral arm facilitate quick and easy installation. Stainless steel bolts fasten the mounting block securely to poles and walls, enabling the D-Series Size 1 to withstand up to a 3.0 G vibration load rating per ANSI C136.31. The D-Series Size 1 utilizes the AERIS™ series pole drilling pattern (template #8). NEMA photocontrol receptacle are also available.

### LISTINGS

UL Listed for wet locations. Light engines are IP66 rated; luminaire is IP65 rated. Rated for -40°C minimum ambient. U.S. Patent No. D672,492 S. International patent pending.

DesignLights Consortium® (DLC) Premium qualified product and DLC qualified product. Not all versions of this product may be DLC Premium qualified or DLC qualified. Please check the DLC Qualified Products List at [www.designlights.org/QPL](http://www.designlights.org/QPL) to confirm which versions are qualified.

International Dark-Sky Association (IDA) Fixture Seal of Approval (FSA) is available for all products on this page utilizing 3000K color temperature only.

### WARRANTY

5-year limited warranty. Complete warranty terms located at: [www.acuitybrands.com/support/customer-support/terms-and-conditions](http://www.acuitybrands.com/support/customer-support/terms-and-conditions)

**Note:** Actual performance may differ as a result of end-user environment and application.

All values are design or typical values, measured under laboratory conditions at 25 °C.

Specifications subject to change without notice.





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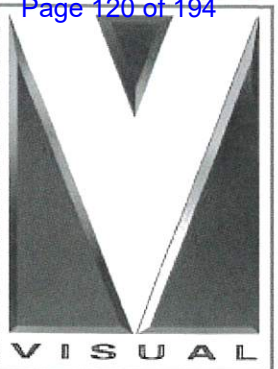
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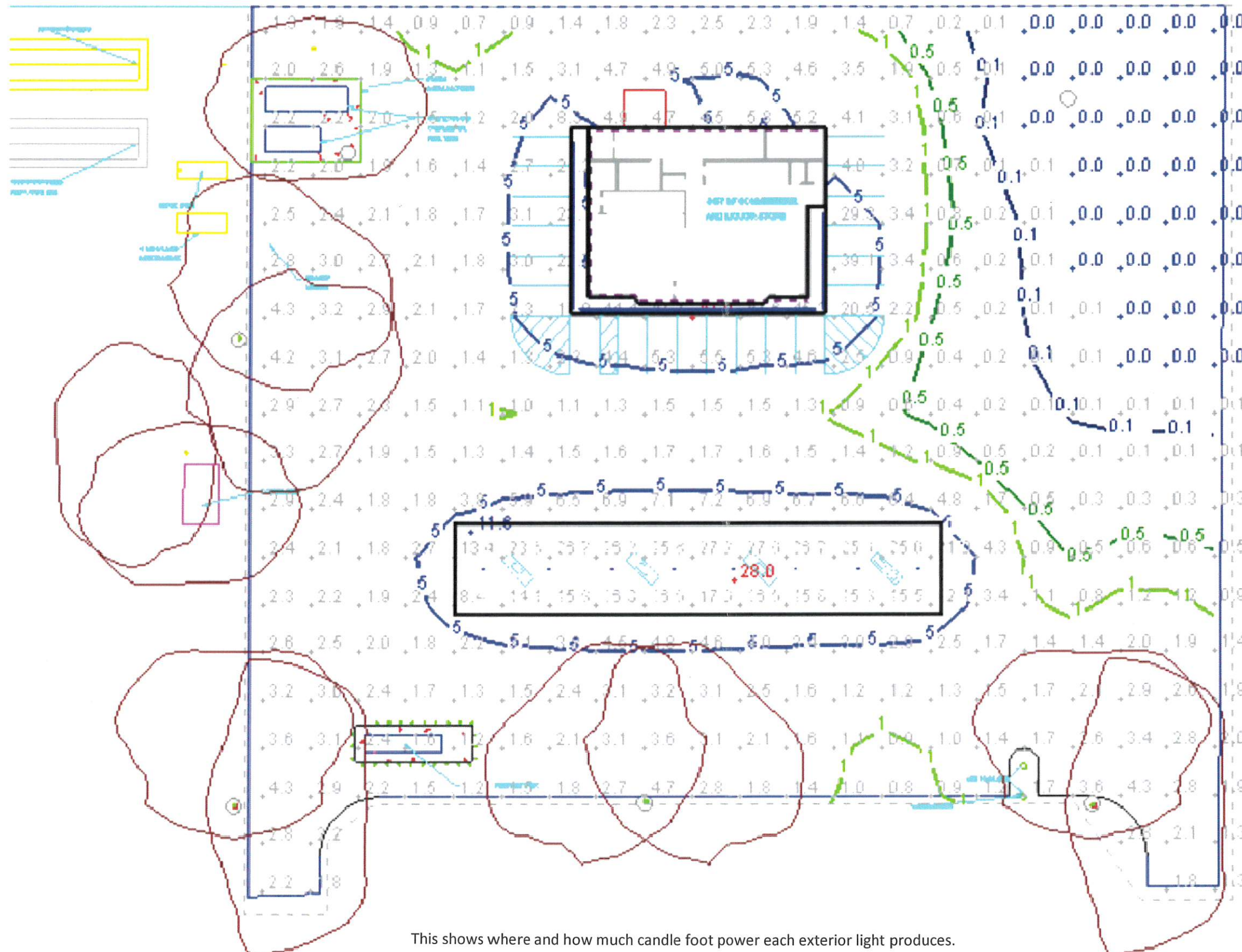


VALLEY COUNTRY STORE #4

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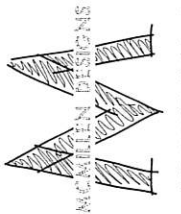
**Designer**  
B. Riggan  
**Date**  
12/17/2021  
**Scale**  
Not to Scale  
**Drawing No.**

**Summary**



This shows where and how much candle foot power each exterior light produces.

Current View



# VALLEY COUNTRY STORE #4

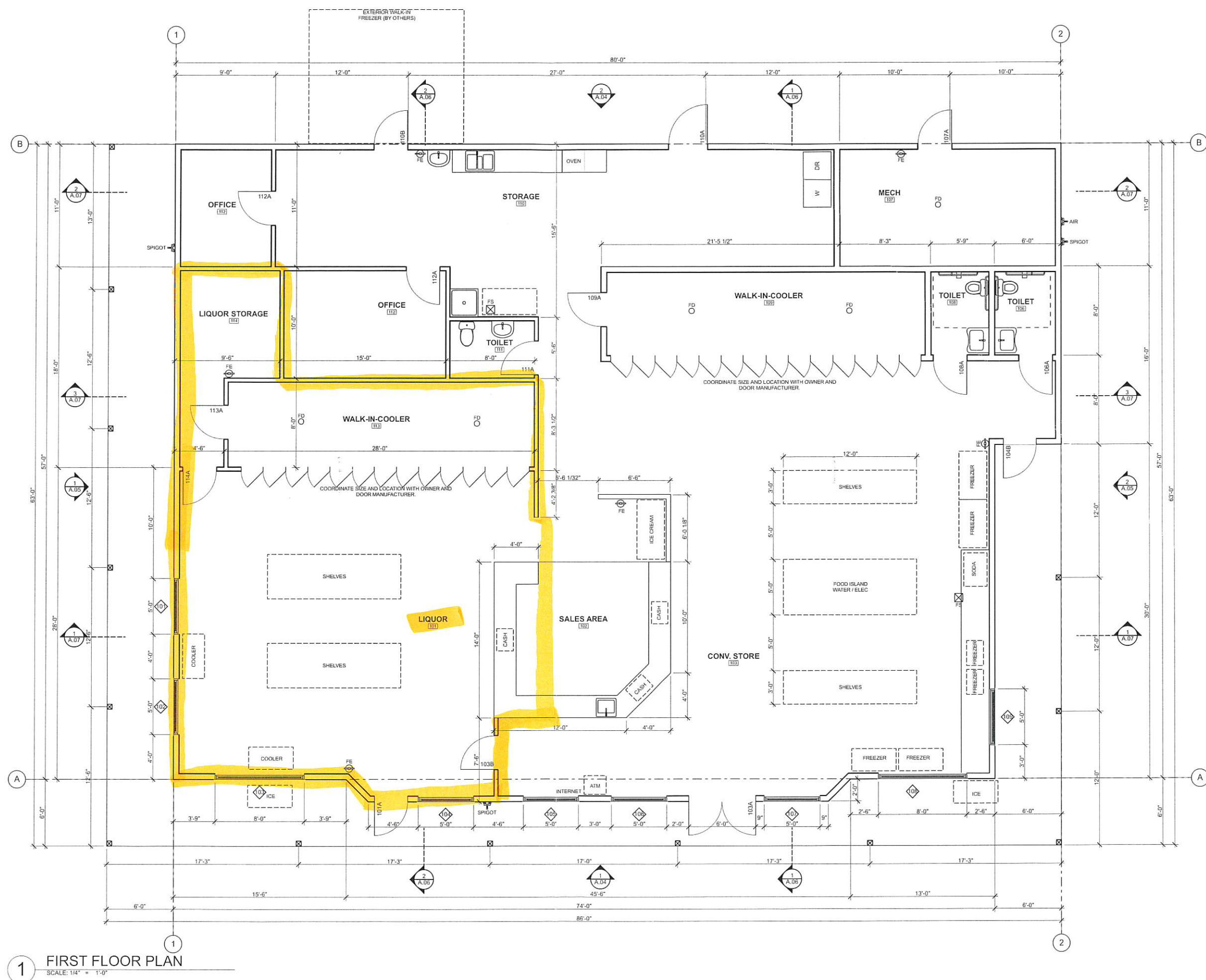
THE UNIVERSITY OF CHICAGO

# FIRST FLOOR PLAN

BY	REVISIONS	DATE
DATE:	12/14/20	
SCALE:	AS NOTED	
JOB #:	#	
DRAWN:		
CHECKED:		

A.02

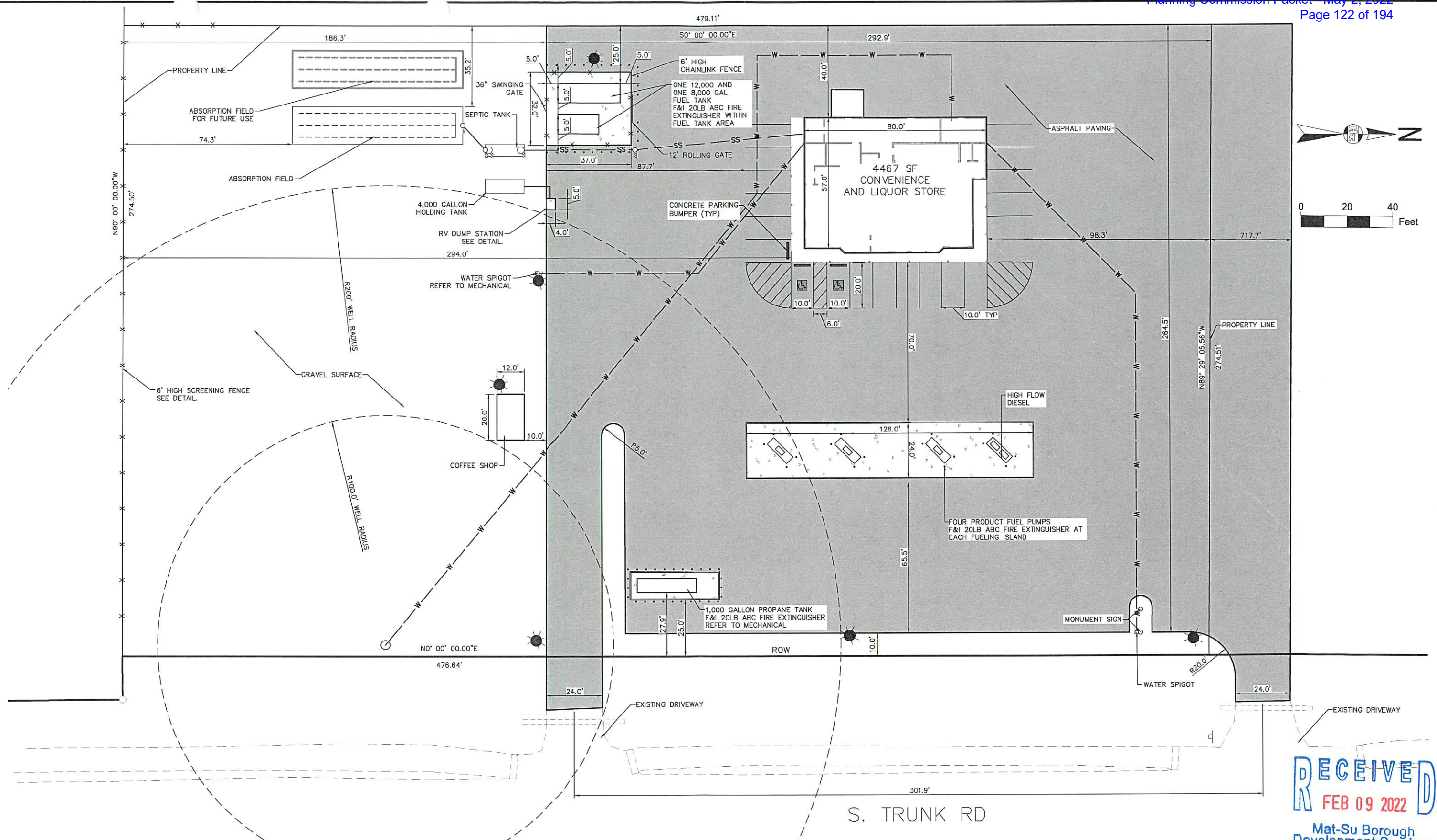
Plotted On: 12/14/20



1 FIRST FLOOR PLAN  
SCALE: 1/4" = 1'-0"

FILE W:\WASILLAFILES\GITTLEINS\VALLEY COUNTRY STORE 4\TBC ACAD\XREF\VCS-4 TITLE BLOCK.DWG

DATE/TIME 5/10/2021 LAYOUT DESIGNED HJH CHECKED TJA DRAFTED HJH



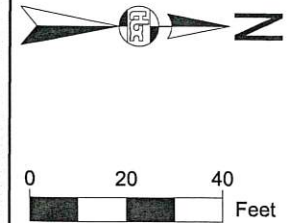
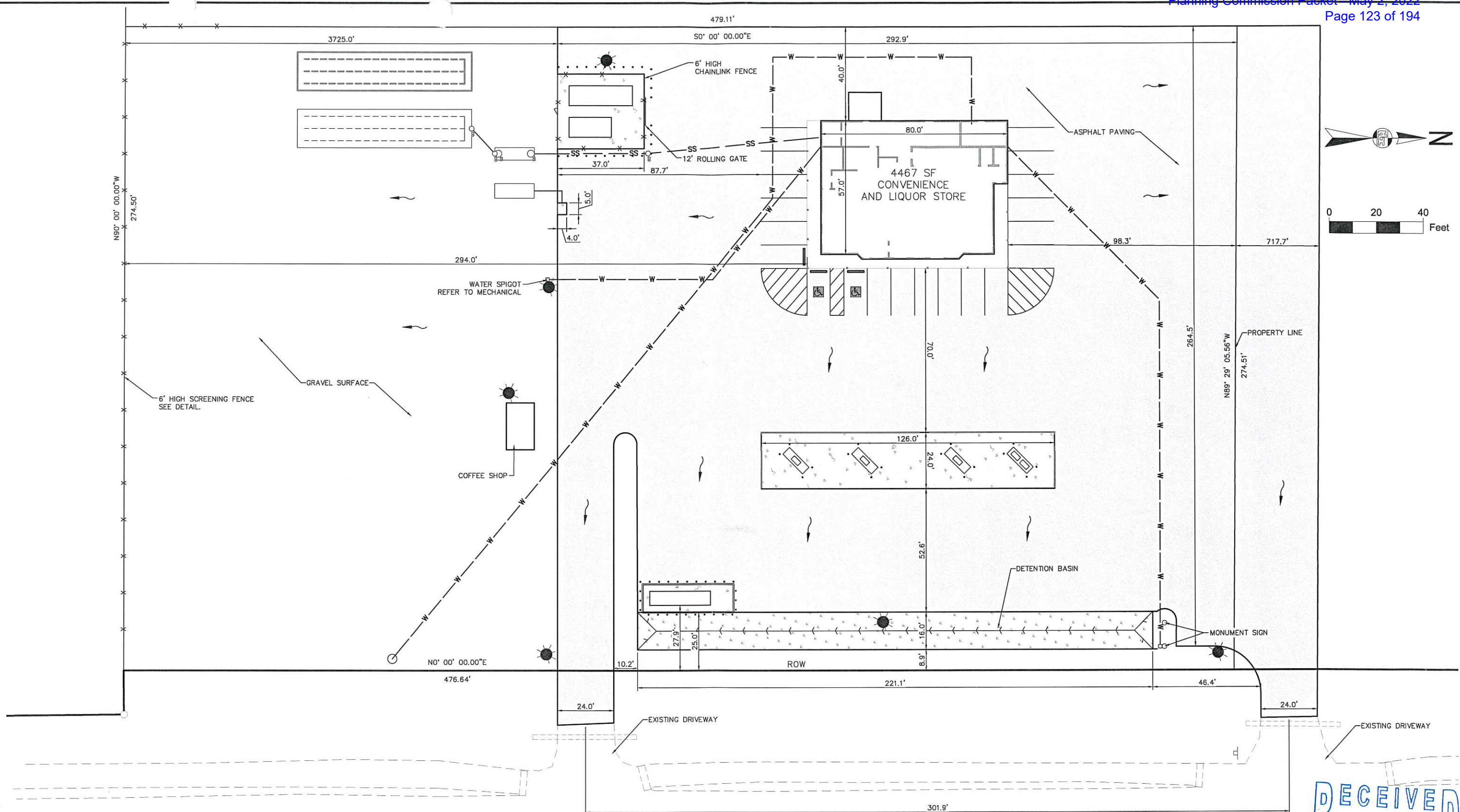
NOTES:  
MAINTAIN A 50' BUFFER FREE OF BRUSH, DEBRIS, AND OTHER COMBUSTIBLE MATERIALS AROUND PROPANE AND FUEL STORAGE AREAS.

