



Municipality of Anchorage, Clerk's Office
Code Compliance Checklist
Commercial Marijuana Establishment Application

Applicant: Great Northern Cannabis, Inc.
Establishment Type: Retail
Other licenses at this address: N/A

License #: M11966
Public Hearing Date: June 27, 2017

Address: 541 W 4th Ave.

Other License Types Applied For: Cultivation #M10747
Community Council: Downtown

Code Citation and Topic	Compliance Information	Complies	Recommended Condition
All Establishments			
10.80.010 License restrictions	Application complies with license restrictions.	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
10.80.021 No licensee owes past-due taxes, fees, or fines to the MOA	No past-due taxes, fees or fines.	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
10.80.700 Marijuana handler permit	All licensees, employees and agents will have handler permit.	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	All licensees, employees, and agents of the marijuana establishment who sell, cultivate, manufacture, test, or transport marijuana or marijuana product, or who check the identification of a consumer or visitor, shall obtain a marijuana handler permit from the Marijuana Control Board. The marijuana handler permit shall be kept in the holder's immediate possession or a valid copy shall be kept on the premises of the marijuana establishment at all times.
10.80.710 Restricted access areas		<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
10.80.711 No overlapping licensed premises	No other licenses at this location.	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
10.80.715 Security alarm systems and lock standards	Compliance with security alarm and lock standards indicated. 3 rd party monitoring.	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	



Municipality of Anchorage, Clerk's Office
Code Compliance Checklist
Commercial Marijuana Establishment Application

Code Citation and Topic	Compliance Information	Complies	Recommended Condition
10.80.720 Video surveillance	Operating plan indicates compliance with requirements. Securely stored on-site and off-site. First floor doorway between loading room and alcove may not be covered by camera.	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
10.80.725 Inspection of Premises	Ongoing requirement	N/A	
10.80.735 Health and safety standards		<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
10.80.740 Waste disposal	Ongoing requirement	N/A	
10.80.745 Standardized scales	Compliance indicated.	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
10.80.755 Business records	Records to be stored in secure office and electronically on site. Electronic also stored on cloud.	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Retail Establishments			
10.80.325 Retail store sign—age limitation	Appropriate signs to be posted on main entry door and shopping area entry door.	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
10.80.330 Inventory tracking system	Applicant will use Metrc system; compliance is indicated. POS program, Bio-Track THC or equivalent will pair with Metrc and be monitored by 3 rd party.	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
10.80.335 Health and safety requirements		<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
10.80.345 Packaging and labeling	Required labeling is provided; packaging standards will be met.	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
10.80.350 Identification requirement	Government issued identification will be checked upon entry.	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
10.80.371 Prevention of botulism	Operating plan does not indicate concentrates will be sold. If they are, proper storage temperature and secure storage is required.	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	

**PLANNING DEPARTMENT
STAFF ANALYSIS
SPECIAL LAND USE PERMIT FOR MARIJUANA**

Date: June 27, 2017

Case Number: 2017-0078

Applicant: Great Northern Cannabis, Inc./Stephen Brashear
SOA License Number: 11966

Request: Special land use permit for marijuana for a marijuana retail sales establishment

Site Address: 541W. 4th Ave, Anchorage, AK 99501
Legal Description: Anchorage Original Townsite, Lot 8, Block 26
Parcel ID Number: 002-106-08

Community Council: Downtown

Attachments:

1. Location Maps
2. Application
3. Reviewing Agency and Public Comments
4. Affidavit of Posting

Recommendation Summary: Approval with conditions

Site Information

Size:	3,250 sq. ft.	Topography:	Flat
Zoning:	B-2B	Utilities:	Public sewer and water
Existing Use:	Vacant		

Surrounding Area

	NORTH	EAST	SOUTH	WEST
Zoning:	B-2B	B-2B	B-2A	B-2B
Land Use	Commercial	Commercial	Commercial	Commercial
Classification:	Corridor	Corridor	Corridor	Corridor
Land Use:	Hotel	Restaurant	Park	Retail

Comprehensive Plan

Classification: “Downtown Core” per the 2007 Downtown Districts Diagram, *Anchorage Downtown Comprehensive Plan*; “Major Employment Center” and “Redevelopment/Mixed-Use Area” per the 2001 Land Use Policy Map, *Anchorage 2020*

Site Description and Proposal

This is a request for a special land use permit for a marijuana retail facility to be located downtown within the B-2B district. This site is located on 4th Ave, west of E Street and east of F Street, within space previously occupied by a souvenir shop. The applicant is requesting 3,000 sq. ft. of space be licensed for marijuana retail. The hours of operation listed in the application state the business plans to be open between 8:00am to midnight.

