

From: [Palmer, Charley \(DEC\)](#)
To: [Rick Benedict](#)
Cc: [DEC Agency Reviews](#); [Bare, Charity M \(DEC\)](#); [Hill, Amy L \(DEC\)](#)
Subject: FW: Request for Review and Comments: MSB 17.60 – Conditional Use for Marijuana Cultivation Facility
Date: Wednesday, September 20, 2023 8:45:05 AM
Attachments: [dec-eh-dw-recommendations-for-general-project-activities-near-a-pws-source.pdf](#)

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

Hi Rick,

Thank you for the opportunity to comment with respect to public water system (PWS) sources. Given the location(s) provided, this project is near an active registered PWS source (see attached "DEC_PWS_Map*.jpg" and summary table below). For this reason, we ask that the applicant please adhere to the attached **Recommendations for General Project Activities near a PWS source**, where applicable.

To access our interactive web map, which displays PWS source locations and Drinking Water Protection Areas, please visit: <https://www.arcgis.com/home/item.html?id=13ed2116e4094f9994775af9a62a1e85>.

Summary table

- **Public Water System ID (PWSID):** [AK2220260](#)
Water System Name: HOLEY MOLEY DONUT SHOP
Water System Classification: Transient Non-Community Water System
State Assigned Source ID: WL001
Source Name: WELL
Source Water Type: Groundwater
Source Facility Type: Well
[Drinking Water Watch](#) has current sampling results and contact information.

[Alaska DEC Drinking Water Program](#) home page.

Drinking Water Regulations: [18 AAC 80](#).

Regards,

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Charley Palmer, *Hydrologist*

Alaska DEC

Division of Environmental Health

[Drinking Water Program](#)

Drinking Water Source Protection

From: Rick Benedict <Rick.Benedict@matsugov.us>

Sent: Friday, July 21, 2023 12:32 PM

To: Rick Benedict <Rick.Benedict@matsugov.us>

Cc: White, Ben M (DOT) <ben.white@alaska.gov>; Bradway, Adam R (DOT) <adam.bradway@alaska.gov>; Huling, Kristina N (DOT) <kristina.huling@alaska.gov>; aviation@alaska.gov; DNR SCRO (DNR sponsored) <dnr.scro@alaska.gov>; DEC Agency Reviews <dec.agencyreviews@alaska.gov>; Myers, Sarah E E (DFG) <sarah.myers@alaska.gov>; Walker, James H (DNR) <james.walker2@alaska.gov>; Percy, Colton T (DFG) <colton.percy@alaska.gov>; msb.hpc@gmail.com; planning@ci.wasilla.ak.us; publicworks@ci.wasilla.ak.us; 'mearow@matanuska.com' <mearow@matanuska.com>; row@mtasolutions.com; row@enstarnaturalgas.com; GCI ROW <ospdesign@gci.com>; Jacob Boothby <jacob.boothby@matsugov.us>; donald.cutbert@matsugov.us; Fire Code <Fire.Code@matsugov.us>; regpagemaster@usace.army.mil; Tom Adams <Tom.Adams@matsugov.us>; Don Thomas <Don.Thomas@matsugov.us>; Debbie Bakic <Debbie.Bakic@matsugov.us>; Jamie Taylor <jamie.taylor@matsugov.us>; Brad Sworts <brad.sworts@matsugov.us>; Elaine Flagg <Elaine.Flagg@matsugov.us>; Charlyn Spannagel <Charlyn.Spannagel@matsugov.us>; Alex Strawn <Alex.Strawn@matsugov.us>; Jason Ortiz <Jason.Ortiz@matsugov.us>; Karol Riese <Karol.Riese@matsugov.us>; Corinne Lindfors <Corinne.Lindfors@matsugov.us>; Permit Center <Permit.Center@matsugov.us>; Peggy Horton <Peggy.Horton@matsugov.us>; Taunnie Boothby <Taunnie.Boothby@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Andy Dean <Andy.Dean@matsugov.us>; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; robyundmsb@gmail.com; northlakescommunitycouncil@gmail.com; sayenbookkeeping@hotmail.com; Louie@Calandri.com; theron.bair@gmail.com; sayenabraham89@gmail.com; secretary@nlakes.cc; davemtp@mtaonline.net; Lucas N. SzipszkyPPD <lszipszky@palmerpolice.com>; susansteele550@gmail.com; blushingmoose@yahoo.com; noffkejl@gmail.com; hessmer@mtaonline.net; akrongitsch@gmail.com

Subject: Request for Review and Comments: MSB 17.60 – Conditional Use for Marijuana Cultivation Facility

Some people who received this message don't often get email from rick.benedict@matsugov.us. [Learn why this is important](#)

CAUTION: This email originated from outside the State of Alaska mail system. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good Afternoon,

APPLICANT: Sandra Millhouse, on behalf of Green Go, LLC.

