MATANUSKA-SUSITNA BOROUGH
PLANNING COMMISSION AGENDA

Vern Halter, Mayor

PLANNING COMMISSION
Mary Anderson, District 1
Thomas Healy, District 2
Patricia Chesbro, District 3
Colleen Vague, District 4, Chair
Chris Elder, District 5
Stafford Glashan, District 6
Vern Rauchenstein, District 7

John Moosey, Borough Manager

PLANNING & LAND USE DEPARTMENT
Eileen Probasco, Director of Planning & Land Use
Jessica Smith, Acting Planning Services Chief
Alex Strawn, Development Services Manager
Fred Wagner, Platting Officer
Mary Brodigan, Planning Clerk

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

July 17, 2017
REGULAR MEETING
6:00 p.m.

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

II. APPROVAL OF AGENDA

III. PLEDGE OF ALLEGIANCE

IV. CONSENT AGENDA

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

A. MINUTES
1. June 19, 2017, regular meeting minutes

B. INTRODUCTION FOR PUBLIC HEARING: QUASI-JUDICIAL MATTERS
1. **Resolution 17-29**, a Conditional Use Permit (CUP) in accordance with MSB 17.60 – Conditional Uses; for the operation of a marijuana cultivation facility, located at 4520 N. Field of Dreams Street (Tax ID# 18N01W21D003); within Township 18 North, Range 1 West, Section 21, Seward Meridian. Public Hearing: August 7, 2017. (*Applicant: Jay Murray on behalf of Emerald City Organics, LLC, Staff: Taunnie Boothby*)
2. **Resolution 17-30**, a Conditional Use Permit (CUP) in accordance with MSB 17.60 – Conditional Uses; for the operation of a marijuana retail facility, located at 13856 N. Glenn Highway (Tax ID# 19N03E28B007); within Township 19 North, Range 3 East, Section 28, Seward Meridian.

Public Hearing: August 21, 2017. (*Applicant: Chad and Lynette Kudlacek, on behalf of Hilltop Premium Green, Staff: Mark Whisenhunt*)

3. **Resolution 17-31**, a Conditional Use Permit (CUP) in accordance with MSB 17.60 – Conditional Uses; for the operation of a marijuana cultivation facility, located at 7978 W. Scarlet Circle (Tax ID# 4122000L003); within Township 17 North, Range 2 West, Section 4, Seward Meridian. Public Hearing: August 21, 2017. (*Applicant: Garret Smith on behalf of Alaska Horticultural Arts, Staff: Mark Whisenhunt*)

C. INTRODUCTION FOR PUBLIC HEARING: LEGISLATIVE MATTERS

1. **Resolution 17-32**, recommending further amendments to MSB Title 43 Subdivisions, concerning Substantial Items previously approved by PC Resolution 17-01, which was adopted on March 6, 2017. Joint Planning Commission/Platting Board Public Hearing: July 31, 2017. (*Staff: Eileen Probasco and Fred Wagner*)
2. **Resolution 17-34**, recommending Assembly adoption of the Talkeetna Ridge Trail – Trail Development Plan and Assembly approval of the Land Classification of two Borough Parcels (MSB Tax ID# 26N04W16C001 & 26N04W17D001); being the south one-half (S1/2) Section 17, Township 26 North, Range 4 West, Seward Meridian, Alaska, as "Public Recreation Lands" containing approximately 544 acres, to be known as The Ridge Trail System. Public Hearing: August 7, 2017. (*Staff: Emerson Krueger*)
3. **Resolution 17-35**, recommending the Assembly adopt the Herning Trail Concept Plan. Public Hearing: August 7, 2017. (*Staff: Emerson Krueger*)
4. **Resolution 17-28**, recommending Assembly approval of an ordinance amending MSB 17.61 Core Area Conditional Use Permit Requirements to prohibit private landfills within the core area. Public Hearing: August 7, 2017. (*Staff: Alex Strawn*)

V. COMMITTEE REPORTS

VI. AGENCY/STAFF REPORTS

VII. LAND USE CLASSIFICATIONS

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

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

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

The Planning Commission members may submit questions to the Planning Commission Clerk concerning the following matters or request for more information from the applicant at the time of the introduction. All questions and requests submitted by the Commission

shall be in writing and copies will be provided to the applicant and made available to all interested parties and the public upon request. Answers to questions and additional material requests will be addressed in the staff report for the public hearing.

A. **Resolution 17-26,** a Conditional Use Permit (CUP) in accordance with MSB 17.60 – Conditional Uses; for the operation of a marijuana retail facility located at 3361 W. Machen Road (Tax ID# 2420B02L001); within Township 17 North, Range 1 West, Section 7, Seward Meridian. (*Applicant: Sean Tower, on behalf of Rosebuds Shatter House, Staff: Mark Whisenhunt*)

X. PUBLIC HEARING: LEGISLATIVE MATTERS

A. **Resolution 17-27,** recommending Assembly approval of an ordinance amending MSB 17.55 Setbacks and Screening Easements, amending definitions, clarifying which structures are exempt from waterbody setbacks, and eliminating unnecessary language. (*Staff: Alex Strawn*)

XI. CORRESPONDENCE & INFORMATION

XII. UNFINISHED BUSINESS

XIII. NEW BUSINESS

XIV. COMMISSION BUSINESS

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

XV. DIRECTOR AND COMMISSIONER COMMENTS

XVI. ADJOURNMENT (Mandatory Midnight)

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

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
June 19, 2017

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MINUTES

MATANUSKA-SUSITNA BOROUGH **REGULAR MEETING**
PLANNING COMMISSION MINUTES **JUNE 19, 2017**

The regular meeting of the Matanuska-Susitna Borough Planning Commission was held on June 19, 2017, 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 Colleen Vague.

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

Planning Commission members present and establishing a quorum:
Mr. Thomas Healy, Assembly District #2
Ms. Patricia Chesbro, Assembly District #3
Ms. Colleen Vague, Assembly District #4, Chair
Mr. Chris Elder, Assembly District #5
Mr. Stafford Glashan, Assembly District #6
Mr. Vern Rauchenstein, Assembly District #7

Planning Commission members absent and excused were:
Ms. Mary Anderson, Assembly District #1, Vice-Chair

Staff in attendance:
Mr. Alex Strawn, Development Services Manager
Ms. Trina Sears, Assistant Borough Attorney
Mr. Mark Whisenhunt, Planner II
Ms. Sandra Swanger-Jensen, Planner II
Ms. Mary Brodigan, Planning Commission Clerk

II. APPROVAL OF AGENDA

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

GENERAL CONSENT: The agenda was approved without objection.

III. PLEDGE OF ALLEGIANCE

The pledge of allegiance was led by Mr. William Kendig, a member of the audience.

IV. CONSENT AGENDA

A. Minutes

1. June 5, 2017, regular meeting minutes

A. INTRODUCTION FOR PUBLIC HEARING: QUASI-JUDICIAL MATTERS

1. **Resolution 17-26**, a Conditional Use Permit (CUP) in accordance with MSB 17.60 – Conditional Uses; for the operation of a marijuana retail facility located at 3361 W. Machen Road (Tax ID# 2420B02L001); within Township 17 North, Range 1 West, Section 7, Seward Meridian. Public Hearing: July 17, 2017. (*Applicant: Sean Tower, dba Rosebuds Shatter House, Staff: Mark Whisenhunt*)

B. INTRODUCTION FOR PUBLIC HEARING: LEGISLATIVE MATTERS

1. **Resolution 17-27**, recommending Assembly approval of an ordinance amending MSB 17.55 Setbacks and Screening Easements, amending definitions, clarifying which structures are exempt from waterbody setbacks, and eliminating unnecessary language. Public Hearing: July 17, 2017. (*Staff: Alex Strawn*)

Chair Vague read the consent agenda into the record.

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

GENERAL CONSENT: The consent agenda was approved without objection.

V. COMMITTEE REPORTS

(There were no committee reports.)

VI. AGENCY/STAFF REPORTS

A. Presentation: "Stormwater Analysis on Two Core Area Streams; Cottonwood Creek and Vine Creek." (*Staff: Mike Campfield*)

Mr. Mike Campfield, Capital Projects Environmental Engineer:
- provided a PowerPoint presentation; and
- introduced Mr. Casey Witt from HDL and Ms. Mel Langdon from DOWL.

VII. LAND USE CLASSIFICATIONS

(There were no land use classifications.)

VIII. AUDIENCE PARTICIPATION (Three minutes per person.)

The following person spoke regarding concerns with public process and community councils having adequate time to comment on applications going before the Planning Commission: Mr. Eugene Carl Haberman.

IX. PUBLIC HEARING: QUASI-JUDICIAL MATTERS *(Public Hearings not to begin before 6:15 P.M.)*

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

A. **Resolution 17-21**, a Conditional Use Permit (CUP) in accordance with MSB 17.60 – Conditional Uses; for the operation of a marijuana cultivation facility located at 4603 N. Pittman Road (Tax ID# 18N02W24D001); within Township 18 North, Range 2 West,

Section 24, Seward Meridian. (*Applicant: Brad Bartlett for Denali Dispensaries, Staff: Mark Whisenhunt*)

Chair Vague read the resolution title into the record.

Chair Vague:
- read the memorandum regarding quasi-judicial actions into the record;
- queried commissioners to determine if any of them have a financial interest in the proposed Conditional Use Permit (CUP);
- have had any ex parte contact with the applicant, members of the public, or interested parties in the proposed CUP; and
- if all commissioners are able to be impartial in a decision.

Mr. Whisenhunt provided a staff report:
- staff recommended approval of the resolution with conditions.

Commissioners questioned staff regarding:
- confirmation that all code violations incurred by B&E Construction have been resolved;
- whether there is still an active permit for earth materials extraction associated with this property;
- whether the current applicants are affiliated with B&E Construction;
- clarification of "enjoined from violating MSB Code" in a memo dated June 6, 2017, from Code Compliance Officer Pamela Ness to Mr. Whisenhunt;
- who will enforce this order; and
- whether Code Compliance found any evidence of buried garbage.

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

Mr. Bradley Bartlett, Applicant, stated that he had nothing further to add.

Chair Vague opened the public hearing.

The following person spoke regarding concerns with public process: Mr. Eugene Carl Haberman.

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

MOTION: Commissioner Glashan moved to approve Resolution 17-21. The motion was seconded.

Discussion ensued regarding concerns with the potential for compliance issues given past behavior with previous activities.

VOTE: The main motion passed without objection.

B. **Resolution 17-22**, a Conditional Use Permit (CUP) in accordance with MSB 17.60, Conditional Uses; for the operation of a marijuana cultivation facility located at 1044 S. Old Glenn Highway (Tax ID# 17N02E11C017); within Township 17 North, Range 2 East, Section 11, Seward Meridian. (*Applicant: Phillip Izon, on behalf of KushTopia, Staff: Mark Whisenhunt*)

Chair Vague read the resolution title into the record.

Chair Vague:
- read the memorandum regarding quasi-judicial actions into the record;
- queried commissioners to determine if any of them have a financial interest in the proposed Conditional Use Permit (CUP);
- have had any ex parte contact with the applicant, members of the public, or interested parties in the proposed CUP; and
- if all commissioners are able to be impartial in a decision.

Mr. Whisenhunt provided a staff report:
- staff recommended approval of the resolution with conditions.

Commissioners questioned staff regarding:
- clarification that the structure will be safe from flooding;
- safeguards have been taken to ensure that the structure will not fall into the river;
- are there any obligations or liabilities to the borough should there be an erosion event;
- clarification of the height of the structure and if there are any concerns with earth quakes;
- clarification of the foundation for the structure; and
- when will fencing be required.

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

Mr. Phillip Izon, Applicant, provided a brief description of their application.

Chair Vague opened the public hearing.

The following person spoke in favor of Resolution 17-22: Ms. Sara Williams.

The following person spoke regarding concerns with public process: Mr. Eugene Carl Haberman.

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

MOTION: Commissioner Chesbro moved to approve Resolution 17-22. The motion was seconded.

MOTION: Commissioner Glashan moved a primary amendment to condition 6 to add "prior to flowering."

VOTE: The primary amendment died for lack of a second.

Discussion ensued regarding concerns with flooding and erosion.

VOTE: The main motion passed without objection.

(The meeting recessed at 7:26 p.m., and reconvened at 7:35 p.m.)

C. **Resolution 17-24,** a Conditional Use Permit (CUP) in accordance with MSB 17.70 – Regulation of Alcoholic Beverage Uses; for the operation of an alcoholic beverage dispensary (bar) with food services located at 13046 W. Petersville Road; US Survey 3597 (Tax ID# No. U0359700L00); within Township 26 North, Range 08 West, Section 3, Seward Meridian. (*Applicant: The Forks Reborn, LLC, Staff: Sandra Swanger-Jensen*)

Chair Vague read the resolution title into the record.

Chair Vague:
- read the memorandum regarding quasi-judicial actions into the record;
- queried commissioners to determine if any of them have a financial interest in the proposed Conditional Use Permit (CUP);
- have had any ex parte contact with the applicant, members of the public, or interested parties in the proposed CUP; and
- if all commissioners are able to be impartial in a decision.

Ms. Swanger-Jensen provided a staff report:
- staff recommended approval of the resolution with conditions.

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

Mr. Daniel Kerschbaum, Applicant, stated that he has nothing further to add.

Commissioners questioned the applicant regarding clarification that alcoholic beverages will be served on both the first and second floors.

Chair Vague opened the public hearing.

The following person spoke regarding concerns with public process: Mr. Eugene Carl Haberman.

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

MOTION: Commissioner Rauchenstein moved to approve Resolution 17-24. The motion was seconded.

Commissioner Rauchenstein spoke in favor of Resolution 17-24.

MOTION: Commissioner Glashan moved a primary amendment to the 4th WHEREAS statement on page 346 of the packet to change "2:00 p.m." to "2:00 a.m." to read: "the proposed hours of operation are 10:00 a.m. to 2:00 a.m." The motion was seconded.

VOTE: The primary amendment passed without objection.

VOTE: The main motion passed without objection.

D. **Resolution 17-25**, a Conditional Use Permit (CUP) in accordance with MSB 17.70, Regulation of Alcoholic Beverage Uses; for the operation of an alcoholic beverage dispensary (bar) with food services located at 7307 S. Frontier Drive (Tax ID# 2684000T00C-5); within Township 16 North, Range 2 West, Section 3, Seward Meridian. (*Applicant: Settler's Bay Golf Course, Staff: Sandra Swanger-Jensen*)

Chair Vague read the resolution title into the record.

Chair Vague:
- read the memorandum regarding quasi-judicial actions into the record;
- queried commissioners to determine if any of them have a financial interest in the proposed Conditional Use Permit (CUP);
- have had any ex parte contact with the applicant, members of the public, or interested parties in the proposed CUP; and
- if all commissioners are able to be impartial in a decision.

Commissioner Glashan:
- stated that he has been playing in the annual ASCE Scholarship Golf Tournament for the past two years;
- was informed on Wednesday morning, June 14th, that one member of their foursome, Mr. Amos Stephens, is one of the applicants for the Settlers Bay Golf Course Bar;
- stated that there wasn't any discussion regarding the application; and
- opined that he could be impartial in a decision.

Chair Vague ruled that Commissioner Glashan did not have a conflict of interest.

There was no objection noted.

Ms. Swanger-Jensen provided a staff report:
- staff recommended approval of the resolution with conditions.

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

Mr. Robert Ackles stated that he had nothing further to add.

Chair Vague opened the public hearing.

The following person spoke in favor of Resolution 17-25: Mr. William Kendig, President of Knik-Fairview Community Council.

The following person spoke regarding concerns with public process: Mr. Eugene Carl Haberman.

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

MOTION: Commissioner Chesbro moved to approve Resolution 17-25. The motion was seconded.

Discussion ensued regarding:

- a correction to a typographical error in the last WHEREAS statement on page 487 of the packet in which "one-half mile" should be "600 feet;" and
- a correction to a typographical error in the 9th WHEREAS statement on page 493 of the packet in which "TAM" should be "TAP" for Training for Alcohol Professionals.

[Clerk's note: both typographical errors have been corrected.]

VOTE: The main motion passed without objection.

X. PUBLIC HEARING LEGISLATIVE MATTERS

(There were no legislative public hearings.)

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

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

XV. DIRECTOR AND COMMISSIONER COMMENTS

Ms. Brodigan:

- reminded the commission that the Assembly has directed Planning Staff to schedule a joint meeting between the Planning Commission and the Platting Board to resolve differences in suggested changes to Title 43; and
- requested that commissioners notify her when they will be available.

Commissioner Rauchenstein:

- opined that many of the things that the borough looks at prior to issuing a permit for an alcohol dispensary have already been addressed by the state prior to coming to the borough; and
- suggested that the borough could save a lot of time and money by expediting their permitting process.

Commissioner Chesbro:

- stated that she is very interested in all of the historical information associated with the various applications;
- noted that none of this evenings applicants had a presentation or provided an overview of their applications;
- requested that staff inform the applicants that it is important that they speak even briefly on their own behalf; and
- suggested that they could address why they are doing what they are doing and to let the commission know if they have a passion for what they are doing.

Commissioner Glashan:

- would like to see more consistency with the application of certain things that are not well defined such as fences at marijuana cultivation facilities;
- suggested that if the applicant includes fencing as part of their security plan, the borough should require that it be installed prior to anything valuable being allowed in the structure;
- the applicant should not be allowed to install the fence sometime down the road when it's financially more feasible;
- opined that the borough should hold the applicant's feet to the fire if it is part of the security plan;
- opined that the most important thing is for the borough to be consistent in the amount of time they give applicants;
- depending on how applicants fill out their applications, some applicants were given 18 months to install fencing and others had to install the fence before they begin operating; and
- opined that the commission needs to be consistent in order to be fair to everybody.

Chair Vague stated that she will be out of state and unable to attend the next meeting and Vice Chair Anderson will be chairing the meeting in her absence.

XVI. ADJOURNMENT

The regular meeting adjourned at 8:21 p.m.

COLLEEN VAGUE, Planning Commission Chair

ATTEST:

MARY BRODIGAN, Planning Commission Clerk

Minutes approved: ____

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INTRODUCTION FOR PUBLIC HEARING

QUASI-JUDICIAL

Resolution No. 17-29

Emerald City Organics
Marijuana Cultivation CUP
4520 N. Field of Dreams Street

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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

RECEIVED
JUN 05 2017
PERMIT CENTER

CONDITIONAL USE PERMIT FOR MARIJUANA RELATED FACILITIES – MSB 17.60

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

Application fee must be attached:
- ____ $1,000 for Marijuana Retail Facility
- ✓ $1,000 for Marijuana Cultivation Facility

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

Required Attachments for a Marijuana Cultivation Facility:
- ✓ Wastewater and Waste Material Disposal Plan – 17.60.160 (A)
- ✓ Odor Mitigation and Ventilation Plan – 17.60.160 (B)
- ✓ Hazardous Chemicals Information – 17.60.160 (C)
- ✓ Security plan – 17.60.160 (D)

Required Attachments for Both Retail and Cultivation Facilities:
- ____ Documentation demonstrating full compliance with applicable fire code – 17.60.150 (D) (2) See Narrative

Subject Property: Township: 18N, Range: 1W, Section: 21, Meridian: Seward
MSB Tax ID# 18N01W21D003 Lot D3
SUBDIVISION: _____ BLOCK(S): _____, LOT(S): _____
STREET ADDRESS: 4520 Field of Dreams St. Wasilla, AK 99654
FACILITY / BUSINESS NAME: Emerald City Organics, LLC

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
Pamela Wright
Mailing: 413 W. Faith Rd.
Wasilla, AK 99654
Phone: Hm _____ Fax _____
Wk _____ Cell (907)-354-0109
E-mail Wright@mtaonline.net

Name of Agent / Contact for application
Jay Murray
Mailing: P.O. Box 870244
Wasilla, AK 99687
Phone: Hm _____ Fax _____
Wk _____ Cell (719)-684-4124
E-mail Emeraldcityak@gmail.com

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

Map – Attach a detailed, to scale, vicinity map clearly showing the following information:	**Attached**
Identify all existing land uses within 1,000 feet.	Ex. B + Narrative
Scale and north arrow using standard engineering intervals such as 1" = 30', 1" = 50' or similar as required by project size.	Ex. 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:	**Attached**
Is the conditional use compatible with and will it preserve or not materially detract from the value, character and integrity of the surrounding area?	See Narrative
Will the granting of the conditional use permit be harmful to the public health, safety, convenience and welfare?	See Narrative
Are sufficient setbacks, lot area, buffers and other safeguards being provided?	See Narrative
Does the conditional use fulfill all other requirements of MSB Chapter 17.60 pertaining to the conditional use in this section?	See Narrative
Describe measures taken to prevent any potential negative effect upon other properties in the area due to such factors as noise and odor.	See Narrative
Describe measures taken to reduce negative effects upon adjacent properties by: • Increased property line and right-of-way buffers • Planted berms and landscaping • Site and building design features which contribute to the character of the surrounding area	See Narrative
Describe how this use is compatible with the character of the surrounding area.	See Narrative
Current status of State License application process – 17.60.150 (D) (1)	See Narrative

17.60.170 Standards for Marijuana Retail Facilities:	Attached
Describe how the subject parcel is appropriate for the proposed conditional use. Include information detailing: • The proximity of the proposed use to existing businesses; • The proximity of parcels developed with residential uses; • Whether the roads associated with the proposed use have been, or will be, appropriate for commercial use; and • Proposed hours of operations.	N/A
Provide information showing minimum parking standards have been met as required by MSB 17.60.170 (B) and (C).	N/A

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

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

MSB Tax account #(s) 18N01W21D003 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.

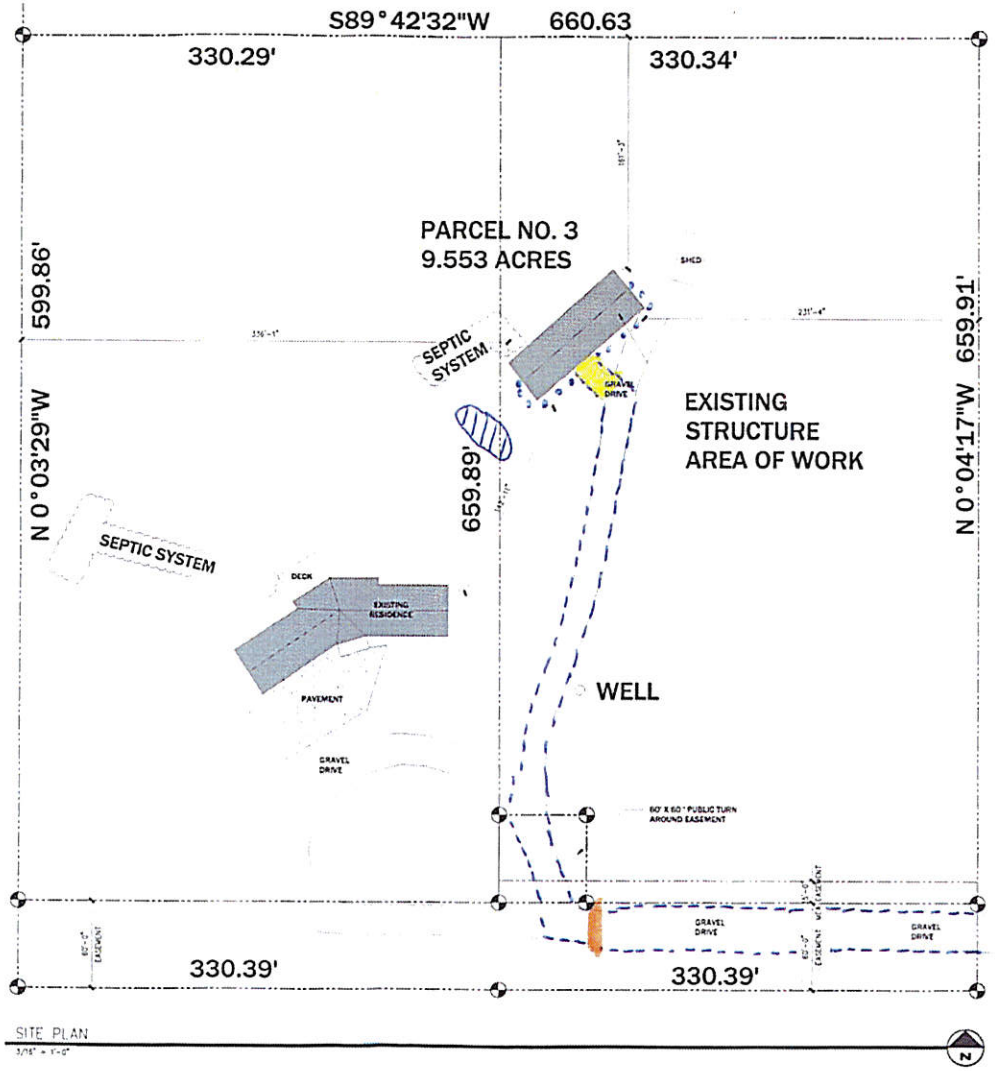
I grant permission for borough staff members to enter onto the property as needed to process this application and monitor compliance. Such access will at a minimum, be allowed when the activity is occurring and, with prior notice, and at other times necessary to monitor compliance.

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

Pamela S. Wright Pamela S. Wright 6-4-17
Signature: Property Owner Printed Name Date

Jay Murray 6-4-17
Signature: Agent Printed Name Date

Exhibit A



PROPERTY INFORMATION

LEGAL ADDRESS:
TOWNSHIP 18N RANGE 1W SECTION 21 LOT B3

SITE ADDRESS
413 W FAITH ROAD, WASILLA, ALASKA
4520 N FIELD OF DREAMS ST, WASILLA, ALASKA

SIZE:
9.553 ACRES

907 Architecture, LLC
PO Box 875570, Wasilla, Alaska 99687
PH: 907.631.6487 C.O.A. #101114

* No proposed structures

Key

= parking 20 x 30ft.

= restricted access gate

IIIII = landscaping berm

- - - - - = vehicular pattern

. . . . = pedestrian pattern

EMERALD CITY ORGANICS
4520 FIELD OF DREAMS STREET
WASILLA, ALASKA 99654

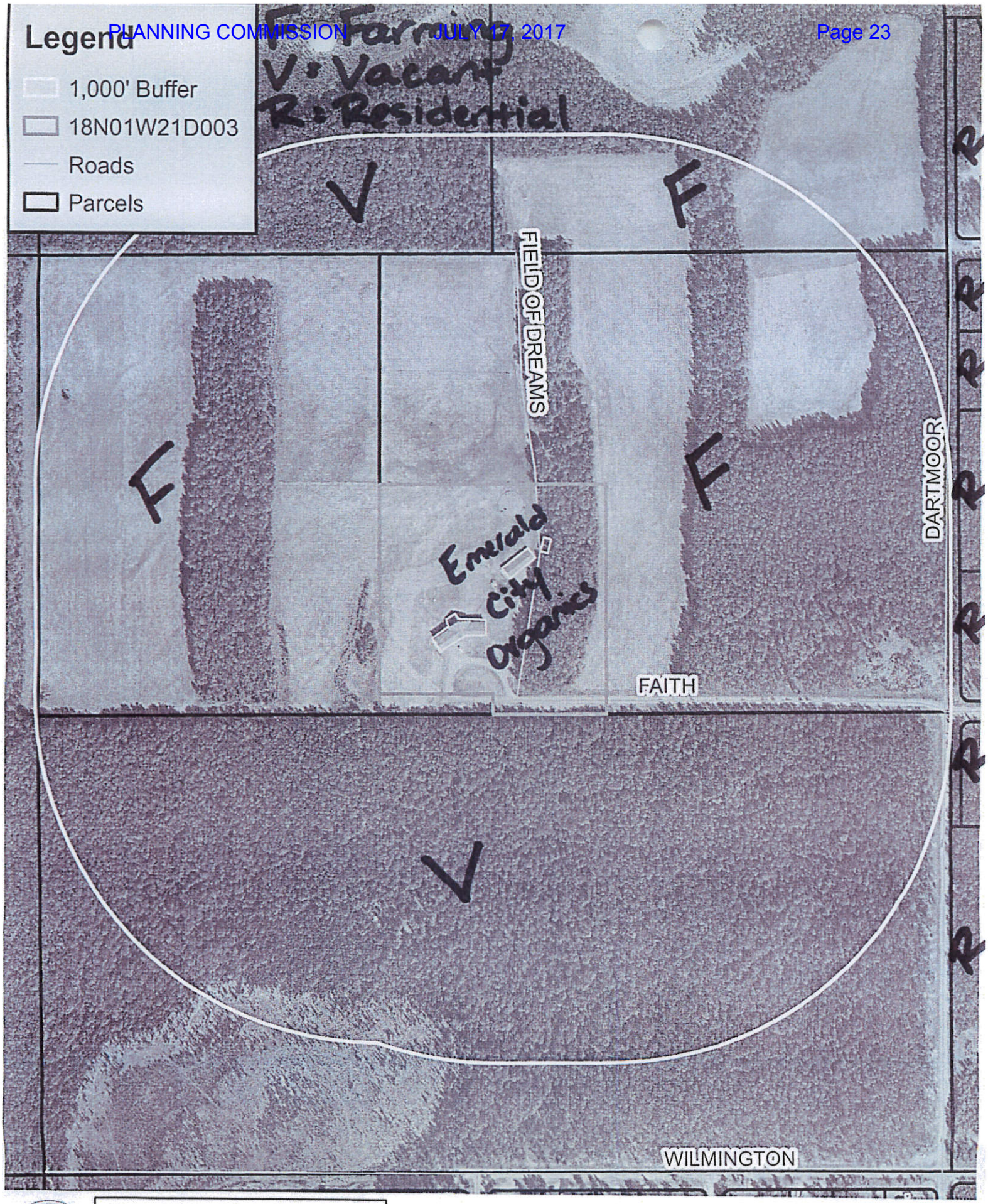
95% REVIEW DRAWINGS

REVISIONS:

DRAWN BY: MFW
CHECKED BY: MFW
DATE: 2.28.2017
JOB NUMBER: 17108.00

SHEET CONTENTS:
SITE PLAN
PROPERTY INFORMATION

CATEGORY G | SHEET 1.1



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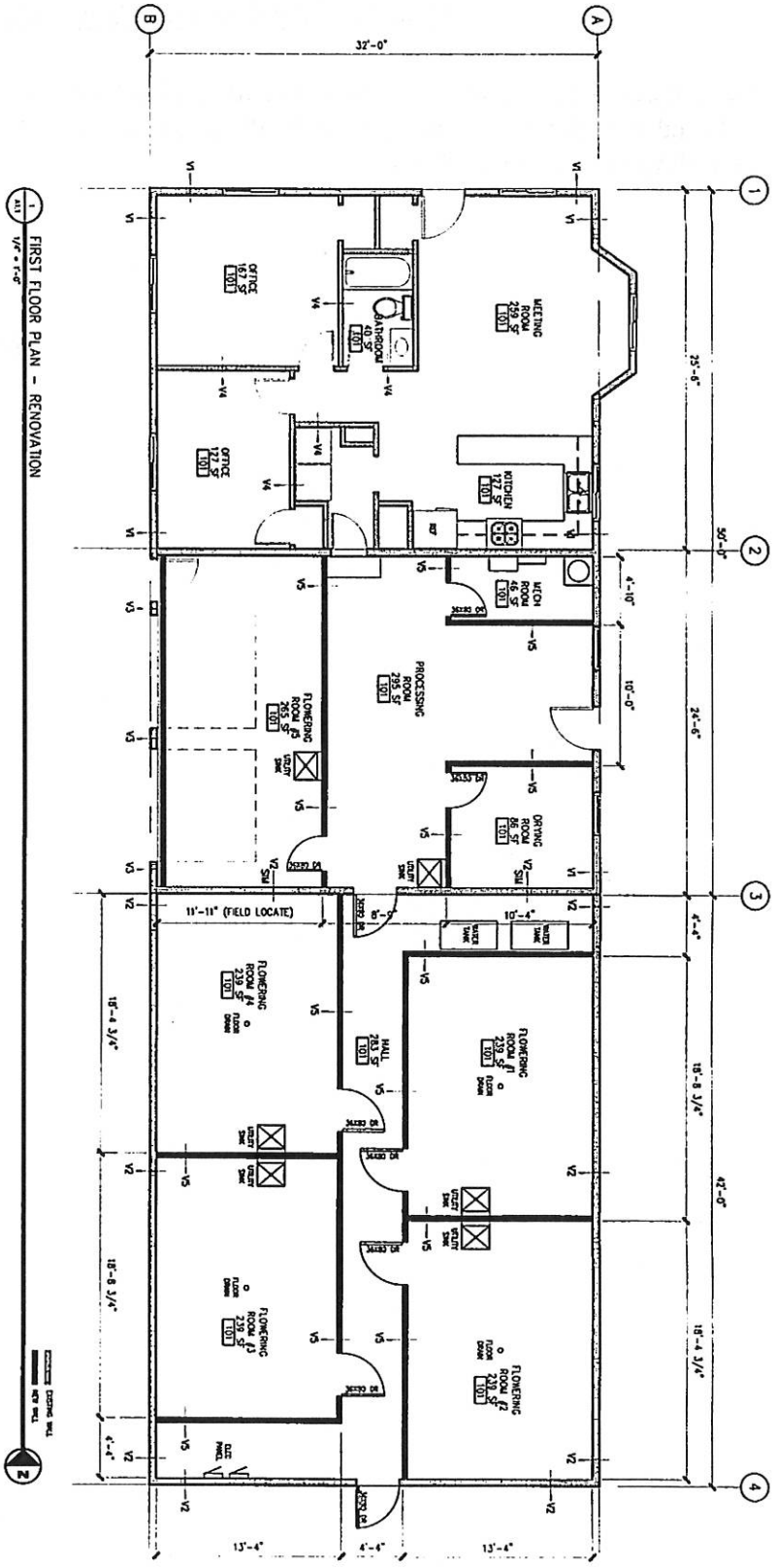
1 inch = 350 feet

0 350 700 Feet

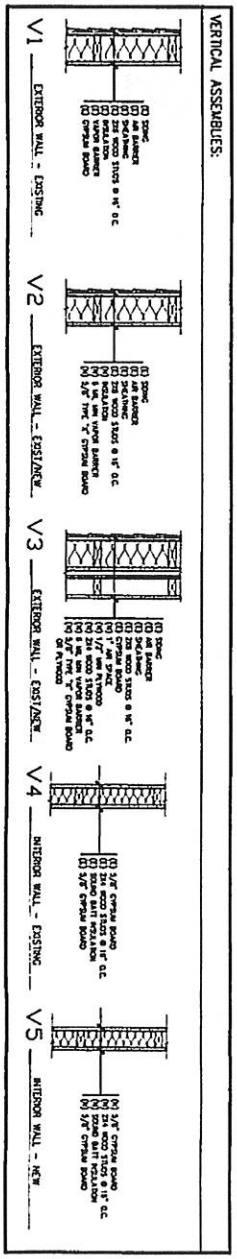
N

Exhibit B

PLOTTING DATE: XREF:



VERTICAL ASSEMBLIES:



CATEGORY A / SHEET 1.2	DRAWN BY: MFW CHECKED BY: MFW DATE: 2.28.2017 JOB NUMBER: 17100.00 SHEET CONTENTS: FIRST FLOOR PLAN VERTICAL ASSEMBLIES	REVISIONS:	95% REVIEW DRAWINGS	EMERALD CITY ORGANICS 4520 FIELD OF DREAMS STREET WASILLA, ALASKA 99654	907 Architecture LLC PO Box 875570, Wasilla, Alaska 99687 PH 907.632.6487 C.O.A. #101114

Exhibit C

Emerald City Organics Security Plan

All Emerald City Organics employees will receive training on security procedures outlined in Valkyrie's security packet. Please review the plan for specific information regarding security procedures.

Matanuska - Susitna Borough
Development Services

JUN 0 6 2017

Received

VALKYRIE

1150 S. Colony Way, STE #3, PMB #307
Palmer, AK. 99645
907-841-2255
907-746-2256
valkyriesap@outlook.com
www.valkyriesap.com

Camera Layout

For

EMERALD CITY ORGANICS

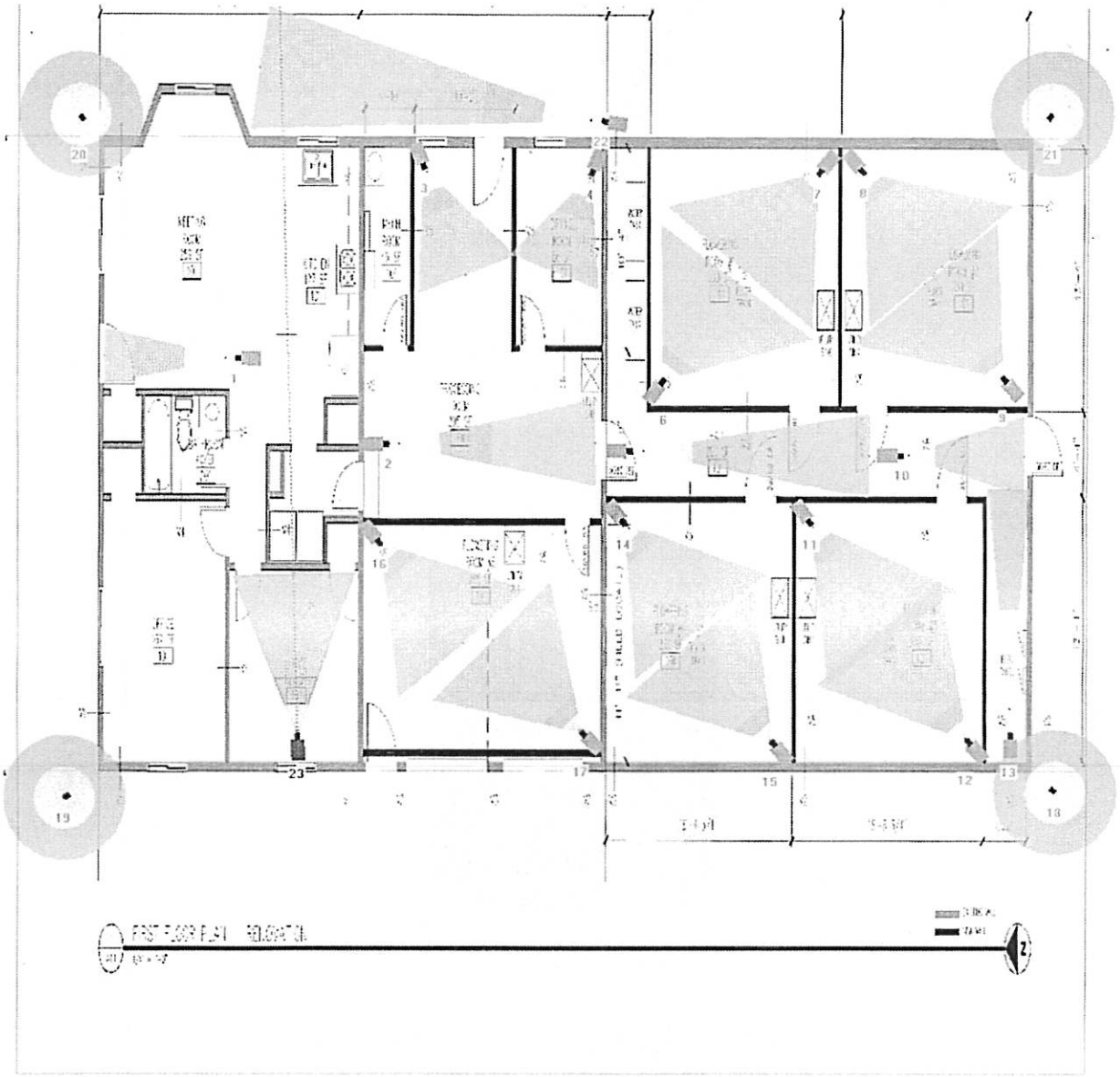
Emerald City Organics

4250 Field of Dreams Street

Wasilla, AK. 99654

License #12633

Exhibit D



Cameras 1-17 & 23 - VIVOTEK FD8169 is an easy-to-use fixed dome network camera specifically designed for indoor security applications with a compact, stylish exterior. Equipped with a 2MP sensor enabling viewing resolution of 1920x1080 at a smooth 30 fps, the FD8169 is an all-in-one camera capable of capturing high quality and high resolution video up to 2 Megapixel. In order to adapt to constantly changing lighting conditions, the FD8169 features a removable IR-cut filter as well as improved IR illuminators effective up to 15M for superior image quality around the clock. Featuring 3D Noise Reduction Technology, it enables the FD8169 to capture clear, polished video under low-light conditions, which also helps to reduce bandwidth from sensor noise. The FD8169 supports the industry-standard H.264 compression technology, drastically reducing file sizes and conserving valuable network bandwidth. With H.264, and MJPEG compatibility both included, multiple streams can be simultaneously transmitted in any of these formats at different resolutions, frame rates, and image qualities for versatile platforms. Thereby it further optimizes bandwidth and storage efficiency. Incorporating a number of advanced features standard for VIVOTEK cameras, including tamper detection, 802.3af compliant PoE, MicroSD/SDHC/SDXC card slot, and VIVOTEK's 32-channel recording software, the FD8169 is the ideal solution for your indoor surveillance needs.

Cameras 18 -21 - Vivotek USA Inc FE8181/81V Fisheye Network Camera. All security cameras will be positioned in such a manner as to get the most identifiable view of anyone within 20 feet of their line of sight at each entrance and along the exterior and interior of each Restricted Access Area. Cameras will be placed at a height of 12 feet to insure unobstructed viewing of all product, plants and persons insuring all are captured on a maximum clear sight picture. All cameras will have a recording resolution of at least 1920x1080(2mp)-2560x1920 (5mp), and will have the ability to see at night using infrared technology for night time recordings.

Camera 22 - VIVOTEK IB8369 is a best-in-class, bullet-style network camera designed for diverse outdoor applications. Equipped with a 2MP sensor enabling viewing resolution of 1920x1080 at a smooth 30 fps, the IB8369 is an all-in-one outdoor camera capable of capturing high quality and high resolution video up to 2 Megapixel. In order to adapt to constantly changing outdoor lighting conditions, the IB8369 features a removable IR-cut filter as well as IR illuminators effective up to 20M for superior image quality around the clock. For protection against harsh outdoor environments, the camera is encased in an IP66-rated housing and weather-proof casing to withstand rain and dust. The IB8369 further strengthens the robustness of the camera by protecting the cable within the bracket.

All Video Surveillance will be captured using VIVOTEK's ND9441 and ND9541 are the brand new H.265 Linux-based embedded standalone NVRs. Equipped for up to 16-CH/ 32-CH network cameras, the NVRs feature well-built ONVIF compliant and scalable configuration with VAST CMS empowering users to set up and manage advanced IP surveillance systems with ease. Both NVRs also support remote and mobile access, via EZConnect and iViewer app, for both iOS and Android handheld devices, providing users an open, flexible and intelligent NVRs for seamless use in small to medium sized video surveillance applications.

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VALKYRIE

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valkyriesap@outlook.com
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Security Packet

For

EMERALD CITY ORGANICS

Emerald City Organics

4250 Field of Dreams Street

Wasilla, AK. 99654

License #12633

Form MJ-01: Marijuana Establishment Operating Plan

Section 2 – Security

Page 2,

Describe how the proposed premises will comply with each of the following:

Restricted Access Areas (3 AAC 306.710): As part of our commitment to the security of our employees, community and overall public safety (as outlined in the Cole Memorandum, 2013), Emerald City Organics will maintain a comprehensive security plan that will focus on ensuring the overall premises, restricted access areas as outlined in 3 AAC 306.710(a), parking areas are under video are safe and secure always.

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

Pursuant to **3AAC 306.710(c)(2)** obtain a visitor identification badge before entering the restricted access area; and

(1) Ultra-Electronics 30 MIL CR80 Access security cards will be issued to marijuana establishment licensee or authorized employee, and to law enforcement personnel including an agent of the board. Allowing for limited access to restricted areas.

(2) Doors with entrance and exit access to property will be monitored with Honeywell Door contacts that will trip the alarm system in the event a door contact is activated. The system will be active when alarm has been armed.

a. Vivotek USA Inc FD-8169 Dome Network Cameras. VIVOTEK's FD-8169 is a economic professional indoor/outdoor dome network cameras in VIVTOTEK's 2MP Lite series which offer up to 15 fps at 2-Megapixel or 30 fps at 1080p resolution. Equipped with a new high resolution image sensor, different from other 2MP cameras, the FD-8169 provides sharper image quality and finer detail. And with powerful 3D Noise Reduction technology and Smart Stream technology the FD-8169 can also optimize resolution for a desired object or area to maximize efficiency of bandwidth usage.

To create the perfect focus required to reap the benefits of higher resolutions, VIVOTEK's FD-8169 provides remote focus with built-in stepping motors and P-iris for precise adjustment remotely. And for providing higher resolution in outdoor and harsh environments, VIVOTEK's FD-8169 series is also armed with IP66-rated housing to help the camera body withstand rain, dust and high pressure water jets from any direction, while its IK10-rated housing provides protection against acts of vandalism or other impacts. Additionally, a wide operating temperature range further improves the FD-8169 performance and reliability in extremely cold or warm weather, even when using PoE.

With the highly flexible VADP (VIVOTEK Application Development Platform), users can extend the features of this series by adding third-party applications for the FD-8169. Thus, the FD-8169 series is not only equipped with multiple focusing methods and wide temperature range options, but ideal for a wide variety of applications.

Key Features: • 2-Megapixel CMOS Sensor • 15 fps @ 2560x1920, 30 fps @ 1920x1080 • 3 ~ 9 mm, Vari-focal, Remote Focus, P-iris Lens (FD-8169) • Removable IR-cut Filter for Day & Night Function • Built-in IR Illuminators, Effective up to 30 Meters • Smart IR Technology to Avoid Overexposure • Smart Stream to Optimize Bandwidth Efficiency • WDR Enhancement for Unparalleled Visibility in Extremely Bright and Dark Environments • 3D Noise Reduction for Low-light Conditions • Two-way Audio • Video Rotation for Corridor View • Weather-proof IP66-rated and Vandal-proof IK10-rated Housing • Extreme Weather Support with PoE (FD-8169) • VIVOTEK VCA (Video Content Analysis) Support
Certifications: FD-8169: CE, LVD, FCC Class A, VCCI, C-Tick, UL FD-8169 -F3/-EF3: CE, LVD, FCC Class A, VCCI, C-Tick
Operating Temperatures: FD-8169 -T/-F3: Starting Temperature: -10°C ~ 50°C (14°F~ 122°F) Working Temperature: -20°C ~ 50°C (-4°F~ 122°F FD-8169 -ET/-EF3: Starting Temperature: -40°C ~ 50°C (-40°F ~ 122°F) Working Temperature: -50°C ~ 50°C (-58°F ~ 122°F)
System Requirements: Operating System Microsoft Windows 7/8/Vista/XP/2000, Web Browser Mozilla Firefox 7~10 (Streaming only) Internet Explorer 7/8/9/10/11, Other Players VLC: 1.1.11 or above QuickTime: 7 or above

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

(1) Ultra-Electronics 30 MIL CR80 Access security cards will be issued to marijuana establishment licensee or authorized employee, and to law enforcement personnel including an agent of the board. Allowing for limited access to restricted areas. All other personnel will be issued a non-technological badge limiting their access to restricted access areas.

(2) Visitors will be admitted into the premises in accordance with 3 AAC 306.710(c). All visitors will be required to provide a valid photo identification as outlined by 3 AAC 306.350 to assess age and ability to enter the premises and includes; an unexpired, unaltered passport, an unexpired, unaltered drivers license; instruction permit, or identification card of any state or territory of the United States, the District of Columbia or a province of Canada or an identification card issued by a federal or state agency authorized to issue a driver's license of identification card. If any of the documentation appears to be fraudulent, is not valid or appears suspicious, the individual will be asked to leave the premises and will not be allowed to enter the facility.

Visitors to the premises will be supervised at all times by an authorized employee and no more than five (5) visitors will be allowed per each employee at a time (3 AAC 306.710 (b). All visitors will be required to sign non-disclosure agreements, visitor agreement and will be stored in the visitor record with the following information per 3 AAC 306.755(6); name, date, time in and out, copy of identification and signature of supervising employee. Visitors will include; Marijuana Control Board staff and/or Directors, Peace Officers, Law enforcement personnel, Landlord (as applicable), contracted service personnel, vender delivery personnel, potential employees, vender/suppliers and consultants.

Visitor Agreement: Visitors will be given instructions regarding not touching plants/products or entering in any area that the supervising employee has not designated as a visiting area. Visitors will not be allowed to take pictures of the facility unless authorized by management and will sign an agreement attesting to the above information.

Visitors will abide by all sanitation requirements including; entry procedures (i.e. antibacterial procedures, changing into provided coats, footwear, and caps as applicable), exit procedures (i.e. entering changing room, removing provided sanitary clothing, gathering items and immediately exiting the building) and informing company of any illnesses that could affect the sanitation of the overall cultivation facility as applicable to 3 AAC 306.440.

Visitor passes will be provided to individuals over the age of 21 (with valid identification) accessing the building due to marijuana related business. Marijuana establishments delivering or picking up marijuana will be required to provide a valid marijuana handlers card, their marijuana establishments identification badge, will receive a visitors pass and will be escorted by authorized personnel at all times. Visitor Badge sample below:

Identification badges, visitor passes, keys and security codes are issued through the ownership or management team, are the sole property of Emerald City Organics and can be revoked at any time due to inappropriate use. Identification badge may not be duplicated or loaned to anyone at any time.

Page 3,

Describe your recordkeeping of visitors who are escorted into restricted access areas:

Emerald City Organics Visitor Sign In Log						
First Name	**Last Name**	**Time In**	**Time Out**	**DL#**	**Badge Number**	**Assigned Escort**

Provide a copy of a sample identification badge to be displayed by each licensee, employee, or agent while on the premises:

Emerald City Organics will ensure that each licensee, employee or agent who is required or permitted to be physically present on the licensed premises at any time per 3 AAC 306.425 and 3 AAC 306.700 will obtain a marijuana handlers card as provided in 3 AAC 306.700 before being present or employed at the cultivation facility's licensed premises and it must be in the person's immediate possession, or a valid copy on file on the premises always. Applicants will have a marijuana handler's card before accepting employment and Emerald City Organics will pay for the cost of renewal every three (3) years while the individual is employed.

During work hours' employees, will be required to carry an identification badge issued by Emerald City Organics that is visible and identifies the employee by name and picture 3 AAC 306.710(c). Employees are responsible for maintaining the security of their identification badges after hours by not leaving it visible to the public (i.e. vehicles) and are responsible for notifying management immediately if their badge or Marijuana Handlers Card is lost or stolen at which point management personnel will make a note in the employees file, issue a new card with provide a new employee identification number. Identification badges will be issued the first day of employment and will be issued to full-time part-time employees. Badge sample below:

Employees that fail to display their identification badge, marijuana handlers card or other required documents to company management, enforcement officers, peace officers and the Marijuana Control Board staff or Director may be grounds for termination or face disciplinary action. Emerald City Organics will utilize a progressive disciplinary action plan for minor incidences that do not require immediate termination. The disciplinary action plan consists of a verbal warning, written warning, corrective action or performance improvement plan and then termination if plan not followed or infractions continue to occur. Employees may be asked to show their identification badges to the above mentioned entities as well as will be used to enter restricted access areas and for identification in the case of an emergency. Employees are required to return badges on their last day of employment. Only authorized personnel and employees will have access to restricted access areas that apply directly to their work. Contracted workers (i.e. trimming services) will be required to obtain an identification badge before beginning work and must be turned in at the end of each work shift. Restricted access areas include cultivation rooms, curing rooms, security rooms, storage rooms, quarantine and point of sales and any others required. Only five (5) visitor passes will be issued at a time per employee and all visitors will be supervised always by the employee.

In order to further security for the premises and ensure we are abiding by strict security standards, only authorized employees (i.e. management, etc.) will have access to security system information including entrance keys and codes to arm and disarm the security system. Authorized employees will be provided entrance keys that state "do not duplicate", individual panic buttons and will be kept in a responsible and secure manner always within their possession. Security codes for entrance and arming/disarming the system will be unique to each employee ensuring that the identity of the person arming and disarming the alarm system is logged and tracked. Only authorized employees will have access to the locked and secure storage of the security equipment including video surveillance feeds, safe and secure business documents as per 3 AAC 306.720(d). All areas stated will have video surveillance feed in order to ensure higher security standards.

Page 4,

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

An alarm system is required for all license types. Describe the security alarm system for the proposed premises:

(1) Pursuant to **3 AAC 306.715(c)(2)** a security alarm system on all exterior doors and windows; and The Licensed Facility will have

a. Honeywell Intrusion security package installed consisting of the following equipment:2-6160 Keypads (located in main entrance to the building), 6-Aurora PIR motion detectors, Wave2 2-Tone Sounder, 467 Battery, 620 Jack and 621 Cord.
b. 6 Honeywell sensors with: Advanced ASIC-based processing, Split-zone optics technology, totally silent relay operation, Immune to pets up to 40 lbs, Tamper proof design, PIR motion sensor with an Ultra-low current.
c. 3 – Wireless hold button
d. Security system will be monitored by a third-party monitoring agency 24/7. In the event of an alarm activation local law enforcement and the business owner will be notified.

The alarm system must be activated on all exterior doors and windows when the licensed premises is closed for business. Describe how the security alarm system meets this requirement:

(1) The alarm system will be monitored by a third party agency. Alarm WATCH certifications include IQ Certified Central Station (One of first in nation), UL Certified Facility, UL Certified Operators, SIA Certified Operators., SIA Central Station Trained Instructors, APCO Certified Operators and - FARA and Federal UL 2050. Supporting Alarm Communications and Interactive Service from Every Major Manufacturer The list includes Connect 24, C24 Interactive, Alarm NET, AES, Uplink, DMP Internet, Tellular, Alarm.com. Based in Maryland with monitoring centers nationwide that are staffed 24 hours a day, 7 days a week. During non-business hours monitoring of all devices (Motion Detectors, door contacts and GE Glass break detectors) within the system will be active and monitored. In the event of a security breach of the licensed premises an exterior as well as interior sounder will be activated immediately, an alarm signal will be received by the monitoring center who will notify security, local law enforcement and the licensee.

Page 5,

Describe your policies and procedures for preventing diversion of marijuana or marijuana product:

Owners, employees, visitors and other individuals will be held to a zero-tolerance policy on the diversion of marijuana (3 AAC 306.715(c)(1)). The electronic tracking system will be used to ensure diversion of marijuana does not occur throughout the normal processes of the cultivation facility. Marijuana will be entered into the system and tracked throughout the cultivation, packaging, testing, disposal and selling process. If the tracking system shows potential diversion of product authorized personnel will initiate an investigation that will include; talking to employees on shift, assessing last login to the system and

product in question, notifying the Marijuana Control Board and reviewing video feed.

In addition to the above, authorized personnel will randomly check video feed for potential diversion (1x per week), will supervise all visitors and require them to remain in the building until law enforcement arrives if diversion is suspected, restrict access to restricted areas where marijuana or cash are present as well as will provide information pertaining to the consequences of breaking the policy. Consequences include notifying law enforcement, immediate termination, visitor access removal and prosecution of crimes.

Describe your policies and procedures for preventing loitering:

(1) Security and staff will perform routine but unscheduled patrols. Loiterers will be asked to leave when discovered and law enforcement will be called if continued loitering persists.

(2) Emerald City Organics will operate under a "no loitering" policy that will limit individuals from standing or waiting without purpose on the premises as accordingly under 3 AAC 306.715(c)(2). During business hours employees will be provided training on the importance of limiting loitering and learn skills to verbally remove individuals from the premises. If individuals are unwilling to leave the premises or continue to loiter in the general area, law enforcement/peace officers will be notified and employees will follow the recommendations of law enforcement.
Employees will not engage in discussions with minors or other individuals outside the building about the marijuana establishment, around the establishment or to promote marijuana use to individuals under the age of 21 years. Employees will conduct random parameter checks in order to address loitering issues in a timely manner. The exterior building will have "No Loitering" signs placed on the front of the building. Loitering will be defined as; to stand or wait around idly or without apparent purpose.

Describe your policies and procedures regarding the use of any additional security device, such as a motion detector, pressure switch, and duress, panic, or hold-up alarm to enhance security of the proposed premises:

(1) Motion detectors are utilized for afterhours monitoring of the licensed premises.

(2) Duress and panic switches are easily accessible to facilitate a response by public safety and security in an efficient manner and will be utilized by licensee, employees and agents during business hours. These devices are silent alarms and will be activated in the event of a security breach in progress such as robbery, or in the event of an assault on the premises.

(3) All key pads will be programmed with a silent medical and fire duress option to alert medical personnel or fire fighters in the event of a medical emergency or fire.

(4) Any use of the duress or panic buttons will notify the monitoring center by silent alarm, giving the appropriate agency information that a security breach is in progress and to use extreme caution when approaching.

Page 6,

Describe your policies and procedures regarding the actions to be taken by a licensee, employee, or agent when any automatic or electronic notification system alerts a local law enforcement agency of an unauthorized breach of security:

(1) The licensee, all employees and agents shall assist in any way to help law enforcement by providing detailed descriptions of person/persons and events leading up to the breach in security. The licensee, employees and agents shall protect and preserve any evidence or area where the breach occurred, restricting access to the area and not disturbing anything until law enforcement arrives.

Page 7,

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:
Security cameras will consist of Vivotek USA Inc FD-8169 Dome Network Cameras and Vivotek USA Inc FE8181/81V Fisheye Network Camera. All security cameras will be positioned in such a manner as to get the most identifiable view of anyone within 20 feet of their line of sight at each entrance and along the exterior and interior of each Restricted Access Area. Cameras will be placed at a height of 12 feet to insure unobstructed viewing of all product, plants and persons insuring all are captured on a maximum clear sight picture. All cameras will have a recording resolution of at least 1920x1080(2mp)-2560x1920 (5mp), and will can see at night using infrared technology for night time recordings.

Vivotek USA Inc FE8181/81V Fisheye Network Cameras will be installed in growing, trimming and processing areas, curing and designated waste processing area to insure 360-degree coverage of the secure areas.

Describe the locked and secure area where video surveillance recording equipment and 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 board:

(1) Pursuant to **3AAC 306.720(b)** Surveillance recording equipment and video surveillance records must be housed in a locked and secure area or in a lock box, cabinet, closet or other secure area that is accessible only to a marijuana establishment licensee or authorized employee, and to law enforcement personnel including an agent of the board. A marijuana establishment may use an offsite monitoring service and offsite storage of video surveillance records as long as security requirements at the offsite facility are at least as strict as onsite security requirements as described in this section

a. The security room, housing all supporting security and camera equipment, will be locked at all times.

i. Outside the security room entrance point will be a Vivotek USA, Inc FD-8169 Dome Network Camera. VIVOTEK FD-8169 is a best-in-class, dome-style network camera designed for diverse indoor/outdoor applications. Equipped with a 2MP sensor enabling viewing resolution of 1920x1080 at a smooth 30 fps, the FD-8169 is an all-in-one

indoor/outdoor camera capable of capturing high quality and high resolution video up to 2 Megapixel.
In order to adapt to constantly changing outdoor lighting conditions, the FD-8169 features a removable IR-cut filter as well as IR illuminators effective up to 25M for superior image quality around the clock. For protection against harsh outdoor environments, the camera is encased in an IP66-rated housing and weather-proof casing to withstand rain and dust. The FD-8169 further strengthens the robustness of the camera by protecting the cable within the bracket.
The FD-8169 supports the industry-standard H.264 compression technology, drastically reducing file sizes and conserving valuable network bandwidth. With H.264 & MJPEG compatibility all included, multiple streams can be simultaneously transmitted in any of these formats at different resolutions, frame rates, and image qualities for versatile platforms. The streams can also be individually configured to meet different needs or bandwidth constraints, thereby further optimizing bandwidth and storage.
Incorporating a number of advanced features standard for VIVOTEK cameras, including tamper detection, 802.3af compliant PoE, MicroSD/SDHC/SDXC card slot, and VIVOTEK's 32-channel recording software, the FD-8169 is the ideal solution for your outdoor surveillance needs.
Key Features •2-Megapixel CMOS Sensor • 30 fps @ 1920x1080 • Real-time H.264, MJPEG Compression (Dual Codec) • Removable IR-cut Filter for Day & Night Function • Built-in IR Illuminators, Effective up to 25 Meters • Built-in 802.3af Compliant PoE • Build-in MicroSD/SDHC/SDXC card slot for On-board Storage • Supports ONVIF Standard to Simplify Integration and Enhance Interoperability • Weather-proof IP66-rated Housing • Mounting Bracket with Cable Management for Protected Installation • 3D Noise Reduction • Smart IR Technology to Avoid Overexposure
Certifications: CE, LVD, FCC Class A, VCCI, C-Tick
Operating Temperatures: Starting Temperature: 0°C ~ 50°C Working Temperature: -10°C ~ 50°C
System Requirements: Operating System Microsoft Windows 7/Vista/XP/2000, Web Browser Mozilla Firefox 7~10 (streaming only) Internet Explorer 7/8/9, Other Players VLC: 1.1.11 or above QuickTime: 7 or above

Page 9,

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

(You will need to address all records not covered by Valkyrie

(1) Valkyrie Security and Asset Protection Inc.'s electronic video storage is password protected to prevent any alterations. The security system will generate a daily open/close report by user. All systems are programmed with password lockout protection. The security room housing all supporting security and camera equipment will be insulated and temperature controlled to insure the integrity of all security supported hardware for the licensed facility.

Page 15,

Section 6 – Transportation and Delivery of Marijuana and Marijuana Products

Describe the type of locked, safe, and secure storage compartments that will be used in any vehicles transporting marijuana or marijuana product:

(1) **Valkyrie Security and Asset Protection Inc.** utilize armed staff and armored vehicles. Their transport staff will secure product in locked containers with tamper resistant locks prior to leaving the licensed facility. All locked containers will be with armed transport staff at all times and only removed from vehicle upon arrival to receiving licensed facility. The tamper resistant locks will only be removed in the presence of an authorized person at the receiving licensed facility. All Products will be checked and entered into the METRC system upon delivery.

Page 18,

Section 8 – Minor Control Plan

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:

(1) Visitors must present a valid I.D prior to entering the licensed premises. (ie. State Drivers License, State issued I.D. Card, Governments I.D. card or passport). All valid IDs must be unaltered; no other documents will be considered valid.

(2) Any person without valid identification will not be allowed within the licensed premises or any Restricted Access Areas.

Form MJ-02: Premises Diagram

Section 2 – Detailed Premises Diagram

Clearly indicate the boundaries of the premises and the proposed licensed area within that property. Clearly indicate the interior layout of any enclosed areas on the proposed premises. Clearly identify all entrances, walls, partitions, counters, windows, areas of ingress and egress, restricted access areas, and storage areas. Include dimensions in your drawing. Use additional copies of this form or attached additional documents as needed.

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Requirements to be considered by the Commission in order to grant Conditional Use Permit: Narrative Response

Documentation demonstrating full compliance with applicable fire code – 17.60.150 (D) (2)
Emerald City Organics submitted the Fire Marshall Permit on 5/20/2017 and is awaiting the response. Documentation will be provided to the Commission as soon as it is available.

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

Emerald City Organic's facility will preserve the surrounding area. The cultivation facility is located on a 9 acre plot which is surrounded by thick woods, hay fields used for farming and vacant land. All operations will occur inside of the facility in a discrete manner. There will be no additional structures added to the property. The proposed facility will be conducting renovations to the existing building. This will ensure that the value, integrity and character of the surrounding area will remain intact. The facility will not be available to the public. There will be not signage on the building with the business name. Emerald City Organics uses a comprehensive security plan and has a no loitering policy.

Will granting the CUP be harmful to the public health, safety, convenience and welfare?

No, a conditional use permit for Emerald City Organics would not cause harm to the general public in regards to health and safety because the employees are adhering to state and federal regulations. The cultivation facility uses Valkyrie's comprehensive security system, uses diversion control policies, no loitering policies, visitor policies and is not accessible to the public.

Security System:
Please refer to Valkyrie's Security Packet for detailed information regarding Emerald City Organics security procedures.

No Loitering Policy:
1. Security staff will perform routine but unscheduled patrols. Loiterers will be asked to leave when discovered and law enforcement will be called if continued loitering persists.
2. Emerald City Organics has adopted a "no loitering" policy that will limit individuals from standing or waiting without purpose on or around the facility as accordingly under 3 AAC 306.715(c)(2). During business hours employees will be provided training on the importance of limiting loitering and learn skills to verbally remove individuals from the premises. If individuals are unwilling to leave the premises or continue to loiter in the general area, law enforcement/peace officers will be notified and employees will follow the recommendations of law enforcement.

Preventing Diversion Policy:
Emerald City Organics has a zero tolerance policy on the diversion of marijuana (3 AAC 306.715(c)(1)). METRC's electronic tracking system will be used to ensure diversion of marijuana does not occur throughout the normal processes of the cultivation facility. All marijuana will be entered into the system and tracked throughout the cultivation, packaging, testing, and disposal and selling.

In addition to the above, authorized personnel will randomly check video feed for potential diversion (1x per week), will supervise all visitors and requires them to remain in the building until law enforcement arrives if diversion is suspected, restrict areas where marijuana or cash are present as well as will provide information pertaining to the consequences of breaking the policy. Consequences include notifying law enforcement, immediate termination, visitor access removal and prosecution of crimes.

Visitor Policy:
Pursuant to 3AAC 306.710(c)(2) obtain a visitor identification badge before entering the restricted access area; and
1. Ultra-Electronics 30 MIL CR80 Access security cards will be issued to marijuana establishment licensee or authorized employee, and to law enforcement personnel including an agent of the board. Allowing for limited access to restricted areas.
2. Doors with entrance and exit access to property will be monitored with Honeywell Door contacts that will trip the alarm system in the event a door contact is activated. The system will be active when alarm has been armed.

Visitors will be admitted into the premises in accordance with 3 AA306.710(c). All visitors will be required to show valid photo identification as outlined by 3 AA306.350 to determine age requirements and ability to enter the facility includes; an unexpired, unaltered passport, an unexpired, unaltered drivers license from the United States. If any of the documentation appears to be fraudulent, is not valid or appears suspicious, the individual will be asked to leave the premises and will not be allowed to enter the facility.

Visitors to the premises will be supervised at all times by an authorized employee and no more than five (5) visitors will be allowed per each employee at a time 3 AAC 306.710 (b). All visitors will be required to sign non-disclosure agreements, visitor agreement and will be stored in the visitor record with the following information per 3 AAC 306.755(6); name, date, time in and out, copy of identification and signature of supervising employee. Visitors will include; Marijuana Control Board staff and/or Directors, Peace Officers, Law enforcement personnel, Landlord (as applicable), contracted service personnel, vendor delivery personnel, potential employees, vendor/supplier and consultants.

<u>Are there sufficient setbacks, lot area, buffers and other safeguards being provided?</u>

Emerald City Organics facility is in private location. There is only one road for vehicles into the facility which has a restricted access gate that can only be unlocked by a 5 digit code. There is a buffer area of a quarter mile from the nearest residential area, Country Ridge Estates subdivision. The adjacent properties are hay fields owned by Pamela Wright who is also the owner of the Emerald City Organic's facility and property. There is a landscaping berm between the facility and the residence of Pamela Wright on the property. The facility and the residence on the property have the same type of building features. The facility is approximately 1000 feet from the 60x60 public turnaround easement and 142 feet away from the residential building on the property. Furthermore, the building facility is 336 feet from the west side of the property, 161 feet from the north end of the property, and 231 feet from the east side of the property.

Additional safety precautions include:

1. Motion detectors are utilized for after-hours monitoring of the licensed premises.
2. Duress and panic switches are easily accessible to facilitate a response by public safety and security in an efficient manner and will be utilized by licensee, employees and agents during business hours. These devices are silent alarms and will be activated in the event of a security breach in progress such as a robbery, or in the event of an assault on the premises.
3. All key pads will be programmed with a silent medical and dire duress option to alert medical personnel or fire fighters in the event or a medical emergency or fire.
4. Any use of the duress or panic buttons will notify the monitoring center by silent alarm, giving the approaching agency information that a security breach is in progress and to use extremely caution when approaching.

In the case of an unauthorized breach of security, the third party monitoring company will immediately notify local law enforcement and an Emerald City designated licensee. All employees will wait for law enforcement and avoid engaging with individuals responsible for the security breach. Once law enforcement arrives at the facility, employees will assist them by providing all pertinent information regarding the security breach. This includes preserving evidence and protecting the restricted area until law enforcement arrives.

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

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

Emerald City Organics is using HVAC systems and Carbon Odor Scrubbers to mitigate odor. The noise from the facility will primarily be a low hum from the ventilation system and occasional grinding of plant waste which will be during work

hours 9:00-5:00. This noise will not be heard more than 50 feet away from the facility.

Current status of State License Application Process.
As of June 5,2017,Emerald City Organics Standard Cultivation License has been deemed initiated.

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

Emerald City Organics Odor Mitigation and Ventilation Plan 17.60.160 (B)

Emerald City Organics will utilize an odor control system to neutralize any aromas produced inside the cultivation facility detectable to the public as required by 3 ACC 306.420(a)(2)(F) and 3 ACC 306.430(c)(2). Odor control systems will consist of air filtration systems attached to ventilation throughout the facility as well as sealed containers both inside the facility and during transportation of marijuana product to/from the facility. Odor proof packaging will be used for added odor control when marijuana products are being transported off of the facility.

Odor control systems will be checked regularly in order to maintain that the filters/containers/canisters are functioning properly and will be replaced if necessary. A record will be kept on the maintenance of these filters and will be replaced by management or by certified maintenance technician if required. The Cultivation Specialist will determine the odor maintenance is checked and replaced per policy and conclude the odor control systems are adequate for the facilities needs. Odor control systems are listed below.

HVAC System
Carbon Odor Scrubbers

Employee Odor Control Policy and Procedures:

All employees will be trained on odor control and the importance of these techniques to help determine odor system failures and odor transmittance from the facility to the outside public. Employees will follow the protocols described below:

- Notify management if odor systems fail.
- Marijuana packaged and transported in odor-controlled bags/containers and sealed before leaving the facilities premises.
- Waste containers remain seal when not in use.
- Monthly checks on all odor control systems to acknowledge the state of the system and when replacement and repairs are required.
- Monthly check of outer perimeter of facility to monitor the odor systems ability to neutralize odor from detection to the outside public.

Employees will also be responsible for odor control on their person by changing into clean work clothes at the facility. These clothes will be stored on the premise and will be changed into at the beginning of each workday and out of at the end of each workday. All work clothes will be secured inside odor proof bags to be transported and washed off of the premise and returned for further use on a regular basis to minimize on odor impact off of the premise as required by 3 ACC 306.435.

Emerald City Organics Hazardous Chemicals Information 17.60.160 (C)

Emerald City Organics employees will following proper safety protocols including but not limited to; wearing gloves, protective eyewear, clean clothing, and other items as necessary to handle fertilizers. Fertilizers will be used throughout the growing process from vegetation through the flowering/late stage growth periods. Fertilizers will not be used during the final weeks of the flowering period in order to flush the plant of all remaining fertilizers prior to harvest. All fertilizers will be handled and mixed according to manufacturer's labeling specifications or at the Cultivation Specialists specifications.

Fertilizers to be introduced into soil mediums will be mixed in container before administering by hand directly into the growing medium. Hydroponic fertilizers will be administered by entire reservoir nutrient changes or additional nutrients supplemented to the system in order to maintain desired levels determined by the Cultivation Specialist. Regular feeding schedules will be followed as set by the Cultivation Specialist to maintain consistent growth cycles. Records will be kept of feeding schedules and all nutrients provided to each plant to ensure proper labels are produced with all ingredients requirements as required by 3 AAC 306.475.

All employees that handle fertilizers will have access to Emerald City Organic's safety protocols as well as follow all health and safety requirements as stated in 3 ACC 306. 440 and 3 ACC 306. 735 as applicable to the handling of fertilizers and chemicals. Safety protocols for fertilizers, chemicals, and all other agents required will be kept on record and accessible for all employees during business hours as well as be reviewed during orientation. In the case of a fertilizer or chemical spill any employee will follow the protocols below:

- Inform a manager immediately so they can assess safety or hazard concerns and follow up with necessary entities (e. AOSHA, AMCO, AWWU, etc.)
- Utilize and washing or eye washing station to clean the affected area thoroughly.
- Seek emergency medical assistance if necessary.
- Participate in debriefing in order to help the company to review their SOP's for fertilizer and chemical delivery and etc.

Fertilizers:
Current Cultures: Cultured Solutions Nutrient Program

- Ammonium Calcium Nitrate
- Potassium Nitrate
- Copper EDTA
- Iron EDTA
- Manganese EDTA
- Sodium Molybdate
- Sodium Borate
- Zinc EDTA
- Hypochlorous Acid

- Potassium Phosphate
- Magnesium Sulfate
- Ammonium Phosphate
- Potassium Nitrate
- Potassium Sulfate
- Ammonium Nitrate
- Iron DTPA
- Monopotassium Phosphate
  Clonex Cloning Hormone Gel
- Indole butyric acid
- 2-Hydroxyethylcelluose

The chemicals used for pests, insect and fungus maintenance will be Neem Oil in flowering rooms that will be thoroughly cleaned after each plant cycle and harvest has been completed. Hydrogen Peroxide will be used in the hydroponic mediums to clean and help prevent fungus development during flowering plant cycles as well as after harvest to sanitize prior to the following flower cycle. Isopropyl alcohol will be used to clean and maintain scissors and trim equipment.

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Emerald City Organics Wastewater and Waste Material Disposal Plan
17.60.160 (A)

Emerald City Organics will store, manage and dispose of liquid, solid and wastewater as well as other waste determined by the Marijuana Control Board in compliance with federal, state and local laws and regulations as outlined in 3 AAC 306.740(a). We will provide adequate training and have employees adhere to a detailed disposal process with the use of personal protective equipment and reasonable precautions will be taken while storing, managing and disposing of the waste listed above in accordance with 3 AAC 306.740.

Employees will provide at least three days notice to the Marijuana Control Board before disposing of any marijuana waste by logging the affected products in the marijuana inventory tracking system, METRC. After the three-day waiting period and the MCB has given approval for disposal, the following protocol will be followed for plant and water waste.

Plant Waste:
Plant waste will be disposed of through aerobic composting methods and then transferred to Mike Divis and Pamela Wright as fertilizer for their hay fields per the mutual waste contract. Plant waste in the form of roots, stalks, leaves, stems, testing samples returned to the facility, plants that are deemed infected or fails to meet quality testing will be primarily disposed of with a grinder. Plant waste containers will be placed in each room in order for daily collection of plant waste and then will be consolidated into large bins to later be combined with compostable material after processing. Once the plant materials are ground up they will combined with other compostable materials (yard, food, vegetable waste and dirt). This mixture will be taken to nearby compost mounds, which will be monitored by employees to determine when the compost has matured into fertilizer. The compost pile will be fenced to prevent any contact with wildlife. METRC and Emerald City Organic's business records will document adequate documentation of the waste process (3 AAC 306.470(c)(2).

In a case that the solid waste material has been flagged for emergency disposal from pest, mold/mildew, accidents or any similar situation the solid waste will be quarantined from any other solid plant waste or material. The Marijuana Board will be contacted immediately and remains quarantined until the Board approves disposal as defined in 3 ACC 306.740(c)(1). Procedures on waste disposal will follow the emergency disposal situation and sanitary precautions will be taken if applicable.

Water Waste:
Wastewater from the hydroponic systems will be collected in storage tanks, which will be regularly pumped by a licensed wastewater disposal company.

Matanuska - Susitna Borough
Development Services

JUN 0 6 2017

Received

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MATANUSKA-SUSITNA BOROUGH
Development Services Division
Permitting Services
350 East Dahlia Avenue • Palmer, AK 99645
Phone (907) 745-9822 • Fax (907) 746-7407
www.matsugov.us

RECEIVED
JUN 06 2017
PERMIT CENTER

ENCROACHMENT PERMIT APPLICATION

Permit Fee: $150.00

Applicant: Pamela Wright (Please Print Clearly) Date: 6/6/2017

Address: 413 W. Faith Rd. Telephone: 907- 354-0109

Wasilla, AK 99654 Email: wright@mtaonline.net

Office Use Only		Tax Map:
TRS:	Permit No:	Inspection:

1. Describe location of encroachment (i.e. legal description, street name(s), and adjacent property description); provide copy of dedication documents creating right-of-way. Include a vicinity map with project location clearly marked.
   There is a gate on W. Faith Rd. just before the public turnaround easement. Please refer to the attached map.

2. Proposed start date: 6/6/2017
   Expected completion date: Continuous

3. Use desired of such public place (i.e. business sign, utility installation, culvert, building material storage, encroachment, other)
   Security gate 8 feet tall by 14 feet wide.

4. Plans, specifications, description of work, estimated cost of construction, limits of work, methods to be employed and other information necessary to evaluate the design. (The location of all aerial, surface or underground facilities shall be shown on the plans)
   Construction is completed.

Signature: Pamela A. Wright Date: 6-6-17

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MSB 11.10: ENCROACHMENT PERMITS

ENCROACHMENT:

(1) any structure, object, material or physical disturbance of materials, including but not limited to, driveways, culverts, road repairs, wells, septic systems, drainage, and all types of structural improvements within, extending over or under the borough's public right-of-way; a public easement; property dedicated to a public use which is operated or maintained by the borough; or land owned by the borough.

(2) any snow storage, soil removal, debris or any other obstruction, any road, ditch, drain, gutter, or culvert which hinders or restricts: public traffic; maintenance or the flow of water in or along any public right-of-way; public easement; public dedication; or borough land.

ENCROACHMENT PERMITS.

(A) Any person desiring to construct or cause an encroachment shall apply for an encroachment permit to the public works director.

(B) A public utility or person who is issued a permit for utility facilities under MSB 11.30 is not required to apply for an encroachment permit.

UNAUTHORIZED ENCROACHMENTS.

(A) Unauthorized encroachments shall be subject to immediate removal by the borough, at the owner's expense.

(B) At the borough's option, the borough may require the person causing the encroachment or the owner of the underlying property upon which the encroachment lies to remove the unauthorized encroachment. The removal of the encroachment shall be done at the expense of the underlying property owner or the person causing the encroachment. Notice shall be given to the underlying property owner or the person causing the encroachment, that the encroachment must be removed at the expense of the underlying property owner or the person causing the encroachment. Notice shall consist of a written letter, sent by certified mail, return receipt requested, or personally delivered, explaining the violation and stating the time period in which the encroachment must be removed. If the person receiving notice does not remove the encroachment, the borough may remove the encroachment and the person receiving notice shall be liable to the borough for all costs incurred in removing the encroachment and attempting to have the encroachment removed.

(C) Unauthorized encroachments shall be deemed a public nuisance and are subject to all legal proceedings authorized by law.

MSB Title 11 is available in its entirety at
http://www.codepublishing.com/AK/matanuskasusitnaborough/

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The Permittee certifies that he/she is the (circle one) **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 has read and agrees to provisions on the reverse side of this permit application form.

Instructions and Check List

Please provide the following documentation or annotate the documents with the additional information.

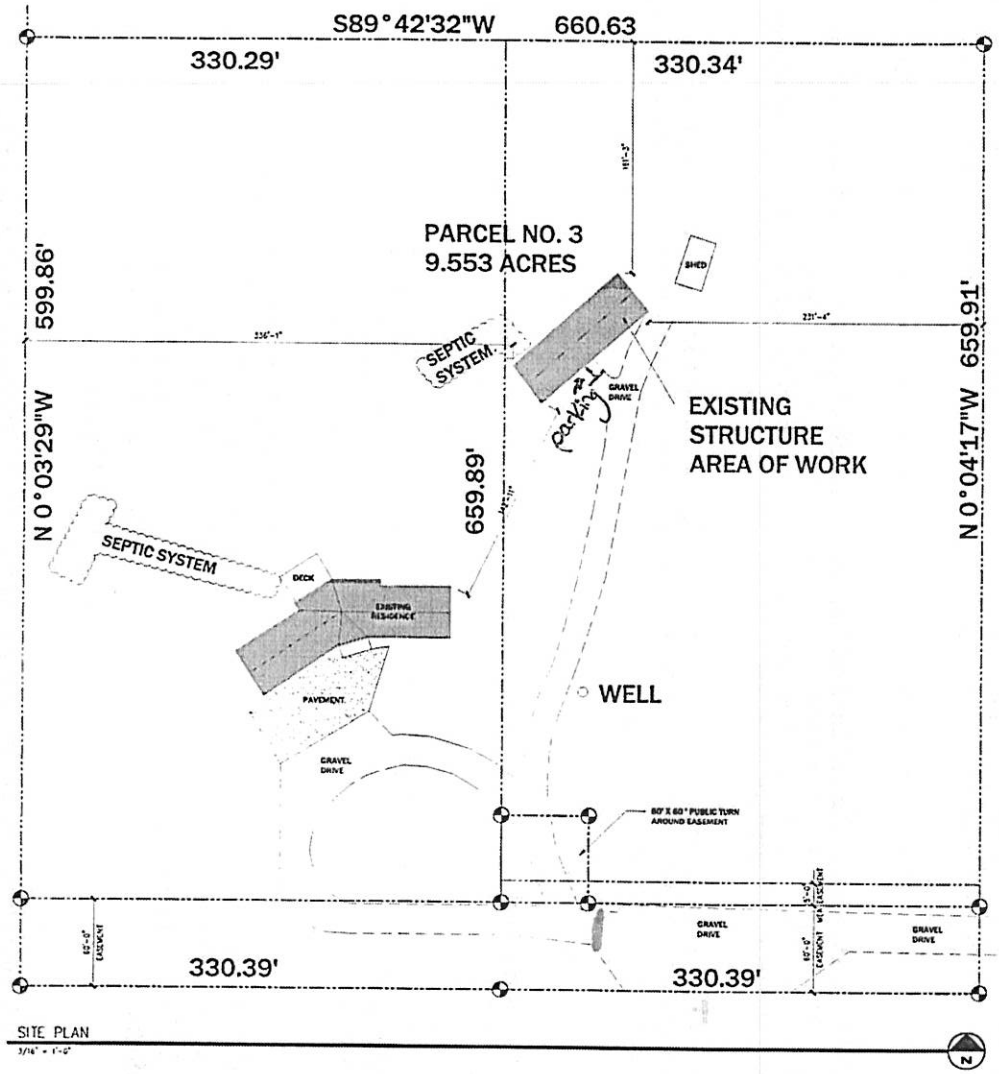
- ☐ One copy of the Application for Encroachment with all the information filled out.
- ☐ One copy of the most recent as-built survey, plot plan, or plat.
- ☐ Show the location of the encroachment (wall, fence, well, shed, etc.) on the as-built, plot plan, or plat.
- ☐ Show the dimensions from the object to the property line accurately and how far it projects into and along the rights of way or easements. Also show the height above or below ground measuring from the existing grade to the furthest edge of object.
- ☐ Provide an accurate description of all the object(s) encroaching on the application that will remain at its current location.
- ☐ **After notification by the ROW Coordinator that the request has been approved**, contact each utility that can place services in your area. Provide them with a copy of your as-built, plot plan, or plat showing the object and any other information that may help in identifying the object and location. You are required to get all utilities letter of non-objection even if utilities from that company are not present.
- ☐ Provide the ROW Coordinator one copy of each letter of non-objection from the utility companies listed below. You may submit all the letters individually or as a group. The letters must be addressed to you and fully address all the encroachments to be permitted as described on your application.

ENSTAR Natural Gas
P.O. Box 190288
Anchorage, AK 99519-0288
Contact Tom Arminski or Andrew Fraiser
Phone: 334-7753
Fax: 334-7798

GCI
5151 Fairbanks Street
Anchorage, AK 99503
Contact Outside Plant Design
Fax: 868-8580

Matanuska Electric Association, Inc.
P.O. Box 2929
Palmer, AK 99654
Contact Keith Quintavell
Phone: 745-3231
Fax: 761-9322

Matanuska Telephone Association
P.O. Box 3550
Palmer, AK 99645
Contact Bonnie Bailey
Phone: 1-800-746-9510
Fax: 761-2646



PROPERTY INFORMATION

LEGAL ADDRESS:
TOWNSHIP 18N RANGE 1W SECTION 21 LOT 03

SITE ADDRESS
413 W FAITH ROAD, WASILLA, ALASKA
4520 N FIELD OF DREAMS ST, WASILLA, ALASKA

SIZE:
9.553 ACRES

— : Security gate

907 Architecture, LLC
PO BOX 870270, WASILLA, ALASKA 99687
(907) 315-8881

EMERALD CITY ORGANICS
4520 FIELD OF DREAMS STREET
WASILLA, ALASKA 99654

95% REVIEW DRAWINGS

REVISIONS:

DRAWN BY: MFW
CHECKED BY: MFW
DATE: 2.28.2017
JOB NUMBER: 1710B.00

SHEET CONTENTS:
SITE PLAN
PROPERTY INFORMATION

CATEGORY G | SHEET 1.1

PLOTTING DATE:

PLANNING COMMISSION JULY 17, 2017 Page 56

MATANUSKA-SUSITNA BOROUGH

Real Property Detail for Account: 18N01W21D003

Site Information

Account Number	18N01W21D003	Subdivision	
Parcel ID	505572	City	None
TRS	S18N01W21	Map	WA05
Abbreviated Description (Not for Conveyance)	TOWNSHIP 18N RANGE 1W SECTION 21 LOT D3		Tax Map

Site Address	413 W FAITH RD
Site Address	4520 N FIELD OF DREAMS ST

Ownership

Owners	WRIGHT PAMELA S	Buyers	
Primary Owner's Address	413 W FAITH RD WASILLA AK 99654	Primary Buyer's Address	

Appraisal Information

Year	Land Appraised	Bldg. Appraised	Total Appraised
2017	$99,100.00	$671,100.00	$770,200.00
2016	$90,100.00	$673,000.00	$763,100.00
2015	$90,100.00	$642,300.00	$732,400.00

Assessment

Year	Land Assessed	Bldg. Assessed	Total Assessed*
2017	$51,404.00	$671,100.00	$722,504.00
2016	$51,404.00	$673,000.00	$724,404.00
2015	$51,404.00	$642,300.00	$693,704.00

Building Information

Structure 1 of 2

Business	None	Residential Units	1
Use	Residential Building	Condition	Standard
Design	Two Story	Basement	None
Construction Type	Frame	Year Built	1999
Grade	04.9	Foundation	Poured Concrete
Building Appraisal	$524200	Well	
Septic			

Structure 2 of 2

Business	None	Residential Units	1
Use	Residential Building	Condition	Standard
Design	One Story	Basement	None
Construction Type	Frame	Year Built	2000
Grade	04.4	Foundation	Poured Concrete
Building Appraisal	$133400	Well	
Septic			

Building Item Details

Building Number	Description	Area	Percent Complete
1	Gas Heat	1	100
1	Garage (10.3) Area - 11M	1734	100
1	First Story	2406	100
1	Second Story	3420	100
2	Gas Heat	1	100
2	First Story	832	100
2	Garage (10.3) Area - 11M	768	100

Tax/Billing Information

Year	Certified	Zone	Mill	Tax Billed
2017	Yes	0041	Not Yet Set	Tax Not Yet Billed
2016	Yes	0041	14.699	$10648.01
2015	Yes	0041	14.381	$9976.15

Recorded Documents

Date	Type
11/26/2007	QUITCLAIM DEED (ALL TYPE)

Recording Info (offsite link to DNR)
Palmer 2007-030024-0

Tax Account Status †

Status	Tax Balance	Farm	Disabled Veteran	Senior	Optional	Total	LID Exists
Current	$0.00	$47,696.00	$0.00	$0.00	$0.00	$47,696.00	No

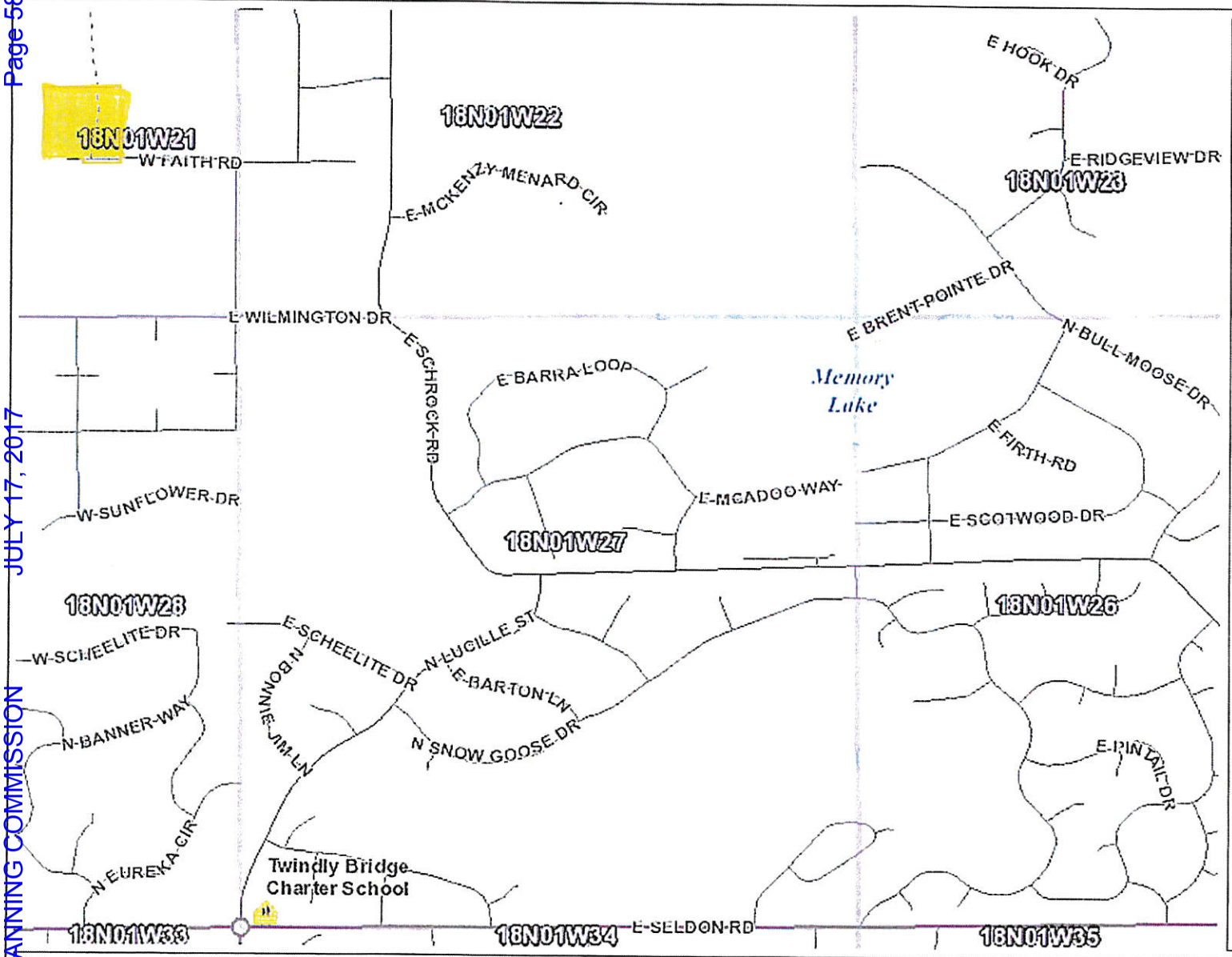
Land and Miscellaneous

Gross Acreage	Taxable Acreage	Assembly District	Precinct	Fire Service Area	Road Service Area
9.55	9.01	Assembly District 006	10-010	136 WEST LAKES FSA	028 Gold Trail RSA

* Total Assessed is net of exemptions and deferments.rest, penalties, and other charges posted after Last Update Date are not reflected in balances.
† If account is in foreclosure, payment must be in certified funds.

Last Updated: 6/6/2017 4:00:08 AM

Matanuska-Susitna Borough



Legend

Public Facilities

- Administrative
- Animal Care
- City Hall or Courthouse
- Community or Senior Center
- Correctional Facility
- Landfill or Transfer Station
- Recycling Center
- Transfer Station/Recycling
- Library
- Medical
- Post Office
- Public Safety EMS
- Public Safety Fire
- Public Safety Fire/EMS
- Public Safety Forestry
- Public Safety Law Enforcement
- School

Streets

- Highway
- Major Street
- Medium Street
- Minor Street
- Primitive Road
- Private Road

- Mat-Su Borough Boundary
- Incorporated Cities

1: 14,763

0.5 0 0.23 0.47 Miles

NAD_1983_StatePlane_Alaska_4_FIPS_5004_Feet

© Matanuska-Susitna Borough

Reported on 06/06/2017 02:59 PM

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Notes

This map was automatically generated using Geocortex Essentials.

EMERALD CITY ORGANICS

4520 FIELD OF DREAMS STREET
WASILLA, ALASKA 99654

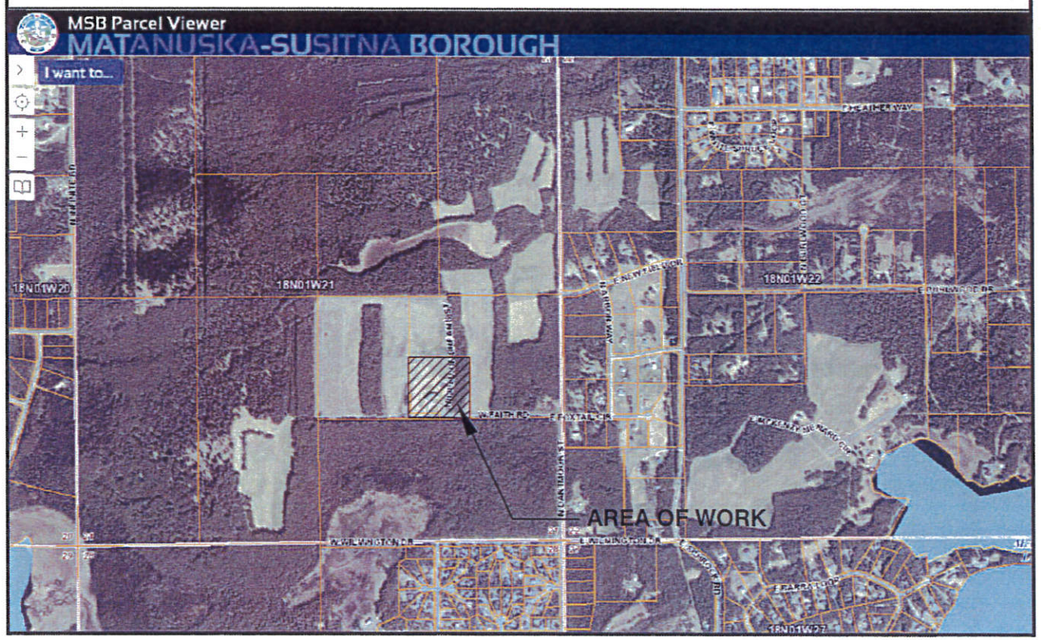
Matanuska - Susitna Borough
Development Services

JUN 06 2017

Received

95% REVIEW DRAWINGS
FEBRUARY 28, 2017

AREA OF WORK SCALE: N.T.S.



INDEX TO DRAWINGS

COVER SHEET

GENERAL

G1.1 SITE PLAN, PROPERTY INFORMATION
G1.2 CODE ANALYSIS PLAN, CODE ANALYSIS, LEGEND

ARCHITECTURAL (907 ARCHITECTURE)

A1.1 FLOOR PLAN – EXISTING
A1.2 FLOOR PLAN – RENOVATION, VERTICAL ASSEMBLIES

GENERAL NOTES:

1) BUILDING SHALL CONFORM TO INTERNATIONAL BUILDING CODE, 2009 EDITION, MINIMUM REQUIREMENTS FOR TYPE V-B CONSTRUCTION THROUGHOUT.
2) THESE DRAWINGS ARE SUPPLIED TO THE GENERAL CONTRACTOR AND OTHERS FOR THEIR USE ON THIS SPECIFIC PROJECT. HENRY SCHEIN DRAWINGS ARE ATTACHED TO THE ARCHITECTURAL DRAWINGS AND SHOW ALL SPECIALIZED EQUIPMENT REQUIREMENTS, REINFORCING REQUIREMENTS, BLOCKING REQUIREMENTS, PLUMBING REQUIREMENTS, ELECTRICAL REQUIREMENTS, AND DETAILS AND SPECIFICATIONS FOR THE EQUIPMENT.
3) THE ORGANIZATION OF THESE DRAWINGS IS NOT INTENDED TO CONTROL THE DIVISION OF WORK AMONG THE SUB-CONTRACTORS. THE DIVISION OF THE WORK SHALL BE THE SOLE RESPONSIBILITY OF THE GENERAL CONTRACTOR.
4) CONTRACTOR SHALL PROVIDE ALL LABOR, EQUIPMENT AND MATERIALS REQUIRED TO COMPLETE ALL WORK AS SHOWN OR AS IMPLIED ON THESE DRAWINGS.
5) CONTRACTOR SHALL PROVIDE AND MAINTAIN ALL FACILITIES FOR LIGHT AND POWER WITHIN THE PREMISES AND IN THE CONSTRUCTION AREA DURING THE ENTIRE CONSTRUCTION PERIOD. POWER SHALL BE OBTAINED FROM THE EXISTING DISTRIBUTION SYSTEM. PROVIDE NECESSARY MATERIALS AND LABOR FOR POWER CONNECTIONS FOR MACHINES, PORTABLE TOOLS, ETC.. AS USED BY OTHER TRADES, REGARDLESS OF SIZE.
6) CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL OF ALL RUBBISH AND DEBRIS RESULTING FROM CONSTRUCTION AT CONTRACTOR'S EXPENSE.
7) ALL DIMENSIONS ARE TO FACE TO FACE OF STUD OR STRUCTURE, UNLESS NOTED OTHERWISE.
8) CONTRACTORS SHALL VERIFY ALL DIMENSIONS AND FIELD VERIFY CONDITIONS BEFORE PROCEEDING WITH ANY WORK.
9) ALL CONTRACTORS AND SUB CONTRACTORS ARE RESPONSIBLE FOR CONFORMING TO ALL APPLICABLE LOCAL CODES AND TRADE STANDARDS.
10) CONTRACTOR SHALL PROVIDE CLIENT OPTIONS FOR MATERIALS, COLORS, FINISHES, AND EQUIPMENT.
11) FIRE ALARM AND SPRINKLER DRAWINGS (IF REQUIRED) ARE NOT WITHIN THE SCOPE OF THESE DRAWINGS AND ARE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR. SUCH DRAWINGS SHALL BE SUBMITTED UNDER A SEPARATE COVER BY A QUALIFIED FIRE PROTECTION CONTRACTOR.
12) MECHANICAL AND ELECTRICAL DRAWINGS (IF REQUIRED) ARE NOT WITHIN THE SCOPE OF THESE DRAWINGS AND ARE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR. SUCH DRAWINGS SHALL BE SUBMITTED UNDER A SEPARATE COVER BY A QUALIFIED ENGINEER/CONTRACTOR.
13) ANY AND ALL DISCREPANCIES BETWEEN DRAWING SHEETS, DISCIPLINES, DIMENSIONS, DETAILS, MATERIALS, AND COLORS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT PRIOR TO BIDDING AND/ OR CONSTRUCTION IMMEDIATELY UPON DISCOVERY FOR CLARIFICATION.
14) DO NOT SCALE DIMENSIONS FROM BLUEPRINTS, ANY AND ALL DISCREPANCIES OF DIMENSIONS BETWEEN DRAWING SHEETS, DISCIPLINES, AND DETAILS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT PRIOR TO CONSTRUCTION IMMEDIATELY UPON DISCOVERY FOR CLARIFICATION.

ABBREVIATIONS:

A.F.F.	ABOVE FINISHED FLOOR	COL	COLUMN	ELEC	ELECTRICAL	FT.	FOOT	LT	LEFT	OHD	OVERHEAD DOOR	SIM	SIMILAR	VERT	VERTICAL
COUPS	ACOUSTICAL	COMM	COMMUNICATION	EL	ELEVATION	FTG	FOOTING	LB	POUND	PR	PAIR	S.B.	SINK BASE	VFY	VERIFY
A.C.T.	ACOUSTICAL CEILING TILE	CONC	CONCRETE	EXIST	EXISTING	FDN	FOUNDATION	LBR	LUMBER	P. LAM	PLASTIC LAMINATE	S.D.	SMOKE DETECTOR	VEST	VESTIBULE
ADDN	ADDITIONAL	C.M.U.	CONCRETE MASONRY UNITS	EXP	EXPANSION	GALV	GALVANIZED	M.O.	MASONRY OPENING	PL	PLATE	S.C.	SOLID CORE	V.C.T.	VINYL COMPOSITION TILE
ALUM	ALUMINUM	CONN	CONNECTION	EXT	EXTERIOR	GSP	GALVANIZED STEEL PIPE	MFG	MANUFACTURER(ED)	PLYWD	PLYWOOD	S.C.W.	SOLID CORE WOOD	V.C.	WALL CABINET
A.B.	ANCHOR BOLT	C.J.	CONTROL JOINT OR CONSTRUCTION JOINT	E.I.F.S.	EXTERIOR INSULATION & FINISH SYSTEM	GLB	GLULAM BEAM	MAX	MAXIMUM	PRE ENG	PREVIOUSLY ENGINEERED	SPEC	SPECIFICATION	W.W.F.	WELDED WIRE FABRIC
&	AND					GOVT	GOVERNMENT	MECH	MECHANICAL	PSF	POUNDS PER SQUARE FOOT	SQ	SURE	W.W.M.	WELDED WIRE MESH
APPROX	APPROXIMATELY	CONST	CONSTRUCTION	FAB	FABRICATED	G.B.	GRAB BAR	MEMB	MEMBRANE	Q.T.	QUARRY TILE	SQ FT	SQUARE FEET	W/	WITH
ARCH	ARCHITECTURAL	CONT	CONTINUOUS	F.O.C.	FACE OF CONCRETE	GR	GRADE	MWP	MEMBRANE WATERPROOFING	RAD	RADIUS	SST	STAINLESS STEEL	W/O	WITHOUT
ASPH	ASPHALT	CU	CUBIC	F.O.F.	FACE OF FINISH	GA	GAUGE	MTL	METAL	R.D.	ROOF DRAIN	STL	STEEL	WD	WOOD
@	AT	DK	DECK	F.O.S.	FACE OF STUDS	GYP	GYPSUM	MIN	MINIMUM	REF	REFERENCE	STRUC	STRUCTURAL		
A.W.W.	ALL WEATHER WOOD	DEMO	DEMOLITION	F.O.W.	FACE OF WALL	G.W.B.	GYPSUM WALL BOARD	MIR	MIRROR	REINF	REINFORCE	SUSP	SUSPENDED		
BK	BACK	DTL	DETAIL	F TO F	FACE TO FACE	HC	HANDICAPPED	MISC	MISCELLANEOUS	REQD	REQUIRED	S.A.T.	SUSPENDED ACOUSTICAL TILE		
B.C.	BASE CABINET	DIA	DIAMETER	F.F.	FACTORY FINISH	H.M.	HOLLOW METAL	NOM	NOMINAL	REV	REVERSED	TV	TELEVISION		
BM	BEAM	DIFF	DIFFUSER	F.E.	FIRE EXTINGUISHER	HORIZ	HORIZONTAL	N.A.	NOT APPLICABLE	RT	RIGHT	TELE	TELEPHONE		
BLK	BLOCK	DIM	DIMENSION	F.P.	FIREPROOF	H.B.	HOSE BIB	N.I.C.	NOT IN CONTRACT	RM	ROOM	THRU	THROUGH		
BLKG	BLOCKING	DR	DOOR	FIG	FIGURE	IN	INCH	N.T.S.	NOT TO SCALE	RGH	ROUGH	T.I.	TENANT IMPROVEMENT		
CAB	CABINET	DN	DOWN	FIN	FINISH(ED)	INCL	INCLUDE(ING)	NO.	NUMBER	R.O.	ROUGH OPENING	T.O.	TOP OF		
CPT	CARPET	DS	DOWN SPOUT	F.F.E.	FINISHED FLOOR ELEVATION	INSUL	INSULATE(ION)	#	NUMBER	ø	ROUND	TS	TUBE STEEL		
CSMT	CASEMENT	D.B.	DRAWER BANK	F.E.C.	FIRE EXTINGUISHER CABINET	INT	INTERIOR	O.C.	ON CENTER	RBR	RUBBER	TYP	TYPICAL		
CLG	CEILING	DWG	DRAWING	F.T.	FIRE TREATED	JAN	JANITOR	OPNG	OPENING	S.S.	SANITARY SEWER	TRANSV	TRANSVERSE		
CL	CENTERLINE	D.F.	DRINKING FOUNTAIN	FLR.	FLOOR	JT	JOINT	OPP	OPPOSITE	SCHD	SCHEDULE	U.O.N.	UNLESS OTHERWISE NOTED		
C TO C	CENTER TO CENTER	EA	EACH	F.D.	FLOOR DRAIN	LAM	LAMINATE	ORIG	ORIGINAL	SECT	SECTION	VAC	VACUUM		
C.T.	CERAMIC TILE	E.W.	EACH WAY	F.L.	FLOW LINE	LAV	LAVATORY	O.R.D.	OVERFLOW ROOF DRAIN	SHT	SHEET	V.B.	VAPOR BARRIER		
								O/H	OVERHEAD	SV	SHEET VINYL				

PROJECT NARRATIVE:

THE SCOPE OF WORK REQUIRED BY THE GENERAL CONTRACTOR (GC) AND THEIR SUBCONTRACTORS (SC) IS AS FOLLOWS:

ANY DESIGN WORK BY THE GC SHALL BE SUBMITTED AND APPROVED BY THE OWNER'S REPRESENTATIVE, ARCHITECT, ENGINEERS, AND THE CENTRAL MAT-SU FIRE DEPARTMENT PRIOR TO COMMENCING WITH CONSTRUCTION.

THIS PROJECT IS A ADAPTING AN EXISTING RESIDENCE TO A CULTIVATION FACILITY. NO STRUCTURAL WORK IS INVOLVED IN THIS ADAPTATION ONLY NON-LOAD BEARING WALLS ARE BEING INSTALLED. NO SLEEPING AREAS OR ROOMS WILL BE PROVIDED AND NO ONE WILL BE SLEEPING IN THIS BUILDING.

907 Architecture, LLC
PO Box 875570, Wasilla, Alaska 99687
PH 907.632.6487 C.O.A. #101114

EMERALD CITY ORGANICS
4520 FIELD OF DREAMS STREET
WASILLA, ALASKA 99654

95% REVIEW DRAWINGS

REVISIONS:

DRAWN BY: MFW
CHECKED BY: MFW
DATE: 2.28.2017
JOB NUMBER: 17108.00

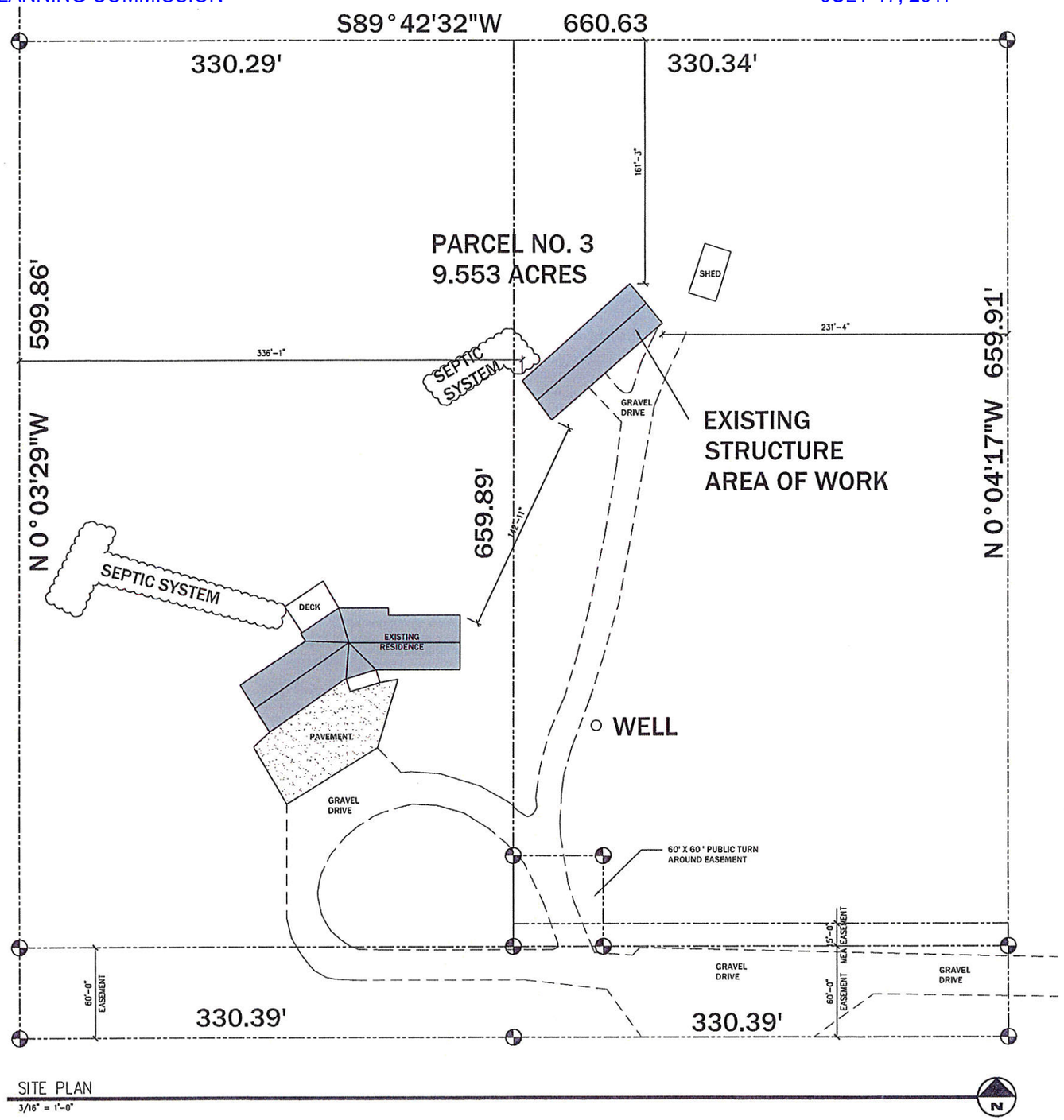
SHEET CONTENTS:

INDEX OF DRAWINGS
AREA OF WORK
GENERAL NOTES
ABBREVIATIONS
PROJECT NARRATIVE

CATEGORY	SHEET
G	1.0

XREF:

PLOTTING DATE:



SITE PLAN
3/16" = 1'-0"

XREF:

PLOTTING DATE:

PROPERTY INFORMATION

LEGAL ADDRESS:
TOWNSHIP 18N RANGE 1W SECTION 21 LOT D3

SITE ADDRESS
413 W FAITH ROAD, WASILLA, ALASKA
4520 N FIELD OF DREAMS ST, WASILLA, ALASKA

SIZE:
9.553 ACRES

907 Architecture, LLC
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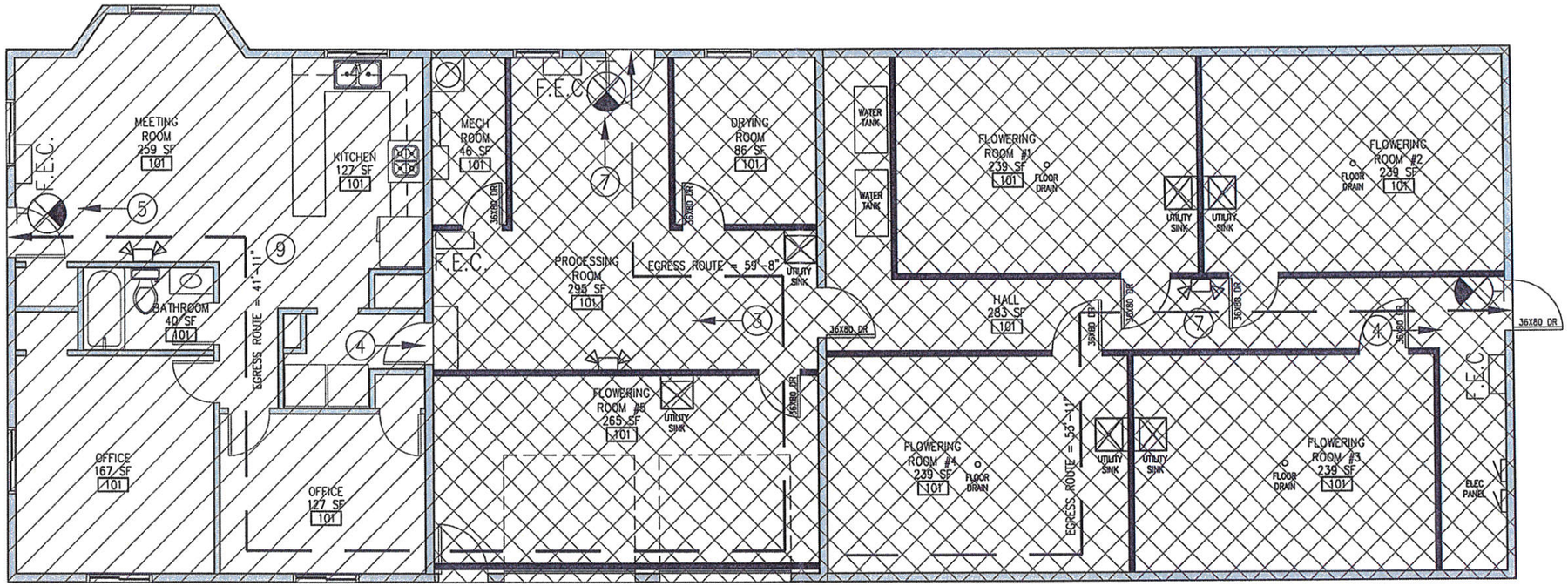
SHEET CONTENTS:
SITE PLAN
PROPERTY INFORMATION

CATEGORY	SHEET
G	1.1

Matanuska - Susitna Borough
Development Services
JUN 06 2017
Received



FIRST FLOOR – CODE PLAN

3/16" = 1'-0"

CODE ANALYSIS

**** INDICATES DEFICIENCY

REFERENCE
CODE ANALYSIS — INTERNATIONAL BUILDING CODE 2009 EDITION (IBC-2009)

OCCUPANCY CLASSIFICATION (REF: IBC-2009, SEC. 304)
GROUP B (BUSINESS)
GROUP F-1 (FACTORY INDUSTRIAL – MODERATE HAZARD)

OCCUPANCY SEPARATION (REF: IBC-2009, TABLE. 508.4)
NO SEPARATION REQUIRED

(REF: IBC-2009, TABLE 601)

TYPE OF CONSTRUCTION
TYPE V-B (NON-SPRINKLERED)

HEIGHT AND NUMBER OF STORIES (REF: IBC-2009, TABLE 503)

GROUP B:	ALLOWED	40'-0"	2 STORY	9,000 S.F.
	PROVIDED	16'-0"	1 STORY	860 S.F. => SATISFIED
GROUP F-1:	ALLOWED	40'-0"	1 STORY	8,500 S.F.
	PROVIDED	16'-0"	1 STORY	2,120 S.F. => SATISFIED

FRONTAGE INCREASE & AUTOMATIC SPRINKLER INCREASE: (REF: IBC-2009, SEC. 506)
NOT REQUIRED

CONSTRUCTION REQUIREMENTS (REF: IBC-2009, TABLE 601)

FIRE RESISTANCE RATINGS	
STRUCTURAL FRAME	0 HR
BEARING WALLS	
EXTERIOR	0 HR
INTERIOR	0 HR
NON-BEARING WALLS/PARTITIONS	
EXTERIOR	0 HR
INTERIOR	0 HR
FLOOR CONSTRUCTION	0 HR
ROOF CONSTRUCTION	0 HR

OCCUPANT LOAD (REF: IBC-2009, TABLE 1004.1.1)
SEE CODE PLANS
B AREA
860SF / 100 SF = 9 OCCUPANTS (ACTUAL OCCUPANT LOAD WILL BE LESS)
F-1 AREA
2,120SF / 300 SF = 7 OCCUPANTS (ACTUAL OCCUPANT LOAD WILL BE LESS)

EXIT ACCESS TRAVEL DISTANCE (REF: IBC-2009, SEC. 1014.3)
EXIT ACCESS TRAVEL DISTANCE SHALL NOT EXCEED 75'. => SATISFIED

EXIT SIGNS (REF: IBC-2009, SEC. 1011)
**** EXITS AND EXIT ACCESS DOORS SHALL BE MARKED BY AN APPROVED EXIT SIGN READILY VISIBLE FROM ANY DIRECTION OF EGRESS TRAVEL => NOT SATISFIED.