Plans submitted to the Planning Department do not show any major alterations to the storefront or building that would make it of dissimilar scale or size to surrounding structures.

Public and Agency Comments

On May 5, 2017 the Planning Department mailed 482 public hearing notices. As of this writing, one responses has been received in opposition. The Planning Department mailed the petitioner's application to the Downtown Community Council.

Approval Criteria (AMC 21.50.020)

The assembly may approve a special land use permit for marijuana if, in the judgment of the assembly, the application meets the following approval criteria.

A. Furthers the goals and policies of the comprehensive development plan and conforms to the comprehensive development plan in the manner required by chapter 21.05

The standard is met.

The *2007 Anchorage Downtown District Plan* classifies this parcel as within the "Downtown Core." The Land Use Policy Map within the Anchorage 2020 Comprehensive Plan identifies this parcel as located within a "Major Employment Center" and a "Redevelopment/Mixed-Use Area." The purposed commercial use of this property is consistent with the uses defined in *2007 Anchorage Downtown District Plan, Anchorage 2020 Comprehensive Plan*, as well as its current B-2B zoning designation.

The purposed business will complement the surrounding retail businesses by providing additional opportunities for downtown shoppers and tourist. It will also occupy a currently vacant space with a retail facility that will progress the economic vibrancy of the downtown core.

B. Conforms to the standards for that use in this title and regulations promulgated under this title

The standard is met.

A marijuana retail sales establishment is an allowed use requiring a conditional use permit under AMC 21.40.160.D.

The applicant has provided plans that comply with the use-specific standards for this zoning district found in AMC 21.50.420. See attached code compliance checklist.

C. Will be compatible with existing and planned land uses in the surrounding neighborhood and with the intent of its use district; and

The standard is met.

This proposed use will be compatible with both existing and planned land uses in the surrounding area, and is consistent with the intent of the B-2B district. This parcel is centrally located within a B-2B district and as such, it is bordered by businesses held to the same land use standards. Surrounding land uses include office buildings, restaurants, pubs, parking lots, government facilities, and hotels.

The intent of the B-2B district is: “The B-2B district is intended to create financial, office and hotel areas surrounding the predominately retail and public institutional core of the central business district. The district also permits secondary retail and residential uses. The residential uses are intended to support other downtown activities.”

D. Will not have a permanent negative impact on the items listed in this subsection substantially greater than that anticipated from permitted development:

1. Pedestrian and vehicular traffic circulation and safety.

This standard is met.

At the location of this parcel, 4th Avenue is designated a “Class IC Collector” on Map 2 of the *Official Streets and Highways Plan (OS&HP)*, experiencing between 2,000-10,000 average daily trips. Sidewalks and traffic control devices provide for pedestrian safety in the downtown Anchorage area.

Off-street parking is not required in the B-2B district in accordance with AMC 21.40.160K.

2. The demand for and availability of public services and facilities.

The standard is met.

This proposed use will not have a negative impact on public services. Downtown Anchorage is developed with all urban amenities. The streets are paved with curb, gutter, storm drain, sidewalks, and traffic control devices. The site also has multiple public transportation routes running at regular intervals within one block. The site is served by public water and sewer, telephone, electric, and gas. The petition site is within the Anchorage Roads and Drainage, the Building Safety, and the Police and Fire service areas.

3. Noise, air, water or other forms of environmental pollution.

The standard is met.

This is a commercial site located in the B-2B district. No air, water or other forms of environmental pollution greater than permitted commercial uses will result from this proposed marijuana retail site. All waste product will be disposed of in a manner detailed in the applicant's *Waste Disposal Plan*.

The applicant has also meaningfully engaged with the community and has provided a *Neighborhood Responsibility Plan* that details how the applicant will address any neighborhood concerns that arise once business has commenced.