LOCATION: 2323 E. Palmer Wasilla Hwy, Wasilla, AK 99654
Tax ID# 8401000T00A; within Township 17 North, Range 1 West, Sections 2 and 11,
Seward Meridian, RSA 025

An application for a Conditional Use Permit under MSB 17.60 – Conditional Uses for the operation of a Marijuana Cultivation Facility. The Planning Commission will conduct a public

hearing on this request on Monday, October 2, 2023, at 6:00pm.

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

[Matanuska-Susitna Borough - Public Hearing Notice for a Conditional Use Permit Application for a Marijuana Cultivation Facility - Green Go, LLC. \(matsugov.us\)](#)

Comments are due on or before **Friday, September 22, 2023**, and will be included in the Planning Commission packet for the Commissioner's review and information. Please be advised that comments received from the public after that date will not be included in the staff report to the Planning Commission. Thank you for your review.

Respectfully,

Rick Benedict – Planner II
Development Services Division
Matanuska-Susitna Borough
(907)861-8527 direct



Legend

DEC Drinking Water Layers

SDWIS Drinking Water Facilities - Public

Federal Classification

- Community Water System (C)
- Non-Transient Non-Community Water System (NTNC)
- Non-Community Water System (NC)

DEC- DW Alaska Drinking Water Protection Areas

Zone A (GW-Several Months Time of Travel or SW 1000 ft buffer)



Zone B (GW-2 Yr Time of Travel or SW-1 mile buffer)



Zone C Surface Water (Watershed Boundary)



Zone E Ground Water Surface Water Influence (1000 ft buffer)



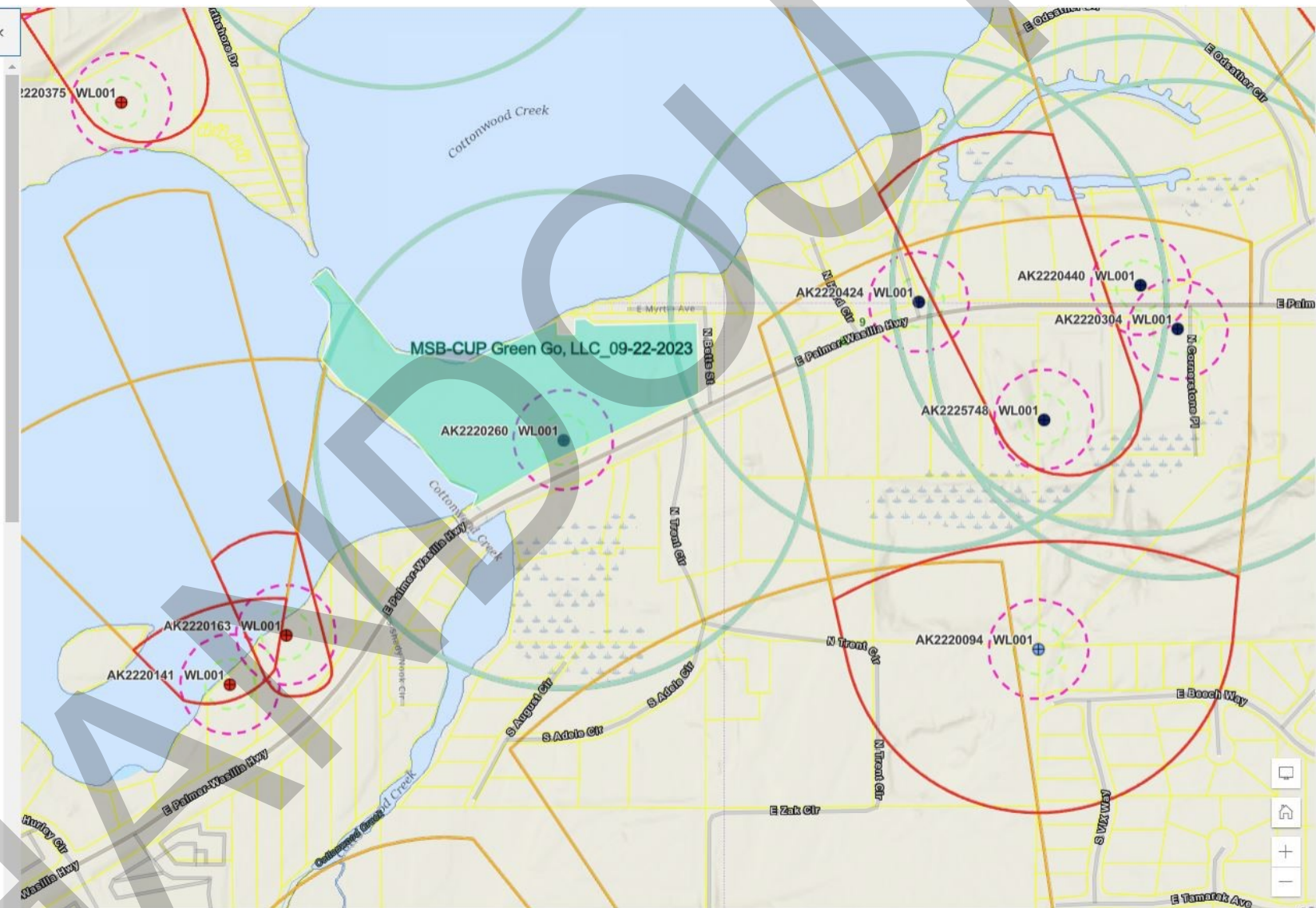
Zone F Ground Water Surface Water Influence (1 mile buffer)