EXIT SIGN ILLUMINATION (REF: IBC-2009, SEC. 1011.2)
**** EXIT SIGNS SHALL BE INTERNALLY OR EXTERNALLY ILLUMINATED. => NOT SATISFIED.

MEANS OF EGRESS ILLUMINATION (REF: IBC-2009, SEC. 1006)
**** THE MEANS OF EGRESS, INCLUDING THE EXIT DISCHARGE, SHALL BE ILLUMINATED AT ALL TIMES THE BUILDING SPACE SERVED BY THE MEANS OF EGRESS IS OCCUPIED. => NOT SATISFIED.

STRUCTURAL DESIGN (REF: IBC-2009, CHAPTER 16)
**** EXISTING BUILDING WAS NOT REVIEWED FOR STRUCTURAL DESIGN CRITERIA. THESE SERVICES REQUIRE A LICENSED STRUCTURAL ENGINEER.

CODE LEGEND

- BUSINESS (B) OCCUPANCY
- FACTORY (F-1) OCCUPANCY
- FIRE EXTINGUISHER (2.5A:10-B:C)
- OCCUPANTS EXITING
- EXIT SIGN
- EMERGENCY LIGHTS
- EGRESS ROUTE < 75'

Matanuska - Susitna Borough
Development Services

JUN 06 2017

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95% REVIEW DRAWINGS

REVISIONS:

DRAWN BY: MFW
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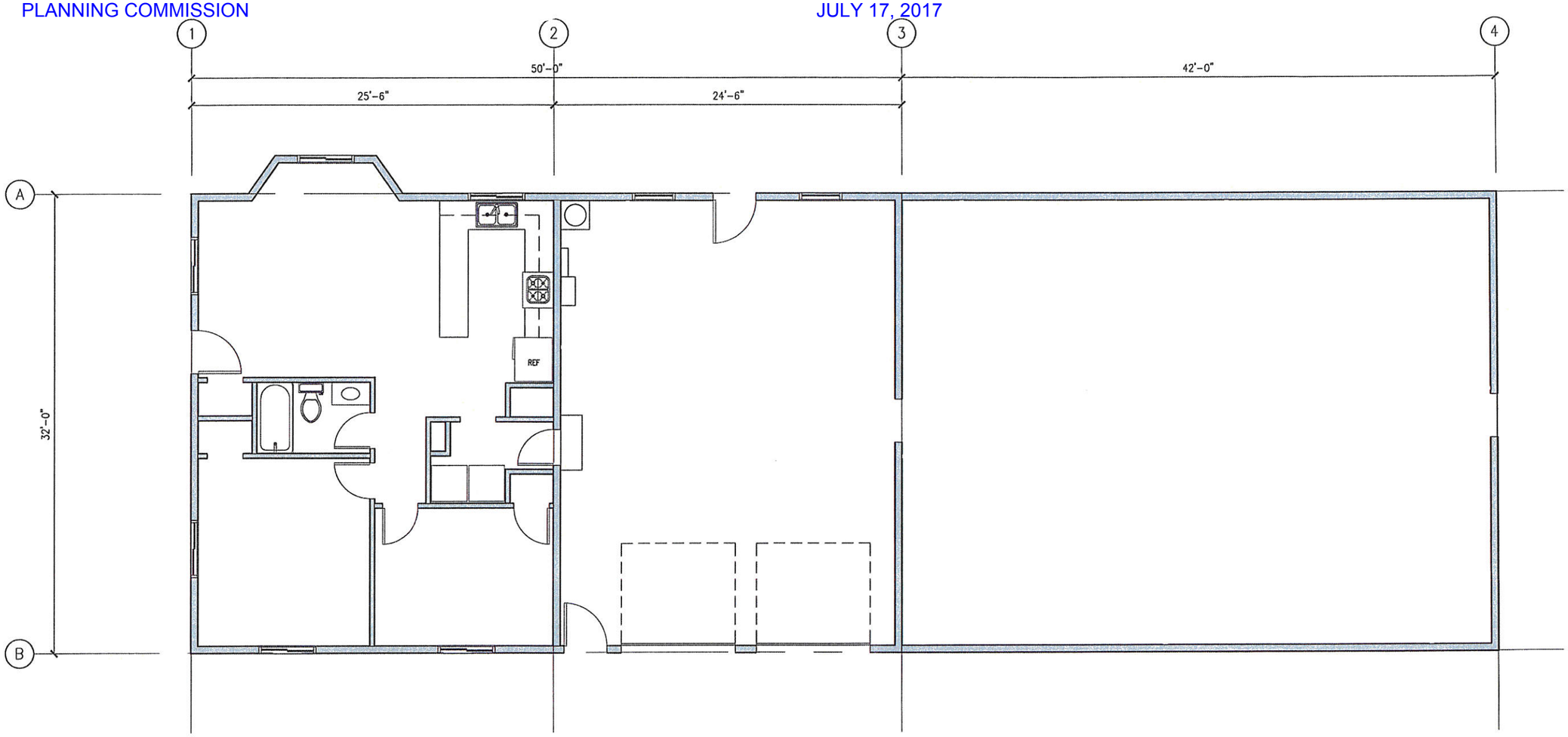
SHEET CONTENTS:
1ST FLOOR-CODE PLAN
CODE LEGEND
CODE ANALYSIS

CATEGORY	SHEET
G	1.2

XREF:

PLOTTING DATE:



1 / A1.1 FIRST FLOOR PLAN EXISTING
1/4" = 1'-0"

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SHEET CONTENTS:
FIRST FLOOR PLAN-EXIST

CATEGORY	SHEET
A	1.1

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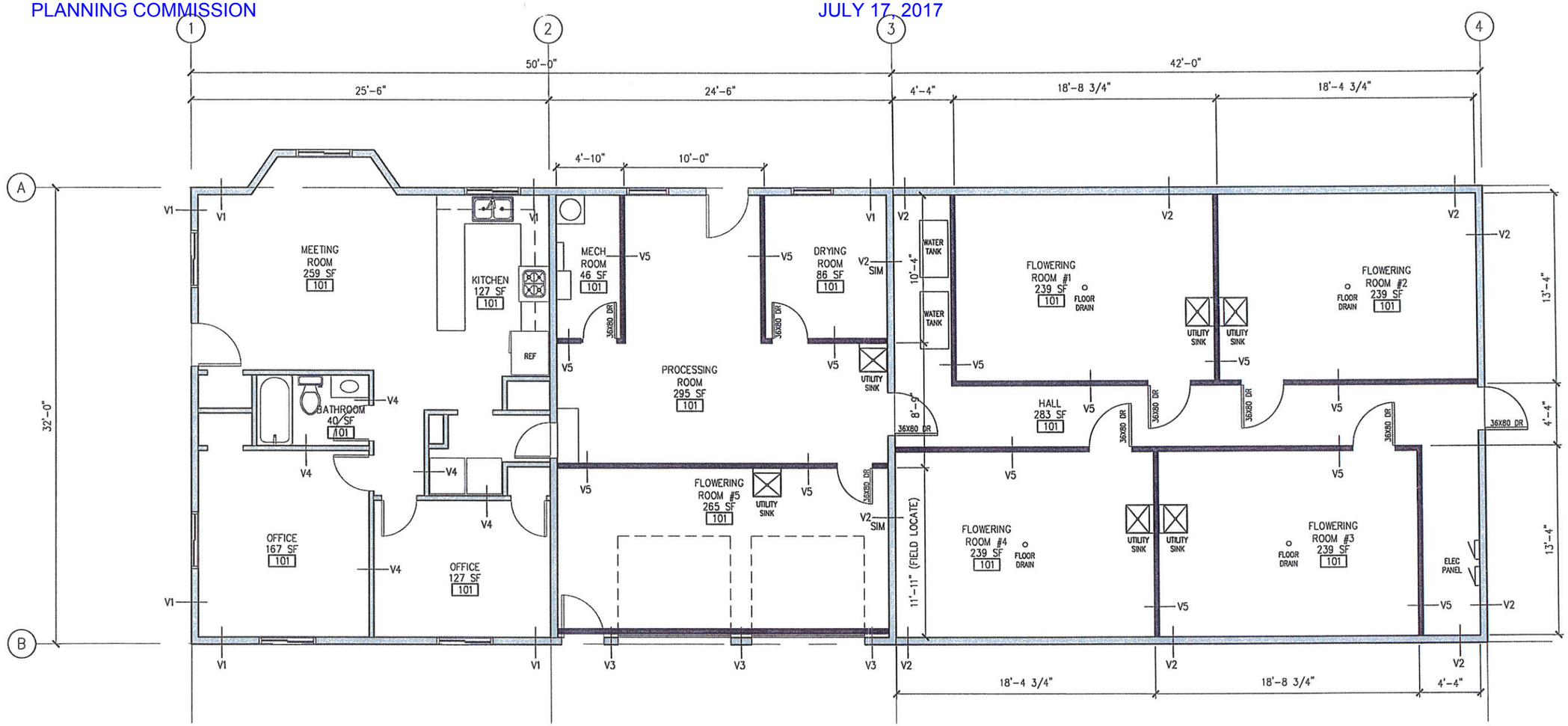
Development Services
JUN 06 2017
Received

XREF:

PLOTTING DATE:



1 / A1.1 FIRST FLOOR PLAN – RENOVATION
1/4" = 1'-0"

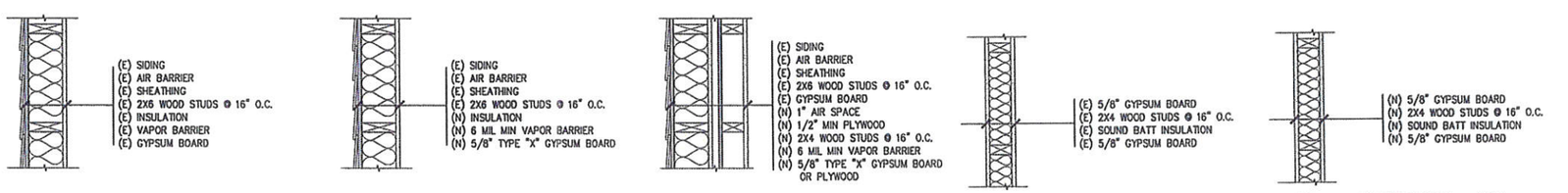
EXISTING WALL
NEW WALL

Matanuska - Susitna Borough
Development Services

JUN 06 2017

Received

VERTICAL ASSEMBLIES:



V1 EXTERIOR WALL – EXISTING
- (E) SIDING
- (E) AIR BARRIER
- (E) SHEATHING
- (E) 2X6 WOOD STUDS @ 16" O.C.
- (E) INSULATION
- (E) VAPOR BARRIER
- (E) GYPSUM BOARD

V2 EXTERIOR WALL – EXIST/NEW
- (E) SIDING
- (E) AIR BARRIER
- (E) SHEATHING
- (E) 2X6 WOOD STUDS @ 16" O.C.
- (N) INSULATION
- (N) 6 MIL MIN VAPOR BARRIER
- (N) 5/8" TYPE "X" GYPSUM BOARD

V3 EXTERIOR WALL – EXIST/NEW
- (E) SIDING
- (E) AIR BARRIER
- (E) SHEATHING
- (E) 2X6 WOOD STUDS @ 16" O.C.
- (E) GYPSUM BOARD
- (N) 1" AIR SPACE
- (N) 1/2" MIN PLYWOOD
- (N) 2X4 WOOD STUDS @ 16" O.C.
- (N) 6 MIL MIN VAPOR BARRIER
- (N) 5/8" TYPE "X" GYPSUM BOARD OR PLYWOOD

V4 INTERIOR WALL – EXISTING
- (E) 5/8" GYPSUM BOARD
- (E) 2X4 WOOD STUDS @ 16" O.C.
- (E) SOUND BATT INSULATION
- (E) 5/8" GYPSUM BOARD

V5 INTERIOR WALL – NEW
- (N) 5/8" GYPSUM BOARD
- (N) 2X4 WOOD STUDS @ 16" O.C.
- (N) SOUND BATT INSULATION
- (N) 5/8" GYPSUM BOARD

XREF:

PLOTTING DATE:

907 Architecture, LLC
PO Box 875570, Wasilla, Alaska 99687
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SHEET CONTENTS:
FIRST FLOOR PLAN
VERTICAL ASSEMBLIES

CATEGORY	SHEET
A	1.2

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INTRODUCTION FOR PUBLIC HEARING

QUASI-JUDICIAL

Resolution No. 17-30

Hilltop Premium Green
Marijuana Retail Facility CUP
13856 N. Glenn Highway

(Page 65 - 144)

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

CONDITIONAL USE PERMIT FOR MARIJUANA RELATED FACILITIES – MSB 17.60

Matanuska - Susitna Borough
Development Services
MAY 24 2017
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:
X $1,000 for Marijuana Retail Facility
___ $1,000 for Marijuana Cultivation Facility

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

Required Attachments for a Marijuana Cultivation Facility:
X Wastewater and Waste Material Disposal Plan – 17.60.160 (A)
X Odor Mitigation and Ventilation Plan – 17.60.160 (B)
X Hazardous Chemicals Information – 17.60.160 (C)
X 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) Sumitted to Fire marshell AWAITING)

Subject Property: Township: 19N, Range: 3E, Section: 28, Meridian: _____
MSB Tax ID# 119N03E28B007
SUBDIVISION: _____ BLOCK(S): _____, LOT(S): _____
STREET ADDRESS: 13856 N. Glenn Hwy
FACILITY / BUSINESS NAME: Hilltop premium Green

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
Chad and Lynette Kudlacek
Mailing: PO Box 32
Sutton AK 99674
Phone: Hm 7460340 Fax _____
Wk _____ Cell 707-9840
E-mail Kudlacek2010@hotmail.com

Name of Agent / Contact for application
_____
Mailing: _____
_____
Phone: Hm _____ Fax _____
Wk _____ Cell _____
E-mail _____

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

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

In order to grant a conditional use permit under MSB 17.60, the Planning Commission must find that each of the following requirements have been met. Explain the following in detail:	**Attached**
Is the conditional use compatible with and will it preserve or not materially detract from the value, character and integrity of the surrounding area?	See Attached
Will the granting of the conditional use permit be harmful to the public health, safety, convenience and welfare?	
Are sufficient setbacks, lot area, buffers and other safeguards being provided?	
Does the conditional use fulfill all other requirements of MSB Chapter 17.60 pertaining to the conditional use in this section?	
Describe measures taken to prevent any potential negative effect upon other properties in the area due to such factors as noise and odor.	
Describe measures taken to reduce negative effects upon adjacent properties by: • Increased property line and right-of-way buffers • Planted berms and landscaping • Site and building design features which contribute to the character of the surrounding area	
Describe how this use is compatible with the character of the surrounding area.	
Current status of State License application process – 17.60.150 (D) (1)	

17.60.170 Standards for Marijuana Retail Facilities:	Attached
Describe how the subject parcel is appropriate for the proposed conditional use. Include information detailing: • The proximity of the proposed use to existing businesses; • The proximity of parcels developed with residential uses; • Whether the roads associated with the proposed use have been, or will be, appropriate for commercial use; and • Proposed hours of operations.	See attached
Provide information showing minimum parking standards have been met as required by MSB 17.60.170 (B) and (C).	1

Floor Plan for Marijuana Retail Facilities – Attach a detailed, to scale, floor plan clearly showing the following information:	Attached
Dimensions of all structures.	See Attached
Interior floor plans (specific location of the use or uses to be made of the development).	1
Net floor area square footage calculations.	1

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

MSB Tax account #(s) 1 19N03E28B007 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.

Chad Kudlacek Chad Kudlacek 5-22-17

Signature: Property Owner Printed Name Date

Signature: Agent Printed Name Date

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APPLICATION FOR MATANUSKA SUSITNA BOROUGH CONDITIONAL USE PERMIT FOR MARIJUANA RELATED FACILITIES -MSB 17.60

PROPOSED RETAIL MARIJUANA ESTABLISHMENT

HILLTOP PREMIUM GREEN,LLC

13856 N. GLENN HWY

SUTTON AK 99674

Hilltop Premium GREEN

INTRODUCTION

Hilltop Premium Green, LLC is seeking to locate for the purposes of selling retail cannabis at 13856 N. GLENN HWY, SUTTON AK 99674. The establishment is new state of the art construction and will be co-locating with a Limited Cultivation Facility under the same name. Attached you will find required documents for completion of the permitting process. Hilltop Premium Green is owned by Chad and Lynette Kudlacek and they look forward to working closely with the Borough in order to quickly complete the permitting process.

HOURS OF OPERATION

Hilltop Premium Green will be open for business 12:00pm to 8:00pm all 7 days of the week.

RESTRICTED ACCESS AREAS

Hilltop Premium Green will be located on the Glenn Highway in Sutton adjacent to the gas station. The total size of the building is 1,120 square feet. The retail side will house 504 square feet total and the remaining 616 square feet will be dedicated to the Limited Cultivation Facility.

All Retail customers will enter into a 'Security Room" where their identification will be checked and upon age verification they will be buzzed inside the storefront. All areas in which marijuana and marijuana products are processed, stored or displayed will be signed as "RESTRICTED ACCESS. Visitors must be escorted."

LOITERING PREVENTION

Hilltop Premium Green is a small establishment and therefore loitering and noise are not realistic problems we will face at this time. However, employees are required to keep customer interactions to no longer than 15 minutes and are trained on how to diffuse difficult situations for the purposes of maintaining a calm and professional purchasing experience for our guests. Any guests found to be loitering will be warned to leave the premises and if they do not comply then local all laws enforcement will be called.

NO ONSITE CONSUMPTION

NOISE/ODOR MITIGATION UNNECESSARY

Absolutely no consumption of marijuana or marijuana products will be allowed onsite by any guests or employee. Therefore, the Retail Store will emit no odor of marijuana to be mitigated.

SITE LOCATION DETAILS

The location of the site is far outside of any buffer zones for protected uses.
The site is:

- 1.9 miles away from Sutton School
- 1.1 miles to the Library
- 1.6 miles to Sutton Park
- 1.3 miles to Sutton Church

- 1.2 miles to the Fire Department
- 166 ft from nearest business.
- 175 ft to nearest residential property line.

SIGNAGE

Hilltop Premium Green will have 2 lighted Signs 5'x6' or 4320 Square inches on the exterior of the building with the Hilltop Premium Green logo only. On the inside of the building wall we will display a 3'x4' 1728 square inches lighted sign with the Hilltop Premium Green logo.

PRODUCT DISPLAY

All access to marijuana and marijuana products will be restricted to employee accessible locations only and the customer will receive their final products at checkout in a child resistant exit packaging. The store will be set up in an L shape fashion with flower and concentrates displayed on the pegboard behind the counter. Edibles products will be displayed in a refrigerated glass display case to protect the consumers from spoilage.

SECURITY PLAN

As long time community members we value the safety and comfort of our residents and therefore will meet all required security measures by the state for marijuana related establishments. There will be sufficient exterior lighting and video camera coverage to cover 20 feet outside of the location and every inch of the establishment except for the bathroom. Video recordings will be kept in accordance with state requirements of 40 days of recordings. There will be alarms on all exterior doors and windows, glass break and motion sensors. All security systems are supported by Valkyrie Security Asset and Protection out of Sutton, AK.

WASTEWATER AND WASTE MATERIAL PLAN

Hilltop Premium Green is committed to preventing diversion through the consumption of waste product.

Waste determination is defined as if the product in its current form is something that could not be sold to the public it will be recorded as waste. If the product is not labeled AND packaged in accordance with the packaging guidelines in Chapter 306 it will be recorded as waste.

All marijuana and marijuana products that are removed from inventory as waste will be held in a locking compost bin in the storage area. The owners will remove the compost and spread on their personal garden and hay fields when needed. The compost mixture will include grass, leaves and food scraps, soil and wastewater. All marijuana waste will be broken down, Ground up, mixed with soil mixture to begin composting process. Liquid product waste will be mixed with the compost so to ensure all waist marijuana and marijuana products determined as waste will be rendered unusable.

Our plan is that limited waste water will go into the Septic System.

Once waste has been created or discovered it will be weighed and logged in METRC and placed in a locking plastic bin in the Storage Area next to the compost bin. When that bin is nearing full it will be flagged for waste removal in METRC and the Director will be notified. The bin will be moved to on top of the compost bin with sign stating date of transfer to throw in compost bin.

The AMCO Director will be notified 3 days in advance of waste product removal and removal will be recorded in METRC, the state required marijuana inventory tracking system.

HAZARDOUS CHEMICALS INFORMATION

Hilltop Premium Green uses cleaners such as 409 and Simple Green to clean the storefront but no other hazardous chemicals will be used by the employees. The storefront will carry proper MSDS sheets for any chemicals used in cleaning the store.

NEIGHBORHOOD COMPATIBILITY

We believe that our proposed facility will not detract from the value, character and integrity of the surrounding area. Hilltop Premium Green team believes that granting our conditional use permit will diminish unregulated market activity of sales of marijuana and marijuana products allowing our community the ability to decrease access to underage consumers of marijuana and marijuana products as it has done in Colorado.

Hilltop Premium Green believes if we open our small marijuana retail store up to our town the residents will no longer have to buy their marijuana and marijuana products from the untested and unregulated market. In conclusion we feel that if we are granted the conditional use permit the bussiness would have little impact on the community and provide a safe envirement for shoppers 21 years of age and older.

CURRENT STATUS OF STATE LICENSE APPLICATION PROCESS

Hilltop Premium Green Initiated their original application in April 23, 2017. It is currently in Under Review status as of May 8th, 2017.

Alcohol and Marijuana Control Office
550 W 7th Avenue, Suite 1600
Anchorage, AK 99501
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

Section 5 – Waste Disposal

Review the requirements under 3 AAC 306.740, and identify how the proposed establishment will meet the listed requirements.

Applicants should be able to answer "Yes" to the statement below.

Marijuana Waste Disposal:	Yes	No
The marijuana establishment shall give the board at least 3 days notice in the marijuana inventory tracking system required under 3 AAC 306.730 before making the waste unusable and disposing of it	☑	☐

Describe how you will store, manage, and dispose of any solid or liquid waste, including wastewater generated during marijuana cultivation, production, process, testing, or retail sales, in compliance with applicable federal, state, and local laws and regulations:

HPG is committed to preventing diversion through the consumption of waste product.

Waste determination is defined as if the product in its current form is something that could not be sold to the public or a wholesaler producer or cultivator it will be recorded as waste. Waste will be transferrec locking waste bin in the Storage area where as needed the AMCO Director will be notified 3 days in adv transfer to the onsite composting bin. The waste will be ground and mixed with compostable materials. owners will remove the compost for their personal garden when needed.
Removal of waste will be recorded in METRC.

Describe what material or materials you will mix with the ground marijuana waste to make it unusable:

Soil, food scraps and other compostable materials will be mixed with plant materials to render it unusable.

RECEIVED
JUN 14 2017
PERMIT CENTER

Alcohol and Marijuana Control Office
550 W 7th Avenue, Suite 1600
Anchorage, AK 99501
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

Marijuana waste must be rendered unusable for any purpose for which it was grown or produced before it leaves the marijuana establishment. Describe the process or processes that you will use to make the marijuana plant waste unusable:

All plant materials and marijuana products that are removed from inventory as waste will be mixed with soil compost and stored in a locking bin on the licensed premises in the Storage Area.

DOT Right of Way Permit Application Status Change Notification

kevin.vakalis@alaska.gov

Fri 5/26/2017 3:59 PM

To: kudlacek2010@hotmail.com <kudlacek2010@hotmail.com>;

RECEIVED
JUN 14 2017
PERMIT CENTER

The status of your Right of Way permit application has changed.

Application ID: 27444
Application Type: Driveway / Approach Road
Location: Sutton D/W - 13856 Glenn Highway (MP 59.5) - Tax Id #S19N03E28 - Lot B7, Sutton Est S/D
SEE Comment

New Status: In Review

Sincerely,

Kevin A Vakalis
(907) 269-0688

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

COPY
RECEIVED
JUN 13 2017
PERMIT CENTER

Driveway Permit Application

Permit Fee $50

PERMIT NO. _____

Property Owner: (Name)	Applicant/Agent: (Name)
Hilltop Premium Green	Chad Kudlacek
Mailing Address: PO Box 32	Mailing Address: PO Box 32
City: Sutton State: AK Zip Code: 99674	City: Sutton State: AK Zip Code: 99674
Phone: 907-7460340 Cell (optional): 707-9840 Fax (optional):	Phone: 907 7460340 Cell (optional): Fax (optional):
E-mail (optional): Kudlacek.2010@hotmail.com	E-mail (optional): Kudlacek.2010@hotmail.com
Site Address: 13856 N. Glenn Hwy	Driveway Location Will Be Marked With:
Property Tax ID #: 19N03E28B007	Expected Completion Date: Aug 15, 2017 Driveway Surface Type: Gravel
Applying for Access Onto:	IF ACCESS IS ONTO A PAVED ROAD, APRON LENGTH TO BE 2' MINIMUM

OFFICE USE ONLY

Driveway Inspector Approval Date:	Tax Map:	TRS	RSA
Right-of-Way Coordinator Approval Date:	/	/	
Is Culvert Needed? ☐ Yes ☐ No	Distances:		
Culvert Length: Size:	Left:	Width:	Right:
Culvert Type: Ditch Depth:			

Special Provisions Upon Approval:	Inspection #'s

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..

PERMITEE: Chad Kudlacek DATE: 6-13-17
Signature of Permitee

PERMIT GRANTED BY: _____ DATE: _____
Borough Representative

Revised 6/30/15

State of Alaska
Office of the State Fire Marshal
Plan Review

This is to certify that the plans for this building were reviewed by the *State Fire Marshal* on June 07, 2017 for conformance with AS 18.70.010 -- 100; 13 AAC 50.027.

This certificate shall be posted in a conspicuous place on the premises named Hilltop Premium Green (13856 N. Glenn Hwy) and shall remain posted until construction is completed.

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

Plan Review #: **2017Anch1293** By: David Aden
Plans Examiner

Authority: AS 18.70.080
Form: 12-741
(6/01)

Full Plan Review

RECEIVED
JUN 14 2017
PERMIT CENTER

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Site Plan

Attached please find a detailed to scale Site Plan, clearly depicting all information requested.

Required Attachments for a Marijuana Retail Facility

1. Wastewater and waste material disposal plan – 17.60.160(A).

Response:

This retail facility will have locking storage bins onsite in a restricted access area that will house any cannabis and cannabis products that are deemed waste through expiration, mold, mildew, inventory processing or any other method that renders the product unfit for sale.

Once weekly AMCO will be notified of waste disposal and in 3 days the waste will be moved from the locking storage bin to a composting bin. The marijuana products will be rendered which will then be used in the owners personal garden.

2. Odor mitigation and ventilation plan – 17.60.160(B).

Response:

As a retail store attached to a Limited Cultivation Facility, Hilltop Premium Green has retained the services of a licensed, bonded and insured HVAC contractor to design and install a contained, charcoal based, electronic odor control system that will filter air throughout the building to reduce odor produced by the LCF and any inventory odor in the Retail Store.

3. Hazardous chemicals information – 17.60.160(C).

Response:

Hilltop Premium Green, LLC will not be using hazardous chemicals to clean the storefront. All cleaning chemicals will have attached MSDS sheets and will be disposed of in compliance with all state and federal regulations.

4. Security plan – 17.60.160(D).

Response:
Please see attached Security Packet.

In order to grant the conditional use permit under MSB 17.60, the Planning Commission must find that each of the following requirements have been met:

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?

Response:

Hilltop Premium Green, LLC seeks a conditional use permit for a cannabis retail facility. The proposed site, which began construction on April 1st, 2017, is located in a commercial district on the Glenn Highway in the community of Sutton. It will be a commercial building with architecturally and engineering-approved plans. A state fire department has further signed off on the plans, which allowed the building to be built. The building and development of this parcel of land has not detracted from the character, value, or integrity of the surrounding area. Instead we believe it will increase the character, value and integrity of the Sutton Community.

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

Response:

The granting of the conditional use permit will not be harmful to public health, safety, convenience, or welfare. The conditional use permit, if approved and granted, will be for the sole purpose of allowing Hilltop Premium Green, LLC to sell regulated, tested and legal cannabis while also cultivating commercial cannabis within its facility. There are no windows that the public can see into this facility through. Cannabis will not be visible to the public. Hilltop Premium Green will be located next to a commercial gas station.

Additionally the extensive security plan provided by Valkyrie Security Asset and Protection will ensure the building is sufficiently covered with cameras, door access keypads and security features in order to prevent theft or harm to the building. Hilltop Premium Green has engineered design plans for a ventilation system so no odor will be exiting the bussiness.

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

Response:

There are sufficient setbacks, lot area, and buffers. The building that has been constructed is 28 feet by 40 feet. The building meets all of the Matanuska-Susitna Borough setbacks, lot area, and buffer zones.

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

Response:

The conditional use permit being applied for by Hilltop Premium Green, LLC meets all other requirements pertaining to the standards for cannabis retail facilities set forth in 17.60.60 as

well as all of those others required in 17.60.

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

Response:

There will be no noise associated with this cannabis retail facility. The increased traffic to this area for the retail store will not generate a noise pollution problem.. As to odor control for the attached Limited Cultivation and Retail Store Inventory odors; all growing rooms, drying rooms, and storage rooms will have exhaust fans with carbon filters to ensure there will be no odors that can be emitted outside of the facility.

6. Describe measures taken to reduce negative effects upon adjacent properties by: increased property line and right-of-way bumpers, planted berms and landscaping, and site and building design features which contribute to the character of the surrounding area.

Response:

The property upon which the building to be operated by Hilltop Premium Green, LLC is located next to the Tesoro gas station. Hilltop Premium Green talked to the owners And they welcome the Bussiness. Highway site location and building design features are compatible with other commercial buildings of this type for retail use. There are no anticipated negative effects to adjacent properties. 100' tree + weeds Buffer between nearest Residential property.

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

Response:

The surrounding area to Hilltop Premium Green, LLC is a commercially developed area with pass by traffic from the Glenn Highway. The adjacent property is a gas station and community hub for retail purchases and socializing. HPG will add to the community's retail options.

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

Response:

All applicable licenses have been obtained as required by 3AAC306.005. On April 23, 2017, the applications for the Retail Store and Limited Cultivation licenses were submitted. The Retail License was moved to Under Review on May 8th, 2017.

Hilltop Premium Green, LLC has received approval from the state fire marshal having jurisdiction over the State of Alaska, and has approved their architectural and engineering plans.

See attached.

The structure will be a stick-built, one story esthetically pleasing building that will visually integrate into the existing neighborhood. Overall square footage of space will be approximately 1,120

Retail area	504 square feet	
Vegatative growth area (Cultivation)	10' x 14'	146 square feet
Flower growth area (Cultivation)	14' x 12'	170 square feet
Unisex Restroom	6' x 8'	44 square feet
Utility / Mechanical area	8' x 9'	72 square feet
Dry Storage area	10' x 8'	80 square feet
Office area (Shared space w/retail)	8' x 11"	81 square feet
Processing Space(Cultivation)	8' x 12"	92 square feet

Total Square Footage for LCF Licensed Premises 616 square feet

See drawings for more details.

VALKYRIE

1150 S. Colony Way, STE #3, PMB #307
Palmer, AK. 99645
907-841-2255
907-746-2256
valkyriesap@outlook.com
www.valkyriesap.com

Security Packet
For

Hilltop Premium Green

13856 N. Glenn Hwy Sutton, AK. 99674

Latitude 61.695413

Longitude -148.960953

Form MJ-01: Marijuana Establishment Operating Plan

Section 2 – Security

Page 2,

Describe how the proposed premises will comply with each of the following:

Restricted Access Areas (3 AAC 306.710): As part of our commitment to the security of our employees, community and overall public safety (as outlined in the Cole Memorandum, 2013), Hilltop Premium Green will maintain a comprehensive security plan that will focus on ensuring the overall premises, restricted access areas as outlined in 3 AAC 306.710(a), parking areas are under video are safe and secure always.

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

Pursuant to **3AAC 306.710(c)(2)** obtain a visitor identification badge before entering the restricted access area; and

(1) Ultra-Electronics 30 MIL CR80 Access security cards will be issued to marijuana establishment licensee or authorized employee, and to law enforcement personnel including an agent of the board. Allowing for limited access to restricted areas.

(2) Doors with entrance and exit access to property will be monitored with Honeywell Door contacts that will trip the alarm system in the event a door contact is activated. The system will be active when alarm has been armed.

a. Vivotek USA Inc FD-8169 Dome Network Cameras. VIVOTEK's FD-8169 is a economic professional indoor/outdoor dome network cameras in VIVTOTEK's 2MP Lite series which offer up to 15 fps at 2-Megapixel or 30 fps at 1080p resolution. Equipped with a new high resolution image sensor, different from other 2MP cameras, the FD-8169 provides sharper image quality and finer detail. And with powerful 3D Noise Reduction technology and Smart Stream technology the FD-8169 can also optimize resolution for a desired object or area to maximize efficiency of bandwidth usage.

To create the perfect focus required to reap the benefits of higher resolutions, VIVOTEK's FD-8169 provides remote focus with built-in stepping motors and P-iris for precise adjustment remotely. And for providing higher resolution in outdoor and harsh environments, VIVOTEK's FD-8169 series is also armed with IP66-rated housing to help the camera body withstand rain, dust and high pressure water jets from any direction, while its IK10-rated housing provides protection against acts of vandalism or other impacts. Additionally, a wide operating temperature range

further improves the FD-8169 performance and reliability in extremely cold or warm weather, even when using PoE.
With the highly flexible VADP (VIVOTEK Application Development Platform), users can extend the features of this series by adding third-party applications for the FD-8169. Thus, the FD-8169 series is not only equipped with multiple focusing methods and wide temperature range options, but ideal for a wide variety of applications.
Key Features: • 2-Megapixel CMOS Sensor • 15 fps @ 2560x1920, 30 fps @ 1920x1080 • 3 ~ 9 mm, Vari-focal, Remote Focus, P-iris Lens (FD-8169) • Removable IR-cut Filter for Day & Night Function • Built-in IR Illuminators, Effective up to 30 Meters • Smart IR Technology to Avoid Overexposure • Smart Stream to Optimize Bandwidth Efficiency • WDR Enhancement for Unparalleled Visibility in Extremely Bright and Dark Environments • 3D Noise Reduction for Low-light Conditions • Two-way Audio • Video Rotation for Corridor View • Weather-proof IP66-rated and Vandal-proof IK10-rated Housing • Extreme Weather Support with PoE (FD-8169) • VIVOTEK VCA (Video Content Analysis) Support
Certifications: FD-8169: CE, LVD, FCC Class A, VCCI, C-Tick, UL FD-8169 -F3/-EF3: CE, LVD, FCC Class A, VCCI, C-Tick
Operating Temperatures: FD-8169 -T/-F3: Starting Temperature: -10°C ~ 50°C (14°F~ 122°F) Working Temperature: -20°C ~ 50°C (-4°F~ 122°F FD-8169 -ET/-EF3: Starting Temperature: -40°C ~ 50°C (-40°F ~ 122°F) Working Temperature: -50°C ~ 50°C (-58°F ~ 122°F)
System Requirements: Operating System Microsoft Windows 7/8/Vista/XP/2000, Web Browser Mozilla Firefox 7~10 (Streaming only) Internet Explorer 7/8/9/10/11, Other Players VLC: 1.1.11 or above QuickTime: 7 or above

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

(1) Ultra-Electronics 30 MIL CR80 Access security cards will be issued to marijuana establishment licensee or authorized employee, and to law enforcement personnel including an agent of the board. Allowing for limited access to restricted areas. All other personnel will be issued a non-technological badge limiting their access to restricted access areas.

(2) Visitors will be admitted into the premises in accordance with 3 AAC 306.710(c). All visitors will be required to provide a valid photo identification as outlined by 3 AAC 306.350 to assess age and ability to enter the premises and includes; an unexpired, unaltered passport, an unexpired, unaltered drivers license; instruction permit, or identification card of any state or territory of the United States, the District of Columbia or a province of Canada or an identification card issued by a federal or state agency authorized to issue a driver's license of identification card. If any of the documentation appears to be fraudulent, is not valid or appears suspicious, the individual will be asked to leave the premises and will not be allowed to enter the facility or secure side yard.

Visitors to the premises will be supervised at all times by an authorized employee and no more than five (5) visitors will be allowed per each employee at a time (3 AAC 306.710 (b). All visitors will be required to sign non-disclosure agreements, visitor agreement and will be stored in the visitor record with the following information per 3 AAC 306.755(6); name, date, time in and out, copy of identification and signature of supervising employee. Visitors will include; Marijuana Control Board staff and/or Directors, Peace Officers, Law enforcement personnel, Landlord (as applicable), contracted service personnel, vender delivery personnel, potential employees, vender/suppliers and consultants.

Visitor Agreement: Visitors will be given instructions regarding not touching plants/products or entering in any area that the supervising employee has not designated as a visiting area. Visitors will not be allowed to take pictures of the facility unless authorized by management and will sign an agreement attesting to the above information.

Visitors will abide by all sanitation requirements including; entry procedures (i.e. antibacterial procedures, changing into provided coats, footwear, and caps as applicable), exit procedures (i.e. entering changing room, removing provided sanitary clothing, gathering items and immediately exiting the building) and informing company of any illnesses that could affect the sanitation of the overall cultivation facility as applicable to 3 AAC 306.440.

Visitor passes will be provided to individuals over the age of 21 (with valid identification) accessing the building due to marijuana related business. Marijuana establishments delivering or picking up marijuana will be required to provide a valid marijuana handlers card, their marijuana establishments identification badge, will receive a visitors pass and will be escorted by authorized personnel at all times. Visitor Badge sample below:

Identification badges, visitor passes, keys and security codes are issued through the ownership or management team, are the sole property of Hilltop Premium Green and can be revoked at any time due to inappropriate use. Identification badge may not be duplicated or loaned to anyone at any time.

Page 3,

Describe your recordkeeping of visitors who are escorted into restricted access areas:

Hilltop Premium Green

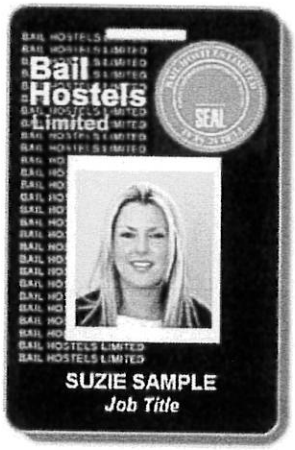
First Name	Last Name	Time In	Time Out	DL#	Badge Number	Assigned Escort

Provide a copy of a sample identification badge to be displayed by each licensee, employee, or agent while on the premises:

Hilltop Premium Green will ensure that each licensee, employee or agent who is required or permitted to be physically present on the licensed premises at any time per 3 AAC 306.425 and 3 AAC 306.700 will obtain a marijuana handlers card as provided in 3 AAC 306.700 before being present or employed at the cultivation facility's licensed premises and it must be in the person's immediate possession, or a valid copy on file on the premises always. Applicants will have a marijuana handler's card before accepting employment and Hilltop Premium Green will pay for the cost of renewal every three (3) years while the individual is employed.

During work hours' employees, will be required to carry an identification badge issued by Hilltop Premium Green that is visible and identifies the employee by name and picture 3 AAC 306.710(c). Employees are responsible for maintaining the security of their identification badges after hours by not leaving it visible to the public (i.e. vehicles) and are responsible for notifying management immediately if their badge or Marijuana Handlers Card is

lost or stolen at which point management personnel will make a note in the employees file, issue a new card with provide a new employee identification number. Identification badges will be issued the first day of employment and will be issued to full-time part-time employees. Badge sample below:



Employees that fail to display their identification badge, marijuana handlers card or other required documents to company management, enforcement officers, peace officers and the Marijuana Control Board staff or Director may be grounds for termination or face disciplinary action. Hilltop Premium Green will utilize a progressive disciplinary action plan for minor incidences that do not require immediate termination. The disciplinary action plan consists of a verbal warning, written warning, corrective action or performance improvement plan and then termination if plan not followed or infractions continue to occur. Employees may be asked to show their identification badges to the above mentioned entities as well as will be used to enter restricted access areas and for identification in the case of an emergency. Employees are required to return badges on their last day of employment. Only authorized personnel and employees will have access to restricted access areas that apply directly to their work. Contracted workers (i.e. trimming services) will be required to obtain an identification badge before beginning work and must be turned in at the end of each work shift. Restricted access areas include cultivation rooms, curing rooms, security rooms, storage rooms, quarantine and point of sales and any others required. Only five (5) visitor passes will be issued at a time per employee and all visitors will be supervised always by the employee.

In order to further security for the premises and ensure we are abiding by strict security standards, only authorized employees (i.e. management, etc.) will have access to security system information including entrance keys and codes to arm and disarm the security system. Authorized employees will be provided entrance keys that state "do not duplicate", individual panic buttons and will be kept in a responsible and secure manner always within their possession. Security codes for entrance and arming/disarming the system will be unique to each employee ensuring that the identity of the person arming and disarming the alarm system is logged and tracked. Only authorized employees will have access to the locked and secure storage of the security equipment including video surveillance feeds, safe and secure business documents as per 3 AAC 306.720(d). All areas stated will have video surveillance feed in order to ensure higher security standards.

Page 4,

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

An alarm system is required for all license types. Describe the security alarm system for the proposed premises:

(1) Pursuant to **3 AAC 306.715(c)(2)** a security alarm system on all exterior doors and windows; and The Licensed Facility will have

a. Honeywell Intrusion security package installed consisting of the following equipment:1-6160 Keypads (located in main entrance to each building), 3-Aurora PIR motion detectors, Wave2 2-Tone Sounder, 467 Battery, 620 Jack and 621 Cord and additional Commercial Overhead door Contacts.

b. 3 Honeywell sensors with: Advanced ASIC-based processing, Split-zone optics technology, totally silent relay operation, Immune to pets up to 40 lbs, Tamper proof design, PIR motion sensor with an Ultra-low current.

c. Security system will be monitored by a third-party monitoring agency 24/7. In the event of an alarm activation local law enforcement and the business owner will be notified.

The alarm system must be activated on all exterior doors and windows when the licensed premises is closed for business. Describe how the security alarm system meets this requirement:

(1) The alarm system will be monitored by a third party agency. Alarm WATCH certifications include IQ Certified Central Station (One of first in nation), UL Certified Facility, UL Certified Operators, SIA Certified Operators., SIA Central Station Trained Instructors, APCO Certified Operators and - FARA and Federal UL 2050. Supporting Alarm Communications and Interactive Service from Every Major Manufacturer The list includes Connect 24, C24 Interactive, Alarm NET, AES, Uplink, DMP Internet, Tellular, Alarm.com. Based in Maryland with monitoring centers nationwide that are staffed 24 hours a day, 7 days a week. During non-business hours monitoring of all devices (Motion Detectors, door contacts and GE Glass break detectors) within the system will be active and monitored. In the event of a security breach of the licensed premises an exterior as well as interior sounder will be activated immediately, an alarm signal will be received by the monitoring center who will notify security, local law enforcement and the licensee.

Page 5,

Describe your policies and procedures for preventing diversion of marijuana or marijuana product:

Owners, employees, visitors and other individuals will be held to a zero-tolerance policy on the diversion of marijuana (3 AAC 306.715(c)(1)). The electronic tracking system will be used to ensure diversion of marijuana does not occur throughout the normal processes of the cultivation facility. Marijuana will be entered into the system and tracked throughout the cultivation, packaging, testing, disposal and selling process. If the tracking system shows potential diversion of product authorized personnel will initiate an investigation that will include; talking to employees on shift, assessing last log in's to the system and

product in question, notifying the Marijuana Control Board and reviewing video feed.

In addition to the above, authorized personnel will randomly check video feed for potential diversion (1x per week), will supervise all visitors and require them to remain in the building until law enforcement arrives if diversion is suspected, restrict access to restricted areas where marijuana or cash are present as well as will provide information pertaining to the consequences of breaking the policy. Consequences include notifying law enforcement, immediate termination, visitor access removal and prosecution of crimes.

Describe your policies and procedures for preventing loitering:

(1) Security and staff will perform routine but unscheduled patrols. Loiterers will be asked to leave when discovered and law enforcement will be called if continued loitering persists.

(2) Hilltop Premium Green will operate under a "no loitering" policy that will limit individuals from standing or waiting without purpose on the premises as accordingly under 3 AAC 306.715(c)(2). During business hours employees will be provided training on the importance of limiting loitering and learn skills to verbally remove individuals from the premises. If individuals are unwilling to leave the premises or continue to loiter in the general area, law enforcement/peace officers will be notified and employees will follow the recommendations of law enforcement.
Employees will not engage in discussions with minors or other individuals outside the building about the marijuana establishment, around the establishment or to promote marijuana use to individuals under the age of 21 years. Employees will conduct random parameter checks in order to address loitering issues in a timely manner. The exterior building will have "No Loitering" signs placed on the front of the building as well as on the front fence of the side yard. Loitering will be defined as; to stand or wait around idly or without apparent purpose.

Describe your policies and procedures regarding the use of any additional security device, such as a motion detector, pressure switch, and duress, panic, or hold-up alarm to enhance security of the proposed premises:

(1) Motion detectors are utilized for afterhours monitoring of the licensed premises.

(2) Duress and panic switches are easily accessible to facilitate a response by public safety and security in an efficient manner and will be utilized by licensee, employees and agents during business hours. These devices are silent alarms and will be activated in the event of a security breach in progress such as robbery, or in the event of an assault on the premises.

(3) All key pads will be programmed with a silent medical and fire duress option to alert medical personnel or fire fighters in the event of a medical emergency or fire.

(4) Any use of the duress or panic buttons will notify the monitoring center by silent alarm, giving the appropriate agency information that a security breach is in progress and to use extreme caution when approaching.

Page 6,

Describe your policies and procedures regarding the actions to be taken by a licensee, employee, or agent when any automatic or electronic notification system alerts a local law enforcement agency of an unauthorized breach of security:

(1) The licensee, all employees and agents shall assist in any way to help law enforcement by providing detailed descriptions of person/persons and events leading up to the breach in security. The licensee, employees and agents shall protect and preserve any evidence or area where the breach occurred, restricting access to the area and not disturbing anything until law enforcement arrives.

Page 7,

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:
Security cameras will consist of Vivotek USA Inc FD-8169 Dome Network Cameras and Vivotek USA Inc FE8181/81V Fisheye Network Camera. All security cameras will be positioned in such a manner as to get the most identifiable view of anyone within 20 feet of their line of sight at each entrance and along the exterior and interior of each Restricted Access Area. Cameras will be placed at a height of 12 feet to insure unobstructed viewing of all product, plants and persons insuring all are captured on a maximum clear sight picture. All cameras will have a recording resolution of at least 1920x1080(2mp)-2560x1920 (5mp), and will can see at night using infrared technology for night time recordings.

Vivotek USA Inc FE8181/81V Fisheye Network Cameras will be installed in growing, trimming and processing areas, curing and designated waste processing area to insure 360-degree coverage of the secure areas.

Describe the locked and secure area where video surveillance recording equipment and 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 board:

(1) Pursuant to **3AAC 306.720(b)** Surveillance recording equipment and video surveillance records must be housed in a locked and secure area or in a lock box, cabinet, closet or other secure area that is accessible only to a marijuana establishment licensee or authorized employee, and to law enforcement personnel including an agent of the board. A marijuana establishment may use an offsite monitoring service and offsite storage of video surveillance records as long as security requirements at the offsite facility are at least as strict as onsite security requirements as described in this section

a. The security room, housing all supporting security and camera equipment, will be locked by Access control and Hess electric strikes to insure the integrity of all security supported hardware for the licensed facility.

i. The single entry point will have Access control supported with LED (green-yellow-red) and buzzer options, with temperatures ratings of -23.8°F (-31°C) to 145.4°F (63°C) Certification and Standards of FCC Certification, RSS-210, UL294 and CE Mark Voltage rage of 5 V DC to 16 V DC with Maximum Input current 50 mAh that part of a Honeywell NetAXS-123 Access Control System with Certification and standards of CE and FCC.

ii. Within the Security room, there will be a Vivotek USA Inc FE818/81V Fisheye Network Camera. VIVOTEK FE8181/81V are the latest fisheye fixed dome network cameras from VIVOTEK, featuring a detailed 5-Megapixel resolution sensor with superb image quality. Equipped with a fisheye lens for 180° panoramic view (wall mount) or 360° surround view (ceiling/floor/table mount) without blind spots, the cameras are able to provide coverage of wide, open areas, such as airports, shopping malls, parking lots, retail stores, offices and more.
The FE8181/81V, true day/night cameras, feature a removable IR-cut filter, maintaining clear images 24 hours a day, with built-in IR LEDs enabling the camera to provide uniformly 360° surround illumination for clear viewing up to 10 meters, even in completely dark environments.
Key Features ● 5-Megapixel CMOS Sensor ● 30 fps @ 1080p Full HD ● 1.5 mm Fisheye Lens for 180° Panoramic View and 360° Surround View ● Removable IR-cut Filter for Day & Night Function ● EN50155 Compliance for Professional Mobile Surveillance (FE8181V) ● Real-time H.264, MPEG-4, and MJPEG Compression (Triple Codec) ● WDR Enhancement for Unparalleled Visibility in Extremely Bright and Dark Environments ● Vandal-proof IK10-rated and Weather-proof IP66-rated Housing (FE8181V) ● ePTZ for Data Efficiency ● Built-in 802.3at Compliant PoE ● Built-in MicroSD/SDHC/SDXC Card Slot for On-board Storage ● Pixel Calculator for Image Clarity Measurement ● Support Local Dewarping. Certification include CE, LVD, FCC Class A (FE8181V), FCC Class B (FE8181), VCCI, C-Tick, UL, EN50155(FE8181V).
Operating temperatures Starting Temperature: -25°C ~ 50°C (-13°F ~ 122°F) Working Temperature: -40°C ~ 50°C (-40°F ~ 122°F)
System requirements: Operating System Microsoft Windows 7/Vista/XP/2000, Web Browser Mozilla Firefox 7~10 (streaming only) Internet Explorer 7.x ,8.x, 9.x, 10.x and Other Players VLC: 1.1.11 or above Quicktime: 7 or above. Live viewing for up to 10 clients.

iii. Outside the security room entrance point will be a Vivotek USA, Inc FD-8169 Dome Network Camera. VIVOTEK FD-8169 is a best-in-class, dome-style network camera designed for diverse indoor/outdoor applications. Equipped with a 2MP sensor enabling viewing resolution of 1920x1080 at a smooth 30 fps, the FD-8169 is an all-in-one indoor/outdoor camera capable of capturing high quality and high resolution video up to 2 Megapixel.
In order to adapt to constantly changing outdoor lighting conditions, the FD-8169 features a removable IR-cut filter as well as IR illuminators effective up to 25M for superior image quality around the clock. For protection against harsh outdoor environments, the camera is encased in an IP66-rated housing and weather-proof casing to withstand rain and dust. The FD-8169 further strengthens the robustness of the camera by protecting the cable within the bracket.
The FD-8169 supports the industry-standard H.264 compression technology, drastically reducing file sizes and conserving valuable network bandwidth. With H.264 & MJPEG compatibility all included, multiple streams can be simultaneously transmitted in any of these formats at different resolutions, frame rates, and image qualities for versatile platforms. The streams can also be individually configured to meet different needs or bandwidth constraints, thereby further optimizing bandwidth and storage.
Incorporating a number of advanced features standard for VIVOTEK cameras, including tamper detection, 802.3af compliant PoE, MicroSD/SDHC/SDXC card slot, and VIVOTEK's 32-channel recording software, the FD-8169 is the ideal solution for your outdoor surveillance needs.
Key Features ●2-Megapixel CMOS Sensor ● 30 fps @ 1920x1080 ● Real-time H.264, MJPEG Compression (Dual Codec) ● Removable IR-cut Filter for Day & Night Function ●

Built-in IR Illuminators, Effective up to 25 Meters • Built-in 802.3af Compliant PoE • Build-in MicroSD/SDHC/SDXC card slot for On-board Storage • Supports ONVIF Standard to Simplify Integration and Enhance Interoperability • Weather-proof IP66-rated Housing • Mounting Bracket with Cable Management for Protected Installation • 3D Noise Reduction • Smart IR Technology to Avoid Overexposure
Certifications: CE, LVD, FCC Class A, VCCI, C-Tick
Operating Temperatures: Starting Temperature: 0°C ~ 50°C Working Temperature: -10°C ~ 50°C
System Requirements: Operating System Microsoft Windows 7/Vista/XP/2000, Web Browser Mozilla Firefox 7~10 (streaming only) Internet Explorer 7/8/9, Other Players VLC: 1.1.11 or above QuickTime: 7 or above

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

(You will need to address all records not covered by Valkyrie

(1) Valkyrie Security and Asset Protection Inc.'s electronic video storage is password protected to prevent any alterations. The security system will generate a daily open/close report by user. The access control system will generate a report of authorized or unauthorized access users attempting to enter a restricted access area. All systems are programmed with redundant password lockout protection. The security room housing all supporting security and camera equipment will be insulated and temperature controlled to insure the integrity of all security supported hardware for the licensed facility.

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Section 6 – Transportation and Delivery of Marijuana and Marijuana Products

Describe the type of locked, safe, and secure storage compartments that will be used in any vehicles transporting marijuana or marijuana product:

(1) **Valkyrie Security and Asset Protection Inc**. use armored staff and vehicles. Their transport staff will secure product in locked containers with tamper resistant locks prior to leaving the licensed facility. All locked containers will be with armed transport staff at all times and only removed from vehicle upon arrival to receiving licensed facility. The tamper resistant locks will only be removed in the presence of an authorized person at the receiving licensed facility. All Products will be checked and entered into the METRC system upon delivery.

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Section 8 – Minor Control Plan

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:

(1) Visitors must present a valid I.D prior to entering the licensed premises. (ie. State Drivers License, State issued I.D. Card, Governments I.D. card or passport). All valid IDs must be unaltered; no other documents will be considered valid.

(2) Any person without valid identification will not be allowed within the licensed premises or any Restricted Access Areas.

Form MJ-02: Premises Diagram

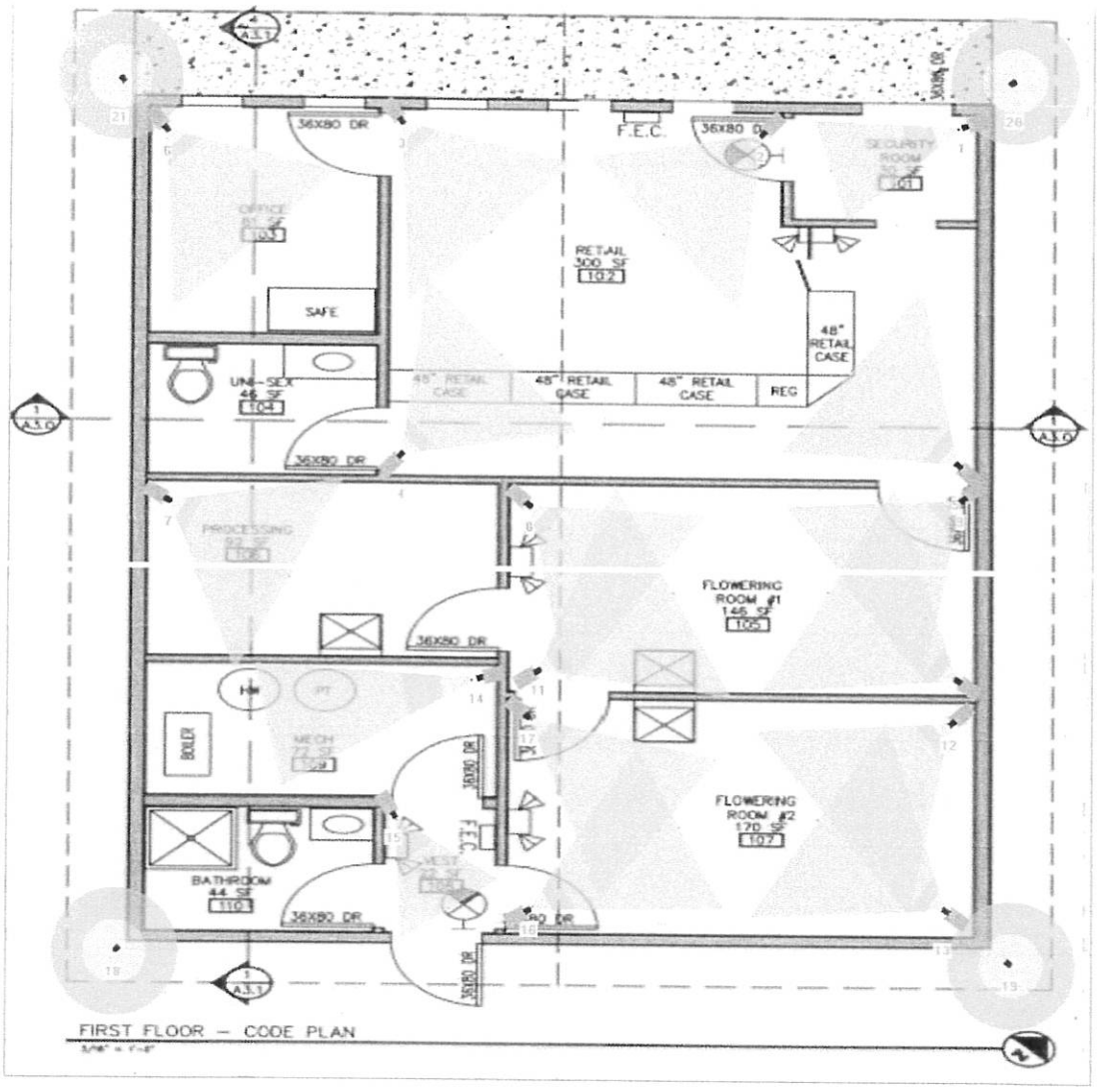
Section 2 – Detailed Premises Diagram

Clearly indicate the boundaries of the premises and the proposed licensed area within that property. Clearly indicate the interior layout of any enclosed areas on the proposed premises. Clearly identify all entrances, walls, partitions, counters, windows, areas of ingress and egress, restricted access areas, and storage areas. Include dimensions in your drawing. Use additional copies of this form or attached additional documents as needed.

1150 S. Colony Way, STE #3, PMB #307
Palmer, AK. 99645
907-841-2255
907-746-2256
valkyriesap@outlook.com
www.valkyriesap.com

Camera Layout
For

Hilltop Premium Green
13856 N. Glenn Hwy
Sutton, AK. 99674
Latitude 61.695413
Longitude -148.960953


A3.1
36X80 DR
F.E.C.
36X80 DR
SECURITY ROOM 50 SF 101
OFFICE 81 SF 103
RETAIL 300 SF 102
SAFE
48" RETAIL CASE
UNI-SEX 46 SF 104
48" RETAIL CASE
48" RETAIL CASE
48" RETAIL CASE
REG
1 A3.0
1 A3.0
36X80 DR
PROCESSING 82 SF 106
FLOWERING ROOM #1 145 SF 105
36X80 DR
HW
PT
BOILER
MECH 77 SF 109
FLOWERING ROOM #2 170 SF 107
BATHROOM 44 SF 110
36X80 DR
1 A3.1
FIRST FLOOR - CODE PLAN

Cameras 1-17 - VIVOTEK FD8169 is an easy-to-use fixed dome network camera specifically designed for indoor security applications with a compact, stylish exterior. Equipped with a 2MP sensor enabling viewing resolution of 1920x1080 at a smooth 30 fps, the FD8169 is an all-in-one camera capable of capturing high quality and high resolution video up to 2 Megapixel. In order to adapt to constantly changing lighting conditions, the FD8169 features a removable IR-cut filter as well as improved IR illuminators effective up to 15M for superior image quality around the clock. Featuring 3D Noise Reduction Technology, it enables the FD8169 to capture clear, polished video under low-light conditions, which also helps to reduce bandwidth from sensor noise. The FD8169 supports the industry-standard H.264 compression technology, drastically reducing file sizes and conserving valuable network bandwidth. With H.264, and MJPEG compatibility both included, multiple streams can be simultaneously transmitted in any of these formats at different resolutions, frame rates, and image qualities for versatile platforms. Thereby it further optimizes bandwidth and storage efficiency. Incorporating a number of advanced features standard for VIVOTEK cameras, including tamper detection, 802.3af compliant PoE, MicroSD/SDHC/SDXC card slot, and VIVOTEK's 32-channel recording software, the FD8169 is the ideal solution for your indoor surveillance needs.

Cameras 18-21 - Vivotek USA Inc FE8181/81V Fisheye Network Camera. All security cameras will be positioned in such a manner as to get the most identifiable view of anyone within 20 feet of their line of sight at each entrance and along the exterior and interior of each Restricted Access Area. Cameras will be placed at a height of 12 feet to insure unobstructed viewing of all product, plants and persons insuring all are captured on a maximum clear sight picture. All cameras will have a recording resolution of at least 1920x1080(2mp)-2560x1920 (5mp), and will have the ability to see at night using infrared technology for night time recordings.

All Video Surveillance will be captured using VIVOTEK's ND9441 and ND9541 are the brand new H.265 Linux-based embedded standalone NVRs. Equipped for up to 16-CH/ 32-CH network cameras, the NVRs feature well-built ONVIF compliant and scalable configuration with VAST CMS empowering users to set up and manage advanced IP surveillance systems with ease. Both NVRs also support remote and mobile access, via EZConnect and iViewer app, for both iOS and Android handheld devices, providing users an open, flexible and intelligent NVRs for seamless use in small to medium sized video surveillance applications.

Security Protocol

This facility is equipped with a state of the art security system. As an employee of HILLTOP PREMIUM GREEN you will be required to follow strict protocol when present on these premises Employees who violate this Standard Operating Guideline will be subject to Disciplinary Action, up to and including Termination from HILLTOP PREMIUM GREEN

The security system in place is for your safety as well as your fellow employees, customers and agents. See the following security SOPs for further instructions on what protocol will be as an employee for HILLTOP PREMIUM GREEN

AT NO TIME ARE YOU TO DISCUSS SECURITY PROTOCOL WITH AN OUTSIDE SOURCE.

At all times as an employee you should be aware of your surroundings. Notify upper management of any suspicious people, vehicles or objects.

Prohibited Use of Firearms

PURPOSE

The purpose of this Standard Operating Guideline is to establish the Prohibited Use of Firearms by all employees while on duty.

STANDARD OPERATING GUIDELINE

It is the Standard Operating Guideline of HILLTOP PREMIUM GREEN to prohibit employees from carrying or using any type of firearms while on duty. The procedures below give a definitive course of action for all employees to follow.

PROCEDURE

A. FIREARMS

Employees are Prohibited from Concealing and/or Openly Carrying any Firearm, Ammunition, Speed-Loaders, Magazine Clips, Speed-Loader or Magazine Clip Pouches, and/or Holsters of any type while on duty.

Employees who violate this Standard Operating Guideline will be subject to Disciplinary Action, up to and including Termination from HILLTOP PREMIUM GREEN

Prohibited Use of Unauthorized Weapons

PURPOSE

The purpose of this Standard Operating Guideline is to establish the Prohibited Use of Unauthorized Weapons by employees while on duty.

STANDARD OPERATING GUIDELINE

It is the Standard Operating Guideline of HILLTOP PREMIUM GREEN to prohibit employees from carrying or using any type of Unauthorized Weapons while on duty. The procedures below give a definitive course of action for all employees to follow.

PROCEDURE

A. UNAUTHORIZED WEAPONS

Employees are Prohibited from Concealing and/or Openly Carrying any Type of Unauthorized Weapons while on duty. The following list is by no means exhaustive. Please contact your Immediate Supervisor if you have any further questions or require further clarification. Unauthorized Weapons include, but are not limited to the following:

01. Tazer Guns
02. Stun Guns
03. Knives
04. SAPs
05. Lead Filled Gloves
06. Brass Knuckles
07. Slap Jacks
08. Batons

The carrying or use of any weapon not specifically issued or authorized by HILLTOP PREMIUM GREEN is strictly prohibited, except in those extreme situations where an employee has no other choice but to use an Unauthorized Weapon to prevent the immediate threat of death or greatly bodily harm.
Employees who violate this Standard Operating Guideline will be subject to Disciplinary Action, up to and including Termination from HILLTOP PREMIUM GREEN

Illegal Drugs & Alcohol Abuse

PURPOSE

The purpose of this Standard Operating Guideline is to establish HILLTOP PREMIUM GREEN stance on Illegal Drugs and/or Alcohol Abuse by employees.

STANDARD OPERATING GUIDELINE

It is the Standard Operating Guideline of HILLTOP PREMIUM GREEN to maintain a Zero Tolerance for Illegal Drugs and/or Alcohol Abuse by employees. The procedures below give a definitive course of action for all employees to follow.

PROCEDURE

A. ILLEGAL DRUGS AND/OR ALCOHOL ABUSE

Illegal Drugs and/or Alcohol Abuse have an adverse impact on an employee's performance, personal and family life, as well as the ability to provide the highest quality of service. Illegal Drugs and/or Alcohol Abuse can cause poor performance, decreased productivity, and create safety hazards. Consequently, HILLTOP PREMIUM GREEN is committed to establishing and maintaining an environment free of Illegal Drugs and/or Alcohol Abuse.

Also, HILLTOP PREMIUM GREEN is committed to providing a safe employment environment and to fostering the well being and health of our employees. That commitment is jeopardized when any employee uses Illegal Drugs and/or Alcohol, report for duty with these substances present in his/her body, or possesses, distributes, or sells Illegal Drugs and/or Alcohol. Therefore, HILLTOP PREMIUM GREEN has established the following:

01. It is a violation of this Company Standard Operating Guideline for any employee to possess, sell, trade, or offer for sale Illegal Drugs and/or Alcohol or otherwise engage in the use of Illegal Drugs and/or Alcohol on duty;

02. It is a violation of this Company Standard Operating Guideline for any employee to report for duty under the influence of Illegal Drugs and/or Alcohol or with Illegal Drugs and/or Alcohol in his/her body;

03. It is a violation of this Company Standard Operating Guideline for any employee to use prescription drugs illegally. (However, nothing in this Standard Operating Guideline precludes the appropriate use of legally prescribed medication);

04. Employees who violate this Standard Operating Guideline are subject to Disciplinary Action, up to and including Termination from HILLTOP PREMIUM GREEN

B. SUPERVISOR RESPONSIBILITIES

It is the responsibility of HILLTOP PREMIUM GREEN Supervisors to counsel employees whenever they see changes in performance or behavior that suggests an employee is under the influence of Illegal Drugs and/or Alcohol. Although it is not the Supervisor's responsibility to diagnose personal problems, the Supervisor should encourage such employees to seek help and advise them about available resources for getting help.

Everyone shares responsibility for maintaining a safe employment environment and co-workers should encourage anyone who uses Illegal Drugs and/or Alcohol on duty to seek help. The goal of this Standard Operating Guideline is to balance our respect for individuals with the need to maintain a safe, productive, and Illegal Drugs and/or Alcohol-Free Environment.
The intent of this Standard Operating Guideline is to offer a helping hand to those who need it, while sending a clear message that Illegal Drugs and/or Alcohol are incompatible with employment within HILLTOP PREMIUM GREEN

HILLTOP PREMIUM GREEN has adopted testing practices to identify employees who use Illegal Drugs and/or Alcohol on duty. It shall be a condition of employment for all employees to submit to testing under the following circumstances:

01. When there is reasonable suspicion to believe that an employee is under the influence of Illegal Drugs and/or Alcohol;

02. When employees are involved in on duty accidents where personal injury or damage to Client and/or Company property occurs;

03. When employees are involved in an on duty shooting, whether justified or not.

04. As part of a Follow-Up Program for the treatment of Illegal Drugs and/or Alcohol Abuse.

Keys/ Access Cards

Employee Issued Keys

PURPOSE

The purpose of this Standard Operating Guideline is to establish the proper procedures concerning Employee Issued Keys and/or Access Cards.

STANDARD OPERATING GUIDELINE

It is the Standard Operating Guideline of HILLTOP PREMIUM GREEN to issue keys and Access Control Cards to certain employees in order for them to provide beneficial service. The procedures below give a definitive course of action for all employees to follow.

PROCEDURE

A. Company Issued Keys

Employees who are issued Company Keys will be required to sign and date a Key Issuance and Return Form, as applicable, at the beginning and end of their employment with HILLTOP PREMIUM GREEN Employees who are not issued keys on a full-time basis, but rather only when necessary shall always document the keys on a Daily Key Log.

Keys are **NOT** to be copied under any circumstances, unless authorized by the President/CEO. Employees found to have created keys on their own shall be subject to Disciplinary Action, up to and including Termination from HILLTOP PREMIUM GREEN All keys issued to employees must always be safeguarded and never loaned to anyone. Immediately report any Lost or Stolen Keys to your Immediate Supervisor.

Employees may be responsible for the cost of re-keying, if such action becomes necessary, due to Lost, Stolen, or Unauthorized Copied Keys.

B. Company Access Cards

Employees who are issued Company Access Cards will be required to sign and date a Access Card Issuance and Return Form, as applicable, at the beginning and end of their employment with HILLTOP PREMIUM GREEN Employees who are not issued Access Cards on a full-time basis, but rather only when necessary shall always document the Access Card on a Daily Key Log.

Keys are **NOT** to be copied under any circumstances, unless authorized by the President/CEO. Employees found to have created Access Cards on their own shall be subject to Disciplinary Action, up to and including Termination from HILLTOP PREMIUM GREEN.. All Access Cards issued to employees must always be safeguarded and never loaned to anyone. Immediately report any Lost or Stolen Access Cards to your Immediate Supervisor.

Employees may be responsible for the cost of re-carding, if such action becomes necessary, due to Lost, Stolen, or Unauthorized Copied Access Cards.

General Rules for Security System

PURPOSE

The purpose of this Standard Operating Guideline is to establish the General Rules & Regulations of HILLTOP PREMIUM GREEN for the security system in place on the premise.

STANDARD OPERATING GUIDELINE

It is the Standard Operating Guideline of HILLTOP PREMIUM GREEN to have employees become familiar with the following Company Rules & Regulations. The procedures below give a definitive course of action for all employees to follow.

PROCEDURE

A. ENTERING BUILDING

01. Employees with arming and disarming codes and keys to the building must enter first locking the door behind them. A sweep of the building must be performed prior to allowing other employees to enter.

02. Once building is deemed safe an all clear signal is initiated.

03. No employee is to exit their vehicle or approach the licensed premises until a key holder has entered the building and disarmed the security system and an "ALL CLEAR" sign is displayed. Only then should an employee approach the building to be let in.

B. FUNCTION OF SECURITY KEY PAD

01. All employees will have access and authority to certain functions of the security system.

02. These functions are for Medical Emergencies, Fire and Police.

03. Each button on the key pad is easily identifiable. Once the button has been pressed the selected agency will be notified and respond. Activating these buttons will result in an immediate response.

See Medical emergency, Fire emergency and Police emergency for further policies and procedures.

Medical Emergency

Medical Emergencies

PURPOSE

The purpose of this Standard Operating Guideline is to establish proper response to any Medical Emergencies.

STANDARD OPERATING GUIDELINE

It is the Standard Operating Guideline of HILLTOP PREMIUM GREEN If you are currently certified, you should immediately provide the sick or injured person with basic life support if necessary. Remember to **NEVER** discontinue CPR until properly relieved by emergency medical personnel or other qualified healthcare professionals. Activate the Medical Emergency button as soon as possible.

01. Never attempt to render aid to anyone if you are not qualified to render such aid;

Once EMS has assumed control over a Medical Emergency, employees shall assist as necessary and provide security around the scene to allow emergency personnel access to the scene or to keep unauthorized persons away from the scene.

Fire Emergency

Fire Emergencies

PURPOSE

The purpose of this Standard Operating Guideline is to establish proper response to any Fire Emergencies.

STANDARD OPERATING GUIDELINE

It is the Standard Operating Guideline of HILLTOP PREMIUM GREEN to have a designated meeting point for all employees to meet after the building has been evacuated. Manager on duty is tasked with completing a headcount to insure everyone has evacuated the building.

01. The Manager on duty will obtain written log of visitors and customers as they exit the building.

02. Never attempt to stay in the building or re-enter the building at anytime.

Once Fire/Rescue have arrived, stay clear of their activities and offer any information they request.

Police Emergency

Police Emergencies

PURPOSE

The purpose of this Standard Operating Guideline is to establish proper response to any Police Emergencies.

STANDARD OPERATING GUIDELINE

It is the Standard Operating Guideline of HILLTOP PREMIUM GREEN to establish these guide lines for employee safety in the event of a Police Emergency.

A. Robbery

01. If an employee is approached and/or addressed by a robber, remain calm and comply with all demands, this will prevent escalation of the situation.

02. Each POS stations is equipped with a silent panic button. If you can activate the silent alarm without being noticed do so. This will alert law enforcement.

03. At no point as an employee, are you to act threatening, attempt physical harm or subdue the assailant.

04. Detail descriptions of the assailant such as height, weight, ethnicity or markings and unique traits should be noted and given to Law Enforcement.

B. Gun Fire

01. In the event of gunfire employees are to drop to the floor where you are. If possible crawl to a secure sheltered area and remain quiet.

02. Each POS stations is equipped with a silent panic button. If you can activate the silent alarm without being noticed do so. This will alert law enforcement.

03. If an employee is approached and/or addressed, remain calm and comply with all demands, this will prevent further escalation of the situation.

04. Detail descriptions of the assailant such as height, weight, ethnicity or markings and unique traits should be noted and given to Law Enforcement.

05. At no time are you required to endanger yourself to get a physical description of the assailant. DO NOT BE A HERO.

06. Stay put until Law Enforcement has arrived.

07. DO NOT TOUCH ANYTHING.

Loitering

PURPOSE

The purpose of this Standard Operating Guideline is to establish the proper protocol for loitering.

STANDARD OPERATING GUIDELINE

The purpose of this Standard Operating Guideline is to establish the proper protocol for preventing and addressing loitering

PROCEDURE

01. Security and staff will perform routine but unscheduled patrols.

02. Loiterers will be asked to leave when discovered and law enforcement will be called if continued loitering persists.

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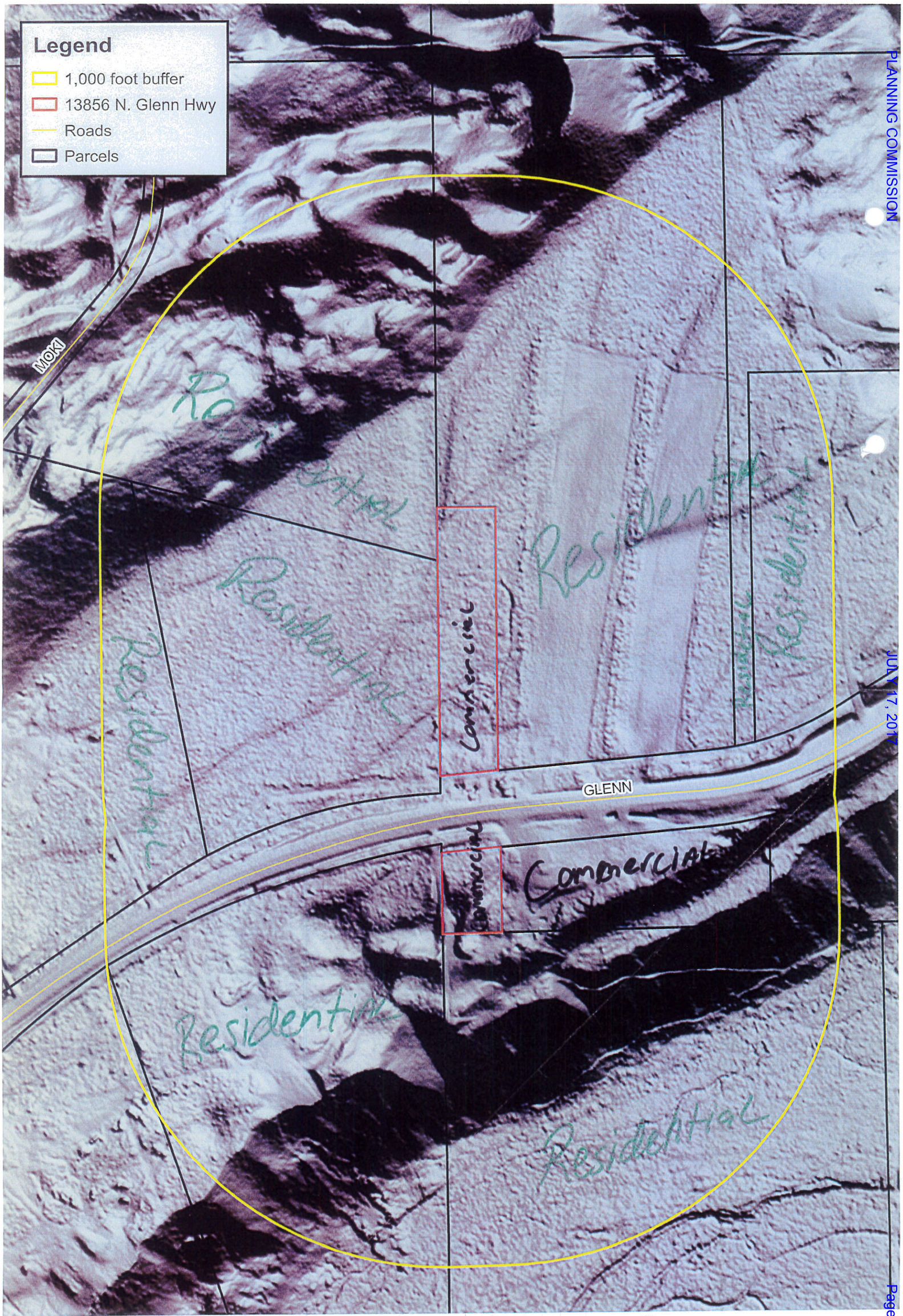
Legend
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13856 N. Glenn Hwy
Roads
Parcels
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GLENN
Residential
Commercial
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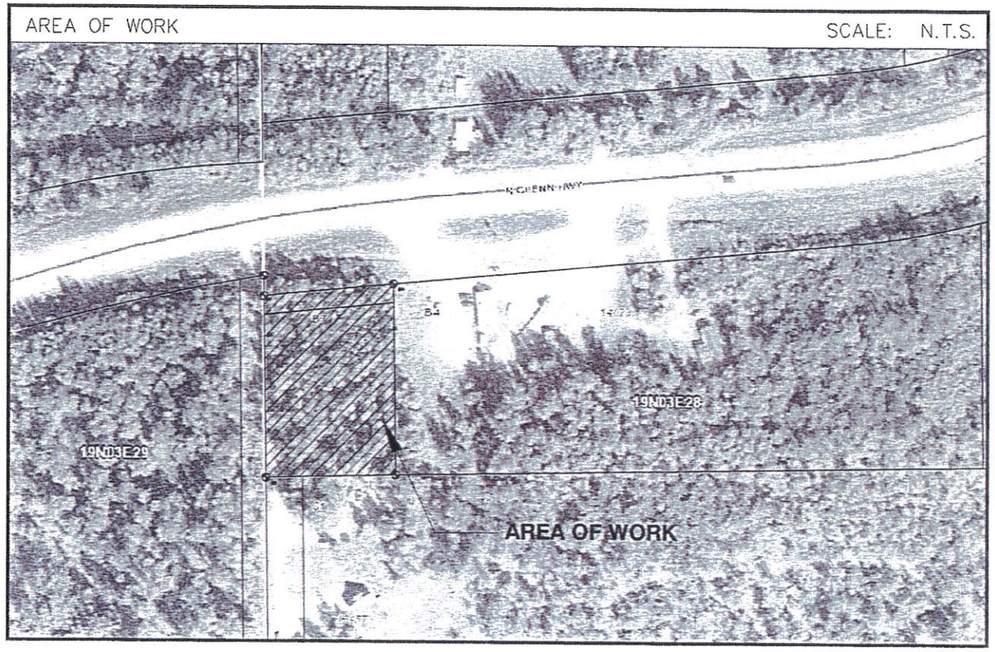
HILLTOP PREMIUM GREEN

13856 N GLENN HWY
SUTTON, ALASKA 99674

CONSTRUCTION DOCUMENTS
APRIL 28, 2017

AREA OF WORK SCALE: N.T.S.



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G1.2 CODE ANALYSIS PLAN, CODE ANALYSIS, LEGEND

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A2.1 BUILDING ELEVATIONS
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A3.1 BUILDING SECTION
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E4.2 ELECTRICAL SPECIFICATIONS

GENERAL NOTES:

1) BUILDING SHALL CONFORM TO INTERNATIONAL BUILDING CODE, 2009 EDITION, MINIMUM REQUIREMENTS FOR TYPE V-B CONSTRUCTION THROUGHOUT.
2) THESE DRAWINGS ARE SUPPLIED TO THE GENERAL CONTRACTOR AND OTHERS FOR THEIR USE ON THIS SPECIFIC PROJECT. ALL SPECIALIZED EQUIPMENT REQUIREMENTS, REINFORCING REQUIREMENTS, BLOCKING REQUIREMENTS, PLUMBING REQUIREMENTS, ELECTRICAL REQUIREMENTS, AND DETAILS AND SPECIFICATIONS FOR THE EQUIPMENT SHALL BE PROVIDED BY OTHERS.
3) THE ORGANIZATION OF THESE DRAWINGS IS NOT INTENDED TO CONTROL THE DIVISION OF WORK AMONG THE SUB-CONTRACTORS. THE DIVISION OF THE WORK SHALL BE THE SOLE RESPONSIBILITY OF THE GENERAL CONTRACTOR
4) CONTRACTOR SHALL PROVIDE ALL LABOR, EQUIPMENT AND MATERIALS REQUIRED TO COMPLETE ALL WORK AS SHOWN OR AS IMPLIED ON THESE DRAWINGS.
5) CONTRACTOR SHALL PROVIDE AND MAINTAIN ALL FACILITIES FOR LIGHT AND POWER WITHIN THE PREMISES AND IN THE CONSTRUCTION AREA DURING THE ENTIRE CONSTRUCTION PERIOD. POWER SHALL BE OBTAINED FROM THE EXISTING DISTRIBUTION SYSTEM. PROVIDE NECESSARY MATERIALS AND LABOR FOR POWER CONNECTIONS FOR MACHINES, PORTABLE TOOLS, ETC.. AS USED BY OTHER TRADES, REGARDLESS OF SIZE.
6) CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL OF ALL RUBBISH AND DEBRIS RESULTING FROM CONSTRUCTION AT CONTRACTOR'S EXPENSE.
7) ALL DIMENSIONS ARE FACE TO FACE OF STUD OR STRUCTURE OR EXISTING FINISH, UNLESS NOTED OTHERWISE.
8) CONTRACTORS SHALL VERIFY ALL DIMENSIONS AND FIELD VERIFY CONDITIONS BEFORE PROCEEDING WITH ANY WORK.
9) ALL CONTRACTORS AND SUB CONTRACTORS ARE RESPONSIBLE FOR CONFORMING TO ALL APPLICABLE LOCAL CODES AND TRADE STANDARDS.
10) CONTRACTOR SHALL PROVIDE CLIENT OPTIONS FOR MATERIALS, COLORS, FINISHES, AND EQUIPMENT.
11) FIRE ALARM AND SPRINKLER DRAWINGS (IF REQUIRED) ARE NOT WITHIN THE SCOPE OF THESE DRAWINGS AND ARE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR. SUCH DRAWINGS SHALL BE SUBMITTED UNDER A SEPARATE COVER BY A QUALIFIED FIRE PROTECTION CONTRACTOR.
12) ANY AND ALL DISCREPANCIES BETWEEN DRAWING SHEETS, DISCIPLINES, DIMENSIONS, DETAILS, MATERIALS, AND COLORS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT PRIOR TO BIDDING AND/ OR CONSTRUCTION IMMEDIATELY UPON DISCOVERY FOR CLARIFICATION.
13) DO NOT SCALE DIMENSIONS FROM BLUEPRINTS, ANY AND ALL DISCREPANCIES OF DIMENSIONS BETWEEN DRAWING SHEETS, DISCIPLINES, AND DETAILS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT PRIOR TO CONSTRUCTION IMMEDIATELY UPON DISCOVERY FOR CLARIFICATION.

ABBREVIATIONS:

A.F.F.	ABOVE FINISHED FLOOR	COL	COLUMN	ELEC	ELECTRICAL	FT.	FOOT	LT	LEFT	OHD	OVERHEAD DOOR	SIM	SIMILAR	VERT	VERTICAL
COUPS	ACOUSTICAL	COMM	COMMUNICATION	EL	ELEVATION	FTG	FOOTING	LB	POUND	PR	PAIR	S.B.	SINK BASE	VFY	VERIFY
A.C.T.	ACOUSTICAL CEILING TILE	CONC	CONCRETE	EXIST	EXISTING	FDN	FOUNDATION	LBR	LUMBER	P. LAM	PLASTIC LAMINATE	S.D.	SMOKE DETECTOR	VEST	VESTIBULE
ADDN	ADDITIONAL	C.M.U.	CONCRETE MASONRY UNITS	EXP	EXPANSION	GALV	GALVANIZED	M.O.	MASONRY OPENING	PL	PLATE	S.C.	SOLID CORE	V.C.T.	VINYL COMPOSITION TILE
ALUM	ALUMINUM	CONN	CONNECTION	EXT	EXTERIOR	GSP	GALVANIZED STEEL PIPE	MFG	MANUFACTURER(ED)	PLYWD	PLYWOOD	S.C.W.	SOLID CORE WOOD	V.C.	WALL CABINET
A.B	ANCHOR BOLT	C.J.	CONTROL JOINT OR CONSTRUCTION JOINT	E.I.F.S.	EXTERIOR INSULATION & FINISH SYSTEM	GLB	GLULAM BEAM	MAX	MAXIMUM	PRE ENG	PREVIOUSLY ENGINEERED	SPEC	SPECIFICATION	W.W.F.	WELDED WIRE FABRIC
&	AND					GOVT	GOVERNMENT	MECH	MECHANICAL	PSF	POUNDS PER SQUARE FOOT	SQ	SURE	W.W.M.	WELDED WIRE MESH
APPROX	APPROXIMATELY	CONST	CONSTRUCTION	FAB	FABRICATED	G.B.	GRAB BAR	MEMB	MEMBRANE	Q.T.	QUARRY TILE	SQ FT	SQUARE FEET	W/	WITH
ARCH	ARCHITECTURAL	CONT	CONTINUOUS	F.O.C	FACE OF CONCRETE	GR	GRADE	MMP	MEMBRANE WATERPROOFING	RAD	RADIUS	SST	STAINLESS STEEL	W/O	WITHOUT
ASPH	ASPHALT	CU	CUBIC	F.O.F.	FACE OF FINISH	GA	GAUGE	MTL	METAL	R.D.	ROOF DRAIN	STL	STEEL	WD	WOOD
@	AT	DK	DECK	F.O.S.	FACE OF STUDS	GYP	GYPSUM	MIN	MINIMUM	REF	REFERENCE	STRUC	STRUCTURAL		
A.W.W.	ALL WEATHER WOOD	DEMO	DEMOLITION	F.O.W.	FACE OF WALL	G.W.B.	GYPSUM WALL BOARD	MIR	MIRROR	REINF	REINFORCE	SUSP	SUSPENDED		
BK	BACK	DTL	DETAIL	F TO F	FACE TO FACE	HC	HANDICAPPED	MISC	MISCELLANEOUS	REQD	REQUIRED	S.A.T.	SUSPENDED ACOUSTICAL TILE		
B.C	BASE CABINET	DIA	DIAMETER	F.F	FACTORY FINISH	H.M.	HOLLOW METAL	NOM	NOMINAL	REV	REVERSED	TV	TELEVISION		
BM	BEAM	DIFF	DIFFUSER	F.E.	FIRE EXTINGUISHER	HORIZ	HORIZONTAL	N.A.	NOT APPLICABLE	RT	RIGHT	TELE	TELEPHONE		
BLK	BLOCK	DIM	DIMENSION	F.P.	FIREPROOF	H.B.	HOSE BIB	N.I.C.	NOT IN CONTRACT	RM	ROOM	THRU	THROUGH		
BLKG	BLOCKING	DR	DOOR	FIG	FIGURE	IN	INCH	N.T.S.	NOT TO SCALE	RGH	ROUGH	T.J.	TENANT IMPROVEMENT		
CAB	CABINET	DN	DOWN	FIN	FINISH(ED)	INCL	INCLUDE(ING)	NO	NUMBER	R.O.	ROUGH OPENING	T.O.	TOP OF		
CPT	CARPET	DS	DOWN SPOUT	F.F.E.	FINISHED FLOOR ELEVATION	INSUL	INSULATE(ION)	#	NUMBER	ø	ROUND	TS	TUBE STEEL		
CSMT	CASEMENT	D.B.	DRAWER BANK	F.E.C.	FIRE EXTINGUISHER CABINET	INT	INTERIOR	O.C.	ON CENTER	RBR	RUBBER	TYP	TYPICAL		
CLG	CEILING	DWG	DRAWING	F.T.	FIRE TREATED	JAN	JANITOR	OPNG	OPENING	S.S.	SANITARY SEWER	TRANSV	TRANSVERSE		
CL	CENTERLINE	D.F.	DRINKING FOUNTAIN	FLR	FLOOR	JT	JOINT	OPP	OPPOSITE	SCHD	SCHEDULE	U.O.N.	UNLESS OTHERWISE NOTED		
C TO C	CENTER TO CENTER	EA	EACH	F.D	FLOOR DRAIN	LAM	LAMINATE	ORIG	ORIGINAL	SECT	SECTION	VAC	VACUUM		
C.T.	CERAMIC TILE	E.W.	EACH WAY	F.L	FLOW LINE	LAV	LAVATORY	O.R.D.	OVERFLOW ROOF DRAIN	SHT	SHEET	V.B.	VAPOR BARRIER		
								O/H	OVERHEAD	SV	SHEET VINYL				

PROJECT NARRATIVE:

THE SCOPE OF WORK REQUIRED BY THE GENERAL CONTRACTOR (GC) AND THEIR SUBCONTRACTORS (SC) IS AS FOLLOWS:

ANY DESIGN WORK BY THE GC SHALL BE SUBMITTED AND APPROVED BY THE OWNER'S REPRESENTATIVE, ARCHITECT, ENGINEERS, AND THE ALASKA STATE FIRE MARSHAL'S OFFICE PRIOR TO COMMENCING WITH CONSTRUCTION.

THIS PROJECT IS A LIMITED CULTIVATION FACILITY AND RETAIL FACILITY IN SUTTON ALASKA.

907 Architecture, LLC
PO Box 875570, Wasilla, Alaska 99687
PH 907.632.6487
C.O.A. #101114

STATE OF ALASKA 49TH
Matthew Wilson
No. 13556
4.28.2017
REGISTERED PROFESSIONAL ARCHITECT

HILLTOP PREMIUM GREEN
13856 N. GLENN HWY
SUTTON, ALASKA 99674

CONSTRUCTION DOCUMENTS

REVISIONS:

DRAWN BY: MFW
CHECKED BY: MFW
DATE: 4.28.2017
JOB NUMBER: 17111.00

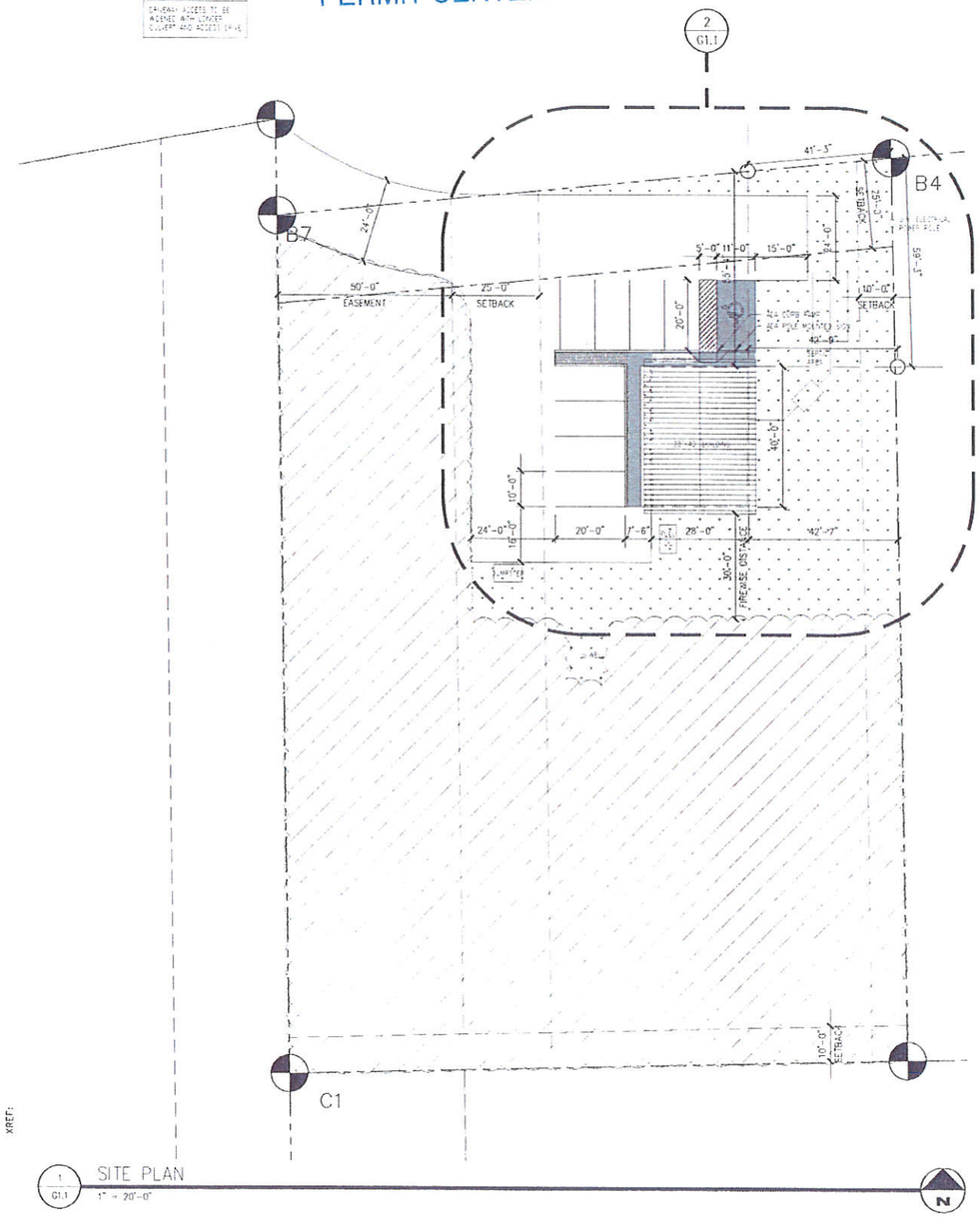
SHEET CONTENTS:
INDEX OF DRAWINGS
AREA OF WORK
GENERAL NOTES
ABBREVIATIONS
PROJECT NARRATIVE

CATEGORY	SHEET
CV	1.0

XREF:
PLOTTING DATE:

RECEIVED
JUN 14 2017
PERMIT CENTER

EXISTING ACCESS TO BE AGREED WITH LOWER CULVERT AND ACCESS DRIVE



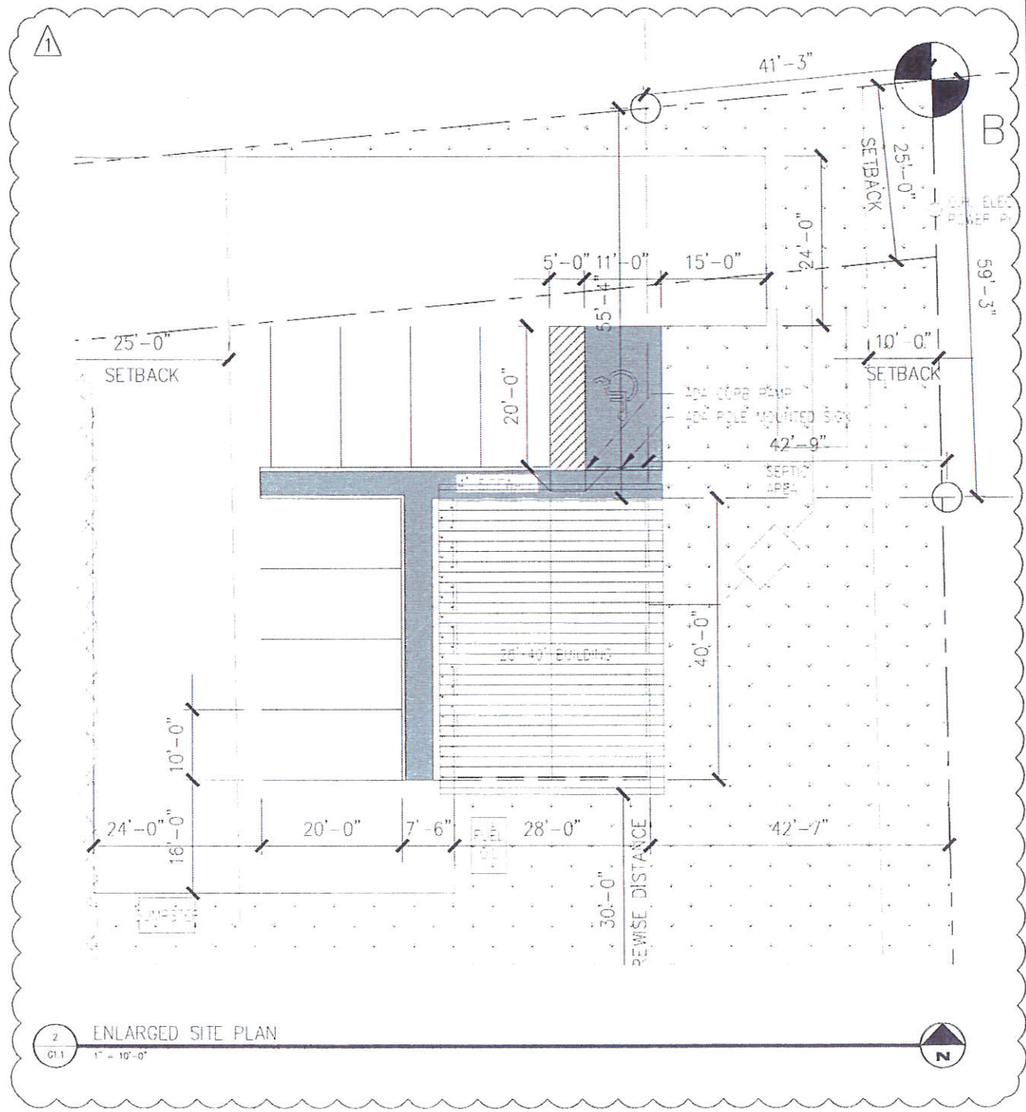
LEGEND	
	GRAVEL
	PAVING
	EXISTING FOLIAGE OR TREES
	LAWN AREA

PROPERTY INFORMATION

LEGAL ADDRESS:
TOWNSHIP 19N RANGE 3E SECTION 28 LOT B7

SITE ADDRESS
13856 N GLENN HWY, SUTTON, ALASKA

SIZE:
4.64 ACRES



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STATE OF ALASKA 49TH
Matthew Wilson
No.13566
6.13.2017
REGISTERED PROFESSIONAL ARCHITECT

HILLTOP PREMIUM GREEN
13856 N. GLENN HWY
SUTTON, ALASKA 99674

CONSTRUCTION DOCUMENTS

REVISIONS:
1 6.13.2017–SITE PLAN EDIT

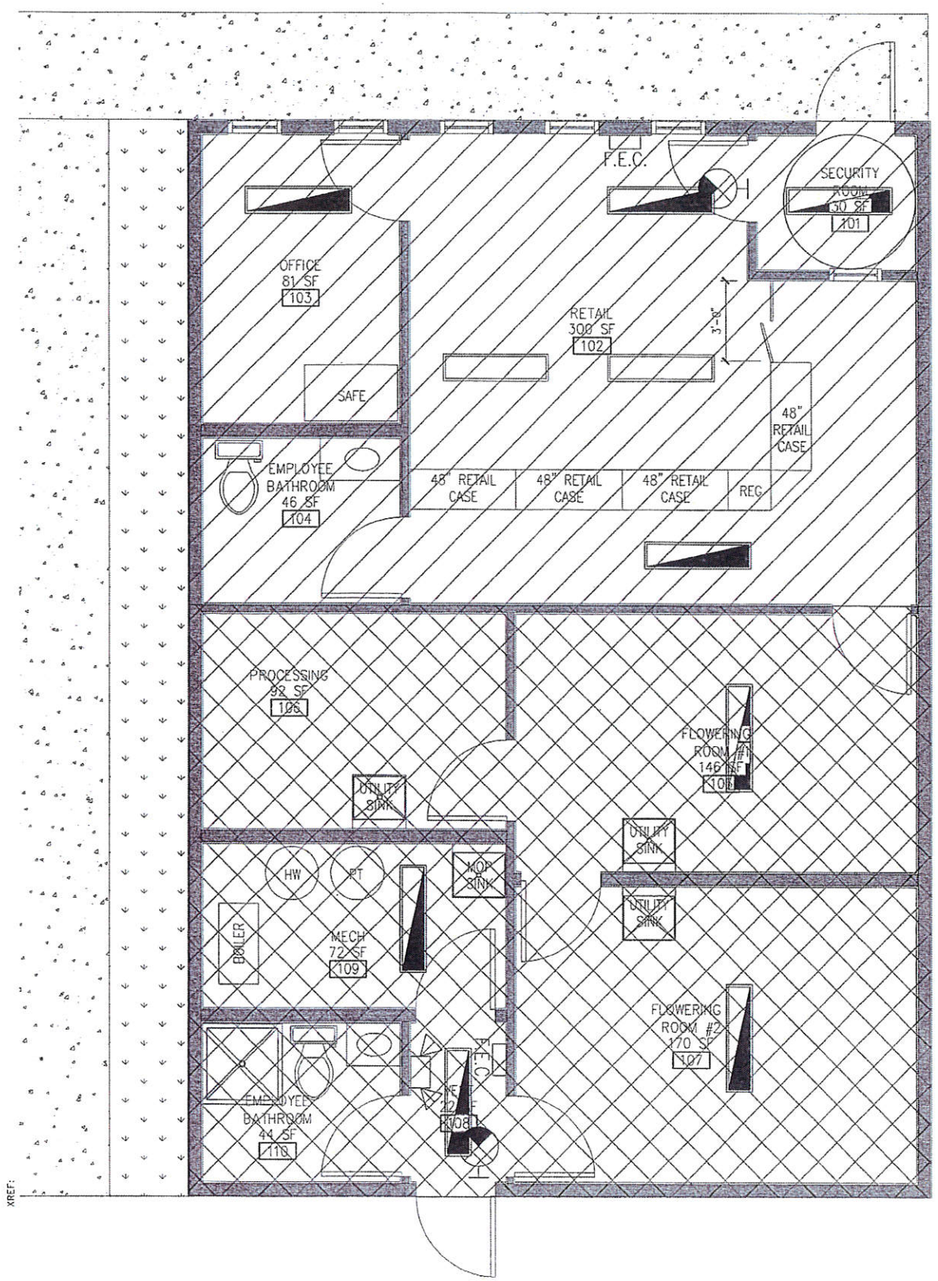
DRAWN BY: MFW
CHECKED BY: MFW
DATE: 6.13.2017
JOB NUMBER: 17111.00

SHEET CONTENTS:
SITE PLAN
PROPERTY INFORMATION
LEGEND

CATEGORY	SHEET
G	1.1

XREF:

PLOTTING DATE:



CODE PLAN
3/16" = 1'-0"

XREF:

PLOTTING DATE:

CODE LEGEND

- BUSINESS (B) OCCUPANCY
- FACTORY (F-1) OCCUPANCY
- EMERGENCY LIGHTING
- FIRE EXTINGUISHER (2.5A:10-B:C)
- OCCUPANTS EXITING
- EXIT SIGN
- EMERGENCY LIGHTS
- EGRESS ROUTE < 75'

CODE ANALYSIS

REFERENCE
CODE ANALYSIS — INTERNATIONAL BUILDING CODE 2009 EDITION (IBC-2009)

OCCUPANCY CLASSIFICATION (REF: IBC-2009, SEC. 304)
GROUP M (MERCANTILE)
GROUP F-1 (FACTORY INDUSTRIAL - MODERATE HAZARD)

OCCUPANCY SEPARATION (REF: IBC-2009, TABLE. 508.4)
NO SEPARATION REQUIRED

TYPE OF CONSTRUCTION (REF: IBC-2009, TABLE 601)
TYPE V-B (NON-SPRINKLERED)

HEIGHT AND NUMBER OF STORIES (REF: IBC-2009, TABLE 503)

GROUP M:	ALLOWED	40'-0"	1 STORY	9,000 S.F.
	PROVIDED	16'-0"	1 STORY	501 S.F. => SATISFIED
GROUP F-1:	ALLOWED	40'-0"	1 STORY	8,500 S.F.
	PROVIDED	16'-0"	1 STORY	619 S.F. => SATISFIED
				1,120 S.F. TOTAL

FRONTAGE INCREASE & AUTOMATIC SPRINKLER INCREASE: (REF: IBC-2009, SEC. 506)
NOT REQUIRED

CONSTRUCTION REQUIREMENTS (REF: IBC-2009, TABLE 601)

FIRE RESISTANCE RATINGS	
STRUCTURAL FRAME	0 HR
BEARING WALLS	
EXTERIOR	0 HR
INTERIOR	0 HR
NON-BEARING WALLS/PARTITIONS	
EXTERIOR	0 HR
INTERIOR	0 HR
FLOOR CONSTRUCTION	0 HR
ROOF CONSTRUCTION	0 HR

OCCUPANT LOAD (REF: IBC-2009, TABLE 1004.1.1)
SEE CODE PLANS
M AREA
501SF / 30 SF = 17 OCCUPANTS (ACTUAL OCCUPANT LOAD WILL BE LESS)
F-1 AREA
619SF / 300 SF = 2 OCCUPANTS

EXIT ACCESS TRAVEL DISTANCE (REF: IBC-2009, SEC. 1014.3)
EXIT ACCESS TRAVEL DISTANCE SHALL NOT EXCEED 75'.

EXIT SIGNS (REF: IBC-2009, SEC. 1011)
EXITS AND EXIT ACCESS DOORS SHALL BE MARKED BY AN APPROVED EXIT SIGN READILY VISIBLE FROM ANY DIRECTION OF EGRESS TRAVEL

EXIT SIGN ILLUMINATION (REF: IBC-2009, SEC. 1011.2)
EXIT SIGNS SHALL BE INTERNALLY OR EXTERNALLY ILLUMINATED. => NOT SATISFIED.

MEANS OF EGRESS ILLUMINATION (REF: IBC-2009, SEC. 1006)
THE MEANS OF EGRESS, INCLUDING THE EXIT DISCHARGE, SHALL BE ILLUMINATED AT ALL TIMES THE BUILDING SPACE SERVED BY THE MEANS OF EGRESS IS OCCUPIED.

PLUMBING REQUIREMENTS (REF: IBC-2009, CHAPTER 29)
NO PUBLIC RESTROOMS AVAILABLE DUE TO SECURITY CONCERNS.

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4.28.2017
REGISTERED PROFESSIONAL ARCHITECT

HILLTOP PREMIUM GREEN
13856 N. GLENN HWY
SUTTON, ALASKA 99674

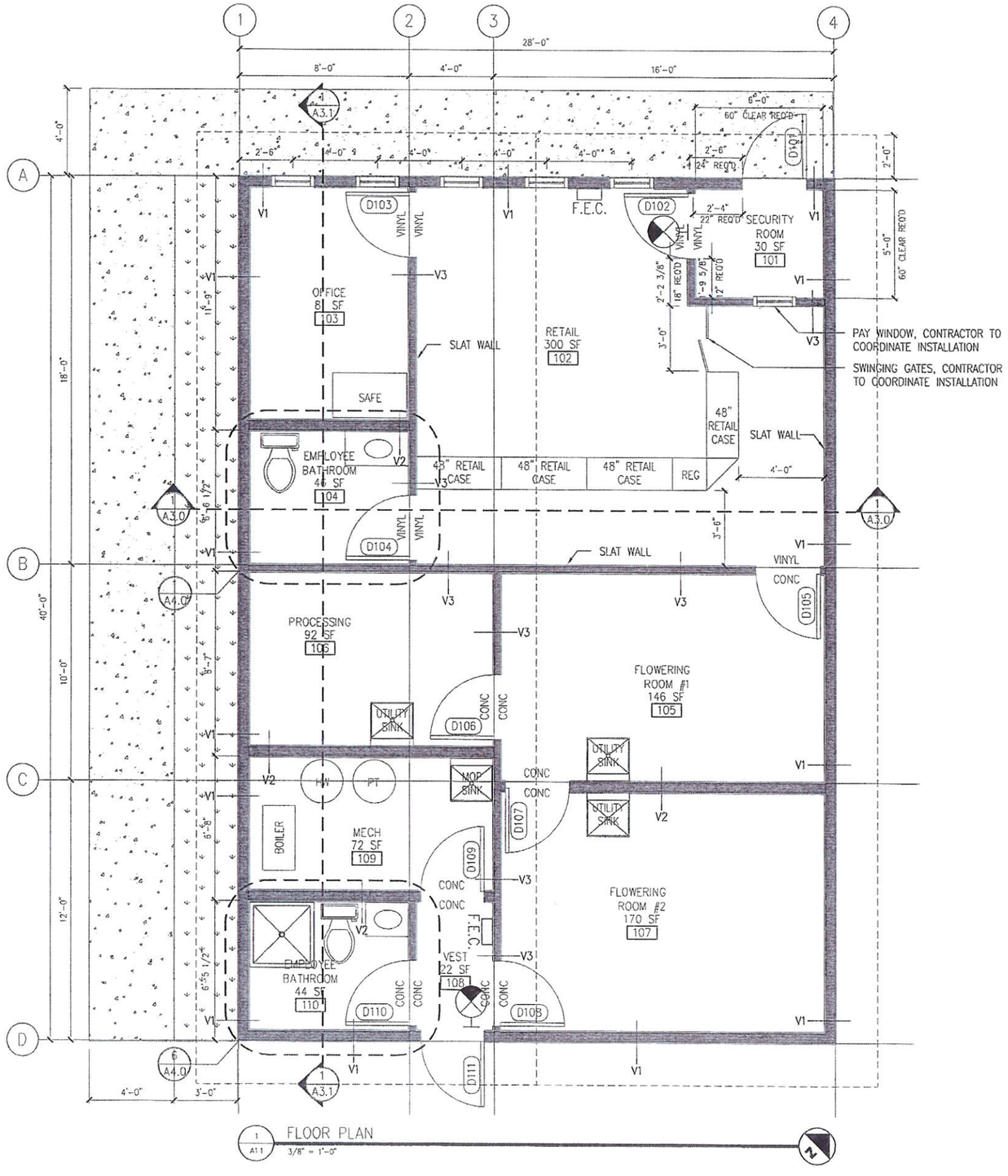
CONSTRUCTION DOCUMENTS

REVISIONS:

DRAWN BY: MFW
CHECKED BY: MFW
DATE: 4.28.2017
JOB NUMBER: 17111.00

SHEET CONTENTS:
1ST FLOOR-CODE PLAN
CODE LEGEND
CODE ANALYSIS

CATEGORY	SHEET
G	1.2



1 FLOOR PLAN
A1.1 3/8" = 1'-0"

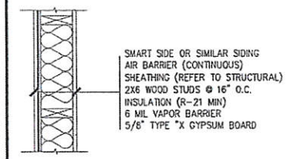
XREF:

PLOTTING DATE:

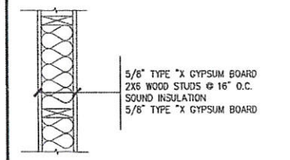
GENERAL NOTES:

1. GYPSUM BOARD SEALER SHALL BE APPLIED ON WALLS AND CEILING BEFORE PAINTING FLOWERING ROOMS.
2. LOW OR NON-VOC FINISHES SHALL BE UTILIZED THROUGHOUT PROJECT TO PREVENT NEW MATERIALS OFF GASING.