 The Boutet Company, Inc. 601 E. 57th Place #102 Anchorage, AK. 99518 Ph. 907-522-6776 License No. AECC957		VALLEY COUNTRY STORE 4 WASILLA, ALASKA	
		CIVIL SITE & UTILITY IMPROVEMENTS VALLEY COUNTRY STORE 4	
CONSULTANT		SHEET C7	

HORZ SCALE: 1"=40'  
VERT SCALE: N/A  
DATE: 05/10/2021

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FILE \\W:\WASILLARIES\GITTLEINS\VALLEY COUNTRY STORE 4\TBC ACAD\VCS-4 DRAINAGE PLAN.DWG  
DATE/TIME 5/10/2021  
DESIGNED HJH  
CHECKED TJA  
DRAFTED HJH



S. TRUNK RD

**RECEIVED**  
MAR 03 2022  
Mat-Su Borough  
Development Services

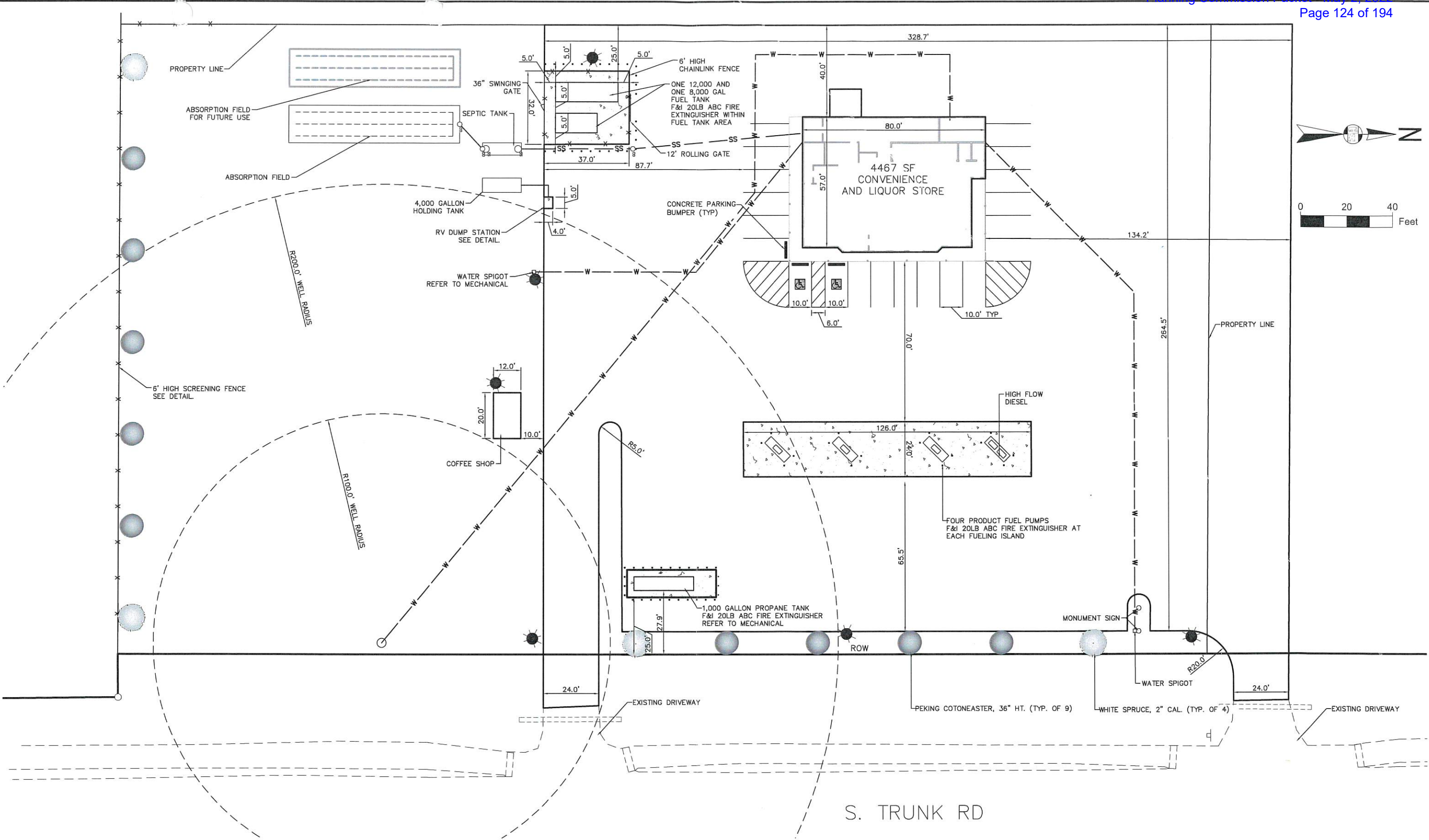
 The Boutet Company, Inc. 601 E. 57th Place #102 Anchorage, AK. 99518 Ph. 907-522-6776 License No. AECC957		 TIMOTHY J. ALLEY CE 14368 05/02/22 REGISTERED PROFESSIONAL ENGINEER	VALLEY COUNTRY STORE 4 WASILLA, ALASKA <b>CIVIL SITE &amp; UTILITY IMPROVEMENTS</b> VALLEY COUNTRY STORE 4 <b>DRAINAGE PLAN</b>	
CONSULTANT		SEAL		SHEET C7

HORIZ SCALE: 1"=40'  
VERT SCALE: N/A  
DATE: 05/02/2022

FILE W:\WASILLAFILES\GITTLEINS\VALLEY COUNTRY STORE 4\TBC ACAD\VC4 SITE-PLAN.DWG

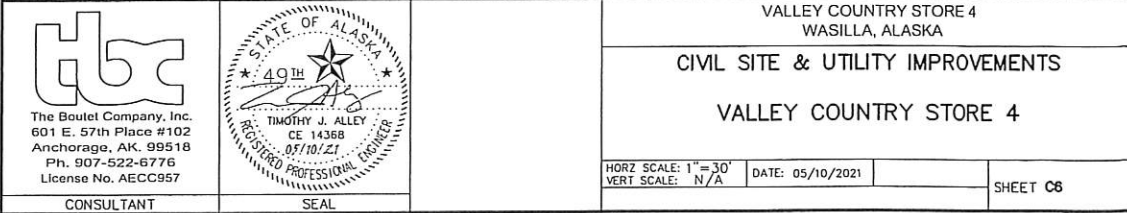
DATE/TIME 5/10/2021 LAYOUT

DESIGNED HJH CHECKED TJA DRAFTED HJH



**NOTES:**  
MAINTAIN A 50' BUFFER FREE OF BRUSH, DEBRIS, AND OTHER COMBUSTIBLE MATERIALS AROUND PROPANE AND FUEL STORAGE AREAS.

 The Boulet Company, Inc. 601 E. 57th Place #102 Anchorage, AK. 99518 Ph. 907-522-6776 License No. AECC957		VALLEY COUNTRY STORE 4 WASILLA, ALASKA	
		CIVIL SITE & UTILITY IMPROVEMENTS	
		VALLEY COUNTRY STORE 4	
CONSULTANT	SEAL	HORIZ SCALE: 1"=30' VERT SCALE: N/A	DATE: 05/10/2021
			SHEET <b>C7</b>



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# **INTRODUCTION FOR PUBLIC HEARING QUASI-JUDICIAL**

**Resolution No. PC 22-11**

**Matt Gittlein for  
KG Enterprises, LLC**

(Pages 127-190)

**INTRODUCTION FOR PUBLIC HEARING**





## 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](mailto:permitcenter@matsugov.us)

Matanuska-Susitna Borough  
Development Services

AUG 10 2021

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

Received

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  
X \$1,000 for Liquor Package Store

PAID  
#33671

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: 01E, Section: 16, Meridian \_\_\_\_\_  
MSB Tax Account # 8150000 L001B  
SUBDIVISION: Happy Valley BLOCK(S): \_\_\_\_\_, LOT(S): 1B  
STREET ADDRESS: 3068 S Trunk Rd Palmer, AK 99645  
BUSINESS NAME Valley Country Store #4

**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

KB Enterprises, LLC  
Address: 4891 E Stoney Hollow Dr.  
Wasilla, AK 99654

Phone: Hm \_\_\_\_\_ Fax 376-3192

Wk 376-7886 Cell 841-5666

E-mail mattgittlein59@hotmail.com

#### Name of Agent/ Contact for application

Matt Gittlein  
Address: 4891 E Stoney Hollow Dr.  
Wasilla, AK 99654

Phone: Hm \_\_\_\_\_ Fax 376-3192

Wk 376-7886 Cell 841-5666

E-mail mattgittlein59@hotmail.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?	yes
2. Will the granting of the conditional use permit be harmful to the public health, safety, convenience and welfare?	NO

3. Are sufficient setbacks, lot area, buffers and other safeguards being provided?	yes
4. Is there any potential negative effect upon other properties in the area due to such factors as dust, noise, obtrusive advertising and glare?	No
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?	No
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?	* See attached
7. Are there adequate parking facilities to accommodate a reasonably expected increased demand for parking created by issuing the permit?	yes
8. Will access to the premises create an unreasonable traffic hazard?	No
9. Will a reasonably expected increase in traffic overtax the existing road system?	NO
10. Is the use compatible with the character of the surrounding neighborhood?	yes
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?	NO
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 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?	No

Supplemental Information – Explain in Detail	Attached
1. Maximum occupancy capacity of facility as determined by Fire Marshall	92
2. Number of employees proposed to work on largest work shift.	5
3. Number of regular parking spaced provided.	18
4. Number of handicapped parking spaces provided.	2
5. Is the use a sole occupant in a building or a tenant in a building?	Tenant
6. Total square footage of space in building occupied by this use.	1167
7. Hours of operation.	8AM - midnight
8. Noise mitigation measures	N/A

<b>SITE PLAN – Attach a detailed, to scale, site plan clearly showing the following information:</b>	<b>Attached</b>
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) 8150000 L001B 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.

	Matt Gittlin	8-9-2021
Signature: Property Owner	Printed Name	Date
	Matt Gittlin	8-9-2021
Signature: Agent	Printed Name	Date

**CUP Application  
Valley Country Store # 4  
Palmer, AK 99645**

**Explanation of requirements:**

1. Yes, the use is compatible with the surrounding area. The area is mixed with light commercial and residential uses. Our stores are small neighborhood style store that fit in well to serve the local neighborhoods and communities. Our stores are clean, well lit, and operate according to all applicable laws. We feel that our stores not only preserve the value and integrity of the area also increase and enhance it.
2. No the granting of the permit will not be harmful to the public safety and welfare. Our stores have a good track record of not having safety or public health issues. We feel that granting the permit will be beneficial to the public convenience, safety and welfare.
3. Yes. The lot is 3 acres and the use will only use approximately 2 acres. The store will be set back sufficiently from Trunk Road to the east and have proper landscaping to buffer the use. The residential area to the south will be buffered with the 1 acre vacant lot as well as a privacy fence and a landscaping buffer along the property line. To the north and west there is sufficient setbacks and lot area from the vacant existing lot.
4. No. There is no potential for any negative effects. Our parking lots will be paved to minimize any effect of dust. We are not a bar so we don't play any loud music and our visible liquor advertising is kept to a minimum and will not display anything offensive.
5. No. The driveways are in place and have adequate lines of site in all directions. The use will predominantly be used by existing local traffic so there won't be a large increase in traffic created by the use.
6. Yes, we are taking measures to reduce negative effects on nearby properties. They are:
  - The building will be set as far as possible from the roadway (approx. 200')
  - The building will be set back as far as possible from the residential area to the south (approx. 225')
  - We will have a landscaping buffer with split rail fence and grass, and small trees between the site and the roadway.
  - We will construct a 6' tall privacy fence along the property line to the south with the neighboring residential area.
  - Our liquor advertising is kept to a minimum. Some signage in the windows of the liquor store, 2 signs on the building and one sign on the fuel price sign.
  - The building is single level and has an aesthetically pleasing design similar to our other Valley Country Store buildings.

7. Yes the facility will have adequate parking spaces. There are 18 regular and 2 handicap parking spaces provided, all of which will be available to liquor store customers.
8. No. The property has 2 entrance/exit points. There are adequate lines of sight in all directions for entering and exiting the roadway.
9. No. The development will be predominately used by local residents (i.e. existing traffic counts). The road is designed sufficiently to handle the small increase in traffic that the use will generate.
10. Yes. Our stores are small 'neighborhood' style convenience stores that exist to serve the local residential communities. We have great relationships with all the communities that we have stores in.
11. No. There is no evidence supporting that the addition of neighborhood type package liquor stores increase alcohol related crimes in the immediate area.
12. No.
13. No.

**Supplemental Information:**

1. 92
2. The most employees working in the store at any time would be 5.
3. There are 18 regular parking spaces provided.
4. There are 2 handicap parking spaces provided.
5. The liquor store will be a tenant in the building.
6. The liquor store will occupy 1167 square feet in the building.
7. The liquor store hours will be 8:00 AM – 12:00 Midnight, 7 days a week.
8. Space buffers and significant setback will provide adequate noise mitigation to the surrounding area.

# DG SIGNS & LIGHTING



CALL 907.746.5196  
INFO@DGSIGNSAK.COM  
WWW.DGSIGNSAK.COM

DESIGN GRAPHICS, LLC  
1970 S. WHITING CIR  
PALMER, ALASKA 99654



tion will not begin until approval is signed and sent back marked APPROVED. Please verify all wording, spelling, art and sizes are correct before approving.

concepts previewed by the client are for client review and comment purposes only. Until final design balance is received by DG Signs, all logos, artwork, concepts and designs are copyright and exclusive property of DG Signs. DG Signs reserves the right to utilize and/or reproduce any image, logo, or illustration created by DG Signs in advertising, or traditional reproduction, with the addition of any copyright and/or trademark notice that may be requested by the owner of the work. The client is granted unlimited and ed use of the design upon full payment of all fees. DG Signs retains the rights to concepts, comprehensives and artwork involved in the design process prior to the final artwork, anted the right to display these designs in promotional and advertising and marketing materials unless exclusion is explicitly requested in writing by the client.

## APPROVAL REQUIRED!

APPROVED AS-IS ☐ CHANGES REQUIRED ☐

SIGNATURE

DATE

## Memorandum



THE BOUTET COMPANY, INC.

Date: November 2, 2021

1508 E. Bogard Rd. #7  
Wasilla, AK 99654

Tel: (907) 522-6776  
Fax: (907) 522-6779  
e-mail: hhill@tbcak.com

To: Peggy Horton  
Planner II  
Matanuska-Susitna Borough

Subject: Valley Country Store 4  
Driveway Spacing

From: Hans Hill  
Project Manager  
The Boutet Company, Inc

### Introduction

This memo was prepared in support of Conditional Use Permit application submitted to Matanuska-Susitna Borough (MSB) for a proposed development that would be located at 3068 South Trunk Road (STR), near Wasilla, Alaska.

### Project Description and Location

KG Enterprises, LLC (KGE) proposes to construct a convenience store with gas pumps in adjacent to the west Right-of-Way (ROW) line for STR, approximately 1,500 feet south of its interchange with East Parks Highway (EPH). More specifically, the project would be located within Lot 1B, Happy Valley Subdivision.

### Access Drives

KG Enterprises, LLC (KGE) proposes to utilize the existing driveways adjacent to the property. The Sothern access drive is located on property and the northern access drive is located north of the subject property. Use of northern drive by the applicant will be secured through a recorded access agreement.

STR is classified as an arterial roadway. Due to the projected trip generation from the proposed improvements, the MSB Code requires a driveway separation distance of 600'.



**Minimum High Volume Driveway Spacing (Feet) (MSB 11.12.070.A.8)**

Classification of road being accessed	Posted speed limit or 85th percentile speed of road being accessed (mph)	Total vehicle trip generation of subject parcel (vph)								
		11 – 100			101 – 250			> 250		
		Total vehicle trip generation of subject parcel, nearby parcel, or classification of cross street			Total vehicle trip generation of subject parcel, nearby parcel, or classification of cross street			Total vehicle trip generation of subject parcel, nearby parcel, or classification of cross street		
		11 – 100 vph or local road	101 – 250 vph or collector	> 250 vph or arterial	11 – 100 vph or local road	101 – 250 vph or collector	> 250 vph or arterial	11 – 100 vph or local road	101 – 250 vph or collector	> 250 vph or arterial
Local	≤ 30	35	70	150	70	150	150	150	150	300
Collector	≤ 30	70	150	300	150	150	300	300	300	300
	> 30	70	150	300	150	300	300	300	300	300
Arterial	≤ 40	150	300	300	300	300	600	300	600	600
	> 40	150	300	600	300	600	600	600	600	600

However, as the attached documentation demonstrates, the existing driveways were designed and installed during the 2018 STR bond project with the intention of facilitating commercial applications, specifically a gas station. Additionally, these driveways are already permitted through the MSB.

### Conclusions

It is the opinion of this office, that the use of these approaches by the applicant for this specific application aligns with the MSB's engineers original design and as such, the current driveway spacing requirement is not applicable for this scenario.



## Hans Hill

---

**From:** Bob Walden <[robert.walden@matsugov.us](mailto:robert.walden@matsugov.us)>  
**Sent:** Wednesday, April 5, 2017 8:12 AM  
**To:** Tim Alley  
**Subject:** FW: Trunk road approaches  
**Attachments:** Lot 1 Happy Valley Driveway Exhibit.PDF

FYI here are those approaches for the gas station...

Bob Walden, PE

---

**From:** Peter Curtis [<mailto:p.curtis@lounsburyinc.com>]  
**Sent:** Wednesday, April 05, 2017 8:11 AM  
**To:** Bob Walden  
**Subject:** RE: Trunk road approaches

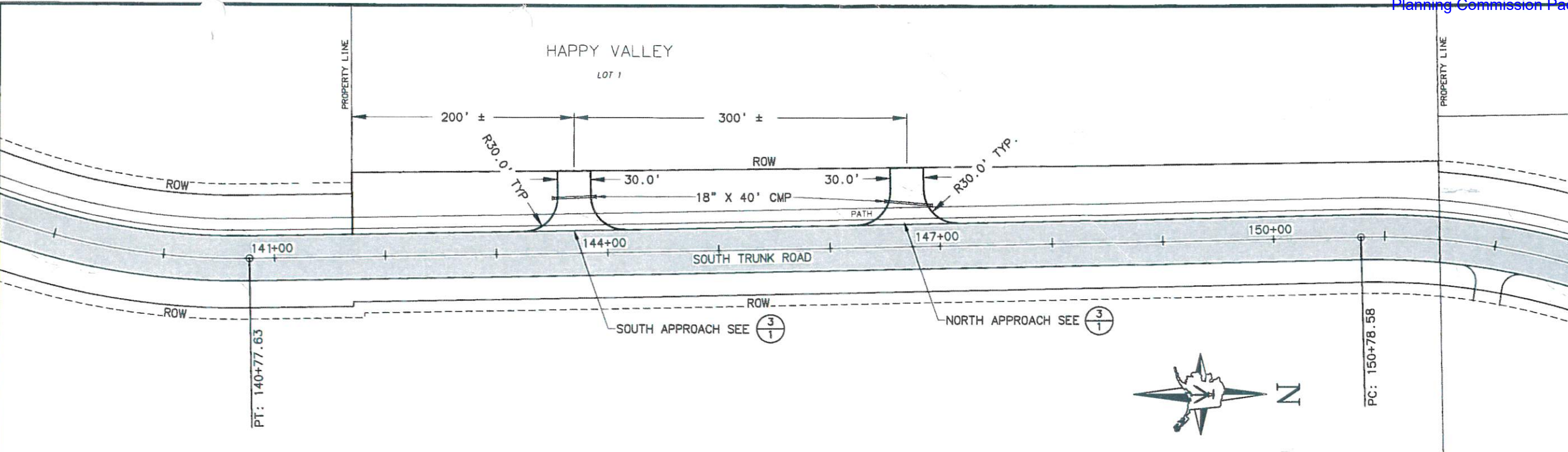
---

**From:** Bob Walden [<mailto:robert.walden@matsugov.us>]  
**Sent:** Wednesday, April 05, 2017 7:49 AM  
**To:** Peter Curtis  
**Subject:** Trunk road approaches

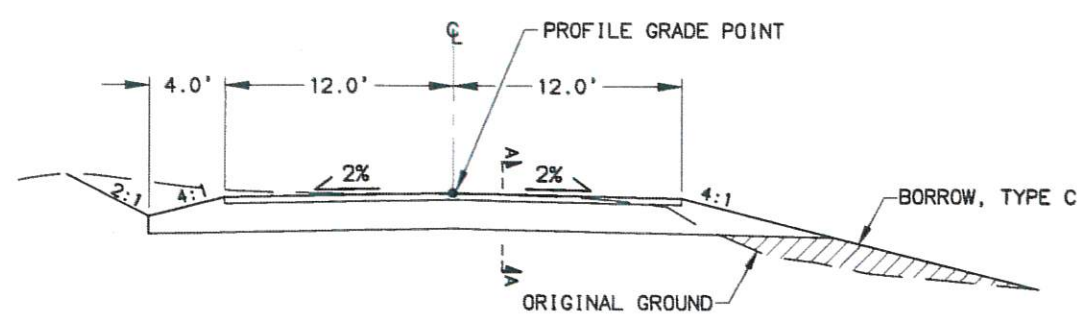
Could you send me where you designed those two approaches for the permit for the gas station. I cannot seem to find it.