4. The maintenance of compatible and efficient development patterns and land use intensities.

The standard is met.

The zoning, land use, and the general area land use will not change as a result of this conditional use. It does not appear that the surrounding land uses will be negatively affected by this special land use permit for marijuana retail.

Additional Considerations

In accordance with AMC 21.50.420B.4. the assembly shall only approve the conditional use if the assembly finds the standards of section 21.50.020 have been met, as well as considering if the owner/operator of a marijuana retail establishment has meaningfully engaged in neighborhood responsibility planning with residents and other neighborhood businesses to mitigate concerns such as odor, parking, and security.

The Planning Department believes the above criteria has been met. The applicant has meaningfully engaged with the community and has provided a *Neighborhood Responsibility Plan* which details how the applicant will address any neighborhood concerns that arise once business has commenced.

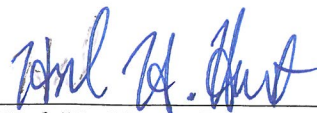
Recommendation

Staff recommends approval subject to the following conditions:

1. All uses shall conform to the plans and narrative submitted with the license/special land use permit application and with all applicable portions of Anchorage Municipal Code, and may be modified in accordance with AMC 21.15.030G
2. A notice of zoning action shall be filed with the State of Alaska Recorder's Office before operation of the establishment.
3. The establishment shall be open for inspection and examination by the municipality during municipal business hours and establishment business hours.
4. The premises shall be ventilated so that the odor of marijuana cannot be detected at the lot line by a person with a normal sense of smell. Violation could lead to a requirement to increase air filtering and/or change the ventilation location in the establishment.
5. The Conditions Certificate, issued by the Planning Department and containing conditions imposed by the Assembly on this special land use permit, shall be displayed in a visible location near the main entrance at all times.
6. The retail sales establishment shall be closed to the public between midnight and 8:00 a.m. each day.



Shawn Odell, Senior Planner



Hal H. Hart, Director

Parcel ID No. 002-106-08



**Municipality of Anchorage, Planning Department
Code Compliance Checklist
Commercial Marijuana Establishment Application**

Applicant: Great Northern Cannabis, Inc./Stephen Brashear

Case #: 2017-0078/**License #:** 11966

Establishment Type: Retail

Date: June 27, 2017

Address: 541 W. 4th Ave, Anchorage, AK 99501

Parcel ID #: 002-106-08

Zoning District: B-2B

Community Council: Downtown

Code Citation and Topic	Compliance Information	Complies	Recommended Condition
21.15.030 Required Submittals		<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
21.15.005.A.1.a Required public notice for Assembly public hearing: mailed, published, posted, community council		<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
21.50.420B.3. Report of all marijuana licenses located within 1,000 feet of subject property	See below.	N/A	
21.50.420C.1. Separation from Protected Land Uses		<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
21.50.420C.2. Prohibited with Alcohol License		<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
21.50.420C.3. Prohibited with Residential		<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
21.50.420C.4. Inspection of Premises	Ongoing requirement.	N/A	The establishment shall be open for inspection and examination by the municipality during municipal business hours and establishment business hours.



**Municipality of Anchorage, Planning Department
Code Compliance Checklist
Commercial Marijuana Establishment Application**

Code Citation and Topic	Compliance Information	Complies	Recommended Condition
21.50.420C.5. Ventilation	Ongoing requirement.	N/A	The premises shall be ventilated so that the odor of marijuana cannot be detected at the lot line by a person with a normal sense of smell. Violation could lead to a requirement to increase air filtering and/or change the ventilation location in the establishment.
21.50.420C.6. Public Display of Conditions	Ongoing requirement.	N/A	The Conditions Certificate, issued by the Planning Department and containing conditions imposed by the Assembly on this special land use permit, shall be displayed in a visible location near the main entrance.
21.50.420C.7 Permanent Structure		<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
For Retail Sales Establishments			
21.50.420C.9. Required to be closed between midnight and 8 a.m.		<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	The retail sales establishment shall be closed to the public between midnight and 8:00 a.m. each day.
21.50.420C.10. Signs		<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Signs shall comply with state regulation and chapter 21.47. No temporary signs are permitted.
21.50.420C.11. No drive-through		<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
21.50.420C.12. No outdoor storage or display of products		<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
21.50.420C.8. Neighborhood responsibility planning		<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	