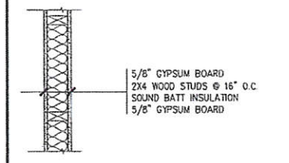
VERTICAL ASSEMBLIES:



V1 EXTERIOR WALL



V2 INTERIOR WALL-PLUMBING WALL



V3 INTERIOR WALL

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SUTTON, ALASKA 99674

CONSTRUCTION DOCUMENTS

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DATE: 4.28.2017
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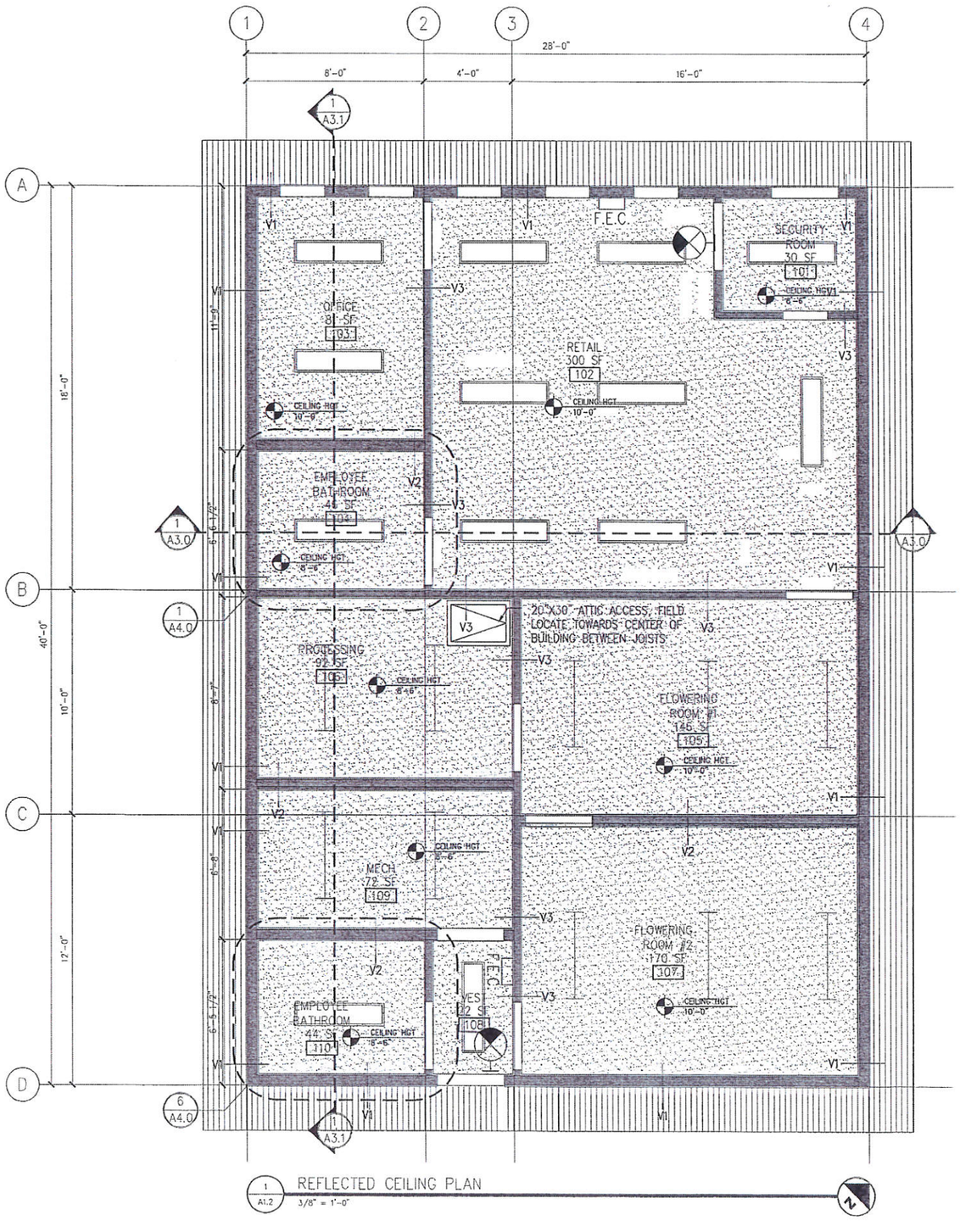
SHEET CONTENTS:
FIRST FLOOR PLAN
VERTICAL ASSEMBLIES

CATEGORY	SHEET
A	1.1



1 A1.2 REFLECTED CEILING PLAN
3/8" = 1'-0"

XREF:

PLOTTING DATE:

RCP LEGEND

GYPSUM BOARD CEILING

PERFORATED SOFFIT PANELS

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HILLTOP PREMIUM GREEN
13856 N. GLENN HWY
SUTTON, ALASKA 99674

CONSTRUCTION DOCUMENTS

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DATE: 4.28.2017
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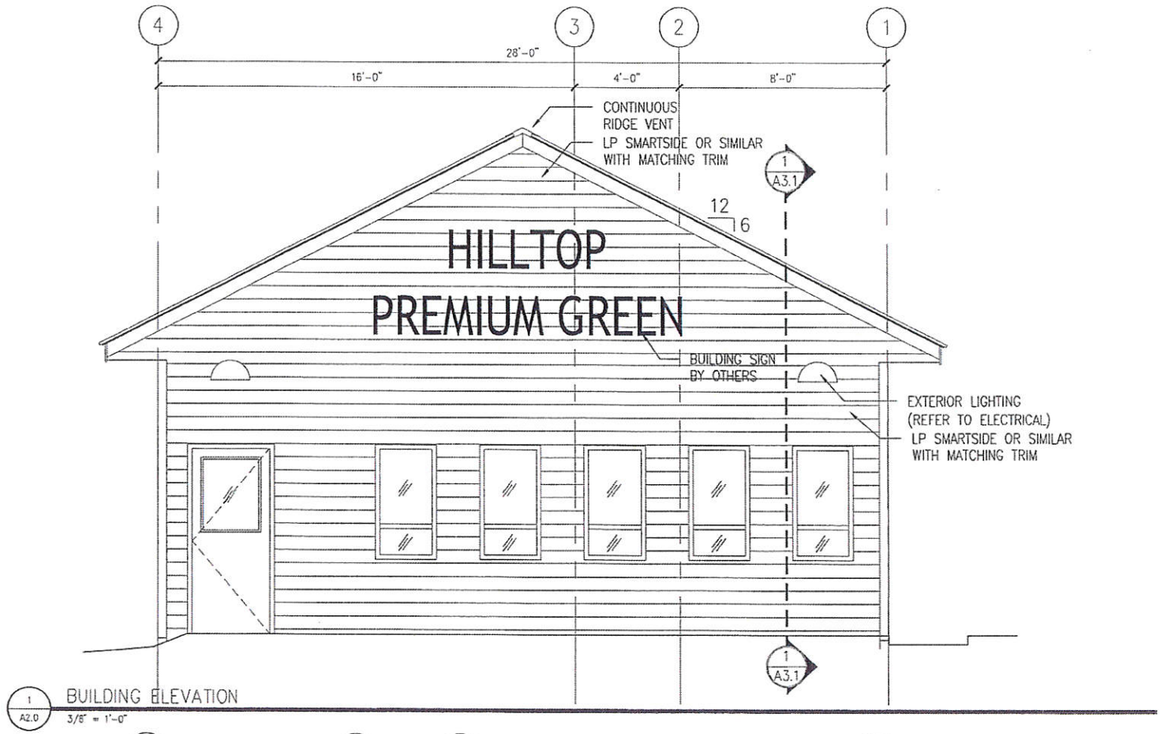
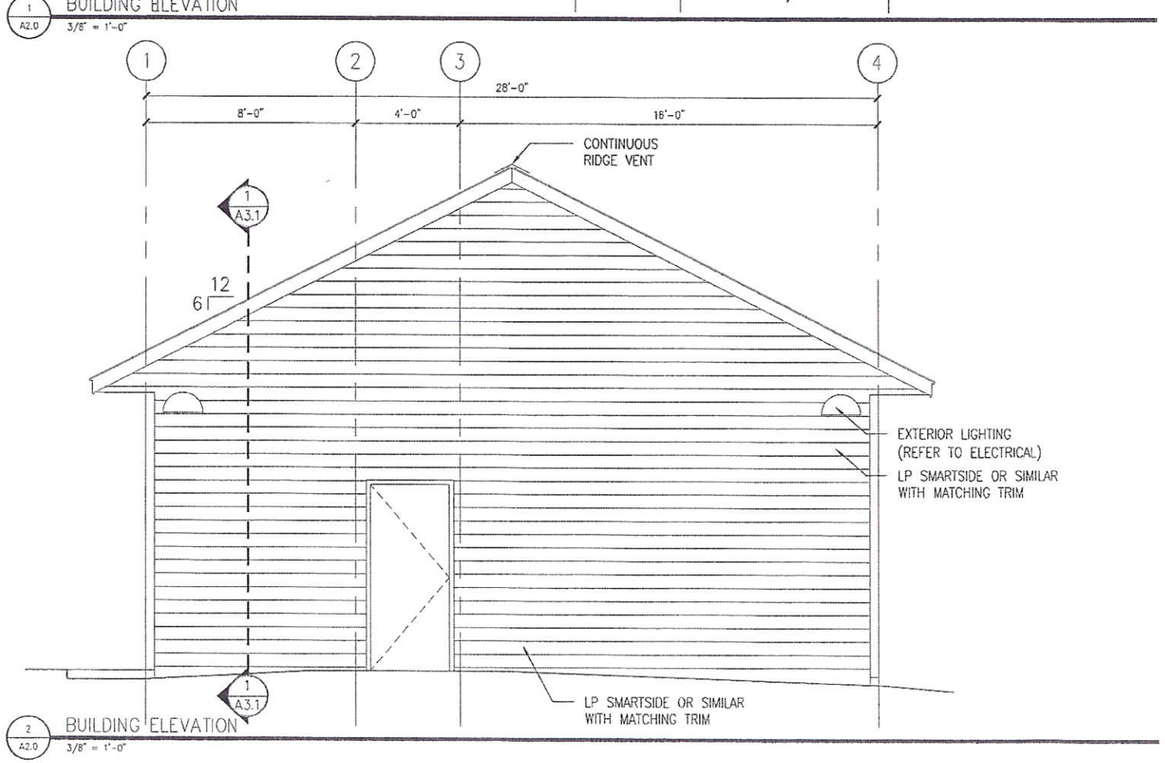
SHEET CONTENTS:
FIRST FLOOR PLAN
VERTICAL ASSEMBLIES

CATEGORY	SHEET
A	1.2





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PLOTTING DATE:

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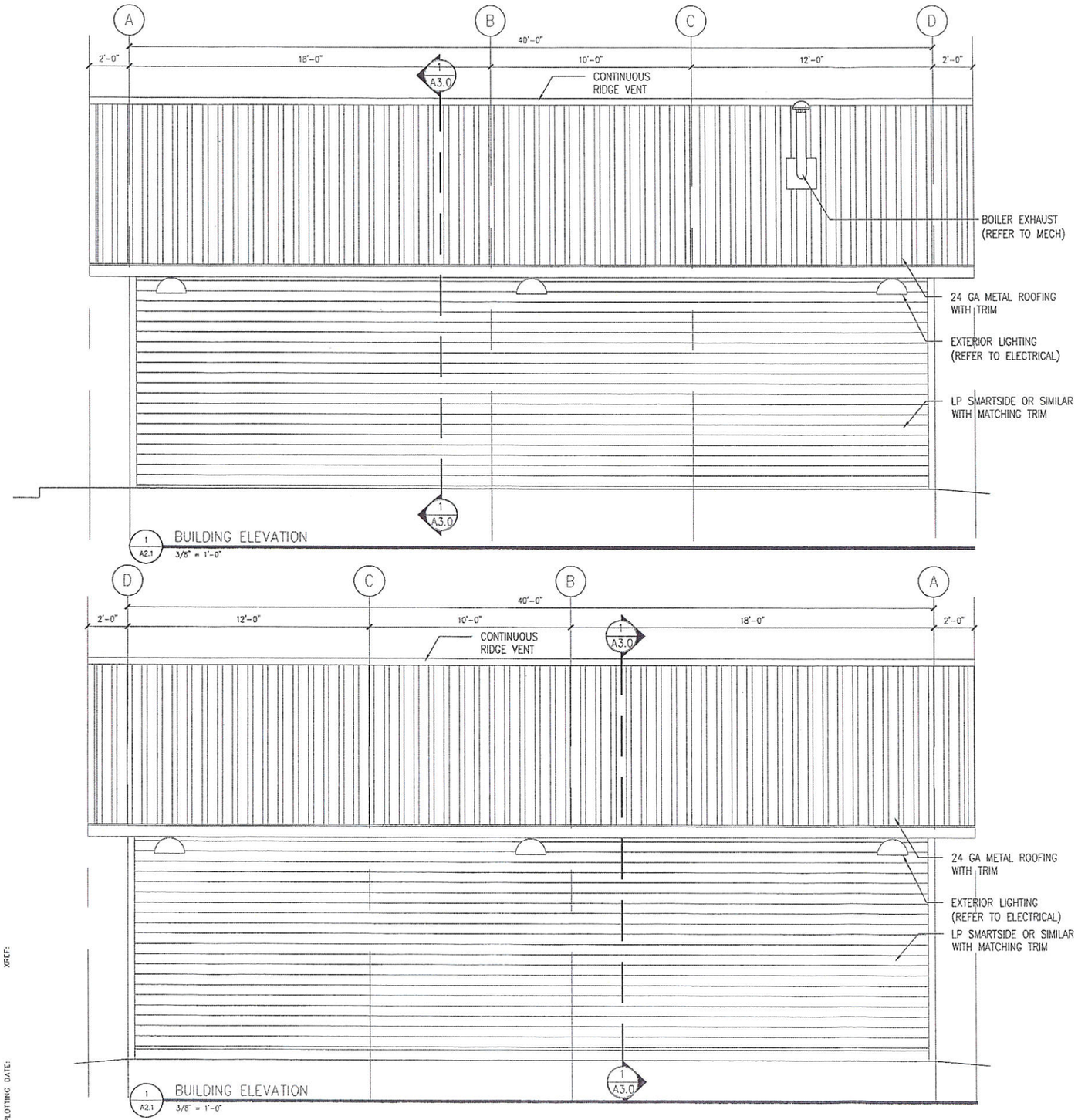
SHEET CONTENTS:
FIRST FLOOR PLAN
VERTICAL ASSEMBLIES

CATEGORY	SHEET
A	2.0



XREF:

PLOTTING DATE:

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STATE OF ALASKA
49 TH
Matthew Wilson
No. 13556
4.28.2017
REGISTERED PROFESSIONAL ENGINEER

HILLTOP PREMIUM GREEN
13856 N. GLENN HWY
SUTTON, ALASKA 99674

CONSTRUCTION DOCUMENTS

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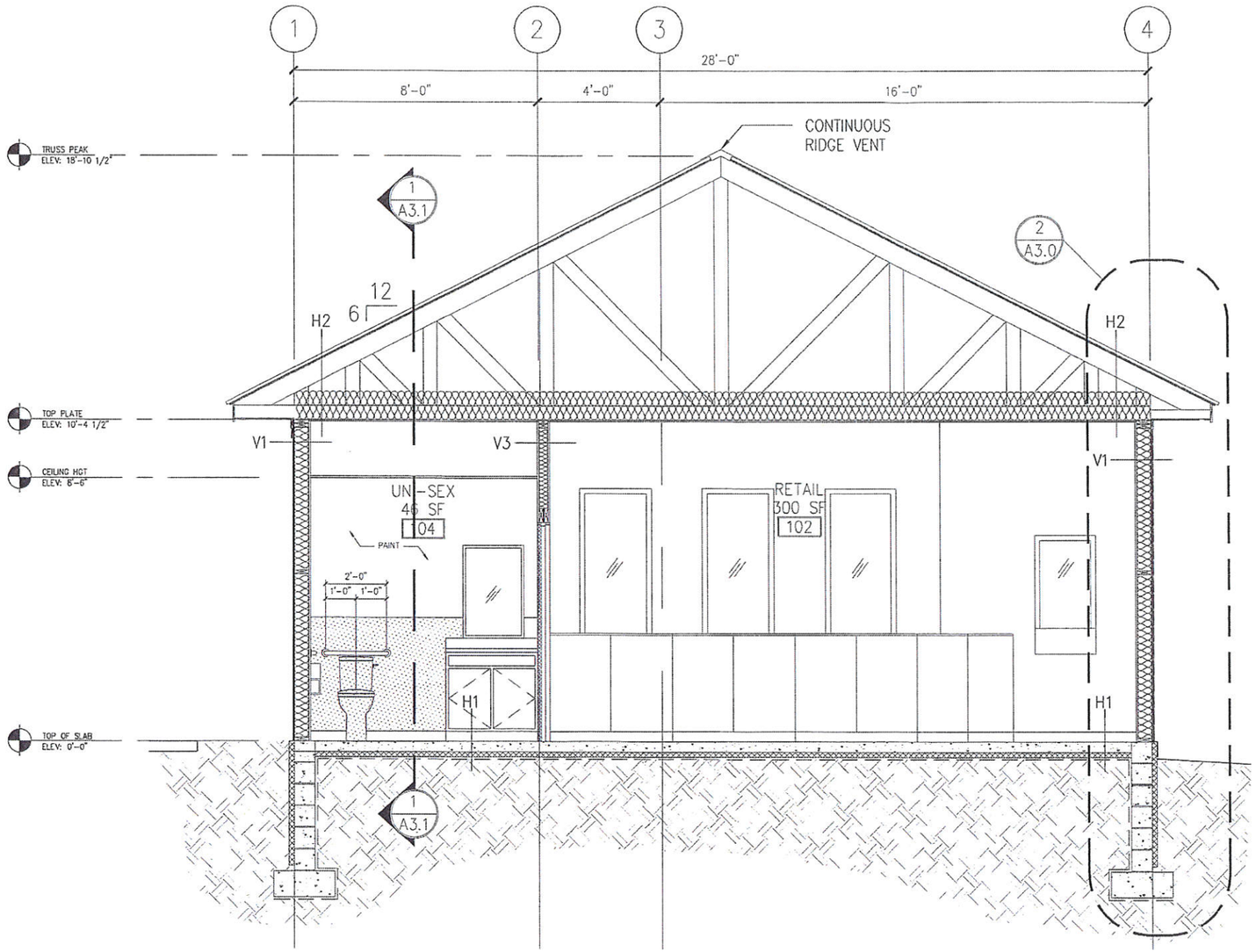
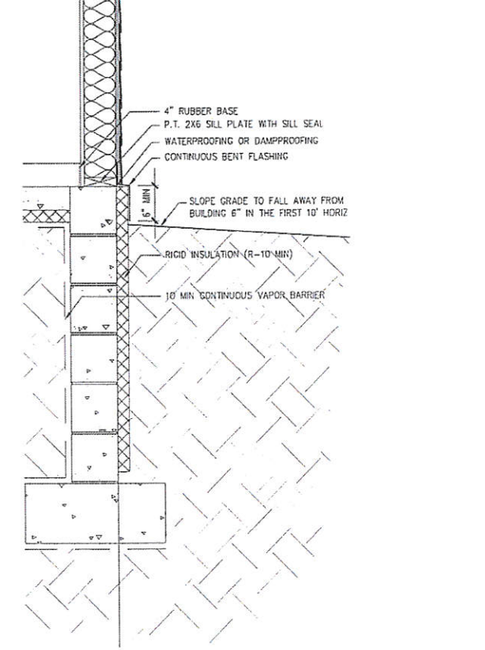
SHEET CONTENTS:
FIRST FLOOR PLAN
VERTICAL ASSEMBLIES

CATEGORY	SHEET
A	2.1

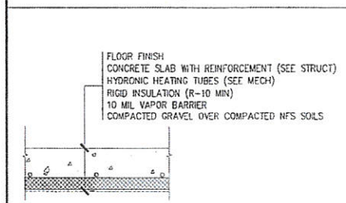


1 A3.0 BUILDING SECTION
1/2" = 1'-0"

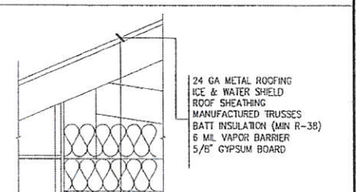


2 A3.0 WALL SECTION (TYPICAL)
1/2" = 1'-0"

HORIZONTAL ASSEMBLIES:



H1 FLOOR ASSEMBLY - NEW



H2 ROOF ASSEMBLY - EXIST/NEW

XREF:

PLOTTING DATE:

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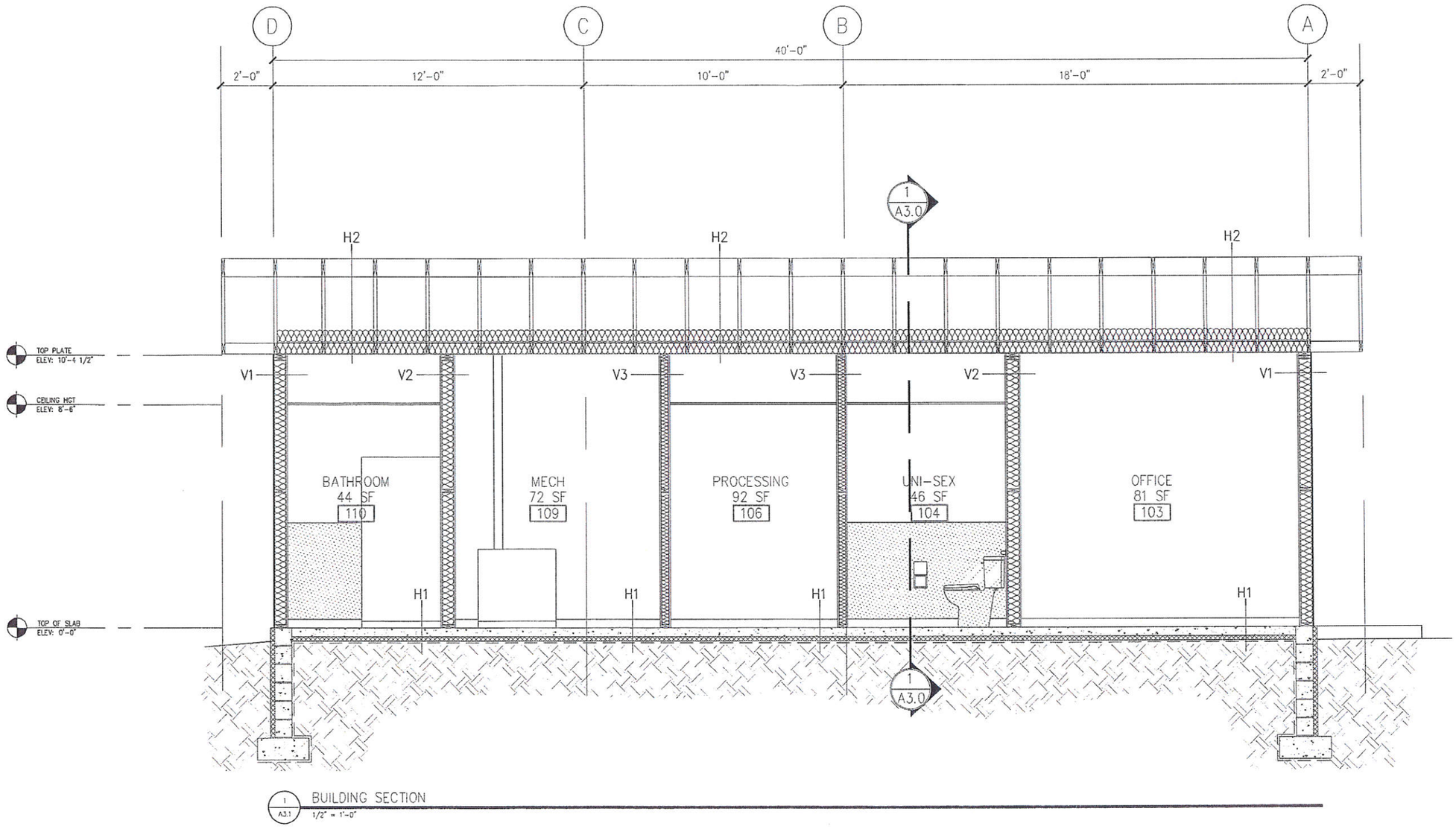
SHEET CONTENTS:
BUILDING SECTION
WALL SECTION
HORIZONTAL ASSEMBLIES

CATEGORY	SHEET
A	3.0



1 / A3.1 BUILDING SECTION
1/2" = 1'-0"

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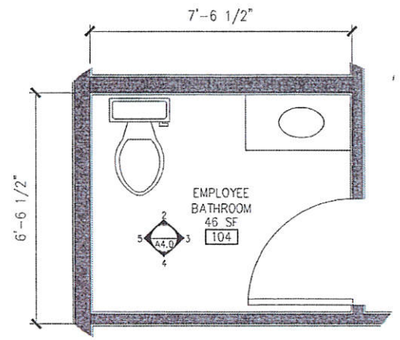
SHEET CONTENTS:
BUILDING SECTION

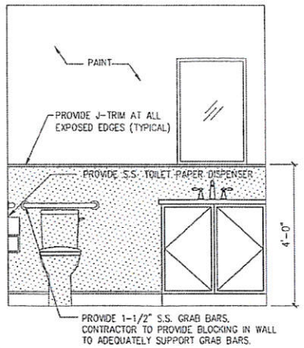
CATEGORY	SHEET
A	3.1

XREF:

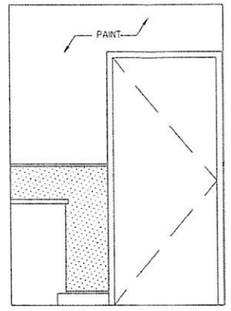
PLOTTING DATE:



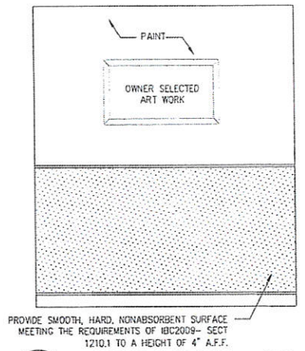
1 A4.0 ENLARGED PLAN
1/2" = 1'-0"



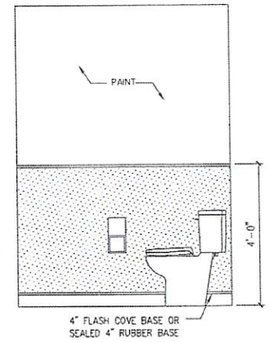
2 A4.0 INTERIOR ELEVATION – 104
1/2" = 1'-0"



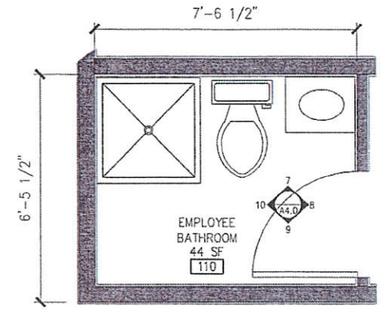
3 A4.0 INTERIOR ELEVATION – 104
1/2" = 1'-0"



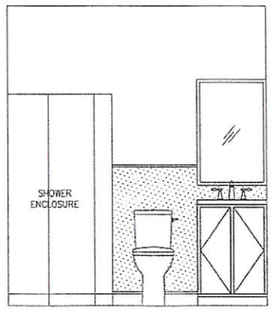
4 A4.0 INTERIOR ELEVATION – 104
1/2" = 1'-0"



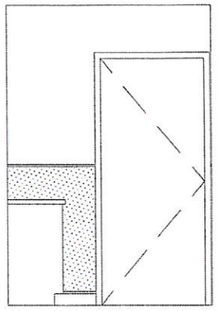
5 A4.0 INTERIOR ELEVATION – 104
1/2" = 1'-0"



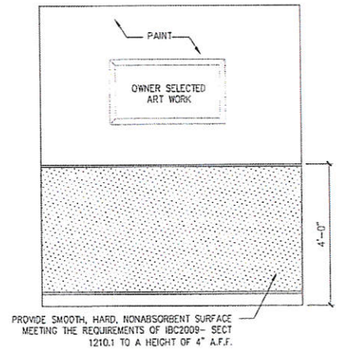
6 A4.0 ENLARGED PLAN
1/2" = 1'-0"



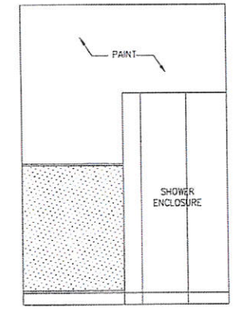
7 A4.0 INTERIOR ELEVATION – 110
1/2" = 1'-0"



8 A4.0 INTERIOR ELEVATION – 110
1/2" = 1'-0"



9 A4.0 INTERIOR ELEVATION – 110
1/2" = 1'-0"



10 A4.0 INTERIOR ELEVATION – 110
1/2" = 1'-0"

DOOR SCHEDULE:

DOOR NO.	DOOR LEAF A SIZE/MATERIAL/FINISH	DOOR LEAF B SIZE/MATERIAL/FINISH	DOOR HEIGHT	THICKNESS	DOOR TYPE	FRAME TYPE	FRAME MATERIAL	FIRE RATED	NOTES	DOOR NO.
FIRST FLOOR										
D101	3'-0"/MTL/PAINT	- - -	7'-0"	1-3/4"	C	F-A	METAL	- - -	CLOSER, KICK PLATE, ADA COMPLIANT	D101
D102	3'-0"/MTL/PAINT	- - -	7'-0"	1-3/4"	C	F-A	METAL	- - -	CLOSER, KICK PLATE, ADA COMPLIANT, DOOR RELEASE BUTTON (REFER TO ELEC)	D102
D103	3'-0"/MTL/PAINT	- - -	7'-0"	1-3/4"	C	F-A	METAL	- - -	CLOSER, KICK PLATE	D103
D104	3'-0"/MTL/PAINT	- - -	7'-0"	1-3/4"	A	F-A	METAL	- - -	CLOSER, KICK PLATE	D104
D105	3'-0"/MTL/PAINT	- - -	7'-0"	1-3/4"	B	F-A	METAL	- - -	CLOSER, KICK PLATE	D105
D106	3'-0"/MTL/PAINT	- - -	7'-0"	1-3/4"	B	F-A	METAL	- - -	CLOSER, KICK PLATE	D106
D107	3'-0"/MTL/PAINT	- - -	7'-0"	1-3/4"	B	F-A	METAL	- - -	CLOSER, KICK PLATE	D107
D108	3'-0"/MTL/PAINT	- - -	7'-0"	1-3/4"	A	F-A	METAL	- - -	CLOSER, KICK PLATE	D108
D109	3'-0"/MTL/PAINT	- - -	7'-0"	1-3/4"	A	F-A	METAL	- - -	CLOSER, KICK PLATE	D109
D110	3'-0"/MTL/PAINT	- - -	7'-0"	1-3/4"	A	F-A	METAL	- - -	CLOSER, KICK PLATE	D110
D111	3'-0"/MTL/PAINT	- - -	7'-0"	1-3/4"	A	F-A	METAL	- - -	CLOSER, KICK PLATE	D111

DOOR LEAF SPECIFICATION:
A. METAL: COLD ROLLED SHEET METAL, SDI LEVEL 2, MODEL 2 (18GA), POLYURETHANE CORE, FLUSH, MEETING REQUIREMENTS OF THE SDI.
B. FINISH: (1) COAT PRIMER, (2) FINISH COATS OF PAINT. COLOR SELECTED BY THE OWNER.

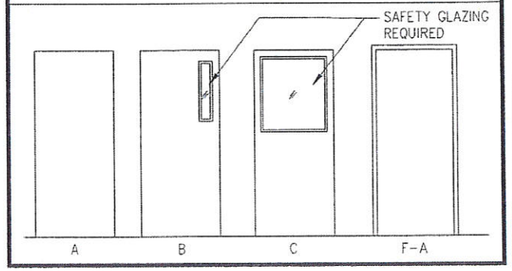
DOOR FRAME SPECIFICATION:

A. METAL FRAMES: 14 GAUGE FOR FRAMES OVER 3'-0" WIDE OR FIRE RATED. SMOOTH WELDED STEEL FRAMES. REINFORCE FRAMES WIDER THAN 48" WITH ROLL-FORMED STEEL CHANNELS FITTED TIGHTLY INTO FRAME HEAD, FLUSH WITH TOP. PROVIDE SILENCERS.
B. REMOVABLE MULLION: PROVIDE KEYED TYPE. COLOR AND FINISH TO MATCH FRAME.
C. FINISH: (1) COAT PRIMER, (2) FINISH COATS OF PAINT COLOR SELECTED BY THE OWNER.

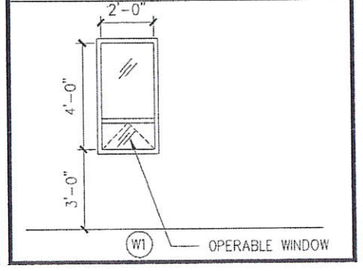
DOOR HARDWARE:

A. LOCKSET: SCHLAGE OR APPROVED EQUAL, MATCH EXISTING DOOR LOCKSET AND CORE TYPES. LOCKS TO REMAIN LOCKED AND BE OPERATED BY KEY ONLY.
B. FINISHES: STAINLESS STEEL (US32D), MATCH EXISTING DOORS
C. HINGES: STANLEY OR APPROVED EQUAL, 4-1/2" X 4-1/2", BALL-BEARING HINGES
D. CLOSER: LCN OR APPROVED EQUAL, PROVIDE ARMS AND BRACKETS TO OPERATE WITH CONDITIONS AS DETAILED ON THE DRAWINGS. PARALLEL ARM TYPE IS PREFERRED. MOUNT CLOSERS ON ROOM SIDE OF DOOR. DO NOT PROVIDE HOLD-OPEN FEATURE.
E. THRESHOLD: PROVIDE FLAT, SINGLE PIECE THRESHOLDS.
F. KEYING: ALL DOOR LOCK INSTALLATIONS SHALL BE COMPATIBLE WITH THE BUILDING MASTER AND KEYWAYS UNLESS OTHERWISE SPECIFIED. ALL OTHER DOOR HARDWARE SHALL BE COMPATIBLE WITH THESE CYLINDERS WITH THE FOLLOWING EXCEPTION. THE OWNER'S RESTRICTED KEYWAYS SHALL BE INSTALLED ON SPECIFIED DOORS INCLUDING MECHANICAL ROOMS, ELECTRICAL ROOMS, TELECOMMUNICATION ROOMS, ETC. PROVIDE OWNER WITH MIN (4) KEYS.

DOOR / FRAME TYPES:



WINDOW TYPES:



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STATE OF ALASKA 49TH
Matthew Wilson
No.13556
4.28.2017
REGISTERED PROFESSIONAL ARCHITECT

HILLTOP PREMIUM GREEN
13856 N. GLENN HWY
SUTTON, ALASKA 99674

CONSTRUCTION DOCUMENTS

REVISIONS:

DRAWN BY: MFW
CHECKED BY: MFW
DATE: 4.28.2017
JOB NUMBER: 17111.00

SHEET CONTENTS:
ENLARGED PLANS
INTERIOR ELEVATIONS
DOOR SCHEDULE
DOOR TYPES
WINDOW TYPES

CATEGORY	SHEET
A	4.0

XREF:
PLOTTING DATE:

STRUCTURAL NOTES

THE CONTRACTOR SHALL VERIFY AND COORDINATE ALL DIMENSIONS AMONG THE DRAWINGS BEFORE STARTING ANY WORK OR FABRICATION. ANY DISCREPANCIES FOUND AMONG THE DRAWINGS, SITE CONDITIONS, SPECIFICATIONS AND THESE NOTES SHALL BE REPORTED TO THE ARCHITECT/ ENGINEER AT ONCE.

ALL CONSTRUCTION SHALL COMPLY WITH THE 2009 INTERNATIONAL BUILDING CODE (IBC) AS AMENDED BY THE LOCAL BUILDING OFFICIAL.

SAFETY - THE CONTRACTOR IS RESPONSIBLE FOR MEETING ALL OSHA AND DOSH SAFETY STANDARDS. THE CONTRACTOR IS IN CHARGE OF ALL SAFETY MATTERS ON AND AROUND THE JOB SITE. PROVIDE TEMPORARY ERECTION BRACING AND SHORING AS REQUIRED FOR STABILITY OF THE STRUCTURE DURING ALL PHASES OF CONSTRUCTION. THE ENGINEER IS NOT RESPONSIBLE FOR MEANS AND METHODS OF CONSTRUCTION OR SAFETY PRACTICES.

CODE
2009 INTERNATIONAL BUILDING CODE (IBC)

DESIGN LIVE LOADS

FLOOR LOADS - 250 PSF HEAVY STORAGE - SLAB ON GRADE
MINIMUM ROOF LIVE LOAD = 20 PSF

SNOW

GROUND SNOW LOAD = 70 PSF
ROOF SNOW LOAD = 50 PSF
SNOW EXPOSURE FACTOR, Ce = 0.90
SNOW LOAD IMPORTANCE FACTOR = 1.0
THERMAL FACTOR, Ct = 1.0

WIND DESIGN DATA

VELOCITY = 110 MPH HOUR 3 SECOND GUST
IMPORTANCE FACTOR, Iw = 1.0
EXPOSURE C
INTERNAL PRESSURE COEFFICIENT, GCpi = ± 0.18
COMPONENTS AND CLADDING PRESSURES, PER ASCE 7-05

SEISMIC DESIGN DATA

Ie = 1.0
Ss = 1.43, S1 = 0.55, SDS = 1.11, SD1 = 0.55
SITE CLASS D
SEISMIC DESIGN CATEGORY D
SEISMIC RESISTING SYSTEM = BEARING WALL, PLYWOOD SHEARWALLS, R = 6.5
SEISMIC BASE SHEAR = Vs= 6.31 KIPS Cs = 0.147
EQUIVALENT LATERAL FORCE PROCEDURE

FOUNDATION DESIGN

FOUNDATION BASED ON AN ASSUMED SOIL BEARING PRESSURE OF 2,000 PSF, WITH THE EXISTING SOIL TO BE FREE OF ORGANICS, AND NON-FROST SUSCEPTIBLE MATERIAL THROUGHOUT. CONTRACTOR TO NOTIFY OWNER ONCE EXCAVATION HAS BEGUN TO VERIFY WITH A BOTTOM OF THE HOLE INSPECTION THAT THE ACTUAL SITE CONDITIONS COMPLY WITH THESE ASSUMPTIONS. ALL WORK TO BE DONE IN ACCORDANCE WITH THE GEOTECHNICAL ENGINEER'S FINAL RECOMMENDATIONS AND REQUIREMENTS.

ALL ORGANIC, FROZEN OR OTHER UNSUITABLE MATERIALS SHALL BE REMOVED FROM SUB-GRADE AND REPLACED WITH COMPACTED GRANULAR NON-FROST SUSCEPTIBLE (NFS) FILL. ALL FOOTINGS SHALL BE FOUNDED UPON UNDISTURBED, NATURAL SUB GRADE OR COMPACTED NFS BACK FILL WITH A MINIMUM ALLOWABLE BEARING CAPACITY OF 2000 PSF.

NON FROST SUSCEPTIBLE SOILS SHALL CONSIST OF INORGANIC SOILS CONTAINING LESS THAN 3 PERCENT BY WEIGHT OF PARTICLES SMALLER THAN .02MM.

ALL FOOTINGS AND SLAB SUB-GRADES SHALL BE COMPACTED TO 95 % MAXIMUM DENSITY AS MEASURED WITH ASTM D1557. BACK FILL AROUND AND ABOVE ALL FOUNDATION ELEMENTS SHALL BE COMPACTED TO 90% OF MAXIMUM DENSITY.

DISCHARGE ROOF RUNOFF AND WATER COLLECTED IN FOUNDATION DRAINS AWAY FROM THE FOUNDATION. PROVIDE SITE DRAINAGE AWAY FROM THE FOUNDATION. PROVIDE FOUNDATION WALL WATERPROOFING/DAMP PROOFING WHEN REQUIRED BY THE CODE AS SHOWN ON THE ARCHITECTURAL PLANS. PROVIDE A FOOTING DRAIN AND WATER REMOVAL SYSTEM FOR BASEMENT FOUNDATION WALLS.

NO CONSTRUCTION SHALL BEGIN UNTIL ALL SEASONAL FROST HAS THAWED OR BEEN REMOVED. THE CONTRACTOR SHALL PROVIDE ALL NECESSARY STEPS TO PREVENT ANY FROST OR ICE FROM FORMING UNDER ANY FOOTING OR SLAB UNTIL THE PERMANENT STRUCTURE IS ENCLOSED AND HEATED.

SPECIAL INSPECTIONS/QUALITY ASSURANCE PROGRAM

SPECIAL INSPECTION IS REQUIRED BY CHAPTER 17 OF THE IBC. OWNER TO ENGAGE THE SERVICES OF A QUALIFIED SPECIAL INSPECTOR. THE FOLLOWING ITEMS REQUIRE SPECIAL INSPECTION (AT A MINIMUM)
- SOILS COMPACTION, GRADATION, AND FILL.
- CONCRETE REINFORCEMENT INSPECTION, PERIODIC DURING PLACEMENT.
- SEISMIC HOLD DOWNS, STEEL AND WOOD LATERAL RESISTING SYSTEMS.
- WOOD BUILDING LATERAL SYSTEMS. INSPECT PRIOR TO COVER, FRAMING SPECIES, SHEATHING TYPE, NAIL AND ANCHOR BOLT TYPE, PLATE WASHERS, SHEAR WALL EDGE NAILING, SHEAR WALL TOP PLATE, TIE DOWN ANCHOR BRACKET TYPE AND LOCATION, HURRICANE CLIPS, STRAPS, DRAG STRUT CONNECTIONS WHERE CALLED OUT.

THE SPECIAL INSPECTION FIRM TO PROVIDE A SPECIAL INSPECTION AND QUALITY ASSURANCE PLANS PROGRAM FOR THE SEISMIC SYSTEM PER IBC 1705.2 FOR APPROVAL BY THE OWNER AND ENGINEER OF RECORD . THE CONTRACTOR SHALL PROVIDE A LETTER OF RESPONSIBILITY PER IBC 1705.3 TO THE OWNER PRIOR TO CONSTRUCTION.

CONCRETE

ALL CONSTRUCTION SHALL BE PER THE AMERICAN CONCRETE INSTITUTE ACI 318 "BUILDING CODE REQUIREMENTS FOR STRUCTURAL CONCRETE", AND IBC, LATEST EDITIONS. SUBMIT CHECKED SHOP DRAWINGS SHOWING REINFORCING DETAILS, INCLUDING STEEL SIZES, SPACING AND PLACEMENT PRIOR TO FABRICATION.

MATERIALS:

f'c FLOOR SLABS 3000 psi
f'c OTHER 3000 psi
SLUMP 3" MAX
W/C RATIO = 0.55 MAX
AIR ENTRAINMENT = 5% (WHERE WEATHER EXPOSED)
PORTLAND CEMENT - ASTM C150 TYPE II
AGGREGATE, 1" MAX - ASTM C33, SECTION 4.13
EPOXY GROUT - ASTM C881
DEFORMED REINFORCEMENT - ASTM A615 G60
WELDED WIRE FABRIC - ASTM A185 OR A497
NON-SHRINK NONMETALLIC GROUT - ASTM C1107

ALL CONCRETE PERMANENTLY EXPOSED TO THE WEATHER SHALL CONTAIN AN AIR-ENTRAINING ADMIXTURE COMPLYING WITH ASTM C260. CHAMFER ALL EXPOSED CORNERS ¾" UNLESS NOTED OTHERWISE. A CURING COMPOUND SHALL BE APPLIED (PER MANUFACTURER'S SPECIFICATIONS) TO ALL EXPOSED CONCRETE SURFACES UPON INITIAL SET OR PULLING OF FORMS.

COLD WEATHER CONCRETE SHALL CONFORM TO ACI 306 (ALL COLD WEATHER CONCRETE SHALL CONTAIN AIR ENTRAINMENT PER ACI TABLE 4.1.1). CALCIUM CHLORIDE SHALL NOT BE USED. MAINTAIN A MINIMUM OF 45 DEGREES F BEFORE, DURING AND FOR 7 DAYS AFTER ALL CONCRETE PLACEMENT.

ALL CONCRETE REINFORCING SHALL BE DETAILED, FABRICATED, LABELLED, SUPPORTED AND SPACED IN FORMS AND SECURED IN PLACE IN ACCORDANCE WITH THE LATEST EDITIONS OF ACI 318 AND ACI 315. LAP BARS WITH A CLASS B SPLICE AND 40 DIAMETER MINIMUM. MECHANICALLY CONSOLIDATE CONCRETE.

ALL CONDUITS AND PIPES EMBEDDED IN CONCRETE SHALL CONFORM WITH ALL PROVISIONS SPECIFIED IN ACI 318, SECTION 6.3 AND THE FOLLOWING. ALL PIPES AND CONDUITS THRU FOOTINGS AND WALLS MUST BE ISOLATED WITH DIAMETER +4" SLEEVES SPACED NO CLOSER THAN 6' O.C. PIPE AND CONDUITS MAY BE PLACED IN S.O.G. GREATER THAN 4.5" - DIAMETER MUST NOT EXCEED 1/3". PLACE IN MIDDLE THIRD OF THICKNESS - DO NOT DISPLACE REINFORCEMENT. SPACE AT 6' O.C. MINIMUM. SLEEVES, MECHANICAL OPENINGS, CONDUITS, PIPES, RECESSES, DEPRESSIONS SHALL BE PROVIDED AS SHOWN ON THE MECHANICAL AND ARCHITECTURAL DRAWINGS AND AS REQUIRED BY THE EQUIPMENT MANUFACTURERS. INSTALLATION OF THESE ITEMS SHALL BE COORDINATED WITH SHOP DRAWINGS OF TRADES REQUIRING THESE ITEMS.

CONCRETE COVER:
FOOTINGS 3", WALLS 1" EXCEPT 1-½" WHERE EXPOSED TO WEATHER, AND 2" AGAINST EARTH. SLABS AND JOISTS ¾", SLABS ON GRADE 1-½". DOWELS SHALL MATCH SIZE AND NUMBER OF MAIN REINFORCING. MINIMUM VERTICAL SPACING OF BARS IN A ROW MAXIMUM 1" OR BASE DIAMETER AND BARS MUST STACK. WELDING OF REINFORCEMENT IS NOT ALLOWED.

FOOTINGS:
PROVIDE REINFORCING AS SHOWN ON THE DRAWINGS. PROVIDE CORNER BARS OF SAME SIZE AND NUMBER AT CORNERS AND INTERSECTIONS, 40 BAR DIAMETERS OR 24" (WHICHEVER IS GREATER) EACH LEG. PROVIDE VERTICAL DOWELS SAME SIZE, NUMBER AND SPACING AS VERTICAL BARS WITH A 90 DEGREE STANDARD HOOK AT THE BOTTOM OF THE FOOTING, U.N.O.

SLAB ON GRADE:
FLOOR SLAB SHALL BE 4" THICK CONCRETE SLAB ON GRADE OR AS SHOWN ON THE DRAWINGS. REINFORCE SLAB WITH 6X6-W1.4XW1.4 WELDED WIRE FABRIC, PLACED 1-½" FROM TOP OF SLAB. LAP WELDED WIRE FABRIC 6" AND EXCEPT AS SHOWN ON CONTROL JOINT DETAILS. WELDED WIRE FABRIC SHALL BE SUPPORTED ON APPROVED CHAIRS. CONTRACTOR SHALL TAKE SPECIAL CARE TO ASSURE THAT WELDED WIRE FABRIC USED IS SUPPORTED IN ITS PROPER LOCATION. PLACE MIN 6 MIL VAPOR BARRIER OVER PREPARED FILL IMMEDIATELY BENEATH THE SLAB. PROVIDE ONE OF THE FOLLOWING JOINTS ON THE CENTERLINES OF THE COLUMNS, EACH WAY, AND AT OTHER LOCATIONS AS SHOWN ON THE DRAWINGS, MAXIMUM SPACING OF 15'. 1) CONSTRUCTION JOINTS WHERE DETAILED ON THE DRAWINGS, 2) SAW CUT CONTROL JOINTS ELSEWHERE (SHALL BE A MINIMUM OF ¼ OF SLAB THICKNESS). A METAL CONSTRUCTION JOINT FORM MAY BE USED. REMOVE METAL FORMS BEFORE PLACING SECOND POUR.

AT CORNERS, PROVIDE CORNER BARS INTO OUTSIDE FACE OF SAME SIZE AND SPACING AS HORIZONTAL BARS, 40 DIAMETERS EACH LEG.

AT INTERSECTIONS, PROVIDE CORNER BARS IN OUTSIDE FACE OF SAME SIZE AND SPACING AS HORIZONTAL BARS OF INTERSECTING WALL, 40 DIAMETERS EACH LEG.

MASONRY

ALL CONSTRUCTION TO BE PER THE LATEST EDITIONS OF THE IBC, CHAPTER 21, & ACI 530 & 530.1

f'm = 1500 PSI AS DETERMINED BY UNIT STRENGTH METHOD. HOLLOW LOAD BEARING MASONRY UNITS, GRADE N-1 PER ASTM C90. TYPE M MORTAR, PER ASTM C270. LAY UP UNITS IN RUNNING BOND. PROVIDE MORTAR IN ALL HEAD AND BED JOINTS. GROUT CMU SOLID. CONCRETE GROUT FILL f'c = 2500PSI, MAX. w/c = 0.56- MIN 5 SACKS OF CEMENT PER CUBIC YARD. PEA GRAVEL AGGREGATE - 3/8" SLUMP = 11". MECHANICALLY CONSOLIDATE GROUT.

DO NOT BACKFILL BASEMENT WALLS UNTIL FLOOR IS INSTALLED.

WOOD PRODUCTS

ALL LUMBER SHALL BE A MINIMUM OF HF#2 FOR ALL BRIDGING, BLOCKING AND FRAMING REQUIRED. MINIMUM FASTENING TO BE PER IBC TABLE 2304.9.1 UNLESS SPECIFICALLY NOTED IN THESE DRAWINGS. PROVIDE POSITIVE CONNECTION UTILIZING SIMPSON HANGERS OR FRAMED BEAM POCKETS TO RESIST VERTICAL AND LATERAL LOADING AT ALL POST CAPS AND BASES, BEARING WALLS.

PLATE CONNECTED TRUSSES - PROVIDE ENGINEERED SHOP DRAWINGS AND CALCULATIONS STAMPED BY AN ALASKAN LICENSED PROFESSIONAL ENGINEER, REVIEWED FOR CONFORMANCE BY THE CONTRACTOR, TO THE OWNER FOR APPROVAL PRIOR TO FABRICATION AND INSTALLATION. PROVIDE FULL DEPTH PROPERLY VENTED BLOCKING AT ALL SUPPORTS. NAIL ROOF SHEATHING TO BLOCKS WITH 10d'S @ 3" O.C., FASTEN BLOCKS TO PLATE WITH 16d TOE NAILS @ 6" O.C. PLUS A SIMPSON A35. PROVIDE TRUSS WEB BRIDGING WHERE INDICATED ON THE SHOP DRAWINGS, AND TIE THIS BRIDGING WITH DIAGONAL X-BRACING. BRACE GABLE END TRUSSES PER THE TRUSS PLATE INSTITUTE TPI/HIB AND DETAILS ON THE PLANS. DESIGN PER ROOF DESIGN LOADS ON S02, PROVIDE BOTTOM CHORD DEAD LOAD OF 10 PSF, TOP CHORD DEAD LOAD OF 15 PSF. MAXIMUM DEFLECTION OF L/360 OR 1", WHICHEVER IS LESS. CONTRACTOR TO PROVIDE FOR ANTICIPATED TRUSS UPLIFT @ INTERIOR WALLS DUE TO TRUSS SHRINKAGE IN COLD WEATHER W/ SIC CLIPS AND SHEETROCK FASTENING.

WOOD I- JOISTS - PROVIDE WOOD I JOISTS AS MANUFACTURED BY BOISE CASCADE, TRUS JOIST, ROSEBURG OR EQUAL. PROVIDE FULL DEPTH SOLID BLOCKING AT ALL SUPPORTS. COORDINATE ALL HANGERS WITH ACTUAL JOIST SIZE. SUBMIT CONTRACTOR CHECKED ENGINEER SHOP DRAWINGS STAMPED BY AN ALASKAN LICENSED PROFESSIONAL ENGINEER PRIOR TO FABRICATION AND INSTALLATION.

ROOF SHEATHING: USE APA RATED SHEATHING. UPPER ROOF SHEATHING WITH SUPPORTS @ 24" O.C. USE MINIMUM ½" SHEATHING WITH A 24/16 SPAN RATING, FOR LOWER ROOFS SUBJECT TO SLIDING AND/OR DRIFTING SNOW, USE ⅝" SHEATHING WITH A SPAN RATING OF 40/20.

WALL SHEATHING: USE APA RATED SHEATHING. PROTECT SHEATHING FROM THE WEATHER UNLESS IT IS RATED FOR EXTERIOR EXPOSURE. PROVIDE FRAMING OR BLOCKING BEHIND ALL PANEL EDGES. PROVIDE MINIMUM ¾" FROM EDGE TO CENTER OF NAIL. DRIVE NAILS FLUSH, DO NOT OVERDRIVE FASTENERS. PROVIDE FASTENERS PER SHEARWALL SCHEDULE.

ALL WOOD IN CONTACT WITH CONCRETE OR EXPOSED TO THE WEATHER SHALL BE PRESSERVATIVE TREATED IN ACCORDANCE WITH AMERICAN WOOD PRESERVATIVE ASSOCIATION. PROVIDE PRESSURE TREATED FOUNDATION SILL PLATES, PROVIDE 3X3X.229" MIN. PLATE WASHERS FOR FOUNDATION ANCHOR BOLTS.

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HILLTOP PREMIUM GREEN
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CONSTRUCTION DOCUMENTS

REVISIONS:

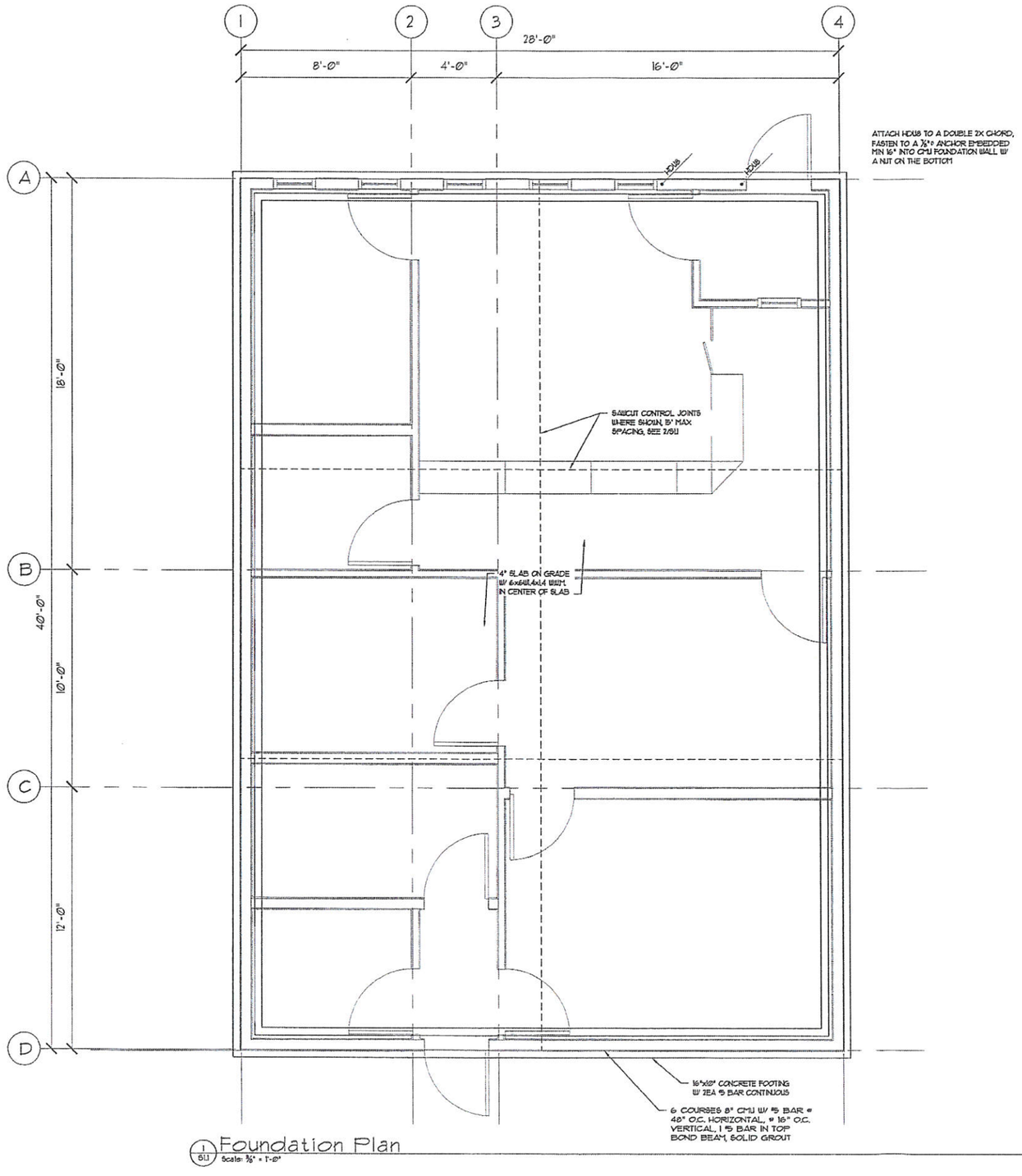
DRAWN BY: RRJ
CHECKED BY: BCO
DATE: 4.28.2017
JOB NUMBER: 73306

SHEET CONTENTS:
STRUCTURAL NOTES

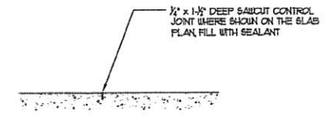
CATEGORY	SHEET
S	0.1

XREF:

PLOTTING DATE:



1 / S1.1 Foundation Plan
Scale: ⅜" = 1'-0"



2 / S1.1 Control Joint Detail
No Scale

XREF:

PLOTTING DATE:

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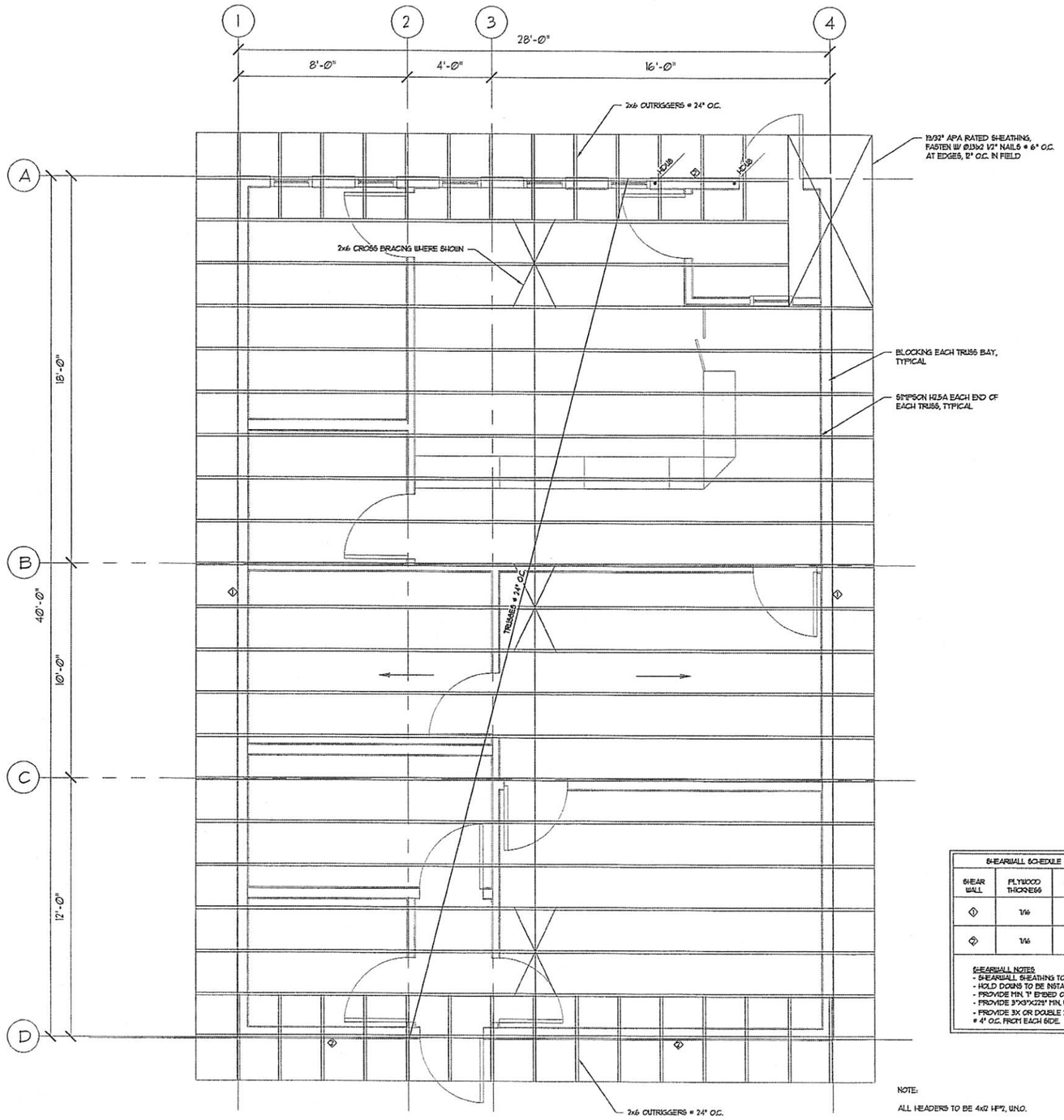
CONSTRUCTION DOCUMENTS

REVISIONS:

DRAWN BY: RRJ
CHECKED BY: BCO
DATE: 4.28.2017
JOB NUMBER: 73306

SHEET CONTENTS:
FOUNDATION PLAN

CATEGORY	SHEET
S	1.1



1 S2.1 Roof Framing Plan
Scale: 3/16" = 1'-0"

NOTE:
ALL HEADERS TO BE 4x12 HF#2, U.N.O.

SHEARWALL SCHEDULE

SHEAR WALL	PLYWOOD THICKNESS	SIDES	PLF REQUIRED	EDGE NAILS & SPACING	FIELD SPACING	NOTES
1	7/16	1	125	Ø.13 x 2 @ 6" O.C. or Ø.131 x 2½ @ 6" O.C.	12" O.C.	
2	7/16	2	500	Ø.13 x 2 @ 3" O.C. or Ø.131 x 2½ @ 4" O.C.	12" O.C.	

SHEARWALL NOTES:
- SHEARWALL SHEATHING TO BE SUPPORTED ON ALL EDGES, SHEATHING MAY BE INSTALLED EITHER VERTICAL OR HORIZONTAL.
- HOLD DOWNS TO BE INSTALLED WITH ANCHORS AND EMBEDMENT AS INDICATED.
- PROVIDE MIN. 7" EMBED ON ALL ANCHOR BOLTS.
- PROVIDE 3"X3"X.229" MIN. WASHERS ON ALL ANCHOR BOLTS.
- PROVIDE 3X OR DOUBLE 2X @ ADJOINING PANEL EDGES WHERE NAILING IS 2-½" OR LESS, DOUBLE 2X NAIL TOGETHER W/ Ø.131 x 2½" NAILS @ 4" O.C. FROM EACH SIDE.

XREF:

PLOTTING DATE:

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STATE OF ALASKA
BENJAMIN C. OLEN
S-14183
4/28/17
REGISTERED PROFESSIONAL ENGINEER

HILLTOP PREMIUM GREEN
13856 N. GLENN HWY
SUTTON, ALASKA 99674

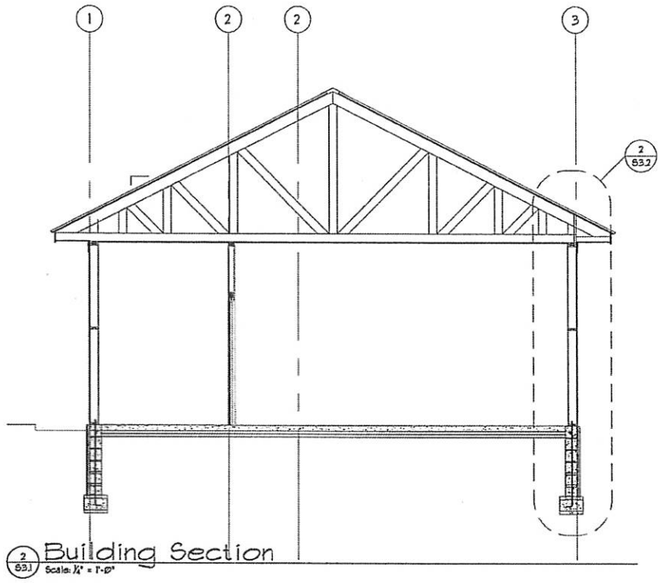
CONSTRUCTION DOCUMENTS

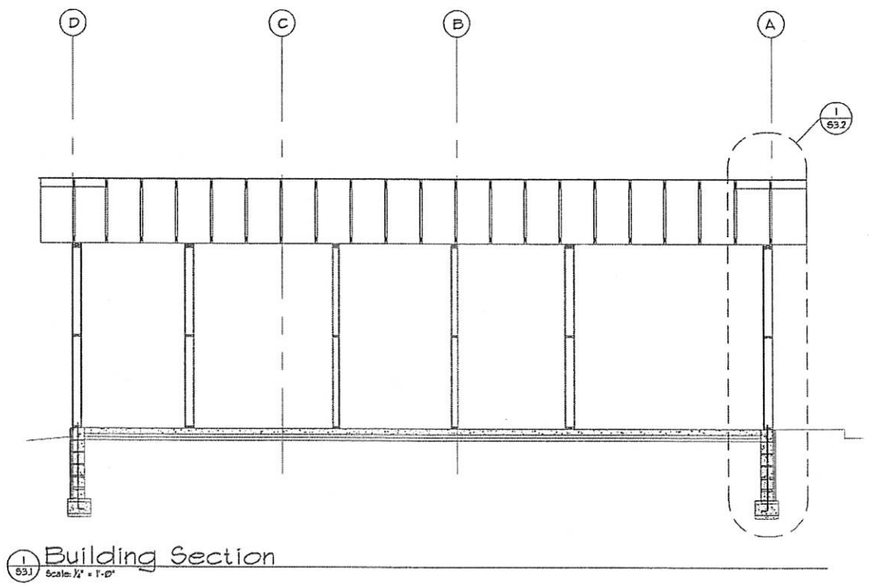
REVISIONS:

DRAWN BY: RRJ
CHECKED BY: BCO
DATE: 4.28.2017
JOB NUMBER: 73306

SHEET CONTENTS:
ROOF FRAMING PLAN

CATEGORY: S
SHEET: 2.1





PLOTTING DATE:

XREF:

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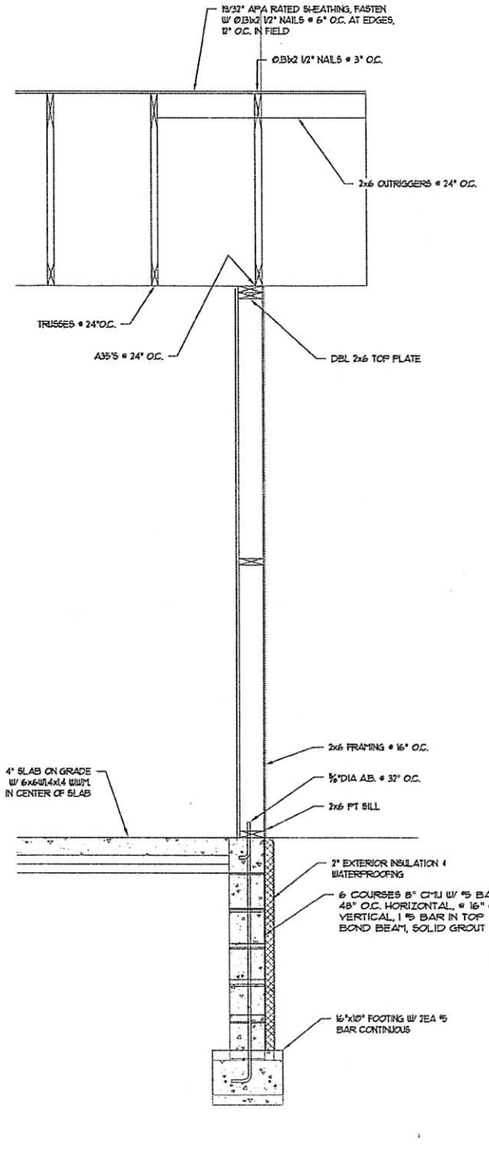
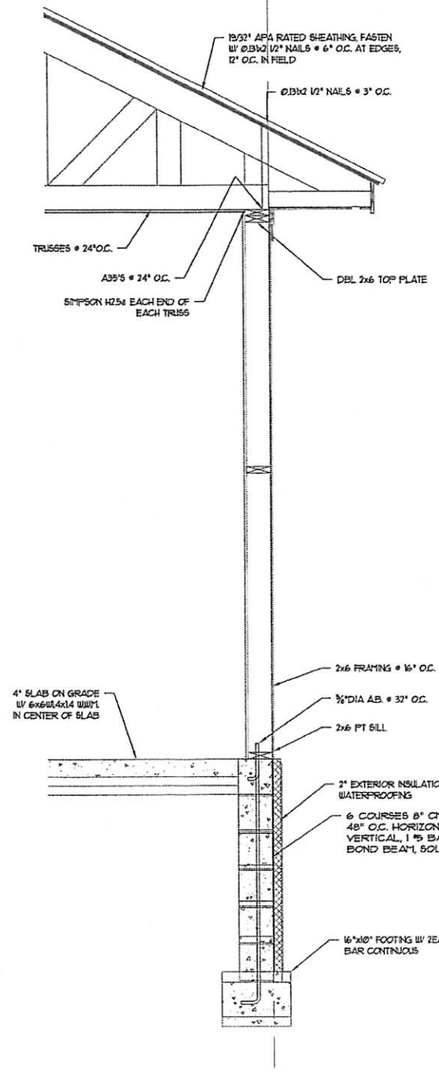
SHEET CONTENTS:
BUILDING SECTIONS

CATEGORY	SHEET
S	3.1



1/S3.2 Wall Section
Scale: 3/4" = 1'-0"



2/S3.2 Wall Section
Scale: 3/4" = 1'-0"

XREF:

PLOTTING DATE:

Olen Associates, Inc.
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HILLTOP PREMIUM GREEN
13856 N. GLENN HWY
SUTTON, ALASKA 99674

CONSTRUCTION DOCUMENTS

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SHEET CONTENTS:
WALL SECTIONS

CATEGORY	SHEET
S	3.2

PIPING LEGEND

- WASTE
- VENT PIPING
- COLD WATER
- HOT WATER
- XXX — SEE ABBREVIATIONS FOR MEDIA
- PIPE UP
- PIPE DOWN
- TEE UP
- TEE DOWN
- CAP
- UNION
- BALL VALVE
- CHECK VALVE
- GAS SHUT-OFF VALVE
- PRESSURE/TEMPERATURE RELIEF VALVE
- PRESSURE REDUCING VALVE
- HOSE BIBB
- CLEANOUT
- STRAINER W/ BLOWDOWN
- FLOOR CLEANOUT
- FLOOR DRAIN

DUCTWORK LEGEND

- SUPPLY AIR UP & DOWN
- RETURN AIR UP & DOWN
- EXHAUST AIR UP & DOWN
- ROUND DUCT UP & DOWN
- VOLUME DAMPER
- 12/24 — DUCT SIZE (1ST FIGURE – SIDE SHOWN) (2ND FIGURE – SIDE NOT SHOWN)
- TURNING VANES
- T — THERMOSTAT
- TC — STANDALONE CONTROLLER
- S — SWITCH

LOGIC

- 5 / M2 — DETAIL NUMBER / SHEET LOCATED ON

ABBREVIATIONS

ABV	ABOVE
ADA	AMERICAN WITH DISABILITIES ACT GUIDELINES
AFF	ABOVE FINISHED FLOOR
AFG	ABOVE FINISHED GRADE
AHAP	AS HIGH AS POSSIBLE
AL	ALUMINUM
AMPS	AMPERES
APD	AIR PRESSURE DROP
AC-X	AIR CONDITIONING UNIT DESIGNATOR
B-X	BOILER DESIGNATOR
BDD	BACKDRAFT DAMPER
BLDG	BUILDING
BOD	BOTTOM OF DUCT
BTUH	BRITISH THERMAL UNIT/HOUR
C/A	COMBUSTION AIR
CAP	CAPACITY
C/A	COMBUSTION AIR
CFM	CUBIC FEET PER MINUTE
CIRC	CIRCULATING
CLG	CEILING
CONT	CONTINUED
C.O./CO	CLEANOUT
CONN	CONNECTION
COND.	CONDENSATE
CP-X	CIRCULATION PUMP DESIGNATOR
CU-X	CONDENSING UNIT DESIGNATOR
CU	COPPER
CW	COLD WATER
D	DIESEL
dB	DECIBLES
DEG	DEGREE
DIA	DIAMETER
DH-X	DE-HUMIDIFIER DESIGNATOR
DIM	DIMENSION
DWG	DRAWING
E/A	EXHAUST AIR
EFF	EFFICIENCY
EF-X	EXHAUST FAN DESIGNATOR
ENT	ENTERING
ESP	EXTERNAL STATIC PRESSURE
ET-X	EXPANSION TANK DESIGNATOR
EXH	EXHAUST
F	FAHRENHEIT
FCO	FLOOR CLEAN OUT
FW	FORCED WASTE
FD	FIRE DAMPER
FD-X	FLOOR DRAIN DESIGNATOR
FIN	FINISHED
FLA	FULL LOAD AMPS
FLR	FLOOR
FPM	FEET PER MINUTE
FS-1	FLOOR SINK DESIGNATOR
FT	FEET
FOT-X	FUEL OIL TANK DESIGNATOR
G	NATURAL GAS
GA	GAUGE
GAL	GALLONS
GALV	GALVANIZED
GPH	GALLONS PER HOUR
GPM	GALLONS PER MINUTE
GT-X	GLYCOL TANK DESIGNATOR
HB-X	HOSE BIBB DESIGNATOR
HD	HEAD
HF	HEATING FUEL
HP	HORSEPOWER
HS-X	HYDRAULIC SEPARATOR DESIGNATOR
HRV-X	HEAT RECOVERY VENTILATOR DESIGNATOR
HW	HOT WATER
HWS	HEATING WATER SUPPLY
HWR	HEATING WATER RETURN
IBC	INTERNATIONAL BUILDING CODE
IN	INCHES
L	LIQUID
LAT	LEAVING AIR TEMPERATURE
MAX	MAXIMUM
MBH	THOUSAND BTUH
MCA	MINIMUM CIRCUIT AMPACITY
MFGR	MANUFACTURER
MTD	MOUNTED
NC	NOISE CRITERIA
NO.	NUMBER
NTS	NOT TO SCALE
O/A	OUTSIDE AIR
OL	OVERFLOW LEADER
P-X	PLUMBING FIXTURE DESIGNATOR
PD	PRESSURE DROP
PR	PREMIUM
PSI	POUND PER SQUARE INCH
PSIG	POUNDS PER SQUARE INCH GAUGE
P.G	PROPYLENE GLYCOL
PH	PHASE
PR	PREMIUM
R/A	RETURN AIR
RPM	REVOLUTIONS PER MINUTE
S	SUCTION
S/A	SUPPLY AIR
SP	STATIC PRESSURE
SQ	SQUARE
T/A	TRANSFER AIR
TEMP	TEMPERATURE
TSP	TOTAL STATIC PRESSURE
T'STAT	THERMOSTAT
TYP	TYPICAL
UL	UNLEADED
UPC	UNIFORM PLUMBING CODE
V	VENT
VTR	VENT THRU ROOF
W	WASTE
W/	WITH
W.C.	WATER COLUMN
WCO	WALL CLEAN OUT
WHA	WATER HAMMER ARRESTOR
WH-X	WATER HEATER DESIGNATOR
WT-X	WELL TANK DESIGNATOR
WPD	WATER PRESSURE DROP
YCO	YARD CLEAN OUT

PLUMBING FIXTURE SCHEDULE

SYMBOL	FIXTURE	MANUFACTURER	MODEL	CW	HW/TW	WASTE	VENT	TRAP	COLOR/FINISH	TRIM/REMARKS
P-1	WATER CLOSET	AMERICAN STANDARD	3378AB.128ST	1/2	---	3	2	---	WHITE	1.6 GPF, ELONGATED TOILET WITH SEAT COVER.
P-2	LAVATORY – WALL	AMERICAN STANDARD	LUCERNE – 0355.012	1/2	1/2	2	1-1/2	2	WHITE	PROVIDE W/WALL CARRIER, DELTA FAUCET MODEL 511-WFHDF, GRID DRAIN, & TRAP ARM, ASSE 1017 APPROVED POINT OF USE MIXING VALVE.
P-3	SINK – TUB	FIAT PRODUCTS	TAT-1	1/2	1/2	2	1-1/2	2	WHITE	PROVIDE W/ CHROME FAUCET, P-TRAP. PROVIDE WITH REMOVABLE SEDIMENT BUCKET FOR CLEANING.
P-4	SHOWER	KOHLER	STERLING	1/2	1/2	2	1-1/2	2	WHITE	PROVIDE WITH DELTA FAUCET, VALVE AND SHOWER HEAD MODEL T13H122.
HB-1	HOSE BIBB	WOODFORD	MODEL B65	1/2	---	---	---	---	---	ANTI SIPHON, ISOLATION VALVE.
FD-1	FLOOR DRAIN	J.R. SMITH	MODEL 2005A	---	---	2	2	2	---	ROUND TOP, TRAP PRIMER CONNECTION.

BOILER SCHEDULE

		HEATED		NET CAPACITY	BURNER			
SYMBOL	MANUFACTURER	MEDIUM	FUEL	MBH	GPH	POWER	LABEL	REMARKS
B-1	PEERLESS/ PO-70	50% P.G	#2 FUELOIL	56	0.5	15A/120/1	ASME	PROVIDE WITH BOILER CONTROL POC#1, BECKETT AFG BURNER, 30 PSI RELIEF VALVE, P/T GAUGE, CONDENSATE NEUTRALIZER, CONCENTRIC VERTICAL ROOF VENT KIT, INSTALL PER MANUFACTURER'S INSTRUCTIONS.

PUMP SCHEDULE

				PUMPED		HEAD	MOTOR DATA		
SYMBOL	MANUFACTURER	MODEL	SERVICE	MEDIUM	GPM	FEET	WATTS	POWER	REMARKS
CP-1	GRUNDFOS	UP 15-18 BUC5	BOILER CIRCULATION	WATER	5.5	5	60	120/1	
CP-2	GRUNDFOS	UP 15-100	RADIANT CIRCULATION	WATER	3.5	18	135	120/1	

TANK SCHEDULE

						TANK CAPACITY			
SYMBOL	MANUFACTURER	MODEL	FUNCTION	MEDIUM	MATERIAL	TOTAL (GAL)	DIMENSIONS	LABEL	REMARKS
ET-1	AMTROL	EXTROL 30	HEATING EXPANSION	WATER	STEEL/BUTYL	4.4	11" DIA X 16" TALL	IAPMO	PRECHARGE TO 12 PSI.
ET-2	AMTROL	ST-5	DOMESTIC HOT WATER	WATER	STEEL/ BUTYL	2	8" DIA X 13" TALL	IAPMO	PRECHARGE TO 12 PSI.
WT-1	AMTROL	WX 251	WELL TANK	WATER	STEEL/ BUTYL	62	22" DIA X 47" TALL	IAPMO	40-60 PRESSURE SWITCH, NON-ASME.
FOT-1	GREER	275 GAL	FUEL TANK	#2 FUEL OIL	STEEL	275 GAL	38" DIA X 60" L	---	PROVIDE WITH STAND FOR MOUNTING ON SLEEPERS.

ELECTRIC WATER HEATER SCHEDULE

			STORAGE	RECOVERY @	ELECTRICAL DATA			
SYMBOL	MANUFACTURER	MODEL	CAPACITY (GAL)	100 DEG F RISE	WATTS	QTY	POWER	REMARKS
WH-1	BRADFORD WHITE	RE250L6	47	21 GPH	4500	2	240/1	PROVIDE WITH T&P RELIEF VALVE, NON SIMULTANEOUS OPERATION.

HYDRAULIC SEPARATOR SCHEDULE

SYMBOL	MANUFACTURER	MODEL	SIZE	MATERIAL	FLUID	REMARKS
HS-1	CALEFFI	548	1"	BRASS	WATER	HYDRAULIC SEPARATOR, 5.5 GPM.

XREF:

PLOTTING DATE:

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STATE OF ALASKA — BRIAN K. PLAYER — REGISTERED PROFESSIONAL ENGINEER

HILLTOP PREMIUM GREEN
13856 N. GLENN HWY
SUTTON, ALASKA 99674

CONSTRUCTION DOCUMENTS

REVISIONS:

DRAWN BY: SR
CHECKED BY: JAB
DATE: 4.28.2017
JOB NUMBER: L7065

SHEET CONTENTS:
MECHANICAL LEGEND ABBREVIATIONS, & SCHEDULES.

CATEGORY: M
SHEET: 0.1

RISA Engineering, Inc.
MECHANICAL AND ELECTRICAL CONSULTING ENGINEERS
670 West Fireweed Lane, Suite 200 - Anchorage, AK 99503 - (907) 274-4021
151 E. Fern Street, Suite 101 - Wasilla, AK 99654 - (907) 357-1021
Corporate No.: AECC5042

FAN SCHEDULE

SYMBOL	MANUFACTURER/MODEL	TYPE	SERVICE	CFM	ESP IN WC	RPM	WATTS	VOLTS	PHASE	DRIVE	REMARKS
EF-1	VORTEX/VTX 600	INLINE	FLOWERING 1	250	1.25	3050	140	120	1	DIRECT	PROVIDE WITH PHRESH BRAND 6" INLINE CARBON FILTER, MODEL NUMBER 701175.
EF-2	VORTEX/VTX 600	INLINE	FLOWERING 2	250	1.25	3050	217	120	1	DIRECT	PROVIDE WITH PHRESH BRAND 6" INLINE CARBON FILTER, MODEL NUMBER 701175.

HEAT RECOVERY VENTILATOR SCHEDULE

				FAN		ESP	MOTOR DATA		
SYMBOL	MANUFACTURER	MODEL	WEIGHT	TYPE	CFM	WC	AMPS	VOLTS/PH	REMARKS
HRV-1	FANTECH	SHR 2004	61 LBS	CENTRIFUGAL	200	0.3	2.1	120/1	TWO FANS, HRV CORE WITH DEFROST SEQUENCE, INCLUDE WITH ECO TOUCH WALL CONTROL. PROVIDE MOUNTING KIT, WASHABLE FILTERS. ROUTE INSULATED SLOPED CONDENSATE PIPING TO SINK.

AIR CONDITIONING UNIT SCHEDULE

			COOLING					POWER	
SYMBOL	MFGR	MODEL	NOMINAL TON	BTUH	EDB	EWB	AMB. TEMP	VOLTS/PH	REMARKS
AC-1	LG	LSU180HSV4	1.5	18,000	80°	67°	95°	230/1	PROVIDE W/ PROGRAMMABLE T'STAT, WALL MOUNTED UNIT.
AC-2	LG	LSU180HSV4	1.5	18,000	80°	67°	95°	230/1	PROVIDE W/ PROGRAMMABLE T'STAT, WALL MOUNTED UNIT.
AC-3	LG	LSU180HSV4	1.5	18,000	80°	67°	95°	230/1	PROVIDE W/ PROGRAMMABLE T'STAT, WALL MOUNTED UNIT.

CONDENSING UNIT SCHEDULE

				POWER	
SYMBOL	MFGR	MODEL	REFRIGERANT	VOLTS/PH	REMARKS
CU-1	LG	LSN180HSV4	R-410A	230/1	R410A REFRIGERANT, LOW AMBIENT PACKAGE, PROVIDE W/ PRE-CHARGED LINES, INSTALL PER MANUFACTURER'S INSTALLATION INSTRUCTIONS. PROVIDE 4" CONCRETE PAD FOR UNIT.
CU-2	LG	LSN180HSV4	R-410A	230/1	R410A REFRIGERANT, LOW AMBIENT PACKAGE, PROVIDE W/ PRE-CHARGED LINES, INSTALL PER MANUFACTURER'S INSTALLATION INSTRUCTIONS. PROVIDE 4" CONCRETE PAD FOR UNIT.
CU-3	LG	LSN180HSV4	R-410A	230/1	R410A REFRIGERANT, LOW AMBIENT PACKAGE, PROVIDE W/ PRE-CHARGED LINES, INSTALL PER MANUFACTURER'S INSTALLATION INSTRUCTIONS. PROVIDE 4" CONCRETE PAD FOR UNIT.

DE-HUMIDIFIER SCHEDULE

SYMBOL	MANUFACTURER	MODEL	CAPACITY	MOTOR DATA		
				AMPS	POWER	
DH-1,2,3	HONEYWELL	DH-70W	70 PINTS/DAY	7.5	120/1	TANK ALERT SYSTEM WITH AUTO SHUT OFF, CONTINUOUS DRAIN FOR UNATTENDED OPERATION.

AIR INLET/OUTLET SCHEDULE

SYMBOL	MANUFACTURER	MODEL	TYPE	USE	MATERIAL	FINISH	CFM	FACE SIZE (IN.)	NC	REMARKS
(A)	TITUS	300FL	SIDEWALL	SUPPLY	STEEL	WHITE	PER PLANS	12/8	<25	3/4 INCH BLADE SPACING, BLADES PARALLEL TO LONGER DIMENSION.
(B)	TRUE AIRE	350FL	SIDEWALL	RETURN	STEEL	WHITE	PER PLANS	8/8	<25	3/4 INCH BLADE SPACING, BLADES PARALLEL TO LONGER DIMENSION.

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SHEET CONTENTS:
MECHANICAL SCHEDULES

CATEGORY: M
SHEET: 0.2

RSA Engineering, Inc.
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Certificate No.: AECC542

PLOTTING DATE: XREF:

GENERAL NOTES

PLANS – THE CONTRACTOR SHALL PROVIDE ALL MATERIALS AND LABOR NECESSARY FOR A COMPLETE AND OPERABLE SYSTEM. THE DRAWINGS ARE PARTLY DIAGRAMMATIC, NOT NECESSARILY SHOWING ALL. CONTRACTOR TO COORDINATE EQUIPMENT LOCATION WITH ELECTRICAL PLANS TO AVOID CONFLICT.

COMPLETE PROJECT – THE INTENT OF THIS PROJECT IS TO LET ONE CONTRACT WHICH INCLUDES ALL WORK REQUIRED FOR A COMPLETE JOB. THIS INCLUDES ALL ELECTRICAL, CARPENTRY, PLUMBING, SHEET METAL, PAINTING, CLEAN UP, ETC. AS REQUIRED.

CODE – ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST ADOPTED EDITION OF THE INTERNATIONAL BUILDING CODE (IBC), INTERNATIONAL MECHANICAL CODE (IMC), UNIFORM PLUMBING CODE (UPC), INTERNATIONAL FUEL GAS CODE (IFGC), INTERNATIONAL FIRE CODE (IFC) AND NATIONAL ELECTRICAL CODE (NEC) AS AMENDED BY THE STATE OF ALASKA AND LOCAL JURISDICTIONS. SHEET METAL WORK SHALL BE DONE IN ACCORDANCE WITH SMACNA STANDARDS.

WARRANTY – ALL WORK PERFORMED UNDER THIS CONTRACT TO BE FREE FROM DEFECTS IN MATERIALS AND WORKMANSHIP FOR A PERIOD OF ONE YEAR FROM ACCEPTANCE. ANY FAULTY MATERIALS OR WORKMANSHIP SHALL BE REPAIRED OR REPLACED TO THE SATISFACTION OF THE OWNER DURING THE GUARANTEE PERIOD.

ELECTRICAL WORK – ALL ELECTRICAL WORK IS TO BE PERFORMED BY A LICENSED ELECTRICIAN.

EQUIPMENT SUBSTITUTIONS – ALL EQUIPMENT LISTED IS REPRESENTATIVE OF THE STANDARD SIZE, WEIGHT AND QUALITY OF EQUAL SUBSTITUTIONS WILL BE CONSIDERED BY THE OWNERS REPRESENTATIVE IF THE SUBSTITUTES ARE SHOWN TO BE EQUAL OR BETTER QUALITY, INCLUDING EFFICIENCY OF PERFORMANCE.

MATERIALS – ALL MATERIALS SHALL BE NEW AND UNUSED, INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S DIRECTIONS AND IN THE BEST PRACTICE OF THE CRAFT. OBTAIN OWNER'S APPROVAL OF ALL PRODUCTS PRIOR TO ORDERING OR INSTALLING ANY PART OF ANY SYSTEM.

OPERATION AND MAINTENANCE MANUAL – PROVIDE THE OWNER WITH AN OPERATING AND MAINTENANCE MANUAL, TO INCLUDE MANUFACTURER'S SPECIFICATIONS, OPERATING AND MAINTENANCE INSTRUCTIONS, WARRANTY INFORMATION ON EACH PIECE OF EQUIPMENT, AND SCHEMATIC DIAGRAMS OF CONTROL SYSTEMS AS–BUILT, AS WELL AS A SOURCE OF SUPPLY FOR SPARE PARTS AND SERVICE.

ACCESS – PROVIDE WORKABLE ACCESS TO ALL SERVICEABLE AND/OR OPERABLE EQUIPMENT.

TEST AND START–UP – TEST ALL PIPING SYSTEMS WITH 100 PSIG FOR 2 HOURS BEFORE FILLING. FILL ALL HEATING PIPING WITH "CH2O CLEAN–N–FLUSH SOLUTION" OR APPROVED EQUAL, AND OPERATE FOR SEVERAL HOURS AT NORMAL OPERATING TEMPERATURE BEFORE FLUSHING AND FILLING WITH GLYCOL SOLUTION.

EQUIPMENT INSTALLATION: INSTALL ALL EQUIPMENT WHERE NOTED ON THE DRAWINGS IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS. PROVIDE MISCELLANEOUS APPURTENANCES, ACCESSORIES, SUPPORTS AND CONTROL CONNECTIONS REQUIRED FOR COMPLETE AND OPERATING SYSTEMS. MAINTAIN MANUFACTURER'S RECOMMENDED SERVICE CLEARANCES.

BALANCE – THE CONTRACTOR SHALL BALANCE THE HYDRONIC SYSTEM TO THE SATISFACTION OF THE OWNER. AIRFLOWS ARE TO BE BALANCED TO WITHIN 10% OF INDICATED FLOWS PER AABC RECOMMENDED METHODS.

SEISMIC RESTRAINT – ALL EQUIPMENT INSTALLED UNDER THIS PROJECT SHALL BE BRACED FOR A SEISMIC EVENT IN ACCORDANCE WITH THE 2009 EDITION OF THE INTERNATIONAL BUILDING CODE. CONTRACTOR TO PROVIDE SEISMIC CALCULATIONS AND SHOP DRAWINGS PREPARED AND SEALED BY A STRUCTURAL ENGINEER TO THE AUTHORITY HAVING JURISDICTION FOR REVIEW AND APPROVAL.

PIPING

FUEL OIL PIPING: STEEL PIPE: ASTM A53, SCHEDULE 40 BLACK. FITTINGS: ANSI/ASTM B16.3, MALLEABLE IRON, OR ASTM A234, STEEL WELDING TYPE. JOINTS: SCREWED FOR PIPE TWO INCHES AND UNDER; ANSI/AWS D1.1, WELDED, FOR PIPE OVER TWO INCHES.

DOMESTIC WATER PIPING, EXPOSED ABOVE GROUND – COPPER TUBING: ASTM B88, TYPE M, HARD DRAWN. FITTINGS: ASME B16.18 CAST BRONZE OR ASME B16.22 WROUGHT COPPER. JOINTS: ASTM B32, LEAD FREE SOLDER, WATER SOLUBLE FLUX. PEX TUBING: TUBING SHALL BE CROSS–LINKED HIGH–DENSITY POLYETHYLENE. TUBING SHALL BE PRODUCED USING SILANE METHOD OF CROSS–LINKING AND SHALL MEET THE DIMENSION AND PERFORMANCE SPECIFICATIONS OF ASTM F876/F877 AND CSA B137.5. TUBING SHALL ALSO COMPLY WITH ANSI/NSF 61 AS SUITABLE FOR USE WITH POTABLE WATER. TEMPERATURE AND PRESSURE RATINGS SHALL BE 160 PSI AT 73 DEGREES F, 100 PSI AT 180 DEGREES F, AND 80 PSI AT 200 DEGREES F.

WASTE AND VENT PIPING, ABOVE AND BELOW GRADE – ABS PIPE: ASTM D2751. FITTINGS: ABS. JOINTS: ASTM D2235, SOLVENT WELD. PVC PIPE: SCHEDULE 40 PVC, ASTM D2729. FITTINGS PVC JOINTS: ASTM D2855, SOLVENT WELD WITH ASTM D2564 SOLVENT CEMENT.

HEATING PIPING, ABOVE GRADE – COPPER TUBING: ASTM B88, TYPE L, HARD DRAWN. FITTINGS: ANSI/ASME B16.18 CAST BRONZE OF ASME B16.22 WROUGHT COPPER. JOINTS: ASTM B32, SOLDER, GRADE 95TA OR ANSI/AWS A5.8, BCUP SILVER BRAZE; FLUX: ASTM B813. PEX TUBING – PEX TUBING ONLY ALLOWED FOR IN–FLOOR HEATING, PEX TUBING IS NOT ACCEPTABLE FOR HEATING MAINS OR ANY HIGH TEMPERATURE HEATING PIPING. PROVIDE CROSS–LINKED HIGH DENSITY POLYETHYLENE, MANUFACTURED BY UPONOR MODEL HEPEX OR EQUAL. TUBING SHALL HAVE OXYGEN BARRIER, CONFORM TO DIN 4726, TUBING SHALL MEET THE DIMENSION AND PERFORMANCE SPECIFICATIONS OF ASTM F876 AND F877.

PIPING ACCESSORIES

BALL VALVES – UP TO 2 INCHES: CLASS 150, BRONZE TWO PIECE BODY, FULL PORT, FORGED BRASS, CHROME PLATED BALL, TEFLON SEATS AND STUFFING BOX RING, BLOW–OUT PROOF STEM, LEVER HANDLE, SOLDER OR THREADED ENDS. OVER 2 INCHES: CAST STEEL, TWO PIECE BODY, FULL PORT CHROME PLATED STEEL BALL, TEFLON SEAT AND STUFFING BOX SEALS, LEVER HANDLE, FLANGED ENDS.

SWING CHECK VALVES – CLASS 125, BRONZE SWING DISC, SOLDER OR SCREWED ENDS.

SPRING LOADED CHECK VALVES – IRON BODY, BRONZE TRIM, STAINLESS STEEL SPRING, RENEWABLE COMPOSITION DISC, SCREWED, WAFER OR FLANGED ENDS.

DIELECTRIC CONNECTIONS – UNION WITH GALVANIZED OR PLATED STEEL THREADED END, COPPER SOLDER END, WATER IMPERVIOUS ISOLATION BARRIER.

FLANGES, UNIONS, AND COUPLINGS – 150 PSIG MALLEABLE IRON UNIONS FOR THREADED FERROUS PIPING; BRONZE UNIONS FOR COPPER PIPE, SOLDERED JOINTS.

BALANCE VALVES – ANGLE OR STRAIGHT PATTERN, LEAD FREE, INSIDE SCREW GLOBE VALVE FOR 125 PSIG WORKING PRESSURE, WITH BRONZE BODY AND INTEGRAL UNION FOR SCREWED CONNECTIONS, RENEWABLE COMPOSITION DISC, PLASTIC WHEEL HANDLE FOR SHUT–OFF SERVICE, AND LOCKSHIELD KEY CAP AND SET SCREW MEMORY BONNET FOR BALANCING SERVICE.

PRESSURE GAUGES – SOFT SOLDERED PHOSPHOR BRONZE BOURDON TUBE AND BRASS SOCKET. BLACK FINISH STEEL CASE, PLASTIC FACE, DUAL SCALE RANGES IN BOTH PSI AND KPA, 1/4 NPT CONNECTION, MODEL UA AS MANUFACTURED BY WEKSLER.

GAUGE COCKS – BRASS CONSTRUCTION, TEE HANDLE, 125 PSI MAXIMUM WORKING PRESSURE. MODEL A10 AS MANUFACTURED BY WEKSLER.

AIR VENTS – MANUAL TYPE: DISK TYPE VENT WITH BUILT–IN CHECK VALVE FOR MANUAL OPERATION, DISCS REPLACEABLE WITHOUT DRAINING SYSTEM, 1/8 INCH SHANK, RATED AT 50 PSI; HOFFMAN NO. 500 OR APPROVED EQUAL. PROVIDE WITH AN ISOLATION VALVE.

RADIANT MANIFOLD – MANIFOLD FOR 8 TO 10 LOOPS WITH WALL CABINET AND THERMAL ACTUATOR, SUPPLY AND RETURN BALL VALVES WITH TEMPERATURE GAUGE, MOUNTING BRACKETS, VISUAL FLOW METER. MANUFACTURED BY UPONOR OR EQUAL.

SOLAR DIGITAL THERMOMETERS – HI–IMPACT ABS CASE; –50/ 300°F (–45/150° C) SWITCHABLE RANGE; 1/2" LCD DIGITS, WIDE AMBIENT FORMULA DISPLAY; 1% ACCURACY; 1/10° BETWEEN –19.9/199.9 °F (–28/93°C) RESOLUTION; 10 LUX (ONE FOOT–CANDLE) LUX RATING; 10 SECOND UPDATE RATE; –30/140°F (–35/60°C) AMBIENT OPERATING RANGE; GLASS PASSIVATED THERMISTOR – NTC SENSOR. MODEL DIGITAL VARI–ANGLE AS MANUFACTURED BY WEISS PRODUCTS.

FUEL OIL CHECK VALVE – UP TO 2 INCHES: ALL BRASS PARTS, PRECISION MACHINED POPPETS AND SEATS, LAPPED IN WITH SEATS, SINGLE FLAT SEAT AND DISC CONSTRUCTION. HEAVY DUTY HEX ON BOTH ENDS. MODEL A425 AS MANUFACTURED BY EMCO–WHEATON.

FUEL OIL RELIEF VALVE – BRONZE BODY, TEFLON SEAT, STEEL STEM AND SPRINGS. AUTOMATIC, DIRECT PRESSURE ACTUATED AT 60 PSI, UL LISTED FOR FUEL SYSTEMS, ASME CERTIFIED AND LABELED.

FUEL OIL SAFETY VALVE – WEBSTER OR EQUIVALENT.

FUEL OIL ISOLATION VALVE – BRONZE BODY, STAINLESS STEEL BALL, TEFLON SEATS AND STUFFING BOX RING, LEVER HANDLE, SOLDER OR THREADED ENDS. SEAT MATERIAL TO BE COMPATIBLE WITH FLUID HANDLED.

PIPING INSULATION

PIPING – GLASS FIBER, RIGID, MOLDED, NON–COMBUSTIBLE INSULATION; ANSI/ASTM C547; 'K' VALUE OF 0.24 AT 750 DEG F, RATED TO 850 DEG F, VAPOR RETARDER JACKET OF KRAFT PAPER BONDED TO ALUMINUM FOIL, 1" THICK; SCHULLER "MICRO–LOK" OR EQUAL.

VAPOR BARRIER JACKETS – KRAFT REINFORCED FOIL VAPOR BARRIER WITH SELF SEALING ADHESIVE JOINTS.

INTERIOR JACKETING – ONE PIECE, PVC JACKETS, PRE MOLDED TYPE, SCHULLER ZESTON 2000, FITTING COVERS AND JACKETING MATERIAL. ALL EXPOSED PIPING BELOW 10' IN MECHANICAL ROOM SHALL BE JACKETED.
PIPING SUPPORTS AND HANGERS – SIZED AND SPACED IN ACCORDANCE WITH THE UPC. INSTALLED AS PER THE MANUFACTURER'S INSTRUCTIONS.

INSTRUMENTATION/ CONTROLS

AC–1 (SENSOR) : FACTORY SUPPLIED LG PROGRAMMABLE THERMOSTAT – MODEL# PREMTB10U FOR CONTROLLING AC UNITS.

THERMOSTAT: PROVIDE COOLING THERMOSTAT FOR EXHAUST FAN OPERATION. MODEL# KELE–ETD5–S1S

RADIANT CONTROL: TACO ZONE CONTROL PANEL MODEL# ZVC 406.

DUCTWORK INSULATION

DUCT SOUND LINING – FLEXIBLE GLASS FIBER; ANSI/ASTM C1071; 'K' VALUE OF 0.24 AT 75 DEG F; COATED AIR SIDE FOR MAXIMUM 5,000 FT./MIN. AIR VELOCITY, UL LISTED ADHESIVE GALVANIZED STEEL PINS, 1/2" THICK.

DUCTWORK INSULATION – 1" THICK FLEXIBLE INSULATION; AVERAGE THERMAL CONDUCTIVITY K EQUALS 0.24 AT 75 DEGREES F MEAN TEMPERATURE AT 1.5 PCF DENSITY. ASTM. FACTORY APPLIED VAPOR BARRIER FLAME RETARDANT FOIL–SCRIM–KRAFT (FSK) OR ALL SERVICE JACKET AND TAPE WITH PERMEABILITY RATING EQUALS 0.02 PERMS. ASTM 96. PROVIDE 1" FIBERGLASS INSULATION WITH A COMPLETE FACTORY APPLIED VAPOR BARRIER JACKET ON ALL EXHAUST DUCTWORK WITHIN 5' OF EXTERIOR OPENINGS.

IDENTIFICATION

LABEL ALL EQUIPMENT WITH HEAT RESISTANT LAMINATED PLASTIC LABELS HAVING ENGRAVED LETTERING 1/2" HIGH. IF ITEMS ARE NOT SPECIFICALLY LISTED ON THE SCHEDULES, CONSULT THE ENGINEER CONCERNING DESIGNATION TO USE. SETON ENGRAVED SETON–PLY NAMEPLATES OR EQUAL. IDENTIFY PIPING TO INDICATE CONTENTS AND FLOW DIRECTION OF EACH PIPE EXPOSED TO VIEW BY A LABELED SLEEVE OR PIPE MARKER IN LETTERS READABLE FROM FLOOR AT LEAST ONCE IN EACH ROOM AND AT INTERVALS OF NOT MORE THAN 10' APART AND ON EACH SIDE OF PARTITION PENETRATIONS. COLORING SCHEME IN ACCORDANCE WITH ANSI A13.1–1981, SETON OPTI–CODE OR EQUAL.

DUCTWORK

DUCTWORK – PROVIDE GALVANIZED SHEET METAL RECTANGULAR OR ROUND DUCT WHERE CALLED OUT ON THE PLANS. SEAL ALL DUCT SEAMS AND JOINTS AIRTIGHT. USE TURNING VANES IN ALL SQUARE ELBOWS AND FLAT OVAL ELBOWS. INSTALL VOLUME DAMPERS WHERE SHOWN ON THE DRAWINGS. ALL SHEET METAL WORK TO BE CONSTRUCTED, INSTALLED, TESTED AND BALANCED IN ACCORDANCE WITH SMACNA STANDARDS. SUPPORT LOW PRESSURE DUCTWORK PER SMACNA GUIDELINES.

VOLUME DAMPER – FABRICATE IN ACCORDANCE WITH SMACNA HVAC DUCT CONSTRUCTION STANDARDS.

FLUE

CONCENTRIC ROOF VENTING SYSTEM: INNER PIPE CONSTRUCTED OF POLYPRPYLENE OR STAINLESS STEEL AND OUTER PIPE MADE OF ALUMINUM. INNER PIPE PROVIDES PATH FOR EXHAUST GASES AND OUTER PIPE ALLOWS AIT FOR BOILER. USE BOILER MANUFACTURER'S CONCENTRIC VERTICAL ROOF VENT KIT (54049).

REFRIGERANT PIPING AND ACCESSORIES

REFRIGERANT PIPING SYSTEM – COPPER TUBING: ASTM B280, TYPE ACR HARD DRAWN OR ANNEALED. FITTINGS: ANSI/ASME B16.22 WROUGHT COPPER. JOINTS: ANSI/AWS A5.8 BCUP SILVER BRAZE. COPPER TUBING TO 7/8 INCH OD: ANSI/ASTM B88. PROVIDE AND INSTALL REFRIGERANT PIPING AND SPECIALTIES IN ACCORDANCE WITH AIR CONDITIONING EQUIPMENT MANUFACTURER'S INSTALLATION INSTRUCTIONS. PIPE SIZING TO BE APPROVED BY MANUFACTURER.

PIPING INSULATION – INSULATE ALL REFRIGERANT PIPING WITH 1" NBR/PVC–BASED CLOSED CELL FLEXIBLE ELASTOMERIC FOAM INSULATION, ASTM C177; 'K' VALUE OF 0.235 AT 32 DEG F; ASTM E96 WATER VAPOR PERMEABILITY <0.01 PERM–IN; ASTM C534 OPERATING TEMPERATURE RANGE –297°F TO 220°F; ASTM E84 FLAME/SMOKE SPREAD DEVELOPMENT <25/50; FITTINGS FACTORY–FABRICATED BY SAME MANUFACTURER AS STRAIGHT PIPE INSULATION MANUFACTURER. K–FLEX INSUL–TUBE WITH K–FIT FITTINGS OR EQUAL. EXTERIOR JACKET TO BE ALUMINUM.

MOISTURE AND LIQUID INDICATORS – SINGLE PORT TYPE, UL LISTED, WITH COPPER OR BRASS BODY, FLARED OR SOLDER ENDS, SIGHT GLASS, COLOR CODED PAPER MOISTURE INDICATOR PLASTIC CAP; FOR MAXIMUM WORKING PRESSURE OF 500 PSI, AND MAXIMUM TEMPERATURE OF 200 DEG F.

FILTER–DRIERS – PERMANENT STRAIGHT THROUGH TYPE: ANSI/ARI710, UL LISTED, STEEL SHELL WITH MOLDED DESSICANT FILTER CORE, FOR MAXIMUM WORKING PRESSURE OF 500 PSI.

SOLENOID VALVES – COIL ASSEMBLY: UL LISTED, REPLACEABLE WITH MOLDED ELECTROMAGNETIC COIL, MOISTURE AND FUNGUS PROOF, WITH SURGE PROTECTOR AND COLOR CODED LEAD WIRES, INTEGRAL JUNCTION BOX.

FLEXIBLE CONNECTORS – CORRUGATED STAINLESS STEEL HOSE WITH SINGLE LAYER OF STAINLESS STEEL EXTERIOR BRAIDING, MINIMUM 9 INCHES LONG WITH COPPER TUBE ENDS; FOR MAXIMUM WORKING PRESSURE 500 PSI.

CONDENSATE PIPING, ABOVE GRADE – FLOWGUARD GOLD CPVC PIPE: ASTM D2846, NSF 14 AND ANSI 61; FITTINGS: ASTM D1784 FLOWGUARD GOLD FITTINGS. JOINTS: ASTM F493, SOLVENT WELD.

SEQUENCE OF OPERATION

CU–1,2,3: PROVIDE INTERLOCK WIRING WITH ASSOCIATED EVAPORATOR UNIT.

AC–1,2,3: EVAPORATOR UNIT SHALL BE CONTROLLED USING THE 7–DAY PROGRAMMABLE THERMOSTAT SUPPLIED WITH UNIT.

B–1 AND CP–1: BOILER SHALL BE ENABLED BY THE ZONE CONTROLLER. BOILER (B–1) AND CIRCULATION PUMP (CP–1) SHALL BE CONTROLLED BY INTEGRAL BOILER CONTROL. BOILER TO MAINTAIN 120 DEG F SUPPLY TEMPERATURE.

CP–2: THE PUMP SHALL BE ENABLED BY THE ZONE CONTROLLER WHENEVER THERE IS A CALL FOR HEAT FROM ONE OF THE RADIANT ZONES.

IN FLOOR HEATING: THE RADIANT MANIFOLD ZONE ACTUATORS SHALL BE CONTROLLED BY TACO ZONE CONTROLLER (ZVC 406).

WH–1: INTEGRAL AQUASTAT SHALL MAINTAIN THE SETPOINT OF THE WATER HEATER AT 120 DEG F (ADJ).

HRV–1: HRV SHALL BE CONTROLLED BY PROGRAMMABLE TOUCH SCREEN WALL CONTROL PANEL (ECO TOUCH). HRV SHALL RUN WHEN THE BUILDING IS OCCUPIED.

EF–1,2: EXHAUST FAN TO BE ENABLED AND THE DAMPER OPENED UPON RECEIVING A SIGNAL FROM THERMOSTAT. THE COOLING EXHAUST FANS SHALL BE THE FIRST STAGE OF COOLING WITH THE AC UNITS AS THE SECOND STAGE OF COOLING.

OH–1,2,3: INTEGRAL HUMIDISTAT SHALL MONITOR THE HUMIDITY LEVEL AND ACTIVATE DEHUMIDIFICATION BASED ON PROGRAMMED SETPOINT.