Zone G Ground Water Surface Water Influence (Watershed Boundary)



Provisional Protection Areas





July 14, 2022

Recommendations for general project activities associated with, or near, a public water system source

The following recommendations are intended to address potential impacts of projects, to be permitted or otherwise, in which planned activities are associated with, or near, a public water system (PWS) source (e.g., water well, spring, surface water intake, etc.). The key aspects of these recommendations are to identify nearby PWS sources, establish appropriate points of contact for the applicant and PWS, and implement best management practices.

Authority:

18 AAC 80.015. Well protection, source water protection, and well decommissioning.

- a) A person may not
 - (1) cause pollution or contamination to enter a public water system; or
 - (2) create or maintain a condition that has a significant potential to cause or allow the pollution or contamination of a public water system.

Recommendations:

- 1) Identify on a legible map if any part of the project is within a Drinking Water Protection Area (DWPA) for a PWS source. DWPAs can be found using the interactive web map application, “**Alaska DEC Drinking Water Protection Areas**”, located at <https://dec.alaska.gov/das/GIS/apps.htm>. Links to basic instructions for using this web map can be found on the map description page. If you experience problems accessing the map, please contact the Drinking Water Source Protection group at (907) 269-7549, or chris.miller@alaska.gov.
- 2) Where the project/permit intersects a DWPA, notify the associated PWS contact and provide the following:
 - a) A brief description of the project location and associated activities; and
 - b) Project contact information.

PWS contact information can be obtained using the hyperlink from within the pop-up information for each PWS source in the web map, or directly by using the online application called “Drinking Water Watch”, found at <https://dec.alaska.gov/DWW/>.

- 3) Within the identified DWPA, control stormwater and wastewater discharge such that it is directed away from the PWS.

Recommendations for general project activities associated with, or near, a public water system source (continued)

- 4) Within the identified DWPA, restrict project/permit activities that could significantly and/or permanently change the natural surface water or groundwater levels of the water sources immediately contributing to the PWS.
- 5) Within the identified DWPA, implement voluntary best management practices suited to your project where equipment storage, maintenance and operation, or other potential sources of contamination are located to minimize the potential for PWS source contamination.
- 6) Restrict or limit equipment storage, maintenance and operation, and other potential sources of contamination, within the following high-priority DWPA Zones:
 - a) Zone A DWPA (several-months-time-of-travel for contributing groundwater, or 1,000-foot buffer of the contributing surface water body and its immediate tributaries);
 - b) Zone E DWPA (1,000-foot buffer of the contributing surface water body and its immediate tributaries for a source using groundwater under the direct influence of surface water (GWUDISW)); or
 - c) Provisional DWPA (1,000-foot radius around a PWS source).
- 7) All non-proprietary data related to the project/permit, including but not limited to, water quality results (field and lab), survey data, water levels, subsurface lithologic descriptions and depth, and groundwater flow direction and gradient information, should be made available to the permitting agency upon request.
 - a) When associated with the development, construction, modification, or operation of a PWS, follow the requirements in DEC Drinking Water regulations 18 AAC 80, <https://dec.alaska.gov/eh/dw/regulations/>.
- 8) Keep a list of PWS contacts and agency spill reporting contacts readily available.
 - a) Immediately notify contacts of any potential contamination event, such as spills or excess erosion.