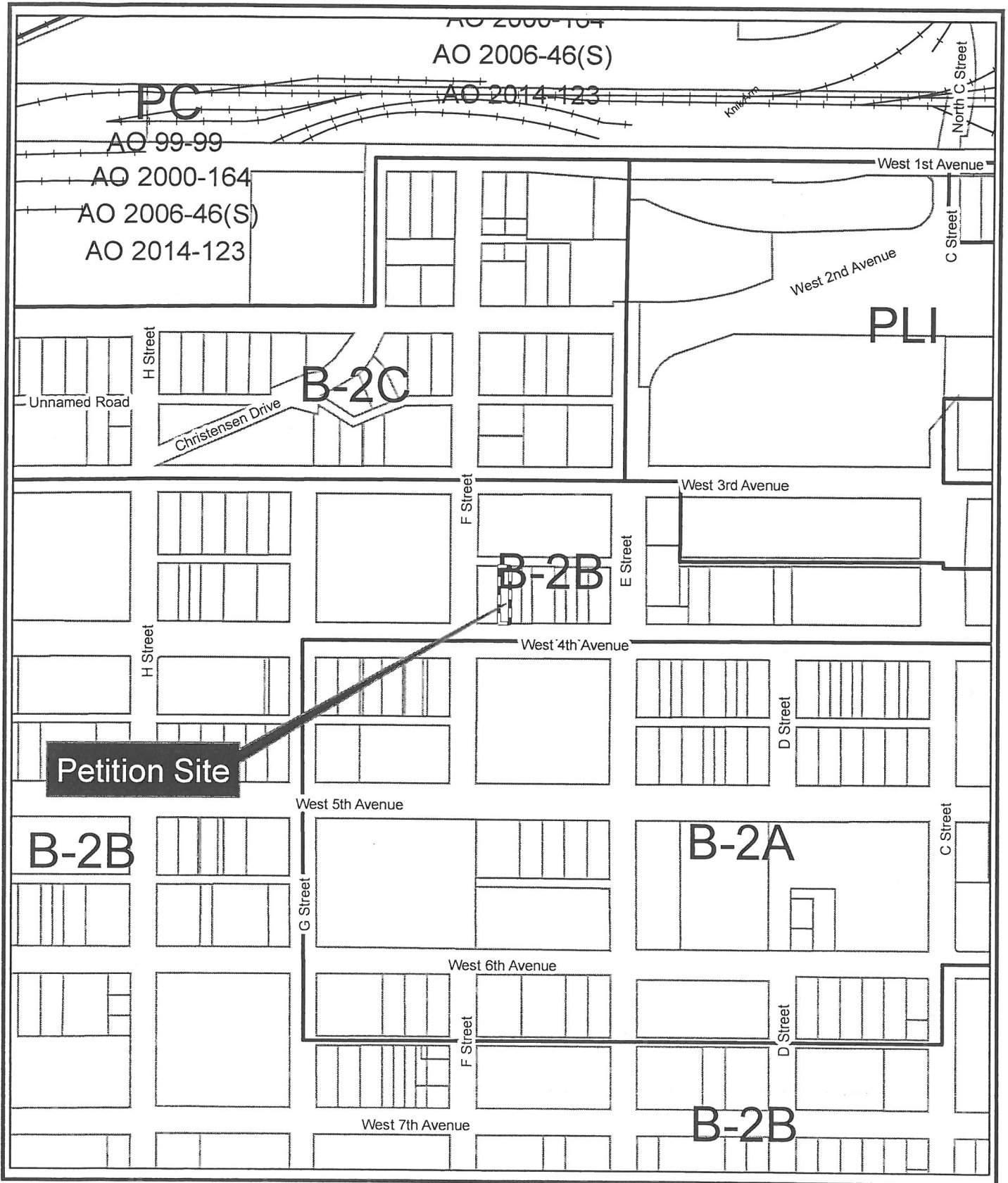
Marijuana Licenses Within 1,000 Feet of Subject Property

Establishment Name	Type	MOA License Number	Address
Alaska Fireweed	Retail	M10307	715 w. 4 th Avenue

1

MAPS

2017-0078



2017-0078