XREF:

PLOTTING DATE:

907 Architecture, LLC
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PH 907.632.8487 C.O.A. #101114

STATE OF ALASKA – BRIAN K. PLATCH – REGISTERED PROFESSIONAL ENGINEER

HILLTOP PREMIUM GREEN
13856 N. GLENN HWY
SUTTON, ALASKA 99674

CONSTRUCTION DOCUMENTS

REVISIONS:

DRAWN BY: SR
CHECKED BY: JAB
DATE: 4.28.2017
JOB NUMBER: L7065

SHEET CONTENTS:
MECHANICAL SPECIFICATIONS AND SEQUENCE OF OPERATIONS

CATEGORY: M
SHEET: 0.3

RSA Engineering, Inc.
MECHANICAL AND ELECTRICAL CONSULTING ENGINEERS
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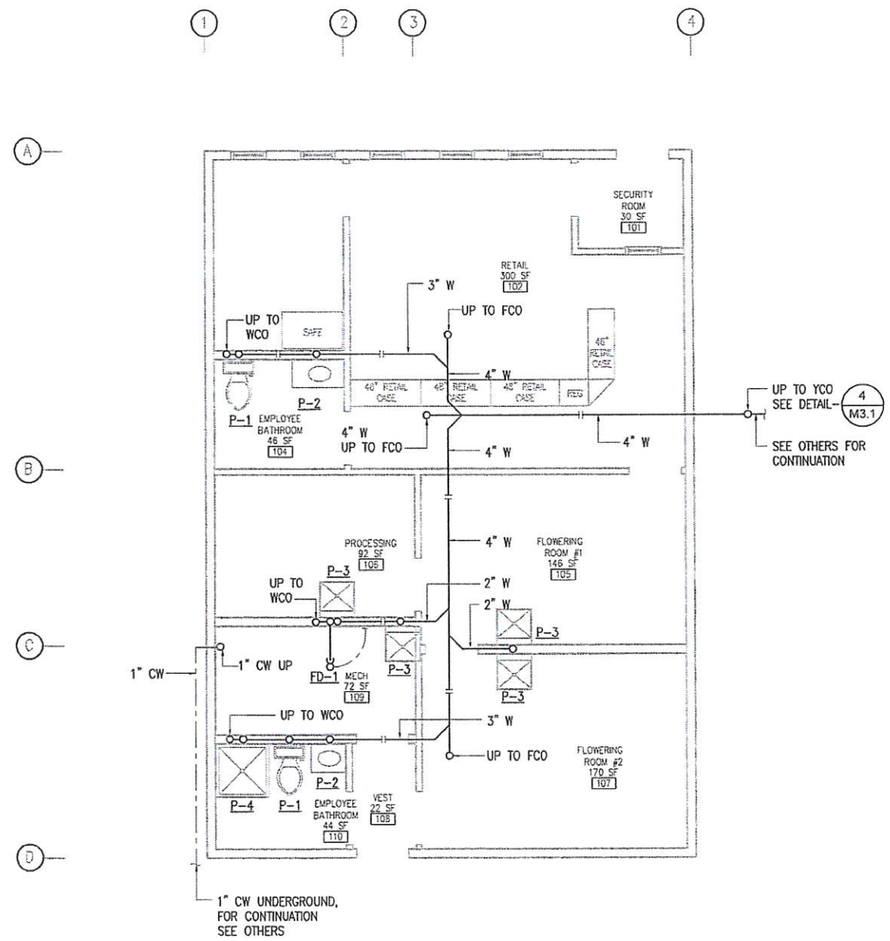
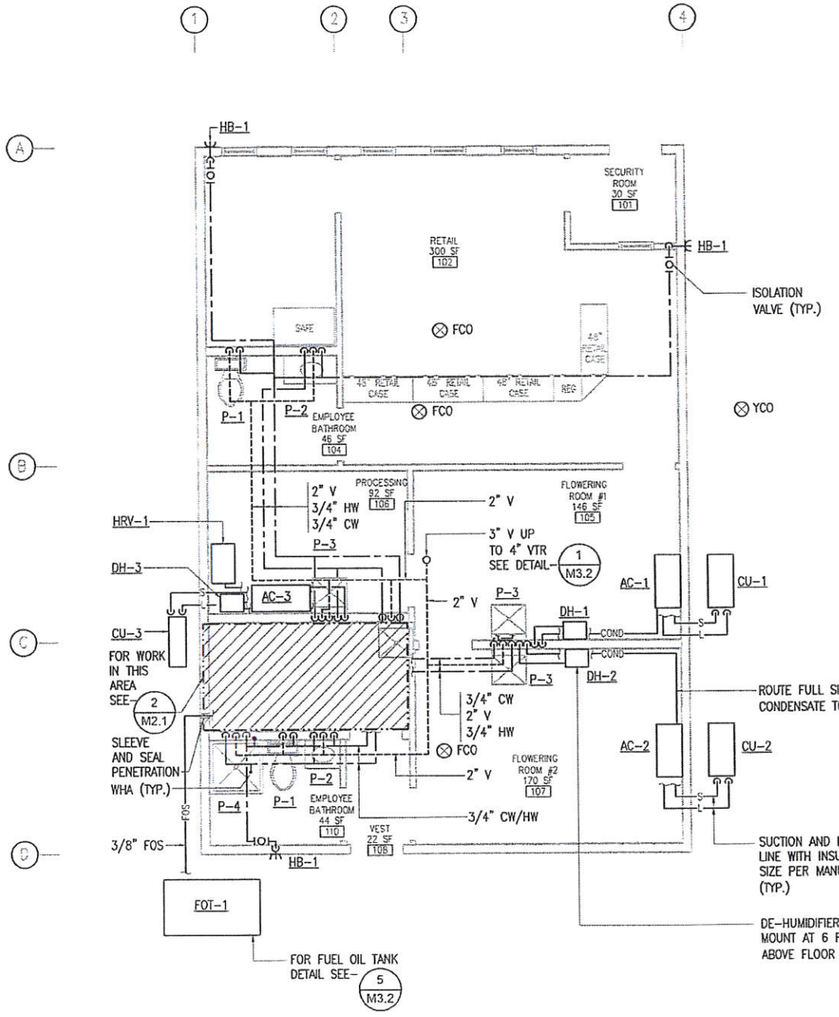
1193 E. Bogard Rd., Suite 101, Wasilla, AK 99654 · (907) 357-1021
Contractor No.: AEC0542



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



2 ABOVE FLOOR PLUMBING PLAN
SCALE:1/4" = 1'-0"

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PLOTTING DATE:

907 Architecture, LLC
PO Box 875570, Wasilla, Alaska 99687
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C.O.A. #101114

STATE OF ALASKA 49TH BRIAN K. PLANCK MC-11532 4/28/17 REGISTERED PROFESSIONAL ENGINEER

HILLTOP PREMIUM GREEN
13856 N. GLENN HWY
SUTTON, ALASKA 99674

CONSTRUCTION DOCUMENTS

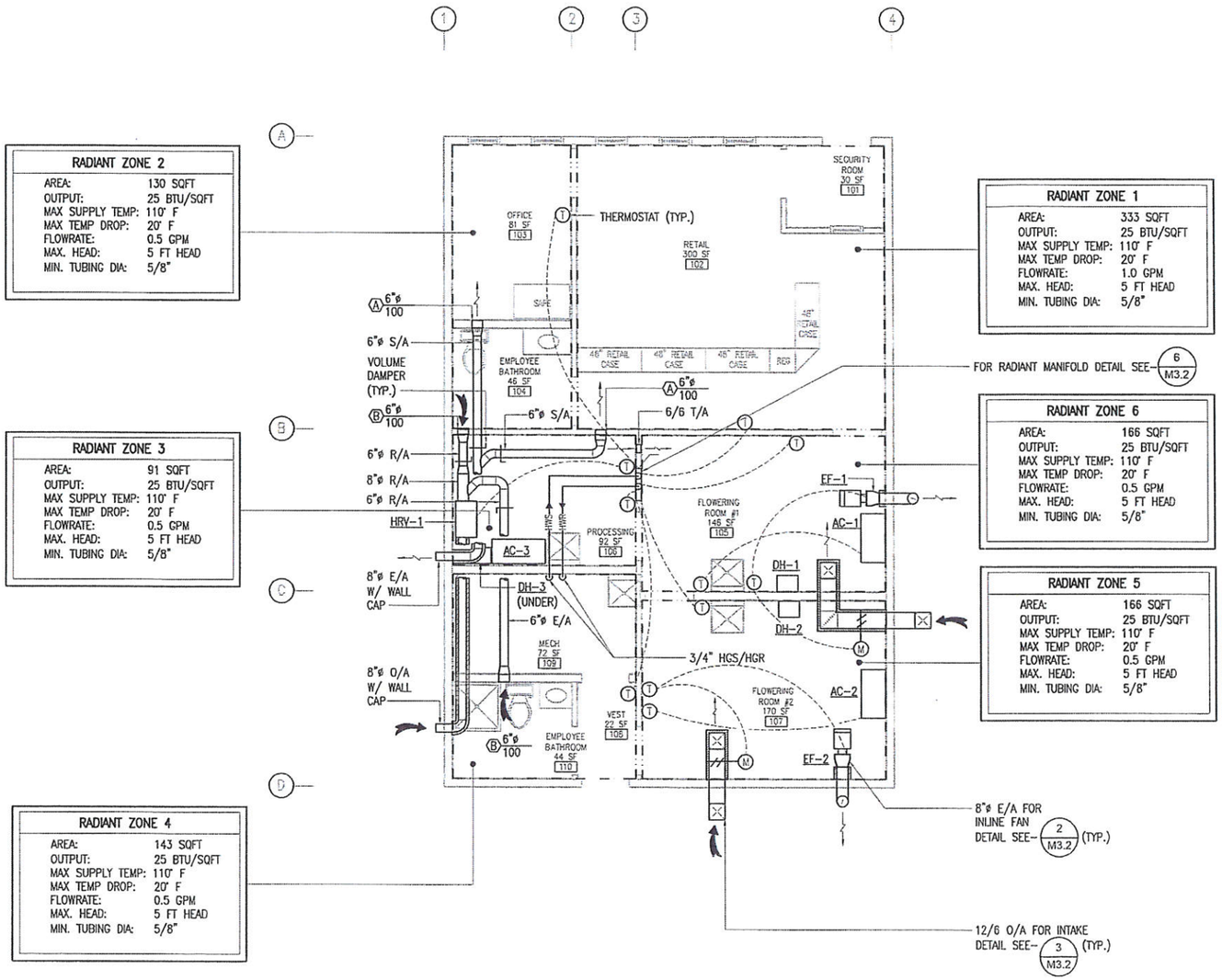
REVISIONS:

DRAWN BY: SR
CHECKED BY: JAB
DATE: 4.28.2017
JOB NUMBER: L7065

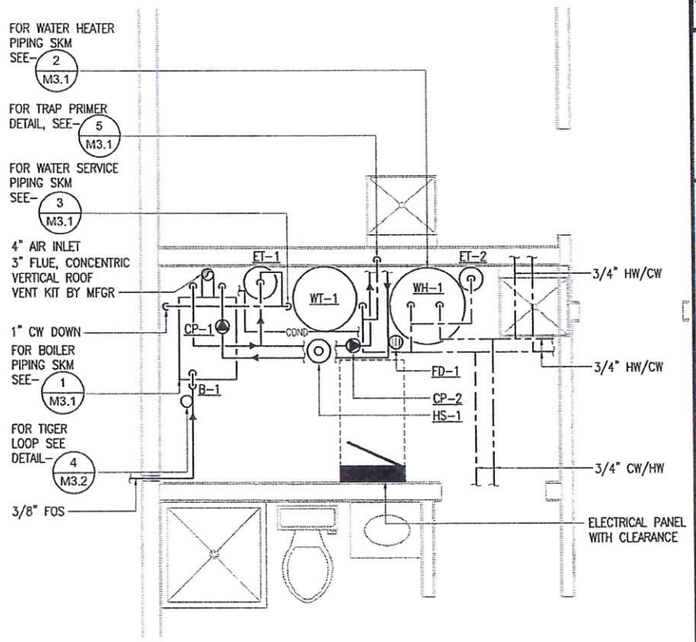
SHEET CONTENTS:
MECHANICAL
PLUMBING PLANS

CATEGORY: M
SHEET: 1.1

RSA Engineering, Inc.
MECHANICAL AND ELECTRICAL CONSULTING ENGINEERS
Anchorage, Alaska 99503 (907) 522-1953
191 East Swanson Ave., Suite 101 • Wasilla, AK 99654 • (907) 357-1521
Corporate No.: ABCC5342



1 HEATING AND VENTILATION PLAN
SCALE:1/4" = 1'-0"



2 ENLARGED MECHANICAL PLAN
SCALE:1/2" = 1'-0"

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PO Box 875570, Wasilla, Alaska 99687
PH 907.632.6487 C.O.A. #101114

STATE OF ALASKA — BRIAN K. PLATES — REGISTERED PROFESSIONAL ENGINEER

HILLTOP PREMIUM GREEN
13856 N. GLENN HWY
SUTTON, ALASKA 99674

CONSTRUCTION DOCUMENTS

REVISIONS:

DRAWN BY: SR
CHECKED BY: JAB
DATE: 4.28.2017
JOB NUMBER: L7065

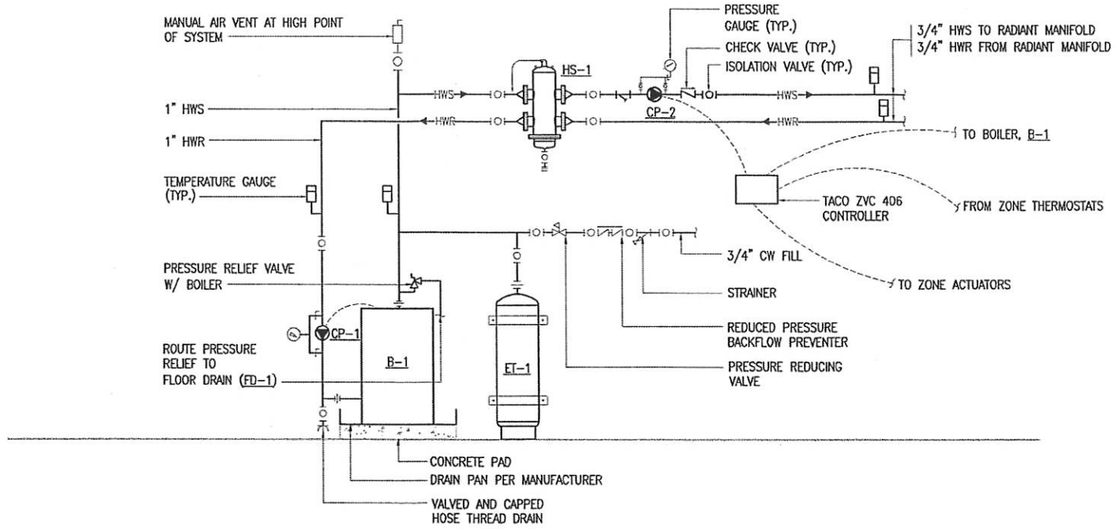
SHEET CONTENTS:
MECHANICAL HEATING, VENTILATION AND ENLARGED PLANS

CATEGORY: M
SHEET: 2.1

RSA Engineering, Inc.
MECHANICAL AND ELECTRICAL CONSULTING ENGINEERS
(907) Wasilla Office 376-7322 • Anchorage Office 677-7322
191 East Swanson Ave., Suite 101 • Wasilla, AK 99654 • (907) 357-1921
Corporate Reg.# AECC942

XREF:

PLOTTING DATE:



1 BOILER PIPING SCHEMATIC DETAIL
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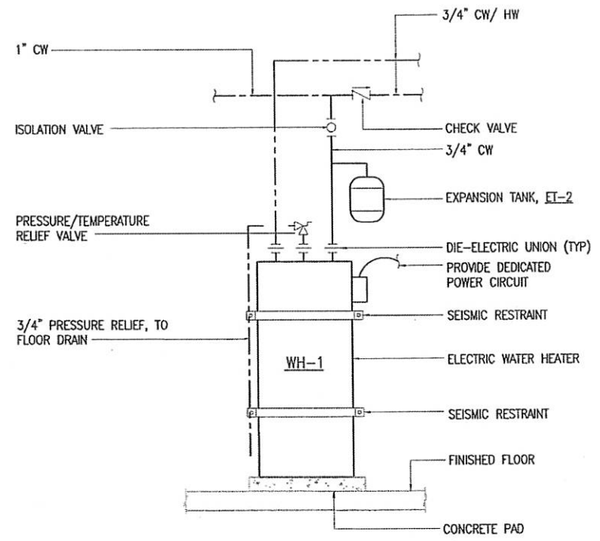
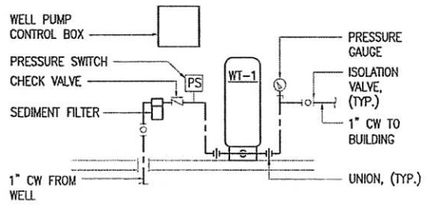
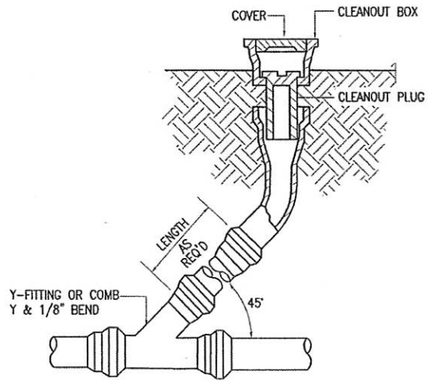


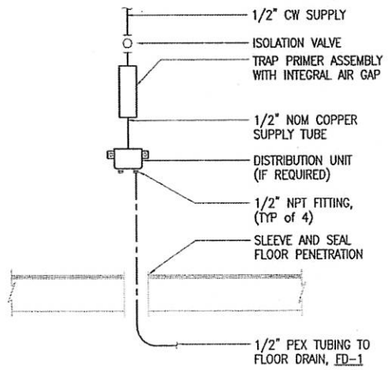
2 WATER HEATER DETAIL
NO SCALE



3 WATER SERVICE PIPING SCHEMATIC
NO SCALE



4 YARD CLEANOUT DETAIL
NO SCALE



5 TRAP PRIMER DETAIL
NO SCALE

907 Architecture, LLC
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C.O.A. #101114

STATE OF ALASKA — BRIAN K. PLAYER — MECHANICAL — 4/28/17 — REGISTERED PROFESSIONAL ENGINEER

HILLTOP PREMIUM GREEN
13856 N. GLENN HWY
SUTTON, ALASKA 99674

CONSTRUCTION DOCUMENTS

REVISIONS:

DRAWN BY: SR
CHECKED BY: JAB
DATE: 4.28.2017
JOB NUMBER: L7065

SHEET CONTENTS:
MECHANICAL SCHEMATICS & DETAILS

CATEGORY	SHEET
M	3.1

RSA Engineering, Inc.
MECHANICAL AND ELECTRICAL CONSULTING ENGINEERS
(907)349-3567 Fax: (907)349-3568 Anchorage, Alaska 99503
191 East Swanson Ave., Suite 101 - Wasilla, Alk 99654 - (907) 357-1521
Corporate Reg.: AECC0942

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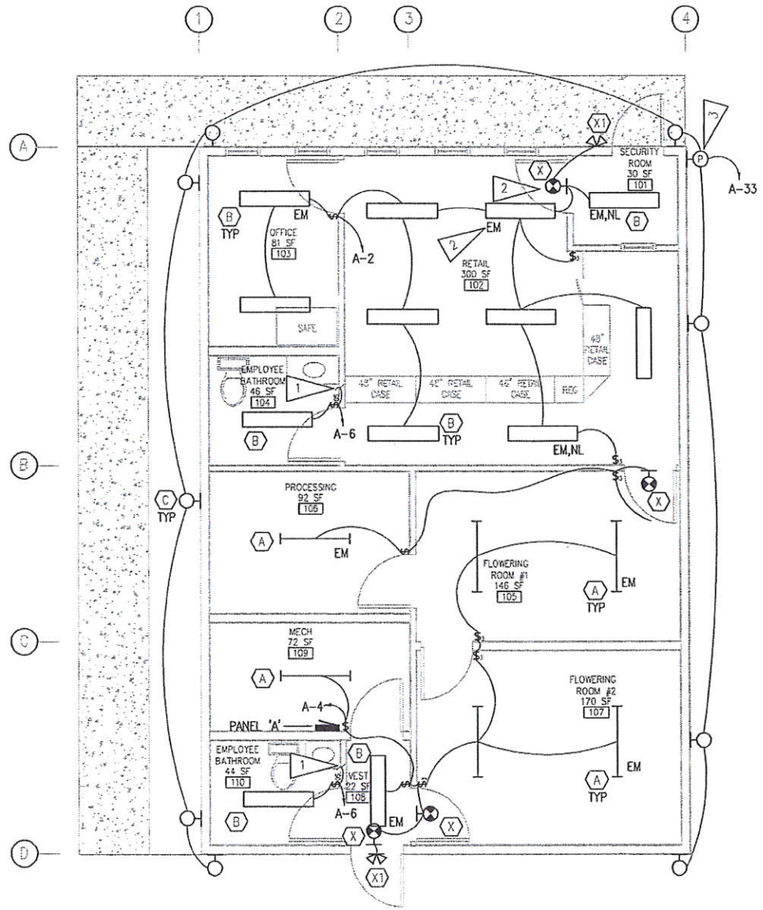
PLOTTING DATE:



1 LIGHTING PLAN
1/4" = 1'-0"

SHEET NOTES:

1. CONTINUE CIRCUIT TO GFCI RECEPTACLE IN RESTROOM.
2. PROVIDE CONNECTION TO UNSWITCHED CONDUCTOR OF UNSWITCHED LEG OF LOCAL LIGHTING CIRCUIT. TYPICAL OF EMERGENCY LIGHTING.
3. ROUTE EXTERIOR LIGHTING CIRCUIT THROUGH PHOTOCELL.

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STATE OF ALASKA
BRIAN RIGGAN
12-10891
REGISTERED PROFESSIONAL ENGINEER

HILLTOP PREMIUM GREEN
13856 N. GLENN HWY
SUTTON, ALASKA 99674

CONSTRUCTION DOCUMENTS

REVISIONS:

DRAWN BY: JAD
CHECKED BY: BR
DATE: 4.28.2017
JOB NUMBER: L7065

SHEET CONTENTS:
LIGHTING PLAN

CATEGORY	SHEET
E	1.1

RSA Engineering, Inc.
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(907) 357-1921 Fax (907) 357-1927 Anchorage, Alaska 99503
191 East Swanson Ave., Suite 101 Wasilla, AK 99654 (907) 357-1921
Corporate Reg.: AECC342

PLOTTING DATE:
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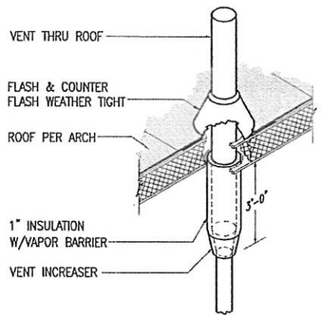

1 VENT THRU ROOF DETAIL
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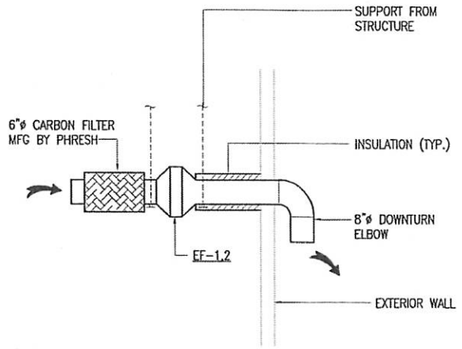
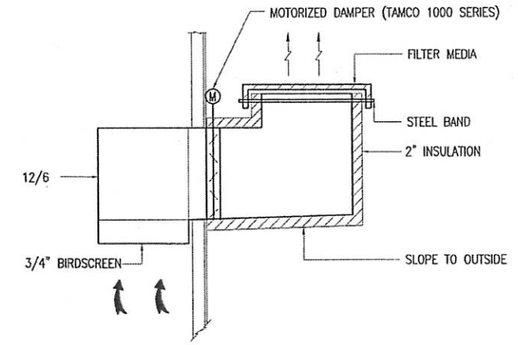


2 INLINE EXHAUST FAN DETAIL
NO SCALE



3 SUPPLY AIR INTAKE DETAIL
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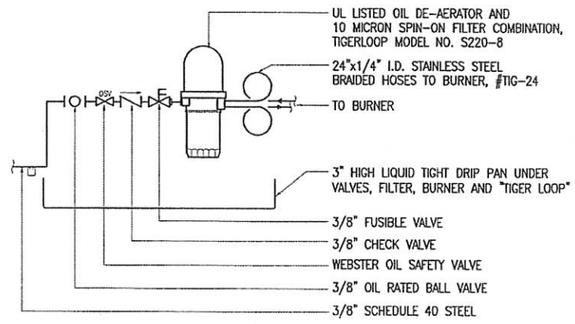

4 TIGER LOOP DETAIL
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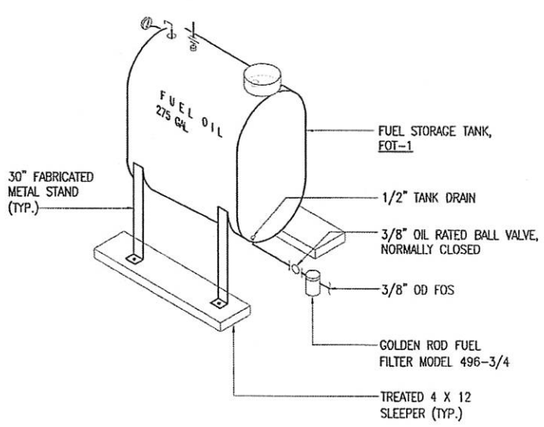

5 FUEL OIL TANK DETAIL
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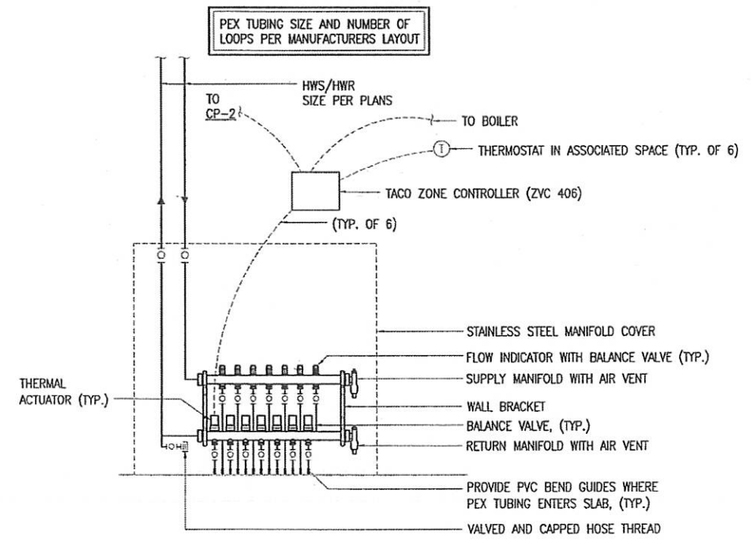

6 RADIANT MANIFOLD DETAIL
NO SCALE

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STATE OF ALASKA
BRIAN K. PLATCH
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HILLTOP PREMIUM GREEN
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SUTTON, ALASKA 99674

CONSTRUCTION DOCUMENTS

REVISIONS:

DRAWN BY: SR
CHECKED BY: JAB
DATE: 4.28.2017
JOB NUMBER: L7065

SHEET CONTENTS:
MECHANICAL DETAILS

CATEGORY: M
SHEET: 3.2

RSA Engineering, Inc.
MECHANICAL AND ELECTRICAL CONSULTING ENGINEERS
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191 East Swanson Ave., Suite 101 • Wasilla, AK 99654 • (907) 357-1521
Corporate No.: AECC5942

XREF:

PLOTTING DATE:

LEGEND

	LIGHT FIXTURE – SURFACE MOUNTED ON WALL
	EMERGENCY EXIT LIGHT – SURFACE MOUNTED WALL
	EMERGENCY EGRESS LIGHT
	LINEAR LIGHT FIXTURE – SURFACE MOUNTED CEILING
	STRIPLIGHT – PENDANT OR SURFACE MOUNTED CEILING
A	FIXTURE TAG (LETTER INDICATES TYPE)
S_x	SINGLE POLE SWITCH (LOWERCASE LETTER INDICATES SWITCHING)
S_3, S_4	THREE WAY SWITCH, FOUR WAY SWITCH
S_P	PILOT LIGHT SWITCH
S_{OS}	OCCUPANCY SENSOR WALL SWITCH (DUALTECH)
P	PHOTOCELL
	CONDUIT, CONCEALED
#10	NUMBER AND SIZE OF WIRES (NO MARKS = 3 #12)
A-2	HOMERUN TO PANEL (PANEL AND CIRCUIT No.)
	PANEL
	DUPLEX RECEPTACLE
	DUPLEX RECEPTACLE WITH GROUND FAULT CIRCUIT INTERRUPTER
	QUADRAPLEX RECEPTACLE
	SPECIAL PURPOSE OUTLET
J	JUNCTION BOX
M	MOTOR (SIZED AS NOTED)
S_F	FRACTIONAL HORSEPOWER MOTOR STARTER
	DISCONNECT SWITCH
	TELECOMMUNICATIONS OUTLET (COMBINATION TELEPHONE & DATA)
	IP VIDEO CAMERA (WALL MOUNTED)
	IP VIDEO CAMERA (CEILING MOUNTED)
1	NOTE TAG (No. INDICATES NOTE)
AFF	ABOVE FINISHED FLOOR
AFG	ABOVE FINISHED GRADE
C	CONDUIT
EM	DENOTES EMERGENCY POWER
GFCI	GROUND FAULT CIRCUIT INTERRUPTER
LED	LIGHT EMITTING DIODE
MCB	MAIN CIRCUIT BREAKER
NEC	NATIONAL ELECTRICAL CODE
NL	NIGHT LIGHT, UNSWITCHED
OFOI	OWNER FURNISHED OWNER INSTALLED
TTB	TELEPHONE TERMINAL BACKBOARD
TYP	TYPICAL
WP	WEATHERPROOF

CODE ANALYSIS

FLOWER/GROW/CLONE/EXTRACTION/CURE ROOMS:
- MANUAL IRRIGATION ONLY VIA POUR OR SPRAY BOTTLE
- NO HOSE BIBBS OR WATER PIPING INSTALLED IN ROOMS
- HUMIDITY LEVEL TARGET IS 40–50% FOR CROP NEEDS

BASED ON PARAMETERS ABOVE, ROOMS HAVE BEEN DESIGNED AS 'DRY'.

LIGHT FIXTURE SCHEDULE

TYPE	LOCATION	MANUFACTURER AND CATALOG NUMBER (OR APPROVED EQUAL)	LUMINAIRE DESCRIPTION	MOUNTING TYPE	MOUNTING HEIGHT	LAMPS	BALLAST/DRIVER	TOTAL INPUT WATTS
A	AS SHOWN	LITHONIA #ZL2N-L48-5000LM-MDD-MVOLT-40K-80CRI-WH	48" LED STRIP LIGHT, FROSTED DIFFUSER, 4000K COLOR OUTPUT AT 80 CRI, WHITE PAINTED FINISH. PROVIDE BSL722 WHERE INDICATED ON PLAN WITH 'EM'.	SURFACE	CEILING	4000K LED 4784LM	120–277V UNIVERSAL VOLTAGE DRIVER	72
B	AS SHOWN	LITHONIA #STL4-48L-EZ1-LP840	1'x4' VOLUMETRIC LED LIGHT, CRESCENT LINEAR FACETED REFRACTOR, WHITE FINISH. PROVIDE EL14L WHERE INDICATED ON PLAN WITH 'EM'.	SURFACE	CEILING	4000K LED 5088LM	120–277V LED DRIVER, 0–10V DIMMING	45.2
C	EXTERIOR	LITHONIA #WSQ LED-1-10A700/40K-SR3-MVOLT-VG-DDBXD	9.375"Hx18"Wx9"D EXTERIOR WALL SCONCE, ALUMINUM HOUSING, ACRYLIC LENS, TYPE III DISTRIBUTION, VANDAL GUARD, DARK BRONZE FINISH.	SURFACE	12'–0" AFG	4000K LED 2029LM	120–277V LED DRIVER	24
X	AS SHOWN	LITHONIA #LHQM-LED-G-HO-RO-SD	THERMOPLASTIC EMERGENCY EXIT SIGN, WHITE HOUSING, GREEN LETTERING, INTEGRAL NICKEL CADMIUM BATTERY, SELF-DIAGNOSTICS, MINUS HEADS.	SURFACE	9'–0" OR CEILING	–	120–277V DRIVER AND BATTERY	4.3
X1	EXTERIOR EGRESS	LITHONIA #ELA-T-QWP-L0309-SD	TWIN EXTERIOR EMERGENCY HEADS, POWERED FROM FIXTURE 'X'.	SURFACE	9'–0"	1.5W LED	N/A	–

NEW PANEL 'A'

MFR/MODEL: SQUARE 'D' TYPE NQ | VOLTS: 120/240V,1PH,3W | ENCLOSURE: NEMA 1 | 225 A

TYPE: PANELBOARD | VOLT-AMPS | MTG: SURFACE

NOTE	CIRC	POLE	AMPS	SERVICE	TYPE	A	B	TYPE	SERVICE	AMPS	POLE	CIRC	NOTE
	1	1	20	FLOWER ROOM 2 RECP	RECP	540	455	LTG	RETAIL/SECURITY/OFFICE LTG	20	1	2	
	3	1	20	FLOWER ROOM 2 RECP	RECP		540	835	LTG	FLOWER RMS/MECH/PROCESS LTG	20	1	4	
	5	1	20	FLOWER ROOM 1 RECP	RECP	540	450	LTG	RESTROOMS RECP/LTG	20	1	6	
	7	1	20	FLOWER ROOM 1 RECP	RECP		540	434	MOTR	EF-1, EF-2	20	1	8	
	9	1	20	RETAIL RECP	RECP	720	2280		MOTR	CU-1 SPLIT UNIT	25	2	10	
	11	1	20	REGISTER	MISC		720	2280	MOTR	^^	25	2	12	
	13	1	20	OFFICE RECP	RECP	720	2280		MOTR	CU-2 SPLIT UNIT	25	2	14	
	15	1	20	TELECOM/CAMERA RECP	RECP		360	2280	MOTR	^^	25	2	16	
	17	1	20	PROCESSING RECP	RECP	900	2280		MOTR	CU-3 SPLIT UNIT	25	2	18	
	19	2	20	GROW LIGHT BALLASTS	LTG		1,000	2280	MOTR	^^	25	2	20	
	21	2	20	^^	LTG	1000	900		MOTR	DH-1	20	1	22	
	23	2	20	GROW LIGHT BALLASTS	LTG		1,000	900	MOTR	DH-2	20	1	24	
	25	2	20	^^	LTG	1000	1800		MOTR	B-1	20	1	26	
	27	2	20	GROW LIGHT BALLASTS	LTG		1,000	185	MOTR	CP-1,-2	15	1	28	
	29	2	20	^^	LTG	1000	230		RECP	GT-1/RECP	20	1	30	
	31	1	20	FLOWER ROOM 2 RECP	RECP		360	2,250	HEAT	WH-1	25	2	32	
	33	1	20	EXTERIOR LTG	LTG	216	2250		HEAT	^^	25	2	34	
	35	2	20	GROW LIGHT BALLASTS	LTG		1,000			SPARE	20	1	36	
	37	2	20	^^	LTG	1000	252		MOTR	HRV-1	15	1	38	
	39	1	20	EXTERIOR RECP	RECP		720	900	MOTR	DH-3	20	1	40	
	41	1	20	TTB RECP	RECP	360	1440		MOTR	WELL PUMP	30	2	42	
	43	1	20	SPARE				1,440	MOTR	^^	30	2	44	
	45	1	20	SPARE						SPARE	20	1	46	
	47	1	20	SPARE						SPARE	20	1	48	
	49	1	20	SPARE						SPACE	-	1	50	
	51	1	20	SPARE						SPACE	-	1	52	
	53	1	-	SPACE						SPACE	-	1	54	
				TOTAL V-A		22,613		21,024		43,637 VA				
				TOTAL AMPS		188		175		182 A				
				A.I.C. RATING: 10,000										

	LTG	RECP	MOTR	LG.MT	MISC	HEAT	TOTAL	AMPS
CONNECTED LOAD IN KVA (THIS PANEL):	9.96	6.53	21.93	1.14	0.72	4.50	43.6 KVA	182 A
TOTAL CONNECTED LOAD IN KVA:	9.96	6.53	21.93	1.14	0.72	4.50	43.6 KVA	182 A
DEMAND LOAD IN KVA:	12.45	6.53	21.93	1.14	0.72	4.50	47.3 KVA	197 A

PANEL NOTES:
a
b
c
d
e

PANEL OPTIONS:
MAIN LUGS ONLY

XREF:

PLOTTING DATE:

907 Architecture, LLC
PO Box 875570, Wasilla, Alaska 99687
PH 907.632.6487 C.O.A. #101114

STATE OF ALASKA 10TH BRIAN ROGAN EE-10594 REGISTERED PROFESSIONAL ENGINEER

HILLTOP PREMIUM GREEN
13856 N. GLENN HWY
SUTTON, ALASKA 99674

CONSTRUCTION DOCUMENTS

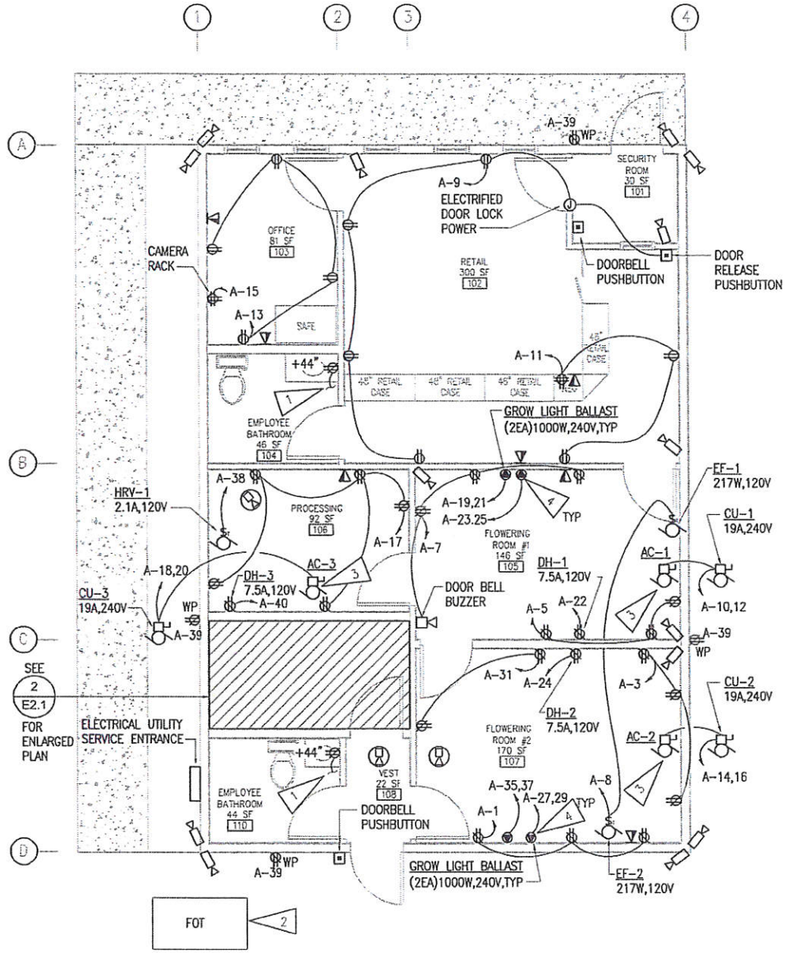
REVISIONS:

DRAWN BY: JAD
CHECKED BY: BR
DATE: 4.28.2017
JOB NUMBER: L7065

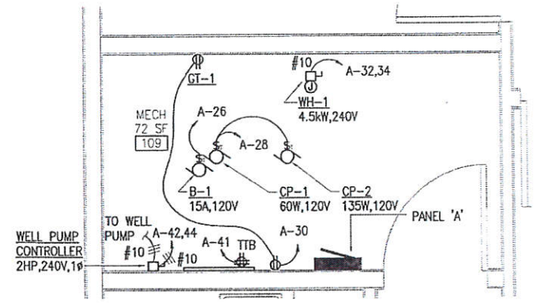
SHEET CONTENTS:
ELECTRICAL LEGEND AND LIGHT FIXTURE SCHEDULE

CATEGORY: E
SHEET: 0.1

RSA Engineering, Inc.
MECHANICAL AND ELECTRICAL CONSULTING ENGINEERS
670 West Fireweed Lane, Suite 101 · Anchorage, AK 99503 · (907) 770-1020
814 East Bogard Road, Suite 101 · Wasilla, AK 99654 · (907) 357-1021
Corporate No.: AECC542



1 POWER/SIGNAL PLAN
1/4" = 1'-0"



2 ENLARGED MECHANICAL ROOM
1/2" = 1'-0"

GENERAL NOTES:

A. CAMERA LOCATIONS SHOWN ARE ROUGH-IN LOCATIONS ONLY. PROVIDE JUNCTION BOX AT LOCATION AND 3/4" CONDUIT BACK TO CAMERA RACK IN OFFICE 103.

B. DEHUMIDIFIER IN PROCESSING AND FLOWERING ROOMS ARE TO BE MOUNTED AT +72".

SHEET NOTES:

1. CONTINUE CIRCUIT TO LINE SIDE OF LIGHT SWITCH. SEE 1/E1.1.
2. PROVIDE GROUNDING FOR FUEL OIL TANK.
3. INDOOR A/C UNIT IS POWERED FROM OUTDOOR CONDENSER. INSTALL PER MANUFACTURER'S INSTALLATION INSTRUCTIONS.
4. COORDINATE LOCATIONS WITH OWNER.

907 Architecture, LLC
PO Box 875570, Wasilla, Alaska 99687
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STATE OF ALASKA BRIAN ROGAN EE-10894 4/28/17 REGISTERED PROFESSIONAL ENGINEER

HILLTOP PREMIUM CANNABIS GREEN
13856 N. GLENN HWY
SUTTON, ALASKA 99674

CONSTRUCTION DOCUMENTS

REVISIONS:

DRAWN BY: JAD
CHECKED BY: BR
DATE: 4.28.2017
JOB NUMBER: L7065

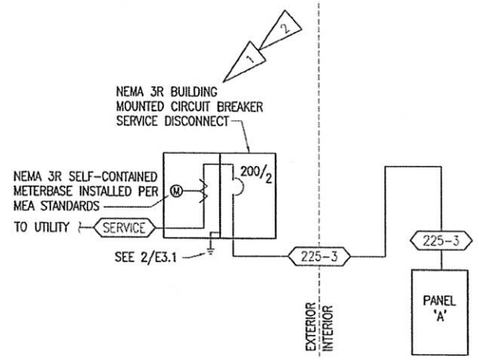
SHEET CONTENTS:
POWER PLAN

CATEGORY: E
SHEET: 2.1

RSA Engineering, Inc.
MECHANICAL AND ELECTRICAL CONSULTING ENGINEERS
(Offices in Wasilla, Alaska and Anchorage, Alaska)
191 East Swanson Ave., Suite 101 Wasilla, AK 99654 (907) 357-1921
Corporate No: AECC542

XREF:

PLOTTING DATE:

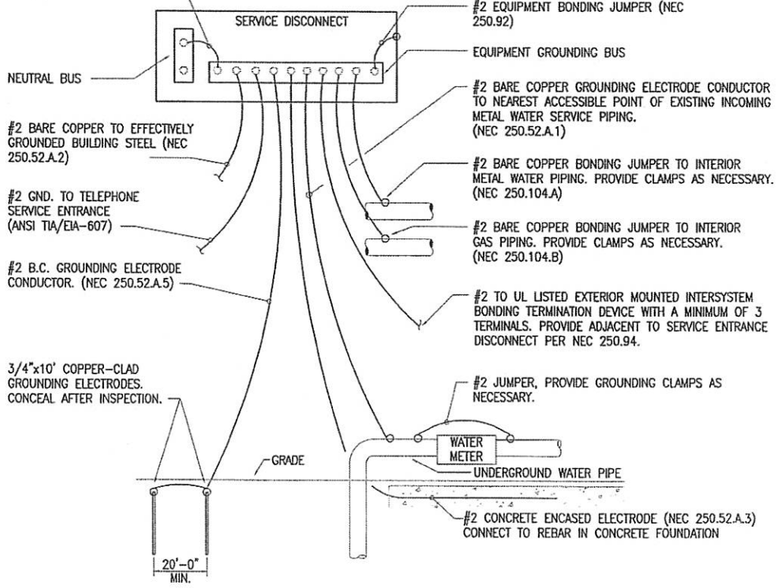


FEEDER SCHEDULE		
FEEDER TAG	COND. AMPACITY	CONDUIT, PHASE CONDUCTORS, NEUTRAL, AND GROUND SIZE (ALL CONDUCTORS SHALL BE COPPER WITH XHHW INSULATION UON)
SERVICE	-	(1) 4" GALVANIZED RIGID STEEL CONDUIT, STUBBED OUT 5' FROM FOUNDATION DOWN 30" BELOW GRADE. UTILITY WILL INSTALL SERVICE CONDUCTORS.
225-3	230	2"C, 3#4/0, 1#6 GND

SHEET NOTES:

1. INSTALL SERVICE EQUIPMENT PER LATEST COPY OF MEA COMMERCIAL HANDBOOK.
2. PROVIDE SIGNAGE INDICATING THE AVAILABLE FAULT CURRENT AND EQUIPMENT RATINGS.

1 POWER ONE-LINE DIAGRAM
NO SCALE



2 GROUNDING DETAIL
NO SCALE

SHORT CIRCUIT CALCULATION SUMMARY

FAULT ANALYSIS WAS PERFORMED USING POINT-TO-POINT METHOD
THE FOLLOWING ARE THE UTILITY CONTRIBUTION AND EQUIPMENT ASSUMPTIONS:

AVAILABLE FAULT CURRENT AT UTILITY XFMR:	INFINITE BUS	
UTILITY TRANSFORMER SIZE:	50	KVA
UTILITY TRANSFORMER IMPEDENCE:	2.00	%
SERVICE LATERAL # PARALLEL RUNS	1	EA.
SERVICE LATERAL SIZE:	#4/0	KCMIL
SERVICE LATERAL LENGTH:	60	FEET
SERVICE LATERAL CONDUIT TYPE:	METALLIC	
TOTAL MOTOR CONTRIBUTIONS:	115 AMPS	
AVAILABLE FAULT CURRENT AT SERVICE DISCONNECT:	7973 A RMS (SYM)	

NOTE: VERIFY THE ABOVE TRANSFORMER RATINGS AND SERVICE LATERAL SIZE/TYPE WITH LOCAL UTILITY PRIOR TO ORDERING EQUIPMENT. ADJUST EQUIPMENT SHORT CIRCUIT RATINGS ACCORDINGLY BASED ON ACTUAL EQUIPMENT INSTALLED BY UTILITY.

XREF:

PLOTTING DATE:

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STATE OF ALASKA — BRIAN HOGAN — EE-12334 — REGISTERED PROFESSIONAL ENGINEER

HILLTOP PREMIUM GREEN
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SUTTON, ALASKA 99674

CONSTRUCTION DOCUMENTS

REVISIONS:

DRAWN BY: JAD
CHECKED BY: BR
DATE: 4.28.2017
JOB NUMBER: L7065

SHEET CONTENTS:
ELECTRICAL DETAILS

CATEGORY: E
SHEET: 3.1

RSA Engineering, Inc.
MECHANICAL AND ELECTRICAL CONSULTING ENGINEERS
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Corporate No.: ASCC542

ELECTRICAL SPECIFICATIONS:

26 05 00 – COMMON WORK RESULTS FOR ELECTRICAL

A. SCOPE OF WORK: FURNISH AND INSTALL ALL MATERIAL AND EQUIPMENT FOR A COMPLETE AND WORKABLE ELECTRICAL SYSTEM AS INDICATED ON THE DRAWINGS AND IN THESE SPECIFICATIONS.

B. STANDARDS, CODES AND REGULATIONS: COMPLY WITH THE LATEST ADOPTED EDITION OF THE NATIONAL ELECTRICAL CODE, INTERNATIONAL BUILDING CODE, AND INTERNATIONAL FIRE CODE INCLUDING ALL STATE AND LOCAL AMENDMENTS TO THESE CODES. COMPLY WITH THE LATEST PUBLISHED VERSION OF THE NECA STANDARD OF INSTALLATION.

C. DRAWINGS: THE DRAWINGS ARE DIAGRAMMATIC, NOT NECESSARILY SHOWING ALL OFFSETS OR EXACT LOCATIONS OF FIXTURES, EQUIPMENT, ETC. UNLESS SPECIFICALLY DIMENSIONED. REVIEW THE DRAWINGS AND SPECIFICATIONS FOR EQUIPMENT FURNISHED BY OTHER CRAFTS BUT INSTALLED IN ACCORDANCE WITH THIS SECTION. BRING QUESTIONABLE OR OBSCURE ITEMS, APPARENT CONFLICTS BETWEEN PLANS AND SPECIFICATIONS, GOVERNING CODES OR UTILITIES REGULATIONS TO THE ATTENTION OF THE ARCHITECT. CODES, ORDINANCES, REGULATIONS, MANUFACTURER'S INSTRUCTIONS OR STANDARDS TAKE PRECEDENCE WHEN THEY ARE MORE STRINGENT OR CONFLICT WITH THE DRAWINGS AND SPECIFICATIONS.

D. RECORD DRAWINGS: MARK UP A CLEAN SET OF DRAWINGS AS THE WORK PROGRESSES TO SHOW THE DIMENSIONED LOCATION AND ROUTING OF ALL ELECTRICAL WORK WHICH WILL BECOME PERMANENTLY CONCEALED. SHOW ROUTING OF WORK IN PERMANENTLY CONCEALED BLIND SPACES WITHIN THE BUILDING. SHOW COMPLETE ROUTING AND SIZING OF ANY SIGNIFICANT REVISIONS TO THE SYSTEMS SHOWN.

E. WORKMANSHIP: INSTALLATION OF ALL WORK SHALL BE MADE SO THAT ITS SEVERAL COMPONENT PARTS SHALL FUNCTION AS A WORKABLE SYSTEM COMPLETE WITH ALL ACCESSORIES NECESSARY FOR ITS OPERATION. ALL MATERIAL AND EQUIPMENT SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS, INSTRUCTIONS AND/OR INSTALLATION DRAWINGS AND IN ACCORDANCE WITH NECA STANDARDS. MATERIALS AND EQUIPMENT SHALL BE NEW AND SHALL CONFORM WITH APPLICABLE INDUSTRY STANDARDS, NEMA STANDARDS AND UNDERWRITERS LABORATORIES STANDARDS WHERE APPLICABLE.

F. SUBMITTALS: PROVIDE MATERIAL AND EQUIPMENT SUBMITTALS CONTAINING A COMPLETE LISTING OF MATERIAL AND EQUIPMENT SHOWN ON THE DRAWINGS. INCLUDE CATALOG NUMBERS, WIRING DIAGRAMS, ROUGH-IN DIMENSIONS AND PERFORMANCE DATA FOR ALL MATERIAL AND EQUIPMENT. SUBMITTALS SHALL BE IN ELECTRONIC .PDF FORMAT, SEPARATE FROM WORK FURNISHED UNDER OTHER DIVISIONS. INDEX AND CLEARLY IDENTIFY ALL MATERIAL AND EQUIPMENT BY ITEM, NAME OR DESIGNATION USED ON THE DRAWINGS. SUBMITTAL REVIEW IS FOR GENERAL DESIGN AND ARRANGEMENT ONLY AND DOES NOT RELIEVE THE CONTRACTOR FROM ANY REQUIREMENTS OF THE CONTRACT DOCUMENTS. THE SUBMITTALS ARE NOT CHECKED FOR QUANTITY, DIMENSION, OR FOR PROPER OPERATION. WHERE DEVIATIONS OF A SUBSTITUTE PRODUCT OR SYSTEM PERFORMANCE HAVE NOT BEEN SPECIFICALLY NOTED IN THE SUBMITTAL BY THE CONTRACTOR, PROVISIONS OF A COMPLETE AND SATISFACTORY WORKING INSTALLATION IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR.

G. OPERATION AND MAINTENANCE MANUALS: PROVIDE OPERATION AND MAINTENANCE MANUALS FOR TRAINING OF THE OWNER'S PERSONNEL. DESCRIBE THE PROCEDURES NECESSARY TO OPERATE THE SYSTEM INCLUDING START-UP, OPERATION, EMERGENCY OPERATION AND SHUTDOWN. PROVIDE INSTRUCTIONS AND A SCHEDULE OF PREVENTIVE MAINTENANCE IN TABULAR FROM FOR ALL ROUTINE CLEANING, INSPECTION AND LUBRICATION WITH RECOMMENDED LUBRICANTS. PROVIDE INSTRUCTIONS FOR MINOR REPAIR OR ADJUSTMENTS REQUIRED FOR PREVENTIVE MAINTENANCE ROUTINES. PROVIDE MANUFACTURER'S DESCRIPTIVE LITERATURE INCLUDING APPROVED SHOP DRAWINGS COVERING DEVICES USED IN ANY CONTRACTOR-PROVIDED EQUIPMENT OR SYSTEMS WITH ILLUSTRATION, EXPLODED VIEWS, ETC.

H. WARRANTY: THE CONTRACTOR SHALL GUARANTEE ALL WORK EXECUTED UNDER THIS CONTRACT TO BE FREE FROM DEFECTS IN MATERIALS AND WORKMANSHIP FOR A PERIOD OF ONE YEAR FROM BENEFICIAL OCCUPANCY. ANY FAULTY MATERIALS OR WORKMANSHIP SHALL BE REPAIRED OR REPLACED TO THE SATISFACTION OF THE OWNER DURING THE GUARANTEE PERIOD.

I. PERMITS: SECURE AND PAY FOR ALL FEES, PERMITS, ETC. REQUIRED BY LOCAL AND STATE AGENCIES. COSTS FOR THE LINE EXTENSION TO THE METER ARE PAID FOR BY THE OWNER.

J. REFERENCE SYMBOLS: THE ELECTRICAL "LEGEND" ON THE DRAWINGS IS A STANDARDIZED VERSION, AND ALL SYMBOLS SHOWN MAY NOT BE USED. USE THE "LEGEND" AS A REFERENCE FOR THE SYMBOLS USED ON THE DRAWINGS.

K. PENETRATION OF FIRE BARRIERS: ALL ELECTRICAL PENETRATIONS THROUGH FIRE RATED BARRIERS SHALL BE SEALED IN ACCORDANCE WITH NEC ARTICLE 300.21 AND THE FOLLOWING:

1. ALL HOLES OR VOIDS CREATED TO EXTEND ELECTRICAL SYSTEMS THROUGH FIRE RATED FLOORS, WALLS OR CEILING SHALL BE SEALED WITH AN ASBESTOS-FREE INTUMESCENT FIRE STOPPING MATERIAL CAPABLE OF EXPANDING 8 TO 10 TIMES WHEN EXPOSED TO TEMPERATURES 250 DEGREES F OR HIGHER.
2. MATERIALS SHALL BE SUITABLE FOR THE FIRE STOPPING OF PENETRATIONS MADE BY STEEL, GLASS, PLASTIC AND SHALL BE CAPABLE OF MAINTAINING AN EFFECTIVE BARRIER AGAINST FLAME, SMOKE AND GASES IN COMPLIANCE WITH THE REQUIREMENTS OF ASTM E814, UL 1479 AND THE UL FIRE RESISTANCE DIRECTORY REQUIREMENTS FOR THROUGH-PENETRATION FIRESTOP DEVICES (XHCR).
3. THE RATING OF THE FIRE STOPS SHALL BE THE SAME AS THE TIME-RATED FLOOR, WALL OR CEILING ASSEMBLY.
4. INSTALL FIRE STOPPING MATERIALS IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS.
5. UNLESS PROTECTED FROM POSSIBLE LOADING OR TRAFFIC, INSTALL FIRE STOPPING MATERIALS IN FLOORS HAVING VOID OPENINGS OF FOUR (4) INCHES OR MORE TO SUPPORT THE SAME FLOOR LOAD REQUIREMENTS AS THE SURROUNDING FLOOR."

26 05 19 – WIRE AND CABLE

A. SUBMITTALS: NONE REQUIRED FOR THIS SECTION.

B. MATERIALS:

1. ALL CONDUCTORS SHALL BE COPPER WITH 600V TYPE XHHW, THWN, THW OR THHN INSULATION. MINIMUM BRANCH CIRCUIT CONDUCTOR SIZE SHALL BE #12 AWG. MINIMUM CONTROL CIRCUIT CONDUCTOR SIZE SHALL BE #18 AWG.
2. TYPE MC CABLE: SOLID COPPER CONDUCTOR, 600 VOLT THERMOPLASTIC INSULATION, RATED 90° C, INSULATED GREEN GROUNDING CONDUCTOR, AND GALVANIZED STEEL ARMOR OVER MYLAR.

C. INSTALLATION:

1. COLOR CODE WIRES BY LINE OR PHASE. COLOR CODE THE 120/240V CONDUCTORS BLACK, RED, AND WHITE.
2. DO NOT SHARE NEUTRAL CONDUCTORS. PROVIDE A DEDICATED NEUTRAL CONDUCTOR FOR EACH BRANCH CIRCUIT THAT REQUIRES A NEUTRAL.
3. USE PROPERLY SIZED INSULATED SPRING WIRE CONNECTORS WITH PLASTIC CAPS FOR ALL CONDUCTORS #8 AWG AND SMALLER. TERMINATE #6 AWG AND LARGER CONDUCTORS WITH CRIMP OR COMPRESSION TYPE CONNECTORS INSTALLED WITH TOOL RECOMMENDED BY CONNECTION MANUFACTURER AND INSULATE WITH PROPERLY SIZED 600 VOLT RATED HEAT SHRINK TUBING.
4. INSTALLATION SCHEDULE: BUILDING WIRE IN RACEWAYS AT ALL LOCATIONS UNLESS OTHERWISE NOTED. PROVIDE XHHW-2 FOR FEEDERS AND IN EXTERIOR LOCATIONS. TYPE MC CABLE MAY BE USED FOR BRANCH CIRCUIT WIRING IN DRY, INTERIOR LOCATIONS OTHER THAN HOMERUNS. HOMERUNS SHALL BE BUILDING WIRE IN RACEWAY. METAL CLAD CABLE USED FOR BRANCH CIRCUIT WIRING FROM A LIGHT SWITCH OR LIGHTING CONTROL STATION TO THE LIGHT FIXTURE SHALL INCLUDE A SPARE CONDUCTOR FOR FUTURE USE.

26 05 26 – GROUNDING AND BONDING

A. SUBMITTALS: NONE REQUIRED FOR THIS SECTION.

B. MATERIAL: SOLID GROUND RODS: COPPER-ENCASED STEEL, 3/4 INCH DIAMETER, MINIMUM LENGTH 10 FEET.

C. INSTALLATION:

1. PROVIDE A SEPARATE, INSULATED EQUIPMENT GROUNDING CONDUCTOR IN ALL BRANCH CIRCUITS AND FEEDERS. TERMINATE EACH END ON A GROUNDING LUG, BUS, OR BUSHING.
2. MECHANICAL CONNECTORS: NON-REVERSIBLE CRIMP TYPE LUGS ONLY. USE FACTORY MADE COMPRESSION LUG FOR ALL TERMINATIONS. FOR TELECOMMUNICATION SYSTEMS USE COPPER, COPPER ALLOY, OR TIN-PLATED COPPER, NON-REVERSIBLE LONG BARREL CRIMP TYPE BOLT LUGS WITH TWO BOLT TONGUES FOR #6 AWG OR LARGER CONDUCTORS. CRIMP TYPE ONE HOLE FOR CONDUCTORS SMALLER THAN #6 AWG.
3. BOND TOGETHER SYSTEM NEUTRALS, SERVICE EQUIPMENT ENCLOSURES, EXPOSED NON-CURRENT CARRYING METAL PARTS OF ELECTRICAL EQUIPMENT, METAL RACEWAY SYSTEMS, GROUNDING CONDUCTOR IN RACEWAYS AND CABLES, RECEPTACLE GROUND CONNECTORS, AND PLUMBING AND FUEL SYSTEMS.

26 05 29 – HANGERS AND SUPPORTS FOR ELECTRICAL SYSTEMS

A. SUBMITTALS: NONE REQUIRED FOR THIS SECTION.

B. MATERIAL: SUPPORT CHANNEL SHALL BE GALVANIZED OR PAINTED STEEL. HARDWARE SHALL BE CORROSION RESISTANT.

C. INSTALLATION: EQUIPMENT WEIGHING MORE THAN 50 POUNDS SHALL BE ADEQUATELY ANCHORED TO THE BUILDING STRUCTURE TO RESIST LATERAL EARTHQUAKE FORCES. INSTALLATION OF EQUIPMENT SHALL BE IN ACCORDANCE WITH THE SEISMIC STRUCTURAL ENGINEER'S DRAWINGS AND DETAILED IN ACCORDANCE WITH SEISMIC GUIDELINES.

26 05 33 – RACEWAY AND BOXES FOR ELECTRICAL SYSTEMS

A. SUBMITTALS: NONE REQUIRED FOR THIS SECTION.

B. MATERIALS:

1. RIGID STEEL CONDUIT: ANSI C80.1. FITTINGS AND CONDUIT BODIES: ANSI/NEMA FB 1; THREADED TYPE WITH INSULATED THROAT BUSHINGS, MATERIAL TO MATCH CONDUIT.
2. INTERMEDIATE METAL CONDUIT (IMC): GALVANIZED STEEL. FITTINGS AND CONDUIT BODIES: ANSI/NEMA FB 1; USE FITTINGS AND CONDUIT BODIES SPECIFIED ABOVE FOR RIGID STEEL CONDUIT.
3. ELECTRICAL METALLIC TUBING CONDUIT (EMT): ANSI C80.3. GALVANIZED TUBING. FITTINGS AND CONDUIT BODIES: ANSI/NEMA FB 1; STEEL OR MALLEABLE IRON, COMPRESSION TYPE OR SET SCREW FITTINGS WITH INSULATED THROAT BUSHINGS. DIE-CAST FITTINGS ARE NOT ACCEPTABLE.
4. FLEXIBLE METAL CONDUIT: FS WW-C-566; STEEL, FULL WALL OR REDUCED WALL THICKNESS. FITTINGS AND CONDUIT BODIES: ANSI/NEMA FB 1; STEEL OR MALLEABLE IRON WITH INSULATED THROAT BUSHINGS. DIE CAST FITTINGS ARE NOT ACCEPTABLE.
5. LIQUIDTIGHT FLEXIBLE CONDUIT: FLEXIBLE METAL CONDUIT WITH PVC JACKET. FITTINGS AND CONDUIT BODIES: ANSI/NEMA FB 1; STEEL OR MALLEABLE IRON WITH INSULATED THROAT BUSHINGS. DIE CAST FITTINGS ARE NOT ACCEPTABLE.
6. RIGID NONMETALLIC CONDUIT: NEMA TC 2; SCHEDULE 40 PVC, RATED FOR 90° C CABLE.
7. PROVIDE GALVANIZED OR CADMIUM PLATED, ONE PIECE PRESSED STEEL OUTLET BOXES 4 INCH SQUARE OR OCTAGONAL, 1-1/2 INCHES DEEP MINIMUM SIZE FOR USE IN INTERIOR AREAS.
8. FOR TELECOMMUNICATIONS SYSTEMS, OUTLET BOXES SHALL BE 4-11/16 INCHES SQUARE, 2-1/4 INCHES DEEP MINIMUM.
9. PROVIDE CAST ALUMINUM OR FERALLOY TYPE BOXES WITH GASKETED COVER, THREADED HUBS AND NEMA 3R RATING FOR USE IN EXTERIOR OR WET LOCATIONS.

C. INSTALLATION:

1. INSTALL CONDUIT FOR ALL SYSTEMS UNLESS OTHERWISE NOTED, 1/2 INCH MINIMUM SIZE, EXCEPT CONDUIT FOR SPECIAL SYSTEMS SHALL BE 1" MINIMUM. IN SLAB ABOVE GRADE, EXPOSED OUTDOOR LOCATIONS, WET INTERIOR LOCATIONS, SHALL BE RIGID STEEL CONDUIT OR INTERMEDIATE METAL CONDUIT. BELOW SLAB MAY BE NON-METALLIC PVC CONDUIT.
2. EXPOSED DRY INTERIOR LOCATIONS SHALL BE RIGID STEEL CONDUIT OR INTERMEDIATE METAL CONDUIT. ELECTRICAL METALLIC TUBING MAY BE USED EXPOSED WHEN INSTALLED ON THE CEILING, A MINIMUM OF TEN FEET ABOVE THE FLOOR OR WHERE NOT SUBJECT TO PHYSICAL DAMAGE. EMT MAY ALSO BE USED FOR CONCEALED, DRY, INTERIOR LOCATIONS.
3. MOTOR AND EQUIPMENT CONNECTIONS SHALL BE SHORT EXTENSIONS OF FLEXIBLE METAL CONDUIT TO ALLOW FOR VIBRATION. LIQUIDTIGHT FLEXIBLE CONDUIT AND FITTINGS SHALL BE USED FOR THESE CONNECTIONS IN DAMP OR WET LOCATIONS.
4. PAINT ALL EXPOSED CONDUIT TO MATCH SURFACE TO WHICH IT IS ATTACHED OR CROSSES. CLEAN GREASY OR DIRTY CONDUIT PRIOR TO PAINTING IN ACCORDANCE WITH PAINT MANUFACTURER'S INSTRUCTIONS.
5. ALL CONDUIT FOR THE TELECOMMUNICATIONS DISTRIBUTION SYSTEM SHALL BE INSTALLED WITH NO MORE THAN THREE 90-DEGREE BENDS BETWEEN PULLBOXES. PULL BOXES SHALL NOT BE USED IN LIEU OF CONDUIT BENDS. CONDULETS (LB FITTINGS) SHALL NOT BE INSTALLED IN ANY TELECOMMUNICATIONS RACEWAY.
6. PROVIDE OUTLET BOXES AS SHOWN ON THE DRAWINGS, AND AS REQUIRED FOR SPLICES, TAPS, WIRE PULLING, EQUIPMENT CONNECTIONS, DEVICE INSTALLATION AND CODE COMPLIANCE.
7. DO NOT INSTALL BOXES BACK-TO-BACK IN WALLS. PROVIDE A MINIMUM 6 INCH SEPARATION FOR MINIMUM SOUND TRANSMISSION.
8. USE MULTIPLE-GANG BOXES WHERE MORE THAN ONE DEVICE ARE MOUNTED TOGETHER; DO NOT USE SECTIONAL BOXES.
9. SUPPORT BOXES INDEPENDENTLY OF CONDUIT.
10. COORDINATE MOUNTING HEIGHTS AND LOCATIONS OF OUTLETS MOUNTED ABOVE COUNTERS, BENCHES AND BACKSPLASHES.

26 05 53 – IDENTIFICATION FOR ELECTRICAL SYSTEMS

A. SUBMITTALS: NONE REQUIRED FOR THIS SECTION.

B. MATERIALS:

1. NAMEPLATES: ENGRAVED THREE-LAYER LAMINATED PLASTIC, WHITE LETTERS ON A BLACK BACKGROUND. NAMEPLATES SHALL BE PROVIDED TO IDENTIFY ALL ELECTRICAL DISTRIBUTION AND CONTROL EQUIPMENT AND LOADS SERVED.
2. TAPE LABELS: ADHESIVE TAPE LABELS, WITH 3/16 INCH BOLD BLACK LETTERS ON CLEAR BACKGROUND MADE USING DYMO RHINOPRO 5000 OR EQUAL LABEL PRINTER.
3. WIRE AND CABLE MARKERS: CLOTH MARKERS, SPLIT SLEEVE OR TUBING TYPE.

C. INSTALLATION:

1. GEAR: PROVIDE ENGRAVED THREE-LAYER LAMINATED PLASTIC NAMEPLATES WITH WHITE LETTERS ON A BLACK BACKGROUND TO IDENTIFY ALL ELECTRICAL DISTRIBUTION, CONTROL EQUIPMENT, LOADS SERVED, AND LOW-VOLTAGE SYSTEM PANELS.
2. JUNCTION BOXES: MARK ALL CIRCUIT NUMBERS OF WIRING ON ALL JUNCTION BOXES WITH SHEET STEEL COVERS. MARK WITH INDELIBLE BLACK MARKER. ON EXPOSED JUNCTION BOXES IN PUBLIC AREAS, MARK ON INSIDE OF COVER. MARK ALL OTHER SPECIAL SYSTEM JUNCTION BOXES WITH SHEET STEEL COVERS.
3. WIRE IDENTIFICATION: PROVIDE WIRE MARKERS ON EACH CONDUCTOR IN PANELBOARD GUTTERS, PULL BOXES, OUTLET AND JUNCTION BOXES, AND AT LOAD CONNECTION. MARKERS SHALL BE LOCATED WITHIN ONE INCH OF EACH CABLE END, EXCEPT AT PANELBOARDS, WHERE MARKERS FOR BRANCH CIRCUIT CONDUCTORS SHALL BE VISIBLE WITHOUT REMOVING PANEL DEADFRONT.
4. DEVICE PLATES: LABEL EACH RECEPTACLE DEVICE PLATE OR POINT OF CONNECTION DENOTING THE PANELBOARD NAME AND CIRCUIT NUMBER. INSTALL LABEL ON THE TOP OF EACH PLATE.

26 09 23 – LIGHTING CONTROL DEVICES

A. SUBMITTALS: SUBMIT PRODUCT DATA FOR APPROVAL.

B. MATERIALS:

1. MANUFACTURERS: WATTSTOPPER, SENSOR SWITCH, HUBBELL OR EQUAL.
2. OCCUPANCY SENSOR WALL SWITCH: UL LISTED, DUAL TECHNOLOGY (PIR/ULTRASONIC OR MICROPHONICS), SELF-LEARNING, PROGRAMMABLE TIME SETTINGS, ADJUSTABLE SENSITIVITY, SUITABLE FOR INSTALLATION IN A SINGLE GANG BOX, LINE VOLTAGE OR LOW VOLTAGE, WHITE FINISH, 600W MINIMUM RATING WHERE NOTED ON PLANS.
3. EXTERIOR PHOTOCELLS: PROVIDE DUSK-TO-DAWN LIGHTING CONTROL WITH A DELAY ACTION. FULLY ENCLOSED WEATHERPROOF HOUSING, SONIC-WELDED POLYCARBONATE CASE AND LENS TO SEAL OUT MOISTURE, RATED FOR MOUNTING ON BUILDING EXTERIOR AND -40°F TEMPERATURE OPERATION.

C. INSTALLATION:

1. INSTALL WALL OCCUPANCY SENSOR SWITCHES 48 INCHES ABOVE FLOOR.
2. FIELD ADJUST OCCUPANCY SENSORS FOR PROPER OPERATION IN THE SPACE. PROVIDE MASKING ON INFRARED LENS TO RESTRICT FIELD OF VIEW IF NECESSARY TO PREVENT UNWANTED SWITCHING FROM ADJACENT SPACES SUCH AS HALLWAYS.
3. PROVIDE ALL PROGRAMMING AS REQUIRED TO CONNECT AND OPERATE ALL CONNECTED FIXTURES.
4. FIELD LOCATE PHOTOCELL FOR PROPER OPERATION AND ADJUST TO TURN FIXTURES ON AT DUSK AND OFF AT DAWN.

26 24 16 – PANELBOARDS

A. SUBMITTALS: SUBMIT PRODUCT DATA FOR APPROVAL.

B. MATERIAL:

1. MANUFACTURERS: SQUARE D, GE, EATON, OR EQUAL.
2. PROVIDE DEAD-FRONT CIRCUIT BREAKER PANELBOARDS WITH BUS SIZE, SHORT CIRCUIT RATING, NUMBER AND SIZE OF BRANCH CIRCUITS AS SHOWN ON THE DRAWINGS. BUSSING SHALL BE COPPER. CABINETS SHALL BE 6 INCHES DEEP BY 20 INCHES WIDE MINIMUM. PROVIDE WITH SURFACE FRONTS, WITH CONCEALED TRIM CLAMPS, CONCEALED HINGE AND FLUSHLOCK. FINISH IN MANUFACTURER'S STANDARD GRAY ENAMEL. MOLDED CASE CIRCUIT BREAKERS SHALL BE BOLT-ON THERMAL MAGNETIC TRIP TYPE WITH COMMON TRIP HANDLE FOR ALL POLES.

C. INSTALLATION:

1. INSTALL PANELBOARDS PLUMB WITH TOP OF CABINET 6'-6" ABOVE FINISHED FLOOR UNLESS OTHERWISE NOTED ON THE DRAWINGS.
2. PROVIDE TYPED CIRCUIT DIRECTORIES FOR EACH PANELBOARD
3. ALL PANELBOARDS SHALL HAVE SIGNAGE FOR ARC HAZARD INSTALLED. THE MARKING SHALL BE LOCATED TO BE CLEARLY VISIBLE TO QUALIFIED PERSONNEL BEFORE EXAMINATION, ADJUSTMENT, SERVICING OR MAINTENANCE OF THE EQUIPMENT. AT A MINIMUM THE 3-LINE SIGNAGE SHALL STATE THE FOLLOWING: WARNING – ARC FLASH AND SHOCK HAZARD – APPROPRIATE PPE REQUIRED.

26 27 26 – WIRING DEVICES

A. SUBMITTALS: SUBMIT PRODUCT DATA FOR APPROVAL.

B. MATERIALS:

1. WALL SWITCHES: SWITCHES FOR LIGHTING CIRCUITS SHALL BE NEMA WD1 AC GENERAL USE SNAP SWITCH WITH TOGGLE HANDLE, RATED 20 AMPERES AND 120-277 VOLTS AC. HANDLE: WHITE NYLON.
2. RECEPTACLES: CONVENIENCE AND STRAIGHT BLADE RECEPTACLES SHALL BE NEMA TYPE 5-20R, WHITE NYLON FACE. SPECIFIC USE RECEPTACLES SHALL BE NEMA WD1 OR WD5; AS REQUIRED TO MATCH LOAD SERVED, BLACK PHENOLIC FACE. GFCI RECEPTACLES SHALL BE 20A, DUPLEX CONVENIENCE RECEPTACLE WITH INTEGRAL CLASS 'A' GROUND FAULT CURRENT INTERRUPTER AND LOCKOUT FEATURE. WEATHER-RESISTANT RECEPTACLES SHALL BE LISTED TO THE WEATHER-RESISTANT SUPPLEMENT OF UL 498 AND COMPLY WITH THE REQUIREMENTS OF NEC 406.9.
3. WALL PLATES: DECORATIVE COVER PLATES IN FINISHED AREAS SHALL BE 430 OR 302 STAINLESS STEEL. WEATHERPROOF COVER PLATES SHALL BE GASKETED STAINLESS STEEL WITH HINGED GASKETED DEVICE COVERS. DEVICE PLATES FOR WET LOCATION RECEPTACLES SHALL BE "IN USE" TYPE. PROVIDE 1/2 INCH RAISED, SQUARE, GALVANIZED OR CADMIUM PLATED, PRESSED STEEL COVER PLATE SUPPORTING DEVICES INDEPENDENT OF THE OUTLET BOX FOR ALL EXPOSED WORK.

C. INSTALLATION:

1. UNLESS OTHERWISE NOTED ON THE DRAWINGS, INSTALL RECEPTACLES 18 INCHES ABOVE FINISH FLOOR, 4 INCHES ABOVE COUNTERS AND BACKSPLASHES WITH GROUNDING POLE ON BOTTOM. UNLESS OTHERWISE NOTED DIMENSIONS ARE TO CENTERLINE OF OUTLET.
2. INSTALL WALL SWITCHES 48 INCHES ABOVE FLOOR, OFF POSITION DOWN.
3. INSTALL GALVANIZED STEEL PLATES ON OUTLET BOXES AND JUNCTION BOXES IN UNFINISHED AREAS, ABOVE ACCESSIBLE CEILINGS, AND ON SURFACE-MOUNTED OUTLETS.

26 28 19 – ENCLOSED SWITCHES

A. SUBMITTALS: SUBMIT PRODUCT DATA FOR APPROVAL.

B. MATERIALS:

1. MANUFACTURERS: SQUARE D, GE, EATON, OR EQUAL
2. NONFUSIBLE SWITCH ASSEMBLIES: NEMA KS 1; TYPE HD; QUICK-MAKE, QUICK-BREAK, HEAVY-DUTY LOAD INTERRUPTER ENCLOSED KNIFE SWITCH WITH EXTERNALLY OPERABLE HANDLE INTERLOCKED TO PREVENT OPENING FRONT COVER WITH SWITCH IN ON POSITION. HANDLE LOCKABLE IN OFF POSITION. ENCLOSURE SHALL BE NEMA KS 1; TYPE 1 OR 4 AS INDICATED ON DRAWINGS.

C. INSTALLATION:

1. INSTALL DISCONNECT SWITCHES IN ACCORDANCE WITH THE MANUFACTURER'S INSTALLATION INSTRUCTIONS. FIELD LOCATE FINAL LOCATION OF DISCONNECTS TO ALLOW READY ACCESS AND NEC 110.26 WORKING CLEARANCES WHERE APPLICABLE.
2. ALL DISCONNECTS SHALL HAVE SIGNAGE FOR ARC HAZARD INSTALLED. THE MARKING SHALL BE LOCATED TO BE CLEARLY VISIBLE TO QUALIFIED PERSONNEL BEFORE EXAMINATION, ADJUSTMENT, SERVICING OR MAINTENANCE OF THE EQUIPMENT. AT A MINIMUM THE 3-LINE SIGNAGE SHALL STATE THE FOLLOWING: WARNING – ARC FLASH AND SHOCK HAZARD – APPROPRIATE PPE REQUIRED.

26 29 13 – ENCLOSED CONTROLLERS

A. SUBMITTALS: SUBMIT PRODUCT DATA FOR APPROVAL.

B. MATERIALS:

1. MANUFACTURERS: SQUARE D, GE, EATON, OR EQUAL
2. MANUAL AND FRACTIONAL MOTOR STARTERS: NEMA ICS 2, AC GENERAL PURPOSE CLASS A, MANUALLY OPERATED UNIT WITH NUMBER OF POLES AS REQUIRED BY THE LOAD SERVED, FULL-VOLTAGE CONTROLLER FOR FRACTIONAL HORSEPOWER INDUCTION MOTORS, WITH THERMAL OVERLOAD UNIT, RED PILOT LIGHT, AND TOGGLE OPERATOR.
3. MAGNETIC MOTOR STARTERS: NEMA ICS 2; AC GENERAL-PURPOSE CLASS A, FULL VOLTAGE STARTING, NON-REVERSING TYPE MAGNETIC CONTROLLER FOR INDUCTION MOTORS RATED IN HORSEPOWER. PROVIDE BI-METAL THERMAL OVERLOAD RELAY. COMBINE MOTOR STARTERS IN COMMON ENCLOSURE WITH MOTOR CIRCUIT PROTECTOR THAT HAS INTEGRAL INSTANTANEOUS MAGNETIC TRIP IN EACH POLE. INCLUDE TWO FIELD CONVERTIBLE CONTACTS IN ADDITION TO SEAL-IN CONTACT, RED LED LIGHT, AND HAND/OFF/AUTO SELECTOR SWITCH IN FRONT COVER.

C. INSTALLATION:

1. SELECT AND INSTALL HEATER ELEMENTS IN MOTOR STARTERS TO MATCH INSTALLED MOTOR CHARACTERISTICS.
2. FIELD ADJUST THE TRIP SETTINGS OF ALL MOTOR STARTER MAGNETIC TRIP ONLY CIRCUIT BREAKERS TO APPROXIMATELY 11 TIMES MOTOR FULL LOAD CURRENT. DETERMINE FULL LOAD CURRENT FROM MOTOR NAMEPLATE FOLLOWING INSTALLATION.
3. AFTER FINAL CONNECTIONS ARE MADE, CHECK AND CORRECT THE ROTATION OF ALL MOTORS.
4. MOTOR STARTING EQUIPMENT SHALL BE LISTED FOR USE AND PROPERLY SIZED FOR OPERATION WITH THE MOTORS SPECIFIED BY MECHANICAL.

26 50 00 – LIGHTING FIXTURES

A. SUBMITTALS: SUBMIT PRODUCT DATA FOR APPROVAL.

B. MATERIALS:

1. LUMINAIRES: PROVIDE AND INSTALL ALL LIGHTING EQUIPMENT OR APPROVED EQUAL AS SHOWN ON THE DRAWINGS AND DESCRIBED IN THE "FIXTURE SCHEDULE". PROVIDE LIGHTING EQUIPMENT COMPLETE, WIRED, ASSEMBLED, WITH PROPER FLANGES, MOUNTING SUPPORTS, HARDWARE, ETC.
2. LED DRIVERS: PROVIDE UL LISTED POWER SUPPLY AS RECOMMENDED BY THE LED FIXTURE MANUFACTURER FOR OPERATION OF THE SPECIFIED LED LAMPS. POWER SUPPLY SHALL BE INTEGRAL TO THE LUMINAIRE UNLESS OTHERWISE NOTED ON THE PLANS. POWER SUPPLY SHALL OPERATE AT THE SUPPLY VOLTAGE INDICATED ON THE PLANS AND SHALL BE LISTED FOR STARTING AND OPERATING THE LAMPS AT 75F AVERAGE INDOOR TEMPERATURE AND -20F WHERE INSTALLED OUTDOORS.
3. LED LAMPS: UNLESS OTHERWISE SCHEDULED ON THE PLANS, PROVIDE NOMINAL 4000 K, WITH MINIMUM 75CRI AND A MINIMUM L70 LAMP LIFE OF 50,000 HOURS.
4. LED EMERGENCY DRIVERS: UL LISTED, FACTORY INSTALLED, SELF-CONTAINED EMERGENCY POWER SUPPLY AS RECOMMENDED BY THE LUMINAIRE MANUFACTURER, WITH MINIMUM WATTAGE, VOLTAGE AND AMPERE RATINGS SUITABLE OF AUTOMATICALLY OPERATING THE SPECIFIED FIXTURE AT 90 MINUTES UNDER LOSS OF UTILITY POWER. 120/277V INPUT.

C. INSTALLATION:

1. INSTALL RECESSED LUMINAIRES TO PERMIT REMOVAL FROM BELOW. USE PLASTER FRAMES IN HARD CEILINGS.
2. PROVIDE LUMINAIRE DISCONNECTING MEANS IN BALLAST/DRIVER CHANNEL OF EACH LIGHT FIXTURE. WHERE THE LUMINAIRE IS FED FROM A MULTI-WIRE BRANCH CIRCUIT, PROVIDE MULTI-POLE DISCONNECT TO SIMULTANEOUSLY BREAK ALL SUPPLY CONDUCTORS TO THE BALLAST, INCLUDING THE GROUNDED CONDUCTOR.
3. AIM ALL LUMINAIRES AND EMERGENCY LIGHTING UNITS THAT HAVE ADJUSTABLE LAMPS OR LENSES.
4. TEST OPERATION OF ALL EMERGENCY LIGHTS BY SIMULATING A POWER OUTAGE FOR 90 MINUTES. CONFIRM THAT ALL EMERGENCY LIGHTING IS OPERATIONAL AND MEETS THE REQUIREMENTS OF NEC 700.12(A). CORRECT ALL DEFICIENCIES PRIOR TO SUBSTANTIAL COMPLETION.

XREF:

PLOTTING DATE:

RSA Engineering, Inc.
MECHANICAL AND ELECTRICAL CONSULTING ENGINEERS
(907) 561-2999 FAX (907) 561-2900 (907) 276-2999
191 East Swanson Ave., Suite 101 Wasilla, AK 99654 (907) 357-1521
Corporate Reg: AECC342

Architecture LLC
PO Box 875570, Wasilla, Alaska 99687
PH 907.632.6487 C.O.A. #101114

STATE OF ALASKA
BRIAN MORGAN
EE-10594
REGISTERED PROFESSIONAL ENGINEER

HILLTOP PREMIUM GREEN
13856 N. GLENN HWY
SUTTON, ALASKA 99674

CONSTRUCTION DOCUMENTS

REVISIONS:

DRAWN BY: JAD
CHECKED BY: BR
DATE: 4.28.2017
JOB NUMBER: L7065

SHEET CONTENTS:
ELECTRICAL SPECIFICATIONS

CATEGORY: E
SHEET: 4.1

ELECTRICAL SPECIFICATIONS, CONTINUED:

27 10 00 – STRUCTURED CABLING

A. SUBMITTALS: SUBMIT PRODUCT DATA FOR APPROVAL.

B. MATERIALS:

1. TELECOMMUNICATIONS BACKBOARD – BACKBOARD SHALL BE .75" THICK ACX PLYWOOD, 4'X4'. PROVIDE CABLE MANAGEMENT RINGS AND CABLE SUPPORT STRAPS FOR ALL CABLES ROUTED ON BACKBOARD. PROVIDE SIEMON #S66B3-50 OR APPROVED EQUAL 50-PAIR TYPE 66 BLOCK WITH #S20A CABLE MANAGEMENT FOR CROSS-CONNECT WITH INCOMING TELEPHONE UTILITY CABLE. PROVIDE ORTRONICS #OR-30200145 OR APPROVED EQUAL WALL-MOUNTED TYPE 110 WIRING BLOCK WITH 100-PAIR CAPACITY AND STANDOFF LEGS FOR CROSS-CONNECT OF INTRA-BUILDING TELEPHONE BACKBONE CABLES. PROVIDE CHATSWORTH #40153-012 OR APPROVED EQUAL WALL-MOUNTED, SOLID COPPER, 12 INCH BY 4 INCH BY .25 INCH THICK BUSBAR WITH TWO INSULATORS AND STANDOFF BRACKETS ON BACKBOARD.

C. INSTALLATION:

1. UNLESS OTHERWISE NOTED, ALL CONDUITS TO BE ROUTED FROM THE TELECOMMUNICATIONS JACK JUNCTION BOX TO THE SPACE ABOVE THE ACCESSIBLE CEILING AND IN CONDUIT THROUGH INACCESSIBLE AREAS TO THE TELECOMMUNICATION BACKBOARD LOCATION. TELECOMMUNICATIONS CONDUITS SHALL BE ROUTED A MINIMUM OF 5 INCHES FROM POWER LINES 2 KVA OR LESS, 12 INCHES FROM FLUORESCENT OR HID BALLASTS, 36 INCHES FROM POWER LINES 5 KVA OR GREATER, 40 INCHES FROM TRANSFORMERS AND MOTORS.

33 71 13 – ELECTRICAL UTILITY SERVICES

A. SUMMARY: THIS SECTION INCLUDES EQUIPMENT AND COORDINATION WITH LOCAL UTILITY TO OBTAIN PERMANENT ELECTRICAL SERVICE FOR THE FACILITY. THIS WILL INVOLVE COORDINATING WITH THE UTILITY TO INSTALL A NEW UNDERGROUND LINE TO FEED THE FACILITY. SEE POWER ONE-LINE DIAGRAM FOR SERVICE SIZE AND CONFIGURATION.

B. SUBMITTALS: SUBMIT PRODUCT DATA FOR APPROVAL.

C. MATERIALS:

1. METER/MAIN: COMBINATION NEMA 3R METERBASE/MAIN DISCONNECT WITH RATINGS AS INDICATED ON THE PLANS
2. METER: FURNISHED AND INSTALLED BY THE UTILITY COMPANY.

D. INSTALLATION:

1. MAKE ARRANGEMENTS WITH UTILITY COMPANY TO OBTAIN PERMANENT ELECTRIC SERVICE TO THE PROJECT.
2. METER SOCKETS SHALL BE INSTALLED WITH THE CENTERLINE OF THE SOCKET OPENING NO MORE THAN 72 INCHES AND NO LESS THAN 60 INCHES ABOVE FINISHED GRADE. THE METER SOCKET SHALL BE INSTALLED WITH A MINIMUM 10 INCHES OF SIDE CLEARANCE TO EACH SIDE OF THE SOCKET.
3. INSTALL PERMANENT LABEL AT SERVICE EQUIPMENT INDICATING THE MAXIMUM AVAILABLE FAULT CURRENT PER NEC 110.24.
4. ALL SERVICE ENTRANCE EQUIPMENT SHALL HAVE SIGNAGE FOR ARC HAZARD INSTALLED. THE MARKING SHALL BE LOCATED TO BE CLEARLY VISIBLE TO QUALIFIED PERSONNEL BEFORE EXAMINATION, ADJUSTMENT, SERVICING OR MAINTENANCE OF THE EQUIPMENT. AT A MINIMUM THE 3-LINE SIGNAGE SHALL STATE THE FOLLOWING: WARNING – ARC FLASH AND SHOCK HAZARD – APPROPRIATE PPE REQUIRED.

907 Architecture, LLC
PO Box 875570, Wasilla, Alaska 99687
PH 907.632.6487
C.O.A. #101114

STATE OF ALASKA 19TH BRIAN REGNIER EE-16976 REGISTERED PROFESSIONAL ENGINEER

HILLTOP PREMIUM GREEN
13856 N. GLENN HWY
SUTTON, ALASKA 99674

CONSTRUCTION DOCUMENTS

REVISIONS:

DRAWN BY: JAD
CHECKED BY: BR
DATE: 4.28.2017
JOB NUMBER: L7065

SHEET CONTENTS:
ELECTRICAL SPECIFICATIONS

CATEGORY	SHEET
E	4.2

RSA Engineering, Inc.
MECHANICAL AND ELECTRICAL CONSULTING ENGINEERS
2725 Rocky Pointe Rd., Suite 200 Anchorage, AK 99503 (907) 522-1953
191 East Swanson Ave., Suite 101 Wasilla, AK 99654 (907) 357-1521
Corporate Filing #AECC542

PLOTTING DATE:
XREF:

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INTRODUCTION FOR PUBLIC HEARING

QUASI-JUDICIAL

Resolution No. 17-31

Alaska Horticultural Arts
Marijuana Cultivation Facility CUP
7978 W. Scarlet Circle

(Page 145 - 168)

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

Matanuska - Susitna Borough
Development Services

MAY 19 2017

Received

CONDITIONAL USE PERMIT FOR MARIJUANA RELATED FACILITIES – MSB 17.60

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

Application fee must be attached:
____ $1,000 for Marijuana Retail Facility
_✓_ $1,000 for Marijuana Cultivation Facility

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

Required Attachments for a Marijuana Cultivation Facility:
_✓_ Wastewater and Waste Material Disposal Plan – 17.60.160 (A)
_✓_ Odor Mitigation and Ventilation Plan – 17.60.160 (B)
_✓_ Hazardous Chemicals Information – 17.60.160 (C)
_✓_ Security plan – 17.60.160 (D)

Required Attachments for Both Retail and Cultivation Facilities:
____ Documentation demonstrating full compliance with applicable fire code – 17.60.150 (D) (2)

Subject Property: Township:_____, Range:_____, Section:_____, Meridian:_____
MSB Tax ID# 4122000L003
SUBDIVISION: Jolene BLOCK(S): _____, LOT(S): 3
STREET ADDRESS: 7978 W. Scarlet Cir
FACILITY / BUSINESS NAME: Alaska Horticultural Arts, LLC

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
Bradley Johnson
Mailing: 7362 W. Parks Hwy #667
Wasilla, AK 99623
Phone: Hm_____ Fax_____
Wk_____ Cell (907) 240-2087
E-mail kirgavike@gmail.com

Name of Agent / Contact for application
Garrett Smith
Mailing: 2469 Maritime Loop
Anchorage, AK 99515
Phone: Hm 350-6847 Fax_____
Wk_____ Cell (907) 350-6847
E-mail yessmith@yahoo.com

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

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

In order to grant a conditional use permit under MSB 17.60, the Planning Commission must find that each of the following requirements have been met. Explain the following in detail:	**Attached**
Is the conditional use compatible with and will it preserve or not materially detract from the value, character and integrity of the surrounding area?	✓
Will the granting of the conditional use permit be harmful to the public health, safety, convenience and welfare?	✓
Are sufficient setbacks, lot area, buffers and other safeguards being provided?	✓
Does the conditional use fulfill all other requirements of MSB Chapter 17.60 pertaining to the conditional use in this section?	✓
Describe measures taken to prevent any potential negative effect upon other properties in the area due to such factors as noise and odor.	✓
Describe measures taken to reduce negative effects upon adjacent properties by: • Increased property line and right-of-way buffers • Planted berms and landscaping • Site and building design features which contribute to the character of the surrounding area	✓
Describe how this use is compatible with the character of the surrounding area.	✓
Current status of State License application process – 17.60.150 (D) (1)	✓

17.60.170 Standards for Marijuana Retail Facilities:	Attached
Describe how the subject parcel is appropriate for the proposed conditional use. Include information detailing: • The proximity of the proposed use to existing businesses; • The proximity of parcels developed with residential uses; • Whether the roads associated with the proposed use have been, or will be, appropriate for commercial use; and • Proposed hours of operations.	
Provide information showing minimum parking standards have been met as required by MSB 17.60.170 (B) and (C).	

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

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

MSB Tax account #(s) 4122000L003 and, I hereby apply for approval of a conditional use permit to operate a marijuana related facility on the property as described in this application.

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

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

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

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

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

Signature: Property Owner	Bradley Johnson	5-18-2017
	Printed Name	Date
Signature: Agent	Garrett Smith	5-18-2017
	Printed Name	Date

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ALASKA HORTICULTURAL ARTS

Matanuska - Susitna Borough
Development Services

JUN 19 2017

Received

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

Our facility has a setback of 100' on all sides, the closest public pedestrian right of way is 521'. 327.4' to the closest residential property.

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

Alaska Horticultural Arts will not attract a lot of attention at our location. No signs, no public access without appointment to accommodate AMCO officials and local law enforcement agencies. Our waste water management plan follows all local and state regulations.

Cameras

A video surveillance and camera recording system will be installed by Cardoso Integrated Security to provide constant recording in and around the Standard marijuana cultivation facility. All cameras will be placed at appropriate angles, in fixed positions, at heights that will provide a clear, unobstructed view of the regular activity without a sight blockage from any lighting hoods, fixtures, or other equipment, in order to allow for clear and certain identification of any person and activity in the area at all times.

Locked and Secured Areas

Our video surveillance will operate 24 hours a day, 7 days a week, 365 days a year. We will keep our surveillance system recordings for 40 days in accordance with the state of Alaska unless video is necessary to retain. The video surveillance system will only be accessed by certain employees, law enforcement officials, board representatives, or an agent of the board. The video surveillance system would be password protected.

Loitering

Any possibility of loitering is reduced by the location of the facility. There is limited public access to the facility, as it is located on private property which is gated and fenced. There is no business-rated reason for any uninvited member of the public to stand around or wait near the licensed premises. Even though loitering is not expected to be an issue, the licensee or an authorized employee will perform routine but unscheduled patrols of the property for loiterers. Loiterers will be asked to leave the premises and local law enforcement will be notified if loitering persists. The exterior of the facility and other areas of the property, such as along the fencing and gate, will have Private Property/No Trespassing signs posted and Authorized Personnel Only signs on all exterior doors to the licensed premises.

ALASKA HORTICULTURAL ARTS

Advertising-

No advertising will be used at our establishment.

Restricted access areas-

- Video Surveillance
  A video surveillance and camera recording system will be installed by Cardoso Integrated Security (CIS) to provide constant recording in and around the standard marijuana cultivation facility. Both the interior and the exterior of each entrance into the facility will be under surveillance by video cameras. Cameras will be placed within 20 feet of each entrance to the licensed premises so as to produce a clear and adequate view to identify any individual at the facility. Additionally, any area where marijuana is grown, cured, dried, trimmed, package, or where marijuana waste is rendered unusable and destroyed, will be under video surveillance.

  All cameras will be placed at appropriate angles, in fixed positions, at heights that will provide a clear, unobstructed view of the regular activity without a sight blockage from any lighting hoods, fixtures, or other equipment, in order to allow for the clear and certain identification of any person and activity in the area at all times.

- Locked doors
  All of our doors will be locked and only authorized employees who have marijuana handler permits will be allowed in restricted areas.

- Signage
  No signs will be posted on the establishment that indicate the business name or the type of business.
  A sign alerting visitors to restricted access at the establishment will be placed at the entrance.

- ID cards
  All employees will be issues ID cards.

- Motion Sensors

  Tamper monitored contacts will be mounted on all exterior doors and windows. In addition, interior motion detectors will be mounted within the premise to ensure further security. After completion of the closing procedures, the alarm system will be activated to the away mode. If any of the sensors are breached, the audible siren sets off the central monitoring station which alerts the licensee and dispatches the local law enforcement agency.

ALASKA HORTICULTURAL ARTS

- Unescorted members of the public

  Facility is located on private property which is gated, fenced, with dogs roaming around the property. Any unwanted visitors would be asked to leave the premises and if they do not comply, local law enforcement would be called.

  Facility would be monitored and remain locked to the outside public.

  No unescorted members of the public will be allowed.

- Visitors

  Visitors will be required to provide a valid photo identification to assess age and eligibility to enter the facility.

  Visitors will be escorted and supervised by the licensee or an authorized employee at all times.

  No more than five (5) visitors will be allowed at a time.

  Visitors must sign into a Visitor Log sheet prior to entering and must sign out when they leave the facility.

  Visitors will be required to read and sign a Visitor Agreement to abide by visitation rules regarding sanitation, security, and access.

- Parking

  Our facility has 8 parking spots, which would more than accommodate the five visitor rule set by the State. Dimensions for our parking lot are 65ft by 10ft. Note: our parking lot is designed not to have any obstructions per our camera placement.

Are sufficient setbacks, lot area, buffers and other safeguards being provided?
Yes, our facility is at least 100' feet from the nearest lot line and 291.3' feet from the nearest public pedestrian right of way.

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

Yes

ALASKA HORTICULTURAL ARTS

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

Our facility sits on 13 acres and all equipment is designed to run quietly with little noise, all equipment and growing will take place inside. We will follow all state and federal law requirements for safety.

Odor Control/Ventilation

Odors leaving the building will be controlled by the use of exhaust fans equipped with carbon filters specifically designed for this purpose. When exhausting it will create negative pressure in the building to ensure all air leaving the building passes through these filters.

The closest residence is 327' away. See attached google earth diagram.

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

See attached site/building plans.

Alaska Horticultural Arts site plan - structures:

7974 – House – 2 story 3,000 sqft

Alaska Horticultural Arts – 7978 3,200 sqft to be used for cultivation.

7980 – 2,400 sqft – Empty

Structure 1 – 1,800sqft – Storage

Structure 2 – 2,400 sqft – Storage

Structure 3 – 80 sqft – Chicken coup

Structure 4 - 80 sqft – Pigeon coup

Sturcture 5 – 100 sqft – Temporary structure

Currently there are no plans for future structures.

ALASKA HORTICULTURAL ARTS

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

The surrounding area is made up of large plots of land, non-governed residential homes surrounded by trees, fields and mountains. Our large warehouse type building will be compatible with the character of the surrounding area with no distraction as the facility is not viewable to the public.

Operating Plan to Comply with 17.60160 (A)-(D)

Wastewater and waste material disposal plan

Plants will be pre-watered from a reservoir via plastic irrigation tubing, then finished by hand to ensure little run-off. Very little waste water will result since each plant will be getting only the proper amount. Any run-off will be collected in a holding tank to be used on outdoor lawn and garden when weather permits.

All plant waste will be dried, accumulated, and weighted. Prior to disposal the MCB will be notified through METRC and a three (3) day waiting period will start. The waste will be ground and mixed with and equal amount of compost. Mixing will be done in a restricted access area in view of security cameras. We will document disposal using METRC (tracking system)

Non-plant waste will be disposed at the landfill. Solid waste free of marijuana will be consolidated into bags and placed in the trash collection bin for disposal at the Palmer Wasilla Landfill via Big Lake Transfer Station.

Solid waste containing marijuana will be ground up and mixed with an equal amount of compostable materials to render it unusable and disposed at the Palmer Wasilla Landfill via Big Lake Transfer Station.

Wastewater generated by the facility will be collected and accumulated into a storage tank.

Accumulated wastewater will be used for watering lawn and garden areas on the property when weather conditions call for natural infiltration.

When weather conditions do not allow for on-site beneficial use, the wastewater will be removed and transported by a Municipality-approved septic pumper for disposal.

Odor Control

Odors leaving the building will be controlled by the use of exhaust fans equipped with carbon filters specifically designed for this purpose. When exhausting it will create negative pressure in the building to ensure all air leaving the building passes through these filters.

ALASKA HORTICULTURAL ARTS

The closest residence is 325' away. See attached google earth diagram

As previously noted.

Hazardous Chemical Information

We will not use any hazardous chemicals to include pesticides or herbicides. All fertilizers will be stored per the manufacture's recommendations and shall comply with all state, federal laws and local laws.

Security Plan

Facility is located on private property which is gated, fenced, with dogs roaming around the property. Any unwanted visitors would be asked to leave the premises and if they do not comply, local law enforcement would be called.

Fence:

Chain link fence: 450 LF

Electrical fence: 180 LF

Facility would be monitored and remain locked to the outside public.

Exterior lighting is installed to provide illumination that allows the exterior video surveillance cameras to record video during periods of low light and darkness.

The positioning and adequacy of the lighting for surveillance cameras will be evaluated in coordination with the security system monitoring company Cardoso Integrated Security and adjustments will be made upon their recommendation.

A central station monitored DSC cellular alarm system will be installed by Cardoso Integrated Security. This system has back-up battery power, two-way voice response, and audible siren which will be active at the facility at all times.

Should a security breach occur, an alarm signal will be received by the central monitoring station who will alert the licensee and dispatch the local law enforcement agency.

Tamper monitored contacts will be mounted on all exterior doors and windows. In addition, interior motion detectors will be mounted within the premise to ensure further security. After completion of the closing procedures, the alarm system will be activated to the away mode. If any of the sensors are breached, the audible siren sets off the central monitoring station which alerts the licensee and dispatches the local law enforcement agency.

Diversion Prevention

The transportation of marijuana to testing, manufacturing, or retail establishments will be performed by the licensee using his vehicle or by a security contractor.

ALASKA HORTICULTURAL ARTS

The marijuana will be secured in a locked metal compartment which is located inside the vehicle and is bolted to the vehicle chassis. The compartment doors will have a heavy-duty hasp with will be fitted with a padlock.

The marijuana in the locked container will be held by the transporter at all times until delivery at the receiving licensed facility.

The receiving establishment will sign for the marijuana product and a confirmation would be sent to the cultivation facility.

Current status of State License application process

Application submitted to the State and we have received.

Current status of State Fire Marshal

Application has been submitted to the division of fire and life safety.

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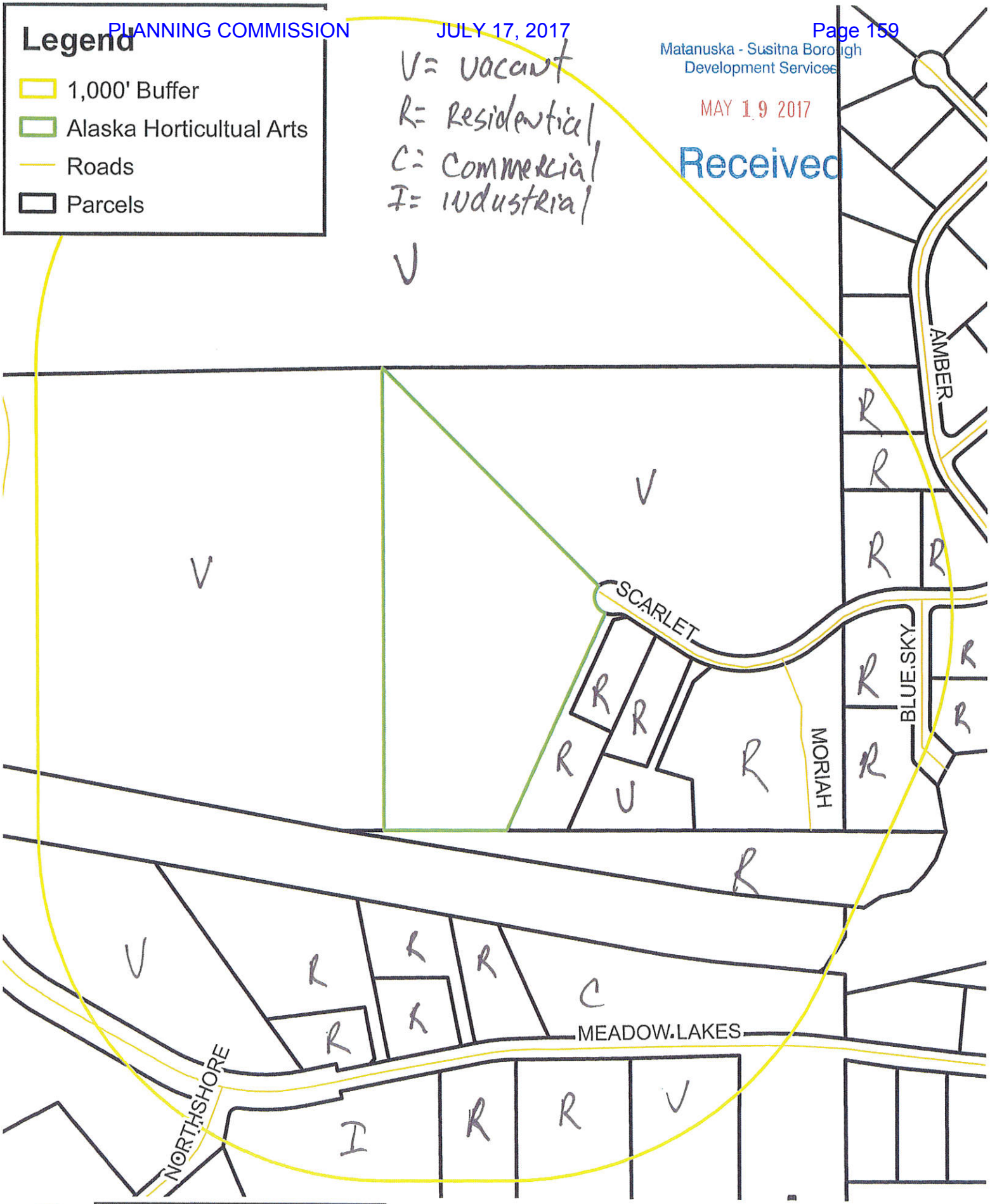
Matanuska - Susitna Borough
Development Services

MAY 19 2017

Received

V= Vacant
R= Residential
C= Commercial
I= Industrial



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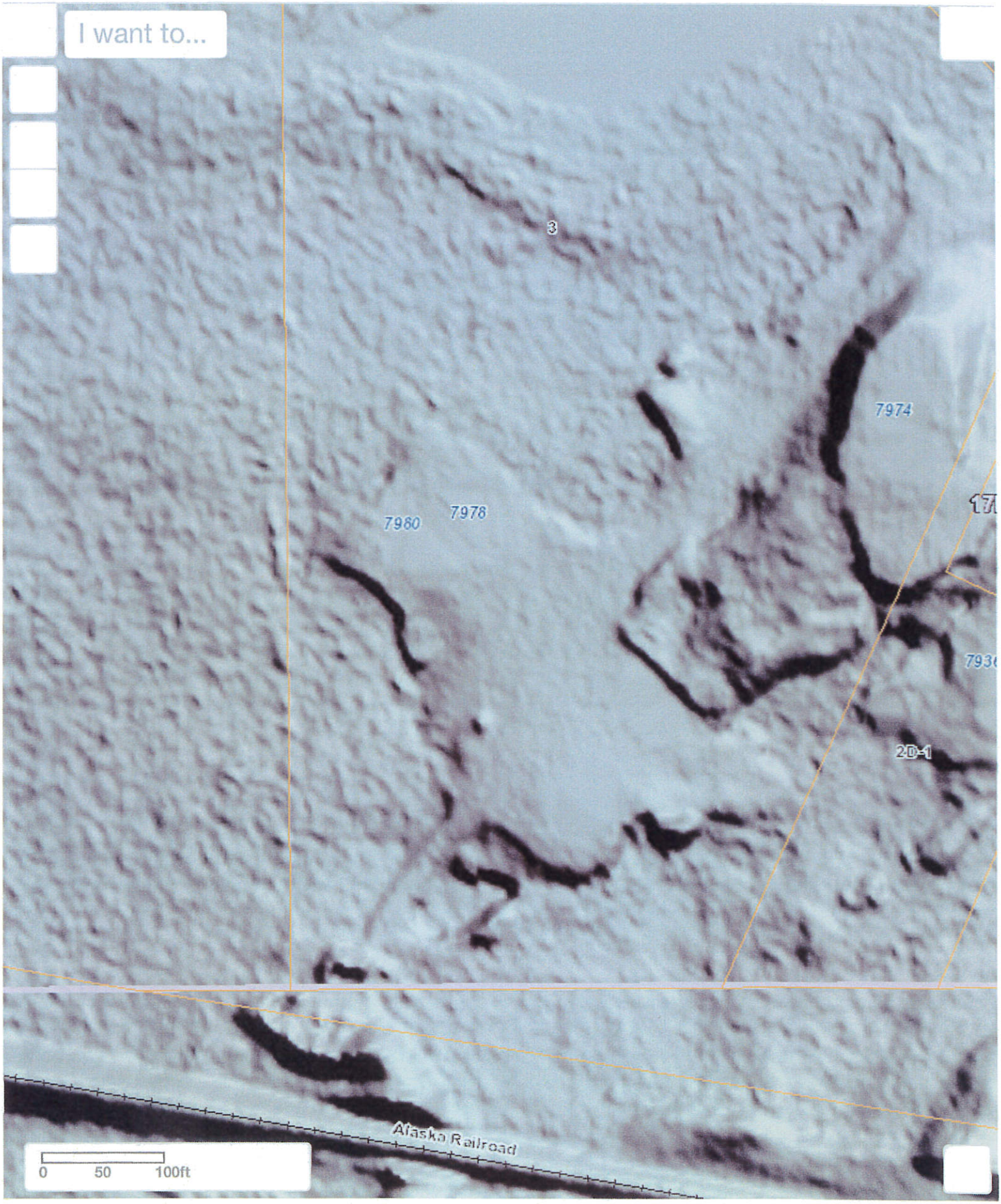
1 inch = 350 feet

0 350 700 Feet

N

Google earth

feet 100
meters 40


I want to...
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7974
7960
7978
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Alaska Railroad
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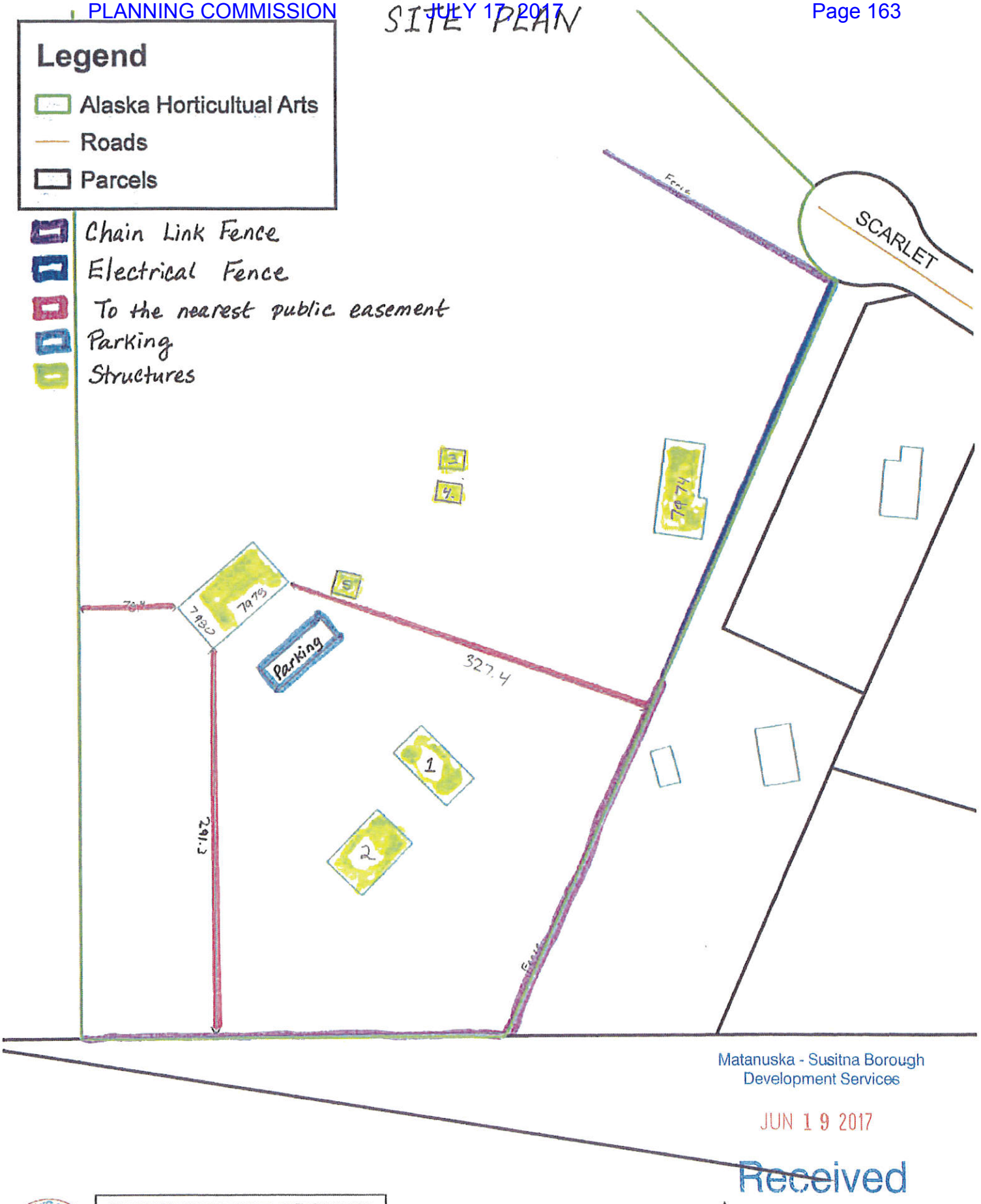
SITE PLAN


Legend
Alaska Horticultual Arts
Roads
Parcels
Chain Link Fence
Electrical Fence
To the nearest public easement
Parking
Structures
SCARLET
Fence
3
4
7974
5
7975
7980
Parking
327.4
1
2
291.3
Fence
Matanuska - Susitna Borough
Development Services
JUN 19 2017
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1 inch = 100 feet
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1 inch = 100 feet

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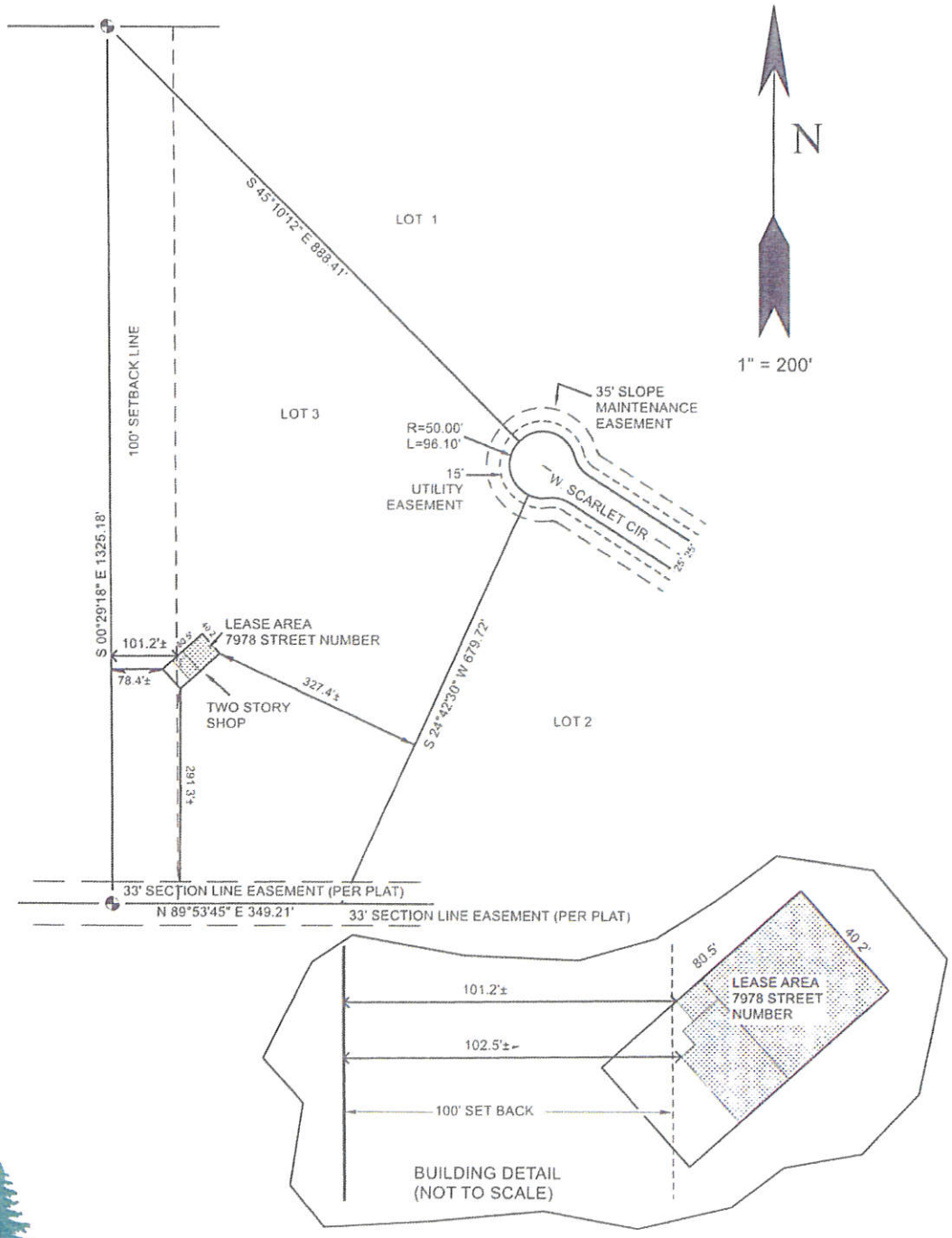

NOTES
1. SEE PLAT NOTES IF APPLICABLE

DENALI NORTH 847 W. Evergreen Ave. Palmer, Alaska 99645
Phone (907) 745-1110

I HEREBY CERTIFY THAT I HAVE SURVEYED THE FOLLOWING DESCRIBED PROPERTY LOT 3 JOLENE SUBD. PLAT NO. 93-13

PALMER RECORDING DISTRICT, AND THERE ARE NO ENCROACHMENTS VISIBLE AT THE TIME OF THIS SURVEY. EXCEPT AS INDICATED.
DATED THIS 6TH DAY OF JUNE 20 17 AT PALMER, ALASKA
IT IS THE RESPONSIBILITY OF THE OWNERS OR BUILDERS TO DETERMINE THE EXISTENCE OF ANY EASEMENTS, COVENANTS OR RESTRICTIONS WHICH DO NOT APPEAR ON THE RECORDED SUBDIVISION PLAT. UNDER NO CIRCUMSTANCES SHOULD ANY DATA HEREON BE USED FOR CONSTRUCTION OR ESTABLISHING BOUNDARY OR FENCE LINES THIS IS NOT A LOT CORNER SURVEY

STATE OF ALASKA
WAYNE N. WHALEY
LS-9325
REGISTERED PROFESSIONAL LAND SURVEYOR

LEGEND
FOUND MONUMENT

JOB NO 17-234		CLIENT		FIELD BOOK/PG(S) 290/48	
SCALE 200 Ft/In	PLOT PLAN	ASBUILT X	MAP	DRAWN HW	CKD WW

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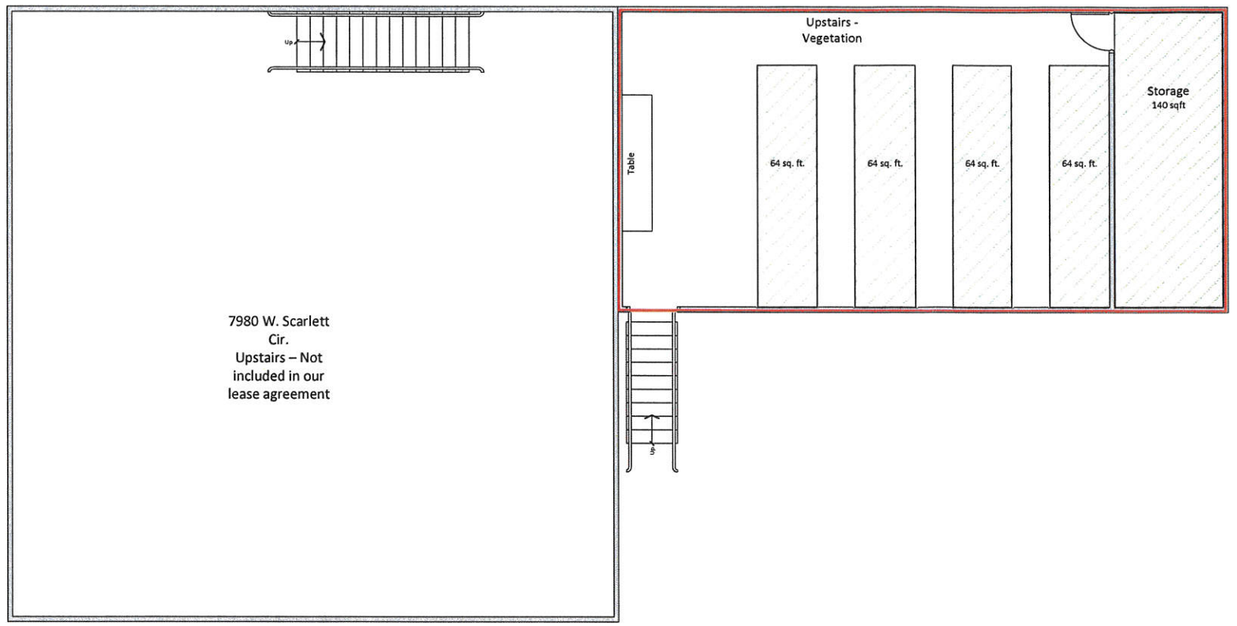

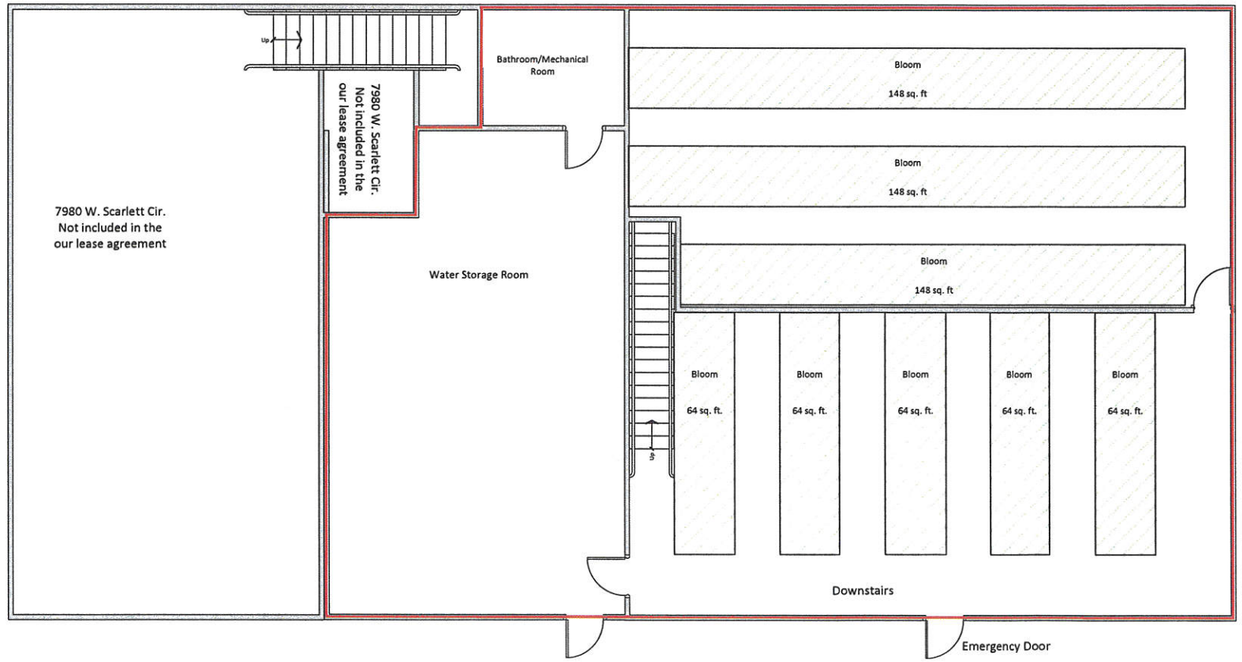

Licensed Premises

1" = 10'

ALASKA
HORTICULTURAL
ARTS

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INTRODUCTION FOR PUBLIC HEARING

LEGISLATIVE

Resolution No. 17-32

Additional Amendments
To Title 43 Subdivisions

(Page 169 - 240)

INTRODUCTION FOR PUBLIC HEARING

MATANUSKA-SUSITNA BOROUGH
Planning and Land Use Department
350 East Dahlia Avenue • Palmer, AK 99645
Phone (907) 861-7833 • Fax (907) 861-7876
www.matsugov.us • planning@matsugov.us

MEMORANDUM

MEMO DATE: June 29, 2017

PUBLIC HEARING DATE: July 31, 2017

TO: Planning Commissioners
Platting Board Members

FROM: Eileen Probasco, Planning Director
Fred Wagner, Platting Officer

RE: **Resolution 17-32**. Recommending further amendments to MSB Title 43 Subdivisions, concerning substantial items previously approved by PC Resolution 17-01, which was adopted on March 6, 2017; and

Ordinance 17-033. An ordinance amending MSB Title 43 Subdivisions, to Address Substantial Items Outlined in the Planning Department Staff Memorandum Dated March 1, 2013.

At their meeting of June 6, 2017 the Assembly postponed action on Ordinance 17-033, and requested a joint meeting of the planning commission and the platting board to resolve differences in suggested changes to Title 43, to be completed by August 31.

Staff has included a copy of Approved PC Resolution 17-01 and the attachment, containing highlighted areas in which the commission adopted additional changes, which were not recommended by the platting board. Based on the direction from the assembly, the new PC Resolution 17-32 and the discussion at the public hearing will be focused only on those items that are different between the Platting Board recommendations, and the Planning Commission recommendations, highlighted in yellow.