Sincerely,  
BOB WALDEN, PE  
Matanuska Susitna Borough  
Capital Projects Pre-design and Engineering Division  
Civil Engineer / Project Manager  
Cell # 907-354-3469  
Office # 907-861-7726

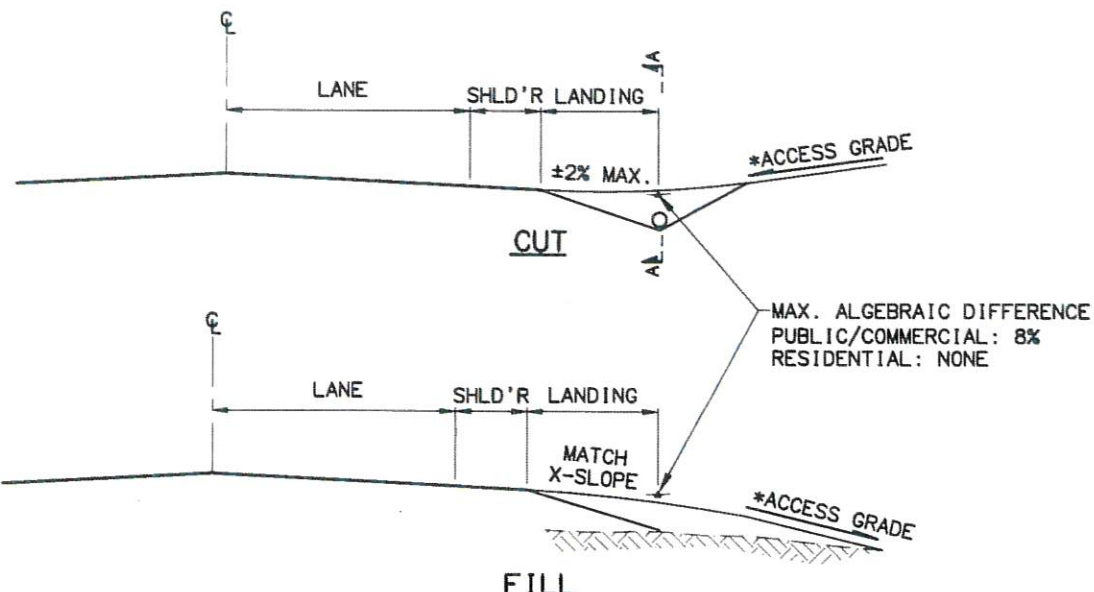
HB  
 DRAFTED  
 CPC  
 CHECKED  
 CBW  
 DESIGNED  
 DATE/TIME 2/14/2017 3:14 PM  
 LAYOUT  
 FILE P:\2017\17-012 HAPPY VALLEY\ENG\DWGS\F1-DRIVEWAY APPLICATION\_17-012.DWG



SHEET NO.	1	TOTAL SHEETS	1
STATE	ALASKA	YEAR	2017
PROJECT DESIGNATION			
NO.	REVISION		
DATE			
NO.	REVISION		
DATE			
NO.	REVISION		
DATE			

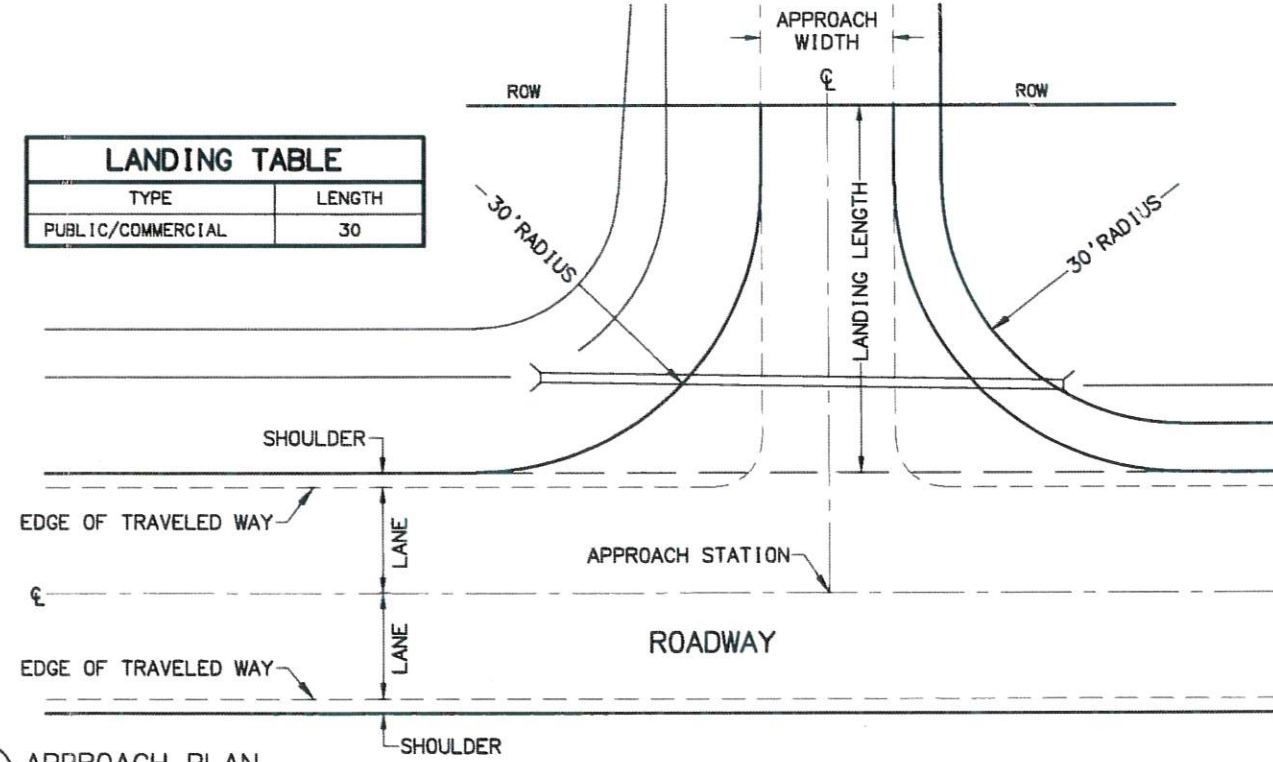


1 UNPAVED APPROACH (DRIVEWAY)  
 SCALE: N.T.S.

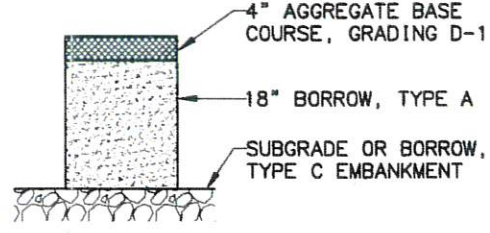


2 APPROACH PROFILES  
 SCALE: N.T.S.

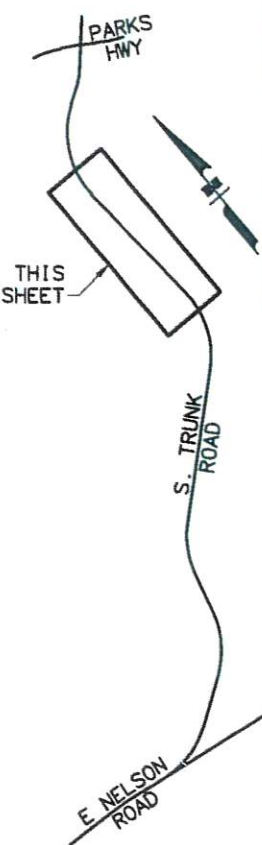
LANDING TABLE	
TYPE	LENGTH
PUBLIC/COMMERCIAL	30



3 APPROACH PLAN  
 SCALE: N.T.S.



4 SECTION A-A  
 SCALE: N.T.S.



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 LOCATION

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 Statewide 800-478-3121  
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 utilities need to be contacted individually.

LOUNSBURY & ASSOCIATES, INC.  
 3050 COTTLE LOOP  
 WASILLA, ALASKA 99654  
 (907) 357-9132  
 CERT. OF AUTH. NO. AECC391

LOT 1 HAPPY VALLEY  
 DRIVEWAY PERMIT



## **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

[www.matsugov.us](http://www.matsugov.us)

November 16, 2021

Matt Gittlein  
4891 E. Stoney Hollow Dr.  
Wasilla AK 99654

**SUBJECT:** Conditional Use Permit Application – Request for Required Information

**LOCATION:** 3068 S. Trunk Road – Tax ID #8150000L001B & L001A

Dear Mr. Gittlein,

Borough staff has reviewed the application material and the site plan(s) submitted on August 10, 2021, for an Alcoholic Beverage Package Store Conditional Use Permit and on November 3, 2021 for a Core Area Conditional Use Permit 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. Written authorization by the owner of both properties involved in the development must be attached. Include authorization, signature, and contact information from the owner of Lot 1A, Happy Valley Subdivision.
2. Please address consumption of alcohol on the property and actions to be taken, should it occur.
3. The scale of the Civil Site & Utility Improvements drawings dated 5/10/21 are incorrect in the title blocks. These include plans for the Package Store CUP: (1) general site plan; (2) pedestrian and vehicle traffic and exterior lighting plan; and (3) grassy area and drainage plan. For the Core Area CUP, these include: (1) the grading and drainage plan and (2) the general site plan.
4. Lot dimensions are required on the site plan. Include all properties involved in the development.
5. Location and dimensions for all access points to and from the site are required on the site plan. Provide the dimension of the distance between the two driveways.
6. Provide length dimension of parking spaces on the site plan.

7. Provide dimensions from all proposed structures to nearest property lines as required by MSB 17.61.050.
8. Fencing. Provide detail for the 6' high screening fence noted on the site plan and noted in the narrative. Split rail fence described in the narrative Item 9 is not shown on the site plan.
9. Provide horizontal view of the convenience store and any other structures showing all sides and proposed signage, with readable text.
10. Please describe the monument sign noted on the site plan.
11. Please provide more details about lighting on the structure and around the property, such as: height and type. Will it be downward directed and shielded to minimize light spillage on adjacent properties? Will the signs on the ground and on the building be lighted?
12. The narrative states you have secured Fire Marshal approval; please provide written documentation of that approval. Please forward all information/approvals you receive from the Fire Marshal to our office.
13. Is the entirety of Lot 1B paved? Provide information concerning the limits of paving, landscaping, and construction on the properties involved.
14. Is there a runoff catchment plan to prevent potential oil and gas spills from penetrating the ground or reaching other properties?
15. Grading and Drainage Plan. Drainage plan for package store differs greatly from the drainage plan provided for the Core Area Permit. The Grading and Drainage Plan provided for the Core Area Permit is not signed. On the Grading and Drainage Plan, indicate, in the legend, all abbreviations, acronyms, and shading used.
16. On page 7 of the TIA, bottom figure. Is the 3<sup>rd</sup> column from the right's heading supposed to be NBLT?
17. On page 4 of the TIA, top paragraph. Perhaps the "South Bogard route" is mentioned inaccurately?
18. The coffee shop, although mentioned on page 2 of the TIA, in the narrative, and in the site plan, traffic generated from its use was not included in the traffic analysis as far as staff can tell. Provide rationale for not including the coffee shop in the TIA traffic generation rates.
19. Now that we know traffic will exceed 100 vehicles during the morning or afternoon peak hour, the attached Traffic Impact Worksheet needs to be filled out per MSB 17.61.050(D).
20. Items requested by Jamie Taylor, Civil Engineer in the Public Works Department concerning the TIA:
  - a. Page 14, what year was the ADT for STR collected?

- b. Page 19 Other Planned Developments – wouldn't View Pointe at the Ranch be considered a planned development? They have about 100 more lots they will be creating. Does the 2% growth account for those?
- c. Show turn lane warrant analysis. They are required at 50 vph.
- d. What are the LOS at the roundabout and on STR itself between the roundabout and Fetlock? I don't know off hand what the capacities are of the segment and approaches to know if the traffic will be increased enough to require analysis, but regardless that should be addressed in the TIA.

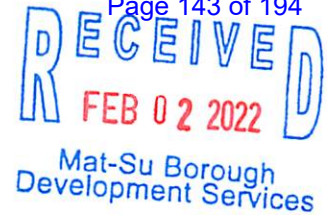
Once an application has been determined to be complete, staff will begin the public notice process. Should you have any questions or require additional information, please feel free to contact me at the above mailing address, phone: 861-7862 or email: [peggy.horton@matsugov.us](mailto:peggy.horton@matsugov.us). Thank you for your time and consideration on this matter.

Respectfully,

*Peggy Horton*

Peggy Horton  
Planner II  
Matanuska-Susitna Borough

cc:  
The Boutet Company via email



**Valley Country Store # 4**  
**3068 S Trunk Road**  
**Supplemental Information for CUP**

December 13, 2021

1. Written authorization from owner of Lot 1A Happy Valley
  - See Attachment from William Long
2. This is a package liquor store not a bar. No alcohol consumption is allowed on the property. If a customer is seen consuming alcohol they will be confronted about it and asked to leave the premise, and if necessary trespassed from all of our locations and the State Troopers may be called. If an employee is caught consuming alcohol on the premise they will be fired and if necessary a trooper report made.
3. See attached and diagrams from The Boutet Co.
4. See updated site plan.
5. See updated site plan.
6. See updated site plan.
7. See updated site plan.
8. Screening fence is 6' tall chain-link with slat master brand privacy slats. Please redact all mention of split rail fence from comments; due to weather restrictions we won't be able to install this until next summer.
9. See attached photos.
  - Building:
    - i. Height – 17'
    - ii. Width – 80'
    - iii. Length – 57'
  - Fuel Canopy
    - i. Height – 19'
    - ii. Width – 24'
    - iii. Length – 126'
10. Monument sign – Lighted 'Tesoro' gas sign with LED prices for unleaded and diesel on each side. 36' Tall. See attached photo.
11. See attached diagram from electrical engineer regarding light displacement.
  - See type of lighting on the electrical plans. Height of light poles – 25'.
  - The forward facing signs on the front of the building are LED lighted.
12. Fire Marshal approvals attached.
13. See updated site plan for limits of paving.
14. All areas where there is fuel are paved or concrete to prevent any spillage to penetrate the soil. Tanks and piping are all double walled to prevent any leakage or spillage. All employees are

trained on spill prevention and cleanup per DEC standards. Proper spill cleanup kits are on site and all employees are properly trained in using them.

15. See attached updated drainage plan.
16. See updated TIA
17. See memo from TBC
18. See memo from TBC
19. See attached worksheet
20. See responses in memo from TBC

RECEIVED  
FEB 02 2022

Mat-Su Borough  
Development Services

## TRAFFIC IMPACT ANALYSIS (TIA) THRESHOLD WORKSHEET

Complete this form as an aid to determine if your project requires a Traffic Impact Analysis, as per Borough Code 17.61.

**Project Name:** Valley Country Store #4

**Location:** 3068 South Trunk Road / Happy Valley Lot 1B / MSB Tax # 8150000L001B

**Applicant:** Matt Gittlein ☒ Owner or ☐ Agent

**Address:** 4891 E. Stoney Hollow Dr., Wasilla AK 99654

**Phone:** 907-841-5666

### Box A (Original TIA) NON-RESIDENTIAL DEVELOPMENT

Anticipated Land Use	Project Size 4,467SF / 8 Gas Pumps			Peak Hour?	Daily Trip Rate	Peak Hour Trips	Trip Rate Source
	Acres	GFA	Other*				
Conv. Mkt w/ Gas 853		845.60	542.60	3:15-4:15PM	3,974/4,341	239/153	ITE Gen., 9th Ed.

\*Specify: Per Fueling Positions at Pumps

### Box B (Updated TIA) Complete only if property already has a TIA on file.

Peak Hour Trips Projected In Current TIA	Peak Hour Trips (from Box A or B) Projected in Updated Development Plan	Increase in Peak Hour Trips (If over 100 additional trips, a new TIA is required)

### Box C (Information regarding the person/agency who prepared the TIA)

Prepared by:	Date:
Comments:	

### For Official Use only.

A Traffic Impact Analysis is required. The applicant preparing the study should meet with Borough staff X to discuss the scope and requirements of the study before beginning the study.

A Traffic Impact Analysis is **not required**. The traffic generated by the proposed development does not exceed the threshold requirements.

The Traffic Impact Analysis has been waived for the following reason(s):

Reviewed by: Date:

NOTE: GFA = Gross Floor Area (building size).

ITE = Institute of Transportation Engineers, *Trip Generation*, 6<sup>th</sup> Edition, 525 School Street SW, Ste. 410 Washington, DC 20024-2729; (202)554-8050

**PEAK HOUR TRIP RATES FOR COMMON LAND USES**

Land Use	Peak Hour	Peak Hour Trip Rate	Daily Trip Rates	% Entering % Exiting	ITE Code
Automobile Care Center	PM/SAT	4.01 per 1,000 Sq. Ft.	15.86	51/49	840
Automobile Parts Sales	PM	6.44 per 1,000 Sq. Ft.	61.91	51/49	843
Automobile Sales (New)	SAT	2.97 per 1,000 Sq. Ft.	21.03	51/49	841
Drive-Through Bank	PM	51.23 per 1,000 Sq. Ft.	265.21	50/50	912
Business Park	AM	1.43 per 1,000 Sq. Ft.	12.76	84/16	770
Car Wash, Self Service	SAT	20.60 per Wash Stall	n/a	50/50	847
Clinic	PM	1.31 per Employee	7.75	50/50	630
Convenience Store (open 15-16 hours)	PM	36.22 per 1,000 Sq. Ft.	n/a	49/51	852
Convenience Store (open 24 hours)	AM	65.39 per 1,000 Sq. Ft.	737.99	50/50	851
Day Care Center	PM	13.94 per 1,000 Sq. Ft.	79.26	47/53	565
Convenience Store with Gas Pumps	PM	65.27 per 1,000 Sq. Ft.	845.60	50/50	853
Discount Store	SAT	7.66 per 1,000 Sq. Ft.	72.03	51/49	815
Drinking Place	PM	15.49 per 1,000 Sq. Ft.	n/a	68/32	836
Golf Course	SAT	0.64 per Acre	5.82	52/48	430
Hospital	SUN	1.75 per 1,000 Sq. Ft.	9.91	33/67	610
Hotel	SAT	0.72 per Room	8.19	56/44	310
Industrial Park	PM	0.92 per 1,000 Sq. Ft.	6.96	21/79	130
Industrial, Heavy	PM	0.68 per 1,000 Sq. Ft.	1.50	n/a	120
Industrial, Light	PM	1.08 per 1,000 Sq. Ft.	6.97	14/86	110
Manufacturing	AM	0.78 per 1,000 Sq. Ft.	3.82	68/32	140
Manufactured Home Park	PM	0.58 per Occupied Unit	4.81	26/74	240
Motel	PM	0.58 per Room	5.63	54/46	320
Movie Theater with Matinee	SAT	89.81 per Screen	529.47	58/42	444
Office Building, General	AM	1.56 per 1,000 Sq. Ft.	11.01	88/12	710
Office Building, Medical-Dental	PM	4.36 per 1,000 Sq. Ft.	36.13	40/60	720
Office Building, Single Tenant	AM	1.78 per 1,000 Sq. Ft.	11.57	89/11	715
Office Park	AM	1.74 per 1,000 Sq. Ft.	11.42	89/11	750
Pharmacy, without Drive-Through	PM	8.62 per 1,000 Sq. Ft.	90.06	49/51	880
Quick Lubrication Vehicle Shop	PM	5.19 per Bay	n/a	55/45	837
Recreational Community Center	AM	2.68 per 1,000 Sq. Ft.	n/a	53/47	495
Single Family (PUD)	PM	0.72 per Unit	7.50	64/36	270
Single Family	PM	1.02 per Unit	9.57	64/36	210
Restaurant, Fast-Food (with Drive-Through)	SUN	72.74 per 1,000 Sq. Ft.	542.72	48/52	834
Restaurant, Fast Food (w/o Drive-Through)	AM	63.50 per 1,000 Sq. Ft.	716	52/48	833
Restaurant, High Turnover	SAT	20.00 per 1,000 Sq. Ft.	158.37	63/37	832
Restaurant, Quality	SAT	10.82 per 1,000 Sq. Ft.	94.36	59/41	831
School, Elementary	AM	0.30 per Student	1.02	51/42	520
School, High	AM	0.46 per Student	1.79	70/30	530
School, Middle/Junior High	AM	0.46 per Student	1.45	57/43	522
Service Station, with Convenience Market (w/Car Wash)	PM	13.77 per Fueling Position	152.84	50/50	846
Service Station, with Convenience Market (w/o Car Wash)	PM	13.57 per Fueling Position	162.78	50/50	845
Shopping Center	SAT	4.97 per 1,000 Sq. Ft.	49.97	51/49	820
Specialty Retail Center	AM	6.41 per 1,000 Sq. Ft.	40.67	48/52	814
Supermarket	SUN	18.93 per 1,000 Sq. Ft.	166.44	n/a	850
Video Rental	PM	13.60 per 1,000 Sq. Ft.	n/a	46/54	896
Warehousing, General	PM	0.61 per 1,000 Sq. Ft.	4.96	8/92	150
Warehousing, Mini	SAT	0.40 per 1,000 Sq. Ft.	2.33	n/a	151



## Memorandum



THE BOUTET COMPANY, INC.

**Date:** January 31, 2022

1508 E. Bogard Rd. #7  
Wasilla, AK 99654

Tel: (907) 357-6763  
Fax: (907) 357-6750  
e-mail: hhill@tbcak.com

**To:** Peggy Horton  
Planner II  
Matanuska-Susitna Borough

**Subject:** Valley Country Store 4  
TIA Comment Responses

**From:** Hans Hill  
Project Manager  
The Boutet Company, Inc

To assist in the review of the revised Traffic Impact Analysis, the following are responses to comments prepared by the Borough on November 16, 2021.

<i><b>MSB Comment (11-16-21)</b></i>	<i><b>Response</b></i>
16. On page 7 of the TIA, bottom figure. Is the 3rd column from the right's heading supposed to be NBLT?	No. The errors were in the far right and 3 <sup>rd</sup> from the right columns. They should have been designated "EBRT Out" and "EBLT Out", respectively. Required revisions were made to revised document.
17. On page 4 of the TIA, top paragraph. Perhaps the "South Bogard route" is mentioned inaccurately?	"South Bogard route" changed to "STR" (now page 5)
18. The coffee shop, although mentioned on page 2 of the TIA, in the narrative, and in the site plan, traffic generated from its use was not included in the traffic analysis as far as staff can tell. Provide rational for not including the coffee shop in the TIA traffic generation rates.	Discussion added in revised document (reference page 7).
19. Now that we know traffic will exceed 100 vehicles during the morning or afternoon peak hour, the attached Traffic Impact Worksheet needs to be filled out per MSB 17.61.050(D).	Worksheet attached.
20. Items requested by Jamie Taylor, Civil Engineer in the Public Works Department concerning the TIA:	See individual responses below.
a. Page 14, what year was the ADT for STR collected?	The source is "Matanuska-Susitna Borough Traffic Count Data 2020", published by Mat Su. This information was added to our narrative.
b. Page 19 Other Planned Developments – wouldn't View Pointe at the Ranch be considered a planned development? They have about 100 more lots they will be creating. Does the 2% growth account for those?	Our research did not identify a development schedule for this subdivision. Consequently, it is assumed to be included in the 2% annual traffic volume growth.



c. Show turn lane warrant analysis. They are required at 50 vph.	The posted speed limit on STR is 45 MPH. Per ADOT Preconstruction Manual (Section 1190.5, #11, page 1190-8) turn lane analysis not required.
d. What are the LOS at the roundabout and on STR itself between the roundabout and Fetlock? I don't know off hand what the capacities are of the segment and approaches to know if the traffic will be increased enough to require analysis, but regardless that should be addressed in the TIA.	LOS on STR is "A". This is discussed in TRAFFIC FORECASTING section (page 9). Additional discussion on roundabout added to TIA narrative.