Sincerely,

Charley Palmer, *Hydrologist 3*
DEC Drinking Water Source Protection
E-mail: charley.palmer@alaska.gov
Phone: (907) 269-0292

Alternate contacts:

Chris Miller, Environmental Program Specialist 4, chris.miller@alaska.gov
Kenna Billups, Environmental Program Specialist 2, kenna.billups@alaska.gov

From: [REDACTED]
Subject: Re: Green Go LLC - T17N R1W SEC11 TPA20 - DOC-00586
Date: September 28, 2023 at 9:23 PM
To: Sandra D Millhouse sandradhbic@yahoo.com

MS

Sandra,

The information you are looking for is the following. We have installed a system call [REDACTED]. We will be implementing precision irrigation by monitoring media, with an instrument called a tension meter. The tension meter will focus on delivering the precise amount of water that the plants call for. We will set the tension meters at a level that is high enough to push your plants to the driest level that the plants can possibly handle, the instrument will then communicate back to our software to trigger a irrigation event. The irrigation events will stop after the media has reach a point of barely moist to make sure we our conserving on fertilizer. We will also be using a lysimeter or soil saturation access tube, this device will be measuring the amount of food that your plants will be eating, making sure that again they get nothing less, nothing more. All these instruments will guarantee NO waste water. Hopefully this answer the questions on your system. Please contact me with any further questions.

Thanks,
[REDACTED]

On Thu, Sep 28, 2023 at 5:41 PM Sandra D Millhouse <sandradhbic@yahoo.com> wrote:

Sent from my iPhone

Begin forwarded message:

From: Sandra D Millhouse <sandradhbic@yahoo.com>
Date: September 28, 2023 at 5:35:37 PM AKDT
To: Patrick Merow <PatrickM@orionconstructioninc.com>
Subject: Fwd: Green Go LLC - T17N R1W SEC11 TPA20 - DOC-00586

Sent from my iPhone

Begin forwarded message:

From: Pioneer Engineering LLC <pioneerllc@hotmail.com>
Date: September 28, 2023 at 3:24:12 PM AKDT
To: sandradhbic@yahoo.com
Cc: Mike Rolston <ndirtw@gmail.com>, "Carlee Milhimes (Office NDirt)" <office.ndirt@gmail.com>, Steve Wilson <swilsonak49@yahoo.com>
Subject: FW: Green Go LLC - T17N R1W SEC11 TPA20 - DOC-00586

FYI-email 2 of 2 regarding this property. Tonya Bear is Ryan Peterson's supervisor (he authored the prior email).

From: [Rick Benedict](#)
To: [Sandra D Millhouse](#)
Subject: RE: Waste Water Narrative
Date: Monday, October 2, 2023 9:12:00 AM

Good morning Sandra,

Yes, the borough will need documentation from an engineer licensed within the State of Alaska or approval from ADEC indicating that the septic system is approved and capable of accepting wastewater from a non-domestic source.

I will have your narrative added to the staff report as a handout for today's public hearing.

Respectfully,

Rick Benedict – Planner II
Development Services Division
Matanuska-Susitna Borough
(907)861-8527 direct

From: Sandra D Millhouse <sandradsbic@yahoo.com>
Sent: Friday, September 29, 2023 4:44 PM
To: Rick Benedict <Rick.Benedict@matsugov.us>
Subject: Waste Water Narrative

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

Hello Rick,

Here is the new narrative you had asked for.

I provided this to the engineers and the DEC this week and we received approval today.

As we had spoken about, I am leaving out the actual company information, as this has been an expensive process to find and implement and don't want it to be public knowledge.

I can forward the DEC email if you need it.

Let me know if I need anything else, if not, I will see you Monday night.

Thank you so much,
Sandra Millhouse