Staff recommends the two boards meet on these differences, and the Planning Commission adopt a Resolution 17-32, reflecting the results of the discussion.

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By: Fred Wagner
Introduced: February 6, 2017
Public Hearing: March 6, 2017
Action: Approved

MATANUSKA-SUSITNA BOROUGH
PLANNING COMMISSION RESOLUTION NO. 17-01

A RESOLUTION OF THE MATANUSKA-SUSITNA BOROUGH PLANNING COMMISSION RECOMMENDING ASSEMBLY APPROVAL OF PROPOSED AMENDMENTS TO TITLE 43, SUBDIVISIONS, TO ADDRESS SUBSTANTIAL ITEMS OUTLINED IN THE PLANNING DEPARTMENT STAFF MEMORANDUM DATED MARCH 1, 2013.

WHEREAS, on April 17, 2012 the Borough Assembly approved Ordinance 12-072, repealing MSB Title 27 and adopting MSB Title 43, Subdivisions. At the time of adoption, the assembly requested that staff work with the code for a period of time and bring any suggested changes back to the assembly for consideration; and

WHEREAS, on March 1, 2013, Platting Division staff prepared a report summarizing their review and breaking down proposed amendments into four areas: housekeeping, procedural, inconsistencies, and substantial; and

WHEREAS, amendments have been adopted dealing with housekeeping, procedural changes and inconsistencies in the report; and

WHEREAS, the platting board has been working with platting staff to address the substantial items outlined in the report; and

WHEREAS, on August 18, 2016 the platting board held a public hearing and adopted Resolution 16-54 recommending planning commission and assembly approval of an ordinance addressing

SUBSTANTIAL ITEMS outlined in the planning department staff memorandum dated March 1, 2013.

NOW, THEREFORE, BE IT RESOLVED, that the Matanuska-Susitna Borough Planning Commission hereby recommends the assembly adopt an ordinance addressing SUBSTANTIAL ITEMS as outlined in the planning department staff memorandum dated March 1, 2013

ADOPTED by the Matanuska-Susitna Borough Planning Commission this 6th day of March, 2017.

Colleen Vague
COLLEEN VAGUE, Chair

ATTEST

MARY BRODIGAN, Planning Clerk

(SEAL)

YES: Vague, Anderson, Healy, and Rauchenstein

NO:

MATANUSKA-SUSITNA BOROUGH
ORDINANCE SERIAL NO.

AN ORDINANCE OF THE MATANUSKA-SUSITNA BOROUGH ASSEMBLY AMENDING MSB 43, SUBDIVISIONS.

BE IT ENACTED:

Section 1. Classification. This ordinance is of a general and permanent nature and shall become a part of the Borough Code.

Section 2. Amendment of subsection. MSB 43.05.015(B), Purpose and Scope, is hereby amended as follows:

[(A) THIS TITLE IS TO PROMOTE THE COMMON GOOD AND WELFARE WITH REGARD TO PLATTING OF SUBDIVISIONS. THIS TITLE ESTABLISHES CONSISTENT MINIMUM GUIDELINES FOR THE REGULATION OF THE SUBDIVISION AND PLATTING OF LANDS WITHIN THE BOROUGH IN ACCORDANCE WITH STATE STATUTES.]

(A) The purposes of this title are:

(1) to implement the Borough's areawide platting power under AS 29.40.070.

(2) To promote and protect the public health, safety and welfare; to provide for the proper arrangement of roads and streets in relation to existing or proposed roads and streets; to provide for adequate, useful and convenient open spaces; to

#1

provide for the efficient movement of vehicular, pedestrian and other modes of transportation; to assure adequate and properly placed utilities; to provide access for firefighting apparatus; to provide recreation, light and air, and to avoid population congestion, to facilitate the orderly and efficient layout and use of the land.

#1 (continued)

(B) The following list of documents are to be incorporated within MSB Title 43 as if fully set forth in this title:

(1) BLM manual of survey instructions;

(2) platting procedures pamphlet; [AND]

(3) Subdivision Construction Manual[.]**;**

(4) MSB Title 11;

(5) MSB Title 15; and

(6) MSB Title 17.

#2

(C) Each manual, excepting for the BLM manual of survey instructions, may be modified by the platting board subject to review by the planning commission and adoption by the assembly.

Section 3. Amendment of subsection. MSB 43.10.060(A), Platting Authority Procedure, is hereby amended as follows:

(A) The platting board shall act on an application for preliminary plat, variance, public use

easement, plat note amendment, **elimination or modification of platted utility, drainage, sanitation, slope, snow storage, buffer, and screening easements,** or vacation of public interest only after holding a public hearing on the application. The platting board shall hear applications for vacations at the hearing on the preliminary plat to which they pertain if an application for plat approval has been filed or is required. The platting board shall consider any preliminary or final plat affected by the vacation of public interest.

Section 4. Amendment of section. MSB 43.15.005, General Administration, is hereby amended as follows:

(A) The platting board shall act upon applications for preliminary plats, variances, public use easements, plat note amendments, **elimination or modification of platted utility, drainage, sanitation, slope, snow storage, buffer, and screening easements,** and vacations of public interest within the procedures outlined by AS 29.40.110 and this title.

[(1) THE PLATTING BOARD SHALL NOT MAKE CONDITIONS OF PLAT APPROVAL BEYOND THE AUTHORITY AND SPECIFIC PROVISIONS OF THIS TITLE.]

#3

(B) The platting officer shall act upon applications for abbreviated plats, waivers, 40-acre exemptions, **and** right-of-way acquisition plats[, AND ELIMINATION OR MODIFICATION OF UTILITY EASEMENTS AS DESCRIBED IN MSB 43.15.032].

(1) the platting officer shall determine whether agency, department, or public comments provided are within the regulatory authority of this chapter and whether they should apply to a platting action.

[(2) THE PLATTING OFFICER SHALL NOT RECOMMEND OR IMPOSE CONDITIONS OF APPROVAL FOR PLATTING ACTIONS THAT ARE NOT WITHIN THE SPECIFIC AUTHORITY OF THIS TITLE.]

#4

[(3) THE PLATTING OFFICER SHALL DETERMINE WHETHER UTILITY EASEMENT REQUESTS ARE REASONABLE AND ONLY REQUIRE REASONABLE REQUESTS AS RECOMMENDATIONS TO THE BOARD OR AS CONDITIONS OF APPROVAL. THE PLATTING OFFICER SHALL PROVIDE FINAL APPROVAL ON THE ADEQUACY OF AN EASEMENT(S) PROVIDED FOR PLATTING ACTIONS ON FINAL PLATS AND PLATTING ACTIONS DELEGATED AS BY THIS TITLE, WITHIN 20 DAYS OF ACCEPTANCE OF SUBMISSION.]

(C) Leaseholds located within municipal airports are exempt from the requirement to plat.

(D) Commercial leases of ten years or greater are exempt from this title.

Section 5. Amendment of section. MSB 43.15.012, Forty-Acre Exemption, is hereby amended as follows:

(A) Purpose clause. The purpose of this section is to allow the land owner to divide **or combine** large parcels of land by document in an expedited manner.

(B) Exemptions. The platting officer shall exempt parcels from the provisions of this title where all the following conditions are met:

(1) The smallest parcel created is 40 acres in size, or is one-sixteenth of a section as defined by "aliquot part;"

(2) The parcel is to be conveyed by deed;

(3) The parcels or tracts created can be described by:

(a) aliquot part; or

(b) a metes and bounds description, provided the description is under the seal of a land surveyor;

(4) The document does not alter:

(a) an existing plat of record, including tracts on a cadastral plat; **or**

(b) parcels created via the waiver process;

(5) A certificate to plat shall be required, consistent with the requirements of MSB 43.15.053(E);

(6) Signatures of consent are provided on affidavits from all parties holding a legal or equitable interest in the property to be recorded with the document;

(7) No more than four parcels shall be created from the parent parcel**(s)**; and

(8) The applicant demonstrates that legal access as defined by MSB 43.20.120 exists to all parcels or tracts created and is suitable for future **borough standard** road construction.

(a) The suitability of legal access for future road construction shall be documented by the applicant based on the following information available from existing records within the Matanuska-Susitna Borough:

(i) air photos;

(ii) USGS mapping;

(iii) topographic mapping; and

(iv) other available data.

(b) The platting officer shall review within ten working days the legal access documentation and its "suitability" for future road construction.

(c) [FOR THE PURPOSE OF THIS SUBSECTION, "SUITABILITY" IS DEFINED AS THE ABILITY OF THE LEGAL ACCESS TO CONTAIN A BOROUGH STANDARD ROAD.

(I)] Access for parcels located two miles beyond the limits of the core comprehensive planning area may be from a trail shown to be constructible to the trail standards listed in MSB 43.20.055(B)(5); however, no trail construction is required for 40-acre exemption approval.

(d) The **applicant**[BOROUGH SHALL NOT REQUIRE THE PETITIONER TO PROVIDE A DESIGNED ROAD OR TRAIL TO MEET THE REQUIREMENTS OF THIS SUBSECTION] **shall be required to submit plan, profile, and cross-sections if existing grades along proposed route exceed 10%, or if existing utilities or other land/water features appear to create impediments to road design meeting Subdivision Construction Manual Standards.**

(9) An as-built of all structures or improvements within the parcel boundaries is provided, or a letter from a land surveyor stating that no

setback violations exist or will be created by this platting action;

(10) For parcels described by metes and bounds, all parcel corners shall be surveyed and monumented and a record of survey or a detailed sealed drawing prepared by a land surveyor shall be recorded with the 40-acre exemption document. The survey shall be tied to at least two platted subdivision corners or two aliquot part corners set by the state or federal government, or land surveyor, or any combination of the preceding;

(C) Exemption document. The document exempting a parcel from the provisions of this title shall be reviewed by the platting officer. The platting officer shall approve the exemption document within ten working days once the exemption submittal meets the conditions of this subsection. Upon approval of the document, the platting officer shall execute the approved document, signed by the planning director, and it shall be affixed with the platting board seal. It is the responsibility of the applicant to pay all appropriate fees.

(1) The intent of this provision is to allow prompt approval of a 40-acre exemption.

(D) The decision of the platting officer in this matter is final unless appealed in accordance with MSB 43.35.

Section 6. Amendment of subsection. MSB 43.15.016(A), Preliminary Plat Submittal and Approval, is hereby amended as follows:

(A) An application for conceptual plat approval shall be submitted with plat copies as needed, with the following data and appropriate fees:

(1) maps of the proposed subdivision and the area, which adequately display surrounding development of the proposed subdivision boundaries (minimum of 50 feet from proposed boundary) to a scale of no less than one inch equals 100 feet, which includes the following information:

(a) the location of all property lines, utilizing the preliminary plat as base map;

(b) topographic contour intervals of five feet if the ground slope is less than 10 percent, and ten feet if the ground slope is greater than 10 percent;

(c) preliminary horizontal location of streets, water supply, sewage disposal systems, and other public improvement details, to indicate conformance with borough and state standards;

(d) the location of water bodies and drainage courses, including the location of FEMA mapped special flood hazard areas, and flood hazard information required under MSB 17.29.160, General standards for flood hazard reduction, when required;

(e) the location of existing facilities and structures within the proposed subdivision, such as roadways, driveways, buildings, [SEWAGE SYSTEMS, WELLS,] utility poles and lines, excavations, bridges, and culverts; [AND]

(f) within 100 feet of property boundary provide location of existing sewage systems and wells; and

#5

(2) the subdivider shall submit supporting written information including all soils and engineering data as required by this title. Applications proposing community or municipal water supply systems or wastewater disposal systems or both shall submit a conceptual plan. Prior to final plat approval, State of Alaska Department of Environmental Conservation review and approval is required for community or municipal water supply systems and community or municipal wastewater disposal systems. Final plat approval will require as-builts or record drawings for any community or municipal water and wastewater disposal systems installed.

Section 7. Amendment of section. MSB 43.15.021, Public Use Easement Acceptance Procedure, is hereby amended as follows:

(A) Prior to acceptance by the borough and recordation, the offeror for a public use easement shall submit a legal description of the proposed easement together with a drawing depicting the location of the proposed easement. If the proposed easement is in the form of a metes and bounds description, the description shall be submitted under the seal of a [REGISTERED] land surveyor. In lieu of a written legal description, a drawing showing the location and dimensions of the public use easement under the seal of a [REGISTERED] **land** surveyor shall be submitted.

(B) The legal description or drawing shall be reviewed for accuracy and completeness. If discrepancies are found, the offeror shall be notified of the discrepancies and shall resubmit the application for approval.

(C) The offeror shall prove that the public use easement is in a practical location where **road** construction is feasible **in accordance with the Subdivision Construction Manual**. The offeror [SHALL NOT] **shall** be required to submit [ROAD DESIGNS] **plan,**

profile, and cross-sections if existing grades along proposed route exceed 10%, or if existing utilities or other land/water features appear to create impediments to road design meeting Subdivision Construction Manual Standards.

(D) If road construction is proposed, **all permits and approvals from federal, state, or other municipal regulatory agencies applicable to the construction of the road shall be submitted to platting staff prior to final approval.** [THE OFFEROR SHALL DEMONSTRATE THAT THE PHYSICAL ROAD IS FEASIBLE WITHIN THE PUBLIC USE EASEMENT AND THAT ALL APPROVALS REQUIRED FROM FEDERAL, STATE, BOROUGH, AND OTHER REGULATORY AGENCIES HAVE BEEN ISSUED OR FINAL RECORDING WILL BE CONTINGENT UPON OTHER PERMITS AND APPROVALS.]

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(E) Public use easements shall be surveyed, monumented on the exterior, or the centerline if approved by the platting officer, and either shown on a record of survey, an associated plat, or a detailed sealed drawing prepared by a land surveyor which shall be recorded with the public use easement document.

(F) It is the responsibility of the offeror to pay all applicable fees.

(G) In acting on applications under this section the platting authority shall use the standards and procedures of MSB 43.10.060. Public noticing shall be in accordance with MSB 43.10.065.

[(E)]**(H)** Upon compliance with subsections (A) through [(D)]**(G)** of this section, a public use easement form with the approved legal description, bearing acknowledgment of acceptance by the borough and being signed by all individuals holding a legal or equitable interest in the property involved, shall be recorded. This provision does not require the signatures of holders of subsurface estate interests in the land being dedicated.

[(F) IT IS THE RESPONSIBILITY OF THE OFFEROR TO PAY ALL APPLICABLE FEES.

(G) IN ACTING ON APPLICATIONS UNDER THIS SECTION THE PLATTING AUTHORITY SHALL USE THE STANDARDS AND PROCEDURES OF MSB 43.10.060. PUBLIC NOTICING SHALL BE IN ACCORDANCE WITH MSB 43.10.065.]

Section 8. Amendment of section. MSB 43.15.032, Elimination or Modification of Utility, Drainage, Sanitation, Slope, Snow Storage, Buffer, and Screening Easements, is hereby amended as follows:

(A) The platting [OFFICER]**board** shall review and act upon all petitions requesting elimination or modification of platted utility, drainage, sanitation, slope, snow storage, buffer, and screening easements; provided, that:

(1) the authority having jurisdiction over the easement consents;

(a) however, if the beneficiary of an easement refuses to authorize a vacation, the platting [OFFICER]**board** may approve the vacation if the following conditions are met:

(i) there are currently no existing improvements within the subject easement of the easement beneficiary or a portion of the easement will remain which includes the improvements;

(ii) if necessary a substitute easement is provided by document on the plat; and

(iii) findings of facts support granting the vacation;

(2) if the elimination or modification of easement is due to an encroachment, an as-built survey must be submitted with the original petition; and

(3) a vacation resolution is recorded along with a graphic representation showing the specific area eliminated and any alternate easements proposed.

(B) In acting on applications under this section the platting [OFFICER]**board** shall use the standards [AND THE PROCEDURES USED BY THE PLATTING BOARD IN ACTING ON APPLICATIONS] **and procedures** under MSB 43.10.060. The platting [OFFICER] **board** shall act upon the application within [30] **60** days of the acceptance for public hearing.

(C) Public noticing shall be in conformance with MSB 43.10.065. [NOTICE OF PLATTING AUTHORITY APPROVAL SHALL BE SENT TO THE PUBLIC BODY HAVING JURISDICTION IN ACCORDANCE WITH MSB 43.10.065.]

Section 9. Amendment of section. MSB 43.15.040, Section Line and State Recognized RS-2477 Easement Vacations, is hereby amended as follows:

(A) This title provides standards for the vacation of section line easements and state recognized RS-2477 easements, also referred to as rights-of-way acquired under former 43 U.S.C. 932.

(B) An application for vacation of a section line easement or RS-2477 easement shall contain the following:

(1) a preliminary finding [OR]**of** approval from the appropriate agency of the state of Alaska;

(2) documentation by a [REGISTERED] land surveyor establishing the existence of a valid section line easement or RS-2477 easement within the area to be vacated, stating the width of the section line easement or RS-2477 easement and verifying the existence and width of any adjoining section line easements or RS-2477 easements;

(3) legal description of the section line easement or RS-2477 easement proposed for vacation;

(4) reason for vacation request;

(5) plat copies, as needed, of a section line or RS-2477 vacation plat, drawn to the requirement of the state of Alaska;

(6) current Alaska State Department of Transportation and Public Facilities and Department of Natural Resources final approval required prior to recordation pursuant to A.S. 19.30.410;

(7) [Repealed by Ord. 16-018, § 17, 2016]

(8) demonstration that a reasonably comparable, established alternate right-of-way or means of access exists that is sufficient to satisfy all present and reasonably foreseeable uses pursuant

to A.S. 19.30.410. In making this determination, the platting board shall consider comments from utilities concerning the adequacy of alternative access to provide for utility facilities and services; and

(9) demonstration that the vacation shall meet the standards set forth under MSB 43.15.035.

(C) Public notice of the vacation shall follow the procedures of MSB 43.10.065. Notice of platting authority approval shall be sent to the public body having jurisdiction in accordance with MSB 43.10.065.

Section 10. Amendment of section. MSB 43.15.049, Final Plat; General Provisions, is hereby amended as follows:

(A) Board review. The platting officer shall review all plats subdividing lands within the borough boundaries.

(B) Review for deficiencies. The platting officer shall review and check all final plats for deficiencies. Where deficiencies are found, the plat shall be returned to the subdivider for alteration or correction by the land surveyor responsible for the survey and the plat. The platting officer shall approve or disapprove the final plat within 20 days of submittal of the plat. If disapproved, the final plat shall be returned to the subdivider with specification

of the deficiencies. The platting officer shall approve or disapprove the second final plat within ten days of resubmittal.

(C) Dedication and adoption. When a tract or parcel of land has been subdivided and the plat bears acknowledgement of the owner and the approval of the planning and land use director has been recorded in compliance with this title, all streets and other public areas shown on the plat shall be dedicated to the public for the use and purpose specified in the plat.

(D) Duplication of names. Road and subdivision names may not duplicate existing road or subdivision names in spelling or sound to avoid confusion with existing names.

(E) Service area boundary requirements. [BECAUSE OF THE CONSTRAINTS OF STATE LAW, IT SHALL NOT BE A CONDITION OF SUBDIVISION APPROVAL THAT NO LOT, TRACT, OR PARCEL BE SPLIT BY A SERVICE AREA BOUNDARY. HOWEVER, IF POSSIBLE THE SUBDIVIDER SHOULD CONFIGURE A LOT, TRACT, OR PARCEL SUCH THAT IT WOULD NOT BE SPLIT BY A SERVICE AREA.] **It shall be a condition of subdivision approval that no lot, tract, or parcel be split by a service area boundary. Proposals to create**

a lot, tract, or parcel that would be split by a service area boundary must realign the service area boundary prior to final plat approval.

(F) Utility easements.

(1) A snow storage easement if granted can be placed within a utility easement if there is no overriding surface conflict.

(2) A utility easement can be placed within a slope easement.

(G) Minor plat alterations.

(1) The purpose of this subsection is to resolve platting issues and/or improve the subdivision design and function without burdening staff, the petitioner, and the board with the additional time and costs to rehear the case.

(2) The platting officer is authorized to approve minor changes to an approved preliminary plat or master plan during review of the final plat for the following items. Any amendment or modification of the preliminary plat shall be limited to the following:

(a) The total number of lots may be reduced;

(b) The total number of lots may not be increased;

(c) Individual lot sizes may not be reduced by more than 20 percent per lot, and at no point to less than the minimum requirements that the preliminary plat was approved under. The aggregate of the proposed reductions shall not exceed one acre;

(d) Proposed rights-of-way or easements may be moved up to 25 feet if approved by the platting officer[, IF CHANGES MADE DO NOT AFFECT EXISTING PROPERTIES];

[(E) [PROPOSED RIGHTS-OF-WAY OR EASEMENTS MAY BE MOVED BETWEEN 25 FEET AND 100 FEET WITH THE CONCURRENCE OF THE PLATTING OFFICER AND THE DIRECTOR OF THE MATANUSKA-SUSITNA BOROUGH DEPARTMENT OF PUBLIC WORKS, AS LONG AS CHANGES DO NOT INCREASE THE AVERAGE DAILY TRAFFIC COUNT BY MORE THAN 5 PERCENT OR NECESSITATE A HIGHER ROAD CLASSIFICATION;]

(F) Approved external accesses cannot be changed; and

(G) Amendments and modifications cannot create setback violations.

(H) Prior to final plat approval, all permits and approvals from federal, state, or municipal regulatory agencies shall be submitted to platting staff.

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Section 11. Amendment of subsection. MSB 43.15.051(H), Final Plat; Submitted, is hereby amended as follows:

(H) All monuments to be of record shall be adequately described and clearly identified on the plat. [WHERE ADDITIONAL MONUMENTS SHALL BE SET AFTER THE PLAT IS RECORDED, THE LOCATION OF THE ADDITIONAL SUBORDINATE MONUMENTS SHALL BE SHOWN BY A DISTINCT SYMBOL NOTED ON THE PLAT AS REPRESENTING MONUMENTS SET THIS SURVEY.]

Section 12. Amendment of subsection. MSB 43.15.053(C), Final Plat; Certificates, is hereby amended as follows:

(C) Surveyor's certificate. A surveyor's certificate shall be substantially in one of the forms that follow, whichever is appropriate:

I, (surveyor's name and land surveyor number), hereby certify that I am a registered professional land surveyor in the state of Alaska and that this plat represents a survey made by me or under my direct supervision, and that the monuments shown on the plat actually exist as described, and that all dimensional and other details are true and correct to the best of my knowledge.

(SEAL)

I, (surveyor's name and land surveyor number), hereby certify that I am a registered professional land surveyor in the state of Alaska and that this plat was prepared by me or under my direct supervision using record dimensions from Plat #_____.

(SEAL)

[I, (SURVEYOR'S NAME AND LAND SURVEYOR NUMBER) HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF ALASKA AND THAT THIS PLAT REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION, AND THAT THE MONUMENTS SHOWN ON THE PLAT SHALL BE SET ON OR BEFORE _____, AND THAT ALL DIMENSIONAL AND OTHER DETAILS ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

(SEAL)]

Section 13. Amendment of subsection. MSB 43.15.053(E), Final Plat, Certificates, is hereby amended as follows:

(E) Certificate to plat. Every final plat of a subdivision submitted for recording shall be accompanied by a certificate to plat or a preliminary commitment for title insurance, executed no more than [90]7 days prior to recording, by a title insurance company, confirming that the title of the land described and shown on the plat is in the name of the

person signing the certificate of ownership as it is shown on the plat, or in the name of the corporation as shown in the certificate of ownership.

Section 14. Amendment of subsection. MSB 43.15.053(F), Final Plat; Certificates, is hereby amended as follows:

(F) Certificate of payment of taxes. Every final plat of a subdivision submitted for recording shall be accompanied by a certificate from the tax collecting official or city treasurer stating that all special assessments and borough real property taxes levied against the property are current. The certificate shall be as follows:

CERTIFICATION OF PAYMENT OF TAXES

I hereby certify that all current taxes and special assessments, through _____, 20___, against the property, included in the subdivision or resubdivision, [HEREON] have been paid.

_____, 20___

Tax Collection Official (Borough)

I hereby certify that all current taxes and special assessments through _____, 20___,

against the property, included in the subdivision or resubdivision, [HEREON] have been paid.

_____

Tax Collection Official (City)

Section 15. Repeal of subsection. MSB 43.15.054(D), Final Plat; Surveyor Requirements, is hereby repealed in its entirety:

[(D) MONUMENTS AND MARKERS SET AFTER RECORDING OF PLAT. ALL MONUMENTS OR MARKERS, OTHER THAN THE PERMANENT CONTROL MONUMENTS REQUIRED IN SUBSECTION (A) OF THIS SECTION, SHALL BE SET BEFORE THE RECORDING OF THE PLAT UNLESS THE LAND SURVEYOR INCLUDES IN THE SURVEYOR'S CERTIFICATION ON THE PLAT THAT THE ADDITIONAL MONUMENTS REQUIRED BY THIS TITLE SHALL BE SET ON OR BEFORE A SPECIFIED LATER DATE. THIS SUBSECTION SHALL ONLY BE USED WITH A SIGNED AND APPROVED SUBDIVISION AGREEMENT.]

Section 16. Amendment of section. MSB 43.20.020, Standards; General, is hereby amended as follows:

(A) This chapter establishes general design standards for subdivision development which, except as provided otherwise, govern all subdivisions in the borough.

(B) Construction of improvements within subdivision shall also comply with official

construction standards for public improvements under the Subdivision Construction Manual.

(C) All accesses to proposed subdivisions shall, if reasonably possible, take access toward road corridors delineated in the Long Range Transportation Plan, Official Streets and Highways Plan.

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Section 17. Amendment of section. MSB 43.20.060, Dedication to Public, is hereby amended as follows:

(A) All roads shall be dedicated to the public, except as provided in [SUBSECTION (D) OF THIS SECTION]**MSB 43.20.100(C)**; provided, that a subdivider shall be required only to provide the designated right-of-way width within the subdivision, and one-half of the designated right-of-way width of the street on the exterior boundary of the subdivision with the dedication secured from the adjacent property owner before final plat approval.

(B) When accepting roadway dedication, the platting authority shall conduct a public hearing.

(C) Roads shall be dedicated for access to all lots within the subdivision and parcels of land adjacent to the subdivision except that access to adjoining lands does not have to be provided where legal and constructible alternative access is

available. Dedications shall be a minimum of 60-foot-wide and sufficient to carry all traffic generated by the subdivision and to provide residential rights-of-way for projected traffic through the subdivision. Sixty-foot radius rights-of-way shall be dedicated at temporary and permanent cul-de-sacs.

(D) Subdivisions shall provide through connecting rights-of-way of residential collector standard minimum (as defined in the MSB Subdivision Construction Manual) to all adjoining stub rights-of-way and unsubdivided parcels, where feasible, to improve interconnectivity and/or public safety. If it is shown by the applicant to be unnecessary for future development and/or public safety, then a reduction to a lesser road right-of-way standard or an elimination of the requirement to provide access shall be applied to all of (or a portion of) the right-of-way that is being considered for a reduced standard.

[(D)]**(E)** The platting board may require the dedication or improvement, or dedication and improvement of rights-of-way, tracts, or easements no narrower than ten feet in width to accommodate the construction of walkways up to eight feet in width in any of the following circumstances:

(1) if a walkway is indicated as appropriate in the borough's comprehensive plan or other ordinance, i.e., special land use district (SPUD);

(2) if the walkway is reasonably necessary to provide safe and efficient pedestrian access to a school, playground, park, shopping center, public cemetery, transportation, or other community facility; or

(3) if the walkway is reasonably necessary to provide connectivity to a dedicated right-of-way in an adjoining subdivided or unsubdivided parcel.

(4) The above requirements for dedication of additional right-of-way for a walkway shall apply only where a walkway cannot be contained within the legal right-of-way reserved for a street;

(a) plats or master plans of 20 lots or less shall be exempt from requirements to construct a walkway, unless evidence is presented supporting the need for pedestrian safety or the walkway will provide connectivity to other pedestrian facilities.

Section 18. Amendment of section. MSB 43.20.100, Access Required, is hereby amended as follows:

(A) There shall be legal and physical road access provided to all subdivisions and to all lots within

subdivisions, except as allowed by subsection (B) of this section and any other exemption within this title.

(B) Upon finding that no practical means of providing road access to a proposed subdivision exists and upon a showing that permanent public access by air, water, or railroad is both practical and feasible, the platting board shall waive the road requirements of subsection (A) of this section. If other than road access is approved, the mode of access shall be noted on the plat.

(C) Gated subdivisions and private roads shall be approved, provided they meet the following criteria:

(1) [ROADS ARE CONSTRUCTED TO THE REQUIRED BOROUGH STANDARDS]**internal roads conform to the requirements of the Subdivision Construction Manual for residential standards minimum except as allowed in MSB 43.20.055**;

(2) emergency services shall be provided access to deliver services within the private subdivision[. BOROUGH MAINTENANCE SHALL BE PROVIDED ACCESS TO GET THROUGH THE SUBDIVISION TO PROVIDE SERVICES BEYOND THE PRIVATE SUBDIVISION];

(3) **there is no possibility or public necessity to provide for public through traffic because** alternate legal access to adjoining properties is available **and that access is constructible in accordance with Subdivision Construction Manual standards;**[.]

(4) private road maintenance is guaranteed.

(a) the applicant shall submit a documented plan stating the following:

(i) what seasons road maintenance will be performed,

(ii) contact information for road maintenance,

(iii) length of the maintained roads in feet, and

(iv) surface type.

(5) Existing lots created within subdivisions recorded with platted private roads may be subdivided using the private roads as the legal and physical access.

[(D) A SUBDIVIDER PROPOSING TO CREATE ROADS SHALL ENSURE ACCESS TO ADJOINING PARCEL(S) BEYOND A PROPOSED SUBDIVISION AS FOLLOWS:

(1) LEGAL ACCESS SHALL BE PROVIDED ALONG A CONSTRUCTIBLE ALIGNMENT;

(A) GEOMETRICAL ALIGNMENT SHALL MEET A MINIMUM OF SUBCOLLECTOR STANDARDS UNLESS THE APPLICANT DEMONSTRATES THAT IT IS NOT NECESSARY;

(B) PROVIDED THAT CONSTRUCTING PHYSICAL ACCESS TO SAID ADJOINERS SHALL NOT BE A CONDITION OF PLAT APPROVAL.]

(E) A subdivision plat whose sole purpose is to separate/divide a home/headquarters site in a Matanuska-Susitna Borough agricultural rights parcel under former MSB Title 13 is exempt from the road construction standards of the MSB Subdivision Construction Manual; provided, that the following conditions are fulfilled:

(1) prior to preliminary plat submittal the agriculture rights property owner is to obtain assembly approval of the sale of the home/headquarters site through an application made to the borough land and resource management division; and

(2) the maximum parcel size is five acres for the home/headquarters site; and

(3) only two parcels can be created from the farm unit parcel, the home/headquarters site and the remainder;

(4) the applicant demonstrates that legal access as defined in MSB 43.20.120, Legal Access, exists to all parcels or tracts created, and the suitability of the legal access for future residential road construction is documented by a [REGISTERED] land surveyor or civil engineer hired by the applicant;

(5) the property is to be surveyed and monumented and a plat submitted in conformance with MSB 43.15.016, Preliminary plat submittal and approval, 43.15.049, Final plat; general provisions, and 43.15.051, Final plat; submitted;

(6) a plat note declaring that the borough is not responsible for road construction or road maintenance; and

(7) a plat note restricting further subdivision of the parcels being created.

Section 19. Amendment of section. MSB 43.20.140, Physical Access, is hereby amended as follows:

(A) Roads used for access [OR]**and** internal circulation shall:

(1) **conform to the existing requirements of the Subdivision Construction Manual**; and [BE LOCATED ENTIRELY WITHIN DEDICATED OR LEGAL RIGHTS-OF-WAY]

(2) **be located entirely within dedicated or legal rights-of-way** [CONFORM TO EXISTING REQUIREMENTS OF THE SUBDIVISION CONSTRUCTION MANUAL.]**; and**

(a) Prior to recordation, a surveyor's sealed drawing shall be submitted showing traveled ways within existing or proposed rights-of-way and any slopes steeper than 2.5 to 1 that extend beyond the right-of-way limits.

(b) A centerline profile shall be provided for those sections of streets exceeding 6 percent grade.

Section 20. Amendment of subsection. MSB 43.20.281(A), Area, is hereby amended as follows:

(A) Unless designated otherwise by another authority having jurisdiction, minimum lot sizes shall be as follows:

(1) Except as allowed under subsections (A)(2), (3), and (4) of this section, all lots within this district shall contain at least 40,000 square feet of area with at least 10,000 square feet of usable building area and 10,000 square feet of

contiguous usable septic area. Lots having 20,000 square feet or less of the total of usable building area and usable septic area shall have 10,000 square feet of contiguous usable septic area surrounded by a well exclusion area extending 100 feet from the perimeter, delineated and reserved on the plat at the discretion of the platting board.

(a) Usable septic area is that area where seasonal high water table is a minimum of eight feet below the surface. Where water is encountered at ten feet or less below the surface, the seasonal high subsurface water is to be determined between May 1st and October 30th, and:

(i) that area where slopes are less than 25 percent;

(ii) that area which is more than 100 feet from open water, surface waters, and wetlands;

(iii) that area which is located at least 50 feet from the top of a slope which is greater than 25 percent and has more than ten feet of elevation change;

(iv) that area which is not within an area dedicated to public use;

(v) that area which is outside of utility or other easements that would affect the use of the areas for on-site septic installation;

(vi) that area which is outside of a protective well radius;

(vii) that area which is outside of any known debris burial site; and

(viii) This subsection (A)(1)(a) may be changed to a minimum of six feet below surface if all of the following criteria are met:

(aa) There are special considerations which would preclude reasonably creating usable area by placing suitable fill to provide eight feet water table clearance;

(bb) A standard design is provided which is certified to meet applicable ADEC requirements at the time of recording by a state of Alaska licensed professional engineer; and

(cc) A note is provided on the plat stating an engineer designed and certified wastewater disposal system or packaged treatment plant meeting ADEC requirements will be required on subject lots (L#B#).

(b) Water table and ability of soils to accept effluent shall be determined by a number of borings or test holes sufficient to indicate subsurface conditions over the entire area of the subdivision. All of the borings and test holes shall be located within the perimeter of the proposed subdivision. Borings and test holes must have the following minimum depths below the ground surface:

(i) in areas known or suspected to contain permafrost, the lesser of:

(aa) twenty feet deep; or

(bb) a depth at which permafrost or an impermeable layer is encountered; and

(ii) the least depth associated with the following conditions, where they apply:

(aa) two feet below the depth where the water table is encountered;

(bb) twelve feet deep for shallow trench or bed systems;

(cc) sixteen feet deep for areas where deep trench or seepage pits will likely be used;

(dd) the depth to bedrock, clay, or other impermeable strata with an expected percolation rate slower than 120 minutes per inch; or

(ee) As determined by the engineer, a lesser depth as required to verify usable areas is acceptable for hand-dug excavations on parcels with limited or no access for heavy equipment.

(c) The minimum number of test holes shall be determined by the engineer.

(d) When the water table is encountered in the test holes, the depth to the seasonal high water table must be determined by:

(i) monitoring test holes or soil borings at times between May and October (inclusive);

(ii) soil mottling or staining analyses;

(iii) interpretation of levels of standing open water;

(iv) local knowledge and experience, if approved by the borough; or

(v) a combination of these methods.

(e) The depth to any seeps must be noted and may require subsequent monitoring.

(f) Soils in a usable wastewater disposal area must be:

(i) clearly shown to be visually classified as GW, GP, SW, or SP under the Unified Soils Classification System and expected to have a percolation rate of 15 minutes per inch or less (faster);

(ii) clearly shown to be GM or SM under the Unified Soils Classification System by a sieve analysis; or

(iii) shown by a percolation test conducted in accordance with (ADEC) Alaska State Department of Environmental Conservation regulations to have a percolation rate of 60 minutes per inch or less (faster).

(g) These borings or test holes shall be accomplished under the direct supervision of a state of Alaska registered civil engineer, who shall submit soil logs and other findings in writing to the Matanuska-Susitna Borough certifying 10,000 square feet of contiguous usable area for septic drain field use.

(h) Where lots, tracts, or parcels exceed five acres in size, the platting authority may

accept a reduced number of test holes or other supporting information, accomplished under the direct supervision of a state of Alaska registered engineer.

(i) The platting authority shall exempt the submission requirements of MSB 43.15.016(A)(2) for purposes of fulfilling usable area requirements for subdivisions of land where:

(i) the lot size is 400,000 square feet or greater and an engineer or land surveyor submits a detailed topographic narrative; or

(ii) the existing subdivision was previously approved by the Alaska State Department of Environmental Conservation or by the borough after July 1, 1996, and the proposed subdivision action is limited to moving one or more lot lines a distance of ten feet or less.

(2) Lots containing at least 20,000 square feet but less than 40,000 square feet must be serviced by an approved municipal or community water or municipal or community septic system. The platting authority may approve lots having at least 20,000 square feet, provided each lot is serviced by an approved municipal or community water system or municipal or community wastewater system. A community

wastewater disposal system shall include a common wastewater disposal site on separate lot(s) that serves the entire subdivision.

(a) Lots containing at least 20,000 square feet but less than 40,000 square feet not served by an approved municipal or community septic system must have a minimum 10,000 square feet of useable septic area and are exempt from the useable building area requirement.

(3) The platting authority may approve lots having less than 20,000 square feet but at least 7,200 square feet if served by a community or municipal water system and community or municipal sewage disposal facilities.

(4) For those areas not served by municipal sewer and water, lots less than 20,000 square feet must be approved by a planned unit development as authorized by MSB 17.36.

Section 21. Amendment of chapter. MSB 43.55, Subdivision Agreements, is hereby amended as follows:

43.55.010 SUBDIVISION AGREEMENT REQUIRED.

(A) Agreement. Where subdivision improvements are required under this title as a condition of plat approval the subdivider may enter into a subdivision

agreement with the borough in accordance with this chapter. **Road access must be at least 85 percent complete; all lots within the plat being recorded having access. All signage must be installed. All drainage improvements must be installed providing functioning drainage throughout the subdivision prior to entering into a subdivision agreement; minor improvements are allowed to the functioning drainage system under the subdivision agreement.**

(B) Application. Application for a subdivision agreement shall be made to the platting division. The application shall include a tentative schedule of all proposed construction of public improvements [AND UTILITIES] and the subdivider's estimate of the cost of each required public improvement, **itemized materials list,** plans, specifications, descriptions of work, the limits of the work area, the methods to be employed**, Storm Water Pollution Prevention plans**, and any other pertinent data and information necessary for the platting division to evaluate the proposed installation. The borough may require a showing of the subdivider's financial responsibility.

(C) Contents of agreement. The subdivision agreement shall include, but need not be limited to, the following provision:

(1) a designation of the public improvements required to be constructed;

(2) the construction and inspection requirements of the borough [OR UTILITY] for which the improvements are constructed;

(3) the time schedule for completing the improvements;

(4) the guarantee required by MSB 43.55.030;

[(5) A SCHEDULE FOR ANY PAYMENTS REQUIRED UNDER THIS CHAPTER;]

(6) the allocation of costs between the borough and the subdivider for required public improvements;

(7) the warranty required by MSB 43.55.037;

(8) the consent of the subdivider for the ownership of specified public improvements to vest with the municipality upon final acceptance by the borough;

(9) a warranty that the subdivider has title to the subdivision property and the authority to execute the subdivision agreement;

[(10) WHERE THE SUBDIVISION IS WITHIN THE REGULATORY FLOODWAY, A PROVISION REQUIRING THE SUBDIVIDER TO SUBMIT CERTIFICATION OF FLOODPROOFING, INFORMATION ON THE ELEVATION OF THE LOWEST HABITABLE FLOOR, AND INFORMATION ON THE ELEVATION TO WHICH THE STRUCTURE IS FLOODPROOF FOR EACH BUILDING OR STRUCTURE TO BE CONSTRUCTED AS PART OF THE SUBDIVISION AGREEMENT;]

(11) a provision that all work shall be performed pursuant to Matanuska-Susitna Borough specifications for subdivision improvements or, where city specifications are applicable, city specifications for such improvements;

(12) a provision that work shall not commence until plans have been approved by the platting division and notice to proceed is given.

43.55.015 ASSEMBLY APPROVAL REQUIRED.

(A) Approval by the assembly shall be required to enter into subdivision agreements where borough participation in the cost of the required public improvements is involved, and approval by the city within which the subdivision is located shall be required to enter into subdivision agreements where

city participation in the cost of the required public improvements is involved.

43.55.020 COMPLETION DATE.

(A) The improvements required under the terms of the subdivision agreement shall be fully completed for final acceptance within two years of the date of execution of the agreement, unless upon a showing of good cause the subdivision agreement is extended by the platting division for an additional one-year period. The platting board may grant further extensions following the standards and procedures of MSB 43.10.060.

43.55.025 COST OF REQUIRED PUBLIC IMPROVEMENTS.

(A) Elements of cost. The cost of any public improvements includes the cost of design, engineering, contract administration, inspection, testing, and surveillance as well as the work, labor, and materials furnished for the construction of the improvement. **Little Davis Bacon wages shall be used to estimate costs.**

(B) Apportionment. The subdivision agreement shall require the subdivider to pay all the costs as follows:

(1) all direct and indirect costs incurred by the borough in supplying and administering [ANY]**the** method of public improvement guarantee provided for in MSB 43.55.030;

(2) all costs for inspection for final acceptance and warranty repairs of any required public improvements. Surveillance shall be performed by the borough during the course of construction and up to the point of final acceptance of the completed project. Inspection shall be performed by the borough during the warranty period;

(3) all direct and indirect costs of plan review, agreement review, and administration and attendant costs;

(4) all costs of all subdivision improvements required as a condition of plat approval, except those costs of an improvement the borough has agreed to pay that are attributable to oversizing;

(5) the manager may promulgate and amend a schedule of fees and charges to recover the costs set out in subsections (B)(1) through (4) of this section.

43.55.030 GUARANTEE OF COMPLETION OF PUBLIC IMPROVEMENTS.

(A) Guarantee. To assure the installation of required public improvements which are not accepted at

the time the final plat is filed, the subdivision agreement shall require the subdivider to guarantee the completion of all the improvements by [ONE OR MORE OF] the method[S] specified below. [THE MEANS OF A GUARANTEE MAY BE CHANGED DURING THE GUARANTEE PERIOD THROUGH A WRITTEN MODIFICATION OF THE AGREEMENT.] The amount of guarantee shall be determined on the basis of the borough's cost estimate **and shall be adequate for the borough to complete construction of the public improvements**. The guarantee shall remain in effect until final acceptance of the public improvements and **successful completion of** the [POSTING AND ACCEPTANCE OF SECURITY FOR THE] warranty period.

(B) Cost estimates. The borough's estimate shall state the estimated cost of completion for each required public improvement**, using Little Davis Bacon wages**. Cost estimates for each required public improvement shall be approved by the **borough engineer through the** platting division. For purposes of establishing the amount necessary for the guarantee of completion of public improvements, a percentage of overrun allowance shall be added to the total estimated cost of public improvements as follows:

Total Estimated Cost of Improvement

Percent for Overrun Allowance	
$0 to $500,000	[20]**25** percent
Over $500,000	[10]**15** percent

(C) Method[S] of public improvement guarantee. The subdivision agreement shall include [ONE OR MORE OF] the following method[S] to guarantee the construction of required public improvements:

[(1) PERFORMANCE BOND. THE SUBDIVIDER MAY PROVIDE A SURETY BOND FROM A COMPANY AUTHORIZED TO DO SUCH BUSINESS IN THE STATE OF ALASKA. THE BOND SHALL BE IN AN AMOUNT EQUAL TO THE ESTIMATED COST OF ALL REQUIRED PUBLIC IMPROVEMENTS PLUS AN OVERRUN ALLOWANCE AS PROVIDED IN SUBSECTION (B) OF THIS SECTION. THE BOND SHALL BE PAYABLE TO THE BOROUGH IN THE EVENT THAT ANY REQUIRED PUBLIC IMPROVEMENTS ARE NOT FINALLY ACCEPTED IN ACCORDANCE WITH THE PROVISIONS OF THIS TITLE AND SHALL BE POSTED BY NO PERSON OTHER THAN THE SUBDIVIDER.]

(2) Deposit in escrow. The subdivider [MAY ELECT TO} **shall** deposit a cash sum equal to the estimated cost of **the remaining** [ALL] required public improvements plus overrun allowances as provided above either with the borough or in escrow with the responsible financial institution authorized to do

such business in the state of Alaska. In the case of an escrow account, the subdivider shall file with the borough an escrow agreement which includes the following terms:

(a) Funds of the escrow account shall be held in trust until released by the borough and may not be used or pledged by the subdivider as security in any matter during the period other than payment for the improvements. [THE FUNDS MAY BE RELEASED UPON AUTHORIZATION BY THE BOROUGH FOR PAYMENT OF IMPROVEMENTS AS MADE, EXCEPT THAT THE ESCROW HOLDER SHALL ALWAYS WITHHOLD FROM DISBURSEMENT SO MUCH OF THE FUND AS IS ESTIMATED BY THE BOROUGH AS BEING NECESSARY TO COMPLETE THE CONSTRUCTION AND INSTALLATION OF THE IMPROVEMENTS, PLUS AN OVERRUN AT THE PERCENTAGE UNDER SUBSECTION (B) OF THIS SECTION THAT IS APPLICABLE TO THE COST OF THE REMAINING CONSTRUCTION.]

(b) In the case of a failure on the part of the subdivider to complete any improvement within the required time period, the institution shall immediately make all funds in the account available to the borough for use in the completion of those improvements.

[(3) LETTER OF CREDIT. THE SUBDIVIDER MAY ELECT TO PROVIDE FROM A BANK OR OTHER RESPONSIBLE FINANCIAL INSTITUTION AUTHORIZED TO DO SUCH BUSINESS IN THE STATE OF ALASKA AN IRREVOCABLE LETTER OF CREDIT THAT IS GOOD UNTIL A TIME AS THE BOROUGH AUTHORIZES ITS REVOCATION. THE LETTER SHALL BE FILED WITH THE BOROUGH AND SHALL CERTIFY THE FOLLOWING:

(A) THAT THE CREDITOR IRREVOCABLY GUARANTEES FUNDS IN AN AMOUNT EQUAL TO THE ESTIMATED COST OF ALL REQUIRED PUBLIC IMPROVEMENTS PLUS OVERRUN ALLOWANCES AS REQUIRED IN SUBSECTION (B) OF THIS SECTION FOR THE COMPLETION OF ALL SUCH IMPROVEMENTS;

(B) THAT IN THE CASE OF FAILURE ON THE PART OF THE SUBDIVIDER TO COMPLETE ANY SPECIFIED IMPROVEMENTS WITHIN THE REQUIRED TIME PERIOD, THE CREDITOR SHALL PAY TO THE BOROUGH IMMEDIATELY AND WITHOUT FURTHER ACTION THE FUNDS AS THE BOROUGH DETERMINES ARE NECESSARY TO FINANCE THE COMPLETION OF THOSE IMPROVEMENTS UP TO THE LIMIT OF CREDIT STATED IN THE LETTER.]

43.55.035 RELEASE OF GUARANTEE.

(A) The borough shall release the obligation for performance guarantees upon the final acceptance of the improvement and the [POSTING OF ADEQUATE SECURITY

FOR] **successful completion of** the warranty **period**. [THE BOROUGH MAY REFUSE TO RELEASE THE GUARANTEE AND OBLIGATION FOR ANY PARTICULAR PUBLIC IMPROVEMENT IF THE SUBDIVIDER IS IN PRESENT OR IMMINENT DEFAULT IN WHOLE OR IN PART ON THE COMPLETION OF ANY OTHER PUBLIC IMPROVEMENT OR WARRANTY COVERED BY THE SUBDIVISION AGREEMENT.]

43.55.037 WARRANTY.

(A) Warranty of improvements. The subdivider shall warrant and guarantee that required public improvements constructed under the agreement have been constructed in accordance with the approved plans, shall remain in good condition and meet all applicable specification for one year after final acceptance of all improvements required to be constructed. The warranty includes defects in design, workmanship, materials, and any damage to improvements caused by the subdivider, its agents, or others engaged in work to be performed under the subdivision agreement.

(B) Security for warranty. To secure the warranty, the guarantee of performance provided in MSB 43.55.030 shall remain in effect until[:

(1)] the end of the warranty period.[; OR

(2) THE SUBDIVIDER HAS FURNISHED THE BOROUGH WITH A CORPORATE SURETY BOND, CASH DEPOSIT, OR LETTER OF CREDIT IN AN AMOUNT EQUAL TO A PERCENT OF THE TOTAL CONSTRUCTION COSTS AS SET FORTH BELOW. THIS SECURITY SHALL GUARANTEE THE PAYMENT OF ANY RECONSTRUCTION OR REPAIR COSTS WHICH MAY BE UNDERTAKEN DUE TO FAILURE OCCURRING DURING THE WARRANTY PERIOD. RESPONSIBILITY FOR IDENTIFYING THE NECESSITY OF REPAIRS OR RECONSTRUCTION OF THE IMPROVEMENTS SHALL REST WITH THE BOROUGH.

TOTAL CONSTRUCTION COST	PERCENT TO SECURE WARRANTY
$0 TO $500,000	10 PERCENT
$500,000 TO $1,000,000	7.5 PERCENT
$1,000,000 AND HIGHER	5 PERCENT]

43.55.040 WARRANTY; CORRECTION OF DEFICIENCIES.

(A) Within a reasonable time as allowed by the borough, the subdivider shall correct, to the satisfaction of the borough, all deficiencies occurring in required improvements during the warranty period. Notification shall be made by any reasonable method. If the subdivider fails to repair or reconstruct the deficiency within the time specified above, the borough shall make the repair at the

subdivider's sole expense. The borough may then bill the subdivider for the cost of the repair or declare the **guarantee** [BOND, DEPOSIT, OR LETTER OF CREDIT] amount forfeited or demand payment of the note.

43.55.050 RELEASE OF WARRANTY.

(A) Inspection shall be made by the borough at the end of the warranty period and prior to the release of **the** guarantee[S]. All deficiencies shall be corrected prior to release of the **guarantee** [WARRANTY SECURITY]. Upon satisfactory correction of all deficiencies, the borough shall release **the guarantee** [SECURITY].

43.55.055 DEFAULT.

(A) Default on agreement or warranty. In the event the subdivider defaults on any obligation to construct required public improvements, to repair the improvements under the warranty, or to pay the costs or fees to the borough as are due it, the borough may demand immediate payment [ON THE PERFORMANCE OR WARRANTY GUARANTEE. IN THE CASE OF A PERFORMANCE BOND, DEPOSITS IN ESCROW, OR LETTER OF CREDIT, THE BOROUGH MAY DEMAND IMMEDIATE PAYMENT OF A PORTION OF ALL SUMS OBLIGATED FOR THE PAYMENT] of costs and fees or for the construction or warranty of any improvements. All

funds received by the borough shall be used for any construction, repair, or reconstruction necessary to ensure:

(1) that all required public improvements are built to specifications necessary to receive final acceptance; and

(2) the improvements remain in good condition for the completion of the warranty period.

(B) Use of proceeds. The borough may use guarantee funds for the construction, repair, or maintenance of required public improvements from the date of initial default until three years after the funds have become available to the borough for the use, except that no use shall be made of the funds later than [TWO] **one** year[S} after satisfactory completion and final acceptance of the work. The borough shall pay the subdivider all guarantee funds which were not used or obligated for the completion of the improvements after either:

(1) the final acceptance of all public improvements and [POSTING]**successful completion** of the warranty **period**[SECURITY] **or**;

(2) [SUCCESSFUL COMPLETION OF THE WARRANTY PERIOD; OR

(3)] the three-year period provided for above.

43.55.060 ENFORCEMENT.

(A) All provisions of this chapter are mandatory and may not be altered by the subdivision agreement. The obligations contained in this chapter may be enforced through an action to enforce the ordinance codified in this chapter as well as an action in contract.

43.55.065 OTHER MUNICIPALITIES AS BENEFICIARY.

(A) Where the public improvements are to become the property of a municipality within the borough, the borough may require that the municipality be a beneficiary of any undertaking of the subdivider, and of any guarantees and warranties to secure the performance of the subdivision agreement with respect to the improvements. The term "municipality" includes the borough and cities with the Matanuska-Susitna Borough.

(B) Where, by borough ordinance, a municipality is given authority to determine, accept, release, or take similar actions relating to subdivision improvement guarantees or warranties, or the ordinance provides for procedures or standards that are

different from the provisions of this chapter, the ordinance governs to the extent of its coverage of the actions.

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PLATTING DIVISION STAFF REPORT

Request:	Planning Commission Resolution 17-001 Request to recommend to the assembly approval of the Platting Board resolution 16-54
Public Hearing:	February 6, 2017
Planning Commission Action:	The planning commission shall conduct a public hearing and render a recommendation to the Borough Assembly on the proposed changes to Title 43, *Subdivisions*
Reviewed By:	Eileen Probasco, Planning & Land Use Director EP Fred Wagner, Platting Officer FW
Staff:	Peggy Horton, Platting Technician PH
Staff Recommendation:	Approval

EXECUTIVE SUMMARY

On August 18, 2016, after 13 public work sessions over 11 months, the Platting Board approved Resolution 16-54 to address the proposed changes to Title 43 dealing with Substantial Items listed in Platting Staff's 10-Month Review Memorandum dated March 1, 2013, plus a few other items presented by Platting Staff.

HISTORY

Title 16 to 27

The Title 16 rewrite process was initiated in 1998 to address the impacts caused by the rapid increase in subdivision activity since the downturn of the mid 80's. In 2003, the Citizens Advisory Committee for the Title 16 Rewrite was created by assembly resolution. The Citizens Advisory Committee began meeting in March 2004. As a result of extensive collaboration with the general public and the development community, with many open and interactive discussions and numerous compromises, the Assembly adopted Title 27 in March, 2007.

Title 27 to 43

The Platting Officer first put the Platting Board on notice that the assembly wanted to bring Title 16 back and had concerns over Title 27 in May, 2011. In June, 2011, the Assembly referred an amended version of Title 16 to both the Platting Board and the Planning Commission with notice that they both had 60 days to review and respond to the ordinance instead of the ordinary 90 days allowed in MSB 2.12.077. The Platting Board held 4 work sessions and developed a Resolution recommending amendments to address Borough Burden, Process, Public Protection, and Roads.

The Planning Commission held 3 work sessions, 2 joint meetings with the Platting Board, and a public hearing August 1st within those 60 days. In their resolution, the Planning Commission acknowledged that Title 27 should be reviewed and changed and requested the opportunity to engage in an appropriate public process to consider the changes. Mr. Jim Colver of the Assembly introduced the amended version August 2nd for public hearing August 16th. On August 16th, the assembly held a single public hearing on the matter. The ordinance was amended extensively during 7 Assembly meetings over 8 months. In April, 2012, the assembly adopted a revised version of Title 16 now known as Title 43. Assembly directed the Platting Board and the Planning Commission to review the ordinance and report findings back to the Assembly by January 2013.

Platting Staff started working with Title 43, noting changes needed and on March 1, 2013, provided a memorandum listing items needing attention under the headings Housekeeping, Procedural, Inconsistencies, and Substantial, and presented this to a joint Planning Commission, Assembly meeting.

Housekeeping and Procedural changes were heard by the Platting Board, the Planning Commission and on April 7, 2015, the assembly adopted those changes. Inconsistency changes went through the same process and were adopted on March 1, 2016.

Discussion: Platting Staff also has a few recommendations that were not supported by the Platting Board and would appreciate the Planning Commission forwarding these to the Assembly for adoption.

Amendment of subsection. MSB 43.05.015(B), Purpose and Scope, is hereby amended as follows:

[(A) THIS TITLE IS TO PROMOTE THE COMMON GOOD AND WELFARE WITH REGARD TO PLATTING OF SUBDIVISIONS. THIS TITLE ESTABLISHES CONSISTENT MINIMUM GUIDELINES FOR THE REGULATION OF THE SUBDIVISION AND PLATTING OF LANDS WITHIN THE BOROUGH IN ACCORDANCE WITH STATE STATUTES.]

(A) The purposes of this title are:

(1) to implement the Borough's areawide platting power under AS 29.40.070.

(2) To promote and protect the public health, safety and welfare; to provide for the proper arrangement of roads and streets in relation to existing or proposed roads

#1 PP 1&2

and streets; to provide for adequate, useful and convenient open spaces; to provide for the efficient movement of vehicular, pedestrian and other modes of transportation; to assure adequate and properly placed utilities; to provide access for firefighting apparatus; to provide recreation, light and air, and to avoid population congestion, to facilitate the orderly and efficient layout and use of the land.

#1 Continued

(B) The following list of documents are to be incorporated within MSB Title 43 as if fully set forth in this title:

(1) BLM manual of survey instructions;

(2) platting procedures pamphlet; [AND]

(3) Subdivision Construction Manual[.];

(4) MSB Title 11;

(5) MSB Title 15; and

(6) MSB Title 17.

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(C) Each manual, excepting for the BLM manual of survey instructions, may be modified by the platting board subject to review by the planning commission and adoption by the assembly.

For the first change requested by Platting Staff, this was the wording of the purpose statement for Title 16 that was adopted in 1981 and more clearly defines the purpose of a Subdivision Code.

The next change to the "*Purpose and Scope*" section is to incorporate into the Platting Board's toolbox, those code provisions dealing with Street Naming Standards, Street Name Changes, Driveway Permits, Utility Planning, Planning, Zoning, Setbacks, Special Land Use Districts, Flood Hazard, Board of Adjustments and Appeals (which is the board that appeals to Platting Board decisions go to be heard), Streets and Highways maps, etc. and these are all incorporated into different aspects of subdivisions, and platting.

TITLE 11: ROADS, STREETS, SIDEWALKS AND TRAILS
11.04 CONSTRUCTION
11.08 CLOSURES

11.10 ENCROACHMENT PERMITS
11.20 STREET NAMES AND ADDRESS NUMBERS
11.30 UTILITY PERMITS
11.40 FEES

TITLE 15: PLANNING
15.04 PLANNING COMMISSION; ESTABLISHMENT AND GENERAL FUNCTIONS
15.08 PLANNING COMMISSION; ORGANIZATION AND MEETINGS
15.12 PLANNING COMMISSION; PLANNING FUNCTIONS [Repealed]
15.24 ASSEMBLY; ZONING FUNCTIONS
15.30 OFFICIAL STREETS AND HIGHWAYS PLAN MAP
15.32 OFFICIAL COMMUNITY NAMES AND BOUNDARY MAP
15.36 TRANSITION
15.39 BOARD OF ADJUSTMENT AND APPEALS

TITLE 17: ZONING
17.02 MANDATORY LAND USE PERMIT
17.03 PUBLIC NOTIFICATION
17.04 NANCY LAKE STATE RECREATION AREA SPECIAL LAND USE DISTRICT
17.05 ESSENTIAL SERVICE UTILITIES
17.06 ELECTRICAL GENERATING AND DELIVERY FACILITY
17.08 HAY FLATS RECREATION AREA SPECIAL LAND USE DISTRICT
17.15 PALMER SPECIAL LAND USE DISTRICT
17.17 DENALI STATE PARK SPECIAL LAND USE DISTRICT
17.18 CHICKALOON SPECIAL LAND USE DISTRICT
17.19 GLACIER VIEW SPECIAL LAND USE DISTRICT
17.20 KNIK SLED DOG AND RECREATION SPECIAL LAND USE DISTRICT
17.23 PORT MACKENZIE SPECIAL USE DISTRICT
17.25 TALKEETNA SPECIAL LAND USE DISTRICT
17.27 SUTTON SPECIAL LAND USE DISTRICT
17.28 INTERIM MATERIALS DISTRICT
17.29 FLOOD DAMAGE PREVENTION
17.30 CONDITIONAL USE PERMIT (CUP) FOR EARTH MATERIALS EXTRACTION ACTIVITIES
17.36 RESIDENTIAL PLANNED UNIT DEVELOPMENT
17.42 CITY OF HOUSTON SPECIAL LAND USE DISTRICT
17.45 WASILLA SPECIAL LAND USE DISTRICT
17.48 MOBILE HOME PARK ORDINANCE
17.52 RESIDENTIAL LAND USE DISTRICT
17.55 SETBACKS AND SCREENING EASEMENTS
17.56 VIOLATIONS AND ENFORCEMENT
17.58 MOTORIZED USES ON LAKES AND WATERWAYS
17.59 LAKE MANAGEMENT PLAN IMPLEMENTATION
17.60 CONDITIONAL USES
17.61 CORE AREA CONDITIONAL USE PERMIT REQUIREMENTS
17.62 CONDITIONAL USE PERMIT FOR COAL BED METHANE EXPLORATION AND DEVELOPMENT
17.63 RACE TRACK REGULATIONS
17.64 CONDITIONAL USE PERMIT FOR WASTE INCINERATORS
17.65 VARIANCES

17.67 TALL STRUCTURES INCLUDING TELECOMMUNICATION FACILITIES, WIND ENERGY CONVERSION SYSTEMS, AND OTHER TALL STRUCTURES
17.70 REGULATION OF ALCOHOLIC BEVERAGES USES
17.73 MULTIFAMILY DEVELOPMENT DESIGN STANDARDS
17.75 SINGLE-FAMILY RESIDENTIAL (SFR) LAND USE DISTRICT
17.76 LARGE LOT SINGLE-FAMILY RESIDENTIAL LAND USE DISTRICT
17.80 NONCONFORMING STRUCTURES
17.90 REGULATION OF ADULT BUSINESSES
17.99 FEES
17.125 DEFINITIONS

Amendment of subsection. MSB 43.15.016(A), Preliminary Plat Submittal and Approval, is hereby amended as follows:

(A) An application for conceptual plat approval shall be submitted with plat copies as needed, with the following data and appropriate fees:

(1) maps of the proposed subdivision and the area, which adequately display surrounding development of the proposed subdivision boundaries (minimum of 50 feet from proposed boundary) to a scale of no less than one inch equals 100 feet, which includes the following information:

(a) the location of all property lines, utilizing the preliminary plat as base map;

(b) topographic contour intervals of five feet if the ground slope is less than 10 percent, and ten feet if the ground slope is greater than 10 percent;

(c) preliminary horizontal location of streets, water supply, sewage disposal systems, and

other public improvement details, to indicate conformance with borough and state standards;

(d) the location of water bodies and drainage courses, including the location of FEMA mapped special flood hazard areas, and flood hazard information required under MSB 17.29.160, General standards for flood hazard reduction, when required;

(e) the location of existing facilities and structures within the proposed subdivision, such as roadways, driveways, buildings, [SEWAGE SYSTEMS, WELLS,] utility poles and lines, excavations, bridges, and culverts; [AND]

(f) within 100 feet of property boundary provide location of existing sewage systems and wells; and

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(2) the subdivider shall submit supporting written information including all soils and engineering data as required by this title. Applications proposing community or municipal water supply systems or wastewater disposal systems or both shall submit a conceptual plan. Prior to final plat approval, State of Alaska Department of Environmental Conservation review and approval is required for community or municipal water supply systems and community or municipal wastewater disposal systems. Final plat approval will require as-builts or record

drawings for any community or municipal water and wastewater disposal systems installed.

This section of code is titled "*Preliminary Plat Submittal and Approval*" and it lets the public know what is required for submittal of a preliminary plat. The addition of requiring the as-built information to contain wells and septics within 100 feet of the boundary of the parcels being platted will show the platting authority if useable septic area or the ability to place a well will be impacted by existing development on adjoining property.

STAFF RECOMMENDATIONS

Staff recommends the Planning Commission forward the Platting Board and Platting Staff's changes to the Borough Assembly:

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MEMORANDUM

DATE: February 23, 2017

TO: Planning Commission

FROM: Eileen Probasco, Planning Director

RE: Proposed amendments to Draft ordinance in Resolution 17-01 Recommending Assembly approval of amendments to Title 43 Subdivisions, to address substantial items.

Following submittal of the introduction packet for Resolution 17-01, two additional amendments were proposed for consideration by the Commission, prior to the ordinance being forwarded to the assembly.

Staff recommends the following motions be made and considered by the commission, as amendments to the Draft Ordinance, prior to adoption of the PC Resolution:

MOTION #1 [CAPS AND BRACKETS INDICATES REMOVAL OF TEXT]
I move to amend MSB 43.15.005 General Administration, by removing (A)(1) and (B)(2), as follows:

(A) The platting board shall act upon applications for preliminary plats, variances, public use easements, plat note amendments, and vacations of public interest within the procedures outlined by AS 29.40.110 and this title.

[(1) THE PLATTING BOARD SHALL NOT MAKE CONDITIONS OF PLAT APPROVAL BEYOND THE AUTHORITY AND SPECIFIC PROVISIONS OF THIS TITLE.]

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(B) The platting officer shall act upon applications for abbreviated plats, waivers, 40-acre exemptions, right-of-way acquisition plats, and elimination or modification of utility easements as described in MSB 43.15.032.

[(2) THE PLATTING OFFICER SHALL NOT RECOMMEND OR IMPOSE CONDITIONS OF APPROVAL FOR PLATTING ACTIONS THAT ARE NOT WITHIN THE SPECIFIC AUTHORITY OF THIS TITLE.]

#4 P94

MOTION #2 **bold and underline indicates addition of text**
I move to amend MSB 43.20.020 Standards; General by adding (C) as follows:

43.20.020 STANDARDS; GENERAL.

(A) This chapter establishes general design standards for subdivision development which, except as provided otherwise, govern all subdivisions in the borough.

(B) Construction of improvements within subdivisions shall also comply with official construction standards for public improvements under the Subdivision Construction Manual.

(C) All accesses to proposed subdivisions shall, if reasonably possible, take access toward road corridors delineated in the Long Range Transportation Plan, Official Streets and Highways Plan.

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HANDOUT

Section 5. Amendment of section. MSB 43.15.021, Public Use Easement Acceptance Procedure, is hereby amended as follows:

(D) If road construction is proposed, **all permits and approvals from federal, state, or other municipal regulatory agencies applicable to the construction of the road shall be submitted to platting staff prior to final approval.** [THE OFFEROR SHALL DEMONSTRATE THAT THE PHYSICAL ROAD IS FEASIBLE WITHIN THE PUBLIC USE EASEMENT AND THAT ALL APPROVALS REQUIRED FROM FEDERAL, STATE, BOROUGH, AND OTHER REGULATORY AGENCIES HAVE BEEN ISSUED OR FINAL RECORDING WILL BE CONTINGENT UPON OTHER PERMITS AND APPROVALS.]

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Section 8. Amendment of section. MSB 43.15.049(G)(2), Final Plat; General Provisions, is hereby amended as follows:

(H) Prior to final plat approval, all permits and approvals from federal, state, or municipal regulatory agencies shall be submitted to platting staff.

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INTRODUCTION FOR PUBLIC HEARING

LEGISLATIVE

Resolution No. 17-34

Talkeetna Ridge Trail - Trail Development Plan
and
Land Classification for Two MSB Parcels
As Public Recreation Lands

(Page 241 - 330)

INTRODUCTION FOR PUBLIC HEARING

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MEMORANDUM

DATE: June 30, 2017

TO: Matanuska-Susitna Borough Planning Commission

THRU: Eric Phillips, Community Development Manager EP

FROM: Emerson Krueger, Land Management Specialist EK

FOR: **Ridge Trail Trail Development Plan Adoption and Land Classification**
Planning Commission Agenda of August 7, 2017

REQUEST:
The Community Development Department seeks review and support by the Planning Commission of the Ridge Trail Trail Development Plan as well as to classify MSB tax parcels 26N04W16C001 and 26N04W17D001 (see legal description below), containing approximately 542.00 acres, as Public Recreation Lands for the purpose of a public recreation area.

SUMMARY:
The Ridge Trail Trail Development Plan was developed by the Talkeetna Community Council with grant assistance from the Mat-Su Trail and Park Foundation as well as grant assistance and staff support from the Borough. The Planning process included a public scoping meeting and a public review meeting as well as several project team meetings. The Plan was approved by the Talkeetna Parks Advisory Committee and the Talkeetna Community Council.

The Borough Parks, Recreation, and Trails Advisory Board adopted a resolution supporting Assembly adoption of the Plan and approval of the land classification action.

The subject parcels were acquired by the borough under the municipal entitlement program and have received patent from the state. A distinct portion of the land is currently utilized as an earth material site. The remainder of the land is utilized for public recreation primarily for the Ridge Trail as well as to access Talkeetna Bluffs trail and the Slough Trail as described in the Ridge Trail Trail Development Plan. The land is located north east of the Talkeetna Airport, south of the Talkeetna River near the end of S. Beaver Road.

RECOMMENDATION:
Community Development respectfully recommends that the Planning Commission adopt Resolution 17-34 recommending Assembly adoption of the Ridge Trail Trail Development Plan

and Assembly approval of the land classification of borough parcels, being the S½ of Section 16 including Tract A, containing 154.82 acres, Tract B, containing 0.57 acres, Tract C, containing 20.03 acres, and Tract D containing 123.97 acres, Township 26 north, Range 4 West, S.M. and the S ½ of Section 17 excluding U.S. Survey 4713 and the Talkeetna River, Township 26N Range 4 West, and excluding the existing earth material site within the NW ¼ NW ¼ SE ¼, the NE ¼ NW ¼ SE ¼, the W ¼ NW ¼ NE ¼ SE ¼, SW ¼ NW ¼ SE ¼, N ½, SE ¼ NW ¼ SE ¼, SW ¼, NE ¼ SE ¼, NW ¼ SW ¼ SW ¼, N ½ SW ¼ SE ¼ SE ¼ of Section 17, containing approximately 245.00 acres, Township 26 North, Range 4 West S.M., Alaska as "Public Recreation Lands."

Attachments:
Ridge Trail Trail Development Plan (59 pp)
Preliminary Best Interest Finding (10 pp)
Talkeetna Community Council Letter of Support (3 pp)
Parks, Recreation, and Trails Advisory Board Resolution (2 pp)
Draft Assembly Ordinance (4 pp)
Planning Commission Resolution 17-34 (3 pp)

Talkeetna Ridge Trail
Trail Development Plan

TCCI / TPAC

FINAL

April 2017

Prepared for

The Talkeetna Community Council, Inc. and the Matanuska-Susitna Borough

by Agnew::Beck Consulting and Happy Trails

with funding from the Mat-Su Trails and Parks Foundation and the Mat-Su Borough

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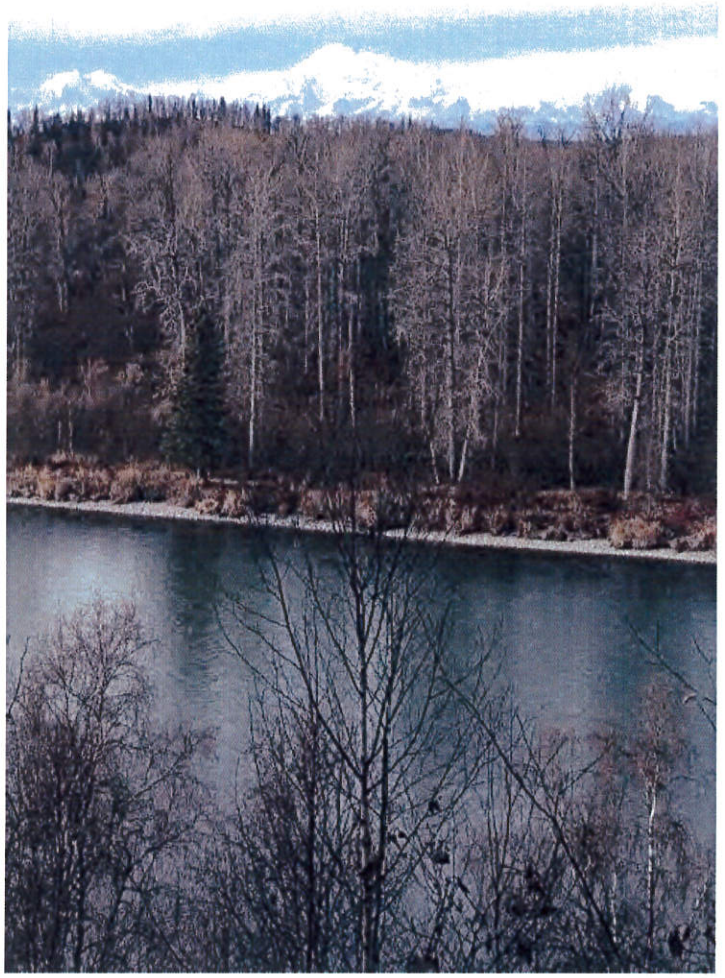

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Introduction

Project Goals & Overview of Findings

Project Goals and Purpose

The Talkeetna Community Council, Inc. (TCCI) and its standing committee the Talkeetna Parks Advisory Committee (TPAC), with technical support from the Matanuska-Susitna Borough ("the Mat-Su Borough"), initiated a process for the Ridge Trail - Trail Development Plan in summer 2016. The project's overall goal was to prepare a development plan for trails on Mat-Su Borough owned parcels in the Talkeetna Ridge Trail area. Goals that guided the planning process are below:

- The overarching goal: prepare a trail plan that provides a safe, high quality trail user experience.
- Work with the full community and a broad range of trail users to set objectives for trail improvements that reflect public sentiments and priorities.
- Document historical and current trail system use, easements, land ownership and plans, including user trends and impacts.
- Identify potential upgrades and enhancements to the trail system, including new loops or routes, upgrades to existing trails, and supporting infrastructure such as trail kiosks and parking.
- Secure a multi-use trail link through the project area to connect the trail system east of the project with downtown Talkeetna.
- Establish clear guidelines for ongoing trail management and maintenance, including allowable uses of trails and prescriptions so trails are sustainable.
- Establish a phased, prioritized implementation plan to carry out plan-identified trail improvements.
- Identify issues needing resolution related to but outside this Ridge Trail – Trail Development Plan, such as parking, access trails and the status of easements.
- Reclassify the Mat-Su Borough lands in the area of the trail system to support ongoing recreation use.
- Educate residents and visitors about the Talkeetna trail system and its use.

Summary of Plan Policies

In order to accomplish the project goals above, this plan does the following:

- Establishes a plan for the location, use and management of an improved, sustainable recreational trail system, including upgraded and rerouted existing trails and new loop trails. This improved Ridge Trail System is designed to accommodate various user groups, including:
  - A designated multi-use "pass-through" trail for winter snowmachines and summer all-terrain vehicle, dog sleds, and other non-motorized uses, along the south side of the project area (*see Maps 7 and 8 for details*).
  - An improved system of trails reserved for walking, skiing, biking, dog mushing and other forms of non-motorized recreation (see *Maps 7 and 8 for details*).
- Reclassification of portions of Mat-Su Borough land within the project area from "Resource Management + Reserve" to "Public Recreation." The result reserves a portion of the project area for gravel extraction, with the majority of the area classified Public Recreation *(see Map 3 and Table 1 page 18 for details).*
- Identifies needed trail-related infrastructure improvements including wayfinding and signage and parking lot improvements *(see pages 24-26).*
- Sets out management and maintenance strategies to support appropriate trail use and a sustainable trail system *(see pages 29-30).*
- Recommends actions outside the project area, including, for example, a trail connecting the project area and downtown Talkeetna *(see page 31).*
- Sets out a schedule of steps to implement this plan *(Table 1: Classification Process and Table 5: Summary of Implementation Actions).*

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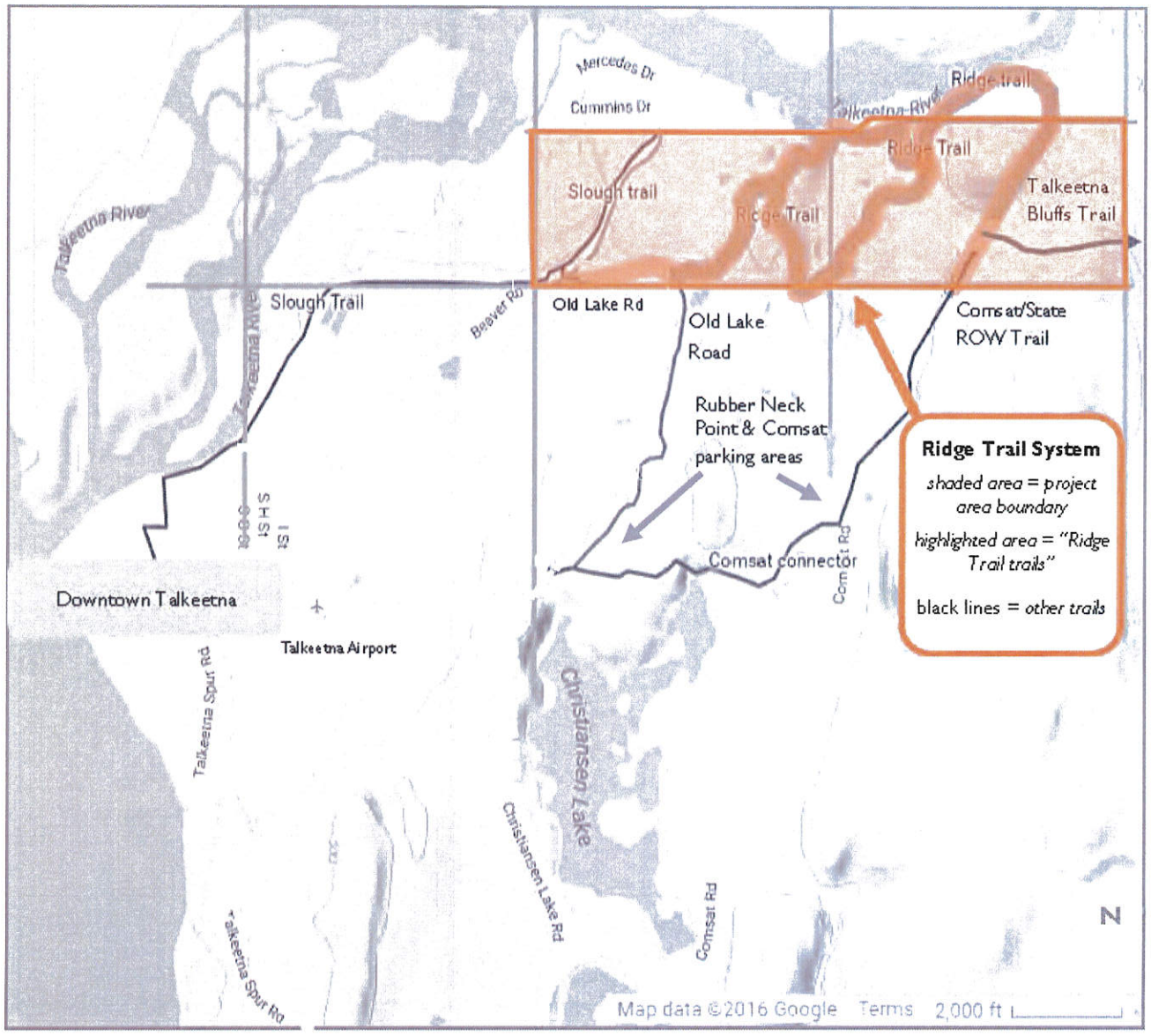
Map 1: Introduction to the Project Area

The Talkeetna Ridge Trail - Trail System (referred to as the "Ridge Trail System" throughout this plan) stretches out along the south side of the Talkeetna River. The majority of the existing 4.5 mile trail system is on Mat-Su Borough land.

Most of these trails were originally constructed in the early 1980s by local volunteers for cross-country skiing. Over the years, the trail system has been increasingly used by a more mixed user group, including dog mushers, hikers, ATVs, snow machines, ski-jorers and bikes. The area currently gets relatively limited cross-country skiing use. This shift is likely due in part to the creation of non-motorized, groomed Nordic ski trails in the Talkeetna Lakes Park area, and also to increases in motorized use that made the trails less inviting to non-motorized trail users.

The Ridge Trail System is located approximately one and a half miles northeast of downtown Talkeetna. One of the primary entry points to the area is on the west side, at the junction of the Old Lake Road and Beaver Road. Other entry points include:

- From the southeast, starting from the large cul-de-sac/informal parking area at the end of Comsat road.
- From the Talkeetna Bluffs trail, entering on the east.
- From the end of the Christiansen Lake Road via Old Lake Road – often starting from a parking area view spot, known locally as Rubber Neck Point.



Source: Google base map with annotations by Agnew::Beck

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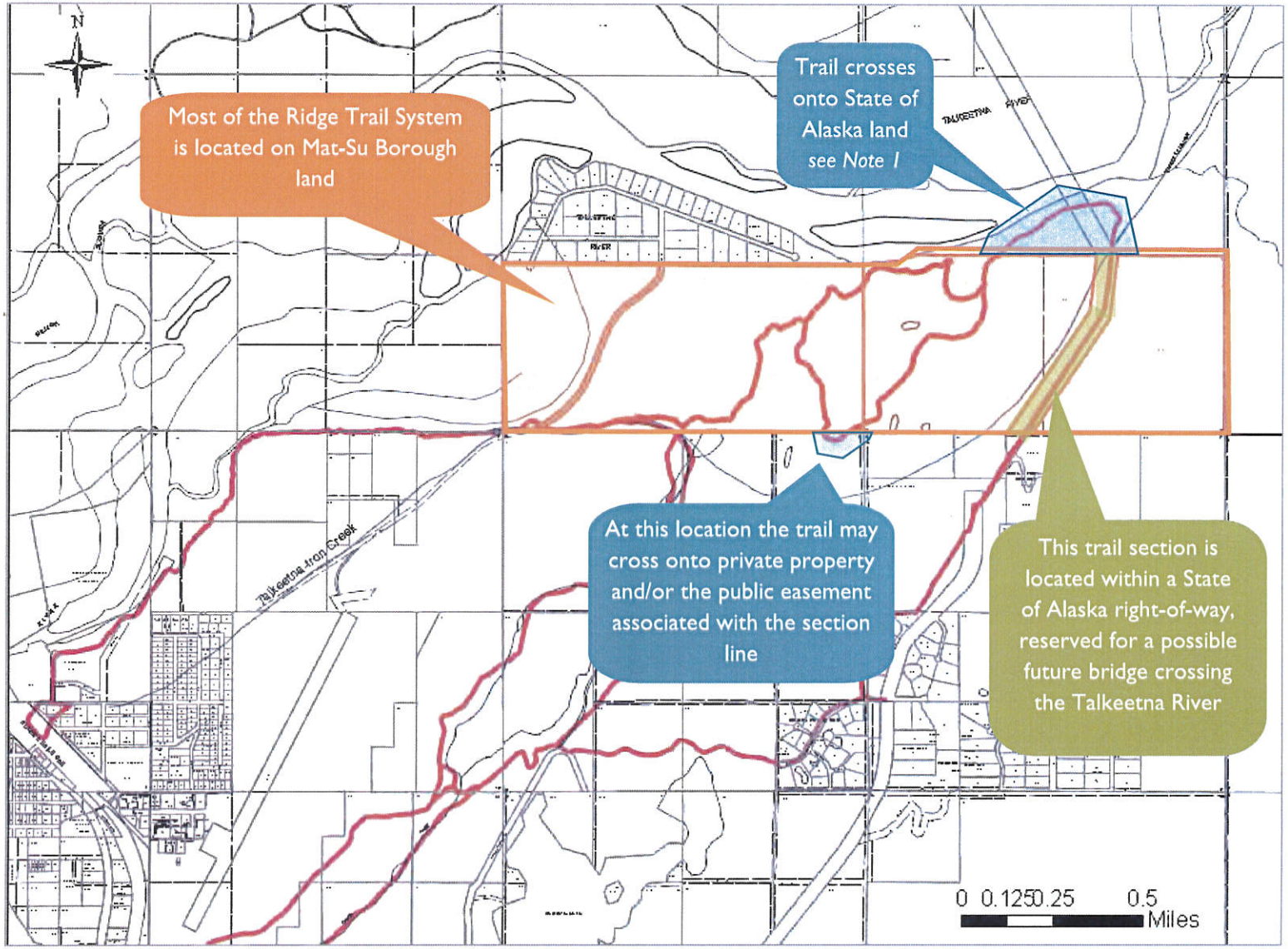
Map 2: Project Area Land Ownership

Note 1: The Ridge Trail System crosses beyond the boundaries of Borough-owned land in the northeastern portion of the trail. The Alaska Department of Natural Resources 2011 Susitna-Matanuska Area Plan page 3-33 and Map 3-10 clarifies this land is intended for protection of water resources and dispersed recreation like trails.

Note 2: Specific boundary description: Township 26 North, Range 4 West, Seward Meridian.

Sections: (1) Section 16, Lot C1 and state lands north of C1 and south of the Talkeetna River. (2) Section 17, Lot D1. (3) Section 20, Lot A5. (4) Section 21, established public easements on private Lots B1 (end of Comsat Road, Alascom Land); B5 and unit 2.



Source: Mat-Su Borough base map with annotations by Agnew::Beck

Map 3: Project Area: Current Mat-Su Borough Classifications

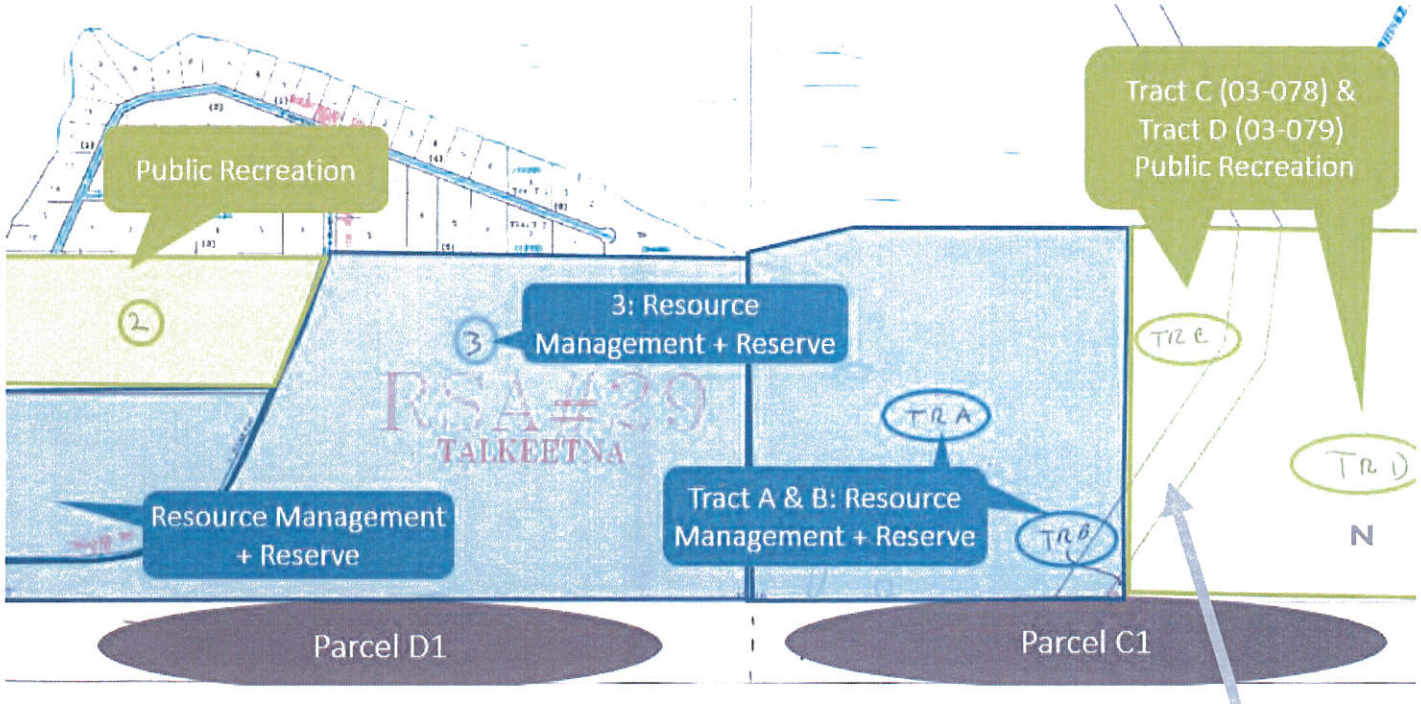
The map below shows the current Mat-Su Borough land classifications across the two Borough parcels. The trail system overlays lands classified in three categories: Public Recreation and the combined classification Resource Management + Reserve.

The three land classifications are defined as follows in the Mat-Su Borough code 23.05.100 Land Classifications:

(12) "Public Recreation Lands" are those lands which, because of location, physical features, or adjacent development, are presently or potentially valuable to the public as natural or developed recreational or historic areas.

(13) "Reserve Use Lands" are those lands which have been transferred, assigned, or designated for present or future public use, or for use by a government or quasi-government agency, or for future development of new town sites, or for future expansion of existing public uses.

(16) "Resource Management Lands" are lands which, because of surface or subsurface resources contained within the land or in connection with adjacent lands, are presently or potentially valuable for multiple-use management.



Source: Mat-Su Borough base map with annotations by Agnew::Beck

The State of Alaska DNR holds a right-of-way (ROW) extending north from the Comsat Road. This ROW reserves land for a possible future road and bridge crossing over the Talkeetna River

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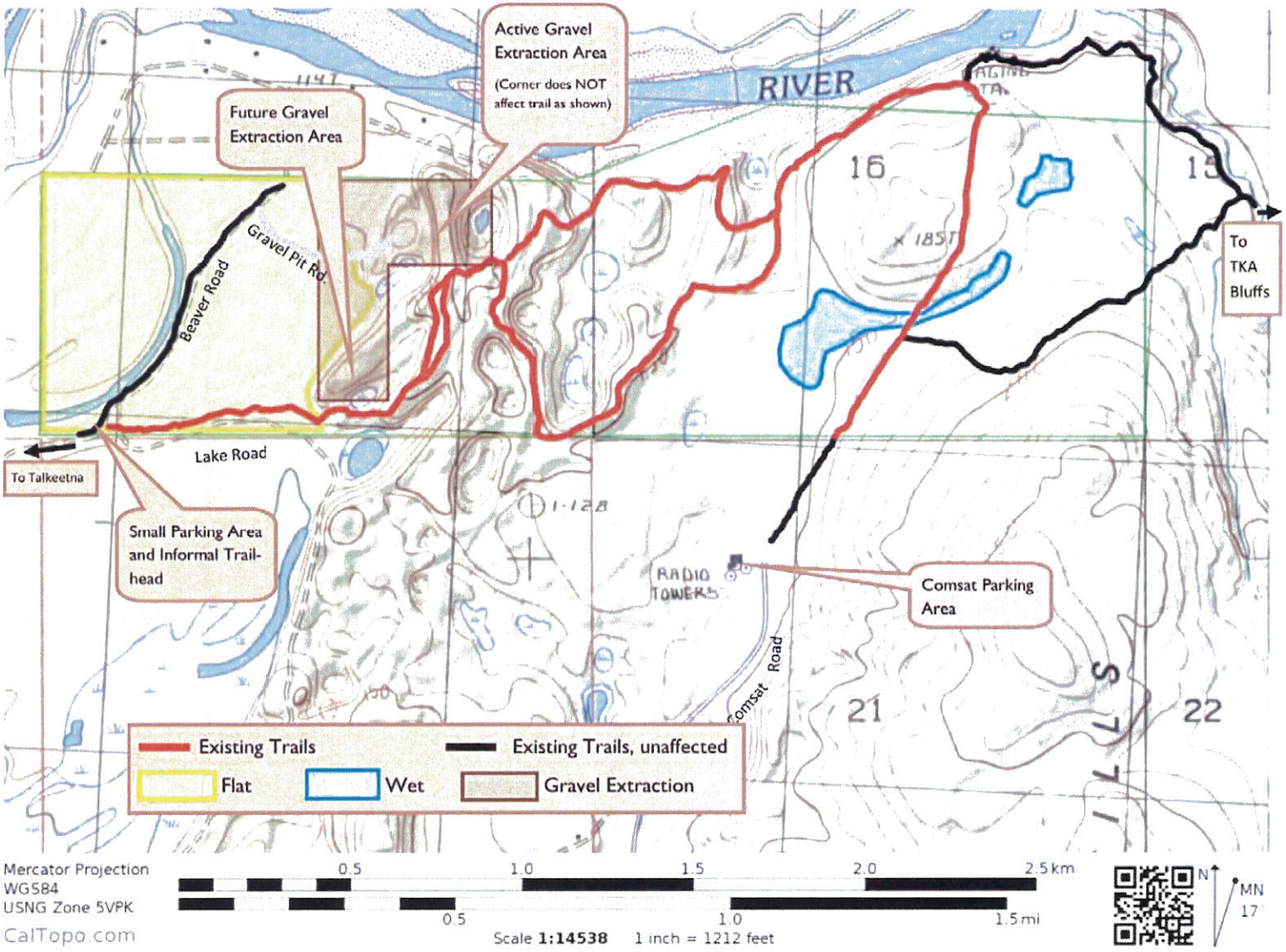
Map 4: Project Area: Physical Characteristics

With the exception of a few wetland sections, the area has good soil and topographical conditions for building strong, durable trails.

The project area offers attractive terrain for trail construction and trail-based recreation use. The eastern two thirds of the site show its glacial history, with steep sided hills and ridges, kettles and small wetlands. Several of the higher ridgelines offer attractive views. Further west the land is relatively flat, showing this area has been part of the Talkeetna River floodplain.

Specific site characteristics, and the implications of these characteristics for trail construction are outlined on the following page.

This plan focuses on an identified set of "Ridge Trail System trails," those shown in **red** on the map. Trails shown in **black** are part of the context for this project, but are not affected or directly addressed through this plan. There are some trails in the area not depicted on this map, including the undeveloped Talkeetna-Iron Creek Trail.



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Site Characteristics: Illustrative Photos

Vegetation in the area is typical South Central forest, with mature birch and spruce, and on the west side, cottonwood. Understory species include ferns, devil's club and berry species. The relatively limited understory allows for decent sight lines, which helps users see and avoid unexpected contact with wildlife or other users.

Topography - West Side Flat area: The entire western end of the project area is flat river floodplain, which poses a drainage problem for natural surface trails. It is generally underlain by well-drained, gravelly soil and has some micro-terrain that can be used to create a sustainable trail, but much of any trail constructed here will require gravel fill to be sustainable in heavier non-motorized traffic (>10 users/day).

Topography - East Side Ridge Area: The eastern two thirds of the project area is composed mostly of glacial features including till ridges. This area is very suitable for construction of sustainable, natural surface trails, with well-drained side slopes and durable tread material. Sloping terrain offers advantages for trail building, because the slopes allow for relatively convenient, low cost drainage solutions. In contrast, draining water from flat terrain often requires importing fill material.

Accessibility: Access to the project area typically comes from one of two locations: from the west, where there is an informal, 4-car dirt pulloff at the intersection of Old Lake and Beaver Roads (near the photo on left) or on the east side via the Comsat Road or Talkeetna Bluffs trail (near the photo at right). Neither area is a formally designated parking area, however the Comsat area is a large well used parking site.

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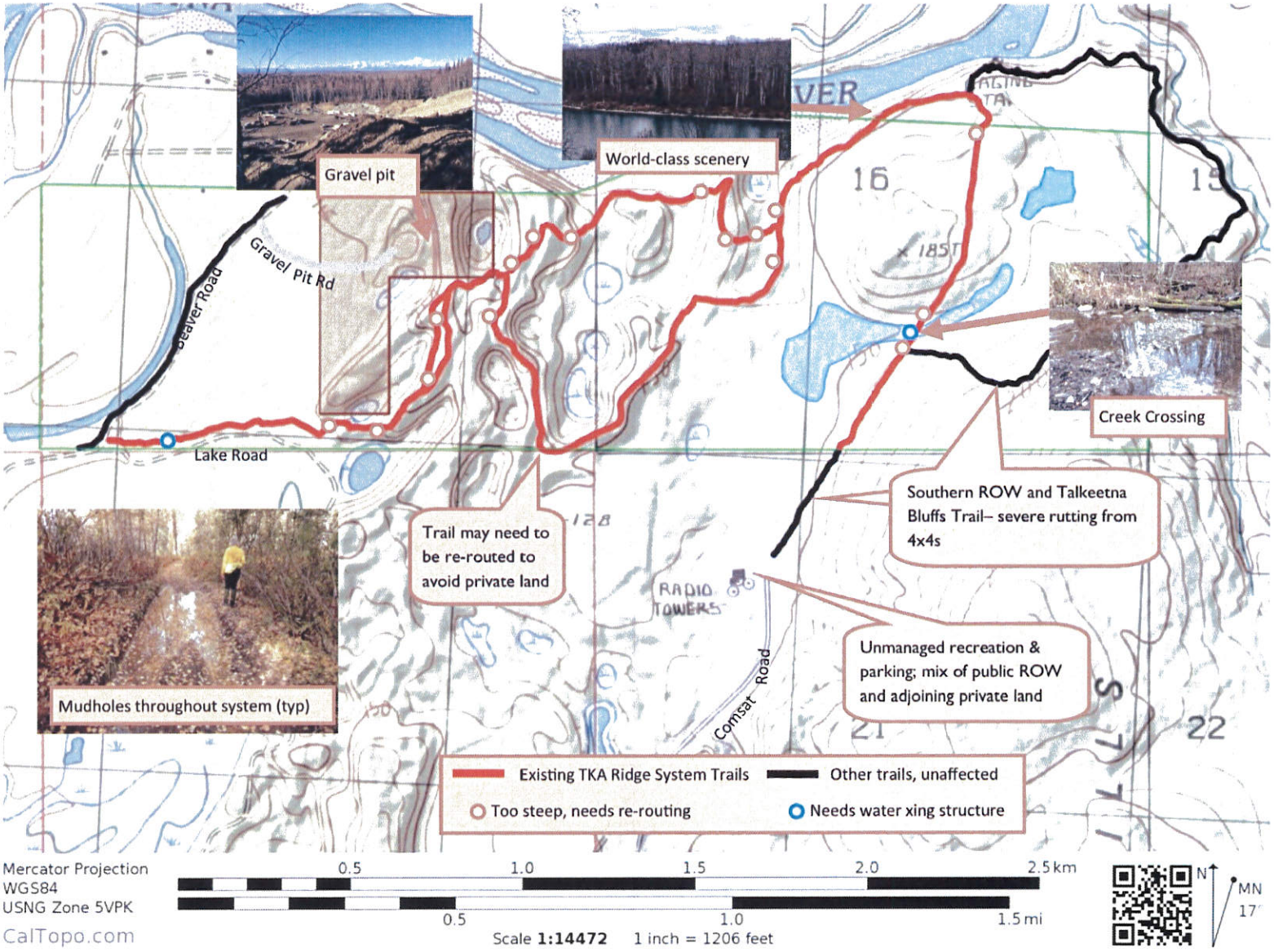
Map 5: Existing Trails and Trail Conditions

The existing Ridge Trail System trails, shown at in red at right, include routes that generally follow ridgelines and avoid low-lying kettle areas. Ridgeline trails offer the benefit of generally good drainage, an appealing open feeling and some attractive views, but also mean portions of the trails are quite steep. In one area, multiple trails run in parallel.



Also shown on the map, in black, are trails that are not part of the formal Ridge Trail System. This includes the Slough Trail and the Talkeetna Bluffs trail, which, like the Comsat trail, is severely rutted. There are some trails in the area not depicted on this map, including the undeveloped Talkeetna-Iron Creek Trail (generally shown on state plats as RST-331). This historic trail is mostly south of the planning area and then heads northeast along the state ROW and continues northeast of the project area.

Summary of Trail Conditions and Problems with Current System

The current condition of the Ridge Trail System reflects the history of system's design, construction and use. The original trails were formally surveyed and built locally using grant funding. While constructed with good intentions, they were not built to modern sustainable standards, and with no real strategy for maintenance and management. The trails were relatively narrow, intended for cross country skiing and other non-motorized uses, not built for ATV and dogsled traffic, and served the community well at low use levels. As motorized use has grown, and in the absence of any regular maintenance, some areas of the trail have been damaged and need remediation, re-routing or other improvements.

The condition of the existing trails – the original cross-country ski trails now widened & rutted by ATV use – is probably best characterized as fair to mixed, ranging from sections that are in good shape, to areas with notable problems. As the photos below and on the following pages show, ATV use has dug the trails into the ground, leaving multiple stretches that are rocky and eroded, or that fill with water. The trails that follow ridges generally do not show the extreme rutting and erosion often seen in unmanaged mixed use trails around the Mat-Su Borough, nor are there the large "go arounds" or trail braiding that develops where trails cross through wetlands. The exception to this general characterization is the severely rutted State right-of-way (ROW) trail that runs north out of the Comsat parking area, and links to the Talkeetna Bluffs trail.

180-degree panorama shot of lower-lying, west side Ridge Trail System, Fall 2016

Specific trail issues, including those referenced on the map on the preceding page, include:

- Rutting and muddy areas, and water filled holes in many locations in the system.
- Steep sections that are not well suited for mixed trail use, and where ATV traffic has resulted in rutting and erosion. Solving this problem requires re-routing to reduce the grade to 10% or less, with integrated drainage control. These types of improvements could provide greater safety, due to lower speeds and better traction, reduce erosion to a minimal amount, and offer a design allowing more users to safely enjoy the trail.

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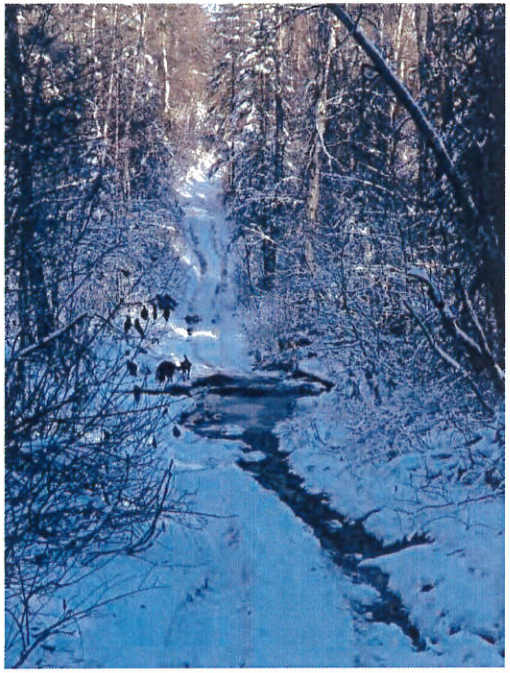
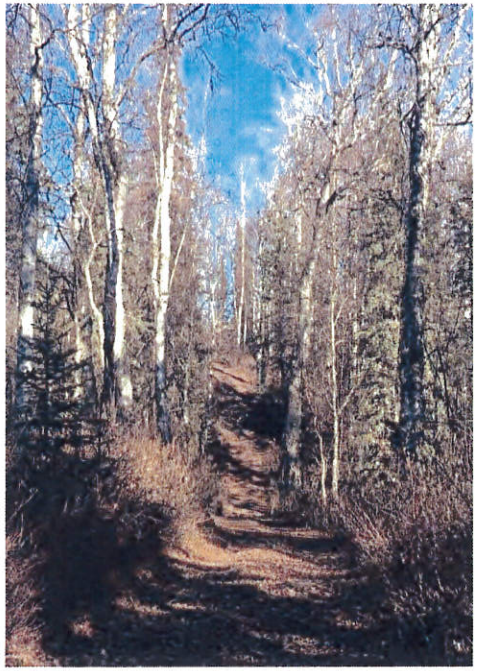
- Some areas are unsuitable or at minimum very challenging for dog teams due to steepness of terrain or sharp turns.
- Both the southern part of the State ROW trail just north of the Comsat site, and the Talkeetna Bluffs trail branching east are severely eroded, rutted and worn from the passage of ATVs and highway-sized 4x4 vehicles. No natural-surface trail can withstand this use over time without large scale repair and reconstruction, requiring gravel fill, culverts, etc.
- A few areas of the Ridge Trail System cross over small streams and wetland areas. One example is along the east west section of Old Lake Road; another is where the State ROW trail runs north of Comsat Road (see photo below). Bringing this route to a sustainable condition will likely require either a reroute or fill and one or more culverts.
- There is a possible need for a re-route or other solution for a segment of the existing Ridge Trail in the southern, central portion of the project area, where one short section may cross onto private property and the public easement associated with the section line.

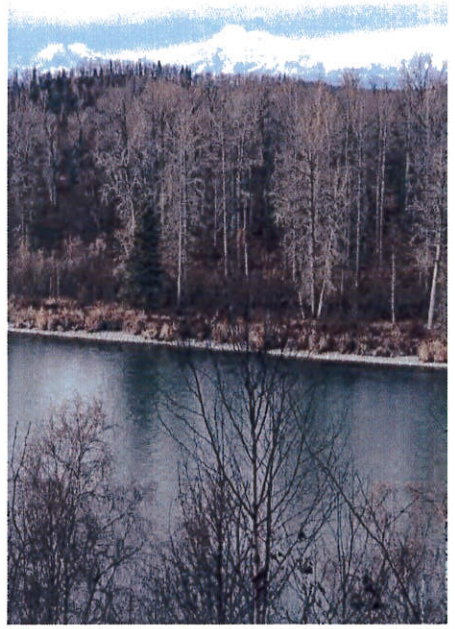
In addition to these physical trail condition issues, it is important to note that the trails were not originally designed for ATV and dogsled traffic, and there are use conflicts between motorized and non-motorized users.



Wet area on State right-of-way trail, north of Comsat Road parking area



Ridge Trail rising to a ridge: steep hill on the west side of the system



View north from a ridge in the Ridge Trail System

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Other Uses in the Project Area (gravel extraction area)

Other than roads on existing easements and trails, the only developed use in the project area is an active gravel pit. Gravel is currently being extracted by a private contractor under a contract with the Matanuska-Susitna Borough, for use expanding the nearby Talkeetna airport. While the area is also available for gravel extraction by other commercial and non-commercial users, gravel extraction activity over the years has been relatively low. As the map and photo shows, this pit is a quite visible element of portions of project area.

The rectilinear lines show the boundaries of the area formally reserved by the Borough as available for gravel extraction. Current extraction is concentrated on the northeastern portion of this designated area, with gravel trucks using the Beaver Road for access.

Extraction within this area is subject to Borough requirements, for maximum slopes as well as other standards. As part of the revised classification boundaries established by this plan, this area will remain classified as Resource Management + Reserve (surrounding areas will be classified Public Recreation.)

Extraction of gravel from the active pit is expected to continue for many years into the future. Terms of the gravel extraction contract require leaving stable slopes, and other requirements as specified in Borough code. Once all the gravel is extracted, this area must be reclaimed per Borough requirements, and over time the area could go back to a more natural appearance.

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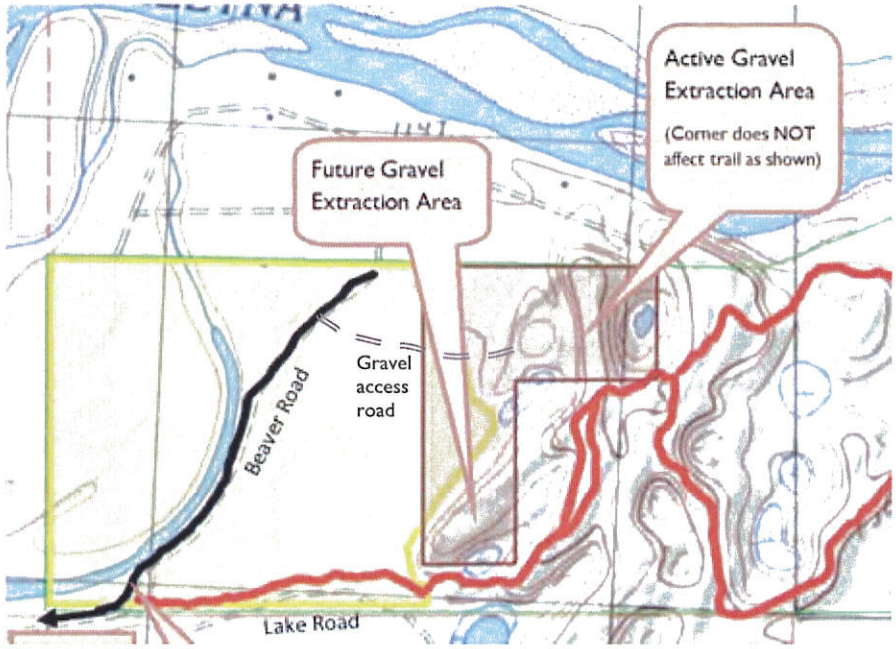

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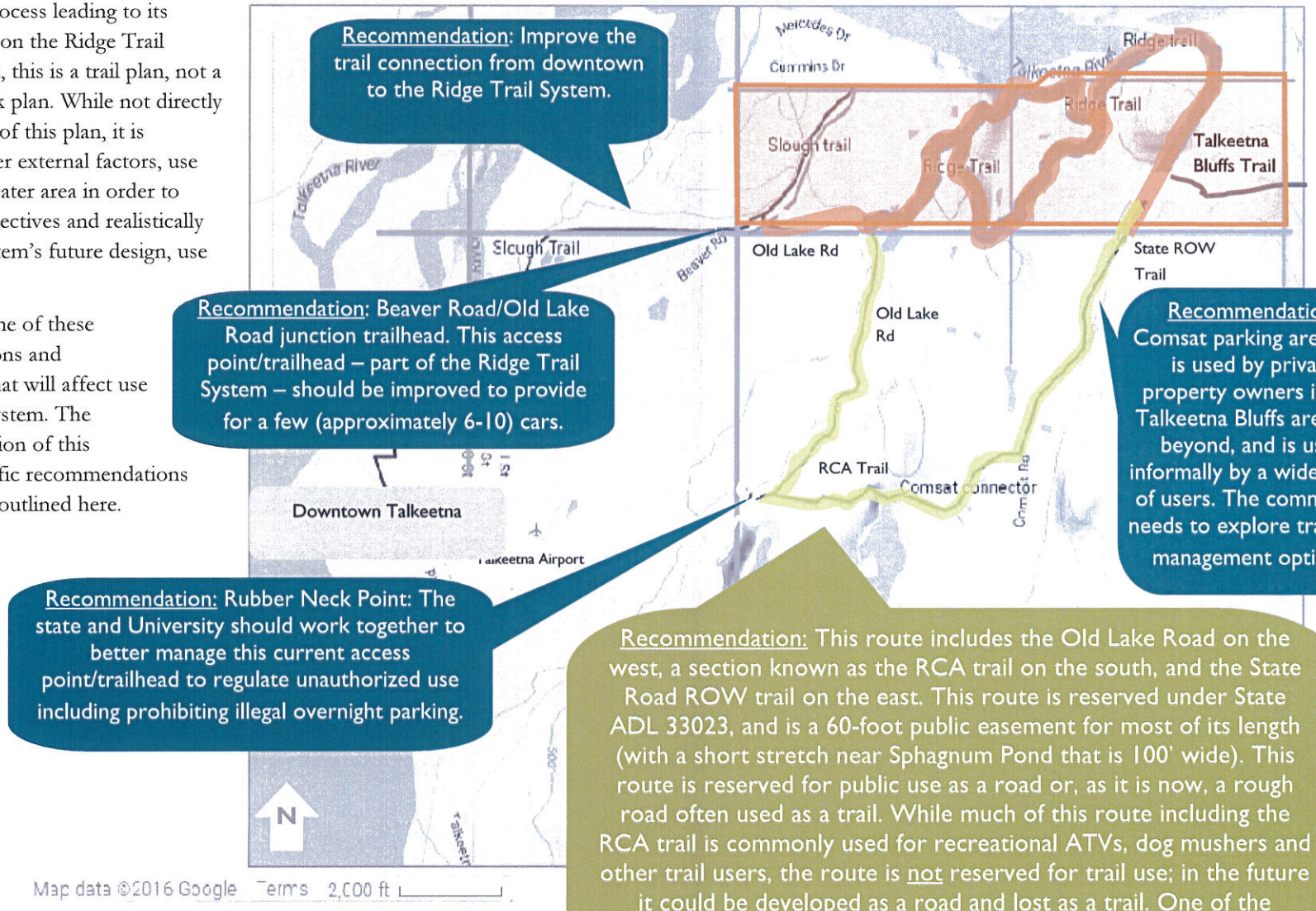
Map 6: Talkeetna Ridge Trail - Trail System Context

This plan and the process leading to its completion focused on the Ridge Trail System; furthermore, this is a trail plan, not a land use plan or park plan. While not directly within the authority of this plan, it is important to consider external factors, use and access in the greater area in order to realize the plan's objectives and realistically plan for the trail system's future design, use and, management.

This map shows some of these external considerations and recommendations that will affect use of the Ridge Trail System. The implementation section of this document lists specific recommendations related to the issues outlined here.



Source: Google base map with annotations by Agnew::Beck

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Trail User Group Descriptions and Trends

The table below and on the following page gives an overview of the use of the Ridge Trail System, sorted by summer and winter uses. Overall, use of the area is relatively light, primarily because of the degradation of trails caused by ATV use, and also because it is not large enough or sufficiently well known to attract out of town summer or winter use, and finally because nearby designated parks and open space areas offer well developed, attractive non-motorized trails.

Use Type	Description, Location of Use	Trends
Summer		
ATVs	**Pass through "Commuters"** • Backcountry cabin/property owners, especially in the Talkeetna Bluffs subdivision, but also people with property along the Talkeetna River, who use the trails as a pass-through route to get from east-to-west or vice versa. Most of this use follows the northern branch of the existing Ridge Trail System. **Recreation** • Weekenders from out of town who camp at trailheads to the south run through this area. The "Rubber Neck Point" informal parking area, located on a combination of public right-of-way and adjoining University of Alaska land, is one of the primary camping locations for these visitors. • Out-of-town recreational ATV users have a reputation with local residents for being "rowdy" including late night drinking and gunfire. • Occasional use by commercial ATV users, although most of the commercial groups go farther north. • Occasional, but quite limited, use by local residents for recreational riding.	ATVs have been using the area for over thirty years. Use by ATVs and snowmachines has grown in recent years, primarily by out of town recreation users. Local residents, including residents of the Talkeetna Bluffs subdivision, say the trail route running west of the Comsat road – the "RCA trail" – is generally preferred as a commuter route, as it offers easier terrain.
Biking	• Some summer bike use, although many bikers opt to use other trails because a) there are more quality non-motorized trails in other locations such as Talkeetna Lakes Park, and b) users avoid areas open to motorized use due to trail damage (wet and muddy). • A fat tire bike race goes through the area in winter.	Bike use has gone down.
Dry Land Dog Mushing (often attached to ATVs)	• Dog teams pulling carts and ATVs in neutral (motorized power helps with hills). • Mushers use the Ridge Trail as part of a larger loop. The Ridge Trail System by itself is not a large enough area to be a significant mushing destination, but is a key connector to other local trails or to trails in the outlying areas.	Dry land dog mushing use has remained stable.
Hiking/ Walking	• This category includes dog walkers and birders. • Some casual hunting in the fall, which includes spruce grouse, occasionally moose.	Use has gone down for the same reasons referred to above for bikes.
Equestrian/ Horseback Riding	• Some use in the summer.	Horseback riding use in the area has remained stable.

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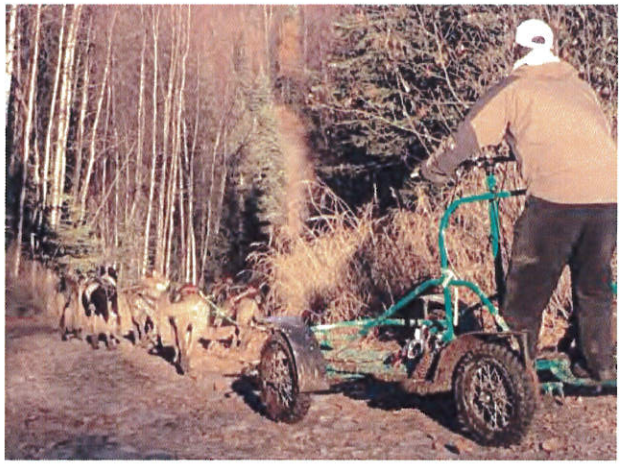

Two options for keeping the dogs in shape outside of winter – Headed east off Rubber Neck Point

Use Type	Description, Location of Use	Trends
Winter		
Cross-Country Skiing	• Some skiers use the trail, although it is not groomed. At times snow machine use produces a better surface more appealing to skiers. The trail has sharp turns and steep hills that are difficult for novice skiers.	Trail was originally constructed as a ski trail but has not been groomed/maintained as a ski system in a long time due to challenges restricting other uses, and the increase in alternate trail options.
Dog Mushing	• Mushers use the Ridge Trail System as part of a larger trail system, including the RCA Trail.	Dog mushing use has remained stable.
Dog Walking and Ski-Joring	• Occasional use by local residents.	Dog walking and ski-joring use has increased.
Fat Tire Bikes	• Occasional use by local residents.	Fat tire biking has increased.
Snowmachines	• Minimal use as a destination for winter recreational use. • Some residents utilize sections of the trail to access cabins, e.g., to Talkeetna Bluffs or to cross the river and head north.	Snowmachining has remained stable.
Walking & Snowshoeing	• Occasional use by local residents.	Walking and snowshoeing has remained stable.