# Memorandum



THE BOUTET COMPANY, INC.

Date: January 27, 2022

601 E. 57<sup>th</sup> Place, Suite 102  
Anchorage, Alaska 99518

Tel: (907) 227-8560

Fax: (907) 522-6779

e-mail: [jboutet@tbcak.com](mailto:jboutet@tbcak.com)



To: Tim Alley, PE  
Project Manager

Subject: Valley Country Store  
STR  
Traffic Impact Analysis

From: Jacques Boutet, PE  
Project Engineer

## Introduction

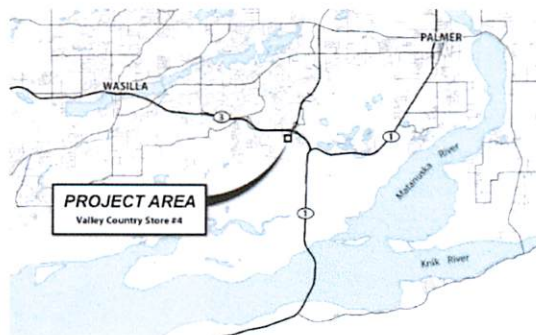
This Traffic Impact Analysis (TIA) was prepared in support of Conditional Use Permit application submitted to Matanuska-Susitna Borough (MSB) for a proposed development that would be located at 3068 South Trunk Road (STR), near Wasilla, Alaska.

## DEVELOPMENT INFORMATION

### Development Description

KG Enterprises, LLC (KGE) proposes to construct a convenience store with gas pumps in adjacent to the west Right-of-Way (ROW) line for STR, approximately 1,500 feet south of its interchange with East Parks Highway (EPH). More specifically, the project would be located within Lot 1B, Happy Valley Subdivision.

The figure below presents a location map for the project area.



### Land Use Intensity

The proposed convenience store includes a 4,467 square foot structure and eight (8) fueling stations. A 600-square foot drive-through coffee kiosk and an RV dump station would also be located on the site.

These improvements would be constructed within a 75,000-square foot (approximate) paved apron that would also accommodate traffic circulation, parking, loading and fuel storage. It is noted that paved area covers only 60% of the 3-acre property and that the undeveloped area has no planned improvements.

The following figure presents an overall site plan for the proposed development.

### Proposed Zoning Changes/Variations

The project area is currently unzoned, hence no changes or variations are required or proposed.

### Construction Year

Site development inclusive of construction of the store and gas pumps will be completed in 2022.

### Access and Sight Distance

The site will be access via two (2) driveways along STR constructed by MSB during its reconstruction of STR in 2018.

The northern driveway is located off-property, within Lot 1A, immediately north of the project site. Perpetual use of this driveway for the project will be secured by a recorded access agreement.

The southern driveway is located at the southeast corner of the project's paved apron, approximately 300 feet (centerline-to-centerline) south of the northern driveway.

Sight distances were measured by field observations. It is noted that STR has a posted speed limit of 45 miles per hour (mph) which requires a minimum intersection sight distance of 500 feet (per AASHTO). The results of the sight distance measurements are presented in the table below:

<b>Driveway</b>	<b>Facing Direction</b>	<b>Measured Sight Distance</b>	<b>Required Sight Distance</b>	<b>Status</b>
North	North	1,160 feet	500 feet	Adequate
	South	810 feet		Adequate
South	North	1,100 feet		Adequate
	South	510 feet		Adequate

## PROJECT AREA BACKGROUND

### Surrounding Land Zoning

Properties surrounding the project area are unzoned.

## Surrounding Land Uses, Adjacent Development and Current Site Land Use

The table below summarizes current land uses for properties surrounding the project.

<b><i>Direction of Surrounding Property From Project</i></b>	<b><i>Current Land Use</i></b>
<i>Project site (Lot 1B)</i>	Heavy equipment laydown/temporary storage yard
<i>North and West (Lot 1A)</i>	Heavy equipment laydown/temporary storage yard
<i>East</i>	Trunk Road ROW and gravel pit (east of Trunk Road)
<i>South</i>	Residential subdivision

### Current Traffic Improvements Already Funded, Programmed or Planned

STR, which front's the site's east boundary and provides its two access points was upgraded to rural arterial standards in 2018 through an MSB-sponsored road project.

Gateway Drive, which serves the residential subdivision on the project site's south boundary was recently constructed, as part of that subdivision's build-out.

## DATA REQUIREMENTS

### Study Area Street Network

The graphic below presents the street network that is peripheral to the project area.



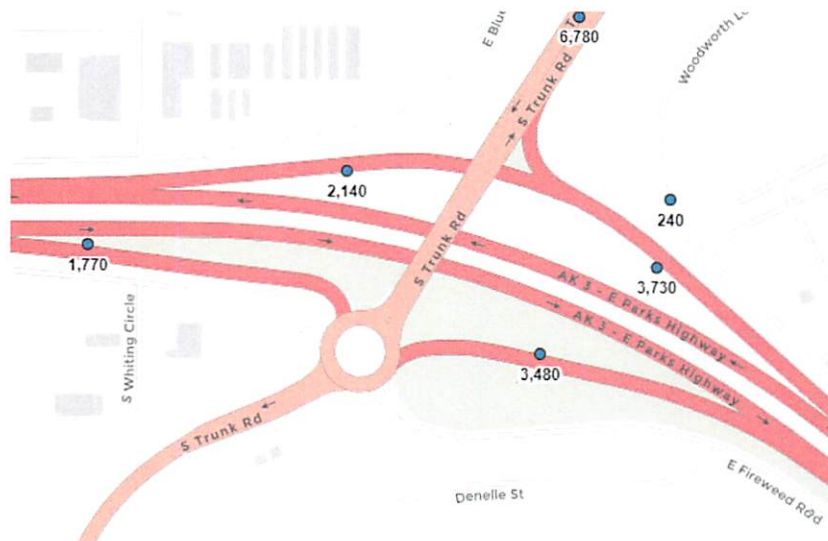
The key roadway that would convey traffic to and from the project site is STR, which is contiguous to the project's east boundary. Also of interest is EPH, which intersects STR approximately 1,600 feet north of the project area. EPH connects MSB with southcentral and interior Alaska. It is noted that the south roundabout for the EPH/STR interchange is located 1,600 feet north of the project site. Moreover, the extremely low volumes anticipated to be generated by the project are expected to have negligible impact on operations on EPH. Consequently, for purposes of this TIA, EPH was not considered a "key roadway".

### Traffic Volumes for Key Roadway

The table below summarizes Annual Average Daily Traffic (AADT) on STR, the key roadway, as presented in "Matanuska-Susitna Borough Traffic Count Data 2020" published by MSB GIS Division.

<i>Roadway</i>	<i>Count Location</i>	<i>AADT (vehicles/day)</i>	<i>Data Source</i>
STR	1,360 ft south of EPH	1,351	MSB Traffic

Other AADT's (from data acquired by ADOT/PF) are presented in the graphic below:



## Field Traffic Counts for Key Roadway

The table below presents the results of peak hour counts acquired on STR at the project site's proposed north driveway.

### AM Counts

Friday, October 15, 2021

### PM Counts

Thursday, October 14, 2021

Time	SB	NB	Total		Time	SB	NB	Total
6:00-6:15	0	3	3		3:00-3:15	30	13	43
6:15-6:30	1	15	16		3:15-3:30	39	16	55
6:30-6:45	3	17	20		3:30-3:45	35	8	43
6:45-7:00	9	13	22		3:45-4:00	18	68	86
7:00-7:15	7	17	24		4:00-4:15	12	33	45
7:15-7:30	5	13	18		4:15-4:30	29	16	45
7:30-7:45	5	13	18		4:30-4:45	28	22	50
7:45-8:00	7	24	31		4:45-5:00	28	19	47
8:00-8:15	10	20	30		5:00-5:15	23	18	41
8:15-8:30	14	14	28		5:15-5:30	28	12	40
8:30-8:45	9	9	18		5:30-5:45	31	14	45
8:45-9:00	9	8	17		5:45-6:00	19	12	31
9:00-9:15	19	11	30		6:00-6:15	22	14	36
9:15-9:30	27	14	41		6:15-6:30	19	9	28
9:30-9:45	32	42	74					
<b>Peak Totals</b>	<b>87</b>	<b>75</b>	<b>162</b>		<b>Peak Totals</b>	<b>104</b>	<b>125</b>	<b>229</b>
Directional Distribution	54%	46%				45%	55%	

It is noted that both observed peak hour flows do not correlate with typical peak hours, and are likely associated with the commencement and dismissal for Machentanz Elementary School, located on E. Nelson Road, approximately two miles away. That said, using the STR AADT of 1351, the AM and PM Peak Hours equate to 12% and 17%, respectively, of the route's AADT.

The figure below presents STR's peak hour traffic flows at the project



BASE (SOUTH TRUNK ROAD) TRAFFIC  
PM PEAK HOUR

### STR Geometry

**STR** is a two-lane strip-paved roadway with widened, paved shoulders with a paved, 10-foot wide multi-use pathway along the west side (contiguous with project area). The posted speed limit is 45 miles per hour (MPH).

### Sidewalks, Bike Lanes and Other Non-Motorized Traffic Facilities

Within the project study area, STR has a separated 10-foot paved multi-use pathway along its west side.

### Transit Operations and Facilities

There are no transit facilities on STR within the project study area. Other than pupil transportation, there is currently no public transportation operating on STR.

## TRAFFIC FORECASTING

### Projected Site Traffic

Per Institute of Transportation Engineers, Trip Generation, 9<sup>th</sup> Edition (ITETG), the project is classified as a "Convenience Market with Gasoline Pumps", Retail Code #853. Traffic studies have identified two parameters for estimating site traffic at convenience markets with gasoline pumps: square-feet of building area and number of fueling positions. The table below summarizes ITETG's traffic generation rates for these parameters.

Description/ITE Code	Units	ITE Vehicle Trip Generation Rates							
		(peak hours are for peak hour of adjacent street traffic unless highlighted)							
		Weekday	AM	PM	Pass-By	AM In	AM Out	PM In	PM Out
Convenience. Mkt w/ Gas Pumps 853	MSF	845.60	40.92	50.92	66%	50%	50%	50%	50%
Convenience. Mkt w/ Gas Pumps 853	Fuel Position	542.60	16.57	19.07	66%	50%	50%	50%	50%

The table below presents estimated peak hour traffic for the project based on the ITETG parameters:

Parameter	Weekday ADT	AM Peak	PM Peak	PM Pass By	PM Inbound	PM Outbound
Bldg size	3974	192	239	158	120	120
Gas Pump	4341	133	153	101	76	76

Because the peak hour traffic volumes associated with building size were greater, these volumes were carried forward in this analysis.

The project also includes a 600 SF drive-through coffee kiosk. ITETG established a land-use category for "Coffee/Donut Shop with Drive-Through Window and No Indoor Seating" (LU 938). The PM Peak Hour Trip Generation factor is 83.33 trips/1000 SF. Moreover, ITETG data indicates that 89% of the trips to these facilities are "pass-by" trips that are included in Base Traffic. The trip generation calculation for the drive-through coffee kiosk is as follows:

Description/ITE Code	Units	ITE Vehicle Trip Generation Rates							
		(peak hours are for peak hour of adjacent street traffic unless highlighted)							
		PM	Pass-By	PM In	PM Out				
Coffee/Donut Shop with Drive-Through Window and No Indoor Seating 938	MSF	83.33	89%	5	5				
Proposed Drive-Through Coffee Kiosk		50	89%	3	3				

As is discussed below, it is noted that applying the ITETG estimate for "pass-by" traffic, site traffic would EXCEED the base traffic flow. Consequently, it was assumed that the actual "pass-by" traffic diverting into and out of the site will be a much smaller percentage and that the site will attract a higher proportion of new trips onto STR.

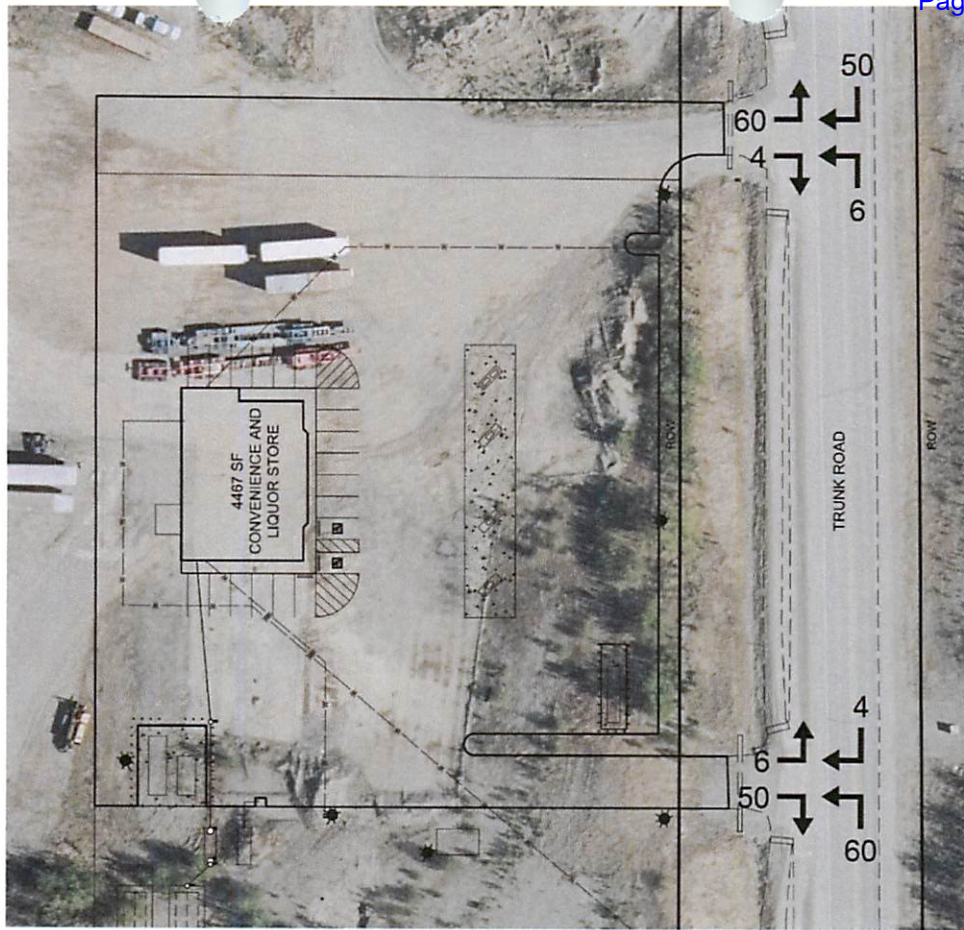
Because very conservative values for “new trips” associated with the gas station/convenience store were used in this analysis, the 6 “unique” trips associated with the drive-through coffee kiosk were assumed to be included in the high values assigned “new trips”.

### Projected Trip Distribution

As discussed, the project proposes two driveways to accommodate site traffic, both along STR. Because peak hour traffic flows on STR are split 55/45 (SB/NB), movements in and out of the site were allocated with the same proportions. It was also assumed that SB traffic would turn into the northern driveway and exit via the southern driveway. NB traffic was assumed to turn in and out via the southern driveway and northern driveway, respectively. A small proportion of the site traffic was assigned to the other possible turns in and out of the site. The table below presents the directional splits for site traffic.

	<b>NB Traffic</b>		<b>SB Traffic</b>	
	<i>NBLT In</i>	<i>EBLT Out</i>	<i>SBRT In</i>	<i>EBRT Out</i>
North Driveway	6	60	50	4
South Driveway	60	6	4	50

The figure below presents the estimated peak hour turning movements for site-oriented traffic entering and exiting from STR.



VCS #4 SITE TRAFFIC  
PM PEAK HOUR

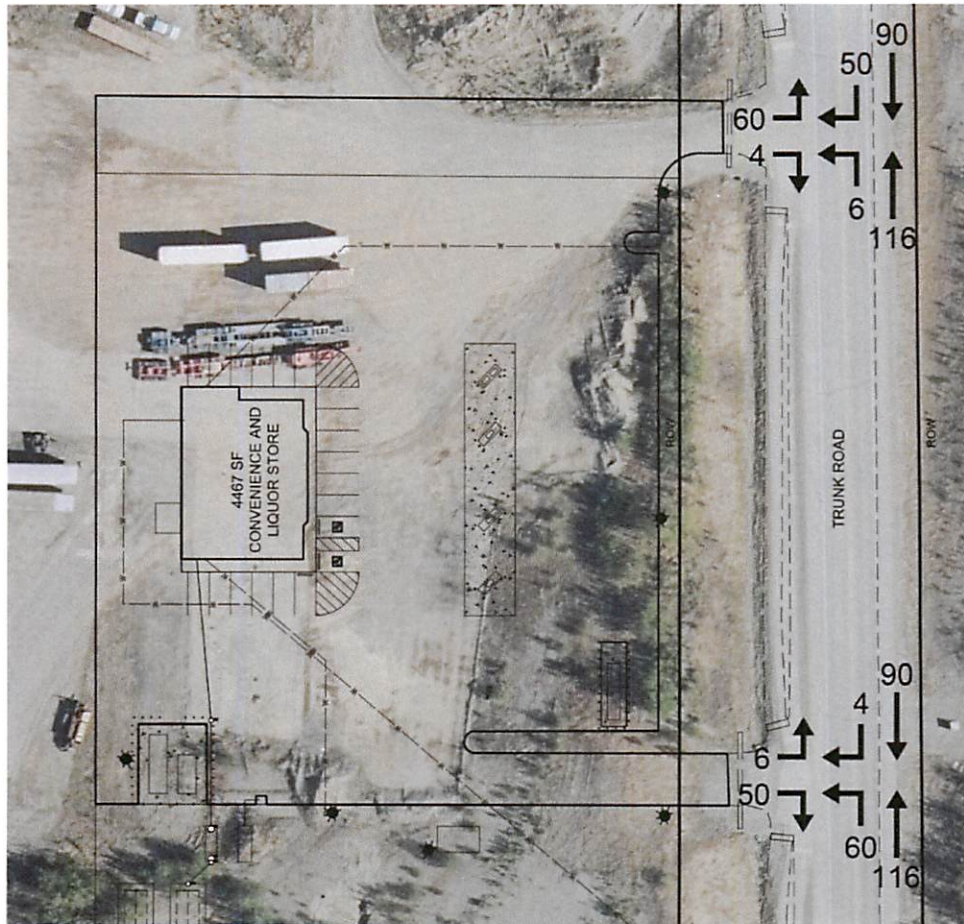
### Projected Traffic On STR

With this VCS proposed to open in 2022, a 10-year planning horizon establishes 2032 as the “design year” for traffic forecasting. Moreover, assuming two percent (2%) annual growth for traffic on STR, the following base traffic flows are estimated:

<i><b>Direction on STR</b></i>	<i><b>2021 Peak Hour</b></i>	<i><b>2032 Peak Hour</b></i>
NB	125	156
SB	104	130
<b>Totals</b>	<b>229</b>	<b>286</b>

It is noted that applying the ITETG estimate for “pass-by” traffic, site traffic would EXCEED the base traffic flow. Consequently, it was assumed that the actual “pass-by” traffic diverting into and out of the site will be a much smaller percentage and that the site will attract a higher proportion of new trips onto STR. For this TIA, it was assumed that thirty-three percent (33%) of site traffic will be “pass-by” traffic and the remaining 67% will be new trips on STR.

Using this modified estimate of “pass-by” traffic, the figure below presents the estimated peak hour movements for base plus site traffic at the two proposed driveways.



VCS #4 SITE TRAFFIC AND BASE TRAFFIC  
PM PEAK HOUR

### Other Planned Developments

As of the time this TIA was prepared there are no ongoing or planned developments peripheral to the project site that would directly access STR.

### TRAFFIC FORECASTING

#### Intersection Capacity Utilization (Levels of Service) at Project Driveways

Traffic movements at both intersections were analyzed using Synchro Studio trafficware applications. The table below presents the results of these analyses.