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Overview of Planning Process Leading to this Plan

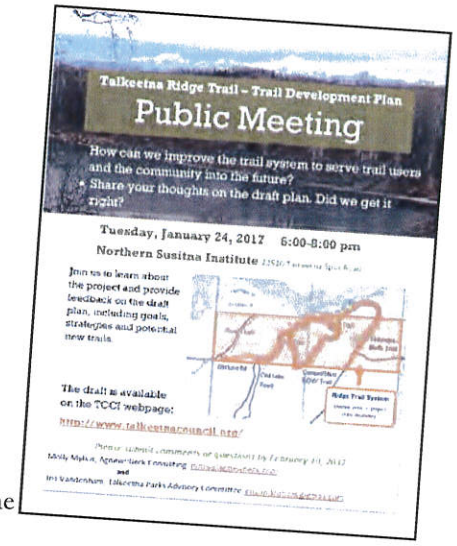
The Talkeetna Community Council, Inc. (TCCI), the Talkeetna Parks Advisory Committee (TPAC), and the Talkeetna Ridge Trail – Trail Development Plan subcommittee oversaw development of this project, with input from the Talkeetna community and the Mat-Su Borough. The plan was developed with assistance from Agnew::Beck Consulting and Jon Underwood of Happy Trails. Project funding was provided by the Matanuska-Susitna Borough and the Mat-Su Trails and Parks Foundation. Outlined below is a summary of the steps followed in preparing this Trail Development Plan:

September 2016

- "Kick Off" meeting with TPAC Talkeetna Ridge Trail – Trail Development Plan sub-committee and Mat-Su Borough staff.
- Created a project flyer, conducted outreach and prepared for the October public workshop.
- Reviewed relevant community and regional planning documents, including the *Talkeetna Comprehensive Plan* (1999); the *Talkeetna Community/Tourism Plan and Talkeetna Special Use District (SPUD)* code (2002); State of Alaska's *Susitna Matanuska Area Plan* (August 2011); *North to the Future: Alaska's Statewide Comprehensive Outdoor Recreation Plan (SCORP);* Mat-Su Trails and Parks Foundation *Trails and Parks Master Plan for the Mat-Su Area* (July 2013), and the following plans prepared by the Mat-Su Borough: the *Christiansen Lake – Lake Management Plan* (September 1999); *Talkeetna Lakes Management Plan,* (October 2003); *Talkeetna Riverfront Park Plan* (April 2004); and the *Mat-Su Borough Recreational trails plan* (2008).

October 2016

- Conducted a community-wide public scoping workshop.
- Met with TPAC members and motorized/non-motorized users to select an alternate "pass-through" multi-use route.



November-December 2016

- Met with the Mat-Su Borough staff to share emerging plan direction, discuss easements and land classifications.
- Developed the draft plan.

January – February 2017

- Released the public review draft plan on January 11th; invited community review, in person or by mail/email, through February 10, 2017.
- Scheduled and held a second community-wide public workshop on January 24th to share, review, discuss and confirm the draft Trail Development Plan and revised as needed.
- Collected and reviewed public comments. Overall, over 50 sets of comments were received; comments are available on the TCCI website.
- TPAC subcommittee members met to discuss final changes to the plan; Agnew::Beck incorporated final changes, reflecting public and MSB staff input.

After February 2017

- See Table 5 for additional phases, implementation information and next steps.

Plan Policy

Summary of Public Priorities and Vision

The bullet points below summarize the overall trail system goals and vision for the Talkeetna Ridge Trail - Trail Development Plan. This list comes from community input, previous planning documents, conversations with the Talkeetna Parks Advisory Committee and the Mat-Su Borough.

- Overarching goal – improve the Ridge Trail System to provide a high quality, sustainable, trail-focused recreational asset, offering safe, enjoyable and healthy outdoor recreation experiences for Talkeetna residents and visitors.
- Provide a multi-use "pass-through" east-west access route including winter snowmachine and summer ATV users.
- Create an improved non-motorized recreation trail system, serving a range of users.
- Protect environmental resources, wildlife habitat, and the natural character of the land.
- Contribute to a sustainable local economy.
- Design a sustainable trail system, where maintenance and management requirements take into account available resources, including volunteers and funding generated locally, from permitted commercial activities and events, and from the Mat-Su Borough.

Major Plan Policies and Actions

The remainder of the plan outlines the specific policies and actions needed to reach the goals outlined above. These include:

1. Establish a plan for the location, use and management of an improved, sustainable recreational trail system, including upgraded and rerouted existing trails and new trails. This improved Ridge Trail System must be designed to accommodate various user groups, including:
    a. A designated multi-use "pass-through" trail for winter snowmachines and summer all-terrain vehicles, dog mushing, and other non-motorized uses, along the south side of the project area.
    b. An improved system of trails reserved for walking, skiing, biking, dog mushing and other forms of non-motorized recreation. Motorized activity is allowed for grooming and maintenance.
2. Change the classification of Mat-Su Borough land within the project area from "Resource Management + Reserve" to "Public Recreation." With the exception of the Borough's reservation of the Gravel Pit area, the majority of the area should be classified Public Recreation.
3. Establish specific management and maintenance strategies needed to support appropriate trail use, and to ensure a sustainable trail system.
4. Specify trail-related infrastructure improvements including wayfinding guidance and signage, parking lot improvements.
5. Identify actions outside the project area, including, for example, a trail connecting the project area to downtown.
6. Establish a specific set of priorities for trail construction and phased implementation steps.

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Adoption and Reclassification of Mat-Su Borough Lands

As shown in the Current Classifications map on Map 3, the parcels of Borough owned land that underlie the Ridge Trail System are classified either as "Resource Management + Reserve" (a dual classification) or "Public Recreation." Trails within parcels that are currently classified as "Resource Management + Reserve" are not protected from disruption by new development, roads, resource extraction and other potentially conflicting uses or activities.

The management priority for lands within the Planning Area is public recreational trail use. Accordingly, all MSB lands within the planning area, with the exception of the Beaver Gravel Pit, will be classified as "Public Recreation." The Beaver Gravel Pit is currently classified as "Resource Management + Reserve," and will remain as such, defined by aliquot part boundaries, as shown on Map 5. It is anticipated the gravel pit will remain in that use for the foreseeable future, providing gravel for the airport, the local Road Service Area and community needs. Otherwise, the MSB lands within the planning area, subject to existing easements, will be classified as "Public Recreation."

The reclassification order will be included in the same Assembly ordinance that provides for the adoption of the Plan itself. In addition, the Reclassification of Borough Land must follow Part 20 of Title 23, the Borough's Land and Resource Management Division's Policy and Procedure Manual.

Table 1 Adoption and Reclassification Process – Earliest Possible Dates

(see Table 5 for a full project approval & implementation schedule)

Steps	Who?	Timeline
Talkeetna Parks Advisory Committee (TPAC) considers and votes to recommend approval of the Talkeetna Ridge Trail - Trail Development Plan to the Talkeetna Community Council Inc. (TCCI).	Lead: TPAC	Early Spring 2017
TCCI approves the Ridge Trail – Trail Development Plan.	Lead: TCCI	Early Spring 2017
The Ridge Trail – Trail Development Plan is approved by the Mat-Su Borough Parks, Recreation and Trails Advisory Board.	Lead: TCCI + Borough Staff	Spring 2017
The Plan is introduced to the Mat-Su Borough Planning Commission at a regularly-scheduled meeting.	Lead: TCCI + Borough Staff	Spring 2017
Mat-Su Borough Planning Commission Hearing (held the 1st and 3rd Mondays).	Lead: Borough Staff, assisted by TPAC	Early Summer 2017
Mat-Su Borough Assembly Public Hearing (held the 1st and 3rd Tuesdays).	Lead: Borough Staff, assisted by TPAC	Early Summer 2017 (earliest date)

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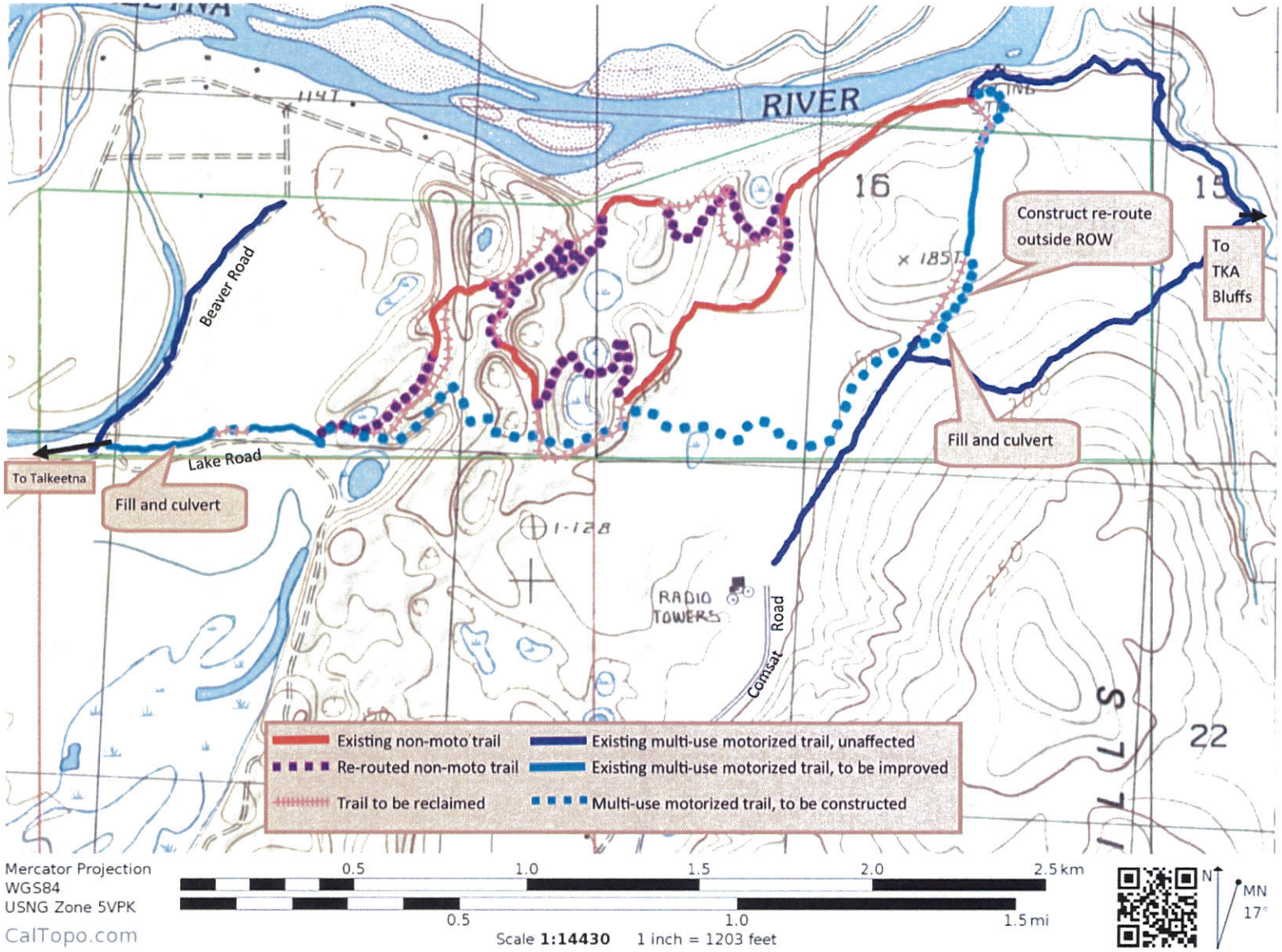
Map 7: Improvements & Reroutes to Existing Trail System + Rerouted Multi-Use Trail

Map 7 shows needed improvements to address deficiencies in the existing trails. Also approved by this plan – using a combination of existing, rerouted and loop trails – is a multi-use trail for summer ATV and winter snow machine use, as well as non-motorized uses connecting the Old Lake Road/Beaver Road to the current Talkeetna Bluffs trail.

This set of improvements will lead to a more durable, quality trail system, with improved drainage, appropriate grades, and separation of multi-use and non-motorized trail use.



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Specific trail improvements called for in this plan include:

- Throughout the existing Ridge Trail System, muddy trail sections will require drainage and tread construction. Many places will require excavating and creating a raised grade for the tread, particularly in the lower-lying western portion of the project area.
- In the sections where re-routes are required, the trail will be laid out at the proper grade, with integrated water control, and the old trail reclaimed in locations shown.
- Reroute the existing trail near where it would otherwise cross the new multi-use trail (in the southern central portion of the project area). Re-routed trails may be reclaimed by using an excavator or similar machine to pull dead trees, stumps, and rocks into the trail, and roughen the trail tread by digging into it or by depositing soil on it. Leaves or other loose organic material, if available, can be blown into the reclaimed area with a leaf blower to cover and obscure the disturbance, allowing the affected area to return to a natural state.
- Link the eastern end of the recommended new multi-use trail to the multi-use State right-of-way (ROW) trail and the Talkeetna Bluffs motorized trail. The eastern end of Ridge Trail System multi-use/ motorized trail would enter the State ROW a short distance north of the start of the Talkeetna Bluffs trail, and provide access to that State ROW trail. In addition, branching east off the new multi-use/motorized trail will be a new non-motorized trail, looping up the hill and then back around to the other portions of the Ridge Trail System (see Map 8). This set of improvements can all occur on well drained wooded terrain south of the creek/wetland area. This connection does not require a creek crossing (fill, culvert, etc.).
- The continuation of the State ROW trail north of the trail junctions mentioned immediately above (with the Ridge Trail System multi-use trail/Talkeetna Bluffs trail) *would* require a creek crossing and associated culverts and fill. This project is a very low priority relative to the other improvements called for in this plan, in large part because resources are limited, and there is no guarantee that improvements for a trail would not prove to be money poorly spent if/when this ROW ever builds out to become a road.
- See Table 2 on page 23 for details of allowed trail uses & trail management policies and Table 4 on page 28 for relative priorities of planned trail improvements.

NOTE: The re-routes and proposed new multi-use trail on map 7 have been ground-checked. However, at the time these routes are laid out and flagged for construction, more detailed on-site work will be used to precisely locate trails in response to specific on-the-ground conditions. As a result, the routes may shift from these initial alignments.

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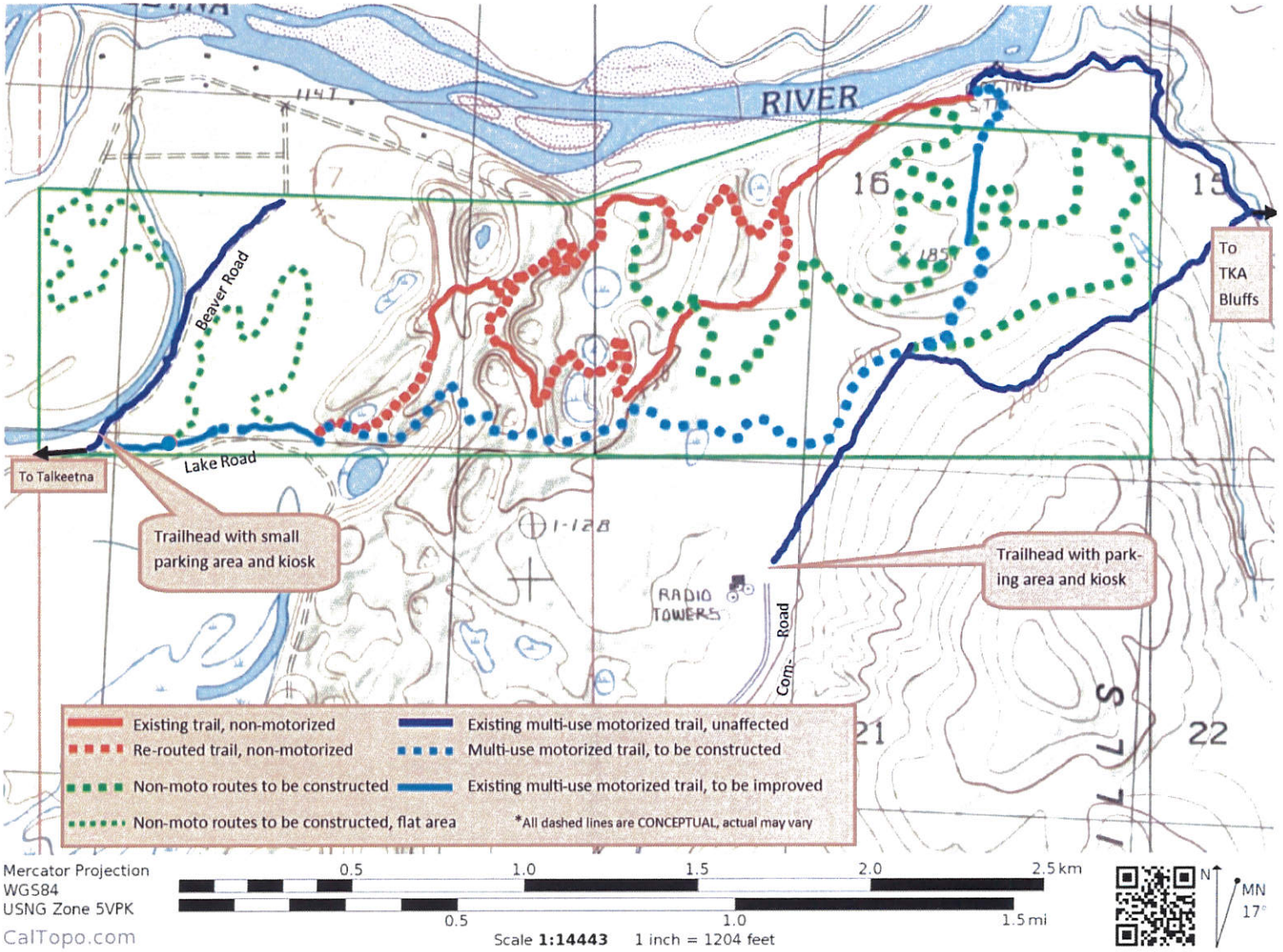
Map 8: Summary of Ridge Trail System Improvements

The Talkeetna Ridge area offers ample opportunity for construction of new trails. The terrain is interesting and the soil is mostly suitable. This plan offers a variety of potential new trails, mapped at right and described below.

A. The east-west multi-use trail will provide a pass-through route for summer ATV's and winter snowmachine "commuters," as well as for non-motorized trail users wanting to cross between points east and west. The trail will be wide enough for ATVs (including side-by-sides/double wides), and have wide turn radii so it is suitable for large dog teams. This trail may require gravel fill to traverse some low spots on the eastern end. Trail design and dimensions mean this route would provide a trail experience more utilitarian transportation than recreation.



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The other existing, re-routed, and new trails will be designed, constructed and reserved for non-motorized use. Separating motorized and non-motorized use will increase safety, reduce user conflict and reduce erosion. New non-motorized trails will increase recreational options both for new users and many of the current users of the trail system. The new trails should be designed according to modern trail standards (Alaska State Park trail standards are included in the appendix), which ensure the trail will succeed physically, aesthetically, and socially. The non-motorized trails fall into four categories.

B. The existing trails will generally remain as they are, but with important drainage improvements, tread repair, and re-routing of certain segments. This will result in a coherent set of trails that are available for all kinds of non-motorized use, including dog mushing. However, they will still likely be challenging to dog mushers and may not be suitable for large teams.
C. (lower priority) The new trails in the hilly part of the project area will be designed to biking specifications, with narrower tread and tighter turns. These trails will provide an experience that is physically challenging but more intimate with the environment.
D. (lower priority) The potential new trails in the flat areas to the west will be wider, generally level, and designed with a more leisurely pace in mind. If built, these trails will require gravel fill to make a sustainable tread in many places, thus are more expensive to construct. These trails should be easy to walk, snowshoe, push a jogger stroller, or take a relaxing stroll with the family. Their location in the mature forest on the river bottomlands provides a good venue for bird watching, berry picking, and similar quiet activities.

Not shown on the map, but possibly important for the future: the multi-use State right-of-way (ROW) trail on the east side of the project area – as the name makes clear – follows the route of a ROW reserved for a possible future road and bridge over the Talkeetna River. Odds are good this costly project will not happen for many years. If and when that does occur, the intent of this plan is to accommodate a relocated route for this important existing trail.

While these trails are intended for non-motorized users, motorized activity will be allowed for grooming and maintenance; in addition, dog teams may use motorized equipment when needed during training. In general, local discretion and oversight is encouraged to define specific motorized allowances.

Sign from the "early days" – still visible evidence of the original intentions for the Ridge Trail System.

NOTE: The re-routes and proposed new multi-use trail on Map 8 have been ground-checked. However, at the time these routes are laid out and flagged for construction, more detailed on-site work will be used to precisely locate trails in response to specific on-the-ground conditions. As a result, the routes may shift from these initial alignments.

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Overview of Trail Design, Use, Management

While a range of motorized and non-motorized users can share the same trail, experience shows the benefits of separating trails for motorized use from trails that are designed and managed for an array of non-motorized uses. A central goal of this plan is to accommodate a mix of trail users, and do so within a relatively small area. This strategy reflects respect for the traditional uses of the area, including motorized uses, and also the availability of other opportunities in the Talkeetna area and the upper Susitna Valley, for both motorized and non-motorized trail uses. The table below summarizes trail improvements; Appendix B provides a link to more detailed specs.

Table 2 Trail Design and Use Objectives, Specifications at a Glance (see Appendix B: Trail Management Objectives, for more detailed trail specs)

Trail Type	Designed Use	Allowed Use (see two notes below)	Prohibited Use	Design Standard (see Appendix B)	Width	Entry Barrier Width	Minimum Turn Radius	Surface
A. Multi-Use ■ ■ ■ ■	ATV's, snowmachines, dogsleds and other non-motorized uses	Motorized (including side-by-sides) and non-motorized use	Hwy size 4x4's or other hwy vehicles, any motorized vehicle > 5'6" wide	Alaska State Parks (ASP) ATV Trail Class 4	6-7 foot (ATV spec)	5 foot, 6 inch	30 ft (dogsled spec)	Gravel & Natural
B. Non-motorized, existing & rerouted trails ■■■■■	Multi-use, non-motorized	All non-motorized including dogsleds, ski-jorers	All motorized; (*see note 2*)	ASP/Bike Trail Class 3-4	4 ft	4' (48") wide	15 ft	Natural
C. Non-motorized, new trails in hilly areas ■ ■ ■ ■	Multi-use, non-motorized	All non-motorized including dogsleds, ski-jorers (*see note 2*)	All motorized (*see note 2*); equestrian use allowed, but with seasonal restrictions	ASP Bike Trail Class 3-4	4 ft	4' (48") wide	10 ft	Natural
D. Non-motorized, new trails in west side flat area ■ ■ ■ ■ ■	Non-motorized, easy strolling	Hiking, classic skiing, snow-shoeing	All motorized; (*see note 2*) bikes, ski-joring dogsleds equestrian	ASP Hike Trail Class 4	4-6 ft (as desired)	4' (48") wide	10 ft	Gravel & Natural
<u>Not shown on map</u>. Motorized, new trail, along State ROW	Option to replace existing trail if this builds out as a road	Motorized and non-motorized use	Hwy size 4x4's, motorized vehicles > 5'6" wide	ASP ATV Trail Class 4	6-7 ft (ATV spec)	5'6" wide	30 ft (dogsled spec)	Gravel & Natural

- *Note 1*: Type C trails - Dog mushing will not be a <u>designed</u> use, but is an <u>allowed</u> use on these existing/refurbished trails, including ski-joring. The design changes will accommodate a skilled musher with a well-trained team, because the redesigned trails will have increased turn radii and reduced grades, making them considerably more navigable for a musher than the current trails. However, theses trails will not be modified to a full dog mushing specification, which would require a minimum 30-foot radius turn and minimum 4 to 5 foot tread width, which would increase costs and make the trails less attractive for other types of non-motorized use.
- *Note 2*: Types B, C, D trails - allow motorized groomers on non-motorized trails, timed to minimize potential conflicts with trail users.

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Trail-Related Infrastructure Needs

Successful implementation of this plan will require a combination of the appropriate physical trail design, clear signage and other public information, and ongoing active management. Collectively, these actions can help meet the recreation, economic and environmental interests of local residents and businesses, as well as trail users from outside the area. The previous pages present the specifics of trail improvements; the remainder of this plan outlines other actions needed to sustain a successful trail system.

Trailheads and Parking Needs

New parking areas are expensive and offer both the benefit and potential problems that come with encouraging concentrated use at certain locations. As shown by end-of-road parking lots in the area, if not actively managed, parking areas can introduce unwanted uses such as illegal camping, fires and unlawful behavior.

There are two options for modest expansion of parking on the west side of the Ridge Trail System:

1) Small expansion of the existing informal pullout near the intersection of Old Lake Road and Beaver Road. The current pullout is located within the utility easement; ideally any expansion will occur outside of this easement, to provide space for approximately 6-10 cars. Any parking on the west side should include "No Overnight" and "No Trailer" signs.

2) Seasonal use of the gravel pit for winter parking, and/or reclaiming portions of the gravel pit extraction area for parking once Phase 1 of extraction is completed. This option would require developing funding strategies for management and maintenance for activities such as plowing and parking enforcement.

Instead of providing a larger area for parking on the west side, we recommend TCCI and TPAC work to improve an attractive trail from downtown to the Ridge Trail System, and continue to work on improved parking options and parking management in the downtown area. This strategy would have the benefit of providing the long-sought answer to the question often heard from downtown visitors, "Where can I go for a hike from downtown?" Avoiding construction of a larger new west side parking lot would also save on both capital and operations costs, and reduce the risk of creating an unregulated, attractive nuisance.

Two other informal parking areas currently serve the Ridge Trail System, serving a mix of motorized and non-motorized users – the area at the end of Comsat Road and the "Rubber Neck Point" area at the end of Christiansen Lake Road. The Comsat area has long been a well-used trailhead for motorized users heading north and east, including property owners in the Talkeetna Bluffs area and beyond, and has been improved by the Talkeetna Bluffs Homeowners Association. Both of the areas have evolved into illegal camping areas, with alleged periods of drinking, shooting and other rowdy behavior. Both feed motorized users into the Ridge Trail System. During this planning process residents initially recommended creating a new parking lot at the end of Comsat Road where the trail/right-of-way crosses onto Borough land, but the soil and topography in the area (silty soil, lots of water, steep slopes) are not conducive to a parking lot and the location would require a road extension; due to these barriers, we do not recommend a new parking lot on the east end of the Borough parcel at this time.

Discouraging misuse and illegal activity at these parking lots is outside the scope of this plan. Recommendations for these locations need to reflect the reality that neither the local community, nor the Borough, nor the State of Alaska can easily provide the oversight and law enforcement needed to address these types of issues. At the same time, experience in places like Sutton and the Jim Creek area show how unregulated shooting, camping and other "recreational" uses can grow into serious problems. Our recommendation:

- TCCI and TPAC should document use in these parking areas, e.g., with photos and journals.

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- If the use of these parking areas continues to be a problem, we recommend the community, working with the Borough, call a meeting of affected landowners, including State DOT&PF, the University (for Rubber Neck Point) and other private land owners, and the State Troopers, to address and resolve the situation.
- Possible actions might include signage and patrols by the State Troopers to enforce closures to illegal camping and enforcement of firearm rules. Another option would be to establish a public camping area in the vicinity, where camping would be legal and managed, for example by the State working with a concessionaire.

Signage and Other Trail Information

Simple, strategically-placed signage at trailheads and trail intersections, backed up by website and or hardcopy maps, help increase enjoyment of trails, reduce the number of people who get lost, and can also promote safe and appropriate trail use. Specific requirements for signs and associated information are below.

- ***Trailhead Signage:*** Each trailhead needs a kiosk with a full trail system map. This kiosk should include the following:
  - Map with locations and names of trails (trails need names!) and of significant natural features that can function as landmarks.
  - A north arrow and map scale, with a note regarding approximate time to walk a named trail loop.
  - Clear indication of uses allowed and prohibited on the trail system. Experience with the original kiosks at the Talkeetna Lakes Park shows how <u>not</u> to communicate this information – those signs tended to be overlooked. Clear, direct messaging is best (more on this below). For the Ridge Trail System, the trail map signage should be color coded (like the maps in this plan) to distinguish trails open to different uses.
  - General notes regarding trail etiquette, for example: "Bikers, walkers, give way to dog teams and horses;" and "Go Slow! – this is a multi-use trail system, travel <u>*slowly*</u> so everyone has a safe, enjoyable trail experience."
  - Clear indication regarding operation and ownership of the system: for example: "The Ridge Trail System is managed through a partnership between the Mat-Su Borough and the Talkeetna Community Council."
- ***You are Here***: Each of the two major Ridge Trail System trailheads should be named so that users can know where they are started and how to get back. So, for example, there needs to be a "You are at the Beaver Road Trailhead" sign at the west side entry to the Ridge Trail System. Visitors should be encouraged to take a phone photo of the map to have with them for reference.
- ***Orientation Signage Inside the Trail System:*** Experience in Talkeetna Lakes Park demonstrates that a good percentage of trail users need in-system trail signage. Efforts to improve signage used at the Talkeetna Lakes Park make clear the need to provide a system of simple reference signs <u>within</u> the Ridge Trail System, including trail names, a simple map with an arrow "to the XXX trailhead." These can be simple signposts (vs. full kiosks) located at key trail intersections – the map on the following page shows conceptual locations.
- ***Standardized Sign Appearance***: Use the same typefonts, colors and other design components used in other trails signs on Borough land around the Mat-Su; continuity trains the eye and mind, and can help create a sense of legal authority.
- ***Motorized/Non-motorized Use*** : Controlling the location of motorized use will likely be the primary management challenge for the Ridge Trail System, particularly as enforcement will be limited. The design of the trail system itself is

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intended to separate these uses, but it will be critical to provide signs that make clear what uses are permitted and not permitted. Most people – not all – will follow rules that are presented clearly. Specific strategies include:

- Locate signs clearly communicating motorized use is not allowed wherever a non-motorized trail touches a motorized trail – *see conceptual locations on map.*
- Signs must clearly state uses allowed and prohibited. Adding a "human face" to the signs can help encourage people to follow the rules. For example, the signs on the bike trails in the Bend area refer to the trail user groups that developed and maintains the trails. One example is in the bottom right of the previous page, with a reference to "COTA" – the Central Oregon Trails Association. Other signs in the area (not pictured) included messages saying, in effect "thanks for staying on the designated motorized trails, this trail was built locally for non-motorized use."

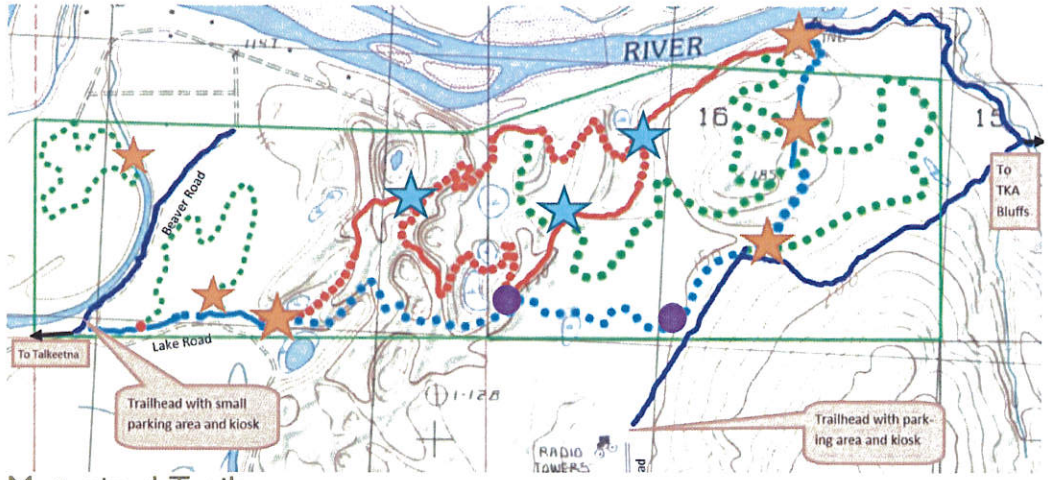
The hard reality is that while signs are necessary, and trail design is helpful, the most important strategies for managing motorized use will come from the ability to, even though difficult, enforce compliance with the rules (e.g., through fines) and by regular use by non-motorized users, who through their conspicuous presence help enforce the rules.

Concepts for Potential Sign Locations

Potential locations for signposts with "You are here" map; prohibited uses, trail names, closest trailhead

Potential locations for signposts with "You are here" map; trail names, closest trailhead (could also include prohibited uses)

Potential locations for "Desire Line" barriers (see note below)



Design Features to Discourage Motorized Use on Non-Motorized Trails

Enforcement capabilities are limited, so it will be essential to find ways to keep trail users to stay on designated trails in other, more creative ways. Suggested techniques include:

- Discourage crossover to non-motorized trails by motorized users by trail placement that minimizes the overlap/intersection of motorized and non-motorized trails to. In addition, avoid placing new trailheads for non-motorized trails within easy sightlines from high traffic multi-use corridors.
- Add physical barriers such as boulders and bollards at trailheads that prevent users of a certain size from entering onto a trail; specifically
  - Place 5'6" wide barriers at the locations where highway-size 4x4's might try to get on the multi-use trail; place 4' wide barriers where the non-motorized trails branch off the multi-use trail (48" wide provides a reasonable easy line for snowmachines with loads, large dog teams, side-by-side ATVs, bikers, etc.).
  - Ensure screening vegetation remains robust, and if necessary add other natural barriers (e.g., downed trees, brush) at potential "desire points" where there is a narrow gap between a motorized route and an adjacent trail. The more western circle on the map above shows a location where the multi-use trail comes close to the non-motorized red trail; the more easterly circle shows where the multi-use trail comes close to where larger 4x4's travel.

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Implementation: Construction and Management of the Trail System

This final section of this plan presents policies regarding implementation and ongoing management of the trail system, including:

- Table 3: Estimated construction costs
- Table 4: Recommended sequencing of trail improvements
- Strategies for Ongoing Trail maintenance and Management
- Future Considerations - Recommendations Outside the Direct Scope of this Plan
- Table 5 Summary of Implementation Actions

Table 3 Trail and Trail Related Construction Costs

Trail Type	Typical Cost Per Linear Foot	Estimated Cost
A. Multi-Use/Motorized pass-through	$5-7/ft	$35,600-$50,000
B. Non-motorized, hilly areas – reroutes and improvements of existing trails	$5-7/ft	See Appendix A
C. (no trail costs associated with action C – see table on following page)	n/a	n/a
D. Non-motorized, hilly areas – new trails	$4-6/ft	See Appendix A
E. Non-motorized, west side flat areas	$7-15/ft (or less)	See Appendix A
Trail Crossings w/culverts		$7,000-$12,000 ea.
Signage Costs – general estimate		$10,000
Parking improvements – west side		$10,000
TOTAL COSTS		**$250,000-$350,000**

The table above shows considerations in estimating trail construction, and trail related costs. Team member Jon Underwood of Happy trails did an initial segment-by-segment cost estimate for developing the trail system described in this plan. Based on that initial analysis, the cost for the full system, excluding the fill and culverts for a stream/wetland crossing for the State right-of-way multi-use trail, ranges from $250,000-$350,000. The approximate breakdown of costs by trail segment can be found in Appendix A. Key variables affecting price include the as-built location and length of the trail system, the final in-field trail design process which takes into account highly specific site conditions, and the cost of materials and labor. An additional consideration affecting trail construction costs is the final level of work completed by the contractor vs. the role of trail user group and other volunteers. For example, the last step to pack down and smooth the single track bike trail system at Kincaid Park in Anchorage was done by groups of volunteers. Likewise, the presumption made for the west side parking area presumes limited costs for material, with some work done by community volunteers. In 2016, Mat-Su residents approved a Parks and Recreation Bond, which included $340,000 for trail improvements on the Talkeetna Ridge Trail System; this money will be useful as implementation moves forward.

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Table 4 Construction and Implementation Phasing

Label	Action	Notes on Implementation and Improvements: Trails and Related Infrastructure, Trail Management
	Clarify collaborative management, maintenance, "enforcement plans	Set up basic partnerships for management and maintenance – *see notes in the following section*
A	Multi-use: motorized and non-motorized	– Construct ATV/ snowmachine/ dogsled pass-through multi-use route – a combination of existing trails, re-routes and new trail segments. – Install signage and prepare other public information (e.g. website map) clarifying allowed and not allowed uses in the trail system. – Install barriers at key locations to help manage trail use.
B	Non-motorized, existing and rerouted trails	Construct upgrades and re-routes of current trails, close and reclaim old trail segments. Provide additional signage and community outreach to be clear these trails are designated for non-motorized use.
	West side/town trail and improved parking*	– As the initial trail system is improved, and word spreads about trail use options, demand for the trail system will increase. To respond, begin working soon on better information, routing and the trail surface for the "Town to Ridge System trail" *(Note: this is a recommendation for a project that is outside the parameters of this current project).* – Expand or relocate the existing, small, informal west side parking area.
C	Community meeting	Host a future community meeting, after the initial phase of trail design and construction is complete, to address the following items: – Review and confirm designated trail uses and whether any modifications are necessary. – Reconsider Trail Care agreement party; currently this is TCCI. – Discuss the proposed green trails, including community need/interest in additional trails, location of new trails, designated uses, design widths and timing for implementation. – Discuss parking lot/trail head needs, including how to manage parking areas such as Comsat and Rubber Neck Point, and if/how to accommodate demands for additional parking, and trail connections from downtown.
D	Non-motorized, new trails in hilly areas	Pending outcomes of the ongoing monitoring of trail issues and trail use, including views from trail users at the community meeting mentioned above, consider constructing new non-motorized trails in the central/eastern hilly sections of the Ridge Trail System; provide internal signage at key intersections as the trail develops. Phase trails as follows: 1. The trail between the south arm of the existing ("red") trail system and the State ROW trail. 2. The loop trail on the east/mountain side of the State ROW trail. 3. The small "connector trail" inside the north and south branches of the existing "red" trail.

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E	Non-motorized, new trails in west side flat area	Pending outcomes of the ongoing monitoring of trail issues and trail use, including views from trail users at the community meeting mentioned above, construct new non-motorized trails in the western, flat area. Install related signage, including interpretive signs regarding trailside flora, fauna and natural history.
F	State right-of-way trail	This is an optional future improvement, subject to funding constraints. In general, higher priority shall be placed on trail improvements outside of the State ROW, as any improvements inside the ROW could be lost in the future if this route ultimately is developed as a road.

* The necessity of these two tasks will need to respond to the level of use and use-related issues resulting from expansion of the trail system and public knowledge.

Strategies for Ongoing Trail Management and Maintenance

Active trail management will be needed to assure community and Borough plans for the trails will be realized, and so local and out of town users have a safe and enjoyable trail experience. Management strategies are outlined below:

- Clarify Responsibility for Managing Trail Use and Improvement
  - The Mat-Su Borough as the land owner has ultimate responsibility for this land; however, the Borough has minimal capacity for active, regular land management. Consequently, management will be limited, and to a degree the area is managed, will depend on a partnership between the Borough, the Talkeetna Community Council, Inc. and the associated Talkeetna Parks Advisory Committee, and local trail organizations. Together this team will aim to do the following:
    - Track progress and work together on plan implementation and trail construction.
    - Discuss issues and strategies regarding trail management, and clarify arrangements for ongoing trail maintenance. Options for trail maintenance include a combination of local volunteers, possible future trail user/parking fees, and partnerships with groups like the Upper Susitna Soil and Water Conservation District and the affiliated Youth Conservation Corp, as has worked for the Talkeetna Lakes Park.
    - On a continuing basis, strive to provide good information about trail use rules established by this plan, including trail signage and other information.
    - Cooperate in decisions on issuance of any commercial use permits or approvals for activities (*see more below*).
    - Update this plan in the future plan as needed.
- Community/User-Based Fundraising
  - As has happened in the past for other Borough trail systems and parks, local volunteer efforts and local fundraising will continue to be one important source of funds for projects to maintain and improve the trail system. Examples include bike or ski races that generate funds for trail improvements, or local trail maintenance work groups.
- Commercial and Event Permitting Guidelines
  - Commercial trail use permits may be authorized for use of the trail system. In general, it is anticipated that relatively limited commercial activities will happen on this trail system; the overall goal for this system is to provide opportunities for non-commercial recreation activities. The Borough has ultimate decision-making authority over commercial permits, although they typically consult with TCCI prior to approving new permits.
  - Broad objectives for approving commercial trail use permitting should include:
    - Maintaining the physical quality of the trail system, and not unduly degrade the physical condition of the trails or the quality of the experience of other trail users.

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    - Clear evidence that the applicant will comply with the permit guidelines.
    - Firm commitment by the permittee to make in kind donations of labor, materials, etc.
    - Limitations on the duration of the approved permit such that performance can be evaluated as a consideration in continued use.
  - In addition, this plan recommends the Borough considers the following factors related to the review and approval process for commercial permits on the Ridge Trail System:
    - Commercial use should be allowed by commercial trail use permit only.
    - Set a cap on permits (competitive permits): two motorized and two non-motorized permits.
    - Include type of use, frequency of use, seasonality of use and group size in the permit application.
    - There should be a public notice and comment process for reviewing and approving commercial use permits.
    - The Talkeetna Community Council Inc. should be notified when a new permit application is received.
  - The trail system should be available for one time use or special events such as the Oosik ski race. The Borough and TCCI should collaborate to review and authorize these types of events, to potentially include developing a special event permitting process.
- Enforcing Rules on Allowed/Not Allowed Trail Use
  - The plan outlines a suite of policies to effectively separate motorized and non-motorized trail use. The Borough, TCCI/TPAC and local user groups need to work together, with limited resources, to see these rules are followed (see more on this topic under signage, pages 25-26).
  - Retain the option to close trails during to certain uses for certain time periods, e.g. closures during breakup to specific or all user groups.

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Recommendations Outside the Direct Scope of this Plan - Future Considerations

This section includes a list of recommendations related to plan implementation, but outside of the direct purview of this planning process. Map 6 provides additional information on this topic.

- A trail route should be secured and improved linking the Ridge Trail System to downtown Talkeetna. This trail can provide one response to the long needed interest in a walking trail connected directly to downtown, and reduce the need for parking on the west side of the Ridge Trail area.
- The northeastern corner of the Ridge Trail System leaves Borough land and loops onto land held by the State of Alaska. The DNR Susitna Matanuska Area Plan calls for this specific area to be used for watershed protection and dispersed recreation to be managed in a manner consistent with the Talkeetna River State Recreation River. We encourage the State of Alaska Department of Natural Resources to explicitly reserve/protect the Ridge Trail segment passing through this area with a trail easement.
- The community and Mat-Su Borough should work together to determine the precise land status of the well-used route running from the Comsat parking lot up to Borough land on the south boundary of the planning area. The State should provide an adjoining new trail or a bridge/tunnel to access the existing trails if a road is ever constructed along the right-of-way.
- Investigate options for a re-route of the Talkeetna Bluffs Trail (also known as the Larson Creek Trail). This trail is not well designed or well located, and continues to erode and deteriorate.
- Improve the management of the growing illegal summertime camping at both the Comsat and "Rubber Neck Point" parking areas (see notes on this topic on page 24.) In responding to this issue, consider trends in expected future/long term parking and access demands and needs, especially for landowners along the Talkeetna River, Larsen Lake, Bald Mountain, Talkeetna Bluffs and other residential developments around the project area.

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Table 5 Summary of Implementation Actions

Recommendation	Who?	Timeline
Local & Borough Plan Approval – Including reclassification Complete this trails plan, including clear policies on all major trail issues, including motorized/non-motorized trails; permitted commercial and special uses, trail management and maintenance responsibilities: Complete the formal Mat-Su Borough land reclassification process concurrently with plan approval.	Lead: MSB with TCCI	Spring 2017
Management Formalize details of range plan-identified trail management agreements and strategies, including enforcement, maintenance, permitting, repairs, etc.	Lead: TPAC/TCC & MSB	Spring 2017
Construction – Borough prepares request for bids/proposals from contractors to improve trail system, using the Talkeetna Ridge Trail - Trail Development Plan as a reference, and selects a contractor, approves a contract and schedule; and commences construction process.	Lead: MSB Partners: TPAC/TCC	Late Spring 2017
Trail Information As multi-use trail moves towards completion, identify and install signage for wayfinding and to support new use guidelines; carry out info program & share revised user map with residents, local trail user groups and commercial guiding operations (if relevant)	Lead: MSB/TCC Partners: Trail Users	Late Spring-Summer 2017
Other Priorities – Work with the University, Troopers, MSB to better manage Rubber Neck Point and Comsat parking areas and/or process for upgrading/improving parking at the Comsat Road informal trailhead.	Lead: TCC Partners: UAA, Mat Su Borough, State Troopers	Ongoing
Other Priorities – Prioritize new trail upgrades and improvements linking to the Ridge Trail System, in particular the trail connecting from downtown	Lead: TPAC/TCC Partners: MSB, business community	Ongoing
Fundraising – Continue to raise funds, locally and at the borough level, to support ongoing trail maintenance and management, and expansion and completion of the trails identified in this plan.	Lead: TPAC/TCC Partners: MSB, business community	Ongoing
Update Plan – Track progress on plan implementation and update the plan as-needed.	Lead: MSB Partners: TPAC/TCC	Ongoing

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Appendices

A. Trail Cost Estimates by Segment

B. Trail Management Objectives and Guidelines

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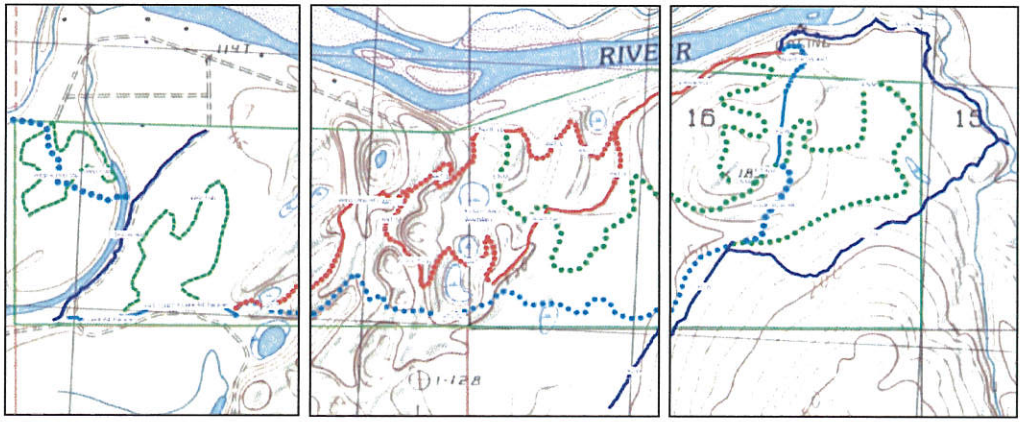
Appendix A: Estimated Trail Costs by Segment

All trail lines are conceptual only, so cost estimates are approximate. Estimates are based on previous trail construction contracts performed by Happy Trails, Inc., with similar layout, clearing, excavation and finishing requirements. It is assumed that trail construction will be performed with mini-mechanized equipment.

Trail Segment	Location on map	Feet	Price/ ft, low	Price/ ft, hi	Total, low	Total, hi
RRT7	West	1498	$4.00	$6.00	$5,992	$8,988
RRT10	West	97	$4.00	$6.00	$388	$582
RRT11	West	188	$4.00	$6.00	$752	$1,128
East Flat*	West	4699	$7.00	$15.00	$32,893	$70,485
West Flat*	West	4488	$7.00	$15.00	$31,416	$67,320
11 ATV So.	Center	7128	$5.00	$7.00	$35,640	$49,896
RRT3	Center	1089	$4.00	$6.00	$4,356	$6,534
RRT4	Center	1093	$4.00	$6.00	$4,372	$6,558
RRT5	Center	1835	$4.00	$6.00	$7,340	$11,010
RRT5.5	Center	465	$4.00	$6.00	$1,860	$2,790
RRT6	Center	696	$4.00	$6.00	$2,784	$4,176
RRT9	Center	586	$4.00	$6.00	$2,344	$3,516
RRT12	Center	2018	$4.00	$6.00	$8,072	$12,108
16 NM	Center	1570	$4.00	$6.00	$6,280	$9,420
13 NM	East	7709	$4.00	$6.00	$30,836	$46,254
14 NM	East	6547	$4.00	$6.00	$26,188	$39,282
15 NM	East	306	$4.00	$6.00	$1,224	$1,836
				TOTAL:	**$202,737**	**$341,883**



West Center East

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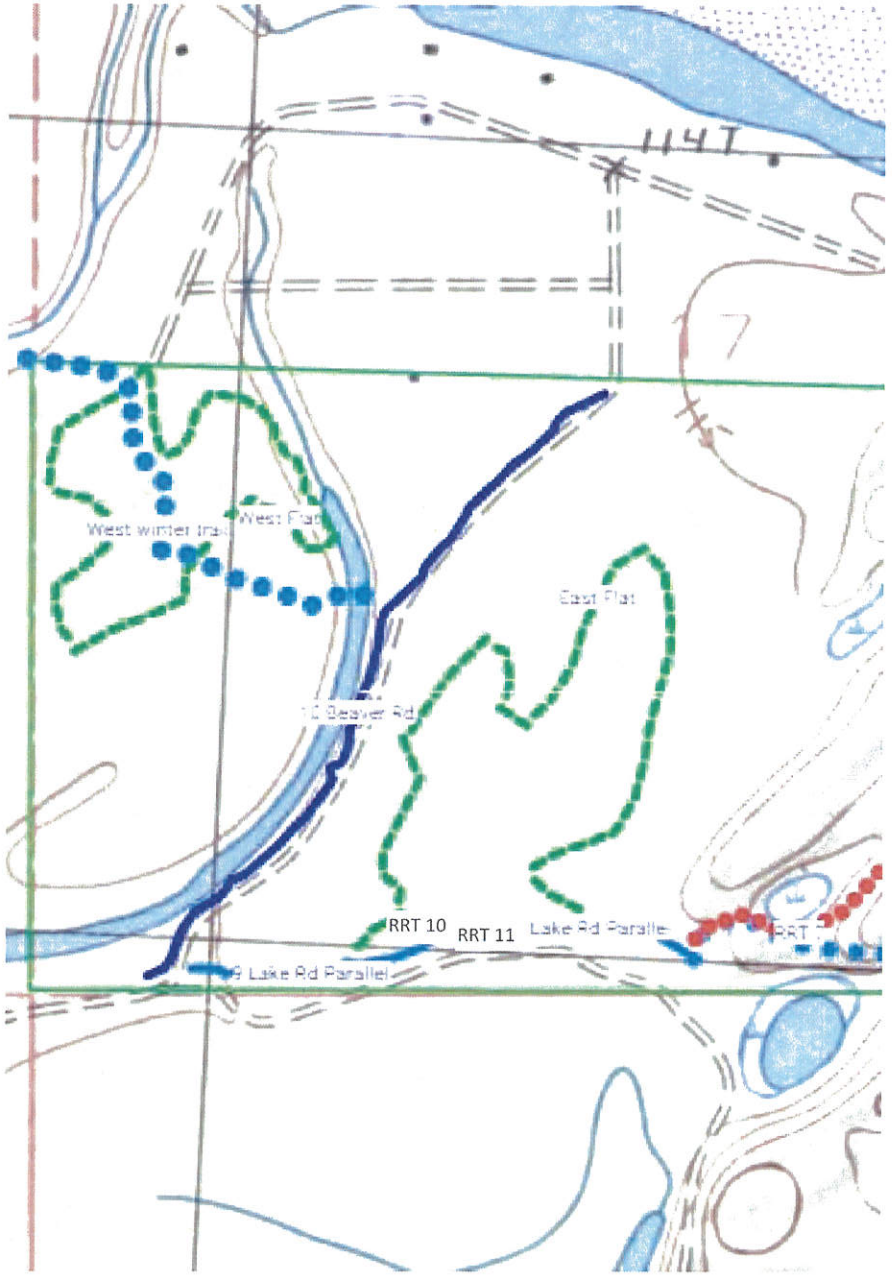
Trail Segment Cost Estimates - West

NOTE: All trail lines are conceptual only, so estimated costs are approximate.

Trail	Feet	Price/ft, low	Price/ft, hi	Total, low	Total, hi
RRT7	1498	$4.00	$6.00	$5,992	$8,988
RRT10	97	$4.00	$6.00	$388	$582
RRT11	188	$4.00	$6.00	$752	$1,128
East Flat*	4699	$7.00	$15.00	$32,893	$70,485
West Flat*	4488	$7.00	$15.00	$31,416	$67,320

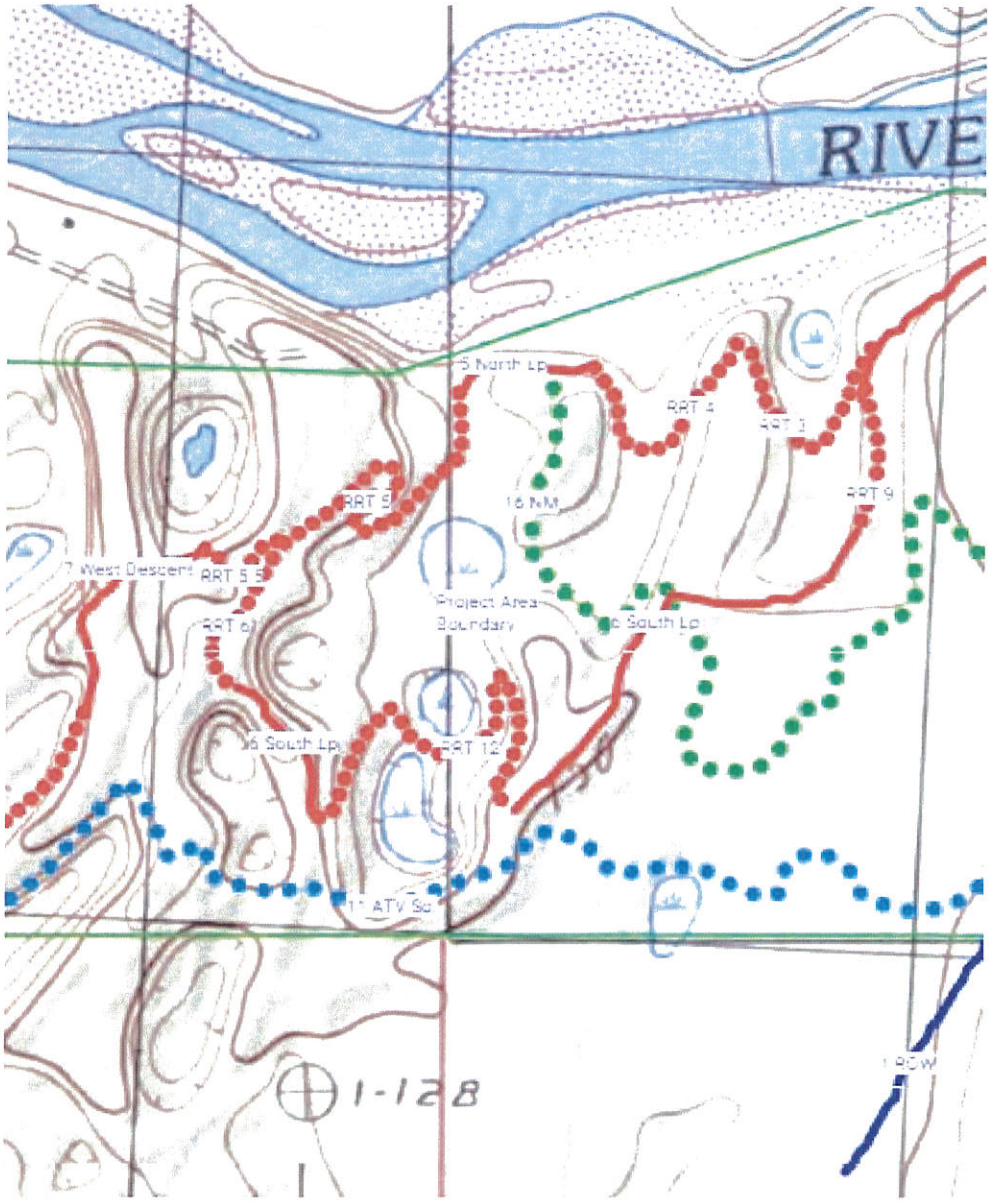
*price extremely dependent upon gravel source proximity



Trail Segment Cost Estimates - Center

NOTE: All trail lines are conceptual only, so estimated costs are approximate.

Trail	Feet	Price/ft, low	Price/ft, hi	Total, low	Total, hi
11 ATV So.	7128	$5.00	$7.00	$35,640	$49,896
RRT3	1089	$4.00	$6.00	$4,356	$6,534
RRT4	1093	$4.00	$6.00	$4,372	$6,558
RRT5	1835	$4.00	$6.00	$7,340	$11,010
RRT5.5	465	$4.00	$6.00	$1,860	$2,790
RRT6	696	$4.00	$6.00	$2,784	$4,176
RRT9	586	$4.00	$6.00	$2,344	$3,516
RRT12	2018	$4.00	$6.00	$8,072	$12,108
16 NM	1570	$4.00	$6.00	$6,280	$9,420



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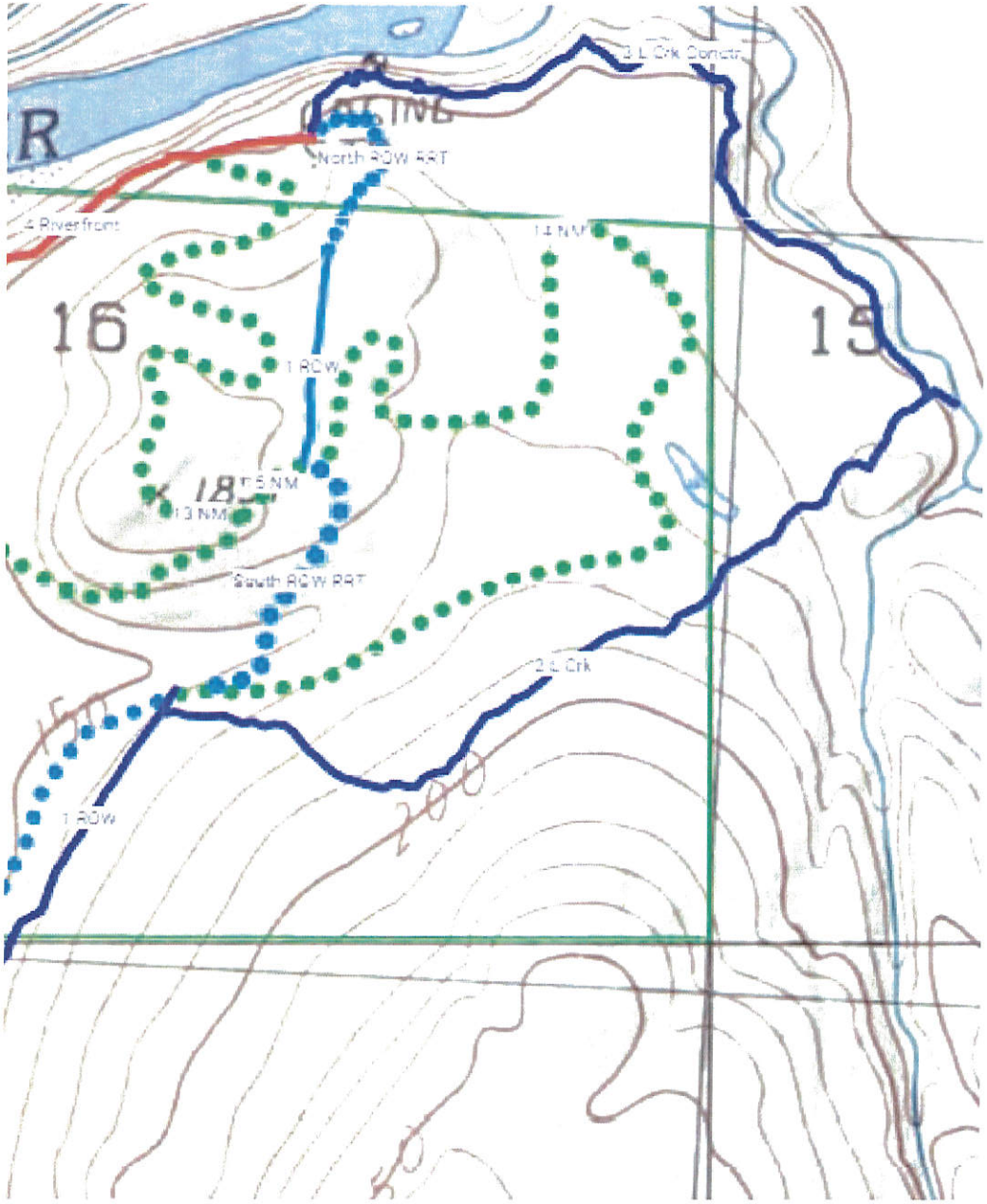
Trail Segment Cost Estimates – East

NOTE: All trail lines are conceptual only, so estimated costs are approximate.

Trail	Feet	Price/ft, low	Price/ft, hi	Total, low	Total, hi
13 NM	7709	$4.00	$6.00	$30,836	$46,254
14 NM	6547	$4.00	$6.00	$26,188	$39,282
15 NM	306	$4.00	$6.00	$1,224	$1,836

Right-of-way (ROW) re-route costs (North ROW RRT and South ROW RRT) are not defined at this time; costs will depend on specific routing, and the cost of establishing culverts to manage stream crossings, which can cost between $7,000 and $12,000.



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Appendix B: Trail Management Objectives and Guidelines

General Trail Management Classes from the Alaska State Parks Trail Management Handbook

(adapted from USFS TRACS Trail Classes)

Trail Attributes	Trail Class 1 Minimal / Undeveloped Trail	Trail Class 2 Simple / Minor Development Trail	Trail Class 3 Developed / Improved Trail	Trail Class 4 Highly Developed Trail	Trail Class 5 Fully Developed Trail
General Criteria Physical Characteristics to be Applied to all State Park Trails					
Tread and Traffic Flow	• Tread intermittent and often indistinct • May require route finding • Native materials only	• Tread discernible and continuous, but narrow and rough • Few or no allowances constructed for passing • Native materials	• Tread obvious and continuous • Width accommodates unhindered one-lane travel, occasional allowances constructed for passing • Typically native materials	• Tread wide and relatively smooth with few irregularities • Width may consistently accommodate two-lane travel • Native or imported materials • May be hardened	• Width generally accommodates two-lane and two-directional travel, or provides frequent passing turnouts • Commonly hardened with asphalt or other imported material
Obstacles	• Obstacles common • Narrow passages; brush, steep grades, rocks and logs present	• Obstacles occasionally present • Blockages cleared to define route and protect resources • Vegetation may encroach into trailway	• Obstacles infrequent • Vegetation cleared outside of trailway	• Few or no obstacles exist • Grades typically <12% • Vegetation cleared outside of trailway	• No obstacles • Grades typically <8%
Constructed Features and Trail Elements	• Minimal to non-existent • Drainage is functional • No constructed bridges or foot crossings	• Structures are of limited size, scale, and number • Drainage functional • Structures adequate to protect trail infrastructure and resources • Primitive foot crossings and fords	• Trail structures (walls, steps, drainage, raised trail) may be common and substantial • Trail bridges as needed for resource protection and appropriate access • Generally native materials used	• Structures frequent and substantial • Substantial trail bridges are appropriate at water crossings • Trailside amenities may be present	• Structures frequent or continuous; may include curbs, handrails, trailside amenities, and boardwalks • Drainage structures frequent; may include culverts and road-like designs
Signs	• Minimum required • Generally limited to regulation and resource protection • No destination signs present	• Minimum required for basic direction • Generally limited to regulation and resource protection • Typically very few or no destination signs present	• Regulation, resource protection, user reassurance • Directional signs at junctions, or when confusion is likely • Informational and interpretive signs may be present	• Wide variety of signs likely present • Informational signs likely • Interpretive signs possible	• Wide variety of signage is present • Information and interpretive signs likely

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Trail Attributes	Trail Class 1 Minimal / Undeveloped Trail	Trail Class 2 Simple / Minor Development Trail	Trail Class 3 Developed / Improved Trail	Trail Class 4 Highly Developed Trail	Trail Class 5 Fully Developed Trail
General Criteria Physical Characteristics to be Applied to all State Park Trails					
Typical Recreation Environs and Experience	• Natural, unmodified • Primitive setting	• Natural, essentially unmodified • Primitive to Semi-Primitive	• Natural, primarily unmodified • Semi-primitive to roaded natural setting • Transition	• May be modified • Typically roaded natural setting • Transition	• Can be highly modified • Typically rural to urban setting • Commonly associated with Visitor Centers or high-use recreation sites
Trail Management Typically managed to accommodate:	• Low level use • Highly skilled users comfortable off trail • Users w/ high level orienteering skills • Some travel modes and ability levels may be impractical/impossible • Water trail users require high level of navigation/orientation and paddling skills	• Low to moderate use levels • Mid-to-highly skilled users, capable of traveling over awkward conditions/obstacles • Users w/ moderate orienteering skill • Trail suitable for many user types but challenging and involves advanced skills • Water trails: moderate to high level of navigation/orientation and paddling/piloting skills required	• Moderate to heavy use • Users w/ intermediate skill leveland experience • Users w/ minimal orienteering skills • Moderately easy travel by managed use types • Random potential for accessible use • Water trails: basic to moderate navigation and paddling/piloting skills required	• Very heavy use • Users w/ minimal skills and experience • Users with minimal to no orienteering skills • Easy/comfortable travel by managed use types • Has the potential to be made handicap accessible • Water trails: basic to moderate navigation and paddling/piloting skills required	• Intensive use • Users w/ limited trail skills and experience • Trail typically meets agency requirements for accessibility

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Trail Attributes	Trail Class 1 Minimal / Undeveloped Trail	Trail Class 2 Simple / Minor Development Trail	Trail Class 3 Developed / Improved Trail	Trail Class 4 Highly Developed Trail	Trail Class 5 Fully Developed Trail
General Criteria Physical Characteristics to be Applied to all State Park Trails					
Maintenance Indicators and Intensity	• Resource protection or safety commensurate with targeted recreational experience • Infrequent or no scheduled maintenance, usually in response to reports of unusual resource problems requiring repair • Typically not managed for Pack and Saddle and Motorized Trails	• Resource protection or safety commensurate with targeted recreational experience • Maintenance scheduled to preserve trail facility and route location or in response to reports of unusual resource problems	• User convenience • Resource protection or safety commensurate with targeted recreational experience • Trail cleared to make available for use early in use season and to preserve trail integrity • Maintenance typically in response to trail or resource damage or significant obstacles to managed use type and experience level	• User comfort and ease • Resource protection or safety commensurate with targeted recreational experience • Trail cleared to make available for use at earliest opportunity in use season • Maintenance typically performed at least annually	• User comfort and ease • Targeted high level of accessibility to key recreational opportunities • Safety commensurate with targeted recreational experience • Maintenance performed at least annually or as needed to meet posted conditions, major damage or safety concerns typically corrected or posted within 24 hours of notice • Not managed for Pack and Saddle stock, or motorized use
Additional Criteria	• Typically not managed for Pack and Saddle and Motorized trails.				• Not managed for Pack and Saddle stock, watercraft, or motorized use.

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Specific USDA Forest Service Design Parameters: Hiker/Pedestrian

Design Parameters are technical guidelines for the survey, design, construction, maintenance, and assessment of National Forest System trails, based on their Designed Use and Trail Class and consistent with their management intent[1]. Local deviations from any Design Parameter may be established based on trail-specific conditions, topography, or other factors, provided that the deviations are consistent with the general intent of the applicable Trail Class.

Designed Use HIKER/PEDESTRIAN		Trail Class 1	Trail Class 2	Trail Class 3 [2]	Trail Class 4 [2]	Trail Class 5 [2]
Design Tread Width	**Wilderness** (Single Lane)	0" – 12"	6" – 18"	12" – 24" Exception: may be 36" – 48" at steep side slopes	18" – 24" Exception: may be 36" – 48" at steep side slopes	Not applicable
	Non-Wilderness (Single Lane)	0" – 12"	6" – 18"	18" – 36"	24" – 60"	36" – 72"
	Non-Wilderness (Double Lane)	36"	36"	36" – 60"	48" – 72"	72" – 120"
	Structures (Minimum Width)	18"	18"	18"	36"	36"
Design Surface[3]	**Type**	Native, ungraded May be continuously rough	Native, limited grading May be continuously rough	Native with some onsite borrow or imported material where needed for stabilization, occasional grading Intermittently rough	Native with improved sections of borrow or imported material, routine grading Minor roughness	Likely imported material, routine grading Uniform, firm, and stable
	Protrusions	≤ 24" Likely common and continuous	≤ 6" May be common and continuous	≤ 3" May be common, not continuous	≤ 3 " Uncommon, not continuous	No protrusions
	Obstacles (Maximum Height)	24"	14"	10"	8"	No obstacles

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Designed Use HIKER/PEDESTRIAN		Trail Class 1	Trail Class 2	Trail Class 3 [2]	Trail Class 4 [2]	Trail Class 5 [2]
Design Grade [3]	**Target Grade**	5% – 25%	5% – 18%	3% – 12%	2% – 10%	2% – 5%
	Short Pitch Maximum	40%	35%	25%	15%	5% FSTAG: 5% – 12%[2]
	Maximum Pitch Density	20% – 40% of trail	20% – 30% of trail	10% – 20% of trail	5% – 20% of trail	0% – 5% of trail
Design Cross Slope	**Target Cross Slope**	Natural side slope	5% – 20%	5% – 10%	3% – 7%	2% – 3% (or crowned)
	Maximum Cross Slope	Natural side slope	25%	15%	10%	3%
Design Clearing	**Height**	6'	6' – 7'	7' – 8'	8' – 10'	8' – 10'
	Width	≥ 24" Some vegetation may encroach into clearing area	24" – 48" Some light vegetation may encroach into clearing area	36" – 60"	48" – 72"	60" – 72"
	Shoulder Clearance	3" – 6"	6" – 12"	12" – 18"	12" – 18"	12" – 24"
Design Turn	**Radius**	No minimum	2' – 3'	3' – 6'	4' – 8'	6' – 8'

[1] For definitions of Design Parameter attributes (e.g., Design Tread Width and Short Pitch Maximum) see FSH 2309.18, section 05.

[2] Trail Classes 3, 4, and 5, in particular, have the potential to provide accessible passage. If assessing or designing trails for accessibility, refer to the Forest Service Trail Accessibility Guidelines (FSTAG) for more specific technical provisions and tolerances (FSM 2350).

[3] The determination of trail-specific design grades, design surface, and other Design Parameters should be based upon soils, hydrological conditions, use levels, erosion potential, and other factors contributing to surface stability and overall sustainability of the trail.

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Specific USDA Forest Service Design Parameters: Bicycle

Design Parameters are technical guidelines for the survey, design, construction, maintenance, and assessment of National Forest System trails, based on their Designed Use and Trail Class and consistent with their management intent[1]. Local deviations from any Design Parameter may be established based on trail-specific conditions, topography, or other factors, provided that the deviations are consistent with the general intent of the applicable Trail Class.

Designed Use BICYCLE		Trail Class 1	Trail Class 2	Trail Class 3	Trail Class 4	Trail Class 5
Design Tread Width	**Single Lane**	6" – 12"	12" – 24"	18" – 36"	24" – 48"	36" – 60"
	Double Lane	36" – 48"	36" – 48"	36" – 48"	48" – 84"	72" – 120"
	Structures (Minimum Width)	18"	18"	36"	48"	60"
Design Surface[2]	**Type**	Native, un-graded May be continuously rough Sections of soft or unstable tread on grades < 5% may be common and continuous	Native, limited grading May be continuously rough Sections of soft or unstable tread on grades < 5% may be common	Native with some onsite borrow or imported material where needed for stabilization, occasional grading Intermittently rough Sections of soft or unstable tread on grades < 5% may be present, but not common	Native, routine grading with improved sections of borrow or imported materials Stable with minor roughness	Likely imported material, routine grading Uniform, firm, and stable
	Protrusions	≤ 24" Likely common and continuous	≤ 6" May be common and continuous	≤ 3" May be common, not continuous	≤ 3" Uncommon, not continuous	No protrusions
	Obstacles (Maximum Height)	24"	12"	10"	8"	No obstacles
Design Grade [2]	**Target Grade**	5% – 20%	5% – 12%	3% – 10%	2% – 8%	2% – 5%

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Designed Use BICYCLE		Trail Class 1	Trail Class 2	Trail Class 3	Trail Class 4	Trail Class 5
	Short Pitch Maximum	30% 50% on downhill-only segments	25% 35% on downhill-only segments	15%	10%	8%
	Maximum Pitch Density	20% – 30% of trail	10% – 30% of trail	10% – 20% of trail	5% – 10% of trail	0% – 5% of trail
Design Cross Slope	**Target Cross Slope**	5% – 10%	5% – 8%	3% – 8%	3% – 5%	2% – 3%
	Maximum Cross Slope	10%	10%	8%	5%	5%
Design Clearing	**Height**	6'	6' – 8'	8'	8' - 9'	8' - 9'
	Width	24" – 36" Some vegetation may encroach into clearing area	36" – 48" Some light vegetation may encroach into clearing area	60" – 72"	72" – 96"	72" – 96"
	Shoulder Clearance	0' – 12"	6" – 12"	6" – 12"	6" – 18"	12" – 18"
Design Turn	**Radius**	2' – 3'	3' – 6'	4' – 8'	8' – 10'	8' - 12'

[1] For definitions of Design Parameter attributes (e.g., Design Tread Width and Short Pitch Maximum) see FSH 2309.18, section 05.

[2] The determination of trail-specific design grades, design surface, and other Design Parameters should be based upon soils, hydrological conditions, use levels, erosion potential, and other factors contributing to surface stability and overall sustainability of the trail.

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Specific USDA Forest Service Design Parameters: All-Terrain Vehicle

Design Parameters are technical guidelines for the survey, design, construction, maintenance, and assessment of National Forest System trails, based on their Designed Use and Trail Class and consistent with their management intent[1]. Local deviations from any Design Parameter may be established based on trail-specific conditions, topography, or other factors, provided that the deviations are consistent with the general intent of the applicable Trail Class.

Designed Use ALL-TERRAIN VEHICLE		Trail Class 1	Trail Class 2	Trail Class 3	Trail Class 4	Trail Class 5
Design Tread Width	**Single Lane**	Typically not designed or actively managed for ATVs, although use may be accepted	48" – 60"	60"	60" – 72"	Typically not designed or actively managed for ATVs, although use may be accepted
	Double Lane		96"	96" – 108"	96" – 120"	
	Structures (Minimum Width)		60"	60"	60"	
Design Surface[2]	**Type**		Native, limited grading May be continuously rough Sections of soft or unstable tread on grades < 5% may be common and continuous	Native with some onsite borrow or imported material where needed for stabilization, occasional grading Intermittently rough Sections of soft or unstable tread on grades < 5% may be present	Native with imported materials for tread stabilization common, routine grading Minor roughness Sections of soft tread not common	
	Protrusions		≤ 6" May be common and continuous	≤ 3" May be common, not continuous	≤ 3" Uncommon, not continuous	
	Obstacles (Maximum Height)		12" May be common or placed for increased challenge	6" May be common, left for increased challenge	3" Uncommon	
Design	**Target Grade**		10% – 25%	5% – 15%	3% – 10%	

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Designed Use ALL-TERRAIN VEHICLE		Trail Class 1	Trail Class 2	Trail Class 3	Trail Class 4	Trail Class 5
Grade [2]	Short Pitch Maximum		35%	25%	15%	
	Maximum Pitch Density		20% – 40% of trail	15% – 30% of trail	10% – 20% of trail	
Design Cross Slope	Target Cross Slope		5% – 10%	3% – 8%	3% – 5%	
	Maximum Cross Slope		15%	10%	8%	
Design Clearing	Height		6' – 7'	6' – 8'	8' – 10'	
	Width (On steep side hills, increase clearing on uphill side by 6" – 12")		60" Some light vegetation may encroach into clearing area	60" – 72"	72" - 96"	
	Shoulder Clearance		0" – 6"	6" – 12"	12" – 18"	
Design Turn	Radius		6' – 8'	8' – 10'	8' – 12'	

1 For definitions of Design Parameter attributes (e.g., Design Tread Width and Short Pitch Maximum) see FSH 2309.18, section 05.

2 The determination of trail-specific grades, surface, and other Design Parameters should be based upon soils, hydrological conditions, use levels, erosion potential, and other factors contributing to surface stability and overall sustainability of the trail.

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Specific USDA Forest Service Design Parameters: Cross-Country Ski

Design Parameters are technical guidelines for the survey, design, construction, maintenance, and assessment of National Forest System trails, based on their Designed Use and Trail Class and consistent with their management intent[1]. Local deviations from any Design Parameter may be established based on trail-specific conditions, topography, or other factors, provided that the deviations are consistent with the general intent of the applicable Trail Class.

Designed Use CROSS-COUNTRY SKI		Trail Class 1	Trail Class 2	Trail Class 3	Trail Class 4	Trail Class 5
Design Groomed Width	**Single Lane**	Typically not designed or actively managed for cross-country skiing	2' – 4' Typically not groomed	6' – 8' (or width of grooming equipment)	8'– 10" (or width of grooming equipment)	Typically not designed or actively managed for cross-country skiing
	Double Lane		6' – 8'	8' – 12'	12' – 16'	
	Structures (Minimum Width)		36"	36"	36"	
Design Grooming and Surface[2]	**Type**		Generally no machine grooming	May receive occasional machine grooming for snow compaction and track setting	Regular machine grooming for snow compaction and track setting	
	Protrusions		No protrusions	No protrusions	No protrusions	
	Obstacles (Maximum Height)		12" Uncommon	8" Uncommon (no obstacles if machine groomed)	No obstacles	
Design Grade[2]	**Target Grade**		5% – 15%	2% – 10%	0% – 8%	
	Short Pitch Maximum		25%	20%	12%	
	Maximum Pitch Density		10% – 20% of trail	5% – 15% of trail	0% – 10% of trail	

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Designed Use CROSS-COUNTRY SKI		Trail Class 1	Trail Class 2	Trail Class 3	Trail Class 4	Trail Class 5
Design Cross Slope	**Target Cross Slope**		0% – 10%	0% – 5%	0% – 5%	
	Maximum Cross Slope (For up to 50')		20%	15%	10%	
Design Clearing	**Height** (Above normal maximum snow level)		6' – 8'	8' (or height of grooming machinery)	8' – 10'	
	Width		24" – 60" Light vegetation may encroach into clearing area	72" – 20"' Light vegetation may encroach into clearing area	96"' – 168" Widen clearing at turns or if increased sight distance needed	
	Shoulder Clearance		0" – 6"	0" - 12"	0" – 24"	
Design Turn	**Radius**		8' – 10'	15' – 20' (or to accommodate grooming equipment)	≥ 25'	

[1] For definitions of Design Parameter attributes (e.g., Design Tread Width and Short Pitch Maximum) see FSH 2309.18, section 05.

[2] The determination of trail-specific grades, surface, and other Design Parameters should be based upon soils, hydrological conditions, use levels, erosion potential and other factors contributing to surface stability and overall sustainability of the trail.

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Specific USDA Forest Service Design Parameters: Snowshoe

Design Parameters are technical guidelines for the survey, design, construction, maintenance, and assessment of National Forest System trails, based on their Designed Use and Trail Class and consistent with their management intent[1]. Local deviations from any Design Parameter may be established based on trail-specific conditions, topography, or other factors, provided that the deviations are consistent with the general intent of the applicable Trail Class.

Designed Use SNOWSHOE		Trail Class 1	Trail Class 2	Trail Class 3	Trail Class 4	Trail Class 5
Design Tread Width	**Single Lane**	Typically not designed or actively managed for snowmobiles.	36"	36" – 48"	36' – 60'	Typically not designed or actively managed for snowmobiles.
	Double Lane		60"	72"	72" – 96"	
	Structures (Minimum Width)		36"	48"	48"	
Design Surface[2]	**Type**		Generally no machine grooming	May receive occasional machine grooming for snow compaction	Likely to receive occasional machine grooming for snow compaction	
	Protrusions		No protrusions	No protrusions	No protrusions	
	Obstacles (Maximum Height)		12" Uncommon	8" Uncommon (no obstacles if machine groomed)	No obstacles	
Design Grade[2]	**Target Grade**		10% – 20%	5% – 15%	0% – 10%	
	Short Pitch Maximum		30%	20%	15%	
	Maximum Pitch Density		5% – 20% of trail	5% – 25% of trail	0% – 10% of trail	
Design Cross	**Target Cross Slope**		0% – - 10%	0% – 5%	0% – 5%	

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Designed Use SNOWSHOE		Trail Class 1	Trail Class 2	Trail Class 3	Trail Class 4	Trail Class 5
Slope	**Maximum Cross Slope**		20%	15%	10%	
Design Clearing	**Height** (Above normal maximum snow level)		6' – 8'	8'	8' – 10'	
	Width		48" Some light vegetation may encroach into clearing area	72" Light vegetation may encroach into clearing area	72" – 96"	
	Shoulder Clearance		0"	12"	12" – 24"	
Design Turn	**Radius**		3' – 4'	3' – 6'	4' – 8' (provide sufficient radius for grooming equipment)	

[1] For definitions of Design Parameter attributes (e.g., Design Tread Width and Short Pitch Maximum) see FSH 2309.18, section 05.

[2] The determination of trail-specific design grades, design surface, and other Design Parameters should be based upon soils, hydrological conditions, use levels, erosion potential, and other factors contributing to surface stability and overall sustainability of the trail.

Updated October 16, 2008

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Specific USDA Forest Service Design Parameters: Snowmobile

Design Parameters are technical guidelines for the survey, design, construction, maintenance, and assessment of National Forest System trails, based on their Designed Use and Trail Class and consistent with their management intent[1]. Local deviations from any Design Parameter may be established based on trail-specific conditions, topography, or other factors, provided that the deviations are consistent with the general intent of the applicable Trail Class.

Designed Use SNOWMOBILE		Trail Class 1	Trail Class 2	Trail Class 3	Trail Class 4	Trail Class 5
Design Tread Width	**Single Lane**	Typically not designed or actively managed for snowmobiles.	4' – 6' Typically not groomed	6' – 8' (or width of grooming equipment) On tight-radius turns, increase groomed width to ≥ 10'	8' – 10' (or minimum width of grooming equipment) On tight-radius turns, increase groomed width to ≥ 12'	Typically not designed or actively managed for snowmobiles.
	Double Lane		10' Typically not groomed	10' – 12'	12' – 20'	
	Structures (Minimum Width)		6'	12'	18'	
Design Surface[1]	**Type**		Generally no machine grooming Commonly rough and bumpy	May receive occasional machine grooming for snow compaction and conditioning Frequently rough and bumpy	Regular machine grooming for snow compaction and conditioning Commonly smooth	
	Protrusions		No protrusions	No protrusions	No protrusions	
	Obstacles (Maximum Height)		12" Uncommon	6" Uncommon (no obstacles if machine groomed)	No obstacles	
Design	**Target Grade**		0% – 12%	0% – 10%	0% – 8%	

PLANNING COMMISSION JULY 17, 2017 Page 295

Designed Use SNOWMOBILE		Trail Class 1	Trail Class 2	Trail Class 3	Trail Class 4	Trail Class 5
Grade [2]	Short Pitch Maximum		35%	25%	20%	
	Maximum Pitch Density		15% – 30% of trail	10% – 20% of trail	5% – 10% of trail	
Design Cross Slope	Target Cross Slope		0% – 10%	0% – 5%	0%	
	Maximum Cross Slope		15%	10%	5%	
Design Clearing	Height (Above normal maximum snow level)		6'	6' – 8' (provide sufficient clearance for grooming equipment)	8' – 12' (provide sufficient clearance for grooming equipment)	
	Width		6' – 12' Some light vegetation may encroach into clearing area	8' – 14' Light vegetation may encroach into clearing area	10' – 22' Widen clearing at turns or if increased sight distance needed	
	Shoulder Clearance		6" – 12"	12" – 18"	12" – 24"	
Design Turn	Radius		8' – 10'	15' – 20' (or sufficient radius for grooming equipment)	25' – 50'	

[1] For definitions of Design Parameter attributes (e.g., Design Tread Width and Short Pitch Maximum) see FSH 2309.18.

[2] The determination of trail-specific design grades, design surface, and other Design Parameters should be based upon soils, hydrological conditions, use levels, erosion potential, and other factors contributing to surface stability and overall sustainability of the trail.

Updated October 16, 2008

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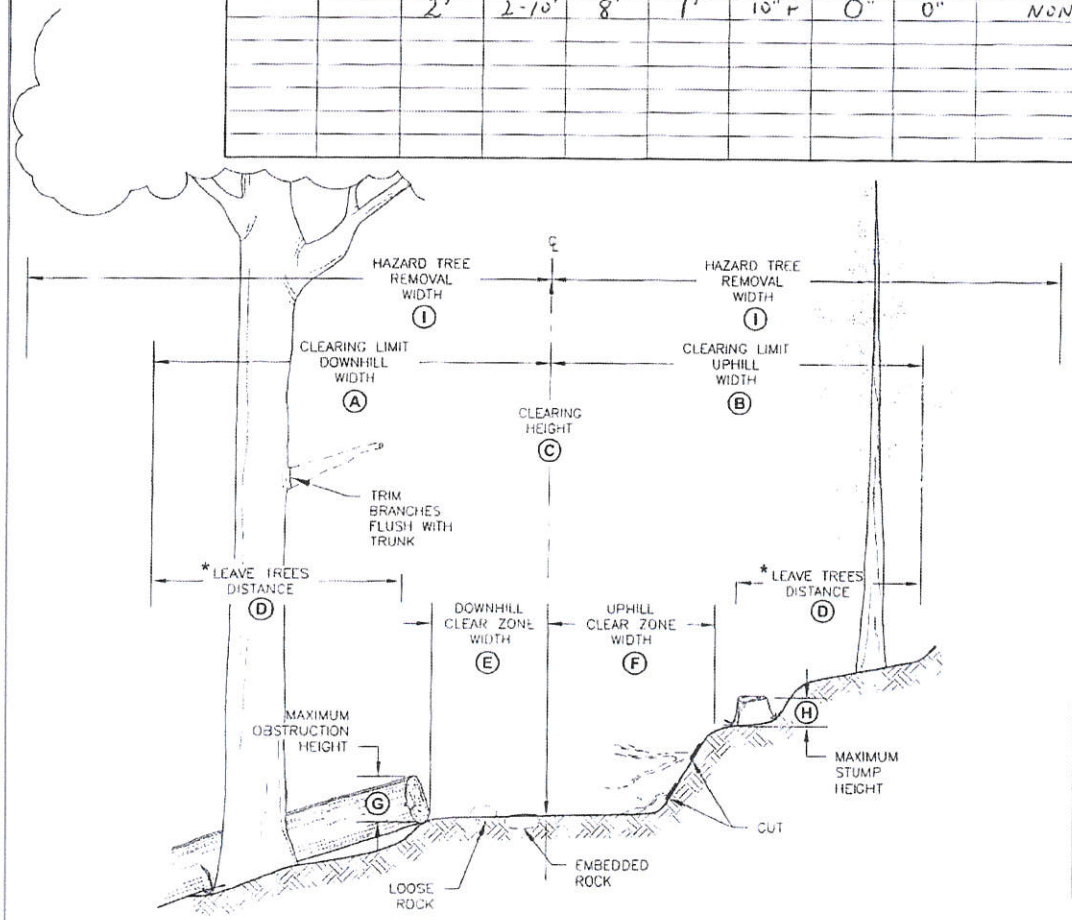
CLEARING LIMITS - TREES AND LOGS

TYPICAL ID	CLEARING METHOD	CLEARING LIMITS: DOWNHILL WIDTH (A)	CLEARING LIMITS: UPHILL WIDTH (B)	CLEARING LIMITS: CLEARING HEIGHT (C)	*LEAVE TREES: DISTANCE (FEET) (D)	*LEAVE TREES: DIAMETER (INCHES)	CLEAR ZONE: DOWN-HILL WIDTH (E)	CLEAR ZONE: UPHILL WIDTH (F)	CLEAR ZONE: MAXIMUM OBSTRUCTION HEIGHT (G)	STUMPS: MAXIMUM HEIGHT (H)	HAZARD TREE: REMOVAL WIDTH (I)	DISPOSAL METHOD	COMMENTS
CLT–1	C											D	
		2'	2-10'	8'	1'	10" ᴩ	0"	0"	NONE	4"	AS NEEDED	10'	



CLEARING METHOD

CLEARING TYPE	CLEARING METHOD	COMMENTS
C1	NEW CONSTRUCTION	TREES, PRUNING, & BRUSH
C2	CLEARING LIMIT RESTORATION	TREES, PRUNING, LOGS, BRUSH & MAINTENANCE
C3	TRAIL OPENING	LOGGING OUT, LOOSE ROCK & DRAINAGE CLEARING
C4	HAZARD TREE REMOVAL	ALONG TRAIL CORRIDOR
C5	HAZARD TREE REMOVAL	INDIVIDUAL (AS MARKED)
C6	LOOSE ROCK & ROOT REMOVAL	
C7		

LEAVE TREES: LEAVE TREES SHOULD BE LIVE, SOUND & UNDAMAGED WITH UNCOMPROMISED ROOT SYSTEMS.

HAZARD TREES: HAZARD TREES ARE TREES THAT ARE STANDING OR LEANING DEAD TREES LARGER THAN 8 INCHES IN DIAMETER AND GREATER THAN 90 FEET IN HEIGHT.

DISPOSAL METHOD

DISPOSAL TYPE	DISPOSAL METHOD	COMMENTS
D1	LOP AND SCATTER OUTSIDE TRAILWAY	
D2	LOP AND SCATTER ON FILL SLOPE	
D3	PILE AND BURN	
D4	CHIP	
D5	HAUL TO DISPOSAL SITE	
D6		

U.S. DEPARTMENT OF AGRICULTURE
FOREST SERVICE
STANDARD TRAIL PLAN

PROJECT NAME & LOCATION: TALKEETNA RIDGE

DRAWING NAME: **CLEARING LIMITS-TREES AND LOGS**

SECTION: 912 - CLEARING LIMITS

TYPICAL ID: CLT

REVISION DATE: XX/XX/XX

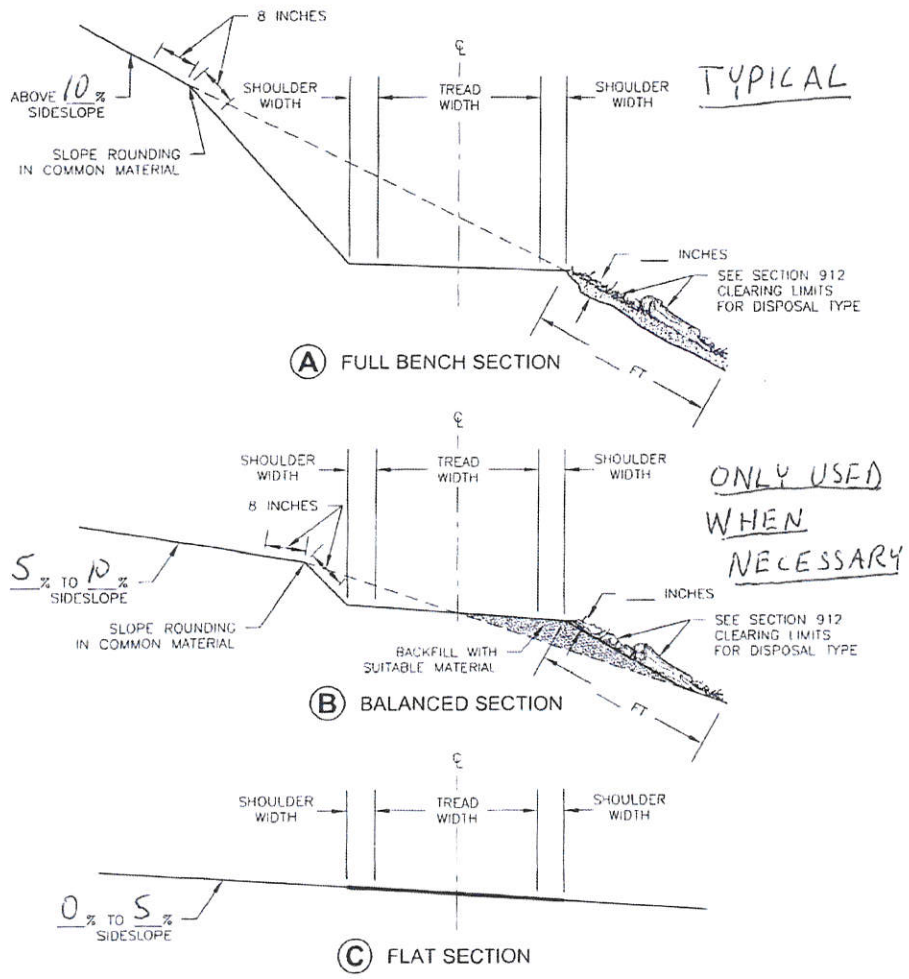
NO SCALE

DRAWING NO.: STD_912-01

SHEET: OF

PLANNING COMMISSION JULY 17, 2017

TYPICAL TRAIL CROSS SECTIONS



TYPICAL TRAIL TREAD AND SHOULDER WIDTH

TYPICAL ID	SECTION TYPE	TREAD FINISH	TREAD WIDTH	SHOULDER WIDTH		COMMENTS
				UPHILL	DOWNHILL	
~~TSF-1~~		T				
			4'	0"	0"	NON-MOTO
			6-7'	0	0	ATV/DOGSLED

TREAD CROSS SLOPE

TYPICAL ID	OUTSLOPE	INSLOPE	CROWNED SECTION	COMMENTS
	%	%	%	
ALL	3-5%	N/A	3-5%	

SLOPE AND TRAILBED FINISH

TREAD FINISH	ROOTS	LOOSE ROCK	EMBEDDED ROCK	COMMENTS
T1	<2"	<2"	<2"	
T2				
T3				
T4				
T5				
T6				

TRAILBED AND SLOPE FINISH

SLOPE FINISH

REMOVE ROOTS THAT PROTRUDE FROM THE BACKSLOPE WITH DIAMETERS GREATER THAN SHOWN IN THE SLOPE AND TRAILBED FINISH TABLE.

TRAILBED FINISH

REMOVE LOOSE ROCK ON THE TRAILBED WITH A DIMENSION GREATER THAN SHOWN IN THE SLOPE AND TRAILBED FINISH TABLE.

REMOVE OR REDUCE EMBEDDED ROCK THAT PROTRUDES MORE THAN THE DIMENSIONS SHOWN IN THE SLOPE AND TRAILBED FINISH TABLE.

NOTES:

1. SLASH CONSISTS OF LOGS, LIMBS, BRUSH, AND ROCKS PLACED RANDOMLY IN A WAY TO CATCH SEDIMENT MOVEMENT.
2. LIMB ALL TREES AND SHRUBS AND TAMP SLASH INTO GROUND SO THAT 80% OF SLASH IS IN CONTACT WITH THE GROUND.

U.S. DEPARTMENT OF AGRICULTURE
FOREST SERVICE
STANDARD TRAIL PLAN

PROJECT NAME & LOCATION: TALKEETNA RIDGE

DRAWING NAME: **TYPICAL CROSS SECTION & SLOPE FINISH**

SECTION: 911 - TREAD AND PRISM

TYPICAL ID: TSF/TCS

REVISION DATE: XX/XX/XX

NO SCALE

DRAWING NO.: STD_911-01

SHEET: OF

TYPE 1 RADIUS SWITCHBACK SECTIONS

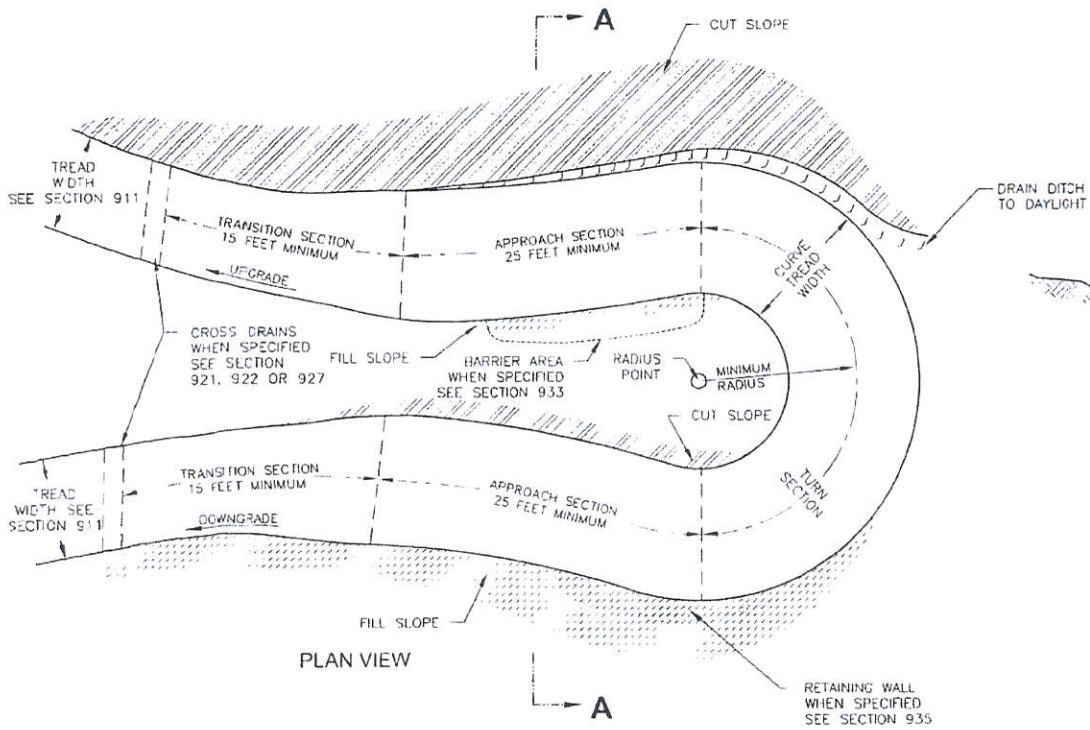
TYPICAL ID	MINIMUM RADIUS	CURVE TREAD WIDTH	BARRIER TYPE	RETAINING WALL TYPE	CROSS DRAINS	COMMENTS
SW1-1	10'	4'	*	none	Dip	non-moto trail
SW1-2	30'	6-7'	*	none	Dip	ATV / Dogsled

N/A WHEN NOT APPLICABLE

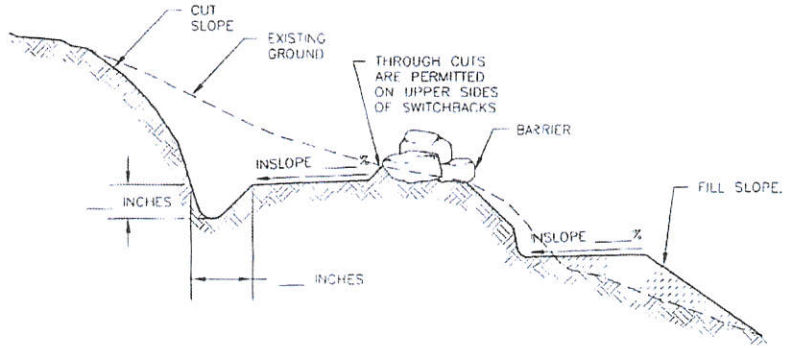
* whatever available

NOTES:

1. CONSTRUCT CONSTANT GRADE THROUGH BOTH APPROACH SECTIONS AND TURN SECTION.
2. RADIUS POINT AND CENTERLINE OF SWITCHBACK AS STAKED ON THE GROUND.



PLAN VIEW



SECTION **A-A**

U.S. DEPARTMENT OF AGRICULTURE FOREST SERVICE **STANDARD TRAIL PLAN**	PROJECT NAME & LOCATION: TALKEETNA RIDGE	DRAWING NAME: **TYPE 1 RADIUS SWITCHBACK** SECTION: 931 - SWITCHBACKS TYPICAL ID: SW1	REVISION DATE: XX/XX/XX NO SCALE	DRAWING NO.: STD_931-10-01 SHEET: OF

PLANNING COMMISSION JULY 17, 2017 Page 299

Trail Management Objectives (TMO)

Rev. Date: 4/28/2008

Area: Talkeetna | Unit: Talkeetna Ridge Trails | District: Mat-Su Borough

Trail Name: Talkeetna Ridge ATV/Dogsled Trails **Trail ID:**

Trail Beginning Termini: Beg. Milepost:

Trail Ending Termini: End. Milepost:

Trail Inventory Length: 1.000 miles Trail Mileage Source: [ ] Wheel [X] GPS [ ] Map [ ] Unknown

TMO Trail Section (if applicable)

Sec.# Section Beg. Termini: Beg. Milepost:

Section End. Termini: End. Milepost:

Designed Use Objectives

Trail Type (Check one)
- [X] Terra Trail
- [X] Snow Trail
- [ ] Water Trail

Trail Class (Check one)
- [ ] 1 (Primitive/Undeveloped)
- [ ] 2 (Simple/Minor Development)
- [ ] 3 (Developed/Improved)
- [X] 4 (Highly Developed)
- [ ] 5 (Fully Developed)

Difficulty Rating
(Check one)
- [ ] Easiest
- [X] Moderate
- [ ] Difficult
- [ ] More Difficult
- [ ] Double-Diamond

Elevation Chg
[ ] + or - Feet

Level of Use
- [ ] Low (0-10 per day)
- [X] Moderate (10-100 / day)
- [ ] High (100+ / day)

Designed Use
(Check one)
- [ ] Hiker / Pedestrian
- [ ] Pack & Saddle
- [ ] Bicycle
- [ ] Wheelchair (ADA stds)
- [ ] Motorcycle
- [X] All Terrain Vehicle (ATV)
- [ ] _____
- [ ] Cross-Country Ski
- [ ] Snowmachine
- [ ] Snowshoe
- [X] Dog Sled
- [ ] Skijoring
- [ ] Watercraft - Non Motorized
- [ ] Watercraft - Motorized
- [ ] _____

Design Parameters
(Fill in all that apply)

72-84	Basic Tread Width, inches
11	Clearing Width, feet
8	Clearing Height, feet
n/a	Switchback Radius, feet
<10	Target Grade, % (>90% of trail)
15%	Max. Sustainable Grade, % for distance (75ft)
30	Turn Radius Min. ft
	_____

Target Frequency
Maintenance per Year
(Fill in all that apply)

1	Trail Opening
0.5	Tread Repair
0.5	Drainage Cleanout
0	Logging Out
0	Brushing
0	Snow Trail Grooming
1	Condition Survey
	_____

TMO Form ASP - Side 1

Page 1 of 2

Trail Management Objectives

Trail Use Strategies

Managed Use

(Fill in all that apply)		From Date (mm/dd)	To Date (mm/dd)
	Hiker / Pedestrian		
	Pack & Saddle		
	Bicycle		
	Wheelchair		
	Motorcycle		
X	All Terrain Vehicle (ATV)	5/1	10/31
	Cross-Country Ski		
	Snowmobile		
X	Dog Sled	11/1	4/30
	Skijoring		
	Snowshoe		
	Watercraft - NonMotorized		
	Watercraft - Motorized		

Prohibited Use

(Check if applicable)		From Date (mm/dd)	To Date (mm/dd)
	All Motorized Use		
(Or, fill in all that apply)			
	Hiker / Pedestrian		
	Pack & Saddle		
	Bicycle		
	Wheelchair		
	Motorcycle		
X	All Terrain Vehicle (ATV) Heavy sized 4x4 trucks/jeeps	1-Jan	31-Dec
	Cross-Country Ski		
	Snowmobile		
	Dog Sled		
	Skijoring		
	Watercraft - NonMotorized		
	Watercraft - Motorized		

Other Use

(Optional: Check any that apply)		Access	Easement across Other Land	Permit
X	Hiker / Pedestrian	X		
X	Pack & Saddle	X		
X	Bicycle	X		
	Wheelchair			
X	Motorcycle	X		
	All Terrain Vehicle (ATV)			
X	Cross-Country Ski	X		
	Snowmobile			
	Dog Sled			
X	Skijoring	X		
X	Snowshoe	X		
	Watercraft - NonMotorized			
	Watercraft - Motorized			

Special Considerations

(Check any that apply. Underline appropriate identifier in parenthesis. Provide specifics and reference information below.)

- Accessible per Current Agency Guidelines
- Mechanized Tools or Equipment Prohibited
- Threat, Endang or Sens Species Present (Plant / Wild)
- Cultural Resource Present
- Easement across Non-Park Land (Existing / needed)
- Existing Permit or Agreement (Trail-Specific / Area)

Remarks / Reference Information

Completed Jon Underwood Title: Trail Consultant Date: October 2016

Approved by: _____ Title: _____

Date: _____

TMO Form - Sec 2

Page 2 of 2

Trail Management Objectives (TMO)

Area: Talkeetna | Unit: Talkeetna Ridge Trails | District: Mat-Su Borough

Trail Name: Talkeetna Ridge Non-motorized Trails **Trail ID:**

Trail Beginning Termini: Beg. Milepost:

Trail Ending Termini: End. Milepost:

Trail Inventory Length: 4.500 miles Trail Mileage Source: [ ] Wheel [X] GPS [ ] Map [ ] Unknown

TMO Trail Section (if applicable)

Sec.# Section Beg. Termini: Beg. Milepost:

Section End. Termini: End. Milepost:

Designed Use Objectives

Trail Type (Check one)
- [X] Terra Trail
- [X] Snow Trail
- [ ] Water Trail

Trail Class (Check one)
- [ ] 1 (Primitive/Undeveloped)
- [ ] 2 (Simple/Minor Development)
- [X] 3 (Developed/Improved)
- [ ] 4 (Highly Developed)
- [ ] 5 (Fully Developed)

Difficulty Rating (Check one)
- [ ] Easiest
- [X] Moderate
- [X] Difficult
- [ ] More Difficult
- [ ] Double-Diamond

Elevation Chg
[ ] + or - Feet

Level of Use
- [ ] Low (0-10 per day)
- [X] Moderate (10-100 / day)
- [ ] High (100+ / day)

Designed Use (Check one)
- [X] Hiker / Pedestrian
- [ ] Pack & Saddle
- [X] Bicycle
- [ ] Wheelchair (ADA stds)
- [ ] Motorcycle
- [ ] All Terrain Vehicle (ATV)
- [ ] _____
- [ ] Cross Country Ski
- [ ] Snowmachine
- [ ] Snowshoe
- [ ] Dog Sled
- [ ] Skijoring
- [ ] Watercraft - Non Motorized
- [ ] Watercraft - Motorized
- [ ] _____

Design Parameters (Fill in all that apply)

48	Basic Tread Width, inches
8	Clearing Width, feet
8	Clearing Height, feet
6	Switchback Radius, feet
<10	Target Grade, % (>90% of trail)
15%	Max. Sustainable Grade, % for distance (75ft)
15	Turn Radius Min, ft
	_____

Target Frequency
Maintenance per Year (Fill in all that apply)

1	Trail Opening
0.5	Tread Repair
0.5	Drainage Cleanout
0	Logging Out
0	Brushing
0	Snow Trail Grooming
1	Condition Survey
	_____

TMO Form ASP - Side 1 Page 1 of 2

Trail Management Objectives

Trail Use Strategies

Managed Use

(Fill in all that apply)	From Date (mm/dd)	To Date (mm/dd)
[X] Hiker / Pedestrian	5/1	10/31
[ ] Pack & Saddle		
[X] Bicycle	5/1	10/31
[ ] Wheelchair		
[ ] Motorcycle		
[ ] All Terrain Vehicle (ATV)		
[ ] _____		
[ ] Cross-Country Ski		
[ ] Snowmobile		
[ ] Dog Sled		
[ ] Skijoring		
[ ] Snowshoe		
[ ] Watercraft - NonMotorized		
[ ] Watercraft - Motorized		

Prohibited Use

(Check if applicable)	From Date (mm/dd)	To Date (mm/dd)
[X] All Motorized Use		
(Or, fill in all that apply)		
[ ] Hiker / Pedestrian		
[ ] Pack & Saddle		
[ ] Bicycle		
[ ] Wheelchair		
[ ] Motorcycle		
[ ] All Terrain Vehicle (ATV)		
[ ] _____		
[ ] Cross-Country Ski		
[ ] Snowmobile		
[ ] Dog Sled		
[ ] Skijoring		
[ ] _____		
[ ] Watercraft - NonMotorized		
[ ] Watercraft - Motorized		

Other Use

(Optional: Check any that apply)	Accept	Discourage	Eliminate
[X] Hiker / Pedestrian	X		
[X] Pack & Saddle	X		
[X] Bicycle	X		
[ ] Wheelchair			
[ ] Motorcycle			
[ ] All Terrain Vehicle (ATV)			
[ ] _____			
[X] Cross-Country Ski	X		
[ ] Snowmobile			
[X] Dog Sled	X		
[X] Skijoring	X		
[X] Snowshoe	X		
[ ] Watercraft - NonMotorized			
[ ] Watercraft - Motorized			

Special Considerations

(Check any that apply. Underline appropriate clarifier in parenthesis. Provide specifics and reference information below.)

- [ ] Accessible per Current Agency Guidelines
- [ ] Mechanized Tools or Equipment Prohibited
- [ ] Threat, Endang or Sens Species Present (Plant / Wild)
- [ ] Cultural Resource Present
- [X] Easement across Non-Park Land (Existing / needed)
- [ ] Existing Permit or Agreement (Trail-Specific / Area)
- [ ] _____

Remarks / Reference Information

Completed Jon Underwood Title: Trail Consultant Date: October 2016

Approved by: _____ Title: _____

Date

PRELIMINARY BEST INTEREST FINDING
For the
Classification of Borough-owned Land

I. Summary of Proposed Action

The Matanuska-Susitna Borough Land and Resources Management Division is proposing to classify approximately 542 acres of borough-owned land south of the Talkeetna River near Talkeetna as "Public Recreation Land" and dedicate it to the Ridge Trail. The subject property's location and natural features will allow for a variety of recreational opportunities.

The land was acquired by the borough through the municipal entitlement program and is currently classified as a mix of public recreation land, resource management and reserve use. The portion of the borough-owned land used as a material site is excluded from the proposed classification and should remain classified as resource management and reserve use.

II. Property Site Factors

A. Location – The subject property is located northeast of the Talkeetna airport, near the end of South Beaver Road and South of the Talkeetna River. It is in the Talkeetna Community Council.

B. Legal Descriptions:
1. Tax parcel 26N04W16C001: S½ of Section 16 including Tract A, containing 154.82 acres, Tract B, containing 0.57 acres, Tract C, containing 20.03 acres, and Tract D containing 123.97 acres, in T26N R04W (recorded as #1981-001789), Talkeetna Recording District, Third Judicial District, State of Alaska, containing an aggregate of 299.39 acres more or less.
2. Tax parcel 26N04W17D001: S ½ of Section 17 excluding U.S. Survey 4713 and the Talkeetna River, T26N R04W (recorded as #1980-001378), Palmer Recording District, Third Judicial District, State of Alaska, containing 296.00 acres more or less.
    1. The Beaver Road Material Site is located with Tax parcel 26N04W17D001 and includes approximately 51.00 acres.

C. Land Status – The subject properties were acquired from the State of Alaska through the municipal entitlement program and are patented to the Borough – Patents #5839 & 5109.

D. Restrictions:
1. Current Land Classification – The subject property is classified as a mixture of public recreation, resource management, and reserve use. Attached page from the Ridge Trail Trail Development Plan includes a map that illustrates the existing classification.
2. Land Use Plans – The Ridge Trail Trail Development Plan approved by the Community Council and forwarded for Assembly adoption indicates the majority of the subject property should be classified for Public Recreation excluding the

footprint of the Beaver Road earth material site. The material site encompasses about 51 acres.

3. Title Restrictions – These titles are subject to:
   a. Valid existing trail, roads, and easements.
   b. A reservation of a 50-foot wide lineal perpetual public easement along the line of ordinary high water mark of Talkeetna River as portrayed on the Amended Supplemental Cadastral Survey and within Section 16 of Tract A, Township 26 North, Range 4 West, Seward Meridian, Alaska, filed in the Talkeetna Recording District on November 3, 1980 as Plat No. 80-142 and refiled on December 30, 1980 as plat 80-158 and further subject to the reservation of a 50-foot wide perpetual public access easement to the aforementioned lineal public easement along the Talkeetna River.
   c. A reservation of a 50-foot wide lineal perpetual public easement along the line of the ordinary high water mark of the Talkeetna River and further subject to the reservation of a 50-foot wide perpetual public access easement, to the aforementioned lineal public easement along the Talkeetna River within Section 17, Township 26 North, Range 4 West, Seward Meridian, Alaska.
   d. Restrictions appearing in the Federal Patent or other conveyances by which the Grantor acquired title.
   e. Reservations in the State Patents (see attached).

4. Covenants – None

5. Zoning – None

6. Easements & Other Reservations – There is a 60-foot wide right-of-way dedicated along S. Beaver Road within Tract D, Section 17. There is an unconstructed, 300-foot wide right-of-way dedicated along an access route shown as S. Bartlett Hills Road within Tract C, Section 16. The Talkeetna-Iron Creek RS2477 trail crosses over a portion of Tract D in Section 17 and bisects the borough property in Section 16 roughly parallel to the 300-foot right-of-way (ADL33023).

E. Current Land Use – The subject parcels are currently used for recreation along the existing Ridge Trail. There is an existing borough earth materials site on Tract D in Section 17 with a driveway onto S. Beaver Road. The Talkeetna Bluffs Trail, beginning at the end of Comsat Road runs along the 300-foot right-of-way, ADL 33023, about halfway up the borough parcel in Section 16 before it turns east and leaves Section 16. The Slough Trail parallels S. Beaver Road through Section 17. The earth material site in Parcel Tax ID 26N04W17D001 is located within the NW ¼ NW ¼ SE ¼, the NE ¼ NW ¼ SE ¼, the W ¼ NW ¼ NE ¼ SE ¼, SW ¼ NW ¼ SE ¼, N ½, SE ¼ NW ¼ SE ¼, SW ¼, NE ¼ SE ¼, NW ¼ SW ¼ SW ¼, N ½ SW ¼ SE ¼ SE ¼ as shown in the attached map.

F. Existing Infrastructure – Existing infrastructure includes S. Beaver Road, the material site driveway and gravel pit, and the trails named above. Electrical distribution power lines run along S. Beaver Road through Section 17.

G. Soils - Soil descriptions below are derived from data from the USDA Natural Resources Conservation Service Soil Survey of the Matanuska-Susitna Valley Area. Parcel Tax ID 26N04W17D001 (Tract D) includes Susivar and Niklavar fine sandy loams west of S. Beaver Road. The portion of this parcel that includes the material site is shown to include Susitna silt loam. Neither of these soil types are listed as highly erodible. The eastern portion of Tract D and the western half of Parcel Tax ID 26N04W16C001 (Tract C) include the Nancy silt loam. The southeastern corner of Tract C includes Talkeetna, Warm and Talkeetna thick surface soils. These three soil types are listed as highly susceptible to erosion by water when the vegetative mat is disturbed.

H. Resources: The subject property has high recreational value due to the proximity to town, the Talkeetna River, the topography and existing trails. Many of the ridges on both parcels likely contain valuable sand and gravel. In addition, the property is mostly wooded and could be a source of paper birch, white spruce, black spruce, cottonwood, and aspen.