<b>Intersection</b>	<b>Intersection Capacity Utilization</b>	<b>Level of Service</b>
North Driveway/STR	26%	A
South Driveway/STR	30%	A

## Parks Highway/STR Roundabout

The Parks Highway/STR roundabout is a State highway facility administered by ADOT/PF. ADOT/PF policy requires analysis of potential impacts to its facilities for projects generating 100 or greater net “new” trips per hour. Because the project does not meet this threshold, capacity of analysis of the roundabout was not performed.

However, “NCHRP 672 – The Roundabout Guide” provides the following guidance on roundabout capacities:

### Roundabouts: An Informational Guide

Exhibit 1-9 Roundabout Category Comparison	Design Element	Mini-Roundabout	Single-Lane Roundabout	Multilane Roundabout
			Roundabout	Roundabout
Design characteristics of the three roundabout categories.	Desirable maximum entry design speed	15 to 20 mph (25 to 30 km/h)	20 to 25 mph (30 to 40 km/h)	25 to 30 mph (40 to 50 km/h)
	Maximum number of entering lanes per approach	1	1	2+
	Typical inscribed circle diameter	45 to 90 ft (13 to 27 m)	90 to 180 ft (27 to 55 m)	150 to 300 ft (46 to 91 m)
	Central island treatment	Fully traversable	Raised (may have traversable apron)	Raised (may have traversable apron)
	Typical daily service volumes on 4-leg roundabout below which may be expected to operate without requiring a detailed capacity analysis (veh/day)*	Up to approximately 15,000	Up to approximately 25,000	Up to approximately 45,000 for two-lane roundabout
*Operational analysis needed to verify upper limit for specific applications or for roundabouts with more than two lanes or four legs.				

As the AADT graphic on page 4 of this narrative indicates, current volumes on the Parks Highway/STR roundabout are significantly BELOW its theoretical capacity of 25,000 trips per day. Consequently, it is our opinion that the project will not yield any measurable change in operational capacity within this TIA’s planning horizon.

## CONCLUSIONS AND RECOMMENDATIONS

### Conclusions

1. The proposed project would be located along South Trunk Road. Posted speed limit on this roadway is 45 MPH.
2. The site traffic is proposed to be served by two driveways, located near the northeast and southeast corners of the development. Provision of two driveways will divide site traffic at approximately a 50-50 split.
3. Proposed project would be classified as a “Medium Generator”, because peak traffic volumes at each driveway are greater than 100 trips, but less than 250 trips.
4. Driveway sight distances for all movements for both driveways were determined to exceed minimum standards required by AASHTO.

5. Levels of Service on STR are expected to remain at grade "A" during the TIA's planning horizon.
6. No measurable impacts to traffic capacity on the Parks Highway/STR roundabout are expected.

### ***Recommendations***

1. Approaches shall be permitted and constructed in accordance with MSB guidelines.
2. Because the posted speed limit is below 50 MPH and furthermore that peak hour site traffic volumes are less than 100 vehicles at both approaches, speed-change lanes are not required.
3. Because driveway sight distances exceed minimum distances, no sight distance obstruction mitigation is required.

I William LONG authorize Valley country stores to full access on both driveways coming off of trunk Road with no end date or expiration and to apply for conditional use permits for the gas station on lot 1b with one driveway on lot 1a.

William Long

907-750-9025

[Billylong1214@msn.com](mailto:Billylong1214@msn.com)



RECEIVED  
FEB 02 2022

Mat-Su Borough  
Development Services

RECEIVED  
FEB 02 2022

Mat-Su Borough  
Development Services

MSB • Department of Emergency Services • Central Mat-Su Fire Department

## Fire & Life Safety Division

Physical: Station 51 – 1911 S Terrace Court, Palmer  
Mailing: 101 W Swanson Avenue • Wasilla, AK 99654  
Office (907) 861-8030 • Fax (907) 861-8157 • E-mail: FireCode@matsugov.us



August 6, 2021

Matt Gittlein  
KG Enterprises, LLC  
4891 E. Stoney Hollow Dr.  
Wasilla AK 99654

SUBJECT: Valley Country Store #4  
FIRE SERVICE AREA: Central Mat-Su FSA  
PLAN REVIEW: 2022-007  
TYPE OF CONSTRUCTION: VB  
OCCUPANCY TYPE: M  
2012 INTERNATIONAL BUILDING AND FIRE CODE

Dear Matt Gittlein:

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. Any changes to the approved plans must be submitted to this office for review and approval. **You are prohibited to occupy this building until construction is completed for which plans have been examined and approved.** After completion of the construction, you must schedule a certificate of occupancy inspection prior to opening.

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. Also understand that approval of submitted plans is not approval of omissions or oversights by this office or noncompliance with any applicable regulations. The plans have not been reviewed for compliance with the Federal Americans with Disabilities Act or structural requirements.

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

Sincerely,

Jeffrey L. Anderson  
Deputy Fire Marshal

## Fire and Life Safety Division

Central Mat-Su Fire Service Area No. 130 - District 1  
Department of Emergency Services, Matanuska-Susitna Borough



Plan Review #2022-007

Valley Country Store #4

New Construction/Addition Approval

This is to certify that the plans for this building were reviewed by CMSFD's Fire & Life Safety Division on 8/6/2021, for conformance with AS 18.70.010-100; 13 AAC 50.027. This certificate becomes invalid 180 days after the work on the site is commenced within 180 days after issuance, or if the work authorized is suspended or abandoned for a period of 180 days after the time work is commenced. An extension may be requested at the above mentioned address.

This certificate shall be posted in a conspicuous place on the premises listed above and shall remain posted until construction is completed. **Notice:** Any changes or modifications to the approved plans must be resubmitted for review by the Central Mat-Su Fire Department.

A handwritten signature in black ink, appearing to read 'Jeffrey L. Anderson'.

Authority: AS 18.70.080, 13 AAC 50.075 & MSB RS 06-054

by Jeffrey L. Anderson, Deputy Fire Marshal

MSB • Department of Emergency Services • Central Mat-Su Fire Department

## Fire & Life Safety Division

Physical: Station 51 – 1911 S Terrace Court, Palmer  
Mailing: 101 W Swanson Avenue • Wasilla, AK 99654  
Office (907) 861-8030 • Fax (907) 861-8157 • E-mail: FireCode@matsugov.us



September 7, 2021

Matt Gitlein  
KG Enterprises, LLC  
4891 E. Stoney Hollow Dr.  
Wasilla AK 99654

SUBJECT: Valley Country Store #4  
FIRE SERVICE AREA: Central Mat-Su FSA  
PLAN REVIEW: 2022-008

2012 INTERNATIONAL BUILDING AND FIRE CODE

Dear Matt Gitlein:

Plans for the fuel tank or dispensing system installation have been reviewed by this office for conformity with the State Fire Safety Regulations and are hereby approved as submitted for the FUEL TANK OR DISPENSING SYSTEM ONLY. Enclosed is a certificate of approval that must be posted on the premises until the system has been installed and certified operational. Approved plans must be picked up at Station 51, prior to installation. Any changes to the approved plans must be submitted to this office for review and approval. **Upon completion of the fuel tank or dispensing system installation, a final inspection must be completed with a Fire Code Official or his designee in attendance.**

**A set of approved plans must be maintained onsite until final inspection is complete.**

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. Also understand that approval of submitted plans is not approval of omissions or oversights by this office or noncompliance with any applicable regulations. The plans have not been reviewed for compliance with the Federal Americans with Disabilities Act or structural requirements.

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

Sincerely,

Jeffrey L. Anderson  
Deputy Fire Marshal

## Fire and Life Safety Division

Central Mat-Su Fire Service Area No. 130 - District 1  
Department of Emergency Services, Matanuska-Susitna Borough



### Plan Review #2022-008

Click or tap here to enter Tenant/Building.


### Fuel Tank or Dispensing System Approval

This is to certify that the plans for this building were reviewed by CMSFD's Fire & Life Safety Division on 9/7/2021,

for conformance with AS 18.70.010-100; 13 AAC 50.027. This certificate becomes invalid 180 days after the work on the site is commenced within 180 days after issuance, or if the work authorized is suspended or abandoned for a period of 180 days after the time work is commenced. An extension may be requested at the above mentioned address.

This certificate shall be posted in a conspicuous place on the premises listed above and shall remain posted until construction is completed. **Notice:** Any changes or modifications to the approved plans must be resubmitted for review by the Central Mat-Su Fire Department.

Authority: AS 18.70.080, 13 AAC 50.075 & MSB RS 06-054

By:   
Jeffrey L. Anderson, Deputy Fire Marshal

RECEIVED  
FEB 02 2022

Mat-Su Borough  
Development Services

MSB • Department of Emergency Services • Central Mat-Su Fire Department

## Fire & Life Safety Division

Physical: Station 51 – 1911 S Terrace Court, Palmer  
Mailing: 101 W Swanson Avenue • Wasilla, AK 99654  
Office (907) 861-8030 • Fax (907) 861-8157 • E-mail: FireCode@matsugov.us



July 26, 2021

Matt Gittlein  
KG Enterprises, LLC  
4891 E. Stoney Hollow Dr.  
Wasilla AK 99654

SUBJECT: Fuel Canopy/ Valley Country Store #4  
FIRE SERVICE AREA: Central Mat-Su FSA  
PLAN REVIEW: 2022-009  
TYPE OF CONSTRUCTION: IIB  
OCCUPANCY TYPE: N/A  
2012 INTERNATIONAL BUILDING AND FIRE CODE

Dear Matt Gittlein:

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. Any changes to the approved plans must be submitted to this office for review and approval. **You are prohibited to occupy this building until construction is completed for which plans have been examined and approved.**

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. Also understand that approval of submitted plans is not approval of omissions or oversights by this office or noncompliance with any applicable regulations. The plans have not been reviewed for compliance with the Federal Americans with Disabilities Act or structural requirements.

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

Sincerely,

Jeffrey L. Anderson  
Deputy Fire Marshal

## Fire and Life Safety Division

Central Mat-Su Fire Service Area No. 130 - District 1  
Department of Emergency Services, Matanuska-Susitna Borough



**Plan Review #2022-009**

**Fuel Canopy/ VCS #4**

**New Construction/Addition Approval**

This is to certify that the plans for this building were reviewed by CMSFD's Fire & Life Safety Division on 7/26/2021, for conformance with AS 18.70.010-100; 13 AAC 50.027. This certificate becomes invalid 180 days after the work on the site is commenced within 180 days after issuance, or if the work authorized is suspended or abandoned for a period of 180 days after the time work is commenced. An extension may be requested at the above mentioned address.

This certificate shall be posted in a conspicuous place on the premises listed above and shall remain posted until construction is completed. **Notice:** Any changes or modifications to the approved plans must be resubmitted for review by the Central Mat-Su Fire Department.

A handwritten signature in black ink, appearing to read 'Jeffrey L. Anderson'.

Authority: AS 18.70.080, 13 AAC 50.075 & MSB RS 06-054

by Jeffrey L. Anderson, Deputy Fire Marshal

RECEIVED  
FEB 02 2022

Mat-Su Borough  
Development Services

MSB • Department of Emergency Services • Central Mat-Su Fire Department

## Fire & Life Safety Division

Physical: Station 51 – 1911 S Terrace Court, Palmer  
Mailing: 101 W Swanson Avenue • Wasilla, AK 99654  
Office (907) 861-8030 • Fax (907) 861-8157 • E-mail: FireCode@matsugov.us



August 12, 2021

Matt Gittlein  
KG Enterprises  
4891 E. Stoney Hollow Dr.  
Wasilla AK 99654

SUBJECT: Valley Country Store #4-Propane dispenser  
FIRE SERVICE AREA: Central Mat-Su FSA  
PLAN REVIEW: 2022-012

2012 INTERNATIONAL BUILDING AND FIRE CODE

Dear Matt Gittlein:

Plans for the fuel tank or dispensing system installation have been reviewed by this office for conformity with the State Fire Safety Regulations and are hereby approved as submitted for the FUEL TANK OR DISPENSING SYSTEM ONLY. Enclosed is a certificate of approval that must be posted on the premises until the system has been installed and certified operational. Approved plans must be picked up at Station 51, prior to installation. Any changes to the approved plans must be submitted to this office for review and approval. **Upon completion of the fuel tank or dispensing system installation, a final inspection must be completed with a Fire Code Official or his designee in attendance.**

**A set of approved plans must be maintained onsite until final inspection is complete.**

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. Also understand that approval of submitted plans is not approval of omissions or oversights by this office or noncompliance with any applicable regulations. The plans have not been reviewed for compliance with the Federal Americans with Disabilities Act or structural requirements.

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

Sincerely,

Jeffrey L. Anderson  
Deputy Fire Marshal

## Fire and Life Safety Division

Central Mat-Su Fire Service Area No. 130 - District 1  
Department of Emergency Services, Matanuska-Susitna Borough



### Plan Review #2022-012

### Valley Country Store #4-Propane

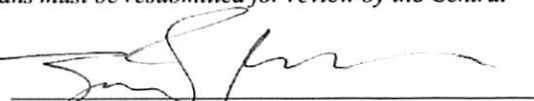
### Fuel Tank or Dispensing System Approval

This is to certify that the plans for this building were reviewed by CMSFD's Fire & Life Safety Division on [Click or tap to enter a date.](#),

for conformance with AS 18.70.010-100; 13 AAC 50.027. This certificate becomes invalid 180 days after the work on the site is commenced within 180 days after issuance, or if the work authorized is suspended or abandoned for a period of 180 days after the time work is commenced. An extension may be requested at the above mentioned address.

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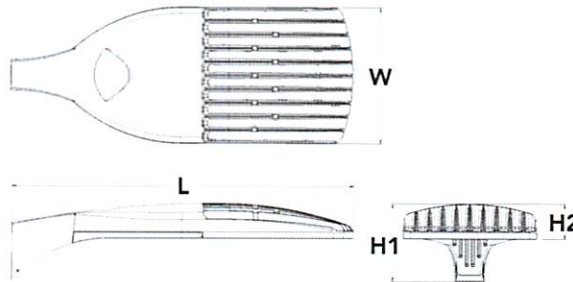
Authority: AS 18.70.080, 13 AAC 50.075 & MSB RS 06-054

  
By: Jeffrey L. Anderson, Deputy Fire Marshal



Catalog Number	Page 170 of 194
Notes	RECEIVED FEB 02 2022
Type	Mat-Su Borough Development Services

**Weight (max):** 27 lbs  
(12.2 kg)



**EXAMPLE:** DSX1 LED P7 40K T3M MVOLT SPA NLTAIR2 PIRHN DDBXD

Control options			Other options	Finish <i>(required)</i>
<b>Shipped installed</b>			<b>Shipped installed</b>	
NLTAIR2	nLight AIR generation 2 enabled <sup>13</sup>	PIR	HS House-side shield <sup>23</sup>	DDBXD Dark bronze
PIRHN	Network, high/low motion/ambient sensor <sup>14</sup>	PIRH	SF Single fuse (120, 277, 347V) <sup>9</sup>	DBLXD Black
PER	NEMA twist-lock receptacle only (controls ordered separate) <sup>15</sup>	PIR1FC3V	DF Double fuse (208, 240, 480V) <sup>9</sup>	DNAXD Natural aluminum
PERS	Five-pin receptacle only (controls ordered separate) <sup>15,16</sup>	PIRH1FC3V	L90 Left rotated optics <sup>2</sup>	DWHXD White
PER7	Seven-pin receptacle only (controls ordered separate) <sup>15,16</sup>	FAO	R90 Right rotated optics <sup>2</sup>	DDBTXD Textured dark bronze
DMG	0-10v dimming wires pulled outside fixture (for use with an external control, ordered separately) <sup>17</sup>		HA 50°C ambient operations <sup>1</sup>	DBLBXD Textured black
DS	Dual switching <sup>18,19,20</sup>		<b>Shipped separately</b>	DNATXD Textured natural aluminum
			BS Bird spikes <sup>24</sup>	DWHGXD Textured white
			EGS External glare shield	



## Ordering Information

### Accessories

Ordered and shipped separately.

DLL127F 1.5 JU	Photocell - SSL twist-lock (120-277V) <sup>21</sup>
DLL347F 1.5 CUL JU	Photocell - SSL twist-lock (347V) <sup>21</sup>
DLL480F 1.5 CUL JU	Photocell - SSL twist-lock (480V) <sup>21</sup>
DSHORT 5BK U	Shorting cap <sup>21</sup>
DSX1HS 30C U	House-side shield for P1, P2, P3, P4 and P5 <sup>21</sup>
DSX1HS 40C U	House-side shield for P6 and P7 <sup>21</sup>
DSX1HS 60C U	House-side shield for P8, P9, P10, P11 and P12 <sup>21</sup>
PUMBA DOBXD U*	Square and round pole universal mounting bracket (specify finish) <sup>21</sup>
KMA8 DOBXD U	Master arm mounting bracket adaptor (specify finish) <sup>21</sup>
DSX1EGS (FINISH) U	External glare shield

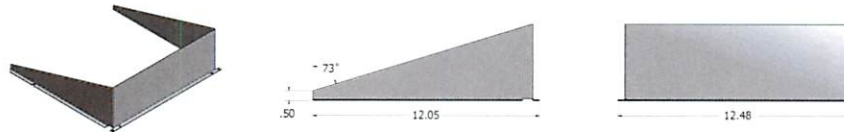
For more control options, visit [LUT](#) and [ROAM](#) online.

### NOTES

- HA not available with P4, P5, P6, P7, P9 and P13.
- P10, P11, P12 or P13 and rotated optics (L90, R90) only available together.
- Any Type 5 distribution with photocell, is not available with WBA.
- Not available with HS.
- MVOLT driver operates on any line voltage from 120-277V (50/60 Hz).
- XVOLT only suitable for use with P3, P5, P6, P7, P9 and P13.
- XVOLT works with any voltage between 277V and 480V.
- XVOLT not available with fusing (SF or DF) and not available with PIR, PIRH, PIR1FC3V, PIRH1FC3V.
- Single fuse (SF) requires 120V, 277V or 347V. Double fuse (DF) requires 208V, 240V or 480V. XVOLT not available with fusing (SF or DF).
- Suitable for mounting to round poles between 3.5" and 12" diameter.
- Universal mounting brackets intended for retrofit on existing, pre-drilled poles only. 1.5 G vibration load rating per ANSI C136.31. Only usable when pole's drill pattern is NOT Lithonia template #8.
- Must order fixture with SPA option. Must be ordered as a separate accessory; see Accessories information. For use with 2-3/8" diameter mast arm (not included).
- Must be ordered with PIRHN. Sensor cover available only in dark bronze, black, white and natural aluminum colors.
- Must be ordered with NLTAIR2. For more information on Night Air 2 visit [nightair2.com](#).
- Photocell ordered and shipped as a separate line item from Acuity Brands Controls. See accessories. Shorting cap included.
- If ROAM® node required, it must be ordered and shipped as a separate line item from Acuity Brands Controls. Node with integral dimming.
- DMG not available with PIRHN, PER5, PER7, PIR, PIRH, PIR1FC3V or PIRH1FC3V, FAO.
- Provides 50/50 fixture operation via (2) independent drivers. Not available with PER, PER5, PER7, PIR or PIRH. Not available P1, P2, P3, P4 or P5.
- Requires (2) separately switched circuits with isolated neutral.
- Reference Controls Option Default settings table on page 4.
- Reference Motion Sensor table on page 4 to see functionality.
- Not available with other dimming controls options.
- Not available with BLC, LCCO and RCOO distribution. Also available as a separate accessory; see Accessories information.
- Must be ordered with fixture for factory pre-drilling.
- Requires luminaire to be specified with PER, PER5 or PER7 option. See Control Option Table on page 4.
- For retrofit use only. Only usable when pole's drill pattern is NOT Lithonia template #8.

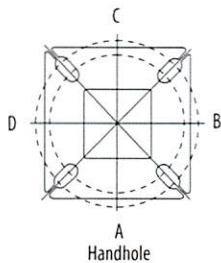
## Options

### EGS - External Glare Shield



## Drilling

### HANDHOLE ORIENTATION



### Tenon Mounting Slipfitter

Tenon O.D.	Mounting	Single Unit	2 @ 180	2 @ 90	3 @ 90	3 @ 120	4 @ 90
2-3/8"	RPA	AS3-5 190	AS3-5 280	AS3-5 290	AS3-5 390	AS3-5 320	AS3-5 490
2-7/8"	RPA	AST25-190	AST25-280	AST25-290	AST25-390	AST25-320	AST25-490
4"	RPA	AST35-190	AST35-280	AST35-290	AST35-390	AST35-320	AST35-490

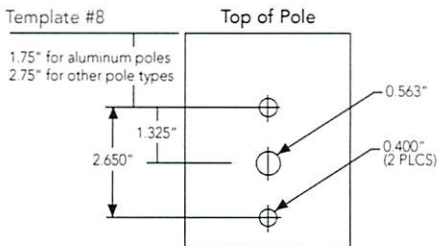
Mounting Option	Drilling Template	Single	2 @ 180	2 @ 90	3 @ 90	3 @ 120	4 @ 90
Head Location		Side B	Side B & D	Side B & C	Side B, C & D	Round Pole Only	Side A, B, C & D
Drill Nomenclature	#8	DM19AS	DM28AS	DM29AS	DM39AS	DM32AS	DM49AS

### DSX1 Area Luminaire - EPA

\*Includes luminaire and integral mounting arm. Other tenons, arms, brackets or other accessories are not included in this EPA data.

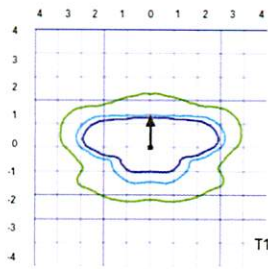
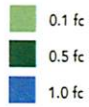
Fixture Quantity & Mounting Configuration	Single DM19	2 @ 180 DM28	2 @ 90 DM29	3 @ 90 DM39	3 @ 120 DM32	4 @ 90 DM49
Mounting Type						
DSX1 LED	1.013	2.025	1.945	3.038	2.850	3.749

	Drilling Template	Minimum Acceptable Outside Pole Dimension					
SPA	#8	2-7/8"	2-7/8"	3.5"	3.5"	3"	3.5"
RPA	#8	2-7/8"	2-7/8"	3.5"	3.5"	3"	3.5"
SPUMBA	#5	2-7/8"	3"	4"	4"	3.5"	4"
RPUMBA	#5	2-7/8"	3.5"	5"	5"	3.5"	5"

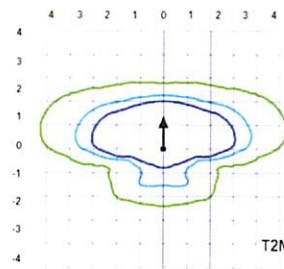


Isofootcandle plots for the DSX1 LED 60C 1000 40K. Distances are in units of mounting height (25').

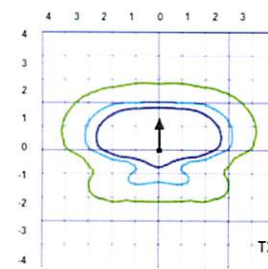
## LEGEND



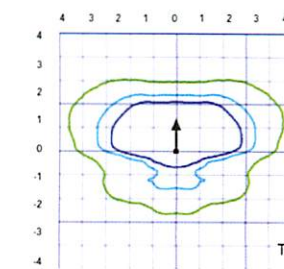
Test No. UL232/1 tested in accordance with IESNA LM-79-08



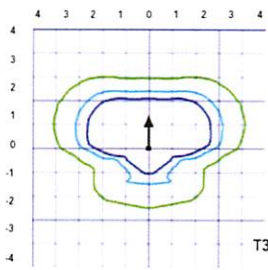
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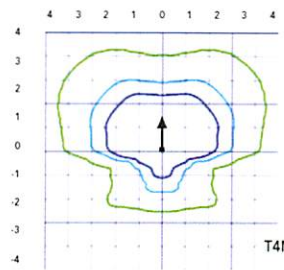
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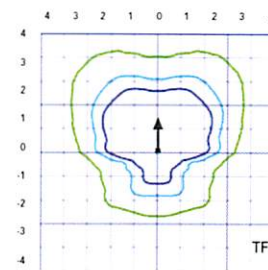
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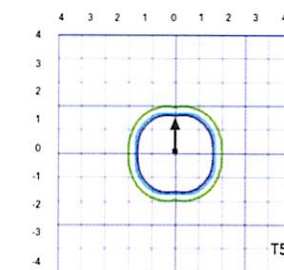
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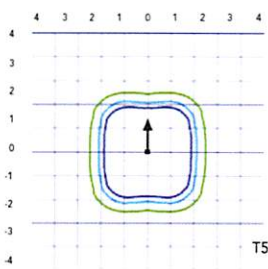
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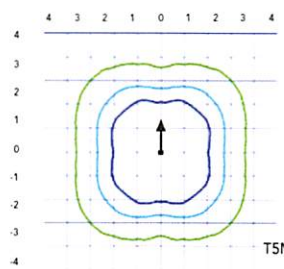
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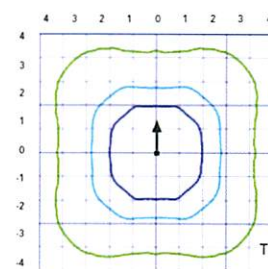
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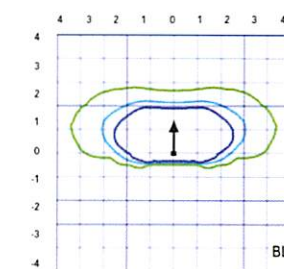
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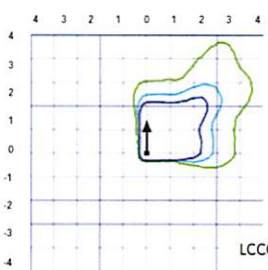
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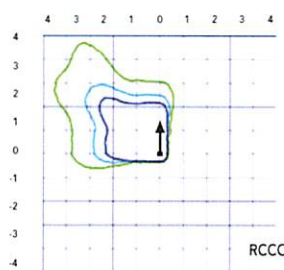
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Test No. UL232/1 tested in accordance with IESNA LM-79-08



Test No. UL232/1 tested in accordance with IESNA LM-79-08



Test No. UL232/1 tested in accordance with IESNA LM-79-08

## Performance Data

### Lumen Ambient Temperature (LAT) Multipliers

Use these factors to determine relative lumen output for average ambient temperatures from 0-40°C (32-104°F).

Ambient	Lumen Multiplier
0°C	1.04
5°C	1.04
10°C	1.03
15°C	1.02
20°C	1.01
25°C	1.00
30°C	0.99
35°C	0.98
40°C	0.97

### Projected LED Lumen Maintenance

Data references the extrapolated performance projections for the platforms noted in a **25°C ambient**, based on 10,000 hours of LED testing (tested per IESNA LM-80-08 and projected per IESNA TM-21-11).

To calculate LLF, use the lumen maintenance factor that corresponds to the desired number of operating hours below. For other lumen maintenance values, contact factory.

Operating Hours	Lumen Maintenance Factor
0	1.00
25,000	0.96
50,000	0.92
100,000	0.85

Motion Sensor Default Settings						
Option	Dimmed State	High Level (when triggered)	Photocell Operation	Dwell Time	Ramp-up Time	Ramp-down Time
PIR or PIRH	3V (37%) Output	10V (100%) Output	Enabled @ 5FC	5 min	3 sec	5 min
*PIR1FC3V or PIRH1FC3V	3V (37%) Output	10V (100%) Output	Enabled @ 1FC	5 min	3 sec	5 min

\*for use when motion sensor is used as dusk to dawn control.

### Electrical Load

	Performance Package	LED Count	Drive Current	Wattage	Current (A)					
					120	208	240	277	347	480
Forward Optics (Non-Rotated)	P1	30	530	54	0.45	0.26	0.23	0.19	0.10	0.12
	P2	30	700	70	0.59	0.34	0.30	0.25	0.20	0.16
	P3	30	1050	102	0.86	0.50	0.44	0.38	0.30	0.22
	P4	30	1250	125	1.06	0.60	0.52	0.46	0.37	0.27
	P5	30	1400	138	1.16	0.67	0.58	0.51	0.40	0.29
	P6	40	1250	163	1.36	0.78	0.68	0.59	0.47	0.34
	P7	40	1400	183	1.53	0.88	0.76	0.66	0.53	0.38
	P8	60	1050	207	1.74	0.98	0.87	0.76	0.64	0.49
	P9	60	1250	241	2.01	1.16	1.01	0.89	0.70	0.51
Rotated Optics (Requires L90 or R90)	P10	60	530	106	0.90	0.52	0.47	0.43	0.33	0.27
	P11	60	700	137	1.15	0.67	0.60	0.53	0.42	0.32
	P12	60	1050	207	1.74	0.99	0.87	0.76	0.60	0.46
	P13	60	1250	231	1.93	1.12	0.97	0.86	0.67	0.49

### Controls Options

Nomenclature	Description	Functionality	Primary control device	Notes
FAO	Field adjustable output device installed inside the luminaire; wired to the driver dimming leads.	Allows the luminaire to be manually dimmed, effectively trimming the light output.	FAO device	Cannot be used with other controls options that need the 0-10V leads
DS	Drivers wired independently for 50/50 luminaire operation	The luminaire is wired to two separate circuits, allowing for 50/50 operation.	Independently wired drivers	Requires two separately switched circuits. Consider nLight AIR as a more cost effective alternative.
PERS or PER7	Twist-lock photocell receptacle	Compatible with standard twist-lock photocells for dusk to dawn operation, or advanced control nodes that provide 0-10V dimming signals.	Twist-lock photocells such as DLL Elite or advanced control nodes such as ROAM.	Pins 4 & 5 to dimming leads on driver, Pins 6 & 7 are capped inside luminaire
PIR or PIRH	Motion sensors with integral photocell. PIR for 8-15' mounting; PIRH for 15-30' mounting	Luminaires dim when no occupancy is detected.	Acuity Controls SBGR	Also available with PIRH1FC3V when the sensor photocell is used for dusk-to-dawn operation.
NLTAIR2 PIRHN	nLight AIR enabled luminaire for motion sensing, photocell and wireless communication.	Motion and ambient light sensing with group response. Scheduled dimming with motion sensor over-ride when wirelessly connected to the nLight Eclipse.	nLight Air rSDGR	nLight AIR sensors can be programmed and commissioned from the ground using the CLAIRity Pro app.

## Performance Data

### Lumen Output

Lumen values are from photometric tests performed in accordance with IESNA LM-79-08. Data is considered to be representative of the configurations shown, within the tolerances allowed by Lighting Facts Contact factory for performance data on any configurations not shown here.

Forward Optics																			
LED Count	Drive Current	Power Package	System Watts	Dist. Type	30K (3000 K, 70 CRI)					40K (4000 K, 70 CRI)					50K (5000 K, 70 CRI)				
					Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	Lumens	B	U	G	LPW
30	530	P1	54W	T1S	6,457	2	0	2	120	6,956	2	0	2	129	7,044	2	0	2	130
				T2S	6,450	2	0	2	119	6,949	2	0	2	129	7,037	2	0	2	130
				T2M	6,483	1	0	1	120	6,984	2	0	2	129	7,073	2	0	2	131
				T3S	6,279	2	0	2	116	6,764	2	0	2	125	6,850	2	0	2	127
				T3M	6,468	1	0	2	120	6,967	1	0	2	129	7,056	1	0	2	131
				T4M	6,327	1	0	2	117	6,816	1	0	2	126	6,902	1	0	2	128
				TFTM	6,464	1	0	2	120	6,963	1	0	2	129	7,051	1	0	2	131
				TSVS	6,722	2	0	0	124	7,242	3	0	0	134	7,334	3	0	0	136
				TSS	6,728	2	0	1	125	7,248	2	0	1	134	7,340	2	0	1	136
				TSM	6,711	3	0	1	124	7,229	3	0	1	134	7,321	3	0	2	136
				TSW	6,667	3	0	2	123	7,182	3	0	2	133	7,273	3	0	2	135
				BLC	5,299	1	0	1	98	5,709	1	0	2	106	5,781	1	0	2	107
				LCCO	3,943	1	0	2	73	4,248	1	0	2	79	4,302	1	0	2	80
				RCCO	3,943	1	0	2	73	4,248	1	0	2	79	4,302	1	0	2	80
				30	700	P2	70W	T1S	8,249	2	0	2	118	8,886	2	0	2	127	8,999
T2S	8,240	2	0					2	118	8,877	2	0	2	127	8,989	2	0	2	128
T2M	8,283	2	0					2	118	8,923	2	0	2	127	9,036	2	0	2	129
T3S	8,021	2	0					2	115	8,641	2	0	2	123	8,751	2	0	2	125
T3M	8,263	2	0					2	118	8,901	2	0	2	127	9,014	2	0	2	129
T4M	8,083	2	0					2	115	8,708	2	0	2	124	8,818	2	0	2	126
TFTM	8,257	2	0					2	118	8,896	2	0	2	127	9,008	2	0	2	129
TSVS	8,588	3	0					0	123	9,252	3	0	0	132	9,369	3	0	0	134
TSS	8,595	3	0					1	123	9,259	3	0	1	132	9,376	3	0	1	134
TSM	8,573	3	0					2	122	9,236	3	0	2	132	9,353	3	0	2	134
TSW	8,517	3	0					2	122	9,175	4	0	2	131	9,291	4	0	2	133
BLC	6,770	1	0					2	97	7,293	1	0	2	104	7,386	1	0	2	106
LCCO	5,038	1	0					2	72	5,427	1	0	2	78	5,496	1	0	2	79
RCCO	5,038	1	0					2	72	5,427	1	0	2	78	5,496	1	0	2	79
30	1050	P3	102W					T1S	11,661	2	0	2	114	12,562	3	0	3	123	12,721
				T2S	11,648	2	0	2	114	12,548	3	0	3	123	12,707	3	0	3	125
				T2M	11,708	2	0	2	115	12,613	2	0	2	124	12,773	2	0	2	125
				T3S	11,339	2	0	2	111	12,215	3	0	3	120	12,370	3	0	3	121
				T3M	11,680	2	0	2	115	12,582	2	0	2	123	12,742	2	0	2	125
				T4M	11,426	2	0	3	112	12,309	2	0	3	121	12,465	2	0	3	122
				TFTM	11,673	2	0	2	114	12,575	2	0	3	123	12,734	2	0	3	125
				TSVS	12,140	3	0	1	119	13,078	3	0	1	128	13,244	3	0	1	130
				TSS	12,150	3	0	1	119	13,089	3	0	1	128	13,254	3	0	1	130
				TSM	12,119	4	0	2	119	13,056	4	0	2	128	13,221	4	0	2	130
				TSW	12,040	4	0	3	118	12,970	4	0	3	127	13,134	4	0	3	129
				BLC	9,570	1	0	2	94	10,310	1	0	2	101	10,440	1	0	2	102
				LCCO	7,121	1	0	3	70	7,671	1	0	3	75	7,768	1	0	3	76
				RCCO	7,121	1	0	3	70	7,671	1	0	3	75	7,768	1	0	3	76
				30	1250	P4	125W	T1S	13,435	3	0	3	107	14,473	3	0	3	116	14,657
T2S	13,421	3	0					3	107	14,458	3	0	3	116	14,641	3	0	3	117
T2M	13,490	2	0					2	108	14,532	3	0	3	116	14,716	3	0	3	118
T3S	13,064	3	0					3	105	14,074	3	0	3	113	14,252	3	0	3	114
T3M	13,457	2	0					2	108	14,497	2	0	2	116	14,681	2	0	2	117
T4M	13,165	2	0					3	105	14,182	2	0	3	113	14,362	2	0	3	115
TFTM	13,449	2	0					3	108	14,488	2	0	3	116	14,672	2	0	3	117
TSVS	13,987	4	0					1	112	15,068	4	0	1	121	15,259	4	0	1	122
TSS	13,999	3	0					1	112	15,080	3	0	1	121	15,271	3	0	1	122
TSM	13,963	4	0					2	112	15,042	4	0	2	120	15,233	4	0	2	122
TSW	13,872	4	0					3	111	14,944	4	0	3	120	15,133	4	0	3	121
BLC	11,027	1	0					2	88	11,879	1	0	2	95	12,029	1	0	2	96
LCCO	8,205	1	0					3	66	8,839	1	0	3	71	8,951	1	0	3	72
RCCO	8,205	1	0					3	66	8,839	1	0	3	71	8,951	1	0	3	72
30	1400	P5	138W					T1S	14,679	3	0	3	106	15,814	3	0	3	115	16,014
				T2S	14,664	3	0	3	106	15,797	3	0	3	114	15,997	3	0	3	116
				T2M	14,739	3	0	3	107	15,878	3	0	3	115	16,079	3	0	3	117
				T3S	14,274	3	0	3	103	15,377	3	0	3	111	15,572	3	0	3	113
				T3M	14,704	2	0	3	107	15,840	3	0	3	115	16,040	3	0	3	116
				T4M	14,384	2	0	3	104	15,496	3	0	3	112	15,692	3	0	3	114
				TFTM	14,695	2	0	3	106	15,830	3	0	3	115	16,030	3	0	3	116
				TSVS	15,283	4	0	1	111	16,464	4	0	1	119	16,672	4	0	1	121
				TSS	15,295	3	0	1	111	16,477	4	0	1	119	16,686	4	0	1	121
				TSM	15,257	4	0	2	111	16,435	4	0	2	119	16,644	4	0	2	121
				TSW	15,157	4	0	3	110	16,328	4	0	3	118	16,534	4	0	3	120
				BLC	12,048	1	0	2	87	12,979	1	0	2	94	13,143	1	0	2	95
				LCCO	8,965	1	0	3	65	9,657	1	0	3	70	9,780	1	0	3	71
				RCCO	8,965	1	0	3	65	9,657	1	0	3	70	9,780	1	0	3	71

## Lumen Output

Lumen values are from photometric tests performed in accordance with IESNA LM-79-08. Data is considered to be representative of the configurations shown, within the tolerances allowed by Lighting Facts. Contact factory for performance data on any configurations not shown here.

Forward Optics																			
LED Count	Drive Current	Power Package	System Watts	Dist. Type	30K (3000 K, 70 CRI)					40K (4000 K, 70 CRI)					50K (5000 K, 70 CRI)				
					Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	Lumens	B	U	G	LPW
40	1250	P6	163W	T1S	17,654	3	0	3	108	19,018	3	0	3	117	19,259	3	0	3	118
				T2S	17,635	3	0	3	108	18,998	3	0	3	117	19,238	3	0	3	118
				T2M	17,726	3	0	3	109	19,096	3	0	3	117	19,337	3	0	3	119
				T3S	17,167	3	0	3	105	18,493	3	0	3	113	18,727	3	0	3	115
				T3M	17,683	3	0	3	108	19,049	3	0	3	117	19,290	3	0	3	118
				T4M	17,299	3	0	3	106	18,635	3	0	4	114	18,871	3	0	4	116
				TFTM	17,672	3	0	3	108	19,038	3	0	4	117	19,279	3	0	4	118
				TSVS	18,379	4	0	1	113	19,800	4	0	1	121	20,050	4	0	1	123
				T5S	18,394	4	0	2	113	19,816	4	0	2	122	20,066	4	0	2	123
				T5M	18,348	4	0	2	113	19,766	4	0	2	121	20,016	4	0	2	123
				TSW	18,228	5	0	3	112	19,636	5	0	3	120	19,885	5	0	3	122
				BLC	14,489	2	0	2	89	15,609	2	0	3	96	15,806	2	0	3	97
				LCCO	10,781	1	0	3	66	11,614	1	0	3	71	11,761	2	0	3	72
				RCCO	10,781	1	0	3	66	11,614	1	0	3	71	11,761	2	0	3	72
				40	1400	P7	183W	T1S	19,227	3	0	3	105	20,712	3	0	3	113	20,975
T2S	19,206	3	0					3	105	20,690	3	0	3	113	20,952	3	0	3	114
T2M	19,305	3	0					3	105	20,797	3	0	3	114	21,060	3	0	3	115
T3S	18,696	3	0					3	102	20,141	3	0	3	110	20,396	3	0	4	111
T3M	19,258	3	0					3	105	20,746	3	0	3	113	21,009	3	0	3	115
T4M	18,840	3	0					4	103	20,296	3	0	4	111	20,553	3	0	4	112
TFTM	19,246	3	0					4	105	20,734	3	0	4	113	20,996	3	0	4	115
TSVS	20,017	4	0					1	109	21,564	4	0	1	118	21,837	4	0	1	119
T5S	20,033	4	0					2	109	21,581	4	0	2	118	21,854	4	0	2	119
T5M	19,983	4	0					2	109	21,527	5	0	3	118	21,799	5	0	3	119
TSW	19,852	5	0					3	108	21,386	5	0	3	117	21,656	5	0	3	118
BLC	15,780	2	0					3	86	16,999	2	0	3	93	17,214	2	0	3	94
LCCO	11,742	2	0					3	64	12,649	2	0	3	69	12,809	2	0	3	70
RCCO	11,742	2	0					3	64	12,649	2	0	3	69	12,809	2	0	3	70
60	1050	P8	207W					T1S	22,490	3	0	3	109	24,228	3	0	3	117	24,535
				T2S	22,466	3	0	4	109	24,202	3	0	4	117	24,509	3	0	4	118
				T2M	22,582	3	0	3	109	24,327	3	0	3	118	24,635	3	0	3	119
				T3S	21,870	3	0	4	106	23,560	3	0	4	114	23,858	3	0	4	115
				T3M	22,527	3	0	4	109	24,268	3	0	4	117	24,575	3	0	4	119
				T4M	22,038	3	0	4	106	23,741	3	0	4	115	24,041	3	0	4	116
				TFTM	22,513	3	0	4	109	24,253	3	0	4	117	24,560	3	0	4	119
				TSVS	23,415	5	0	1	113	25,224	5	0	1	122	25,543	5	0	1	123
				T5S	23,434	4	0	2	113	25,244	4	0	2	122	25,564	4	0	2	123
				T5M	23,374	5	0	3	113	25,181	5	0	3	122	25,499	5	0	3	123
				TSW	23,221	5	0	4	112	25,016	5	0	4	121	25,332	5	0	4	122
				BLC	18,458	2	0	3	89	19,885	2	0	3	96	20,136	2	0	3	97
				LCCO	13,735	2	0	3	66	14,796	2	0	4	71	14,983	2	0	4	72
				RCCO	13,735	2	0	3	66	14,796	2	0	4	71	14,983	2	0	4	72
				60	1250	P9	241W	T1S	25,575	3	0	3	106	27,551	3	0	3	114	27,900
T2S	25,548	3	0					4	106	27,522	3	0	4	114	27,871	3	0	4	116
T2M	25,680	3	0					3	107	27,664	3	0	3	115	28,014	3	0	3	116
T3S	24,870	3	0					4	103	26,791	3	0	4	111	27,130	3	0	4	113
T3M	25,617	3	0					4	106	27,597	3	0	4	115	27,946	3	0	4	116
T4M	25,061	3	0					4	104	26,997	3	0	4	112	27,339	3	0	4	113
TFTM	25,602	3	0					4	106	27,580	3	0	4	114	27,929	3	0	4	116
TSVS	26,626	5	0					1	110	28,684	5	0	1	119	29,047	5	0	1	121
T5S	26,648	4	0					2	111	28,707	5	0	2	119	29,070	5	0	2	121
T5M	26,581	5	0					3	110	28,635	5	0	3	119	28,997	5	0	3	120
TSW	26,406	5	0					4	110	28,447	5	0	4	118	28,807	5	0	4	120
BLC	20,990	2	0					3	87	22,612	2	0	3	94	22,898	2	0	3	95
LCCO	15,619	2	0					4	65	16,825	2	0	4	70	17,038	2	0	4	71
RCCO	15,619	2	0					4	65	16,825	2	0	4	70	17,038	2	0	4	71

## Lumen Output

Lumen values are from photometric tests performed in accordance with IESNA LM-79-08. Data is considered to be representative of the configurations shown, within the tolerances allowed by Lighting Facts. Contact factory for performance data on any configurations not shown here.