I. Assessments: MSB Assessment information is not available because these parcels are tax exempt. The following are the values listed in the 2016 certified tax roll:
1. Parcel Tax ID 26N04W16C001 – $95,100
2. Parcel Tax ID 26N04W17D001 - $106,600

III. Public, Board and Commission Comments & Recommendations

Comments from Talkeetna residents, the Talkeetna Parks Advisory Committee, and the Talkeetna Community Council generally support the proposed classification. Copies of the comments received on the draft Ridge Trail Trail Development Plan, including this proposed classification of borough-owned land, can be found at: http://www.talkeetnacouncil.org/tcci-committees/tpac/ridge-trail---trail-development-plan.

The MSB Parks, Recreation and Trails Advisory Board adopted Resolution 17-04 in support of the land classification and park designation at their regularly scheduled public meeting on 6/26/17.

The MSB Planning Commission may adopt Resolution No. 17-34 in support of the land classification at their regularly scheduled public meeting on 8/07/17. The Commission also supported assembly adoption of the Ridge Trail Trail Development Plan.

IV. Analysis & Discussion

The Ridge Trail Trail Development Plan (2017) supports the classification evaluated in this Best Interest Finding. This plan has been approved by the Talkeetna Parks Advisory Committee, and the Talkeetna Community Council, with support from the Borough Land and Resources Management Division. The Borough Parks, Recreation, and Trails Advisory Board adopted a resolution supporting Assembly adoption of the plan and related land classification.

The subject property is used primarily for public recreation, excepting that portion of Parcel Tax ID 26N04W17D001 that encompasses the existing material site. The material site is estimated to contain sufficient construction materials to support road and local building material needs for the next 25+ years.

The Ridge Trail system has endured increasing motorized traffic over the last 20 years. This increase in motorized use has led to a reduction in the amount of non-motorized trail use and caused significant wear and tear on the trail surface. The community supported including a $350,000 project in the recent Recreation Bond for maintenance and improvements for the Ridge Trail System.

The proposed classification of the subject property is consistent with the Borough code and land use plans. These are no objections to the proposed classification or use. The Talkeetna Community Council recommended the land be used for recreation and material extraction in their recent Ridge Trail Trail Development Plan. The proposed classification will help implement the Council's plan.

Authority and Intent

The Land & Resource Division finds the proposed classification of Parcels Tax ID 26N04W16C001 and 26N04W17D001 for Public Recreation (excluding the existing material site) would meet the requirements of MSB 23.05.010(4) Policy and MSB 23.05.100 Land Classifications. MSB 23.05.010(4) requires that real property in which the borough has an interest shall be managed to develop and implement the borough-owned land and resource management plan[s].

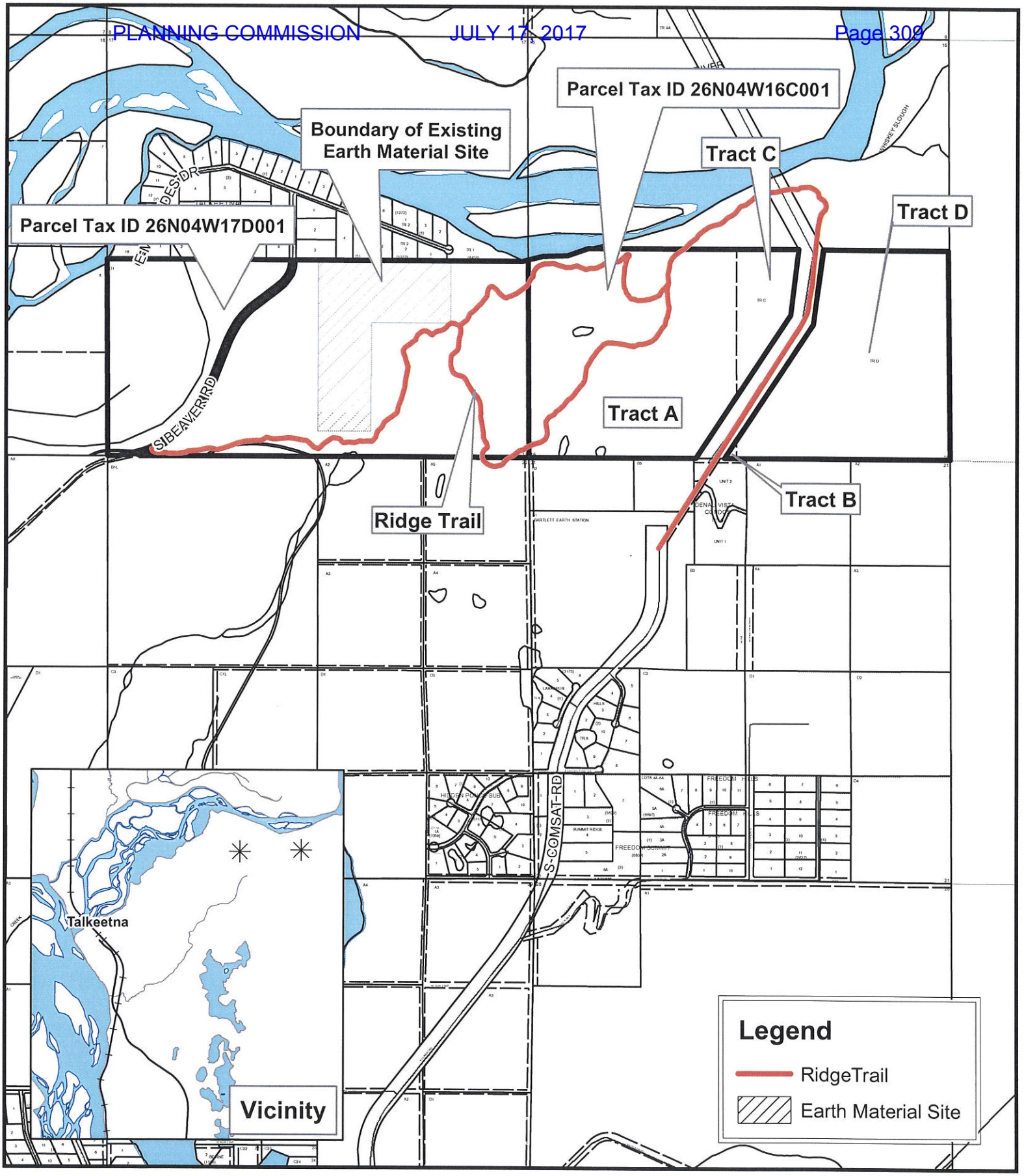
The intent of the proposed classification is to classify parcels Tax ID 26N04W16C001 and 26N04W17D001 (excluding the area of the existing material site) for public recreation. The area of the existing material site off S. Beaver Road should retain is existing dual classification of Resource Management and Reserve Use.

V. Preliminary Administrative Decision

Recommended action – Classify the property as public recreation lands and dedicate it to the Ridge Trail System, excluding the area of the existing material site in Parcel Tax ID 26N04W17D001.

VI. Final Decision

The Community Development Department recommends classifying the subject property as 'Public Recreation Lands' excluding the existing material site and dedicating it as the 'Ridge Trail System.'



Ridge Trail Land Classification

Parcel Tax IDs 26N04W16C001 & 26N04W17D001

S T27N R04W Sec. 16 & 17
MSB Tax Map TA 02

MSB/LRMD June, 2017

0 500 1,000 Feet

N W E S

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BOOK 80 PAGE 490

State of Alaska

Patent

No. 5839

Know All Men By These Presents that the State of Alaska, in consideration of the sum of TEN AND NO/100---------- DOLLARS lawful money of the United States, and other good and valuable considerations, now paid, the receipt whereof is hereby acknowledged, does hereby grant to MATANUSKA-SUSITNA BOROUGH P.O. Box B, Palmer, Alaska 99645 and to its ~~heirs~~ successors and assigns, all that real property situated in the Borough of Matanuska-Susitna, State of Alaska, and described as follows:

TOWNSHIP 26 NORTH, RANGE 4 WEST, SEWARD MERIDIAN

THAT PORTION OF TRACT "A", MORE PARTICULARLY DESCRIBED AS:

SECTION 16: TRACT A. Containing 154.82 acres.

TRACT B. Containing 0.57 acres.

TRACT C. Containing 20.03 acres.

TRACT D. Containing 123.97 acres.

CONTAINING AN AGGREGATE OF 299.39 ACRES, MORE OR LESS.

Subject to valid existing trails, roads and easements.

Subject to the reservation of a 50 foot wide lineal perpetual public easement along the line of the ordinary high water mark of the Talkeetna River as portrayed on the Amended Supplemental Cadastral Survey within Section 16 of Tract A, Township 26 North, Range 4 West, Seward Meridian, Alaska, filed in the Talkeetna Recording District on November 3, 1980 as plat No. 80-142 and refiled on December 30, 1980 as plat No. 80-158 and further subject to the reservation of a 50 foot wide perpetual public access easement to the aforementioned lineal public easement along the Talkeetna River. Said public access easement shall be identified by the Grantee and shall be subject to the covenant that no development or conveyance shall occur on the land conveyed by this patent until the Grantee has platted such easements and formally notified the Grantor of the location of such public access easements.

Net chargeable acreage under A.S. 29.18.201 is 297.08 acres.

81-001789

BOOK 80 PAGE 491

11 —

RECORDED-FILED
TALKEETNA
RECORDING DIST.

JUL 28 11 50 AM '81

REQUESTED BY MATANUSKA - SUSITNA BOROUGH

ADDRESS BOX B PALMER, ALASKA 99645

Township 26 NORTH, Range 4 WEST, SEWARD Meridian

Alaska, according to the official survey thereof numbered ----------;

Save And Except those restrictions appearing in the Federal Patent or other conveyance by which the Grantor acquired title;

And Further, Alaska, as Grantor, hereby expressly saves, excepts and reserves out of the grant hereby made, unto itself, its lessees, successors, and assigns forever, all oils, gases, coal, ores, minerals, fissionable materials, geothermal resources, and fossils of every name, kind or description, and which may be in or upon said lands above described, or any part thereof, and the right to explore the same for such oils, gases, coal, ores, minerals, fissionable materials, geothermal resources, and fossils, and it also hereby expressly saves and reserves out of the grant hereby made, unto itself, its lessees, successors, and assigns forever, the right to enter by itself, its or their agents, attorneys, and servants upon said lands, or any part or parts thereof, at any and all times for the purpose of opening, developing, drilling, and working mines or wells on these or other lands and taking out and removing therefrom all such oils, gases, coal, ores, minerals, fissionable materials, geothermal resources, and fossils, and to that end it further expressly reserves out of the grant hereby made, unto itself, its lessees, successors, and assigns forever, the right by its or their agents, servants and attorneys at any and all times to erect, construct, maintain, and use all such buildings, machinery, roads, pipelines, powerlines, and railroads, sink such shafts, drill such wells, remove such soil, and to remain on said lands or any part thereof for the foregoing purposes and to occupy as much of said lands as may be necessary or convenient for such purposes hereby expressly reserving to itself, its lessees, successors, and assigns, as aforesaid, generally all rights and power in, to, and over said land, whether herein expressed or not, reasonably necessary or convenient to render beneficial and efficient the complete enjoyment of the property and rights hereby expressly reserved.

To Have And To Hold the said land, together with the tenements, hereditaments, and appurtenances thereunto appertaining, unto the said Grantee and its successors ~~heirs~~ and assigns forever.

In Testimony Whereof the State of Alaska has caused these presents to be executed by the Director of the Division of Technical Services, Department of Natural Resources, State of Alaska, pursuant to delegated authority, this 6th day of July A.D., 19 81.

Warner T. May
For Director, Division of Technical Services

State of Alaska
THIRD Judicial District } ss.

This Is To Certify that on the 6th day of July, 19 81, appeared before me Warner T. May, who is known to me to be the Director of the Division of Technical Services, Department of Natural Resources, State of Alaska, or the person who has been lawfully delegated the authority of said Director to execute the foregoing document; that he executed said document under such legal authority and with knowledge of its contents; and that such act was performed freely and voluntarily upon the premises and for the purposes stated therein.

Celia M. Brown
Notary Public in and for Alaska
My Commission expires December 10, 1984

State Record of Patents

Vol. LIX

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ADL No. 26803

BOOK 74 PAGE 694

State of Alaska

Patent

No. 5109

Know All Men By These Presents that the State of Alaska, in consideration of the sum of TEN AND NO/100 ---------- DOLLARS lawful money of the United States, and other good and valuable considerations, now paid, the receipt whereof is hereby acknowledged, does hereby grant to MATANUSKA-SUSITNA BOROUGH Box B, Palmer, Alaska 99645 and to its successors ~~heirs~~ and assigns, all that real property situated in the Borough of Matanuska-Susitna, State of Alaska, and described as follows:

TOWNSHIP 26 NORTH, RANGE 4 WEST, SEWARD MERIDIAN

THAT PORTION OF TRACT "A", DESCRIBED AS:

SECTION 17: S½. Excluding U. S. Survey No. 4713, Alaska and the Talkeetna River.

CONTAINING 296.00 ACRES, MORE OR LESS.

Subject to valid existing trails, roads and easements.

Subject to the reservation of a 50 foot wide lineal perpetual public easement along the line of the ordinary high water mark of the Talkeetna River and further subject to the reservation of a 50 foot wide perpetual public access easement, to the aforementioned lineal public easement along the Talkeetna River. Said public access easement shall be identified by the Grantee and shall be subject to the covenant that no development or conveyance shall occur on the land conveyed by this patent until the Grantee has platted such easements and formally notified the Grantor of the location of such public access easements.

Net chargeable acreage under A.S. 29.18.201 is 296.00 acres.

BOOK 14 PAGE 695

80-001378

RECORDED - TALKEETNA RECORDING DIST.

MAY 15 3 46 PM '80

REQUESTED BY _____

ADDRESS MATANUSKA-SUSITNA BOROUGH BOX B PALMER, ALASKA 99645

Township 26 NORTH, Range 4 WEST, SEWARD Meridian

Alaska, according to the official survey thereof numbered _____;

Save And Except those restrictions appearing in the Federal Patent or other conveyance by which the Grantor acquired title;

And Further, Alaska, as Grantor, expressly reserves out of the grant hereby made, unto itself, its lessees, successors and assigns forever, all oils, gases, coal, ores, minerals, fissionable materials, and fossils of every name, kind or description, and which may be in or upon said lands above described, or any part thereof, and the right to explore the same for such oils, gases, coal, ores, minerals, fissionable materials and fossils; and it also hereby expressly saves and reserves out of the grant hereby made, unto itself, its lessees, successors and assigns forever, the right to enter by itself, its or their agents, attorneys, and servants upon said lands, or any part or parts thereof, at any and all times, for the purpose of opening, developing, drilling and working mines or wells on these or other lands, and taking out and removing therefrom all such oils, gases, coal, ores, minerals, fissionable materials and fossils; and to that end it further expressly reserves out of the grant hereby made, unto itself, its lessees, successors and assigns forever, the right by its or their agents, servants and attorneys at any and all times to erect, construct, maintain, and use all such buildings, machinery, roads, pipelines, powerlines, and railroads, sink such shafts, drill such wells, remove such soil, and to remain on said lands or any part thereof for the foregoing purposes, and to occupy as much of said lands as may be necessary or convenient for such purposes, hereby expressly reserving to itself, its lessees, successors and assigns, as aforesaid, generally all rights and power in, to and over said land, whether herein expressed or not, reasonably necessary or convenient to render beneficial and efficient the complete enjoyment of the property and rights hereby expressly reserved.

To Have And To Hold the said land, together with the tenements, hereditaments, and appurtenances thereunto appertaining, unto the said Grantee and its successors and assigns forever.

In Testimony Whereof the State of Alaska has caused these presents to be executed by the Director of the Division of Lands, Department of Natural Resources, State of Alaska, this 30th day of April A.D. 19 80.

George K. Hollett

for Director, Division of Forest, Land and Water Management

State of Alaska)
) ss.
THIRD Judicial District)

This Is To Certify that on the 30th day of April, 19 80, appeared before me GEORGE K. HOLLETT, who is known to me to be the Director of the Division of Lands, Department of Natural Resources, State of Alaska, or the person who has been lawfully delegated the authority of said Director to execute the foregoing document; that he executed said document under such legal authority and with knowledge of its contents; and that such act was performed freely and voluntarily upon the premises and for the purposes stated therein.

Notary Public in and for Alaska
My Commission Expires 8/7/81

State Record of Patents

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Page 09

ADL No. 26803

Talkeetna Community Council, Inc.

A non-profit, community service organization

May 3, 2017

Mr. Eric Phillips
Matanuska Susitna Borough
350 Dahlia Avenue
Palmer, Alaska 99645

Mr. Phillips,

The Talkeetna Community Council, at our May 1 2017 meeting, unanimously approved a motion to accept the recommendation of the Talkeetna Parks Advisory Committee that the Borough adopt the Ridge Trail – Trail Development Plan final draft, including reclassification of the lands (other than the Beaver Gravel Pit area) to Public Recreation. We support the Trail Development Plan and the reclassification of lands as per this Plan.
We ask to be on the agenda at the MatSu Parks, Recreation & Trails Advisory Board meeting that is scheduled for May 22.

Thank you for your time and consideration in this matter.

Sincerely,
Jeff Lebegue
Chair, TCCI

cc: Mr. Emerson Krueger, Mat-Su Borough
Mr. Randall Kowalke, Assemblyman

attachment: TPAC letter of approval and recommendation

Talkeetna Community Council, Inc.
P.O. Box 608, Talkeetna AK 99676

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April 24, 2017

To: Jeff LeBegue, Chair
Talkeetna Community Council, Inc.

From: Talkeetna Parks Advisory Committee

Re: Approval and Recommendation of Ridge Trail – Trail Development Plan

Background:

At its meeting on April 18, 2017, the Talkeetna Parks Advisory Committee (TPAC) considered the TCCI/TPAC draft of the Ridge Trail – Trail Development Plan (Plan). After review and discussion, TPAC unanimously passed the following motion*: that TPAC approve the plan and recommend that Talkeetna Community Council, Inc. (TCCI) approve and recommend the plan to the MSB Assembly for approval and adoption."*

The Ridge Trail – Trail Development Plan planning process was initiated by the Talkeetna Community Council, Inc. at its regular meeting on November 2, 2015. The Council voted unanimously to request that the Borough begin the process of developing a Ridge Trail Recreation Management Plan. The TCCI also requested that the Borough reclassify the land (with the exception of the Beaver Gravel Pit area) as Public Recreation.

The Borough strongly supported the project, provided a large share of the funding, and assigned a staff liaison to work with the community. TPAC and an ad hoc working group secured additional funding (from the Mat-Su Trails & Parks Foundation), hired the consultant/planner, and oversaw the planning process. The Plan was prepared by Agnew::Beck Consulting and Happy Trails, Inc. The planning process began in September 2016, and included two community-wide workshops, site visits, public outreach, and ongoing opportunities for the public to ask questions or make comments.

The Plan is intended to provide for a permanent, sustainable trail system that is safe and serves a wide variety of user groups. The Plan not only provides a strategy of future remediation, maintenance, development, and management of the trails, but also recommends that the land be reclassified to Public Recreation in order to ensure that these trails are not lost or disrupted.

TPAC discussed the historical and current use of the Ridge Trail system, its importance to the community, and the role of the Plan in providing for the repair of deteriorating infrastructure, securing a vital transportation link, and creating new recreational and economic opportunities.

Recommendation:

TPAC recommends that the TCCI recommend to the Borough that it adopt the Ridge Trail – Trail Development Plan, including reclassification of the lands (other than the Beaver Gravel Pit area) to Public Recreation.

TPAC would like to thank TCCI, the Borough, Agnew::Beck/Happy Trails, and the Mat-Su Trails and Parks Foundation for their support and assistance in this planning effort. Considering the many pressures that come with population growth, we are fortunate to have this chance to improve a piece of what makes Talkeetna such a great place to live.

Sincerely,

Iris

Iris Vandenham
Talkeetna Parks Advisory Committee - Chair

MATANUSKA-SUSITNA BOROUGH
PARKS, RECREATION AND TRAILS ADVISORY BOARD
RESOLUTION NO. 17-04

A RESOLUTION OF THE MATANUSKA-SUSITNA BOROUGH PARKS, RECREATION, AND TRAILS ADVISORY BOARD RECOMMENDING ASSEMBLY ADOPTION OF THE TALKEETNA RIDGE TRAIL - TRAIL DEVELOPMENT PLAN AND ASSEMBLY APPROVAL OF THE LAND CLASSIFICATION OF TWO BOROUGH PARCELS (MSB TAX #26N04W16C001 & 26N04W17D001), BEING THE SOUTH ONE-HALF (S1/2), SECTION 16, AND THE SOUTH ONE-HALF (S1/2) SECTION 17, TOWNSHIP 26 NORTH, RANGE 4 WEST, S.M., ALASKA, AS "PUBLIC RECREATION LANDS" CONTAINING APPROXIMATELY 544.00 ACRES, TO BE KNOWN AS THE RIDGE TRAIL SYSTEM.

WHEREAS, Talkeetna Community Council Inc. received a grant from the Mat-Su Trails and Parks Foundation, and a grant from the Matanuska-Susitna Borough for contract assistance with drafting a development plan for the Ridge Trail; and

WHEREAS, Borough Land and Resources Management Staff were involved in the process to draft the development plan for the Ridge Trail; and

WHEREAS, a public scoping workshop was held in Talkeetna to begin the community-wide discussion on the future of the Ridge Trail; and

WHEREAS, upon release of the Talkeetna Ridge Trail - Trail Development Plan public review draft and commencement of a 30-day review period, a second community-wide workshop was held to discuss the draft plan; and

WHEREAS, over 50 sets of public comments were received and addressed regarding the development plan for the Ridge Trail;

and

WHEREAS, the Talkeetna Parks Advisory Committee recommended the Talkeetna Community Council approve the final development plan for the Ridge Trail; and

WHEREAS, Talkeetna Community Council recommended the Borough Assembly adopt the plan; and

WHEREAS, the Talkeetna Ridge Trail - Trail Development Plan includes a recommendation to classify the borough-owned land over which the Ridge Trail exists as public recreation lands; and

WHEREAS, the Plan excludes the existing material site off S. Beaver Road from the proposed classification; and

WHEREAS, pursuant to Title 23 public notice was initiated and no objections to the land classification were received from noticing; and

WHEREAS, classification of the subject parcel as Public Recreation Lands is consistent with the borough code and land use plans.

NOW, THEREFORE, BE IT RESOLVED, that the Matanuska-Susitna Borough Parks, Trails, and Recreation Advisory Board does hereby recommend Assembly adoption of the Talkeetna Ridge Trail - Trail Development Plan.

BE IT FURTHER RESOLVED, that the Matanuska-Susitna Borough

Parks, Trails, and Recreation Advisory Board does hereby recommend Assembly approval of the land classification of two borough parcels, being the S½ of Section 16 including Tract A, containing 154.82 acres, Tract B, containing 0.57 acres, Tract C, containing 20.03 acres, and Tract D containing 123.97 acres, Township 26 North, Range 4 West, S.M., Alaska and the S ½ of Section 17 excluding U.S. Survey 4713 and the Talkeetna River, Township 26 North, Range 4 West, S.M., Alaska as "public recreation lands" containing approximately 544 acres, excluding the existing material site off S. Beaver Road, to be known as the Ridge Trail System.

Adopted by the Matanuska-Susitna Parks, Recreation, and Trails Advisory Board this 26th day of June, 2017.

David Palmer, Chair

ATTEST:

Jill Irsik, Admin. Secretary

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CODE AND NON-CODE ORDINANCE

By: Borough Manager
Introduced:
Public Hearing:
Action:

MATANUSKA-SUSITNA BOROUGH
ORDINANCE SERIAL NO. 17-___

AN ORDINANCE OF THE MATANUSKA-SUSITNA BOROUGH ASSEMBLY ADOPTING THE RIDGE TRAIL DEVELOPMENT PLAN AND APPROVING THE LAND CLASSIFICATION OF TWO BOROUGH PARCELS (MSB TAX #26N04W16C001 & 26N04W17D001), BEING THE SOUTH ONE-HALF (S1/2), SECTION 16, AND THE SOUTH ONE-HALF (S1/2) SECTION 17, TOWNSHIP 26 NORTH, RANGE 4 WEST, S.M., ALASKA, AS "PUBLIC RECREATION LANDS" CONTAINING APPROXIMATELY 542.00 ACRES, TO BE KNOWN AS THE RIDGE TRAIL SYSTEM.

WHEREAS, Talkeetna Community Council Inc. received a grant from the Mat-Su Trails and Parks Foundation and a grant from the Matanuska-Susitna Borough for contract assistance with drafting a development plan for the Ridge Trail; and

WHEREAS, Land and Resources Management Staff were involved in the process to draft the development plan for the Ridge Trail; and

WHEREAS, a public scoping workshop was held in Talkeetna to begin the community-wide discussion on the future of the Ridge Trail; and

WHEREAS, upon release of the Ridge Trail Development Plan public review draft and commencement of a 30-day review period, a second community-wide workshop was held to discuss the draft plan and the proposed land classification; and

WHEREAS, over 50 sets of public comments were received and addressed regarding the development plan for the Ridge Trail; and

WHEREAS, the Talkeetna Parks Advisory Committee recommended the Talkeetna Community Council approve the final development plan for the Ridge Trail; and

WHEREAS, Talkeetna Community Council recommended the Borough Assembly adopt the plan; and

WHEREAS, the Ridge Trail Development Plan includes a recommendation to classify the borough owned land over which the Ridge Trail exists as public recreation lands; and

WHEREAS, the Plan excludes the existing material site off South Beaver Road from the proposed classification; and

WHEREAS, classification of the subject parcel as public recreation lands is consistent with the borough code and land use plans; and

WHEREAS, the subject parcels were part of the Municipal Entitlement selection and were conveyed to the Borough from the state of Alaska by Patents No. 5109 and 5839; and

WHEREAS, the Parks, Recreation, and Trails Advisory Board adopted Resolution 17-04 on June 29, 2017, in support of the plan adoption and land classification; and

WHEREAS, the Planning Commission adopted Resolution No. 17-34 on August___, 2017 in support of the plan adoption and land

classification; and

WHEREAS, per MSB 23.02.100(A)(12), public recreation lands are those lands which, because of location, physical features, or adjacent development, are presently or potentially valuable to the public as natural or developed recreational or historic areas.

BE IT ENACTED:

Section 1. Classification. Section 2 of this ordinance is of a general nature and shall become a part of Borough Code. Section 3 of this ordinance is non-code.

Section 2. Adoption of Subparagraph.

MSB 15.24.030(B)(18)(d) is hereby adopted to read as follows:

15.24.030(B)(18)(d) Ridge Trail Development Plan.

Section 3. Land Classification. The Assembly does hereby approve the land classification and park designation as follows:

S1/2, Section 16, including Tract A, containing 154.82 acres, Tract B, containing 0.57 acres, Tract C, containing 20.03 acres, and Tract D containing 123.97 acres, and S1/2, Section 17, excluding U.S. Survey 4713 and the NW ¼ NW ¼ SE ¼, the NE ¼ NW ¼ SE ¼, the W ¼ NW ¼ NE ¼ SE ¼, SW ¼ NW ¼ SE ¼, N ½, SE ¼ NW ¼ SE ¼, SW ¼, NE ¼ SE ¼, NW ¼ SW ¼ SW ¼, N ½ SW ¼ SE ¼ SE ¼, Township 26 North, Range 4 West, S.M.,

Alaska

(Tax Parcels 26N04W16C001 and 26N04W17D001) as Public Recreation Lands and designated as the "Ridge Trail System."

Section 4. Effective Date. This ordinance shall take effect upon adoption.

ADOPTED by the Matanuska-Susitna Borough Assembly this __ day of _____, 2017.

_____
VERN HALTER, Borough Mayor

ATTEST:

_____
LONNIE R. McKECHNIE, CMC, Borough Clerk

(SEAL)

By: Emerson Krueger
Introduced: July 17, 2017
Public Hearing: August 7, 2017
Action:

MATANUSKA-SUSITNA BOROUGH
PLANNING COMMISSION RESOLUTION NO. 17-34

A RESOLUTION OF THE MATANUSKA-SUSITNA BOROUGH PLANNING COMMISSION RECOMMENDING ASSEMBLY ADOPTION OF THE RIDGE TRAIL PLAN AND APPROVAL OF THE LAND CLASSIFICATION OF TWO BOROUGH PARCELS AS "PUBLIC RECREATION LANDS" CONTAINING APPROXIMATELY 542.00 ACRES, TO BE KNOWN AS RIDGE TRAIL SYSTEM.

WHEREAS, Talkeetna Community Council Inc. received a grant from the Mat-Su Trails and Parks Foundation and a grant from the Matanuska-Susitna Borough for contract assistance with drafting a development plan for the Ridge Trail; and

WHEREAS, Borough Land and Resources Management staff were involved in the process to draft the development plan for the Ridge Trail; and

WHEREAS, a public scoping workshop was held in Talkeetna to begin the community-wide discussion on the future of the Ridge Trail; and

WHEREAS, upon release of the Ridge Trail Trail Development Plan public review draft and commencement of a 30-day review period, a second community-wide workshop was held to discuss the draft plan and the proposed land classification; and

WHEREAS, over 50 sets of public comments were received and addressed regarding the development plan for the Ridge Trail; and

WHEREAS, the Talkeetna Parks Advisory Committee recommended

the Talkeetna Community Council approve the final development plan for the Ridge Trail; and

WHEREAS, Talkeetna Community Council recommended the Borough Assembly adopt the plan; and

WHEREAS, the Ridge Trail Trail Development Plan includes a recommendation to classify the borough-owned land over which the Ridge Trail exists as public recreation lands; and

WHEREAS, the Plan excludes the earth material site off S. Beaver Road from the proposed classification; and

WHEREAS, classification of the subject parcels as Public Recreation Lands is consistent with the borough code and land use plans.

NOW, THEREFORE, BE IT RESOLVED, that the Matanuska-Susitna Borough Planning Commission does hereby recommend Assembly adoption of the Ridge Trail Trail Development Plan.

BE IT FURTHER RESOLVED, that the Matanuska-Susitna Borough Planning Commission does hereby recommend Assembly approval of the land classification of two borough parcels, being the S½ of Section 16 including Tract A, containing 154.82 acres, Tract B, containing 0.57 acres, Tract C, containing 20.03 acres, and Tract D containing 123.97 acres, Township 26 North, Range 4 West, S.M., Alaska and the S ½ of Section 17 excluding U.S. Survey 4713 and the Talkeetna River, Township 26 North, Range 4 West, S.M., Alaska as "public recreation lands" containing approximately 542.00 acres, excluding

the 51 acre earth material site off S. Beaver Road, to be known as the Ridge Trail System.

ADOPTED by the Matanuska-Susitna Borough Planning Commission this _____ day of _____, 2017.

_____
COLLEEN VAGUE, Chair

ATTEST:

_____
MARY BRODIGAN, Planning Clerk

(SEAL)

YES:

NO:

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INTRODUCTION FOR PUBLIC HEARING

LEGISLATIVE

Resolution No. 17-35

Herning Trail Concept Plan

(Page 331 - 370)

INTRODUCTION FOR PUBLIC HEARING

MATANUSKA-SUSITNA BOROUGH
Community Development Department
350 East Dahlia Avenue • Palmer, AK 99645
Phone (907) 861-7869 • Fax (907) 861-8635
E-mail: lmb@matsugov.us

MEMORANDUM

DATE: June 30, 2017

TO: Matanuska-Susitna Borough Planning Commission

THRU: Eric Phillips, Community Development Manager EP

FROM: Emerson Krueger, Land Management Specialist EK

FOR: Planning Commission Agenda of August 7, 2017

REQUEST:
The Community Development Department seeks review and support from the MSB Planning Commission of the draft Historic Herning Trail Concept Plan.

SUMMARY:
The borough partnered with the Mat-Su Trails and Parks Foundation, the Knik Chapter of the Iditarod Trail Blazers, the Valley Mountain Bikers and Hikers, with National Parks Service technical support to draft a concept plan for the Historic Herning Trail.

The primary goal of the Herning Trail Concept Plan is to re-establish the Herning Trail as a safe multi-use winter recreation trail connecting Knik-Fairview, Big Lake and Houston.

The plan has been reviewed and is supported by the City of Houston and the Communities of Big Lake and Knik-Fairview, as well as the Borough Parks, Recreation, and Trails Advisory Board.

RECOMMENDATION:
Community Development respectfully recommends that the Planning Commission adopt a resolution of support recommending assembly adoption of the plan.

Attachments:
Draft Historic Herning Trail Concept Plan (24 pp)
Knik-Fairview Community Council Resolution (1 pp)
Big Lake Community Council Letter of Support (1 pp)
Houston City Council Resolution (1 pp)
Parks, Recreation, and Trails Advisory Board Resolution (2 pp)
Draft Assembly Ordinance (3 pp)
Planning Commission Resolution Serial No. 2017-35 (3 pp)

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HERNING HISTORIC TRAIL

CONCEPT PLAN | APRIL 2017

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PLANNING COMMISSION JULY 17, 2017 Page 336

I. PROJECT BACKGROUND

CONTEXT

The Matanuska-Susitna Borough (Mat-Su or MSB) is the fastest-growing area in Alaska. Today, the Herning Trail crosses primarily private lands that are quickly becoming subdivided and developed, creating challenges for protecting access to and along the RS2477 right of way. The Herning Trail and other historic routes across the borough can serve as connectors of a trail network that provides a range of benefits to local residents and visitors. For this to happen, local communities, land owners, non-profits, and government agencies must work together to protect and enhance public access in a way that works for everyone. The Herning Trail project is intended to serve as a model for future projects.

VISION:

"The Herning Trail – connecting communities past and present." The trail will celebrate the region's rich history and improve access to healthy recreational and economic opportunities. Communities in the Matanuska-Susitna Borough have been historically connected through a series of trails which became the cornerstone of social and economic growth. It is essential to preserve this history and provide education to residents and visitors, provide world class trails, and promote healthy outdoor recreation through community leadership and collaboration.

GOALS

The primary goal of this project is to re-establish the Herning Trail as **a safe multi-use winter recreation trail connecting Knik-Fairview, Big Lake and Houston.** Through re-establishing this trail, the Borough and partners seek to:

- Create opportunities to **discover and celebrate the region's rich history**, culture, and natural environment
- Implement projects that are community-driven and that **respect private property**
- **Protect and improve access** to and through public lands in a rapidly developing area
- **Maximize the use of existing trails,** section lines, and other easements where possible
- **Reduce trespass and vandalism problems** associated with the current informal trail system
- Serve as a **pilot project** and first step in a connected regional system of trails
- Use a **community-based collaboration** approach

TRAIL HISTORY

Orville G. Herning arrived at Knik in the spring of 1898 representing the Klondike and Boston Mining Company and leading a group of men. They fought their way through unexplored territory to Grubstake Gulch where they discovered several other miners working sluice boxes. Herning and his men were quick to establish their own mining claims. Working with the other miners, they built cabins, more sluice boxes and recovered a modest amount of gold before leaving the soon to be declared mining district and setting up shop in Knik.

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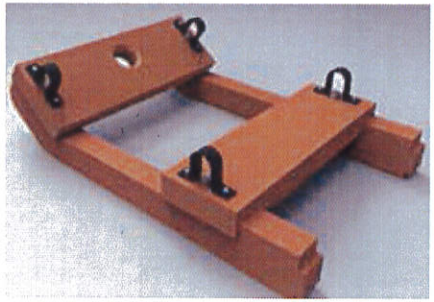
The easily recoverable gold dwindled after a few more years and, in the fall of 1900, Herning convinced investors in the Klondike and Boston Mining Company that hydraulic mining equipment was necessary to increase the volume of gold recovered. The hydraulic mining equipment arrived via boats and was staged in the town of Knik. The only summer trail to the Willow Mining District was a roundabout trail over Bald Mountain and not suitable for hauling wagons loaded with the heavy metal pipes. Herning determined that a new winter route from Knik to Grubstake Gulch was critical to transport the hydraulic mining equipment.

Sufficient ice and snow were present in January of 1902 for the commencement of trail construction. Herning and a small contingent of men and horses began clearing and packing the new winter trail. They encountered heavy snow fall, sub-zero temperatures as well as rain and overflowing creeks and lakes. Utilizing a go-devil and a sleigh outfitted with a plow, they packed the trail and hauled the pipe in stages.

At most, Herning was able to move 20 sticks of pipe at a time using a freight sled. Loads were moved a short distance to a staging area. Firewood was frequently back hauled from the staging area to Knik or the previous camp. The hydraulic mining equipment was transported during the winter of 1902 and 1903. The following account of the pioneer trail is taken from Herning's 1902 diary (1902:55-66,72-73,82-83):



Above: A go-devil sled.
Right: Horse and sleigh with plow.

Jan. 6 – Went out with guide Stephan to look up easier team trail from Knik Lake to this lake on summit.

Jan. 13 – With Stephan and Goosmar worked on leveling up team trail through timber north of Knik Lake.

Jan. 15 – Finished trail work by Knik Lake, 3 men 3 days to fill in holes and fix up trail across Knik Lake.

Jan. 30 – Got provisions ready for trip with full gang to swamp trail up to summit.

Feb. 1 – Left winter camp with team and 6 men to build half way camp on the Little Susitna and swamp out trail to summit of foothills near Willow Creek.

Feb. 3 – Left camp no. 9 at 9 AM, cut out of trail, reached Little Susitna 11 AM, went across river to open trail to 1st bench. Cut out trail 1/4 mile and established river camp on last bench.

Feb. 10 – Left Sushetna camp 10 AM, arrived 3 PM, did more smoothing up of trail on way to Knik.

Feb. 24 – Butler came down to my camp on river and reported trail cut through to Willow Creek.

Mar. 18 – 8 AM, with men, camp outfit, and provisions, left Sushitna camp for summit of mountains arrived 11: 30. After dinner shoveled out trail 1/2 mile, on summit snow 3 feet deep and crusted from snow-shoeing.

Mar. 19 – With men shoveled out trail to small creek on summit.

Mar. 22 – Broke out trail from summit camp down to long hill between 12 and 11, al so broke out trail 1 mile north of summit camp.

Mar. 24 – Broke out trail from Sushetna to summit. Hauled up 3 sks oats· on Go-devil, men shoveled out trail.

Mar. 27 – Went over trail with go-devil and then moved summit camp to Ridge camp no. 14. PM, run trail line to small creek. After supper drove back to summit camp so team could have shelter, made a tent for self.

Mar. 28 – Drove both go-devils over trail from 12 to 14, drifted some on swamp. PM, broke down 1/2 mile of trail north of 14.

Apr. 18 – Thawing and warmer. Got up at 4:30, left R & L cabin at 6 with pack and 25 lb. coal on Indian sled. Trail very soft, had to wear snow-shoes.

Apr. 21 – Hauled 4 loads firewood up to the Gilbe
rt cabin and made sled trails up the bench to Canyon falls.

Aug. 4 – Commenced building road off bench down to Willow Creek.

Aug. 6 – Men at Willow Creek cutting hay, swamping out roads.

Aug. 11 – Men graded road from bench down to Willow Creek. Self-cut out road from OGH cabin to new road {1000 ft.).

Dec. 4 – Made go-devil for breaking out trail.

Dec. 6 – Drove over to Fish Creek, cleaned out trail, swamped out short-cut and to avoid hill, just below forks of K & B and Sushetna Trail.

Dec. 8 – Put pole in go-devil, made whiffletrue draw strap and 2 draw rods for red sleigh.

Dec. 9 – Drove new go-devil over trail from Knik to jumpoff place.

Dec. 14 – Left Knik at 9 AM for Shushetna with camp outfit and go-devil on sled, drove Jo on the lead. Fish Creek was overflowing, Meadow Creek just froze enough to bear up team, broke in places

Dec. 15 – With go-devil cleaned out trail from camp no. 6 to Shusetna River, frozen over in fine shape.

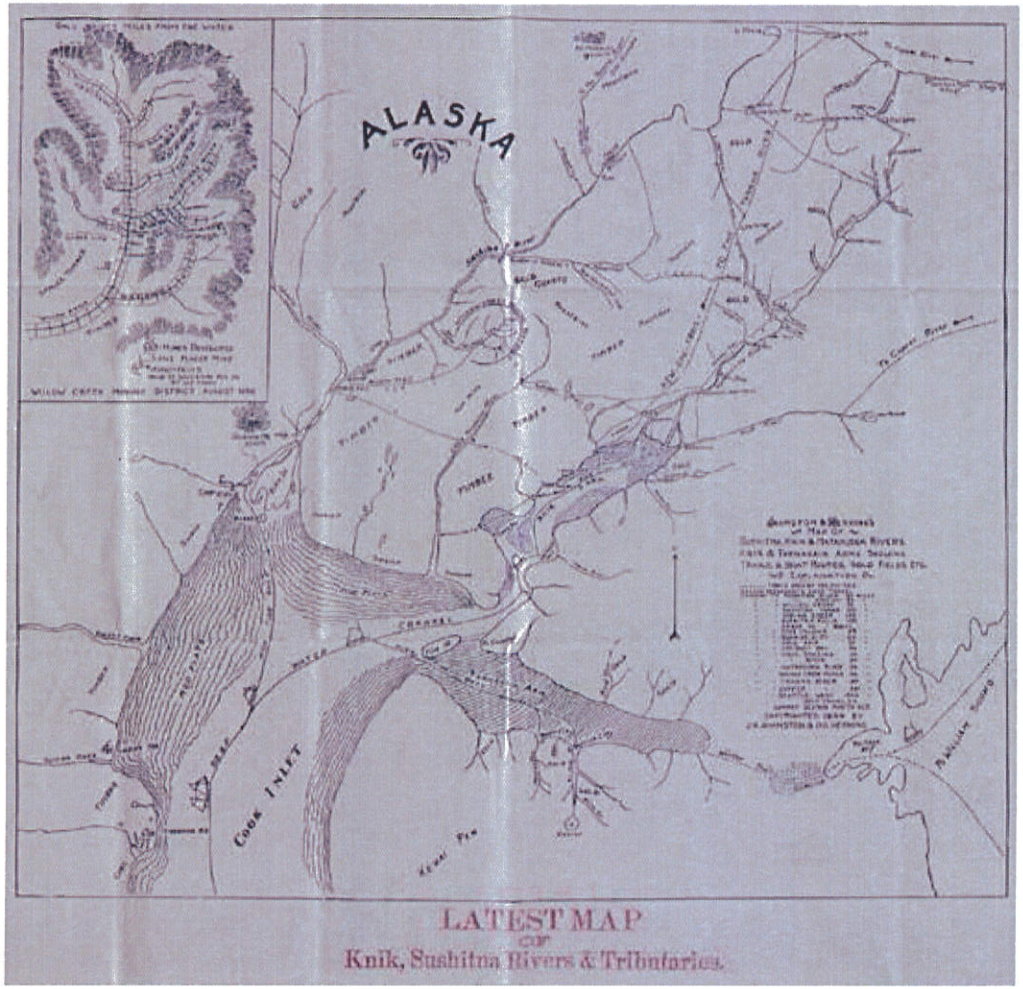
Dec. 17 - Drove go-devil over trail from Shushet-na camp to the Bear's Den.

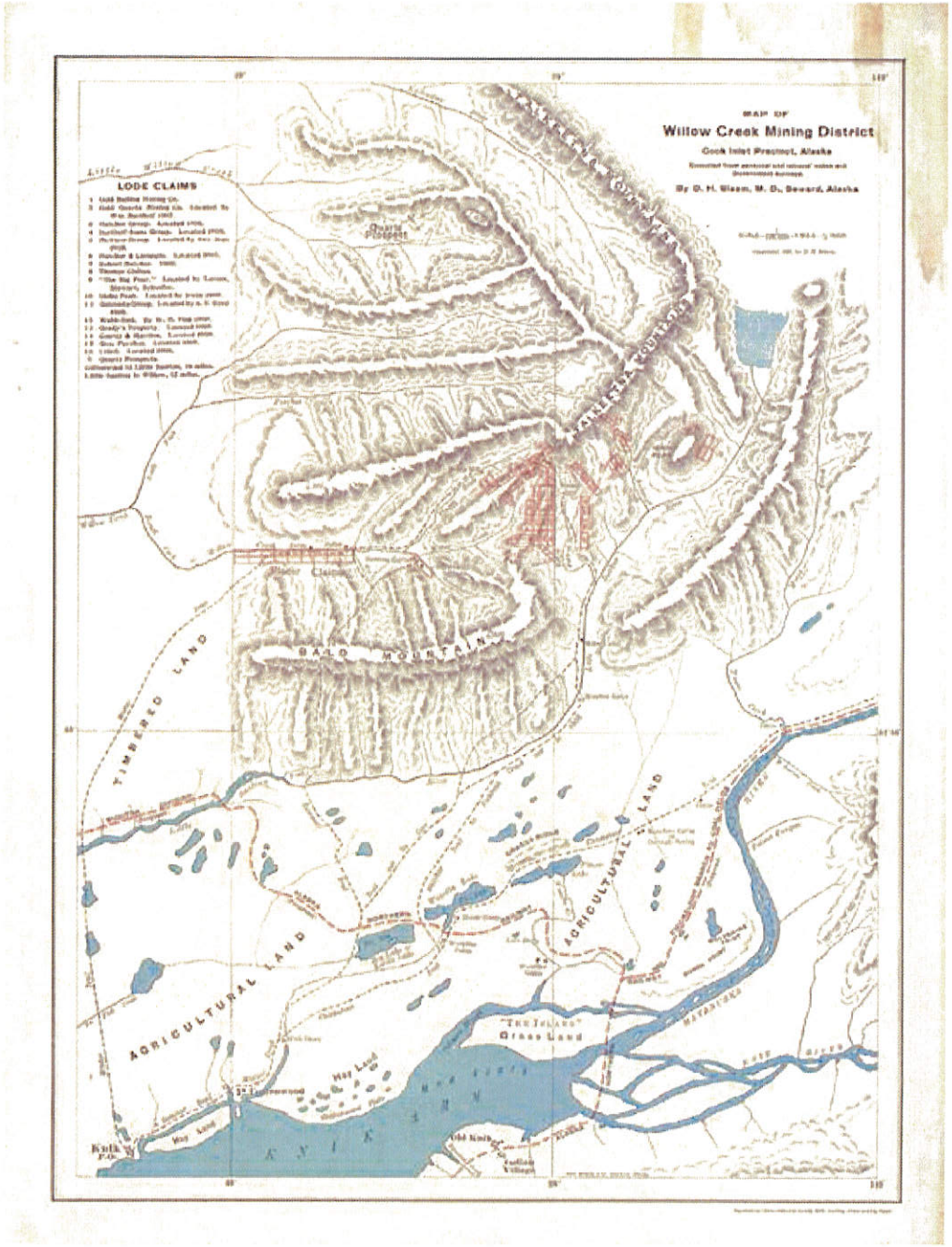
Dec. 18 – Broke out trail up to long grade on ridge.

Dec. 27 – Drove go-devil over trail to Twin Lake: a 11 grades from Knik to Shushetna now in A-1 order.

Herning worked the remainder of the winter on keeping the trail open while shuttling loads of pipe and gearing up for the upcoming mining season. According to Herning's diary, preserved in the Alaska Public Library System, hydraulic mining did not begin until the summer of 1903.

1899 Map of Southcentral Alaska produced by O.G. Herning and J.N. Johnston Showing the Herning Trail in the center trending northwest from the Knik Arm as a Winter Trail. (reproduced from Louise Potter's Old Times on Upper Cook's Inlet, courtesy The Book Cache, Anchorage)





Herning was responsible for constructing the trail from Knik to the Willow Creek Mining District for freighting and transportation. Along the way, Herning also staked his own mining claims and eventually owned as many as 33 sites in Willow Creek.

At the turn of the century, there were two principal routes from Knik -- the only town in the area -- to the mining district, and these had been developed mainly because of the placer operations around Grubstake Gulch in the western part of the district. One of these, used only in winter, went north from Knik, crossed the present line of the Alaskan Railroad at Houston, then went around the western end of Bald Mountain and up Willow Creek to approximately the mouth of Grubstake Gulch.

The route, not much more than a trail about thirty miles long, was undoubtedly used for the transportation of equipment and supplies for the hydraulic operations carried on by the Klondike Boston Mining Co. and later by Herning on his own in the Grubstake Gulch area. Horse-drawn sleds and pack horses were used after the freeze-up (Reeder 19~5:15-16).

The winter trail from Knik to the Willow Mining

Left: Map of the area attributed to Dr. D. H. Sleem, copyright 1910 and made available by the Palmer Historical Society in 2008, courtesy of Bob and Kay Pippel. Note that many of the lakes and creeks are misplaced. Knik, shown in the lower left was the major port of call at the time.

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District is an approximate representation of the Herning Trail.

In the 1990s, the Alaska Department of Natural Resources (DNR) mapped numerous RS2477 rights of way throughout Alaska, including several in the Mat-Su Borough. According to the DNR website, "a RS2477 right of way comes into existence in Alaska automatically if a 'public highway' was established across public lands according to Alaska Law." One of these rights of way is the Herning Trail, running from the historic town site of Knik to Houston (see map on page 6).

RELEVANT EXISTING PLANS

KNIK-FAIRVIEW COMMUNITY COMPREHENSIVE PLAN (1997)

Goal: Protect the important historical and recreational trails within the planning area with adequate legal rights-of-way.

Recommendations

- The furtherance of trails should be encouraged in the Knik-Fairview Planning area.
- Sufficient legal trails need to be established and trail rights of ways need to be preserved to support dog mushing and other recreational uses.
- Subdividers should be encouraged to develop lots backing upon trails and dedicate trail rights of ways where appropriate.
- The borough should seek to protect the use of the trails identified on the trails map.

BIG LAKE COMMUNITY COMPREHENSIVE PLAN (2009)

Community concerns

Recreational Access: Long established, traditional winter trails do not have designated easements and could be closed or lost due to future development.

Parks, Recreation, and Open Space Priority Goals

- Identify and reserve a regional trail system.
- There are not enough trailheads, markers, appropriate parking, and no handicapped accessible routes and maps to help guide users.
- Railroad and highway development could block or partition trails.
- Work with willing landowners to dedicate trails easements.

CITY OF HOUSTON COMPREHENSIVE PLAN (2016 UPDATE, PUBLIC REVIEW DRAFT)

The city's origins began with natural resource development and the Herning Trail (now Willow Creek Sled Trail) for freighting supplies to the Willow Creek Mining District, according to the State of Alaska's Community and Regional Affairs database. Most trails within the community are informal and do not have clearly dedicated public access. These trails are utilized as transportation corridors for snow machines, ATVs, dog sleds, bikers, horses, pedestrians, and skiers.

Community Development

The community of Houston wants to develop as a destination for tourism and recreation while maintaining a family friendly community that will encompass a future town center, designated trails, and community facilities.

Parks, Recreation, and Open Space Goal

To provide a wide range of year-round recreational opportunities for the community and its visitors.

Objective

Maintain existing trails, pathways and recreational opportunities for area residents and visitors.

Strategy

Work with the Mat-Su Trails and Parks Foundation to find projects that would qualify for community grants leveraged with volunteer participation.

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II. COMMUNITY ENGAGEMENT STRATEGY

A successful trail system relies on public support and a unified vision. To develop a solid foundation for the plan and ensure a high level of project transparency, the project partners gathered feedback from as many residents and stakeholders as possible. The project team used a variety of activities to ensure participation from all of communities through which the trail runs, including various interest groups.

This strategy guided the core planning group's communications with, and outreach to, target audiences to increase support for and participation in Herning Trail project planning and implementation. Outreach efforts were focused and deliberate, and messages were delivered consistently and clearly throughout the life of the project. The Herning Trail project has been a community-driven effort. Active support and participation from key stakeholders including local government, trail groups, and adjacent property owners is required to make this project a success.

COMMUNICATION AND OUTREACH GOALS

TARGET AUDIENCES

- Big Lake Community Council, Knik-Fairview Community Council, City of Houston Council
- Big Lake Trails Inc. and the Knik Chapter, Iditarod Trail Blazers, Willow Trails Committee
- General trail users, including dog mushers, snowmachiners, and winter bike enthusiasts
- Property owners along the trail
- MSB Assembly and Planning Commission; and
- State of Alaska, Department of Natural Resources, and the Department of Transportation and Public Facilities

GOAL 1: A MAJORITY OF ADJACENT PROPERTY OWNERS ARE AWARE OF, PARTICIPATE IN, AND SUPPORT THE HERNING TRAIL PROJECT PLAN PHASE.

- OBJECTIVE 1: Develop project awareness through outreach to all adjacent property owners.
- OBJECTIVE 2: Solicit input from adjacent property owners.
- OBJECTIVE 3: Develop a community advisory group.
- OBJECTIVE 4: Communicate with project detractors in a timely fashion.

GOAL 2: LOCAL GOVERNMENT BODIES ENDORSE AND APPROVE THE PROJECT, AND PARTICIPATE IN THE PLAN PHASE AS NEEDED

- OBJECTIVE 1: Keep the assembly, planning commission, parks, trails, and recreation advisory board, community councils, Alaska DOT and DNR informed of progress during the project.
- OBJECTIVE 2: Determine the appropriate level of approval from each level of government and prepare draft approval

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documents in advance of project completion.

» OBJECTIVE 3: Seek approval upon completion of this plan.

GOAL 3: LOCAL TRAIL GROUPS HELP SHAPE THE CONCEPT PLAN AND TAKE THE LEAD IN PROJECT IMPLEMENTATION

» OBJECTIVE 1: Distribute project information to dog mushing groups.

» OBJECTIVE 2: Distribute project information to snowmachine groups.

» OBJECTIVE 3: Distribute project information to bicycling groups.

GOAL 4: BUILD A NETWORK OF TRAIL SUPPORTERS THAT WILL CONTINUE TO HELP MEET THE TRAIL GOALS

PUBLIC INVOLVEMENT STRATEGY

PHASE 1: VISION, ISSUES & OPPORTUNITIES

The purpose of the first phase was to introduce the project to the public and key stakeholders, and gather information on their vision and goals for the project and incorporate the public's input into the analysis of the project. This phase was essential to setting the foundation for the planning effort and sets the tone for the remaining project.

Actions

» Go where the people are and take advantage of existing popular events, rather than hoping for attendance at a scheduled planning meeting. Intercepting the public at events should include an education component (maps, displays, handouts, etc.) as well as an information gathering component (questionnaires, comment cards, posters to mark up, etc.).

» Hold focus groups that bring together engaged members of the community, the general public, as well as partner organizations and agencies to discuss specific topics regarding the project.

PHASE 2: PLANNING, DESIGN & DEVELOPMENT

The second phase functioned as an opportunity to engage the public in making the project better. This phase provided opportunities for input on project alternatives and options. An honest accounting of the constraints and possibilities during this phase made for a stronger final product.

Actions

» Held open houses that required extensive planning and preparation was a central focus for this phase. The open houses were scheduled when people are most able to attend (weekday evenings or weekends). The team held companion workshops at different times and in different locations to ensure a broad cross- section of participants. The open houses included a detailed discussion of the possible alternatives or concepts, cross-sections and drawings of the concept or design, a discussion or description of how they were developed, as well as scheduling an extended period of time for discussion and feedback from the group.

PHASE 3: REVIEW & APPROVAL

The final phase of the outreach effort during the planning phase was focused on gathering input on the final designs or concept and ensuring that the public is educated about the decision.

Actions

» Mailed notification to neighbors, Community Councils, and stakeholders informing them of the opportunity to review and comment on the draft Concept Plan;

» Provided an overview of the draft Concept Plan at Community Council meetings;

» Tabulated and responded to comments received during the review period;

» Documented the public outreach effort. A good public involvement effort influences the planning and design effort, demonstrates to the public that their input has been heard.

PHASE 4: PROJECT IMPLEMENTATION

Once the plan is approved, supporting trail groups and other members of the public will help with the design phase, and will provide labor and fundraising support for the construction phase.

Potential Actions

» Provide opportunities, at existing meetings and events, for the public to provide input on the design of the trail infrastructure.

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» Hold volunteer work days to construct or reconstruction segments of the trail.

SUMMARY: OUTREACH AND ENGAGEMENT ACTIVITIES

Partnered with the Mat-Su Trails and Parks Foundation throughout the project
Received resolutions of support from the Big Lake and Knik-Fairview Community Councils as well as the Houston City Council
Maintained the existing project team that includes representatives from each of the three communities, along with other stakeholders
Created and updated a project Facebook Page, with 110 followers as of 4/14/17
Held three public open houses, one each in Knik-Fairview, Big Lake, and Houston in April 2016
Presented project idea at community councils
Met with Girl Scouts of Alaska
Sent and letter and called Knikatnu, Inc.
Communicated regularly with State of Alaska DNR public access staff regarding the RS 2477 easement

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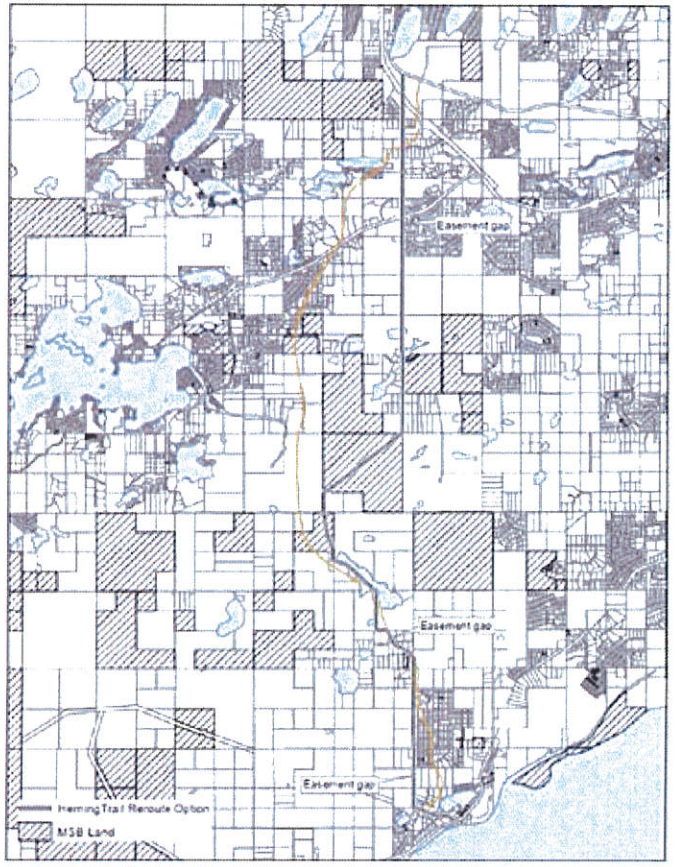
III. EXISTING CONDITIONS

CURRENT ALIGNMENT

The Herning Trail (RST 1426) is located in Southcentral Alaska, approximately 30 miles north of Anchorage. It has been mapped by DNR Division of Land personnel on USGS 1:63, 360 Anchorage b-8 and c-8 quadrangle maps. From the historic town site of Knik on Knik-Goose Bay Road, the route heads north around the west side of Knik Lake, crossing Threemile Lake approximately two and a half miles further north. The route continues alongside a portion of Fish Creek and crosses Big Lake road at the point where the road crosses Lucille Creek. The trail continues north, crossing Little Meadow Creek and the Parks Highway approximately three quarters of a mile north of the Big Lake cutoff, and ends just north at the point where it meets the Alaska Railroad. The historic route recognized by the State of Alaska is 11 miles long.

One of the challenges recognized during the open houses held along the trail was that the current alignment crosses through 125

Right: The historic 11-mile alignment of the Herning Trail (RST 1426) recognized by the State of Alaska.



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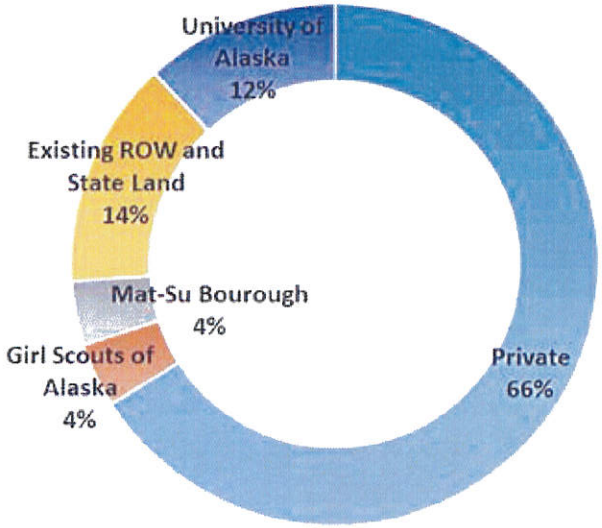

Left: Division of land ownership along the Herning Trail RS2477 easement.

private parcels, in some cases close to homes. Furthermore, the 11-mile stretch between Knik and Houston is low, swampy, boggy land, and practicable travel is only possible during the winter.

The historic alignment of the trail was legislatively recognized by the State of Alaska as set forth in AS19.30.400. This state recognition included designation of the Historic Herning Trail as an RS2477 easement. Revised Statute 2477 (RS 2477) was a congressional grant of rights-of-way which provided that "the right-of-way for the construction of highways over public lands, not reserved for public uses, is hereby granted."

LAND STATUS

The RST Herning Trail starting from Knik-Goose Bay Road crosses about 139 parcels. The parcels range in size of less than one acre to more than 470 acres.

The area through which the RST passes is somewhat even mix of developed and undeveloped land. Of the 125 privately owned parcels crossed by the trail, about half of them have residential structures. The remainder are undeveloped.

NATURAL AND CULTURAL RESOURCE DESCRIPTION

WILDLIFE

Excluding the highly developed areas, the relatively undisturbed portions of the project area provide habitat for numerous mammal species, including a wide variety large and small mammals. The main large species found in the area include moose, black bear, and brown bear. Among others, the project area supports beaver, coyote, ermine, northern flying squirrel, river otter, lynx, mink, martin, muskrat, red fox, red squirrel, weasel, wolf, and wolverine. Most of these are found in riparian, wetland, or forested areas, which are abundant in the project area (KABATA 2006).

Freshwater bird habitats in the Mat-Su Borough portion of the project area include lakes and large ponds, small intermittent and perennial streams, and vegetated wetlands. These wetlands include sedge and grass bogs, and fens; shrub thickets, swamps, and bogs; and forested wetlands. Bird species that use these habitats in the project area include loons and grebes, Canada geese, several species of dabbling and diving ducks, sandhill cranes, and migrant and summer resident shorebirds, such as greater and lesser yellowlegs, short-billed dowitchers, Wilson's snipe, spotted sandpiper, and least sandpiper (KABATA 2006).

Terrestrial bird species include both resident and migrant species. Songbirds, or passerines, and neotropical migratory birds inhabit terrestrial habitats of the project area. Some of the common types include raptors (hawks and owls), woodpeckers, flycatchers, swallows, corvids (ravens, jay, magpies), chickadees and kinglets, thrushes, warblers, sparrows, and finches. The upland areas also are habitat for spruce grouse, and the ruffed grouse has been introduced to the Goose Bay area (KABATA 2006).

The project area hosts many species of both anadromous and freshwater fish, including all five species of Pacific salmon, Dolly Varden, eulachon, northern pike, rainbow trout, arctic char, arctic grayling, lake trout, burbot, and whitefish (KABATA 2006a). Herning Trail crosses a portion of Threemile Lake. Threemile Lake includes about 130 acres and has a maximum depth of about 15 feet. Alaska Department of Fish and Game has stocked the lake with rainbow trout. The trail also crosses Long Lake within the City of Houston. Long Lake includes about 44 acres with a maximum depth of 17 feet. Long Lake has been stocked with silver salmon by Fish and Game.

GEOLOGY AND SOILS

Soil deposits and landforms in the project area

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have been affected by glacial advances. The most recent glacial advance in the area was the Naptowne Glaciation of approximately 47,500 to 10,000 years ago (USDA 1995). The Little Susitna River and associated tributaries have cut through these deposits and distributed fluvial sediments throughout the project area; in addition, wind and volcanic activity have added sediments to the region.

Surficial geology in the project area shows evidence of the landscape's glacial origin, with moraine and outwash features throughout the region. As a result, much of the area's near-surface sediments are reworked soils comprising silt loams, gravels, and sands. Near-surface soils are interspersed with peat bogs in lower lying areas. Underlying native soils consist largely of glacial till, which is typically very dense and poorly graded, or coarse, gravelly sand.

CULTURAL RESOURCES

The study area was transformed by glaciers that retreated approximately 12,000 years ago, leaving behind a landscape dominated by postglacial landforms including complex ridge systems, outwash gullies and lakes, kettle lakes, moraines, eskers, and streams. The ridge systems consist of resistant rock and are connected to a system of moraines, kames, and eskers (formations of gravel, silt, and sand formed by ice or water movement in a glacier and left behind when the ice melted and the glacier retreated) (Dilley and Dilley, 2000).

After the ice retreated, the area was likely a desert-like zone with blowing dunes of glacially produced silt, large blocks of ice partially buried in glacial debris, and a landscape of exposed rock and gravel with windblown loess deposits in the lee of winds coming off the retreating glaciers and up the rapidly forming Cook Inlet. Soon, however, a succession of plant types already present in the region would colonize the desert-like area and stabilize the soils. It is likely that mosses and lichens first colonized the area, stabilizing the soils and drawing in animals that consume these primitive life forms. Later, willows, alders, and other woody shrubs became established, created wind blocks, and entrained soil beneath vegetation and in root mats (Reger and Bundtzen, 1990).

After plants pioneered the region, it is likely that a variety of mammals and fish colonized the land and waters. People followed the large animals into the area and hunted them on the margins of the retreating glaciers. These peoples were already accustomed to life in the glacial margins and arrived with a sophisticated suite of stone and organic tools, clothing, housing, social structure, and language (Reger and Bundtzen, 1990; Reger and Pinney, 1996). European contact in the project area began in the late 18th century. During this time, Upper Cook Inlet was occupied by the Dena'ina, a group of Athabascan-speaking people, related by language and lifeways to groups in Interior Alaska and more distantly to the Tlingit and Eyak of the northwest coast of North America (Townsend, 1981).

There are a number of Dena'ina trails and numerous Dena'ina language place names in the project area. Place names indicate the history of Dena'ina land use for those who used the lands and survived to be interviewed by linguists (Kari and Kari, 1982; Kari and Fall, 2003). Trails in the study area also include later Euro-American trails, which often were based on Dena'ina trails that preceded them. Trails to mineral lodes and claims often branched off existing Dena'ina trails, but in some cases were completely new trails cut and improved by miners and explorers. It is possible that Herning used portions of Dena'ina trails when he cleared the trail from Knik to the Willow Mining District. Mr. Herning was known to hire Alaska Natives as guides when he arrived in 1898.

The region through which the Historic Herning Trail runs contains numerous cultural resources, including archaeological sites, historic structures, and traditional cultural properties. There are more than 100 recorded cultural sites in the region.

Areas of high probability for archaeological sites have been identified based on similarities to recorded sites (e.g., similar terrain, topography, and distance to water). The identification of high probability areas provides a basis for prioritizing further field survey and investigation. Areas identified with a high probability for containing archaeological sites include emphasis on the following features:

- the confluence of a river with a lake;
- the confluence of two rivers;
- bluffs above major waterways;
- promontories that may have provided good

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look-outs for prehistoric camps;

» promontories near or adjacent to swamps

» where water fowl might have congregated; and

» bluffs surrounding inland lakes and streams.

RECREATION USE AND ACCESS

Local access to the Herning Trail is available along many of the existing rights-of-way and trails that the Herning Trail crosses. Evidence of residents accessing the trail for walking, snowshoeing, mushing, snowmachining and winter cycling can been observed by the tracks left in the snow and ice as well as in blogs.

There are very few places for visitors to park in order to access the Herning Trail. Limited parking is available at the Knik Museum. There is a short connector trail leading from the Museum parking area to the Herning Trail. It appears there is some overlap between the Herning Trail and the Iditarod Historic Trail. This portion of the trail tends to have heavy dog mushing traffic. No other nearby area was identified for public parking for trail access.

Left: A fat bike trip on Herning Trail in 2009.

Right: Dog sledding on the Herning Trail, which overlaps in some places with the Iditarod National Historic Trail.

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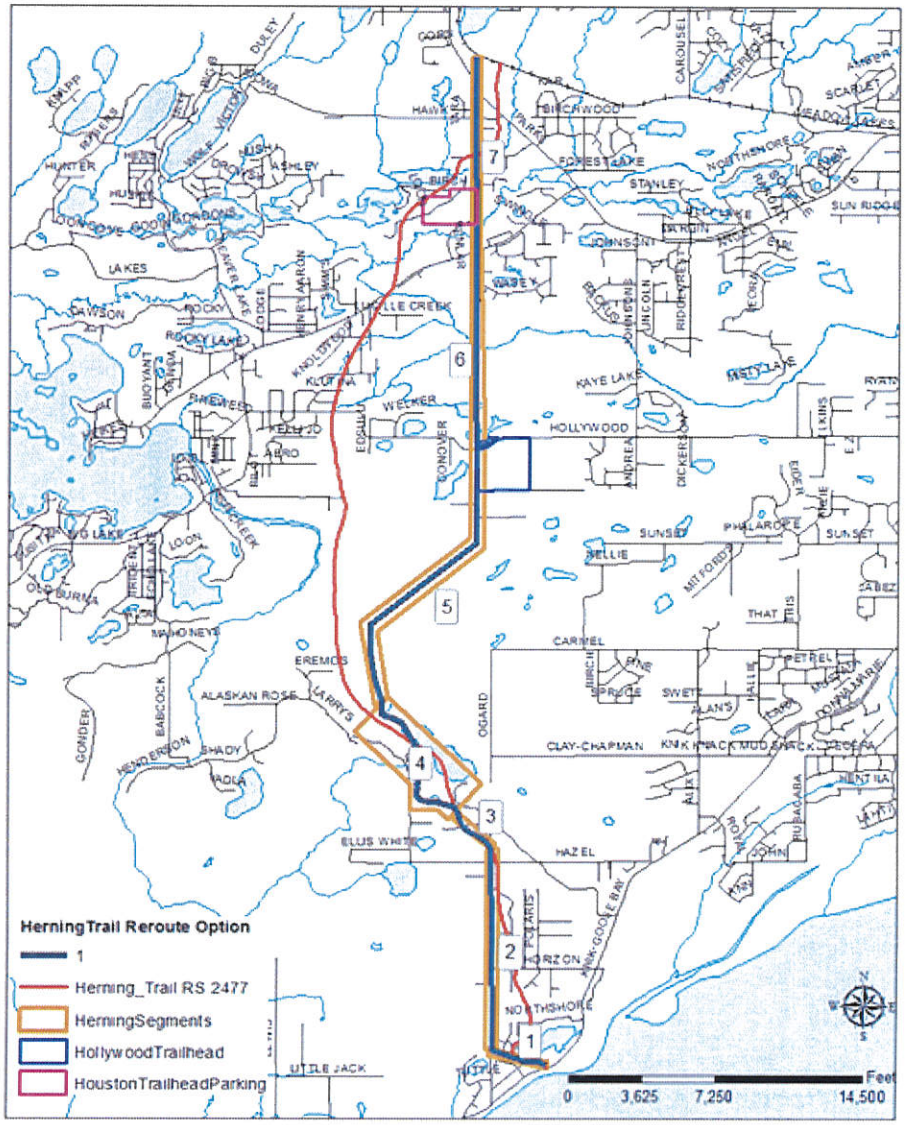
IV. CONCEPT PLAN

EXISTING SEGMENTS OF THE TRAIL

Portions of the RS2477 alignment are still viable. Re-route options considered by the project team focused on established section line easements, existing trails, and trails already proposed by the communities. Trail segments are shown on the following map that break up the trail based on physical attributes such as road crossings, overlap with existing trails, and terrain.

This Herning Trail Concept Plan seeks to establish a realistic, constructible, and useable winter route as a re-route of the Herning Trail RS2477 easement. Numerous conversations with property owners and residents along the existing RST alignment confirm that the alignment documented by the State in the mid -1990's is no longer a useable winter route. The Project Team, the communities of Knik-Fairview and Big Lake, the City of Houston, the Mat-Su Borough, as well as many of the property owners along the existing route support a realignment of the existing RST to the

Herning Trail Reroute



Right: The Herning Trail Re-route shown in blue. The Herning Trail RS2477 easement is shown in red.

one documented in this Plan.

PROPOSED RE-ROUTE

SEGMENT ONE

The first segment of the Herning Trail re-route follows the beginning of the RS2477 easement for the Herning Trail for approximately 1,570 feet before veering west along an existing trail recognized by the Knik-Fairview Community Council and Big Lake Community Council as the Threemile Lake Trail. The trail crosses S. Malemute Run Drive, continuing for about 510 feet until it reaches the northern extent of S. Malemute Circle.

SEGMENT TWO

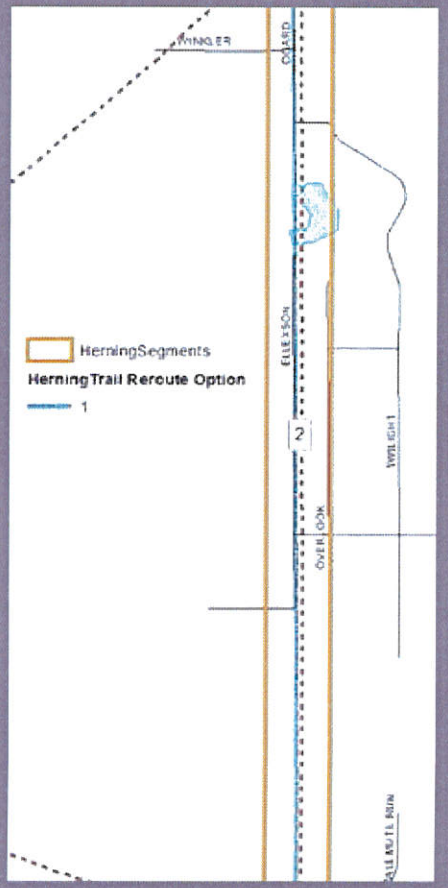
The second segment is about 9,920 feet long and trends due north, largely within section line easements. This segment of the trail parallels the Knik-Fairview Community Council proposed Threemile Lake Trail. Segment Two begins where Big Lake Trail 7 (Knik Lake Trail) and the Knik Fairview Threemile Lake Trail split. Big Lake Trail 7 continues to the northwest along an existing clearing and aerial electrical transmission line.

Left: Segment One.

Below left: Proposed trailhead for the Herning Trail reroute, taken from the parking lot of the Knik Museum. There could be room here for several trucks with trailers. The existing trail seen in the parking lot is represented by the blue line on the map at left. Snowmachines and dog sleds use this trail throughout the winter.

Below right: The existing trail along the proposed re-route is already used in winter. Additional signage could be posted at appropriate locations cautioning trail users to stay on the trail and off neighboring private property.

Right: Segment Two.



The first 1,320 feet of segment two is within a 40-foot section line easement. The following 1,320 feet will need to be included in a dedicated trail easement. There are two possible parcels which could support the trail easement. From there, the trail re-route parallels S. Ellexson Road and W. Ellexson Circle, about midway through segment two, for approximately 3,360 feet. S. Ellexson Circle runs within a 40-foot wide easement on the east side of the section line. S. Ellexson Road is within a 66-foot section line easement. There appears to be sufficient space within much of the right-of-way for a trail to co-locate.

SEGMENT THREE

Segment three runs about 2,710 feet long, running northwest along the dedicated RS2477 easement. This segments begins where the proposed re-route leaves Ogard Road and where the RST crosses Ogard. The existing RST is the preferred route for this segment of the trail. The Herning Trail was recognized during the platting process of the 100-acre woods subdivision. This segment of the trail is visible in both summer and winter.

SEGMENT FOUR

The fourth segment includes about 7,644 feet of trail. This portion of the trail crosses property owned by the Girl Scouts of Alaska and Threemile Lake. Segment 4 begins where the trail leaves the Shaw Subdivision and enters the Togo Woods Girl Scouts Camp. The existing RS2477 easement alignment passes through the middle of camp facilities near the shore of Threemile Lake. The RST crosses a very steep bank as it drops down to the lake. The proposed re-route includes two options through the Togo Woods Camp. One option crosses a lake south of Threemile Lake locally known as Crane Lake. The second option passes to the south of Crane Lake. Both options then head due north to Threemile Lake. The re-route exits Threemile Lake onto another parcel owned by the Girl Scouts of Alaska where it heads north toward a borough owned parcel. The project team will need to coordinate with Girl Scouts of Alaska to determine which route is preferred.

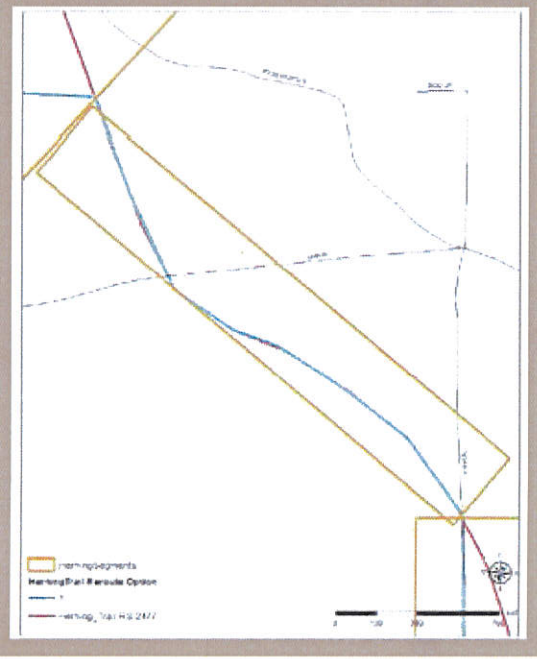
SEGMENT FIVE

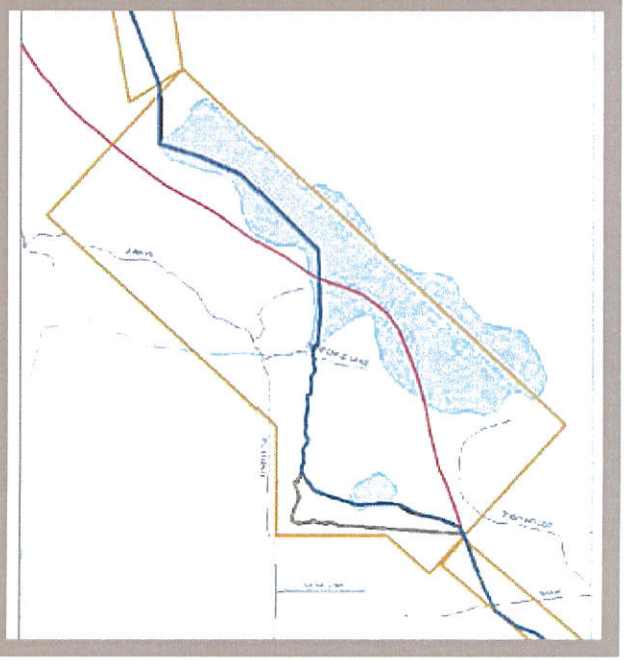
This segment runs from Threemile Lake, approximately 15,170 feet across borough owned land and an existing easement ending at S. Hollywood Road. Several existing trails are crossed north of Threemile Lake before the trail merges with a north-south section line easement and Pond Lilly Drive.

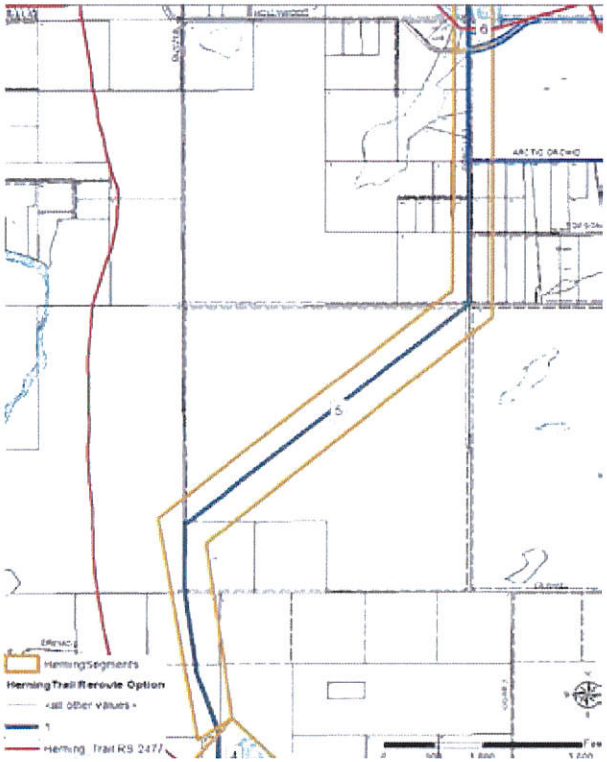
The northern portion of segment five passes along two 33-foot section line easements until it encounters Pond Lily Road. At Pond Lily Road, the route runs along a 50-foot section line easement with an adjacent 33-foot easement to

Below Left: Segment Three.

Below Right: Segment Four, showing the two re-route options through Togo Woods Girl Scouts Camp.







Far above: Segment Five, including Hollywood Rd. Trailhead.

Above: Looking north from the end of Pond Lily Road across Hollywood Road.

Above: Looking South along Pond Lily Drive.

Right: Segment Six.

Hollywood Road. The proposed re-route should be developed along the western side of the existing easements and Pond Lily Road. There is more room for trail development along the western portion of the right-of-way and fewer road and driveway crossings. There is an existing winter trail running along the west side of Pond Lily Road.

A borough-owned parcel suitable for a trailhead and parking area is at the southeast corner of Pond Lily and Hollywood Road. A trail crossing Pond Lily from the west into the borough-owned parcel is recommended to be at least 150 feet from the intersection with Hollywood Road to decrease the likelihood of a traffic accident with turning street traffic. The re-route should cross Hollywood from the west side of Pond Lily. The speed limit along Hollywood Road should be decreased to 35mph due to the limited sight distances coming from either direction towards the trail crossing.

SEGMENT SIX

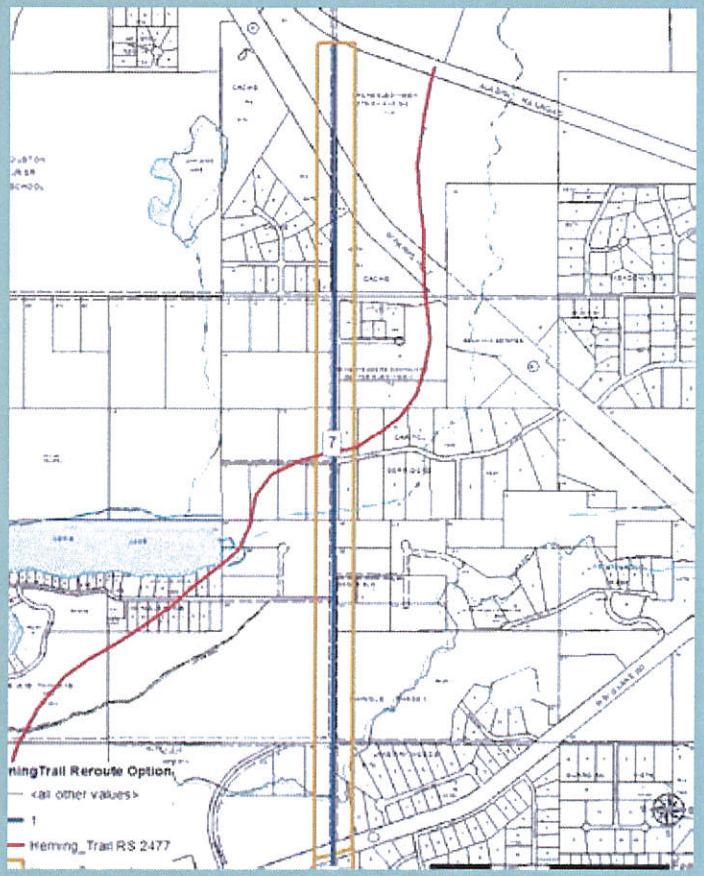
Segment six runs about 19,642 feet, between

Hollywood Road and Big Lake Road. From Hollywood Road the trail drops down to Whale Lake traveling along two 50-foot section line easements. The trail continues north across an unnamed lake and Lucille Creek.
The 33-foot section line easement to the west breaks from where the trail passes between Sections 13 and 14 (17N03WS.M.). The western section line easement resumes where the trail passes the Woody Lakes Subdivision. The high-mast electric transmission line crosses the trail at Lucille Creek and parallels the trail about 75 feet to the west. The proposed re-route may alleviate trespass occurring within the utility easement along the transmission line. This segment ends traveling along W. Wasey Way. Wasey Way is within a 33-foot easement. An

Left: Looking south along trail from Jeffery Lane

Below Left: Looking north along trail in section line easement by Woody Lakes Subdivision

Right: Segment Seven



additional 1,240 feet of trail easement may be required west of Wasey Way.
Well-used winter trails exist along much of the proposed re-alignment of the Herning Trail. Jeffery Drive ends at the southwestern corner of the Woody Lakes Subdivision. The photograph below shows a trail heading south towards the Lucille Creek crossing and a high mast transmission line tower.

Topography along this segment of the trail may require some modest cuts and fills to reduce the grade of the trail to allow passage for dog mushers. The segment ends at Big Lake Road.

SEGMENT SEVEN

The last segment includes about 9,587 feet of trail between the railroad and Big Lake Road. The trail passes into the City of Houston at Big Lake Road. The speed limit on Big Lake Road should be reduced to 45mph an appropriate distance on either wide of the trail crossing for safety. Easements run along the section line north of Big Lake Road with a total width of 85 feet. A driveway exists on the east side of the section line. Electric transmission lines are within a utility easement west of the section line easement. The trail crosses Little Meadow Creek about 670 feet north of Big Lake Road. The trail then crosses Kenlar Road about 1,185

PLANNING COMMISSION JULY 17, 2017 Page 353

feet north of the creek crossing.

An existing winter trail is well used along the west side of Kenlar Road, which appears to be constructed along the east side through much of the 83-foot section line easement. About 3,700 feet up Kenlar Road from Big Lake Road is a Public Safety Building driveway on a City of Houston parcel. The parcel is a good location for a trailhead.

Most traffic on the trail along Kenlar appears to turn east and west at Hawk Lane. However, the aerial imagery shows an apparent trail continuing to the north along the 66-foot section line easements north of Hawk Lane. A possible obstruction appears to exist in the western 33-feet of section line easement about 200-feet north of Hawk Lane.

The route continues north along the section line easements to the Parks Highway crossing about 1,650 feet northwest of the Herning RST crossing. An existing winter trail exists along the power lines south of the Parks Highway.

The proposed reroute of the Herning RS2477 crosses the Parks Highway at about milepost 53.6. This location has good sight distances and is relatively flat. It is a good location for an improved trail crossing. The speed limit should be reduced to 45mph for an appropriate distance on either side of the crossing.
The route continues north past the Parks Highway within 66-feet of section line easements. A trail or road appears to have been constructed within the western side of the section line. The trail or road continues north along the section line easements to the railroad. It then trends northeast crossing the railroad with the Alaska Railroad right-of-way.

This is the end of the proposed re-route of the Herning RS2477 trail. However, given the end of the trail is near an existing railroad crossing, there is a possibility that the trail could continue north towards the Willow Mining District. The historic trail connected the town of Knik to the mining district. Segments of the Herning Trail are recognized by the City of Houston as well as the communities of Willow and Talkeetna and continue to the Willow Mining District and points beyond. The section line easement in which this portion of the trail terminates continues to the north where it ends at Loon Lake. A future effort to expand the Historic Herning Trail should evaluate route options to

Left: Looking south up trail along Hawk Lane.

Below left: Existing winter trail along west side of Kenlar Road.

Below: An existing winter trail exists along the power lines south of the Parks Highway.

connect the termination of this portion of the trail to the other recognized segments of the Herning Trail.

HERNING TRAIL DESIGN GUIDELINES

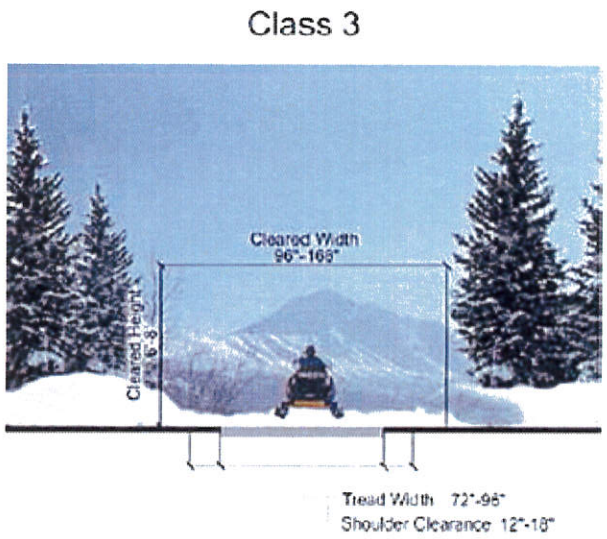
Trail design guidelines are based on the Alaska State Parks Trail Management Handbook (Alaska State Parks 2015).

Herning Trail was originally constructed to support horse drawn sleighs for freighting supplies from Knik to the Willow Creek Mining District. The historic trail has been used by dog mushers, snow machiners, skiers, and winter bikers and hikers. Trail design guidelines are generally developed to support the most restrictive user group of a trail. For instance, dog mushing trails require generally smoother trail treads and wider areas for passing when compared to snow machine trails. Skiers and snow machiners are accommodated by trails designed to support dog mushing.

The trail should be developed as a trail class 3, or a developed / improved winter trail with an obvious and continuous tread. The trail should be cleared of obstacles at least 10 feet in width and up to 14 feet for passing lanes. Maximum grade shouldn't exceed 20% for more than 200 feet with the target grade being no more than 10%. Turn should be constructed with at least a 15-20 foot radius.

SUMMARY: TRAIL MANAGEMENT OBJECTIVES (TMOS)

Trail Class	3, developed/improved trail
Trail prescription	Dog sledding
Tread width	8 ft
Clearing width	10 ft
Managed for...	Mushing, snowmachining, winter biking
Prohibited uses	Horseback riding
Maintenance cycle	Trail opening 1.0; brushing .125
Trail features	Water body and wetland crossings only safe with suffiicent ice and snow cover; these segments may be unsafe during warm periods mid-winter
Trailheads	Knik Museum, Hollywood Road, Kenlar Road; primary trailhead may be best suited to Hollywood Road given the area available for parking
Wayfinding	Should be posted at all trail and road intersections; additional signage should be posted along trail segments passing through private property directing trail users to stay on trail; intrepretive signs should be placed at trailheads
Road crossings	Hollywood Road, Big Lake Road, Hawk Lane, Parks Highway



V. HERNING TRAIL INTERPRETIVE PLAN

The Herning Trail Interpretive Plan will help realize the vision of the project and meet the goals developed by the planning team. Interpretation will show how the Herning Trail has "connected communities past and present," and will create opportunities to discover and celebrate the Mat-Su's rich history, culture, and natural environment.

It is important for Mat-Su residents and visitors to understand the history of the area because:

- Understanding history increases the quality of life for children and adults alike by helping them connect more deeply with the place that they live – "preserving the past for the future."
- It motivates residents to be stewards of the land of the natural and cultural history.
- Nearby landowners and other stakeholders will appreciate the value of the Herning Trail.
- Sharing this history will add appeal to the project leading to more buy-in from locals, and can attract visitors to the area.
- "Discover, Celebrate, Educate."

VISITOR EXPERIENCE OBJECTIVES

Interpretation about the Herning Trail will offer trail users, including those seeking information about the history of the area, an opportunity to become connected to the place. By experiencing this interpretation, people will:

- Understand the local mining history and its context in the larger Alaska gold rush during the early 1900s.
- Support preserving historic trails and routes, and public access in general.
- Appreciate the natural history and features that may be hard to see otherwise.
- Expand understanding and appreciation of place names along the trail, and in local communities.
- Show the value past and present – of winter travel by connecting trail user experiences with the past in the area and in Alaska in general.
- Promote volunteerism to support the trail.
- Promote appropriate and safe trail use.

AUDIENCE

We reviewed the list of potential audiences created during the first meeting, to try to focus on a few audiences to guide our theme and topic development. These included:

- **Trail users,**
- **Youth,**
- Houston, Big Lake, and Knik-Fairview Community Councils,
- Knikatnu and CIRI,
- History enthusiasts and researchers,
- **Local residents and landowners along the route,**
- Local businesses, and
- Tourists/visitors from out of state.

We initially highlighted trail users, local residents and landowners, and youth as potentially the most likely and key audiences for interpretation, and also identified the importance of community councils being

PLANNING COMMISSION
JULY 17, 2017
Page 356

supportive of the project. After further discussion, the group decided that the theme and supporting topics will be flexible and broad enough to be relevant for all of these audiences, so we did not prioritize.

CENTRAL THEME

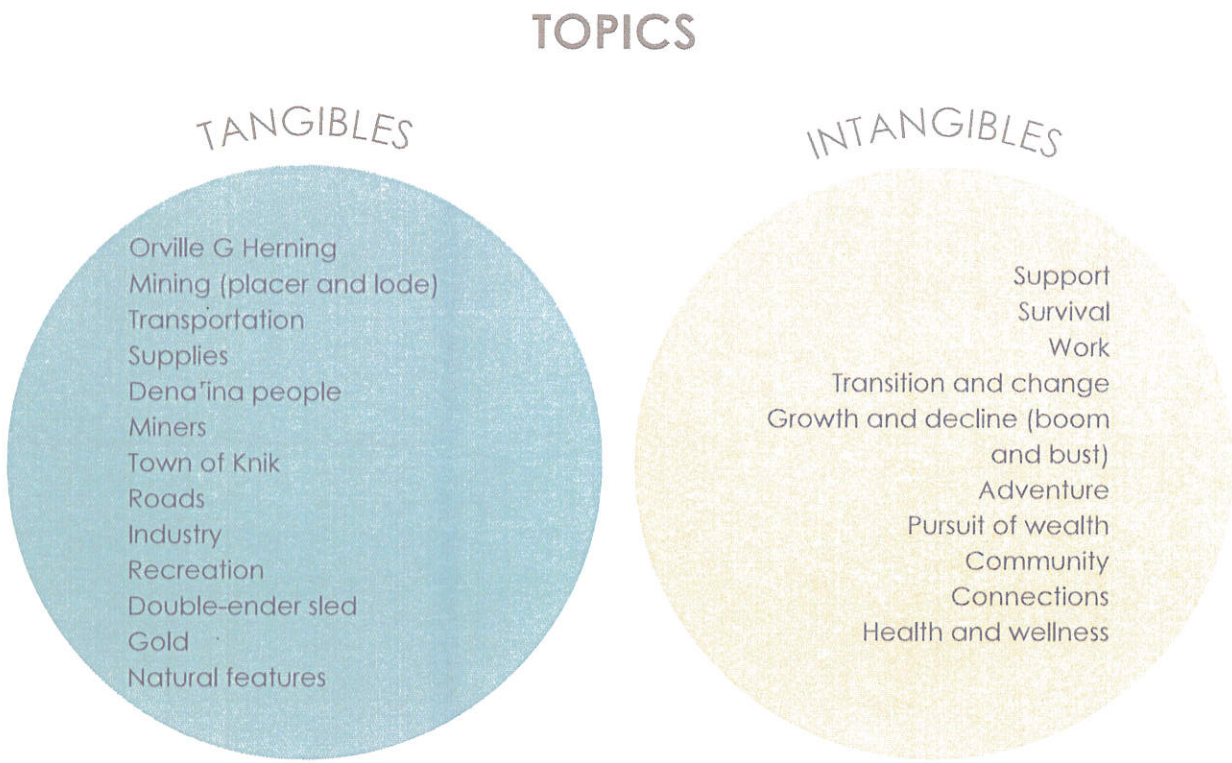
The Herning Trail was the primary winter connection between the mines of the Willow Creek District and the town of Knik, providing a lifeline for the miners.

TOPICS (SUB-THEMES)

We then explored topics related to the primary theme, which will serve as the subjects for interpretation of the trail and its history. Instead of creating polished, finalized sub-themes, the concept plan will include the brainstormed list of tangibles and intangibles that the planning group created, depicted in the diagram at right. The plan will serve as a guide for those interested in developing interpretive products and programs by connecting these tangible assets with intangible meanings.

Further possible interpretive opportunities include:

- An implementation and interpretive strategy – signs, educational programs, publications, online resources, etc.
- Design guidelines (if not covered above)
- Marketing and partnerships.



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Introduced by:
Date:
Action:
Vote:

KNIK-FAIRVIEW COMMUNITY COUNCIL, ALASKA
RESOLUTION 17-1

A RESOLUTION OF THE KNIK-FAIRVIEW COMMUNITY COUNCIL IN SUPPORT OF THE HISTORIC HERNING TRAIL CONCEPT PLAN BY THE MAT-SU TRAILS AND PARKS FOUNDATION AND THE MATANUSKA-SUSITNA BOROUGH

WHEREAS, the Matanuska-Susitna Borough and the Mat-Su Trails and Parks Foundation are seeking to direct combined resources towards improving and connecting trails valley-wide; and

WHEREAS, a project to develop a trail concept plan for the Herning Trail has been completed; and

WHEREAS, the historic Herning Trail and it's rights-of-way reach north from the Knik-Fairview area through the Community of Big Lake into the City of Houston; and

WHEREAS, the Matanuska-Susitna Borough and the Mat-Su Trails and Parks Foundation are seeking the support of the Knik-Fairview Community Council to adopt the trail concept plan and move towards development of this historic trail.

NOW, THEREFORE BE IT RESOLVED, the Knik-Fairview Community Council pledges their support and participation in the implementing the Historic Herning Trail Concept Plan.

ADOPTED by the Knik-Fairview Community Council on 5-17-17.

KNIK-FAIRVIEW COMMUNITY COUNCIL

Bill Kendig, President

ATTEST:

Teri Johnson, Secretary

The Big Lake Community Council

June 15, 2017

To whom it may concern:

The Big Lake Community Council has unanimously voted to give their support of the historic Herning Trail concept plan RS 2477 re-alignment by the Mat-Su Trails and Parks Foundation and the Matanuska Susitna Borough.

It is with the understanding this project will reach north from Knik-Fairview area through the Community of Big Lake and into the City of Houston. The Big Lake Community Council pledges their support and participation in the implementation of the Historic Herning Trail Concept Plan.

Sincerely,

Sandy Baker
Vice President
Big Lake Community Council

Introduced by: Councilmember Barney
Date: May 11, 2017
Action: Adopted
Vote: Barney, Brunswick, Stout, Wilson and Thompson in favor
Johnson, Jorgensen absent

CITY OF HOUSTON, ALASKA
RESOLUTION 17-02

A RESOLUTION OF THE HOUSTON CITY COUNCIL IN SUPPORT OF THE HISTORIC HERNING TRAIL CONCEPT PLAN BY THE MAT-SU TRAILS AND PARKS FOUNDATION AND THE MATANUSKA-SUSITNA BOROUGH

WHEREAS, the Matanuska-Susitna Borough and the Mat-Su Trails and Parks Foundation are seeking to direct combined resources towards improving and connecting trails valley-wide; and

WHEREAS, a project to develop a trail concept plan for the Herning Trail has been completed; and

WHEREAS, the historic Herning Trail and its rights-of-way reach north from the Knik-Fairview area through the Community of Big Lake into the City of Houston; and

WHEREAS, the Matanuska-Susitna Borough and the Mat-Su Trails and Parks Foundation are seeking the support of the City of Houston to adopt the trail concept plan and move towards development of this historic trail.

NOW, THEREFORE BE IT RESOLVED, the Houston City Council pledges their support and participation in the implementation of the Historic Herning Trail Concept Plan.

ADOPTED by the Houston City Council on May 11, 2017.

THE CITY OF HOUSTON, ALASKA

Virgie Thompson

Virgie Thompson, Mayor

ATTEST:

Sonya Dukes

Sonya Dukes, CMC, City Clerk

Bold and Underline, added. ~~Strike through,~~ deleted.

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MATANUSKA-SUSITNA BOROUGH
PARKS, RECREATION AND TRAILS ADVISORY BOARD
RESOLUTION NO. 17-05

A RESOLUTION OF THE MATANUSKA-SUSITNA BOROUGH PARKS, RECREATION, AND TRAILS ADVISORY BOARD RECOMMENDING ASSSEMLY ADOPTION OF THE HISTORIC HERNING TRAIL CONCEPT PLAN.

WHEREAS, the Mat-Su Trails and Parks Foundation, the Knik Chapter of the Iditarod Trail Blazers, the Valley Mountain Bikers and Hikers supported the Borough in applying for National Parks Service technical assistance with the Herning Trail Concept Plan through the Rivers, Trails, and Conservation Assistance Program; and

WHEREAS, a Herning Trail project team was formed with representatives from the Knik Chapter of the Iditarod Trail Blazers, Big Lakes Trails Inc., the City of Houston, the National Parks Service, the Mat-Su Trails and Parks Foundation, and borough staff; and

WHEREAS, the project team held public scoping meetings in Knik-Fairview, Big Lake, and the City of Houston to guide the development of the Herning Trail Concept Plan; and

WHEREAS, a 30-day public comment period for the draft Herning Trail Concept Plan concluded May 30, 2017; and

WHEREAS, over 50 sets of public comments were received and addressed regarding the concept plan for the Herning Trail; and

WHEREAS, the Knik-Fairview Community Council, the Big Lake Community Council, the Houston City Council have adopted resolutions supporting the draft Herning Trail Concept Plan; and

NOW, THEREFORE, BE IT RESOLVED, that the Matanuska-Susitna Borough Parks, Trails, and Recreation Advisory Board does hereby recommend Assembly adoption of the Herning Trail Concept Plan.

Adopted by the Matanuska-Susitna Parks, Recreation, and Trails Advisory Board this 26th day of June, 2017.

David Palmer, Chair

ATTEST:

Jill Irsik, Admin. Secretary

NON-CODE ORDINANCE

Sponsored By:
Introduced:
Public Hearing:
Adopted:

MATANUSKA-SUSITNA BOROUGH
ORDINANCE SERIAL NO. 17-_____

AN ORDINANCE OF THE MATANUSKA-SUSITNA BOROUGH ASSEMBLY ADOPTING THE HISTORIC HERNING TRAIL CONCEPT PLAN.

WHEREAS, the Mat-Su Trails and Parks Foundation, the Knik Chapter of the Iditarod Trail Blazers, the Valley Mountain Bikers and Hikers supported the Borough in applying for National Parks Service technical assistance with the Herning Trail Concept Plan through the Rivers, Trails, and Conservation Assistance Program; and

WHEREAS, a Herning Trail project team was formed with representatives from the Knik Chapter of the Iditarod Trail Blazers, Big Lakes Trails Inc., the City of Houston, the National Parks Service, the Mat-Su Trails and Parks Foundation, and borough staff; and

WHEREAS, the project team held public scoping meetings in Knik-Fairview, Big Lake, and the City of Houston to guide the development of the Herning Trail Concept Plan; and

WHEREAS, a 30-day public comment period for the draft Herning Trail Concept Plan concluded May 30, 2017; and

WHEREAS, minimal public comments were received and addressed regarding the concept plan for the Herning Trail; and

WHEREAS, the Knik-Fairview Community Council, the Big Lake Community Council, the Houston City Council have adopted resolutions supporting the draft Herning Trail Concept Plan; and

WHEREAS, the Borough Parks, Recreation, and Trails Advisory Board adopted a resolution of support for the draft Herning Trail Concept Plan at their regularly scheduled meeting June 26, 2017; and

WHEREAS, the Matanuska-Susitna Borough Planning Commission adopted a resolution recommending Assembly adoption of the Herning Trail Concept Plan.

BE IT ENACTED:

Section 1. Classification. This Ordinance is a non-code ordinance.

Section 2. Adoption of the Historic Herning Trail Concept Plan. The Matanuska Susitna Borough Assembly hereby adopts the Historic Herning Trail Concept Plan, dated April 2017.

Section 3. Effective Date. This ordinance shall take effect upon adoption.

ADOPTED by the Matanuska-Susitna Borough Assembly this __ day of _____, 2017.

_____
VERN HALTER, Borough Mayor

ATTEST:

_____

LONNIE R. McKECHNIE, CMC, Borough Clerk

(SEAL)

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By: Emerson Krueger
Introduced: July 17, 2017
Public Hearing: August 7, 2017
Action:

MATANUSKA-SUSITNA BOROUGH
PLANNING COMMISSION RESOLUTION NO. 17-35

A RESOLUTION OF THE MATANUSKA-SUSITNA BOROUGH PLANNING COMMISSION RECOMMENDING ASSEMBLY ADOPTION OF THE HISTORIC HERNING TRAIL CONCEPT PLAN.

WHEREAS, the Mat-Su Trails and Parks Foundation, the Knik Chapter of the Iditarod Trail Blazers, the Valley Mountain Bikers and Hikers supported the Borough in applying for National Parks Service technical assistance with the Herning Trail Concept Plan through the Rivers, Trails, and Conservation Assistance Program; and

WHEREAS, a Herning Trail project team was formed with representatives from the Knik Chapter of the Iditarod Trail Blazers, Big Lakes Trails Inc., the City of Houston, the National Parks Service, the Mat-Su Trails and Parks Foundation, and borough staff; and

WHEREAS, the project team held public scoping meetings in Knik-Fairview, Big Lake, and the City of Houston to guide the development of the Herning Trail Concept Plan; and

WHEREAS, a 30-day public comment period for the draft Herning Trail Concept Plan concluded May 30, 2017; and

WHEREAS, minimal public comments were received and addressed regarding the concept plan for the Herning Trail; and

WHEREAS, the Knik-Fairview Community Council, the Big Lake Community Council, the Houston City Council have adopted resolutions supporting the draft Herning Trail Concept Plan; and

WHEREAS, the Borough Parks, Recreation, and Trails Advisory Board adopted a resolution of support for the draft Herning Trail Concept Plan at their regularly scheduled meeting June 26, 2017.

NOW, THEREFORE, BE IT RESOLVED, that the Matanuska-Susitna Borough Planning Commission does hereby recommend Assembly adoption of the Herning Trail Concept Plan.

ADOPTED by the Matanuska-Susitna Borough Planning Commission this ___ day of ___, 2017.

_____
COLLEEN VAGUE, Chair

ATTEST

_____
MARY BRODIGAN, Planning Clerk

(SEAL)

YES:

NO:

INTRODUCTION FOR PUBLIC HEARING

LEGISLATIVE

Resolution No. 17-28

Amending MSB 17-61
Core Area CUP Requirements
Prohibiting Private Landfills in the Core Area

(Page 371 - 380)

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) 861-7876
Email: PermitCenter@matsugov.us

MEMORANDUM

DATE: June 12, 2017

TO: Matanuska-Susitna Borough Planning Commission

FROM: Alex Strawn, Development Services Manager

THRU: Eileen Probasco, Director of Planning & Land Use

SUBJECT: PC Reso 17-28 - A resolution of the Matanuska-Susitna Borough Planning Commission recommending approval of an ordinance amending MSB 17.61 Core Area Conditional Use Permit Requirements to prohibit private landfills within the core area.

SUMMARY STATEMENT:

This ordinance is at the request of Assemblymember Beck. The intent of this ordinance is to prohibit the development of private landfills within the core area of the Matanuska-Susitna Borough. The definition of private landfill includes construction debris monofills.

The rationale behind this ordinance is to protect water resources within densely populated areas and reduce land use conflicts arising from odor, windblown debris, and aesthetic impacts.

Currently, there are no legally permitted private landfills within the core area.

This ordinance would implement the following components within the MSB Comprehensive Plan (2005 Update):

> *One of the key reasons to manage land uses is to limit residential and commercial sprawl, limit proximity of incompatible uses, and to encourage uses that support one another.*
>
> *Many land use issues are best addressed at a Borough-wide level because of the very nature of the issue. Examples of such issues include watersheds, groundwater, and waste disposal which affects large areas and multiple communities.*

The ordinance implements the following components of the MSB Economic Development Plan (2010), a subset of the Borough-wide Comprehensive Plan:

> "*Create an attractive environment for business investment.*"

Policy E3-2: *Institute appropriate land use guidelines and regulations that reduce land use conflicts and protect residents and businesses.*

The ordinance implements the following components of the MSB Core Area Comprehensive Plan:

Goal 1. Land Use: Foster a pattern of land development that protects the appealing features of the Core Area, offers developers and consumers choices in the market place, and allows local government to provide cost-effective infrastructure and services economically.

Policy 1-B: Promote an orderly land use pattern suited to the demand for attractive settings in which to live, work, shop, learn, play, and carry on other daily activities.

Goal 7 Environment: Protect and conserve the natural resources that support the well-being of residents and the region's tourism and recreation economy.

Policy 7-A: Protect groundwater supplies and quality.

Discussion: Many existing and future residences and businesses will depend on on-site groundwater resources for their water supply. Protection of the supply and quality of groundwater is vital to sustain this arrangement.

The Core Area's dependence on groundwater resources means that its supply and quality is vital to the local economy and community well-being. Therefore, conservation of public groundwater aquifers is a major planning issue. Protection of onsite well-water resources from contamination is critical, especially in areas where installation of public water systems is impractical or prohibitively costly.

STAFF RECOMMENDATION:
Staff recommends the Commission carefully consider Ordinance 17-096 and forward a recommendation to the Assembly.

CODE ORDINANCE

Sponsored by:
Introduced:
Public Hearing:
Action:

MATANUSKA-SUSITNA BOROUGH
ORDINANCE SERIAL NO. 17-096

AN ORDINANCE OF THE MATANUSKA-SUSITNA BOROUGH ASSEMBLY AMENDING MSB 17.61 CORE AREA CONDITIONAL USE PERMIT REQUIREMENTS TO PROHIBIT PRIVATE LANDFILLS WITHIN THE CORE AREA.

BE IT ENACTED:

Section 1. Classification. This ordinance is of a general and permanent nature and shall become a part of the Borough Code.

Section 2. Amendment of title. The title of MBS 17.61 is hereby amended as follows:

Chapter 17.61: Core Area [CONDITIONAL USE PERMIT REQUIREMENTS]

Section 3. Amendment of table of contents. MSB Chapter 17.61 table of contents is hereby amended as follows:

17.61.010 Application of chapter

17.61.020 Intent

17.61.030 Conditional use permit required for expansion of nonconforming uses and structures

17.61.040 Commercial and industrial development review [Repealed]

17.61.050 Application procedures

17.61.060 Conditions for approval

17.61.070 General standards

17.61.080 Noise standards

17.61.090 Traffic standards

17.61.100 Hazardous materials standards

17.61.110 Action on permit applications

17.61.120 Amendment of conditional use permit

17.61.125 Prohibited uses

17.61.130 Violations, enforcement, and penalties

17.61.140 Definitions

17.61.150 Appeal procedure

Section 4. Adoption of section. 17.61.125 PROHIBITED USES is here by adopted as follows:

(A) The following land uses are prohibited within the Core Area and are not eligible for permits under any section of MSB Code:

(1) Private landfills.

Section 5. Amendment of section. MSB 17.125.010 is hereby amended as follows:

• "Private landfill" means as a site where junk or trash as defined by 8.50.005 is disposed of or scattered upon private land.

Section 6. Effective date. This ordinance shall take effect upon adoption.

ADOPTED by the Matanuska-Susitna Borough Assembly this - day of -, 2017.

_____
VERN HALTER, Borough Mayor

ATTEST:

_____
LONNIE R. McKECHNIE, CMC, Borough Clerk

(SEAL)

DRAFT

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By: Alex Strawn
Introduced: July 17, 2017
Public Hearing: August 7, 2017
Action:

MATANUSKA-SUSITNA BOROUGH
PLANNING COMMISSION RESOLUTION NO. 17-28

A RESOLUTION OF THE MATANUSKA-SUSITNA BOROUGH PLANNING COMMISSION RECOMMENDING APPROVAL OF AN ORDINANCE AMENDING MSB 17.61 CORE AREA CONDITIONAL USE PERMIT REQUIREMENTS TO PROHIBIT PRIVATE LANDFILLS WITHIN THE CORE AREA.

WHEREAS, while MSB 17.60 Conditional Uses has general standards which protect public, health, safety and welfare, it does not have specific standards which address private landfills; and

WHEREAS, the core area is the most densely populated area within the Borough; and

WHEREAS, ordinance 17-096 protects water resources within the core area; and

WHEREAS, ordinance 17-096 will reduce land use conflicts arising from odor, windblown debris, and aesthetic impacts; and

WHEREAS, ordinance 17-096 is consistent with the Borough Comprehensive plan (2005), the Core Area Comprehensive Plan (2007), and the MSB Economic Development Plan (2010); and

WHEREAS, the Planning Commission reviewed the ordinance and held a public hearing on __, 2017.

NOW, THEREFORE, BE IT RESOLVED, that the Matanuska-Susitna Borough Planning Commission hereby recommends approval of Ordinance 17-096.

ADOPTED by the Matanuska-Susitna Borough Planning Commission this ___ day of ___, 2017.

_____
COLLEEN VAGUE, Chair

ATTEST

_____
MARY BRODIGAN, Planning Clerk

(SEAL)

YES:

NO:

DRAFT

PUBLIC HEARING

QUASI-JUDICIAL

Resolution No. 17-26

Rosebud's Shatter House
Marijuana Retail Facility CUP
3361 W. Machen Road

(Page 381 - 462)

PUBLIC HEARING

STAFF REPORT

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

DEVELOPMENT SERVICES DIVISION STAFF REPORT

File Number:	176020160011
Applicant:	Sean Tower of Rosebuds Shatter House
Property Owner:	Aaron & Tonja Hall
Request:	Conditional Use Permit for the operation of a Marijuana Retail Facility in accordance with MSB Chapter 17.60 – Conditional Uses
Location:	3361 W. Machen Road (Tax ID# 2420B02L001); within Township 17 North, Range 1 West, Section 7, Seward Meridian
Size of Facility:	750 Square Feet
Reviewed By:	Alex Strawn, Development Services Manager
Staff:	Mark Whisenhunt, Planner II
Staff Recommendation:	Approval with conditions

EXECUTIVE SUMMARY

A conditional use permit application has been submitted for the operation of a marijuana retail facility. The applicant is proposing to operate the facility in a portion of an existing commercial structure that also contains the applicant's limited marijuana cultivation facility. The retail portion of the facility is approximately 750 square feet in size. MSB code 17.60.030 requires a conditional use permit for the operation of marijuana retail facilities.

Unless this type of use is maintained under and in accordance with a lawfully issued permit, a marijuana retail facility is declared to be a public nuisance. Operation of such a land use without a permit is prohibited.

HISTORY

The subject property was part of a parcel that was originally subdivided in 1983 and known as Parks Highway Industrial Subdivision, via Plat #83-3. Plat note number 13 states: *Lots 1-5, Block 1 and Lots 1 & 2, Block 2 shall be used for commercial or industrial purposes and specified in the declaration of covenants, conditions, and restrictions*. The applicable declaration of covenants, conditions, and restrictions expired in 2013. The subject lot was developed for and has been used as commercial since 1999.

LAND USE

Existing Land Use:
The subject property is Lot 1, Block 2 of the Parks Highway Industrial Subdivision. The subject lot accesses directly onto the frontage road known as West Machen Road. Other than new signage and additional lighting, the subject structure has maintained the appearance and size since its original construction in 1999.

Surrounding Land Uses:
The Parks Highway right-of-way abuts the parcel to the south. The Parks Highway and West Machen Road are both within the right-of-way. West Machen Road is dominated by commercial and industrial uses on its frontage; however, there are a couple of residential uses. To the south and west are more commercial uses and one church. To the north and east there is a mix of residential uses and vacant land. The city limits of Wasilla abut the subject property to the east.

REVIEW OF APPLICABLE CRITERIA AND FINDINGS

MSB 17.03 – Public Notification:
On May 26, 2017 notices were mailed to all property owners within a 600-foot radius of the property as well as to the Meadow Lakes Community Council and the City of Wasilla. A total of 15 notices were mailed. The permit application notification was published in the May 26, 2017 issue of the Frontiersman. The application material was posted on the Borough web site for public review on May 19, 2017. The public notice, application material, and a request for comments were emailed to Tim Swezey, the Council Coordinator for Meadow Lakes Community Council on May 19, 2017. Staff did not receive any comments from the community council. Staff received one (1) comment from the public in support of the proposed conditional use.

Wasilla City Planner Tina Crawford submitted comments from the City of Wasilla via Wasilla City Council Resolution No. 17-21. The Wasilla City Council voted to oppose the location of the proposed conditional use and any other marijuana facility within 1,000 feet of the city limits. The resolution also indicates the proposed use is in an area for possible annexation by the City of Wasilla.