Rotated Optics																			
LED Count	Drive Current	Power Package	System Watts	Dist. Type	30K (3000 K, 70 CRI)					40K (4000 K, 70 CRI)					50K (5000 K, 70 CRI)				
					Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	Lumens	B	U	G	LPW
60	530	P10	106W	T1S	13,042	3	0	3	123	14,050	3	0	3	133	14,228	3	0	3	134
				T2S	12,967	4	0	4	122	13,969	4	0	4	132	14,146	4	0	4	133
				T2M	13,201	3	0	3	125	14,221	3	0	3	134	14,401	3	0	3	136
				T3S	12,766	4	0	4	120	13,752	4	0	4	130	13,926	4	0	4	131
				T3M	13,193	4	0	4	124	14,213	4	0	4	134	14,393	4	0	4	136
				T4M	12,944	4	0	4	122	13,945	4	0	4	132	14,121	4	0	4	133
				TFTM	13,279	4	0	4	125	14,305	4	0	4	135	14,486	4	0	4	137
				TSVS	13,372	3	0	1	126	14,405	4	0	1	136	14,588	4	0	1	138
				T5S	13,260	3	0	1	125	14,284	3	0	1	135	14,465	3	0	1	136
				T5M	13,256	4	0	2	125	14,281	4	0	2	135	14,462	4	0	2	136
				T5W	13,137	4	0	3	124	14,153	4	0	3	134	14,332	4	0	3	135
				BLC	10,906	3	0	3	103	11,749	3	0	3	111	11,898	3	0	3	112
				LCCO	7,789	1	0	3	73	8,391	1	0	3	79	8,497	1	0	3	80
				RCCO	7,779	4	0	4	73	8,380	4	0	4	79	8,486	4	0	4	80
				60	700	P11	137W	T1S	16,556	3	0	3	121	17,835	3	0	3	130	18,061
T2S	16,461	4	0					4	120	17,733	4	0	4	129	17,957	4	0	4	131
T2M	16,758	4	0					4	122	18,053	4	0	4	132	18,281	4	0	4	133
T3S	16,205	4	0					4	118	17,457	4	0	4	127	17,678	4	0	4	129
T3M	16,748	4	0					4	122	18,042	4	0	4	132	18,271	4	0	4	133
T4M	16,432	4	0					4	120	17,702	4	0	4	129	17,926	4	0	4	131
TFTM	16,857	4	0					4	123	18,159	4	0	4	133	18,389	4	0	4	134
TSVS	16,975	4	0					1	124	18,287	4	0	1	133	18,518	4	0	1	135
T5S	16,832	4	0					1	123	18,133	4	0	2	132	18,362	4	0	2	134
T5M	16,828	4	0					2	123	18,128	4	0	2	132	18,358	4	0	2	134
T5W	16,677	4	0					3	122	17,966	5	0	3	131	18,193	5	0	3	133
BLC	13,845	3	0					3	101	14,915	3	0	3	109	15,103	3	0	3	110
LCCO	9,888	1	0					3	72	10,652	2	0	3	78	10,787	2	0	3	79
RCCO	9,875	4	0					4	72	10,638	4	0	4	78	10,773	4	0	4	79
60	1050	P12	207W					T1S	22,996	4	0	4	111	24,773	4	0	4	120	25,087
				T2S	22,864	4	0	4	110	24,631	5	0	5	119	24,943	5	0	5	120
				T2M	23,277	4	0	4	112	25,075	4	0	4	121	25,393	4	0	4	123
				T3S	22,509	4	0	4	109	24,248	5	0	5	117	24,555	5	0	5	119
				T3M	23,263	4	0	4	112	25,061	4	0	4	121	25,378	4	0	4	123
				T4M	22,824	5	0	5	110	24,588	5	0	5	119	24,899	5	0	5	120
				TFTM	23,414	5	0	5	113	25,223	5	0	5	122	25,543	5	0	5	123
				TSVS	23,579	5	0	1	114	25,401	5	0	1	123	25,722	5	0	1	124
				T5S	23,380	4	0	2	113	25,187	4	0	2	122	25,506	4	0	2	123
				T5M	23,374	5	0	3	113	25,181	5	0	3	122	25,499	5	0	3	123
				T5W	23,165	5	0	4	112	24,955	5	0	4	121	25,271	5	0	4	122
				BLC	19,231	4	0	4	93	20,717	4	0	4	100	20,979	4	0	4	101
				LCCO	13,734	2	0	3	66	14,796	2	0	4	71	14,983	2	0	4	72
				RCCO	13,716	4	0	4	66	14,776	4	0	4	71	14,963	4	0	4	72
				60	1250	P13	231W	T1S	25,400	4	0	4	110	27,363	4	0	4	118	27,709
T2S	25,254	5	0					5	109	27,205	5	0	5	118	27,550	5	0	5	119
T2M	25,710	4	0					4	111	27,696	4	0	4	120	28,047	4	0	4	121
T3S	24,862	5	0					5	108	26,783	5	0	5	116	27,122	5	0	5	117
T3M	25,695	5	0					5	111	27,680	5	0	5	120	28,031	5	0	5	121
T4M	25,210	5	0					5	109	27,158	5	0	5	118	27,502	5	0	5	119
TFTM	25,861	5	0					5	112	27,860	5	0	5	121	28,212	5	0	5	122
TSVS	26,043	5	0					1	113	28,056	5	0	1	121	28,411	5	0	1	123
T5S	25,824	4	0					2	112	27,819	5	0	2	120	28,172	5	0	2	122
T5M	25,818	5	0					3	112	27,813	5	0	3	120	28,165	5	0	3	122
T5W	25,586	5	0					4	111	27,563	5	0	4	119	27,912	5	0	4	121
BLC	21,241	4	0					4	92	22,882	4	0	4	99	23,172	4	0	4	100
LCCO	15,170	2	0					4	66	16,342	2	0	4	71	16,549	2	0	4	72
RCCO	15,150	5	0					5	66	16,321	5	0	5	71	16,527	5	0	5	72

## FEATURES & SPECIFICATIONS

### INTENDED USE

The sleek design of the D-Series Size 1 reflects the embedded high performance LED technology. It is ideal for many commercial and municipal applications, such as parking lots, plazas, campuses, and streetscapes.

### CONSTRUCTION

Single-piece die-cast aluminum housing has integral heat sink fins to optimize thermal management through conductive and convective cooling. Modular design allows for ease of maintenance and future light engine upgrades. The LED drivers are mounted in direct contact with the casting to promote low operating temperature and long life. Housing is completely sealed against moisture and environmental contaminants (IP65). Low EPA (1.01 ft<sup>2</sup>) for optimized pole wind loading.

### FINISH

Exterior parts are protected by a zinc-infused Super Durable TGIC thermoset powder coat finish that provides superior resistance to corrosion and weathering. A tightly controlled multi-stage process ensures a minimum 3 mils thickness for a finish that can withstand extreme climate changes without cracking or peeling. Available in both textured and non-textured finishes.

### OPTICS

Precision-molded proprietary acrylic lenses are engineered for superior area lighting distribution, uniformity, and pole spacing. Light engines are available in standard 3000 K, 4000 K and 5000 K (70 CRI) configurations. The D-Series Size 1 has zero uplight and qualifies as a Nighttime Friendly™ product, meaning it is consistent with the LEED® and Green Globes™ criteria for eliminating wasteful uplight.

### ELECTRICAL

Light engine configurations consist of high-efficacy LEDs mounted to metal-core circuit boards to maximize heat dissipation and promote long life (up to L85/100,000 hours at 25°C). Class 1 electronic drivers are designed to have a power factor >90%, THD <20%, and an expected life of 100,000 hours with <1% failure rate. Easily serviceable 10kV surge protection device meets a minimum Category C Low operation (per ANSI/IEEE C62.41.2).

### STANDARD CONTROLS

The DSX1 LED area luminaire has a number of control options. DSX Size 1, comes standard with 0-10V dimming drivers. Dusk to dawn controls can be utilized via optional NEMA twist-lock photocell receptacles. Integrated motion sensors with on-board photocells feature field-adjustable programming and are suitable for mounting heights up to 30 feet.

### nLIGHT AIR CONTROLS

The DSX1 LED area luminaire is also available with nLight® AIR for the ultimate in wireless control. This powerful controls platform provides out-of-the-box basic motion sensing and photocontrol functionality and is suitable for mounting heights up to 40 feet. Once commissioned using a smartphone and the easy-to-use CLAIRITY app, nLight AIR equipped luminaires can be grouped, resulting in motion sensor and photocell group response without the need for additional equipment. Scheduled dimming with motion sensor over-ride can be achieved when used with the nLight Eclipse. Additional information about nLight Air can be found here.

### INSTALLATION

Included mounting block and integral arm facilitate quick and easy installation. Stainless steel bolts fasten the mounting block securely to poles and walls, enabling the D-Series Size 1 to withstand up to a 3.0 G vibration load rating per ANSI C136.31. The D-Series Size 1 utilizes the AERIS™ series pole drilling pattern (template #8). NEMA photocontrol receptacle are also available.

### LISTINGS

UL Listed for wet locations. Light engines are IP66 rated; luminaire is IP65 rated. Rated for -40°C minimum ambient. U.S. Patent No. D672,492 S. International patent pending.

DesignLights Consortium® (DLC) Premium qualified product and DLC qualified product. Not all versions of this product may be DLC Premium qualified or DLC qualified. Please check the DLC Qualified Products List at [www.designlights.org/QPL](http://www.designlights.org/QPL) to confirm which versions are qualified.

International Dark-Sky Association (IDA) Fixture Seal of Approval (FSA) is available for all products on this page utilizing 3000K color temperature only.

### WARRANTY

5-year limited warranty. Complete warranty terms located at: [www.acuitybrands.com/support/customer-support/terms-and-conditions](http://www.acuitybrands.com/support/customer-support/terms-and-conditions)

**Note:** Actual performance may differ as a result of end-user environment and application.

All values are design or typical values, measured under laboratory conditions at 25 °C.

Specifications subject to change without notice.





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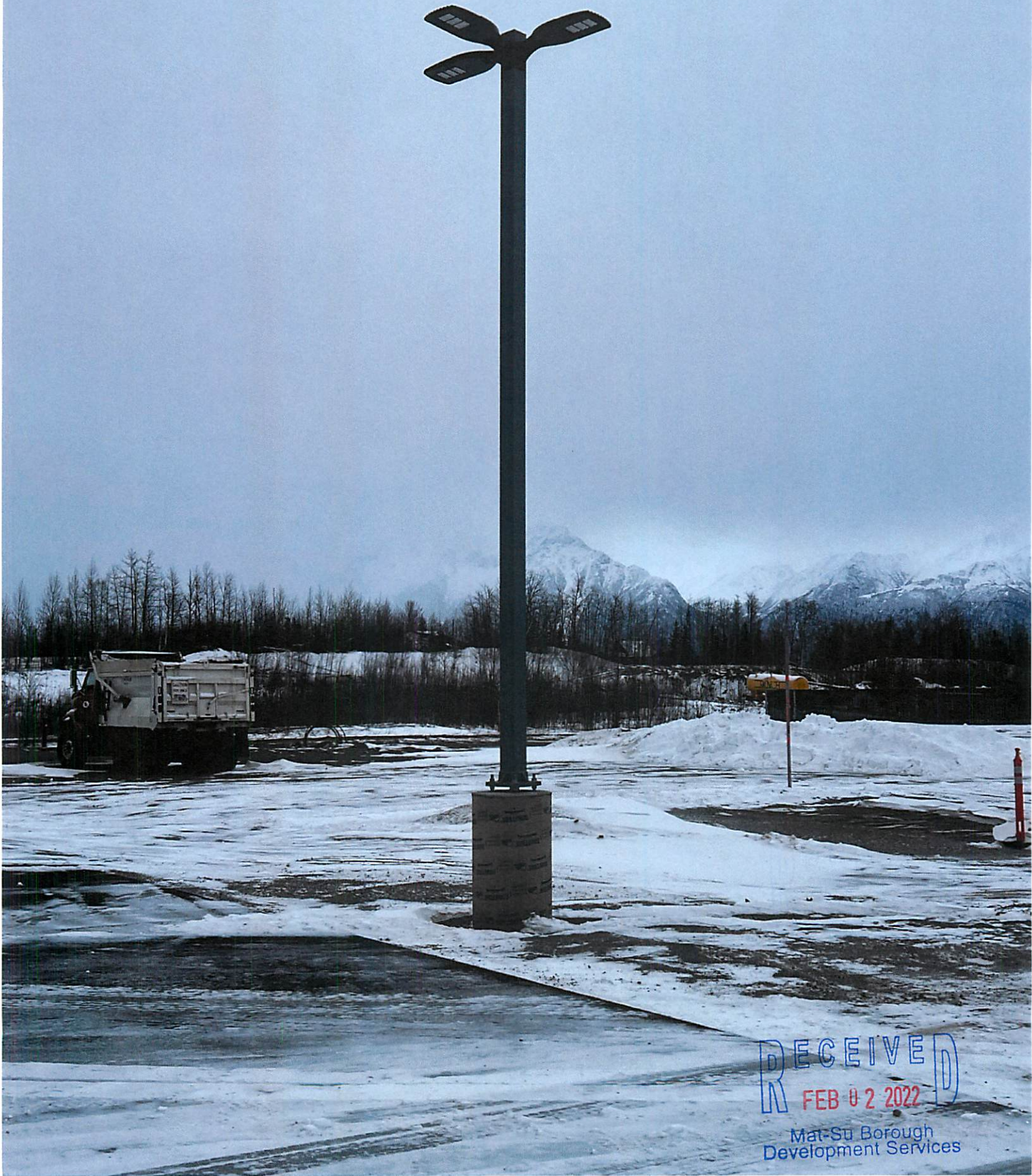
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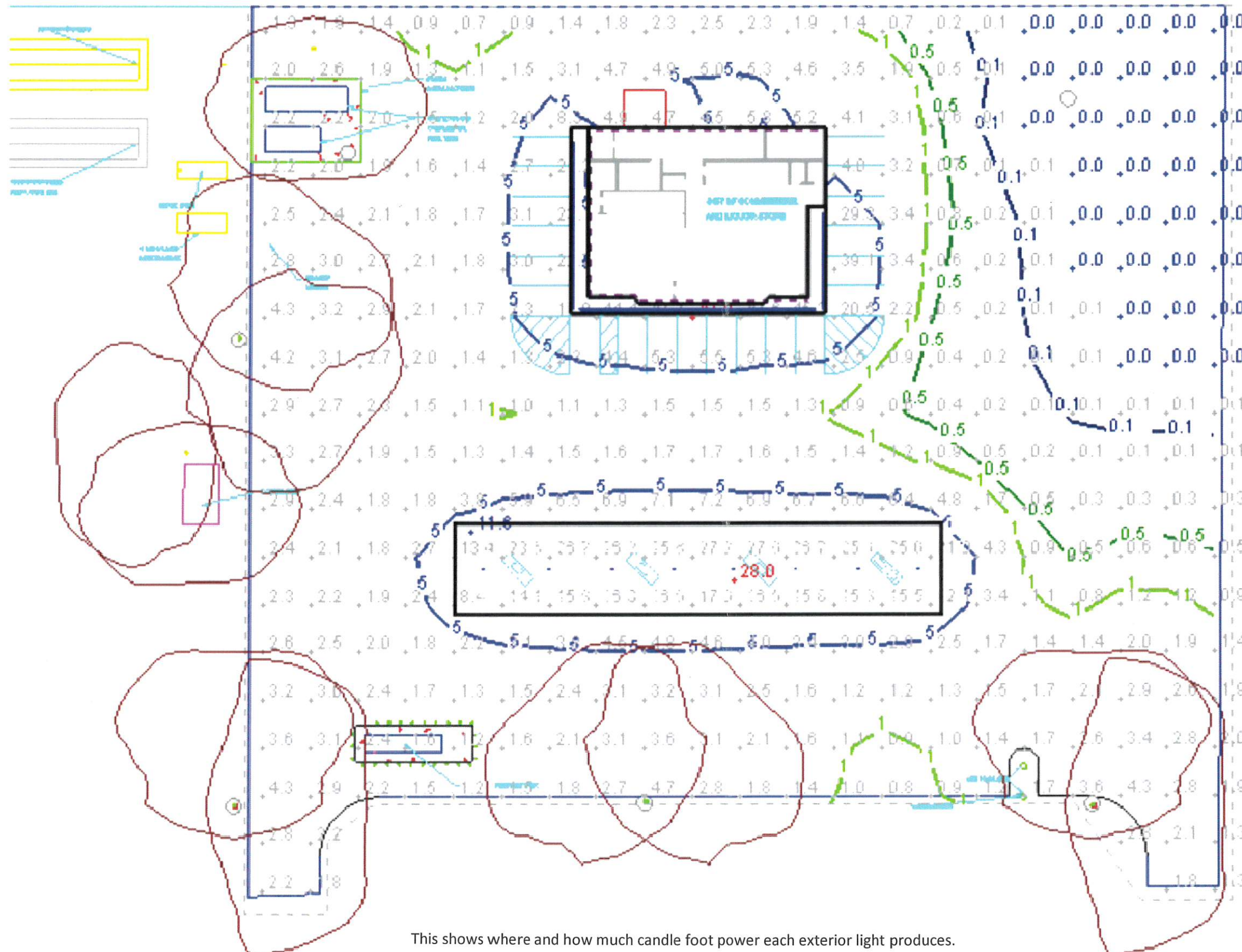