Discussion: Borough staff searched for an annexation plan adopted by the Wasilla City Council, however, no such plan exists. Wasilla City Planner Tina Crawford confirmed the city has not created or adopted a specific annexation plan which identifies areas for possible annexation. Ms. Crawford also informed staff that it has been the City's policy to avoid annexation of an area until that area specifically requests annexation.

The 2011 Wasilla Comprehensive Plan offers the following on expanding the City's boundaries:

> *Concurrent with this planning effort were discussions and a property owners' survey about expanding the City limits. Many of the residents who were consulted about annexing into the City expressed strong opposition; immediate annexation plans will focus efforts on property owners seeking to annex within the City limits.*
>
> *At the same time, annexation remains a useful tool which the City should keep under consideration. The State of Alaska's Boundary Commission set up annexation processes, recognizing that although choice is important, local governments sometimes need to forcibly annex in response to acute issues beyond City boundaries that will significantly compromise its future services, health, safety, and economy.*
>
> *Because of the political nature of annexation decisions, over the life of this Plan it would be valuable for the City to develop a quantitative approach and criteria for determining if, when, and where parcels outside the City limits are creating an issue of acute importance in terms of Wasilla's future services, health, safety and economy. This list and ranking of criteria should be the basis for communicating with landowners around potential annexation issues, and to determine whether to use Annexation by Election (with the consent of voters in the area) or Annexation by Legislative Review, under Alaska's Administrative Code, 3 AAC 110.140, based on a vote of the State Legislature, without approval of the voters or property owners.*
>
> *Finally, although currently annexation is not underway, over the life of this Plan at least two areas should be explored on a criteria basis:*
>
> - *Health, Safety, Environment and Identity Criteria: Although they share a name, Wasilla Lake is largely out of City boundaries. To allow cohesive planning and enhanced water stewardship, annexing the lake and adjacent properties may be in the greater public interest.*
>
> - *Safety and Economic Criteria: Properties outside the City proximate to the airport may be impacted by industrial and airspace activities, making it critical to coordinate development. Furthermore the City's new economic activities in the area may generate a need for more commercial land uses that require infrastructure coordination and joint planning.*

It should be noted that subdivision covenants and the Wasilla City Comprehensive Plan are not standards in code and should not be used to approve or deny a conditional use permit.

Section 17.60.100 General Standards

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

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

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

Findings of Fact:

1. Plat note number 13 of the Park Highway Industrial Subdivision states: *Lots 1-5, Block 1 and Lots 1 & 2, Block 2 shall be used for commercial or industrial purposes and specified in the declaration of covenants, conditions, and restrictions.*
2. The subject lot was developed for and has been used as commercial since 1999.
3. Other than new signage and additional lighting, the subject structure has maintained the appearance and size since its original construction in 1999.
4. The proposed operation is wholly contained within the existing commercial building.
5. West Machen Road is dominated by commercial and industrial uses on its frontage.
6. The Parks Highway right-of-way abuts the parcel to the south. The Parks Highway and West Machen Road are both within the right-of-way.
7. To the south and west of the subject parcel there are several commercial uses and one church. To the north and east there is a mix of residential uses and vacant land. The city limits of Wasilla abut the subject property to the east.
8. The attached map labeled "Building Uses and Topography" dated June 30, 3017 shows the commercial nature of the uses on West Machen Road.

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

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

Findings of Fact:

1. The closest school (a private pre-school known as, Bright Minds Learning Center) is approximately 3,000 feet away from the proposed use.
2. Consumption of marijuana is prohibited at the site.
3. The subject lot accesses directly onto the frontage road known as West Machen Road.
4. West Machen Road is classified as a Major Collector, which is capable of accommodating traffic generated by several commercial retail businesses.
5. Persons under the age of 21 are prohibited from entering the proposed facility.
6. According to the application material, the proposed use has a robust security plan in place.
7. According to the security plan, security cameras, motion detectors, and lighting will be used to monitor all activities at the facility.
8. After proper notification of the State of Alaska Alcohol & Marijuana Control Office; all marijuana products deemed unusable will be mixed with saw dust and shredded paper,

sealed in a container, and disposed of at a State of Alaska licensed marijuana cultivation facility or the Borough landfill.

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

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

Findings of Fact:

1. The subject lot accesses directly onto the frontage road known as West Machen Road.
2. West Machen Road is classified as a Major Collector, which is capable of accommodating traffic generated by several commercial retail businesses.
3. The existing building is approximately 152 feet from the Parks Highway right-of-way, and approximately 30 feet from each side lot line.
4. The existing structure meets all applicable setback requirements required by MSB 17.55 – Setbacks and Screening Easements.
5. The closest school (a private pre-school known as, Bright Minds Learning Center) is approximately 3,000 feet away from the proposed use.
6. According to the application material, the proposed use has a robust security plan in place.
7. According to the security plan, security cameras, motion detectors, and lighting will be used to monitor all activities at the facility.

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

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

Finding of Fact:

1. All of the required site plans and operational information have been provided by the applicant.

Conclusion of Law: The applicant has met all of the requirements of this chapter (MSB 17.60.100(B)(4)).

Section 17.60.150 General Standards for Marijuana Related Facilities

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

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

Findings of Fact:

1. The proposed operation is wholly contained within the existing commercial building.
2. There is no industrial equipment or processes that generate noise associated with the proposed use.
3. There are no outdoor speakers or public announcement systems associated with the proposed use.
4. Consumption of marijuana is prohibited at the site.
5. According to the application material, all marijuana will be stored in sealed containers.
6. According to the application material, loitering will not be allowed; helping to ensure noise and odor will not be an issue.

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

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(2) the effectiveness of measures to reduce negative effects upon adjacent properties by:

(a) increased property line and right-of-way buffers;
(b) planted berms and landscaping;
(c) site and building design features which contribute to the character of the surrounding area.

Findings of Fact:

1. The subject lot was developed for and has been used as commercial since 1999.
2. Other than new signage and additional lighting, the subject structure has maintained the appearance and size since its original construction in 1999.
3. West Machen Road is dominated by commercial and industrial uses on its frontage.
4. The Parks Highway right-of-way abuts the parcel to the south. The Parks Highway and West Machen Road are both within the right-of-way.
5. To the south and west of the subject parcel there are several commercial uses and one church. To the north and east there is a mix of residential uses and vacant land. The city limits of Wasilla abut the subject property to the east.
6. The attached map labeled "Building Uses and Topography" dated June 30, 3017 shows the commercial nature of the uses on West Machen Road.
7. The existing building is approximately 152 feet from the Parks Highway right-of-way, and approximately 30 feet from each side lot line.
8. The existing structure meets all applicable setback requirements required by MSB 17.55 – Setbacks and Screening Easements.
9. No new landscaping or berms are planned or required by code.

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

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

Findings of Fact:

1. The subject lot was developed for and has been used as commercial since 1999.
2. Other than new signage and additional lighting, the subject structure has maintained the appearance and size since its original construction in 1999.
3. The proposed operation is wholly contained within the existing commercial building.
4. West Machen Road is dominated by commercial and industrial uses on its frontage.
5. The Parks Highway right-of-way abuts the parcel to the south. The Parks Highway and West Machen Road are both within the right-of-way.
6. To the south and west of the subject parcel there are several commercial uses and one church. To the north and east there is a mix of residential uses and vacant land. The city limits of Wasilla abut the subject property to the east.
7. The attached map labeled "Building Uses and Topography" dated June 30, 3017 shows the commercial nature of the uses on West Machen Road.
8. The subject location has been used for commercial purposes for approximately 18 years.

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

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

(1) One thousand feet of school grounds;

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

Finding of Fact:

1. The closest school (a private pre-school known as, Bright Minds Learning Center) is approximately 3,000 feet away from the proposed use.

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

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

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

Findings of Fact:

2. On May 15, 2017, the State of Alaska Marijuana Control Board voted to approve the Rosebuds Shatter House Retail Marijuana Store License # 12022 with delegation.
3. A copy of the delegated approval for the Rosebuds Shatter House Retail Marijuana Store License # 12022 with delegation has been provided.

Conclusion of Law: Based on the above findings, documentation demonstrating all applicable licenses pertaining to 3 AAC 306.005 have been obtained (MSB 17.60150(D)(1)).

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

Findings of Fact:

1. The Matanuska-Susitna Borough Fire Code Official has issued Plan Review #2017-126 for Tenant Improvement Approval.
2. A certificate of occupancy must still be issued be the Matanuska-Susitna Borough Fire Code Official upon completion of remodel work within the subject building.

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

Section 17.60.170 Standards for Marijuana Retail Facilities

(A) Marijuana retail facilities shall only be approved upon finding by the commission that the proposed facility is located on a parcel that is appropriate for commercial use. At a minimum, the commission shall consider:

(1) proximity of the proposed use to existing businesses;
(2) proximity to parcels developed for residential use; and
(3) whether roads associated with the proposed use have been, or will be, appropriate for commercial use.

Findings of Fact:

1. Plat note number 13 of the Park Highway Industrial Subdivision states: *Lots 1-5, Block 1 and Lots 1 & 2, Block 2 shall be used for commercial or industrial purposes and specified in the declaration of covenants, conditions, and restrictions.*
2. The subject lot was developed for and has been used as commercial since 1999.
3. Other than new signage and additional lighting, the subject structure has maintained the appearance and size since its original construction in 1999.
4. West Machen Road is dominated by commercial and industrial uses on its frontage.
5. West Machen Road is classified as a Major Collector, which is capable of accommodating traffic generated by several commercial retail businesses.
6. The Parks Highway right-of-way abuts the parcel to the south. The Parks Highway and West Machen Road are both within the right-of-way.

7. To the south and west of the subject parcel there are several commercial uses and one church. To the north and east there is a mix of residential uses and vacant land. The city limits of Wasilla abut the subject property to the east.
8. The attached map labeled "Building Uses and Topography" dated June 30, 3017 shows the commercial nature of the uses on West Machen Road.
9. The subject location has been used for commercial purposes for approximately 18 years.

Conclusion of Law: Based on the above findings and with conditions, the proposed use is located on a parcel that is appropriate for commercial use (MSB 17.60.170(A)(1-3)).

(B) The minimum number of parking spaces for retail facilities shall be one space per 350 square feet of net floor area. Each parking space shall be at least: 20 feet in length, ten feet wide, and have a vertical clearance of at least seven feet.

Findings of Fact:

1. The proposed use is approximately 750 square feet in size.
2. The minimum parking spaces required for a facility 750 square feet in size is 3 spaces.
3. According to the site plan, 6 customer parking spaces will be provided.
4. According to the site plan, each space will be 20 feet in length and ten feet wide.
5. According to the applicant, there are no vertical clearance limitations on site.

Conclusion of Law: Based on the above findings, the proposed use meets the minimum number of parking space for retail facilities (MSB 17.60.170(B)).

(C) Parking spaces shall be provided to comply with current Americans with Disabilities Act guidelines.

Findings of Fact:

1. ADA guidelines require one van accessible parking space with an eight foot wide parking isle, for every 1 to 25 spaces.
2. According to the site plan, 6 customer parking spaces will be provided.
3. According to the site plan, one van accessible parking space with an eight foot wide parking isle will be provided.

Conclusion of Law: Based on the above findings, the proposed use complies with current ADA parking space guidelines (MSB 17.60.170(C)).

STAFF RECOMMENDATIONS

Staff recommends approval of the conditional use permit to operate a Marijuana Retail Facility, approximately 750 square feet in size, at 3361 W. Machen Road (Tax ID# 2420B02L001). The applicant meets all of the standards in MSB 17.60.100, 17.60.150, and 17.60.170. Staff recommends approval of this permit with the following conditions:

1. The owner and/or operator shall comply with all applicable state and local regulations.

2. All aspects of the operation shall comply with the description detailed in the application material and with the conditions of this permit. An amendment to the Conditional Use Permit shall be required prior to any expansion of the conditional use.

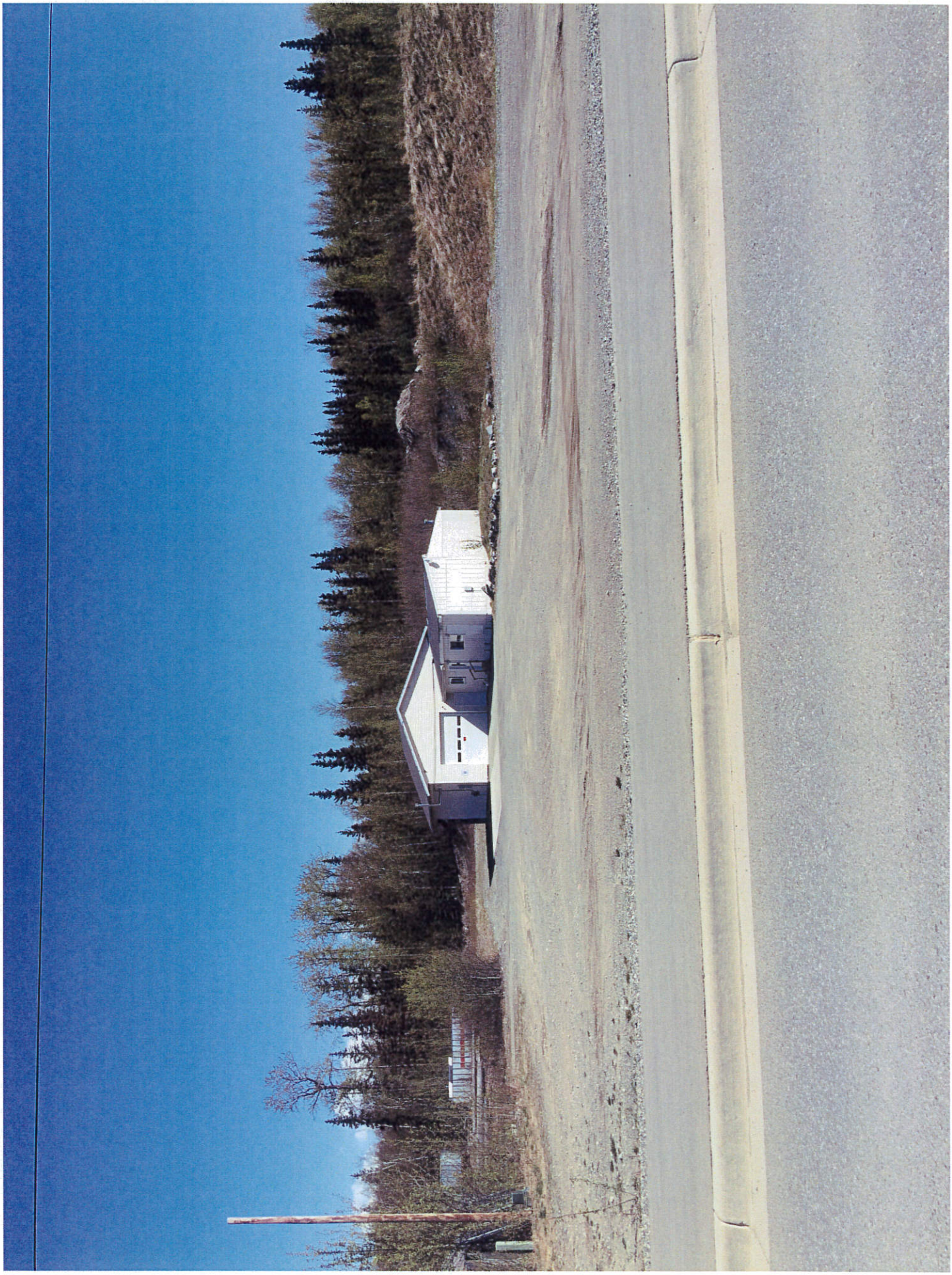
3. The operation shall comply with the maximum permissible sound level limits allowed, per the requirements of MSB 8.52 – Noise, Amplified Sound and Vibration.

4. The hours of operation shall not exceed 10:00 a.m. – 10:00 p.m., Monday through Saturday.

5. Prior to operating, a copy of the certificate of occupancy issued by the MSB Fire Code Official must be provided to the MSB Development Services Division.

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

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



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Mark Whisenhunt

From: Mark Whisenhunt
Sent: Friday, May 19, 2017 1:14 PM
To: 'mearow@matanuska.com' (mearow@matanuska.com); 'rglenn@mta-telco.com' (rglenn@mta-telco.com); jthompson@mta-telco.com; row@enstarnaturalgas.com; 'ospdesign@gci.com' (ospdesign@gci.com); Platting; FireCode; Jude Bilafer; Michael Weller; Cindy Corey (Cindy.Corey@matsugov.us); Debbie Passmore; Terry Dolan; Jamie Taylor; Nicole Wilkins; Eileen Probasco (Eileen.Probasco@matsugov.us); Jessica Smith; Theresa Taranto (Theresa.Taranto@matsugov.us); Andy Dean; John Aschenbrenner
Cc: randallk_2@msn.com; tim.swezey@mlccak.org
Subject: Request for Review and Comments: Rosebuds Shatter House Marijuana Retail Facility

DATE: May 19, 2017

TO: Various Governmental Agencies

SUBJECT: Request for Review and Comments

PROJECT: Conditional Use Permit for a Marijuana Retail Facility

LOCATION: 3361 W. Machen Road (Tax ID# 2420B02L001);
within Township 17 North, Range 1 West, Section 07, Seward Meridian

APPLICANT: Sean Tower (dba Rosebuds Shatter House & Cultivation)

An application for a conditional use permit under MSB 17.60 – Conditional Uses, has been submitted for the operation of a marijuana retail facility. The Planning Commission will conduct a public hearing on this request on July 17, 2017.

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

https://www.matsugov.us/publicnotice/rosebuds-shatter-house-conditional-use-permit

Comments are due on or before ***June 23, 2017*** 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,

Mark Whisenhunt
Planner II
Matanuska-Susitna Borough
Office: (907) 861-8527
Fax: (907) 861-8158
mark.whisenhunt@matsugov.us

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2550 DENALI ST
ANCHORAGE AK 99503

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BRESHEARS DAVID & JANE E
2890 S JANE CIR
WASILLA AK 99623-0327

52533B01L001 3
CHURCH ON THE ROCK
PO BOX 874693
WASILLA, AK 99687-4693

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COGHLAN FAMILY TR
PO BOX 71404
FAIRBANKS AK 99707-1404

51633B01L007 5
FONOV CONST & ELECTRIC LLC
2155 N BILTMORE CT
WASILLA AK 99654

56774B01L006 6
FORBESS FLOOR COVERING LLC
PO BOX 877777
WASILLA, AK 99687-7777

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G3 LLC
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357 E PARKS HWY
WASILLA AK 99654-7040

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HALL AARON & TONJA
PO BOX 875299
WASILLA AK 99687-5299

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LUNDGREN GARY
#115
18333 BOTHELL WAY NE
BOTHELL WA 98011

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MIELKE ANNA M
9694 W HOLLYWOOD RD
WASILLA AK 99623-0970

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WASILLA AK 99629-8585

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MUZECHUK ANATOLY
648 N PINE RIDGE LOOP
WASILLA AK 99623

52420B02L002 13
PIELORZ MICHAEL FRANK
PO BOX 873148
WASILLA AK 99687-3148

14
CITY OF WASILLA
290 E HERNING AVE
WASILLA, AK 99654

15
MEADOW LAKES COMMUNITY COUNCIL
1210 N KIM DRIVE, SUITE B
WASILLA, AK 99623-1921

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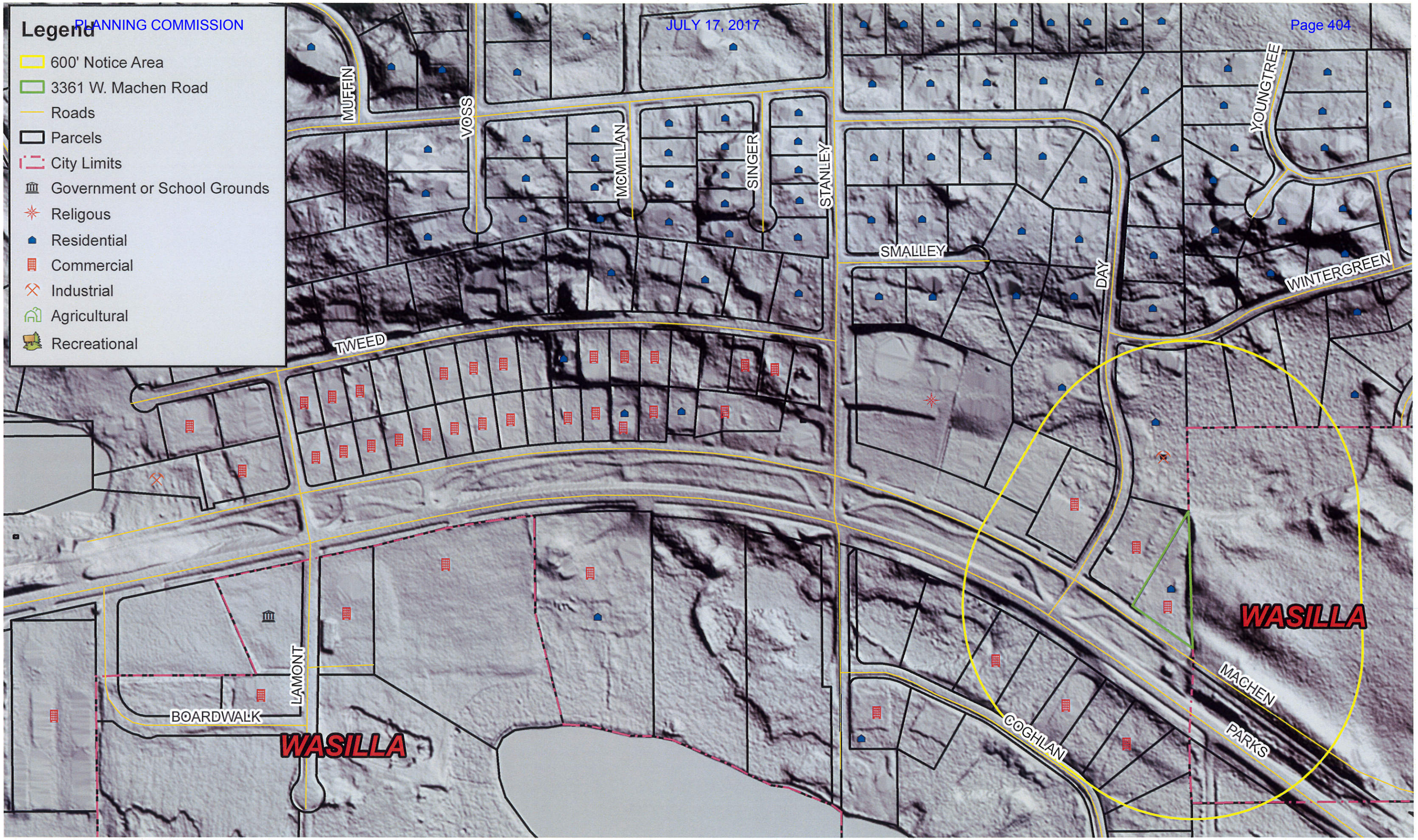
1 inch = 75 feet

0 75 150 Feet

MSB Development Services Division
June 30, 2017

2016 Aerial Imagery



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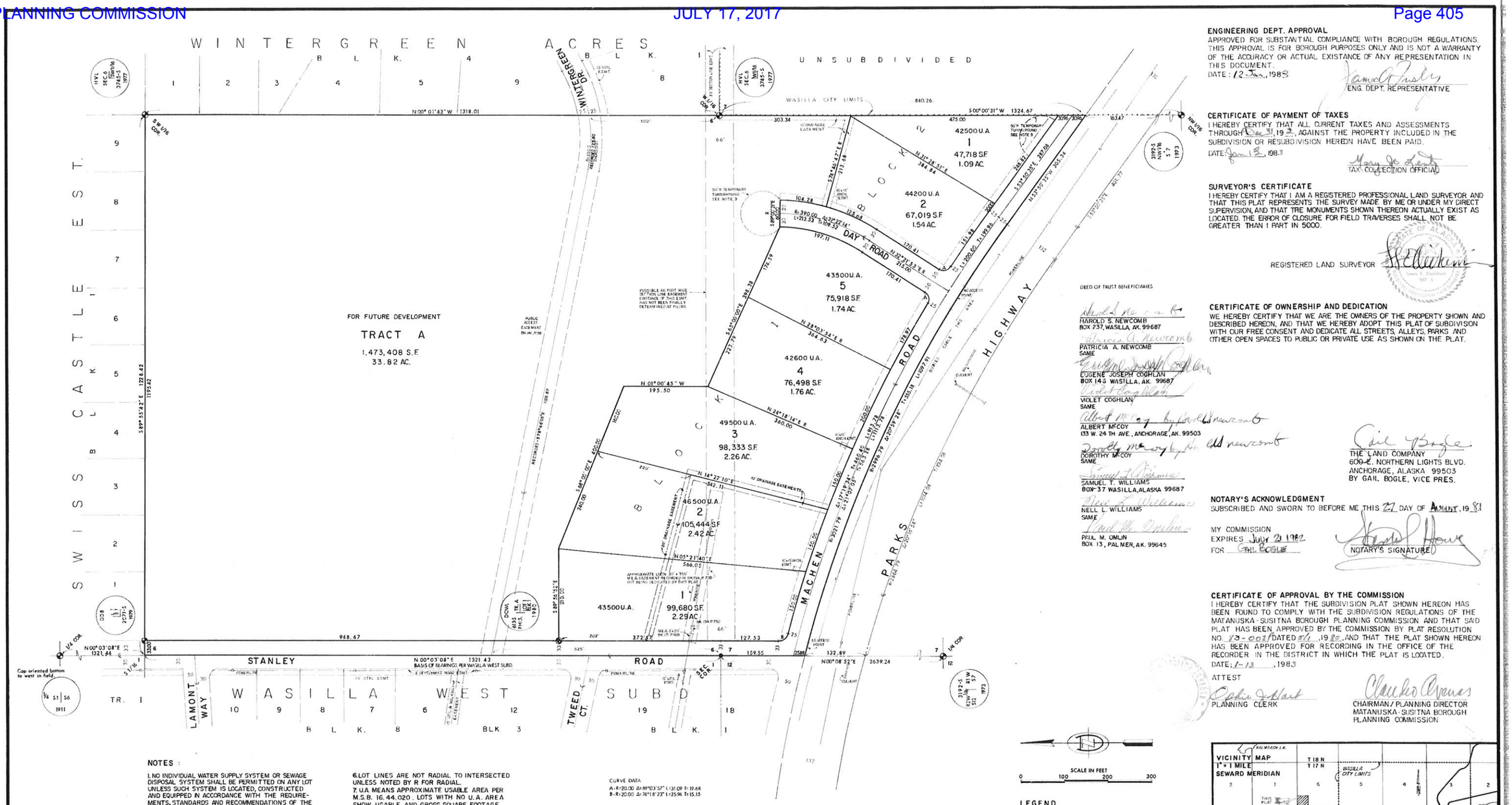
1 inch = 300 feet

0 300 600 Feet

MSB Development Services Division
June 30, 2017

Building Use & Topography Map



NOTES :

1. NO INDIVIDUAL WATER SUPPLY SYSTEM OR SEWAGE DISPOSAL SYSTEM SHALL BE PERMITTED ON ANY LOT UNLESS SUCH SYSTEM IS LOCATED, CONSTRUCTED AND EQUIPPED IN ACCORDANCE WITH THE REQUIREMENTS, STANDARDS AND RECOMMENDATIONS OF THE ALASKA DEPARTMENT OF ENVIRONMENTAL CONSERVATION.
2. NO STRUCTURE SHALL BE PLACED NEARER THAN 25 FEET FROM THE RIGHT-OF-WAY LINE OF ANY PUBLIC RIGHT-OF-WAY. THIS SETBACK SHALL BE KNOWN AS THE BUILDING LINE. NO STRUCTURE SHALL BE PLACED NEARER THAN 10 FEET FROM ANY SIDE LOT LINE.
3. EASEMENTS ARE 15' UTILITY EASEMENTS UNLESS OTHERWISE NOTED.
4. NO STRUCTURE SHALL BE PLACED ON ANY LOT WHICH SHALL HAVE THE ELEVATION OF THE LOWEST FLOOR, INCLUDING BASEMENT, OF LESS THAN 3 FEET ABOVE THE HIGHEST KNOWN WATER ELEVATION AT THE LOCATION OF THE STRUCTURE.
5. SCHOOL BUS SERVICE AVAILABLE ON PARKS HWY.
6. LOT LINES ARE NOT RADIAL TO INTERSECTED UNLESS NOTED BY R FOR RADIAL.
7. U.A. MEANS APPROXIMATE USABLE AREA PER M.S.B. 16.44.020. LOTS WITH NO U.A. AREA SHOW USABLE AND GROSS SQUARE FOOTAGE.
8. THERE SHALL BE AN ADDITIONAL BUILDING SETBACK OF SEVENTEEN FEET FROM STANLEY ROAD FOR LOT 1 BLOCK 1 OF THIS SUBDIVISION.
9. TEMPORARY TURNAROUNDS ARE TO BE AUTOMATICALLY VACATED WHEN THEIR RESPECTIVE STREETS ARE EXTENDED.
10. ALL SOIL ABSORPTION SYSTEMS (SEPTIC TANK DRAINFIELDS) SHALL BE CONSTRUCTED WITH CURTAIN DRAINS TO THE NORTH UNLESS OTHERWISE APPROVED BY STATE REGULATIONS. CURTAIN DRAINS SHALL BE THE WIDTH OF THE DRAINFIELD.
11. THE RIGHT-OF-WAY AT THE TEMPORARY TURN-AROUND AT THE END OF DAY ROAD WILL BE CONTINUED WITH THE DEVELOPMENT OF TRACT A.
12. ACCESS ON THE PARKS HIGHWAY DIRECTLY FROM THIS SUBDIVISION IS LIMITED TO THE TWO ACCESS POINTS SHOWN.
13. LOTS 1-5, BLOCK 1 AND LOTS 1 & 2, BLOCK 2 SHALL BE USED FOR COMMERCIAL OR INDUSTRIAL PURPOSES AS SPECIFIED IN THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS.

CURVE DATA
A - R=20.00 Δ=89°03'57" L=31.09 T=19.68
B - R=20.00 Δ=74°18'23" L=25.94 T=15.15

83-3
RECORDED - FILED IO
Palmer REC DIST.
DATE 1-13 19 83
TIME 2:12 P.

RESTRICTIVE COVENANTS WERE RECORDED ON THE 13 DAY OF January 19 83 AT THE PALMER RECORDING OFFICE IN BOOK 289 PAGE 340.

SCALE IN FEET
0 100 200 300

LEGEND
- 3" BRASS CAP MONUMENT FOUND.
- 2.5" ALUMINUM MONUMENT SET.
- 5/8" REBAR FOUND.

REMAINING CORNERS ARE SET WITH 5/8" x 30" REBAR UNLESS OTHERWISE NOTED.

ENGINEERING DEPT. APPROVAL
APPROVED FOR SUBSTANTIAL COMPLIANCE WITH BOROUGH REGULATIONS. THIS APPROVAL IS FOR BOROUGH PURPOSES ONLY AND IS NOT A WARRANTY OF THE ACCURACY OR ACTUAL EXISTANCE OF ANY REPRESENTATION IN THIS DOCUMENT.
DATE: 12 Dec., 1983
ENG. DEPT. REPRESENTATIVE

CERTIFICATE OF PAYMENT OF TAXES
I HEREBY CERTIFY THAT ALL CURRENT TAXES AND ASSESSMENTS THROUGH Dec 31, 19 83, AGAINST THE PROPERTY INCLUDED IN THE SUBDIVISION OR RESUBDIVISION HEREON HAVE BEEN PAID.
DATE: Jan 13, 1983
TAX COLLECTION OFFICIAL

SURVEYOR'S CERTIFICATE
I HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR AND THAT THIS PLAT REPRESENTS THE SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION, AND THAT TRE MONUMENTS SHOWN THEREON ACTUALLY EXIST AS LOCATED. THE ERROR OF CLOSURE FOR FIELD TRAVERSES SHALL NOT BE GREATER THAN 1 PART IN 5000.
REGISTERED LAND SURVEYOR

DEED OF TRUST BENEFICIARIES
HAROLD S. NEWCOMB
BOX 237, WASILLA, AK. 99687
PATRICIA A. NEWCOMB
SAME
EUGENE JOSEPH COGHLAN
BOX 143 WASILLA, AK. 99687
VIOLET COGHLAN
SAME
ALBERT MCCOY
133 W. 24 TH AVE., ANCHORAGE, AK. 99503
DOROTHY MCCOY
SAME
SAMUEL T. WILLIAMS
BOX 37 WASILLA, ALASKA 99687
NELL L. WILLIAMS
SAME
PAUL M. OMLIN
BOX 13, PALMER, AK. 99645

CERTIFICATE OF OWNERSHIP AND DEDICATION
WE HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON, AND THAT WE HEREBY ADOPT THIS PLAT OF SUBDIVISION WITH OUR FREE CONSENT AND DEDICATE ALL STREETS, ALLEYS, PARKS AND OTHER OPEN SPACES TO PUBLIC OR PRIVATE USE AS SHOWN ON THE PLAT.

THE LAND COMPANY
606-2 NORTHERN LIGHTS BLVD.
ANCHORAGE, ALASKA 99503
BY GAIL BOGLE, VICE PRES.

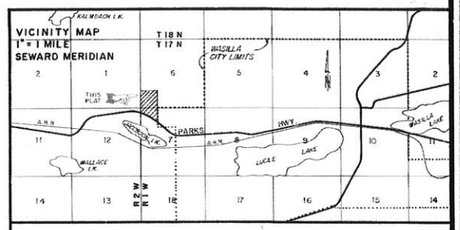
NOTARY'S ACKNOWLEDGMENT
SUBSCRIBED AND SWORN TO BEFORE ME THIS 27 DAY OF AUGUST, 19 81
MY COMMISSION EXPIRES July 21 1982
FOR GAIL BOGLE
NOTARY'S SIGNATURE

CERTIFICATE OF APPROVAL BY THE COMMISSION
I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS OF THE MATANUSKA-SUSITNA BOROUGH PLANNING COMMISSION AND THAT SAID PLAT HAS BEEN APPROVED BY THE COMMISSION BY PLAT RESOLUTION NO. 83-002 DATED 5/4, 19 83, AND THAT THE PLAT SHOWN HEREON HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE RECORDER IN THE DISTRICT IN WHICH THE PLAT IS LOCATED.
DATE: 1-13, 1983
ATTEST
PLANNING CLERK
CHAIRMAN / PLANNING DIRECTOR
MATANUSKA-SUSITNA BOROUGH
PLANNING COMMISSION

FOR HAROLD S. NEWCOMB BY HIS ATTORNEY-IN-FACT PATRICIA A. NEWCOMB
SUBSCRIBED AND SWORN TO BEFORE ME THIS 6TH DAY OF July 1981.
MY COMMISSION EXPIRES 7-30-83
NOTARY'S SIGNATURE

FOR SAMUEL & NELL WILLIAMS
SUBSCRIBED AND SWORN TO BEFORE ME THIS 14TH DAY OF July 1981.
MY COMMISSION EXPIRES 7-30-83
NOTARY'S SIGNATURE

FOR EUGENE & VIOLET COGHLAN
SUBSCRIBED AND SWORN TO BEFORE ME THIS 7TH DAY OF July 1981.
MY COMMISSION EXPIRES 7-30-83
NOTARY'S SIGNATURE



PARKS HIGHWAY INDUSTRIAL SUBDIVISION

A 50.03 ACRE SUBDIVISION OF LOT 7, SECTION 6 AND LOT 1, SECTION 7, T17N, R1W, S.M., ALASKA

DICKINSON·OSWALD·WALCH·LEE
4040 B STREET, ANCHORAGE, ALASKA 99503

DATE 5/1/80	SCALE 1"=100'	W.O.NO. 12307	SHEET NO. 1/1
DRN. BY SLH	F.B. 634 & 716	REF. 131-66	FILE NO. 82-58

PARKS HIGHWAY INDUSTRIAL SUBD.PR:83-2
1 Sheet RE:83-3

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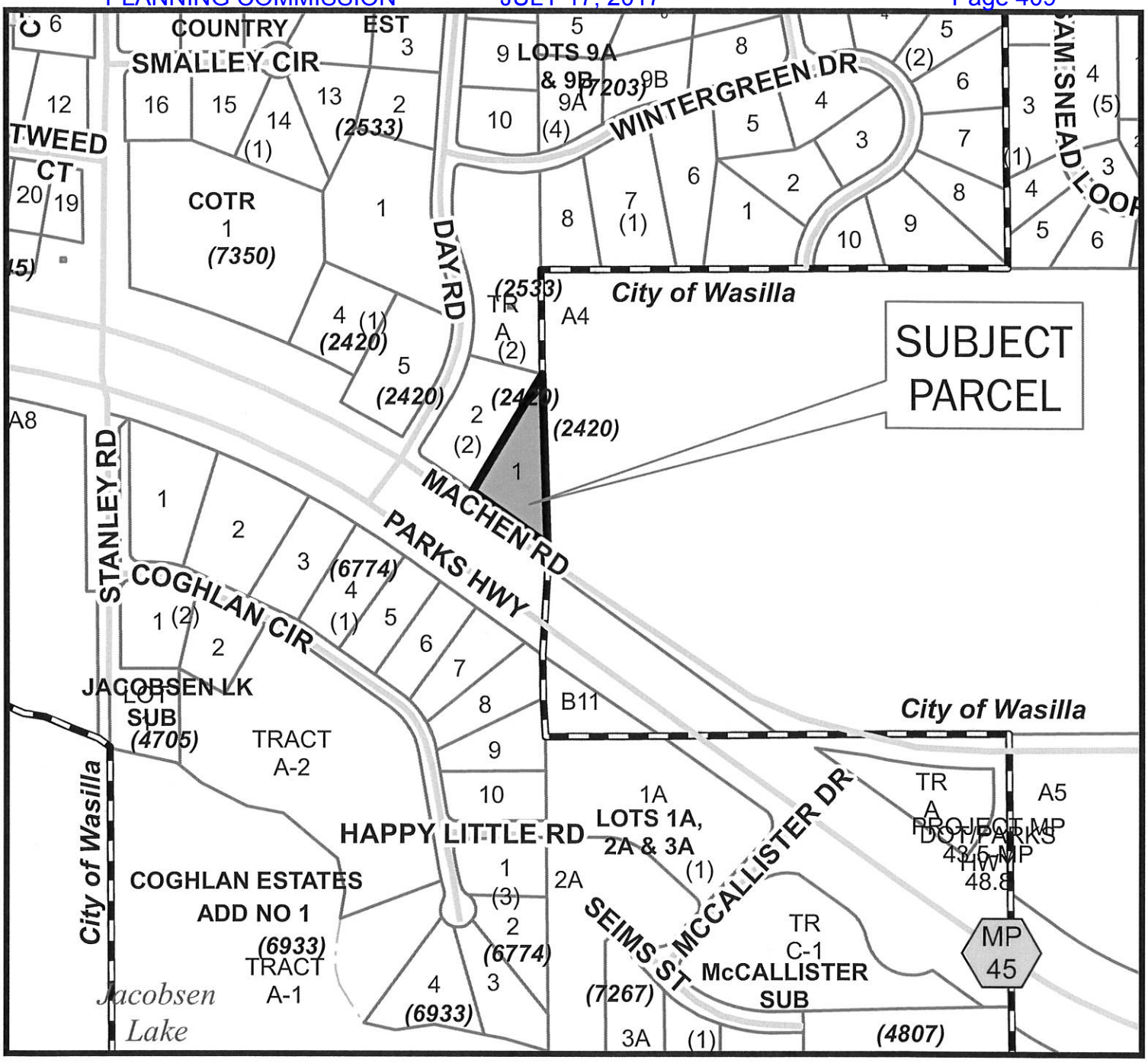
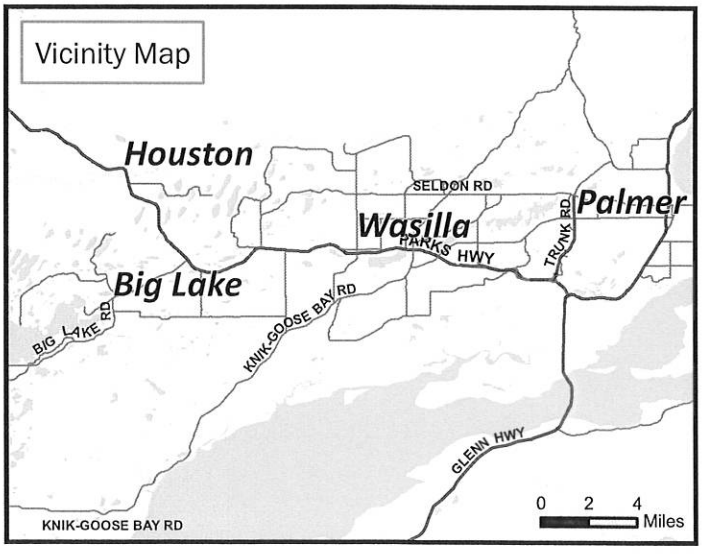
VICINITY MAP



2420B02L001



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N

MSB Information Technology/GIS
May 19, 2017

0 500 Feet

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APPLICATION MATERIAL

MATANUSKA-SUSITNA BOROUGH
Planning and Land Use Department
Development Services Division
350 East Dahlia Avenue • Palmer, AK 99645
Phone (907) 861-7822 • Fax (907) 861-8158
Email: permitcenter@matsugov.us

PAID 3/28/17

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.

Matanuska - Susitna Borough
Development Services
MAR 28 2017
Received

Application fee must be attached:
✓ $1,000 for Marijuana Retail Facility
_____ $1,000 for Marijuana Cultivation Facility

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

Required Attachments for a Marijuana Cultivation Facility:
_____ Wastewater and Waste Material Disposal Plan – 17.60.160 (A)
_____ Odor Mitigation and Ventilation Plan – 17.60.160 (B)
_____ Hazardous Chemicals Information – 17.60.160 (C)
_____ Security plan – 17.60.160 (D)

Required Attachments for Both Retail and Cultivation Facilities:
_____ Documentation demonstrating full compliance with applicable fire code – 17.60.150 (D) (2)

Subject Property: Township:_____, Range:_____, Section:_____, Meridian:_____
MSB Tax ID# 2620B02L001
SUBDIVISION: Parks Hwy Industrial BLOCK(S): _____, LOT(S):_____
STREET ADDRESS: 3361 W. Machen Rd. Wasilla AK 99623
FACILITY / BUSINESS NAME: Rosebuds Shatter House & Cultivation

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 o No o N/A

Name of Property Owner
Aaron Hall
Mailing: P.O Box 875299
Wasilla AK 99687
Phone: Hm_____ Fax_____
Wk_____ Cell 907-232-5649
E-mail_____

Name of Agent / Contact for application
Sean Tower
Mailing: 4011 E Cottonwood Way
Wasilla AK 99654
Phone: Hm_____ Fax_____
Wk_____ Cell 907-301-7832
E-mail Seantower72@gmail.com

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

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

In order to grant a conditional use permit under MSB 17.60, the Planning Commission must find that each of the following requirements have been met. Explain the following in detail:	**Attached**
Is the conditional use compatible with and will it preserve or not materially detract from the value, character and integrity of the surrounding area?	✓
Will the granting of the conditional use permit be harmful to the public health, safety, convenience and welfare?	✓
Are sufficient setbacks, lot area, buffers and other safeguards being provided?	✓
Does the conditional use fulfill all other requirements of MSB Chapter 17.60 pertaining to the conditional use in this section?	✓
Describe measures taken to prevent any potential negative effect upon other properties in the area due to such factors as noise and odor.	✓
Describe measures taken to reduce negative effects upon adjacent properties by: • Increased property line and right-of-way buffers • Planted berms and landscaping • Site and building design features which contribute to the character of the surrounding area	✓
Describe how this use is compatible with the character of the surrounding area.	✓
Current status of State License application process – 17.60.150 (D) (1)	✓

17.60.170 Standards for Marijuana Retail Facilities:	Attached
Describe how the subject parcel is appropriate for the proposed conditional use. Include information detailing: • The proximity of the proposed use to existing businesses; • The proximity of parcels developed with residential uses; • Whether the roads associated with the proposed use have been, or will be, appropriate for commercial use; and • Proposed hours of operations.	✓
Provide information showing minimum parking standards have been met as required by MSB 17.60.170 (B) and (C).	✓

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

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

MSB Tax account #(s) _____ 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, state and 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 grant permission for borough staff members to enter onto the property as needed to process this application and monitor compliance. Such access will at a minimum, be allowed when the activity is occurring and, with prior notice, and at other times necessary to monitor compliance.

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

Signature: Property Owner	Printed Name	Date
Sean Tower	Sean Tower	3-28-17
Signature: Agent	Printed Name	Date

I, Aaron Hall hereby give Sean Tower authorization to obtain a conditional use permit to operate a marijuana related facility on my property at 3361 W Machen Rd. Wasilla AK. 99623

Aaron D Hall

Signature

Date: 3-21-17

RECEIVED
By Mark Whisenhunt at 2:05 pm, May 18, 2017

Matanuska Borough Planning Commission Questions

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. A conditional use permit for Rosebuds Shatter House will preserve and not materially detract from the value or character of our surrounding area. Rosebuds Shatter House is located on a commercially used frontage road running along the Parks Highway. We are located off Machen Rd. with a 152-ft. set back off Machen Rd. and is in a very secluded setting. The nearest business and only building directly nearby is to the west of the premises which is a log home manufacturing company and they are aware and have no discrepancies of the business that will be conducted by Rosebuds Shatter House. The lots to north and east or vacant. The lot to the east is up hill and buffered with trees and vegetation. The lot to the south is ~180' from Rosebuds Shatter House and is covered with vegetation and trees and is also occupied by the log home manufacturing company.

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

   No, the granting of a conditional use permit to Rosebuds Shatter House will only promote public safety by providing a safe location for purchasing tested, regulated and taxed cannabis for our Matanuska Borough residents. Rosebuds Shatter House proposed premise has a high-quality security system along with a detailed security plan as well as a waste management plan, loitering prevention plan, diversion prevention plan as well as underage control plan. Onsite consumption will not be allowed and no one under the age of 21 will be allowed to enter the premises.

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

   Yes, Setbacks and buffers are following regulation 17.60 of the Mat-Su Borough and Alaska Statues. Operating plan and security plans are in place to adequately provide safeguards.

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

   Yes, we fulfill all other requirements set out in MSB Chapter 17.60.

5. **Describe measures taken to prevent to reduce any potential negative effects upon adjacent properties in the area due to such factors as noise and odor.**

   Rosebuds Shatter House has taken measures for cannabis odor. We will maintain and keep all cannabis that is stored or displayed will be in odor controlled packaging in all points of the process, from arrival to the premises to being sold to the consumer. The log cabin business to the west continuously burns wood which admits a camp fire odor and creates noise with chain saws. Air fresheners will be used on the floor retail area room and Rosebuds Shatter house does not foresee any outside odor that will be detectable from outside of the facility and will use wise discretion and add odor ventilation if deemed necessary.

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

   - **Increased property line and right of way buffers**
   - **Planted berms and landscaping**
   - **Site and building design features which contribute to the character of the surrounding area**

   Rosebuds Shatter House is committed to maintaining a well-kept property with ample exterior lighting to promote safety and security. We are set back 152' feet from the public right of way. On the east of the building structure the next lot is up hill and covered with trees and vegetation. On the west, the lot is ~32' from the building to the adjacent lot line and has trees and vegetation between the lots. The building is ~80 from the structure on the adjacent lot. The nearest lot to the north is 175' from the building and has the same owner of the west lot. The setback from the nearest road way is 162' which is south from the building. Windows on the building will have privacy films attached to them to prevent outside view.

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

   The area is a commercially zoned with many types of business in the area. The appearance of the business will be upgraded by painting and landscaping in a manner which will improve property value. This business will appear to be like any other in the area and would be unbeknown to the public unless you were in search of this type of business. The lot has a 152' setback and is in private secluded location and does not directly join any other business.

8. **Standards for Marijuana Retail Facilities 17.60.170**

   Machen Road is a frontage road off the Parks Hwy and is the main access road to Rosebuds Shatter house and it is also a commercial use road way with other commercial use properties. Rosebuds Shatter House is located on a commercial lot and is a standalone building and is appropriate for the proposed conditional use. The proximities of residential and the commercial uses can be seen on the summited buffer map with attached legend. The nearest business

structure is a log cabin manufacturing company is ~80'. The Nearest residential structure from om Rosebuds Shatter house retail facility is ~ 600' in a direct line through other commercial lots that have fences and and with heavy forestry. The net square footage rounded up to the nearest inch of the retail area meant for consumers is 350 square feet and the total retail floor are is 750' and the summited parking area on the site map over facilitates the required parking spaces as required in MSB 17.60.170 which is the minimum number of parking spaces for retail facilities shall be one space per 350 square feet of net floor area. Each parking space shall be at least: 20 feet in length, ten feet wide, and have a vertical clearance of at least seven feet.
Throughout this narrative in entirety and with summited diagrams Rosebuds Shatter House has met the standards in 17.60.170

Hours of Operation for Rosebuds Shatter House

10 am to 10 pm Monday thru Saturday

9. **Status of State License application process-17.60.150 (D) (1)**

We are currently motioned and delegated for approval as of 5-15-2017

Parking Areas

Handicap parking which is on the site map is identified by signage and a paved area and is provided to comply with current Americans with Disabilities Act guidelines.

Typical parking which is also on the site map will be identified by signage until curb stops can be installed and in the future as the business becomes more established we hope to pave the parking lot and paint parking lines. The minimum number of parking spaces for retail facility exceeds the required one space per 350 square feet of net floor area. Each parking space shall be at least: 20 feet in length, ten feet wide, and have a vertical clearance of at least seven feet. This is also show on the summited site map. We intend to 4 typical parking spaces and one handicap parking space and the lot is large enough for parking space expansion if deemed necessary.

Security Plan:

A. Rosebuds Shatter House will be using a high-quality security and surveillance systems equipped with motion detectors, glass break sensors, panic and breech alarms as well as voice audible door entry notifications by the alarm panel, fire and smoke alarms. All alarms will alert a central monitoring company by Alarm Grid. All surveillance and data will be stored on a NVR system with 9 TB hard drive with room for added hard drives with a 720-pixel clarity which is well above industry standards. Data will be stored on the

hard drive for 40 plus days 24 hours a day 7 days a week as well as storing data with a secure private server. The system is also equipped with a battery backup systems to keep all systems functioning during a power outage. All surveillance equipment is stored in a mounted and locked security case within a restricted area that is under surveillance and both the restricted area and the security case are equipped with audible notification and alarms as well as security alarms when the alarm system is set after business hours. This restricted area door is equipped with key pad lock that auto locks after entry. Rosebuds Shatter House will be using bullet cameras by FLIR with high pixel clarity as well as infrared technology capable of capturing high quality images up to 120 ft. in complete darkness.

All doors will have bared security screen doors with commercial grade locks that will be closed and locked after business hours. All widows will have glass break sensor and be barred from the inside. All doors and entry points will remain locked during business hours except for the one public entrance door and when an employee is entering or exiting a restricted area.

B. Emergency response plan

Rosebuds Shatter House will have procedures and policies in place to protect employees and customers while maintaining security in restricted areas. Each employee will have knowledge of the functions of all panic alarms and during a security breach all employees, licensee or agent should activate a holdup / panic alarm if possible and then comply with the assailant use self-preservation and good instincts try not to panic show anger or confusion to prevent any personal injury to themselves or a customer remain calm and only engage in conflict as a last resort, make a mental note of descriptive features such as clothing, hair and eye color ,race, tattoos etc. Touch nothing in the areas where an assailant(s) were. They then should call 911 as soon as possible follow all request from law enforcement and wait on law enforcement to arrive. If safe and possible they should also try to obtain further information of the assailant(s) vehicle and direction they left the premises. Then escort all customers from the premises unless they are considered a witness their information will be requested before leaving the premises if they are not willing to stay until law enforcement arrives.

C. Restricted Area Access

Rosebuds Shatter House will restrict access to any part of the licensed premises where marijuana is stored, displayed or sold. All restricted areas will remain locked all entry doors will have key pad entry locks that will either auto lock or be manually locked by an authorized employee after entry and exit. All entry doors will have a voice audible alarm

that will describe which door has opened. Restricted access area doors will have signage stating Restricted Area Access. Any Area of Rosebuds Shatter House where marijuana or marijuana product is stocked for sale or is being dispensed for sale behind a sales counter is a restricted access area. (*reference*, 3 AAC 306.710.)

D. Authorized Visitors

All visitors must show a valid I.D proving they are 21 years of age or older to enter the premises or a restricted area. They will they will be required to sign in on a log sheet with date, time, printed name, Valid I.D number and signature and the escorts name will also be logged on to the log in sheet. They then will be given a red laminated badge with Visitor written on the badge and only then will they be escorted by licensee, employee or agent wearing a green laminated identification badge or marijuana handlers badge bearing a photo of the escort person(s). No more than five visitors per one licensee, employee or agent who is actively engaged in supervising the visitors will be permitted to enter a restricted area. Once the visitation is over the visitor must sign out on the log sheet. Allowing visitors into restricted areas will be discouraged to no more than two visitors at a time and will requested by myself the licensee that the employee or agent should first notify me and be familiar with any visitor, also allowing random visitors from the public into these areas is highly discouraged. (*reference*, 3 AAC 306.320)

E. Underage control plan

It is a top priory of Rosebuds Shatter House to prevent the sale to an underage person. Rosebuds Shatter House employees will have knowledge of the prevention of sale to an underage person, intervention and fake I.D identification. All employees will have a marijuana handlers card and within the course they will be trained to identify false identifications. State I.D(s), Military I.D and passports will be the only forms of I.D that will be excepted. As I.D are being checked a small light will be used to look for anomalies and or a sales counter camera might be used to record the I.D. All who enter must show a valid I.D regardless of age or familiarity, meaning all persons must have a valid I.D. and be at least 21 years of age to enter the premises. Employees will be required to ask a question(s) about the individual's information on the I.D when checking the I.D. Identifications can be checked Online using the U.S identification manual if unsure of an out of state I.D or an unfamiliar I.D. but at any time they are uncertain about the I.D, individuals character or age then no sale should be made and the individual(s) I.D maybe retained if deemed fake and the individual(s) will be asked to leave immediately. Identification will be checked immediately for all persons entering the facility by an employee that has a marijuana handlers card and was trained during the course how to identify false identifications. Be aware of second party sales ask for Identification of

people in vehicles that did not enter the facility. Signs will be posted inside and outside of the facility stating WARNING A person under 21 years of age who enters these premises in violation of law could under be civilly liable for damages. There is only one entry door for the public which will be attended to at all times.

1. Identifying Fake Identification

- Always request ID be taken out of wallets
- Take Physical control of the ID and ask questions about the ID to the individual
- Only Accept State I.D(s), Military I.D and passports
- Ask questions about the information on the ID
- Do Not Accept College or school ID
- Check the back of identification and look for poor photocopy or digitized lettering
- Look for wording that indicates it is not a federal issued by a branch of government
- Check for thickness, uneven cut corners, bumpy surfaces
- Look for any anomalies that appear on the ID such as picture replacement or hand cut
- Check for color bleed on security features and font of the ID-all images should be crisp and clear
- Check the picture and physical information on the Id to see if it matches the person attempting to gain entrance.
- Pay attention to the date and confirm the individual is old enough and it has not been altered
- Make sure the ID is not expired
- Take your time use your training from your Marijuana Handlers course

2. Retaining a fake Identification

- Tell the person why you are taking their ID
- Notify Law enforcement immediately after retaining a ID
- Notify management and or licensee that you have retained a ID
- Report the name and business where the ID was retained
- Record the reason the ID was retained
- Record the date and time the ID was retained
- Note if the picture on the ID card matched the person presenting the ID
- Note if the ID was altered and if so how?
- Report the name of the employee retaining the ID
- Provide any additional details

F. Employee Badging and training

Each licensee, employee, or agent of the marijuana establishment who sells, 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

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 premises of a retail marijuana store when on the licensed premises

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 Licensee and employees will be required to obtain a AMCO approved training course and then receive their card through the AMCO. Hard copies of certificates and cards will be filled and scanned and stored in company computer(s) email and or cloud services, employees will also be entered into the METRC system.

G. Diversion Prevention plan

Rosebuds Shatter House will have strict rules regarding moving inventory to, from and throughout the licensed premises to effectively prevent diversion by an employee, visitor or customer. We currently have 12 video surveillance cameras throughout the location of the licensed premises monitoring entryways, floor activity, restricted areas along with breech alarms and audible voice notifications on doorways and the alarm security system has extensive room for further expansion of alarms if deemed necessary. Most if not all employees will be family or well trusted respectable friends and will required to keep their personal belongings in an employee only area and there will be no marijuana or product in that area. They will have knowledge of the prevention of diversion on how to spot diversion and how to report suspicious activity on or around the licensed premise. Employees will have knowledge that they are being monitored always while in the facility to facilitate in employee safety. As well as no photographs or videos may be taken by employees or visitors in restricted access zones to prevent any malicious activity. Visitors are never permitted to touch any cannabis or cannabis products or equipment for any reason, and will be escorted off the licensed premise if they do so. Only authorized employees will be moving cannabis and cannabis products through the license premise.

H. Loitering Prevention plan

Signs will be posted stating no loitering. All employees will be trained and required to diverse loitering by stating to any loitering individual(s) to leave the premises or they will be required by company policy to call local law enforcement. If a non-conformance should arise they should refrain from conflict and wait for local law enforcement to arrive.

I. Exterior lighting

The front and rear lighting of the exterior Utilitech 1-Head 100-Watt Gray Metal Halide Dusk-to-Dawn Flood Light and does not spill on to adjacent properties the rear lighting is to facilitate video surveillance required in 3 ACC 306.720. The front lighting is to facilitate the parking area. They illuminate on a dusk to dawn sensor. All other exterior lights our 8.25-in 2-Head Halogen Flood Lights that have assorted options such as being set to motion activation, dusk to dawn or continuous and will be set up to best facilitate safety and security as in 3 ACC 306. 720. These lights our and facing downward to avoid spillage to adjacent properties and to give best possible and all lighting on the exterior are **pre-existing** and to my knowledge have never been an issue to adjacent properties. All lighting is just under the eaves of the roof which varies from ~8'- ~20' depending on their location on the building.

Waste Management Plan

Rosebuds Shatter house will store, dispose of and manage any solid or liquid waste generated by the licensed premises in compliance with federal, state and local laws and regulations following DEC regulation 18 AAC 60. (reference,3 AAC 306.735)

Waste Disposal Procedure

Rosebuds Shatter House will give AMCO 3 days (72 hours) notice in the METRC inventory tracking system before making any marijuana or marijuana product unusable and disposing of it, we will also keep a record of the final disposal destination of the waste in company inventory tracking systems. Waste will be stored in the waste disposal area in 5 gallon buckets after 72 hours of the notification and approval by the AMCO the waste will be grinded or shredded and mixed with saw dust and shredded paper in a 50/50 mix with the marijuana or marijuana product. A written log will be maintained in the disposal area of waste that has been made unusable stating notification date and time, type of product and employee name and the log will be also scanned at into a company computer at least once a month. Before transporting the waste the buckets will be sealed and then transported to a AMCO approved disposal site or a local dump since all waste is biodegradable. Rosebuds Shatter House foresees minimal if any waste that will need to be disposed of. The disposal room is under video surveillance in an adequate fashion to provide a clear, unobstructed view of employees rendering marijuana or marijuana products unusable.

Recall Action Plan

In the event of a recall Rosebuds Shatter House will follow FDA Guidelines on a recall strategy. A Public Warning will be immediately posted in the retail store to inform consumers of the recent recall. The effected marijuana and or marijuana products will be place into the Quarantine / Waste disposal area and will remain there until further information has been received by the AMCO in regards to the recall procedures to be taken. If no instructions have been given within 3 days(72 hours) a authorized employee will dispose of the marijuana or marijuana product using Rosebuds waste disposal procedures.

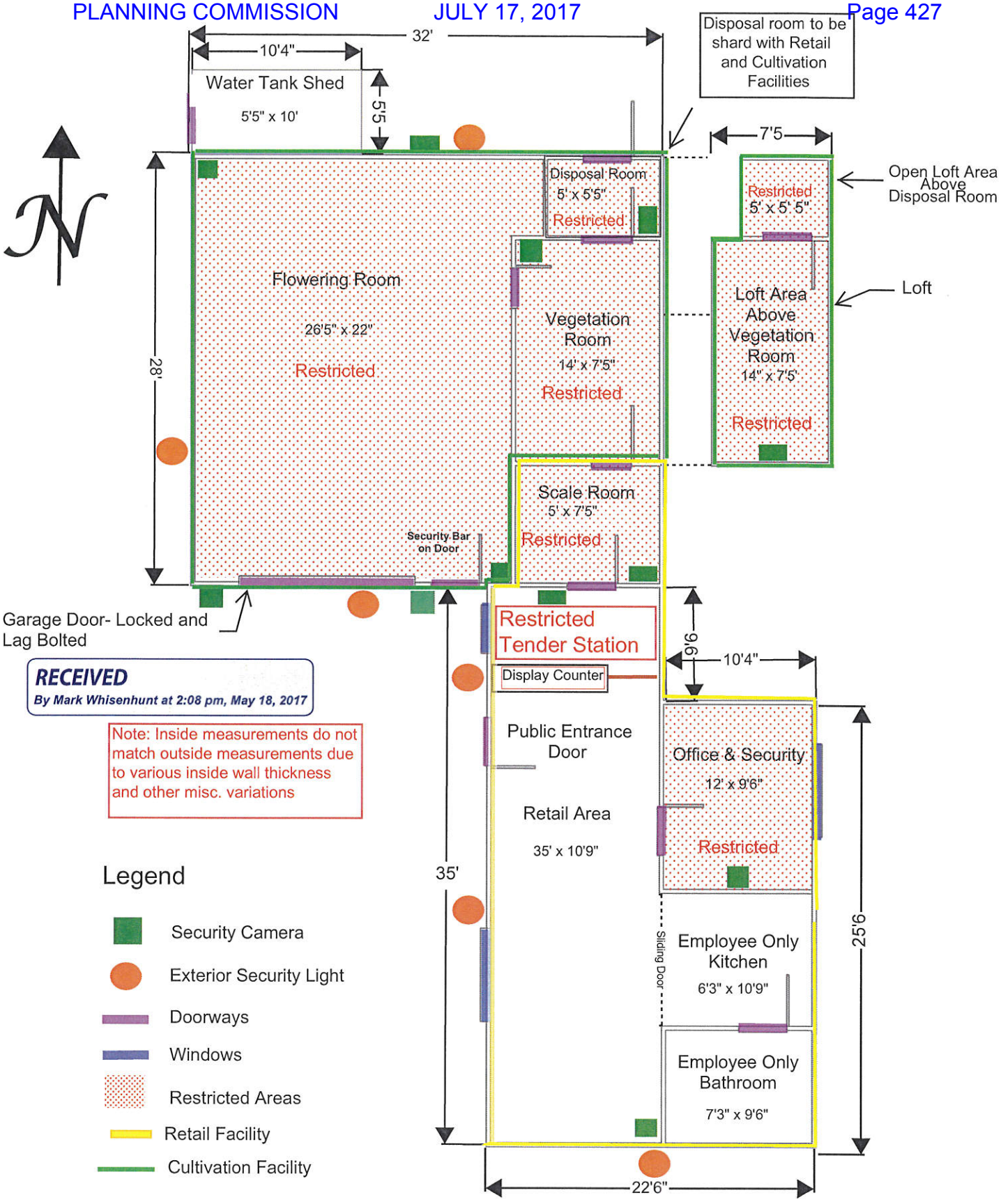
Odor Mitigation

On site consumption, will not be conducted within the licensed premises, all products when received will be in vacuumed seal packaging and then packaged for sale in a restricted sealed area only at the time of sale. Displays will be in sealed containers that customers will be able to see but never touch they can be partially opened to allow they customer to smell a sample and will only allow a minimal odor from the container. Air fresheners will be used on the floor retail area room and Rosebuds Shatter house does not foresee any outside odor that will be detectable from outside the facility and will use wise discretion and add odor ventilation if deemed necessary. Marijuana or marijuana product received to the facility or when product is being set out for display will be done before business hours.

Signage

The proposed and soon to be existing sign will be affixed to the exterior front of the building with the company name Rosebuds Shatter House & Cultivation with a floral design in the back ground with various placements of roses and cannabis flowers and leaves that blend into the background design. Rosebuds Shatter House & Cultivation will be used because a Retail Store and limited cultivation license have been applied for. The sign will not exceed State requirements of being no larger than 4800 square inches. For more details see the attached designs.

Roses
SHATTER HOUSE & CULTIVATION



Scale 8:1

3361 W Machen Rd, Wasilla, AK 99623

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Mark Whisenhunt

From: Sean Tower <seantower72@gmail.com>
Sent: Thursday, June 15, 2017 12:38 PM
To: Mark Whisenhunt
Subject: Fwd: Rosebuds Shatter House

Sent from my iPhone

Begin forwarded message:

From: Tim Swezey <tim.swezey@mlccak.org>
Date: June 14, 2017 at 9:57:37 PM AKDT
To: Sean tower <seantower72@gmail.com>
Cc: MLCC Board <mlcc-board@mlccak.org>
Subject: Re: Rosebuds Shatter House

Hi Mr. Tower

Our next Council meeting is July 12th, I'll send you all the information on time & location tomorrow.

As far as the City of Wasilla is concerned, who cares. Meadow Lakes wants you right where you're at.

Mayor Cottle was on the radio a few months ago explaining how legalizing marijuana in an unincorporated area such as Meadow Lakes will throw a 7 year monkey wrench into annexation.

Your business is sitting right on Wasilla City limits which keeps Wasilla from expanding it's tax base by annexing your section of the Parks Hwy commercial corridor.

You are not in a residential neighborhood and you are in keystone location for your business.

Two huge pluses for your business as far as I'm concerned.

On Jun 14, 2017 8:14 PM, "Sean Tower" <seantower72@gmail.com> wrote:

Mr. Swenzey

I am currently about a weeks worth of work out on my proposed facility but i have currently returned to work on the slope so I'm checking with you to confirm when the next council meeting is because my MSB public hearing is on July 17th and I am hoping to receive the community councils approval by then. The Borough has waived the right to protest the cultivation facility but the Wasilla

community council just today has recommended denial to my conditional use permit for the retail facility even thou it has been several months since I first submitted public notice and also was assured by the MSB Planing office I was in compliance with all statues before I made such a large investment . I hoping to get all the support I can get when I attend the hearing. The adjacent commercial and residential property owner support me and like the enhanced security and safety I bring to their property and after corresponding with you you seem to approve as well.

Thanks for your support

Sean Tower

Rosebuds Shatter House

MATANUSKA-SUSITNA BOROUGH
Department of Emergency Services, District 1
Central Mat-Su Fire Department
Physical Address: 1911 S Terrace Court, Palmer
Mailing: 101 West Swanson Avenue • Wasilla, Alaska 99654
Phone (907)861-8030 • Fax (907)861-8157 • www.MatSuGov.US/FireCode

May 22, 2017

Sean Tower
Rosebuds Shatter House
4011 E Cottonwood Way
Wasilla AK 99654

SUBJECT:	Rosebuds Shatter House, TI
FIRE SERVICE AREA:	Central Mat-Su FSA
PLAN REVIEW:	2017-126
TYPE OF CONSTRUCTION:	V-B
OCCUPANCY:	M/F-1

2009 INTERNATIONAL BUILDING AND FIRE CODE

Dear Mr. Tower:

Plans for remodeling 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 all remodel work. **After completion of the construction you must schedule a certificate of occupancy inspection prior to opening.** Any changes to the approved plans must be submitted to this office for review and approval.

NOTE: Additional fire safety must be observed during the remodel.

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

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

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

Sincerely,

Donald Cuthbert
Fire Code Official

Enclosure

Central Mat-Su Fire Department

Wasilla-Lakes Fire Service Area No. 130 – District 1
Dept of Emergency Services – Matanuska-Susitna Borough
101 W Swanson Avenue, Wasilla, Alaska 99654

Plan Review #2017-126

Rosebuds Shatter House

Tenant Improvement Approval

This is to certify that the plans for this building were reviewed by Central Mat-Su Fire Department on May 22, 2017, for conformance with AS 18.70.010 – 100; 13 AAC 50.027. This certificate becomes invalid unless 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 & RS 06-054

by Donald C. Cuthbert, Fire Code Official

THE STATE of ALASKA
GOVERNOR BILL WALKER

Department of Commerce, Community, and Economic Development

ALCOHOL & MARIJUANA CONTROL OFFICE
550 West 7th Avenue, Suite 1600
Anchorage, AK 99501
Main: 907.269.0350

May 23, 2017

Sean P. Tower
DBA Rosebuds Shatter House
Via: seantower72@gmail.com

Re: Rosebuds Shatter House, License #12023

Dear Sean P. Tower:

At the May 15, 2017, meeting of the Marijuana Control Board in Anchorage, Alaska, the board voted to approve your Retail Marijuana Store license with delegation to the director. Delegation means that the board has authorized me to issue your license once all outstanding approvals are received and agency objections lifted. The following information reflects what is currently on file for your license:

Local Government: pending Matanuska-Susitna Borough
DEC: Compliant
Fire: Pending

Please contact your local government and/or the applicable department or agency to determine your next steps. The expectation of the Marijuana Control Board is that your application will continue to progress before its next meeting, so keep us updated. Communicating with our office regarding the progress of your application will help me determine when and if this matter must be again brought before the board. Please do not plan to operate your license until the final steps to licensure, including METRC credentialing and a preliminary inspection, are completed.

Please contact our office at marijuana.licensing@alaska.gov with any questions or updates.

Sincerely,

Erika McConnell
Director

cc: License File

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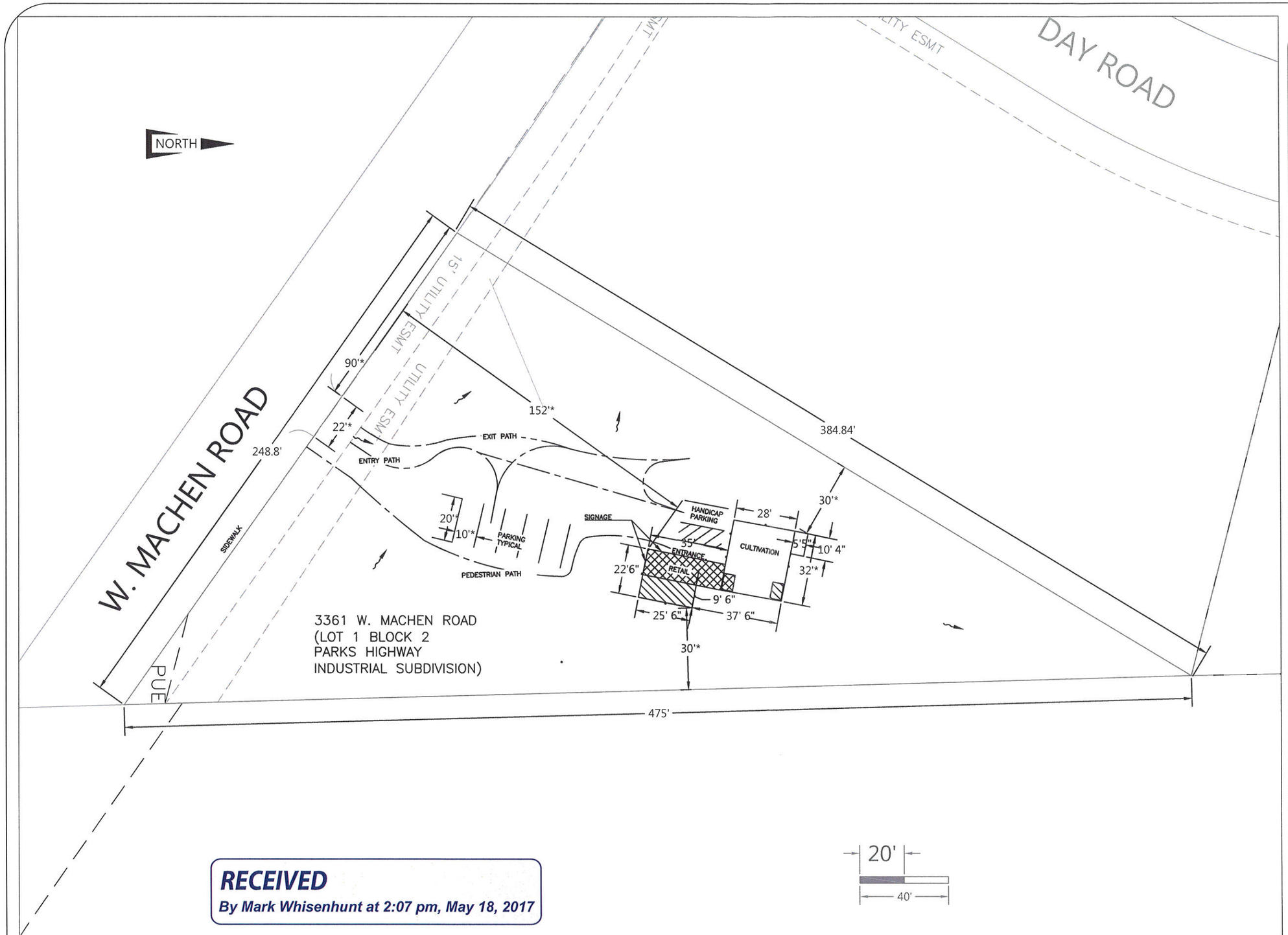
SITE PLAN



RECEIVED
By Mark Whisenhunt at 2:07 pm, May 18, 2017

General Notes

- SUPPORTING FACILITY
- RETAIL FACILITY
- DRAINAGE DIRECTION
- EXTERIOR LIGHTING
- "*" DENOTES APPROXIMATE MEASURE

NO SURVEY PERFORMED
DATA PER 2011 MSB IMAGERY
AND PLAT 83-3 LOT DIMENSIONS

No.	Revision/Issue	Date

Firm Name and Address
RESERVED

Project Name and Address
"ROSEBUDS"
3361 W. Machen Rd.
Wasila, AK
99654

Project	Sheet
"ROSEBUDS"	01
Date: 4/20/2017	
Scale: 1:20 @ 11"x17"	

Rosebuds site map.dwg
4/20/2017

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COMMENTS

Public Comments

Mark Whisenhunt

From: Michelle Myers <tekmichelle@gmail.com>
Sent: Tuesday, June 06, 2017 7:25 AM
To: Mark Whisenhunt
Subject: Rosebuds Shatter House – Conditional Use Permit

Hi

My comments are Yes with:

I get that they are using an existing building. Maybe tweak a little on layout. Retail area is retail area.

Employee area with shower/change room should be in restricted area. Have an employee who needs to run to bathroom, not good.

Like this being right off the main highway. Fence? Layered landscaping?

5) Shows a flowering area. Needs statement for some type of charcoal filtering in grow/prep area. This is a stinky business and employees stink when leaving work areas, needs just a little.

Michelle Myers

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Agency Comments

Mark Whisenhunt

From: Tina Crawford <tcrawford@ci.wasilla.ak.us>
Sent: Tuesday, June 13, 2017 12:58 PM
To: Mark Whisenhunt
Subject: MSB Conditional Use Permit for a Marijuana Retail Facility - 3361 W. Machen Road
Attachments: RS 17-21.pdf

Importance: High

Mark,

Attached please find a signed copy of Wasilla City Council Resolution Serial No. 17-21, which recommends that the MSB Planning Commission deny the referenced conditional use.

Please confirm your receipt of this email and the resolution. Also, if you have any questions or need additional information, please let me know.

Thanks,
Tina

Tina Crawford, AICP
City Planner
City of Wasilla Planning Department
290 E. Herning Avenue
Wasilla, AK 99654
(907) 373-9022
(907) 373-9021 fax

Honoring our Past, Celebrating our Present, Igniting the Future

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From: Archie Giddings
Sent: Tuesday, June 13, 2017 11:05 AM
To: Tina Crawford
Subject: FW: RS 17-21
Importance: High

Can you forward to the Borough?

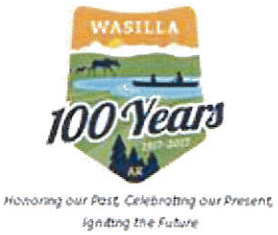
thanks

From: Lisa Bartgis
Sent: Tuesday, June 13, 2017 11:04 AM
To: Archie Giddings
Cc: Sarah Whiteley; Jamie Newman

Subject: RS 17-21
Importance: High

Per Ms. Newman's request to coordinate with you, to be provided to the Matanuska Susitna Borough at your earliest convenience. Your kind attention is greatly appreciated. Have a wonderful day!

Respectfully,
Lisa D. Bartgis
Lisa D. Bartgis
Administrative Aide
290 E. Herning Avenue
Wasilla, AK 99654-7091
Business Phone: 907.373.9090
Business Fax: 907.373.9092
E-mail: lbartgis@ci.wasilla.ak.us
www.cityofwasilla.com



By: Public Works Department
Adopted: June 12, 2017
Yes: Dryden, Graham, Harvey, Ledford, O'Barr
No: Burney
Absent: None

City of Wasilla
Resolution Serial No. 17-21

A Resolution Of The Wasilla City Council Recommending That The Matanuska-Susitna Borough Planning Commission Deny The Conditional Use Permit Application For The Operation Of A Marijuana Retail Facility Located At 3361 W. Machen Road, Adjacent To The City Of Wasilla Boundary.

WHEREAS, the City of Wasilla prohibits marijuana retails stores within the city limits in accordance with Wasilla Municipal Code 9.40.062; and

WHEREAS, in 2016 the City of Wasilla requested a minimum setback of 1,000 feet be established in Borough Code for the location of marijuana facilities from any city property; and

WHEREAS, the City of Wasilla prohibits marijuana facilities to protect the health, welfare and safety of Wasilla city residents and businesses as outlined in the City Comprehensive Plan and Title 16, Land Development Code; and

WHEREAS, the proposed marijuana retail facility located at 3361 W. Machen Road is in an area for possible annexation by the City of Wasilla; and

WHEREAS, the state license for the proposed marijuana retail facility will be void after 90 days of an annexation in accordance with the Alaska Administrative Code 3 AAC 306.250.

NOW THEREFORE BE IT RESOLVED, the Wasilla City Council recommends denial of the Borough Conditional Use Permit Application for the operation of a marijuana retail facility located at 3361 W. Machen Road, adjacent to the City of Wasilla boundary.

BE IT FURTHER RESOLVED, that the City of Wasilla is opposed to the location of any other marijuana facility within 1,000 feet of any city property.

ADOPTED by the Wasilla City Council on June 12, 2017.

BERT L. COTTLE, Mayor

ATTEST:

JAMIE NEWMAN, MMC, City Clerk

[SEAL]

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

U.S. POSTAGE PITNEY BOWES
ZIP 99645 $ 000.46⁰
02 1W
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14
CITY OF WASILLA
290 E HERNING AVE
WASILLA, AK 99654

FIRST CLASS MAIL

99654$7091 C007

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

Application:	Conditional Use Permit for a Marijuana Retail Facility
MSB Code Section:	MSB 17.60 – Conditional Uses
Applicant:	Sean Tower (dba Rosebuds Shatter House & Cultivation)
Location:	3361 W. Machen Road (Tax ID# 2420B02L001); within Township 17 North, Range 1 West, Section 07, Seward Meridian
Request:	An application for a conditional use permit under MSB 17.60 – Conditional Uses, has been submitted for the operation of a marijuana retail facility.

The Planning Commission will conduct a public hearing concerning the following application for a conditional use permit on Monday, ***Jul 17, 2017*** **at 6:00 p.m.** in the Borough Assembly Chambers, 350 E. Dahlia Avenue, in Palmer. This may be the only presentation of this ite before the Planning Commission and you are invited to attend. The Planning Commission members may submit questions to the Planni Commission Clerk concerning the matter or request for more information from the applicant at the time of introduction. All questions an requests submitted by the Commission shall be in writing and copies will be provided to the applicant and made available to all interested parties and the public upon request. Answers to questions and additional material requests will be addressed in the staff report for the public hearing. Commission members may not receive or engage in ex-parte contact with the applicant, other interested parties in the application, or members of the public concerning the application or issues presented in the application.

Application materials may be viewed online at www.matsugov.us by clicking on 'All Public Notices & Announcements'. Application material may also be reviewed at the Borough Permit Center. For additional information, you may contact Mark Whisenhunt, Planner II, at 861-8527. Written comments can be mailed to: MSB Development Services Division, 350 E. Dahlia Avenue, Palmer, AK 99645. You may fax comments to 861-8158 or e-mail to mwhisenhunt@matsugov.us. In order to be eligible to file an appeal from a decision of the Planning Commission, a person must be designated an *"interested party"*. See MSB 15.39.010 for the definition of *"interested party"*. The procedures governing appeals to the Board of Adjustment and Appeals are contained in MSB 15.39.010-250, which is available on the borough home page: www.matsugov.us, in the Borough Clerk's office, and at various libraries within the borough.

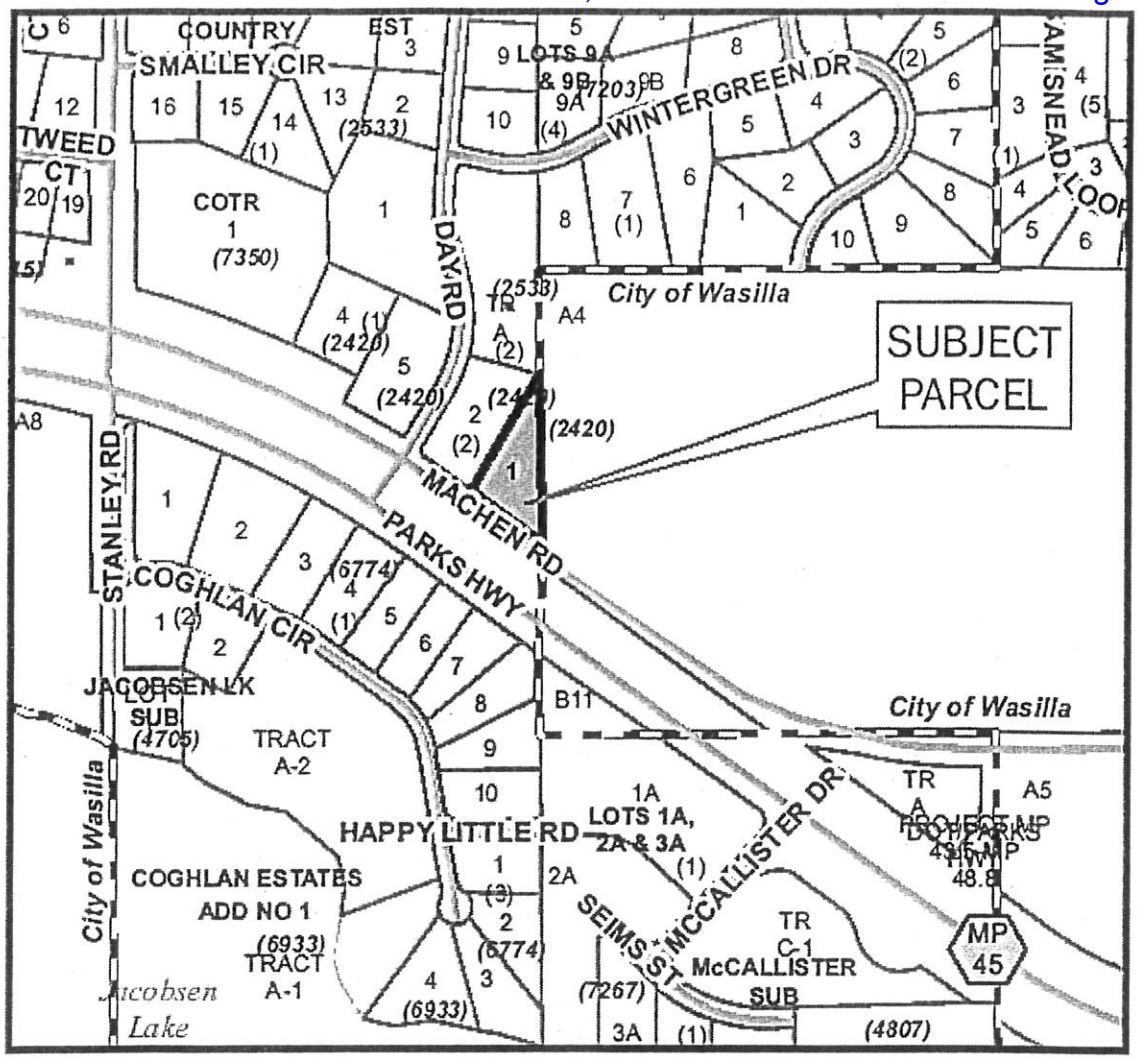
Comments are due on or before ***June 23, 2017*** and will be included in the Planning Commission packet for the Commissioner's review and information. Please be advised that comments received from the public after that date will not be included in the staff report to the Planning Commission

*Name:*_____ *Mailing Address:*_____

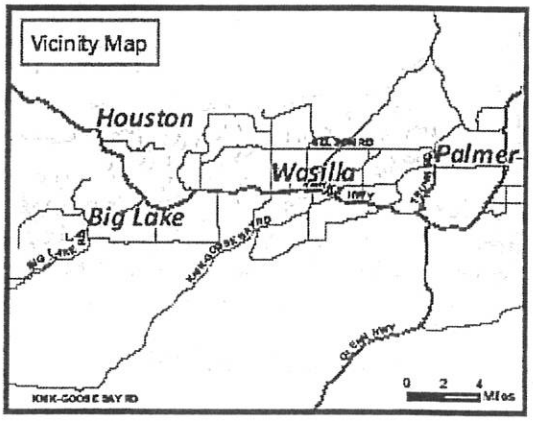
*Location/Legal Description of your property:*_____

*Comments:*_____

Note: Vicinity Map Located on Reverse Side



2420B02L001



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.

N

MSB Information Technology/GIS
May 19, 2017

0 500 Feet

PLANNING COMMISSION RESOLUTION

By: Mark Whisenhunt
Introduced: June 19, 2017
Public Hearing: July 17, 2017
Action:

MATANUSKA-SUSITNA BOROUGH
PLANNING COMMISSION RESOLUTION NO. 17-26

A RESOLUTION OF THE MATANUSKA-SUSITNA BOROUGH PLANNING COMMISSION APPROVING A CONDITIONAL USE PERMIT FOR THE OPERATION OF A MARIJUANA RETAIL FACILITY AT 3361 WEST MACHEN ROAD, LOCATED WITHIN TOWNSHIP 17 NORTH, RANGE 1 WEST, SECTION 7; TAX ID# 2420B02L001, SEWARD MERIDIAN.

WHEREAS, an application has been received from Sean Tower of Rosebuds Shatter House, for a conditional use permit for the operation of a marijuana retail facility at 3361 West Machen Road, located within Township 17 North, Range 1 West, Section 7; Tax ID# 2420B02L001, Seward Meridian; and

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

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

WHEREAS, the subject lot was developed for and has been used as commercial since 1999; and

WHEREAS, other than new signage and additional lighting, the subject structure has maintained the appearance and size since its original construction in 1999; and

WHEREAS, the proposed operation is wholly contained within the existing commercial building; and

WHEREAS, West Machen Road is dominated by commercial and industrial uses on its frontage; and

WHEREAS, the Parks Highway right-of-way abuts the parcel to the south. The Parks Highway and West Machen Road are both within the right-of-way; and

WHEREAS, to the south and west of the subject parcel there are several commercial uses and one church. To the north and east there is a mix of residential uses and vacant land. The city limits of Wasilla abut the subject property to the east; and

WHEREAS, the map labeled "Building Uses and Topography" dated June 30, 3017 shows the commercial nature of the uses on West Machen Road; and

WHEREAS, the closest school (a private pre-school known as, Bright Minds Learning Center) is approximately 3,000 feet away from the proposed use; and

WHEREAS, consumption of marijuana is prohibited at the site; and

WHEREAS, the subject lot accesses directly onto the frontage road known as West Machen Road; and

WHEREAS, West Machen Road is classified as a Major Collector, which is capable of accommodating traffic generated by several commercial retail businesses; and

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

WHEREAS, according to the application material, the proposed use has a robust security plan in place; and

WHEREAS, according to the security plan, security cameras, motion detectors, and lighting will be used to monitor all activities at the facility; and

WHEREAS, after proper notification of the State of Alaska Alcohol & Marijuana Control Office; all marijuana products deemed unusable will be mixed with saw dust and shredded paper, sealed in a container, and disposed of at a State of Alaska licensed marijuana cultivation facility or the Borough landfill; and

WHEREAS, the existing building is approximately 152 feet from the Parks Highway right-of-way, and approximately 30 feet from each side lot line; and

WHEREAS, the existing structure meets all applicable setback requirements required by MSB 17.55 - Setbacks and Screening Easements; and

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

WHEREAS, there is no industrial equipment or processes that generate noise associated with the proposed use; and

WHEREAS, there are no outdoor speakers or public announcement systems associated with the proposed use; and

WHEREAS, according to the application material, all marijuana will be stored in sealed containers; and

WHEREAS, according to the application material, loitering will not be allowed; helping to ensure noise and odor will not be an issue; and

WHEREAS, no new landscaping or berms are planned or required by code; and

WHEREAS, the subject location has been used for commercial purposes for approximately 18 years; and

WHEREAS, on May 15, 2017, the State of Alaska Marijuana Control Board voted to approve the Rosebuds Shatter House Retail Marijuana Store License # 12022 with delegation; and

WHEREAS, a copy of the delegated approval for the Rosebuds Shatter House Retail Marijuana Store License # 12022 with delegation has been provided; and

WHEREAS, the Matanuska-Susitna Borough Fire Code Official has issued Plan Review #2017-126 for Tenant Improvement Approval; and

WHEREAS, a certificate of occupancy must still be issued be the Matanuska-Susitna Borough Fire Code Official upon completion of remodel work within the subject building; and

WHEREAS, the proposed use is approximately 750 square feet in size; and

WHEREAS, the minimum parking spaces required for a facility 750 square feet in size is 3 spaces; and

WHEREAS, according to the site plan, 6 customer parking spaces will be provided; and

WHEREAS, according to the site plan, each space will be 20 feet in length and ten feet wide; and

WHEREAS, according to the applicant, there are no vertical clearance limitations on site; and

WHEREAS, ADA guidelines require one van accessible parking space with an eight foot wide parking isle, for every 1 to 25 spaces; and

WHEREAS, according to the site plan, one van accessible parking space with an eight foot wide parking isle will be provided; and

WHEREAS, the Planning Commission has reviewed this application with respect to standards set forth in MSB 17.60.100, 17.60.150 and 17.60.170; and

Whereas, the Planning Commission conducted a public hearing on July 17, 2017 on this matter.

NOW, THEREFORE, BE IT RESOLVED, that the Matanuska-Susitna Borough Planning Commission hereby adopts the aforementioned

findings of fact and makes the following conclusions of law supporting approval of Planning Commission Resolution 17-26:

1. The proposed use, with conditions, will not detract from the value, character and integrity of the surrounding area (MSB 17.60.100(B)(1)).
2. The proposed use will not be harmful to the public health, safety, convenience and welfare (MSB 17.60.100(B)(2)).
3. Sufficient setbacks, lot area, buffers and other safeguards are being provided (MSB 17.60.100(B)(3)).
4. The applicant has met all of the requirements of this chapter (MSB 17.60.100(B)(4)).
5. The proposed use will not negatively affect other properties due to factors such as noise and odor (MSB 17.60.150(A)(1)).
6. Measures are in place to reduce negative affects upon adjacent properties (MSB 17.60.150(A)(2)(a-c)).
7. The proposed use is compatible with the character of the surrounding area (MSB 17.60.150(A)(3)).
8. The proposed use is more than 1,000 feet away from any school grounds (MSB 17.60.150(B)(1)).
9. Documentation demonstrating all applicable licenses pertaining to 3 AAC 306.005 have been obtained (MSB 17.60150(D)(1)).

10. The proposed use is in full compliance with all applicable fire code (MSB 17.60.150(D)(2)).
11. The proposed use is located on a parcel that is appropriate for commercial use (MSB 17.60.170(A)(1-3)).
12. The proposed use meets the minimum number of parking space for retail facilities (MSB 17.60.170(B)).
13. The proposed use complies with current ADA parking space guidelines (MSB 17.60.170(C)).

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

1. The owner and/or operator shall comply with all applicable state and local regulations.
2. All aspects of the operation shall comply with the description detailed in the application material and with the conditions of this permit. An amendment to the Conditional Use Permit shall be required prior to any expansion of the conditional use.
3. The operation shall comply with the maximum permissible sound level limits allowed, per the requirements of MSB 8.52 - Noise, Amplified Sound and Vibration.

4. The hours of operation shall not exceed 10:00 a.m. – 10:00 p.m., Monday through Saturday.

5. Prior to operating, a copy of the certificate of occupancy issued by the MSB Fire Code Official must be provided to the MSB Development Services Division.

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

ADOPTED by the Matanuska-Susitna Borough Planning Commission this ___ day of _____, 2017.

_____
COLLEEN VAGUE, Chair

ATTEST

_____
MARY BRODIGAN, Planning Clerk

(SEAL)

YES:

NO:

PUBLIC HEARING

LEGISLATIVE

Resolution No. 17-27

Amending MSB 17.55
Setbacks and Screening Easements

(Page 463 - 478)

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) 861-7876
Email: PermitCenter@matsugov.us

MEMORANDUM

DATE: May 30, 2017

TO: Matanuska-Susitna Borough Planning Commission

FROM: Alex Strawn, Development Services Manager

THRU: Eileen Probasco, Director of Planning & Land Use

SUBJECT: PC Reso 17-27 - a resolution of the Matanuska-Susitna Borough Planning Commission recommending approval of an ordinance amending MSB 17.55 setbacks and screening easements, amending definitions, clarifying which structures are exempt from waterbody setbacks, and eliminating unnecessary language.

This ordinance modifies the definition of "structure," creates definitions for "aircraft hangar," "boathouse," and "ordinary high water mark," and eliminates the definition of "shorelands."

The term "structure" within MSB 17.55 is modified by eliminating objects that are placed under the ground from the definition. While the intent of MSB 17.55 is not explicitly codified, Rathkopf's Law of Zoning & Planning (2015) identifies the following purposes for setbacks:

Today, zoning setback and yard requirements are considered by courts to promote a variety of public purposes. They are held to relate to provisions for light and air, fire protection, traffic safety, prevention of overcrowding, rest and recreation, solving drainage problems, protecting the appearance and character of a neighborhood, conserving property values, and may in particular cases, promote a variety of aesthetic and physiological values as well as ecological and environmental interests.

The definition of "structure" within MSB 17.55.004 applies to setbacks from rights-of-way, as well as side and rear lot lines. Currently, septic tanks would be included given a plain reading of the definition. There are likely hundreds, or even thousands of septic tanks placed within 25 feet of public rights of way within the borough. Removal of setbacks for underground objects would preserve the aforementioned purposes of setbacks from rights-of-way and would remedy the existing violations with no apparent impediment to maintenance, safety, or thoroughfare of public rights-of-way.

Adding structures which are built *above* ground is intended to explicitly regulate structures which hang over into the ROW setback, regardless of where the base of the structure is located.

This ordinance eliminates the term "watercourse" from MSB 17.55. Because no definition currently exists within MSB 17.55, MSB 17.125.005(B) requires reference be made to the most recent publication of *"The Illustrated Book of Development Definitions"* which defines watercourse as:

Any natural or artificial stream, river, creek, ditch, channel, canal, conduit, culvert, drain, waterway, gully, ravine, or wash in which water flows in a definite direction or course, either continuously or intermittently; has a definite channel, bed, and banks; and includes any area adjacent thereto subject to inundation by reason of overflow or floodwater.

Reference to the *Illustrated Book of Development Definitions* was made well after adoption of the provisions of code which references the term watercourse; making it unlikely that the aforementioned definition was originally intended. The definition is very broad because it includes features such as culverts and ditches which have not historically been contemplated for purposes of setbacks.

The term "high water mark" is not currently defined within title 17. The proposed definition within the attached ordinance is taken from the most current version of "The Zoning Dictionary" by Lehman and Associates. Adding the word "ordinary" is important because the term "high water mark" by itself often refers to the extreme high water mark caused by flooding events.

The definition of "shorelands" within MSB 17.55.015 is being deleted because it is not used within MSB 17.55.

A definition and specific standards for what constitutes a "boathouse" or "aircraft hangar" is being added to finally codify a longstanding administrative definition held by the Borough. Enforcement of waterbody setbacks would be very difficult without a clear definition of the type of structures that are eligible for exemptions from the setbacks.

Staff respectfully recommends adoption of Planning Commission Resolution 17-27.

MATANUSKA-SUSITNA BOROUGH
350 East Dahlia Avenue, Palmer, Alaska 99645-6488
Planning and Land Use Department
Code Compliance Division (907) 745-9865
FAX (907) 745-9876

MEMORANDUM

DATE: August 25, 1993

TO: John Duffy, Planning Director

FROM: Ken Hudson, Chief of Code Compliance

SUBJECT: Administrative Definition of Boathouse

MSB Code 17.55. (Setbacks), establishes minimum structural setbacks from water bodies. Garages and habitable structures are subject to the 75 foot setback. Boathouses and aircraft hangars may be located closer than 75 feet and over the water, provided they are not used for habitation and do not contain sanitary or petroleum fuel storage facilities. Unfortunately the terms (boathouse) and (aircraft hangars) are not defined. Staff has encountered the problem of defining what exactly is a boathouse when people have stated that the structure they have built is a boathouse and not a garage or habitable structure. This is especially true in cases where the structure does not access the water directly, is oriented directly to street use and has evidence of use as a garage or habitation.

Staff is recommending that definitions be adopted for "boathouse" and "aircraft hangar". Until such time as definitions are formally adopted by the assembly and become part of code staff requests administrative directive to utilize the proposed definitions for the purpose of implementing MSB 17.55. Staff has discussed appropriate definitions of boathouse with the Alaska Dept. of Fish and Game and ADNR. As a result of those discussions and an analysis of issues related to shoreline setbacks under borough code, staff recommends the following definitions be adopted;

Boathouse means a roofed structure which is used to completely or partially enclose and store boats and boating accessories. For the purpose of implementing MSB 17.55.020 a boathouse which is exempt from a minimum shoreline setback for structures shall be a structure built over, in or immediately adjacent to a water body and used solely for storing boats and boating accessories. Exempt boathouses shall be designed, constructed and oriented for primary access by boats directly to a water body. Exempt boathouses may not have more than incidental accessory access to a street or driveway and may not be useable as a garage or habitable structure without significant alteration.

CC/gp/93097

Aircraft hangar means a roofed structure which is used to completely or partially enclose and store aircraft and aircraft accessories. For the purpose of implementing MSB 17.55.020 an aircraft hangar exempt from minimum shoreline setbacks for structures must be built over, in, or immediately adjacent to the water and used solely for storing aircraft and aircraft accessories. Exempt aircraft hangars must be designed, constructed, and oriented for primary access by airplanes directly to a water body. Exempt aircraft hangars may not have more than incidental accessory upland access to air strips, streets, or driveways.

CODE ORDINANCE

Sponsored by:
Introduced:
Public Hearing:
Action:

MATANUSKA-SUSITNA BOROUGH
ORDINANCE SERIAL NO. 17-088

AN ORDINANCE OF THE MATANUSKA-SUSITNA BOROUGH ASSEMBLY AMENDING MSB 17.55 SETBACKS AND SCREENING EASEMENTS AMENDING DEFINITIONS AND ELIMINATING UNNECESSARY LANGUAGE.

BE IT ENACTED:

Section 1. Classification. This ordinance is of a general and permanent nature and shall become a part of the Borough Code.

Section 2. Amendment of section. MSB 17.55.004 is hereby amended as follows:

"Aircraft hangar" means a roofed structure which is used to completely or partially enclose and store aircraft and aircraft accessories.

"Boathouse" means a roofed structure which is used to completely or partially enclose and store boats and boating accessories.

"Ordinary high water mark" means the mark made by the action of water under natural conditions on the shore or bank of a body of water which action has been so common and usual that it has created a difference between the character of the vegetation or soil on one

side of the mark and character of the vegetation and soil on the other side of the mark.

"Structure" means anything that is constructed or created and located on or **above** [UNDER] the ground, or attached to something fixed to the ground. For purposes of minimum setbacks and building separation requirements, the following are not considered structures unless specifically addressed by code: fences; retaining walls; parking areas; roads, driveways, or walkways; window awnings; a temporary building when used for 30 days or less; utility boxes and other incidental structures related to utility services; utility poles and lines; guy wires; clothes lines; flagpoles; planters; incidental yard furnishings; water wells; monitoring wells; and/or tubes, patios, decks, or steps less than 18 inches above average grade.

Section 3. Deletion of section. MSB 17.55.015 is hereby deleted from code.

["SHORELANDS" MEANS THAT UPLAND WITHIN 300 FEET OF ANY LAKE, POND, OR WATERCOURSE, AND WITHIN 300 FEET FROM ANY RIVER OR STREAM, OR TO THE LANDWARD SIDE OF THE FLOODPLAIN, IF THAT DISTANCE IS GREATER.]

Section 4. Amendment of section. MSB 17.55.020 is hereby amended as follows:

(A) Except as provided in subsection (B) of this section, no structure or footing shall be located closer than 75 feet from the **ordinary** high water mark of a [WATERCOURSE OR] body of water. Except as provided otherwise, eaves may project three feet into the required setback area.

(B) Docks, piers, marinas, aircraft hangars, and boathouses may be located closer than 75 feet and over the water, provided they are not used for habitation and do not contain sanitary or petroleum fuel storage facilities. Structures permitted over water under this subsection shall conform to all applicable state and federal statutes and regulations.

(1) Boathouses or aircraft hangars which are exempt from a minimum shoreline setback for structures shall:

(a) be built over, in, or immediately adjacent to a waterbody and used solely for storing boats and boating accessories.

(b) be designed, constructed and oriented for primary access by boats or aircraft

directly to a waterbody.

(c) not have more than incidental accessory access to a street or driveway

(d) not be useable as a garage or habitable structure without significant alteration.

(C) In the city of Wasilla, this section does not apply to structures where construction was completed prior to November 16, 1982. Elsewhere in the borough, this section does not apply to structures where construction was completed prior to January 1, 1987, if the present owner or owners of the property had no personal knowledge of any violation of the requirements of this section prior to substantial completion of the structures. The director of the planning department shall, upon application by a property owner, determine whether a property qualifies for an exception under this subsection.

(1) An application for a shoreline setback exception shall include a filing fee as established by resolution of the assembly.

(D) In this [SUB]section, a "structure" is any dwelling or habitable building or garage.

(E) No part of a subsurface sewage disposal

system shall be closer than 100 feet from **the ordinary high water mark of** any body of water [OR WATERCOURSE]. The planning commission shall require this distance be increased where necessary to protect waters within the borough.

Section 5. Effective date. This ordinance shall take effect upon adoption.

ADOPTED by the Matanuska-Susitna Borough Assembly this - day of -, 2017.

_____
VERN HALTER, Borough Mayor

ATTEST:

_____
LONNIE R. McKECHNIE, CMC, Borough Clerk

(SEAL)

DRAFT

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By: Alex Strawn
Introduced: June 19, 2017
Public Hearing: July 17, 2017
Action:

MATANUSKA-SUSITNA BOROUGH
PLANNING COMMISSION RESOLUTION NO. 17-27

A RESOLUTION OF THE MATANUSKA-SUSITNA BOROUGH PLANNING COMMISSION RECOMMENDING APPROVAL OF AN ORDINANCE AMENDING MSB 17.55 SETBACKS AND SCREENING EASEMENTS, AMENDING DEFINITIONS, CLARIFYING WHICH STRUCTURES ARE EXEMPT FROM WATERBODY SETBACKS, AND ELIMINATING UNNECESSARY LANGUAGE.

WHEREAS, Assembly ordinance 17-088 modifies the definition of "structure," creates definitions for "aircraft hangar," "boathouse," and "ordinary high water mark," and eliminates the definition of "shorelands"; and

WHEREAS, the purpose of setbacks are to provide for light and air, fire protection, traffic safety, prevention of overcrowding, rest and recreation, solving drainage problems, protecting the appearance and character of neighborhoods, conserving property values, and promoting a variety of aesthetic and physiological values; and

WHEREAS, removal of setbacks for underground objects would preserve the purpose of ROW setbacks, remedy many violations throughout the Borough, and would not create an impediment to maintenance, safety, or thoroughfare of public rights-of-way; and

WHEREAS, the term "watercourse" is not currently defined in MSB title 17 and the definition within the Illustrated Book of Development Definitions is overly broad for setback purposes; and

WHEREAS, the ordinance will include a definition for the term "high water mark" which is not currently defined within title 17; and

WHEREAS, the definition of "shorelands" within MSB 17.55.015 is being deleted because it is not used within MSB 17.55; and

WHEREAS, a definition and specific standards for what constitutes a "boathouse" or "aircraft hangar" is being added to finally codify a longstanding administrative definition held by the Borough.

NOW, THEREFORE, BE IT RESOLVED, that the Matanuska-Susitna Borough Planning Commission hereby recommends approval of Assembly Ordinance 17-088.

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DRAFT

ADOPTED by the Matanuska-Susitna Borough Planning Commission this ___ day of ___, 2017.

_____
COLLEEN VAGUE, Chair

ATTEST

_____
MARY BRODIGAN, Planning Clerk

(SEAL)

DRAFT

YES:

NO:

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COMMISSION BUSINESS

Upcoming PC Agenda Items

(Page 479 - 486)

COMMISSION BUSINESS

MATANUSKA-SUSITNA BOROUGH
Planning and Land Use Department
350 East Dahlia Avenue • Palmer, AK 99645
Phone (907) 861-7833 • Fax (907) 861-7876
Email: planning@matsugov.us

MEMORANDUM

DATE: July 7, 2017

TO: Planning Commissioners

FROM: Eileen Probasco, Director of Planning and Land Use

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

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July 31, 2017 *(Joint Planning Commission/Platting Board Special Meeting - MSB Assembly Chambers)*

Introduction for Public Hearing Legislative

- **Resolution 17-36**, recommending Assembly approval of an ordinance amending MSB 17.17 Denali State Park Special Land Use District, MSB 17.18 Chickaloon Special Land Use District, and MSB 17.19.045 Sheep Mountain Subdistrict to revise minimum lot size requirements. Public Hearing: August 7, 2017. (*Staff: Sandra Swanger-Jensen*)

Public Hearing Legislative

- **Resolution 17-32**, recommending further amendments to MSB Title 43 Subdivisions, concerning Substantial Items previously approved by PC Resolution 17-01, which was adopted on March 6, 2017. (*Staff: Eileen Probasco and Fred Wagner*)

August 7, 2017 *(MSB Assembly Chambers)*

Introduction for Public Hearing Quasi-Judicial

- **Resolution 17-33**, a Conditional Use Permit (CUP) in accordance with MSB 17.67 Tall Structures Including Telecommunication Facilities, Wind Energy Conversion Systems, and Other Tall Structures; for a 250-foot lattice cell tower, located at 20372 S. Parks Highway, Mile Post 117, (Tax ID# 26N05W17B004); within Township 26 North, Range 5 West, Section 17, Seward Meridian. Public Hearing: August 21, 2017. (*Applicant: Sherrie Greenshields of New Horizons Telecom, Inc., Staff: Sandra Swanger-Jensen*)

Introduction for Public Hearing Legislative

(*None*)

Agency/Staff Reports

(*None*)

Land Use Classifications

(*None*)

Public Hearing Quasi-Judicial

- **Resolution 17-29**, a Conditional Use Permit (CUP) in accordance with MSB 17.60 – Conditional Uses; for the operation of a marijuana cultivation facility, located at 4520 N. Field of Dreams Street (Tax ID# 18N01W21D003); within Township 18 North, Range 1 West, Section 21, Seward Meridian. (*Applicant: Jay Murray on behalf of Emerald City Organics, LLC, Staff: Taunnie Boothby*)

Public Hearing Legislative

- **Resolution 17-34**, recommending Assembly adoption of the Talkeetna Ridge Trail – Trail Development Plan and Assembly approval of the Land Classification of two Borough Parcels (MSB Tax ID# 26N04W16C001 & 26N04W17D001); being the south one-half (S1/2) Section 17, Township 26 North, Range 4 West, Seward Meridian, Alaska, as "Public Recreation Lands" containing approximately 544 acres, to be known as The Ridge Trail System. (*Staff: Emerson Krueger*)
- **Resolution 17-35**, recommending the Assembly adopt the Herning Trail Concept Plan. (*Staff: Emerson Krueger*)
- **Resolution 17-36**, recommending Assembly approval of an ordinance amending MSB 17.17 Denali State Park Special Land Use District, MSB 17.18 Chickaloon Special Land Use District, and MSB 17.19.045 Sheep Mountain Subdistrict to revise minimum lot size requirements. (*Staff: Sandra Swanger-Jensen*)
- **Resolution 17-28**, recommending Assembly approval of an ordinance amending MSB 17.61 Core Area Conditional Use Permit Requirements to prohibit private landfills within the core area. (*Staff: Alex Strawn*)

Unfinished Business

(*None*)

New Business

(*None*)

Commission Business

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

August 21, 2017 *(MSB Assembly Chambers)*

Introduction for Public Hearing Quasi-Judicial

(*None*)

Introduction for Public Hearing Legislative

(*None*)

Agency/Staff Reports

(*None*)

Land Use Classifications

(*None*)

Public Hearing Quasi-Judicial

- **Resolution 17-30**, a Conditional Use Permit (CUP) in accordance with MSB 17.60 – Conditional Uses; for the operation of a marijuana retail facility, located at 13856 N. Glenn Highway (Tax ID# 19N03E28B007); within Township 19 North, Range 3East, Section 28, Seward Meridian. (*Applicant: Chad and Lynette Kudlacek, dba Hilltop Premium Green, Staff: Mark Whisenhunt*)
- **Resolution 17-31**, a Conditional Use Permit (CUP) in accordance with MSB 17.60 – Conditional Uses; for the operation of a marijuana cultivation facility, located at 7978 W. Scarlet Circle (Tax ID# 4122000L003); within Township 17 North, Range 2 West, Section 4, Seward Meridian. (*Applicant: Garret Smith on the behalf of Alaska Horticultural Arts, Staff: Mark Whisenhunt*)
- **Resolution 17-33**, a Conditional Use Permit (CUP) in accordance with MSB 17.67 Tall Structures Including Telecommunication Facilities, Wind Energy Conversion Systems, and Other Tall Structures; for a 250-foot lattice cell tower, located at 20372 S. Parks Highway, Mile Post 117, (Tax ID# 26N05W17B004); within Township 26 North, Range 5 West, Section 17, Seward Meridian. Public Hearing: August 21, 2017. (*Applicant: Sherrie Greenshields of New Horizons Telecom, Inc., Staff: Sandra Swanger-Jensen*)

Public Hearing Legislative

(*None*)

Unfinished Business

(*None*)

New Business

(*None*)

Commission Business

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

Upcoming PC Actions

Quasi-Judicial

- The Green Spot Marijuana Retail CUP; 1783B04L001. (*Staff: Mark Whisenhunt*)
- Green Degree Marijuana Cultivation CUP; 1005000L00W-1. (*Staff: Mark Whisenhunt*)

Legislative

- Chase Comprehensive Plan. (*Staff: Taunnie Boothby*)
- Long Range Transportation Plan. (LRTP). (*Staff: Jessica Smith*)
- Official Streets and Highways Plan. (*Staff: Jessica Smith*)
- Regional Aviation System Plan (RASP). (*Staff: Jessica Smith*)
- Title 17 Consolidation. (*Staff: TBD*)
- Mandatory Land Use Permit. (*Staff: Alex Strawn*)
- Special Events (*Staff: Alex Strawn*)
- Racetracks. (*Staff: Alex Strawn*)
- Marijuana. (*Staff: Alex Strawn*)
- Amending MSB 17.29 Flood Damage Prevention. (*Staff: Alex Strawn*)
- Amendments to the Denali State Park Special Use District, Chickaloon Special Use District, and Sheep Mountain Subdistrict of the Glacier View Special Land Use District to revise the lot size requirements. (*Staff: Alex Strawn*)

Other Upcoming Administrative Actions (Not going to the PC)

- Nash/Chijuk Creek NRMU Timber Transportation Permit. (*Staff: Mark Whisenhunt*)
- Purinton Products, LLC, Earth Materials Extraction Administrative Permit; 16N04W03A005. (*Staff: Mark Whisenhunt*)
- Central Landfill, Earth Materials Extraction Administrative Permit; 17N01E02D021 and 17N01E01D005. (*Staff: Mark Whisenhunt*)
- Central Commercial Park, Multifamily Permit; 2795B01L007. (*Staff: Sandra Swanger-Jensen*)
- Bruce & Diane Lamb, Legal Non-Conforming Status; 17N04W27C016). (*Staff: Mark Whisenhunt*)

PC Decisions Currently Under Appeal

- **PC Resolution 16- 37**, a Conditional Use Permit for the operation of an alcoholic beverage dispensary (bar) at the 907 Club, 5428000T00A. Appealed to Alaska Superior Court. (*Applicant: Robert Mark Button, Staff: Mark Whisenhunt*)

Updates on PC items going to the Assembly (Pending)

Planning Commission		**Assembly**	
Reso		**ORD/Reso #**	**IM**
Resolution 16-05, a resolution recommending Assembly adoption of the Seldon Road Extension Corridor Access Management Plan. (*Staff: Mike Campfield*)		ORD # 16-__	IM # 16-__
Actions:	01/08/16 – PC Introduction 02/01/16 – PC Public Hearing – Approved		

Planning Commission		Assembly	
Reso		**ORD/Reso #**	**IM**
Resolution 17-20, recommending Assembly approval of amendments to Ordinance Serial No. 17-033 Amending MSB Title 43 Subdivisions, to also include amendments outlined in the "Title 43 Parking Lot March 2017" memo. (*Staff: Fred Wagner*)		ORD # 17-033	IM # 17-050
Actions:	05/01/17 – PC Introduction 05/15/17 – PC Public Hearing – Amended/Approved 06/06/17 – Assembly Public Hearing – Postponed until 11/07/17		

Updates on PC items that went to the Assembly (Complete)

Planning Commission		Assembly	
Reso		**ORD/Reso #**	**IM**
Resolution 16-42, a resolution recommending the Assembly adopt the update to the Borough Recreational Trails Plan. Public hearing continued from December 19, 2016. (*Staff: Emerson Krueger*)		ORD # 17-040	IM # 17-071
Actions:	12/05/16 – PC Introduction 12/19/16 – PC Public Hearing – Continued 01/16/17 - PC Public Hearing – Meeting Cancelled 02/06/17 - PC Public Hearing – Postponed 03/20/17 – PC Approved 04/18/17 – Assembly Introduction 05/02/17 – Assembly Public Hearing – Postponed to 6/06/17 06/06/17 – Assembly Unfinished Business – Postponed to 6/20/17 06/20/17 – Assembly Unfinished Business – Amended/Adopted		

Planning Commission		Assembly	
Reso		**ORD/Reso #**	**IM**
Resolution 17-15, recommending adoption of an ordinance adopting MSB Chapter 8.07 Land Application of Biosolids, prohibiting the land application of biosolids within the borough. Referred by the Assembly March 21, 2017 for 60 days. (*Staff: Alex Strawn*)		ORD # 17-029	IM # 17-046
Actions:	04/03/17 – PC Introduction 04/17/17 – PC Public Hearing – Failed 06/06/17 – Assembly Introduction 06/20/17 – Assembly Public Hearing – Amended/Adopted		

Planning Commission		Assembly	
Reso		**ORD/Reso #**	**IM**
Resolution 17-16, recommending approval of Ordinance Serial No. 17-035 amending MSB Chapter 17.29 Flood Damage Prevention to correct administrative errors and include a two-foot freeboard requirement for structures in the Special Flood Hazard Area. Referred by the Assembly March 21, 2017, for 90 days. (*Staff: Taunnie Boothby*)		ORD # 17-035	IM # 17-063
Actions:	04/17/17 – PC Introduction 05/01/17 – PC Public Hearing – Approved 06/06/17 – Assembly Introduction 06/20/17 – Assembly Public Hearing – Amended/Adopted		