VALLEY COUNTRY STORE #4

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Development Services

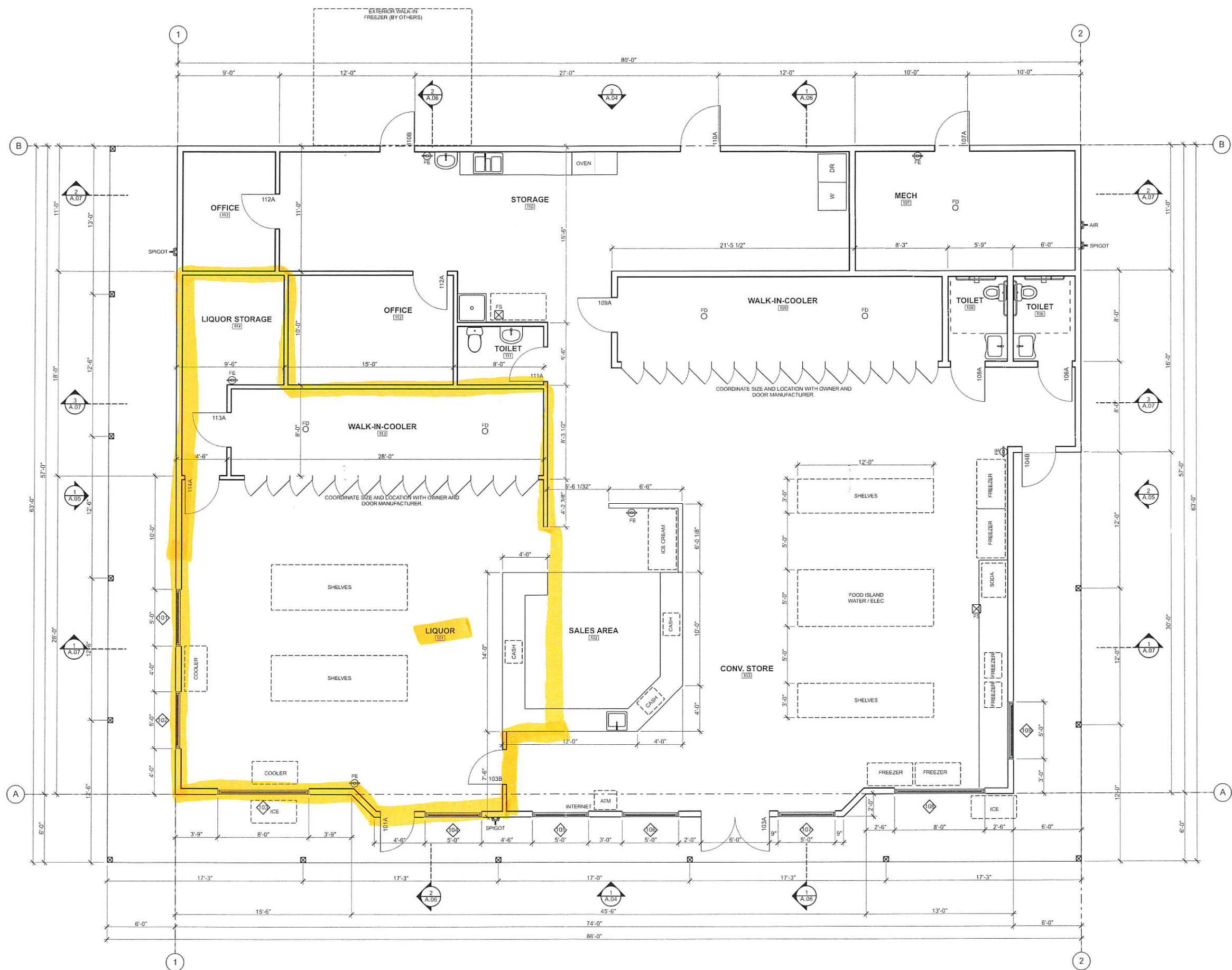
**Designer**  
B. Riggan  
**Date**  
12/17/2021  
**Scale**  
Not to Scale  
**Drawing No.**

**Summary**



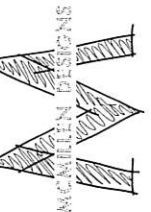
This shows where and how much candle foot power each exterior light produces.

Current View



1 FIRST FLOOR PLAN  
SCALE: 1/4" = 1'-0"

189 E. NELSON AVE. PMB140  
WASILLA, ALASKA 99654  
PHONE: 907.376.5755  
FAX: 907.376.5765  
Email: Brian@McMillenDesigns.com  
www.McMillenDesigns.com



VALLEY COUNTRY STORE #4

PALMER, ALASKA

FIRST FLOOR PLAN

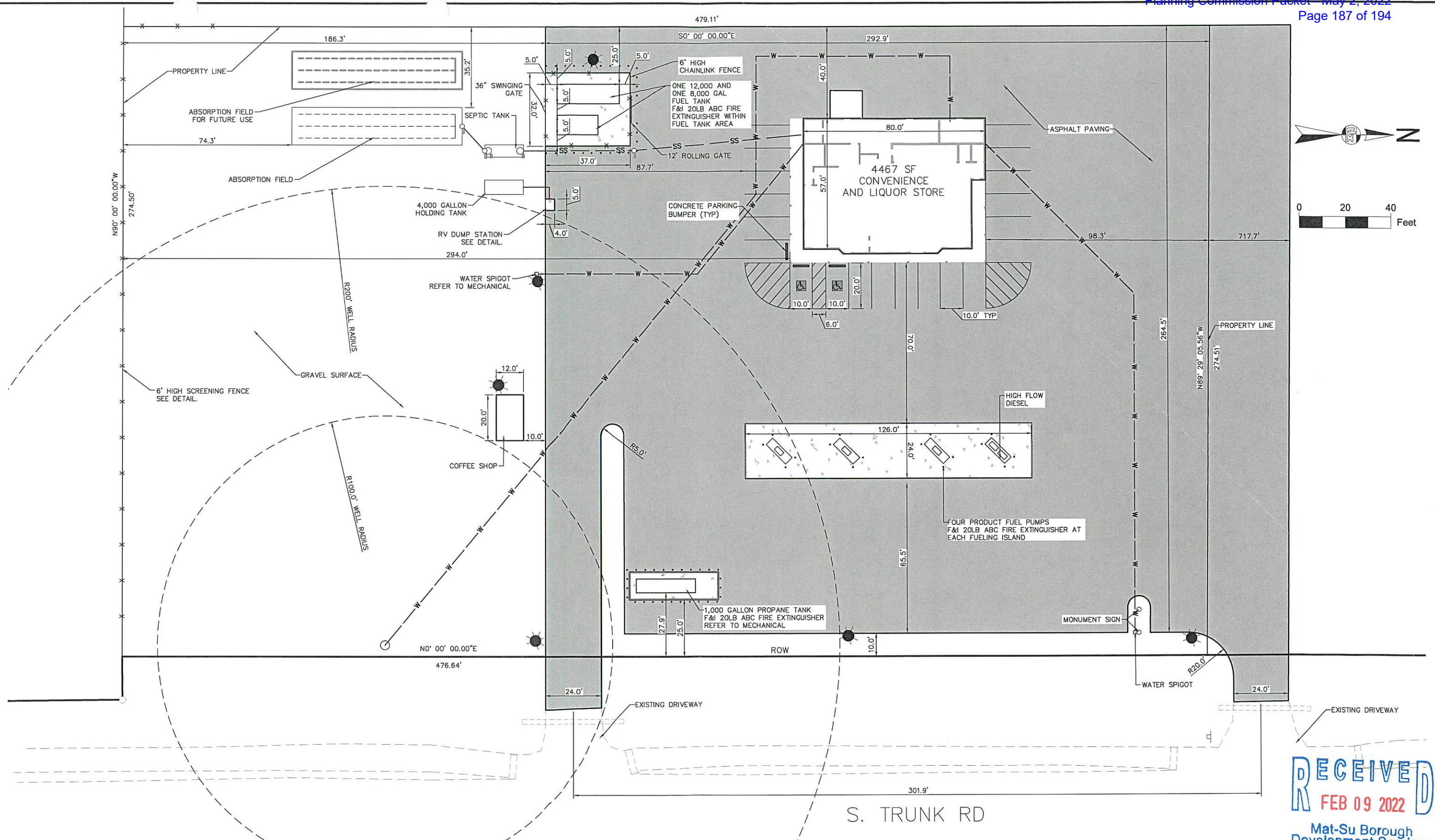
BY	REVISIONS	DATE

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DRAWN:  
CHECKED:

A.02

Plotted On: 12/14/20

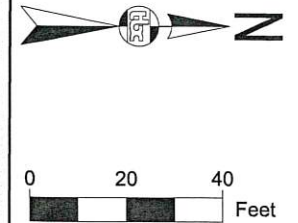
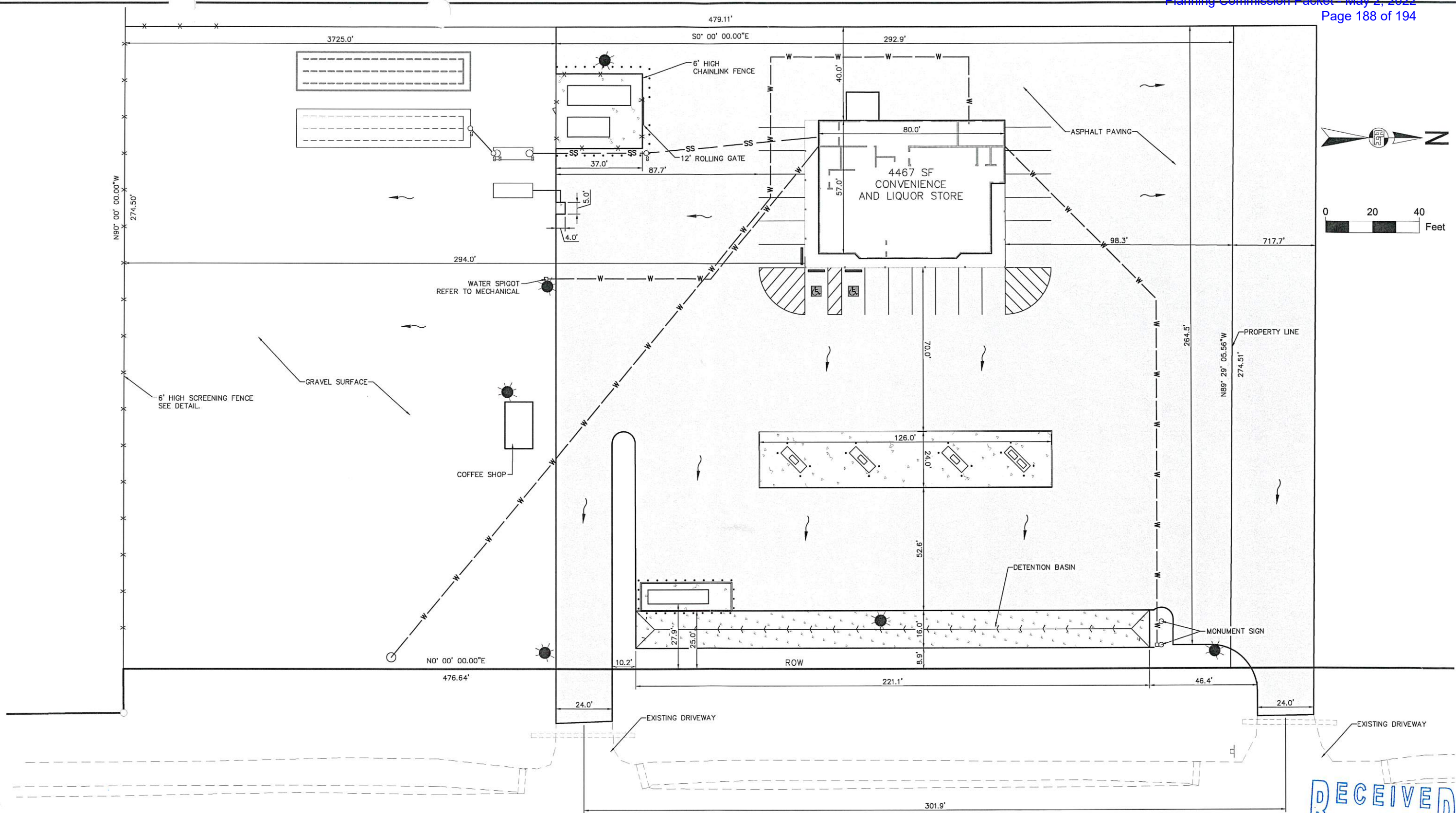
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DATE/TIME 5/10/2021  
LAYOUT  
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HJH



NOTES:  
MAINTAIN A 50' BUFFER FREE OF BRUSH, DEBRIS, AND OTHER COMBUSTIBLE MATERIALS AROUND PROPANE AND FUEL STORAGE AREAS.

 The Boutet Company, Inc. 601 E. 57th Place #102 Anchorage, AK. 99518 Ph. 907-522-6776 License No. AECC957	 TIMOTHY J. ALLEY CE 14368 05/10/21 REGISTERED PROFESSIONAL ENGINEER	VALLEY COUNTRY STORE 4 WASILLA, ALASKA	
		CIVIL SITE & UTILITY IMPROVEMENTS VALLEY COUNTRY STORE 4	
HORIZ SCALE: 1"=40' VERT SCALE: N/A		DATE: 05/10/2021	SHEET C7

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DESIGNED HJH  
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DRAFTED HJH

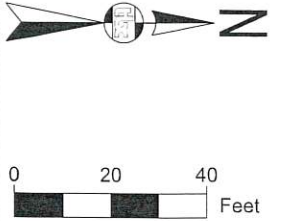
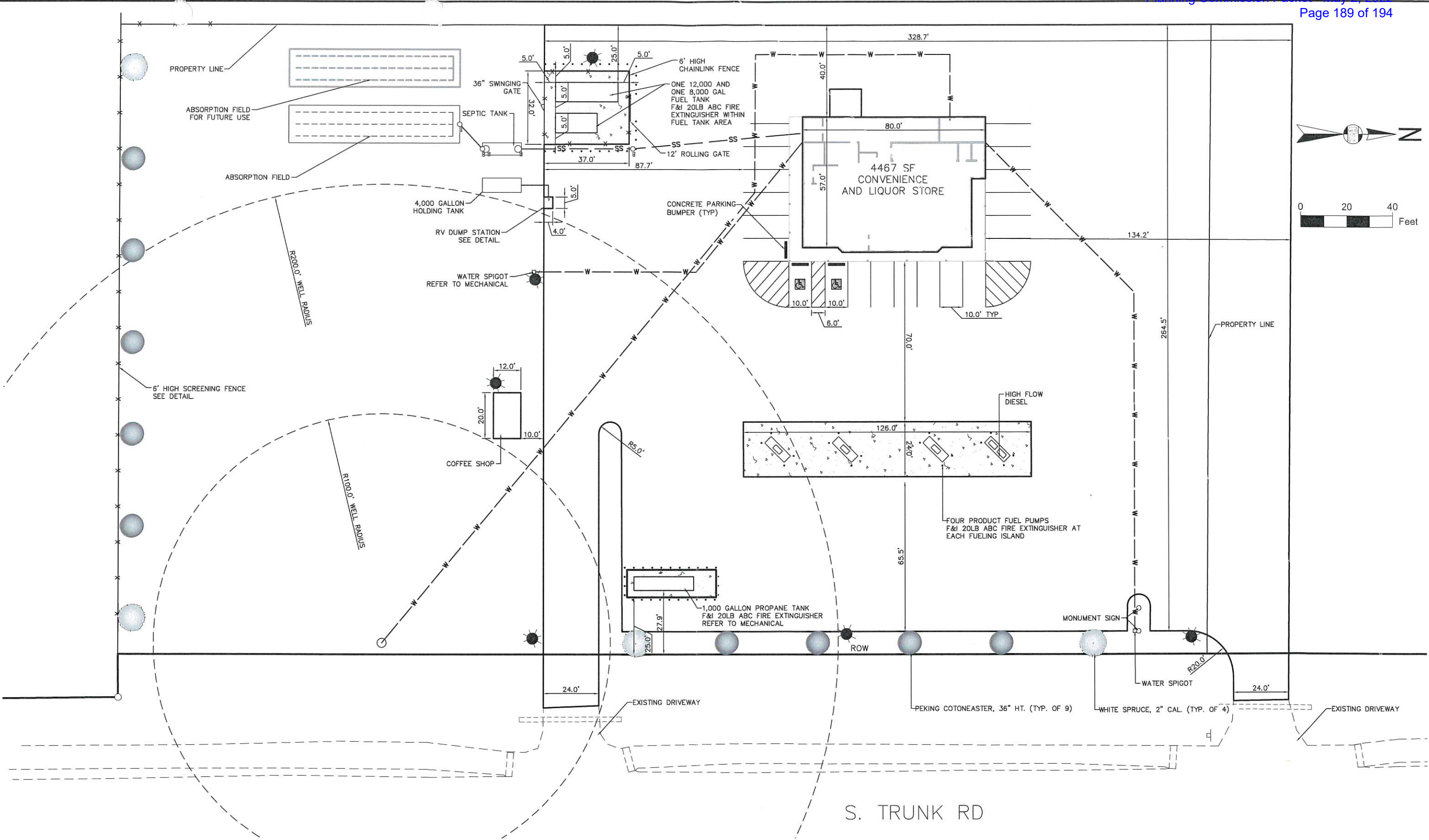


S. TRUNK RD

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Mat-Su Borough  
Development Services

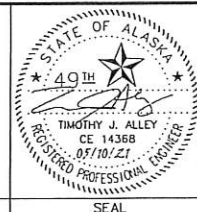
 The Boutet Company, Inc. 601 E. 57th Place #102 Anchorage, AK. 99518 Ph. 907-522-6776 License No. AECC957		 TIMOTHY J. ALLEY CE 14368 05/02/22 REGISTERED PROFESSIONAL ENGINEER	VALLEY COUNTRY STORE 4 WASILLA, ALASKA <b>CIVIL SITE &amp; UTILITY IMPROVEMENTS</b> VALLEY COUNTRY STORE 4 <b>DRAINAGE PLAN</b>
CONSULTANT		SEAL	HORZ SCALE: 1"=40' VERT SCALE: N/A DATE: 05/02/2022 SHEET C7

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**NOTES:**  
MAINTAIN A 50' BUFFER FREE OF BRUSH, DEBRIS, AND OTHER COMBUSTIBLE MATERIALS AROUND PROPANE AND FUEL STORAGE AREAS.

 The Boulet Company, Inc. 601 E. 57th Place #102 Anchorage, AK. 99518 Ph. 907-522-6776 License No. AECC957		VALLEY COUNTRY STORE 4 WASILLA, ALASKA	
		CIVIL SITE & UTILITY IMPROVEMENTS	
		VALLEY COUNTRY STORE 4	
HORIZ SCALE: 1"=30' VERT SCALE: N/A		DATE: 05/10/2021	SHEET <b>C7</b>



VALLEY COUNTRY STORE 4  
WASILLA, ALASKA

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CIVIL SITE & UTILITY IMPROVEMENTS

VALLEY COUNTRY STORE 4

HORZ SCALE: 1"=30'	DATE: 05/10/2021
VERT SCALE: N/A	

SHEET C8

**COMMISSION BUSINESS**  
**Tentative Future Agenda Items**

**COMMISSION BUSINESS**






**MATANUSKA-SUSITNA BOROUGH**  
**Planning and Land Use Department**  
350 East Dahlia Avenue • Palmer, AK 99645  
Phone (907) 861-7822  
[www.matsugov.us](http://www.matsugov.us)

## MEMORANDUM

DATE: April 25, 2022

TO: Planning Commissioners

FROM: Alex Strawn, Planning and Land Use Director 

SUBJECT: Tentative Future PC Items

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### Upcoming PC Actions

#### Quasi-Judicial

- Frontier Plaza Subdivision – Earth Material Extraction, 18N10E31A004 (Staff: Mark Whisenhunt)
- Talkeetna Connection – Marijuana Retail Facility, 24N04W29D002 (Staff: Peggy Horton)
- Dime Bag – Marijuana Retail Facility, 6298B01L002 (Staff: Peggy Horton)
- Premier Homes – Earth Material Extraction, 17N02W34D003 (Staff: Peggy Horton)
- Green Jar – Hatcher Pass – Marijuana Retail Facility, 4316B01L0064 (Staff: Jason Ortiz)
- Green Go, LLC – Marijuana Cultivation Facility, 17N01W11A020 (Staff: Mark Whisenhunt)
- Floaters – Alcoholic Beverage Dispensary Expansion, 1783B02L003 (Staff: Mark Whisenhunt)
- QAP – Church-Seldon, Earth Material Extraction, 18N01W31A015 (Staff: Peggy Horton)
- Denali Farms – Marijuana Cultivation Facility, 4136B03L004 (Staff: Peggy Horton)
- MSB East Kashwitna – Earth Materials Extraction, 20N04W07A001 (Staff: Mark Whisenhunt)
- Purely Alaskan – Residential Special Land Use District CUP, 19N04W29A012 (Staff: Mark Whisenhunt)

Legislative

- Historic Preservation Plan (HPP) (Staff: Adam Bradway)
- Municipal Separate Storm Sewer System (MS4) (Staff: Kim Sollien)
- Bike and Pedestrian Plan (Staff: Kim Sollien)
- MSB Borough-Wide Comprehensive Plan (Staff: Kim Sollien)
- Marijuana Code Update (Staff: Alex Strawn)
- Glacier View Comprehensive Plan Update (Staff: Leda Borys)
- Coordinated Human Services Transportation Plan (Staff: Leda Borys)