

PAID
OK#1273



MATANUSKA-SUSITNA BOROUGH

Planning and Land Use Department
Development Services Division

Matanuska-Susitna Borough
Development Services

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

APR 02 2020

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: S16, Range: N03, Section: W14, Meridian: _____

MSB Tax ID# 5902000L001 and Log 2 New Parcel 10 # 802900L001A

SUBDIVISION: Winkler PH 2 BLOCK(S): _____, LOT(S): 1

STREET ADDRESS: 12262 W Winkler Way, Wasilla AK 99654

FACILITY / BUSINESS NAME: Faded Moose Farms, 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

William King

Name of Agent / Contact for application

Rachel King

Mailing: 3400 W Birch Meadows Rd

Mailing: 3400 W Birch Meadows Rd

Wasilla, AK 99654

Wasilla AK 99654

Phone: Hm. _____ Fax _____

Phone: Hm 373-6171 Fax _____

Wk _____ Cell 907-715-2163

Wk _____ Cell 907-715-2164

E-mail fadedmoosefarms@outlook.com

E-mail rachellking@hotmail.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.	X
Signage – Existing and Proposed.	X
Location and dimensions for all access points to and from the site to public rights-of-way or public access easements.	X
Buffering – Fences, vegetation, topography, berms, and any landscaping	X
Drainage	X
Vehicular and pedestrian circulation patterns.	X
Exterior site lighting.	X
Location and dimensions of parking areas to be provided	X
Scale and north arrow using standard engineering intervals such as 1" = 30', 1" = 50' or similar as required by project size.	X

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

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?	X
Will the granting of the conditional use permit be harmful to the public health, safety, convenience and welfare?	X
Are sufficient setbacks, lot area, buffers and other safeguards being provided?	X
Does the conditional use fulfill all other requirements of MSB Chapter 17.60 pertaining to the conditional use in this section?	X
Describe measures taken to prevent any potential negative effect upon other properties in the area due to such factors as noise and odor.	
Describe measures taken to reduce negative effects upon adjacent properties by: <ul style="list-style-type: none"> • Increased property line and right-of-way buffers • Planted berms and landscaping • Site and building design features which contribute to the character of the surrounding area 	X
Describe how this use is compatible with the character of the surrounding area.	X
Current status of State License application process – 17.60.150 (D) (1)	X

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

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

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

MSB Tax account #(s) 5902000L001 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.

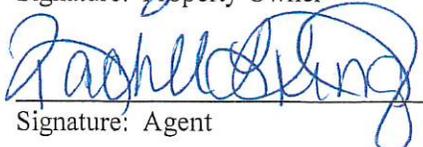
I understand all activity must be conducted in compliance with all applicable standards of MSB 17.60 and with all other applicable borough and state.

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.

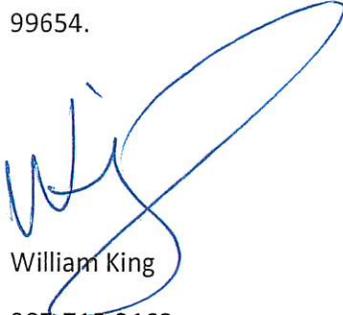
I grant permission for borough staff members to enter onto the property as needed to process this application and monitor compliance. Such access will at a minimum, be allowed when the activity is occurring and, with prior notice, and at other times necessary to monitor compliance.

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

	William King	3/20/20
Signature: Property Owner	Printed Name	Date
	Rachel King	3/20/20
Signature: Agent	Printed Name	Date

March 20, 2020

I, William King, give permission for my spouse, Rachel King, to discuss information in regards to the Conditional Use Permit for Faded Moose Farms, LLC located at 12262 W Winkler Way, Wasilla, AK 99654.

A handwritten signature in blue ink, appearing to be 'W King', with a large, sweeping flourish extending upwards and to the right.

William King

907-715-2163

RECEIVED
SEP 15 2020
MATANUSKA-SUSITNA BOROUGH
DEVELOPMENT SERVICES

September 14, 2020

Re: 12262 W Winkler Way, Wasilla AK 99654 / Faded Moose Farms. LLC

To whom it may concern:

In June 2020, I, William Michael King Jr., purchased the lot located East of 12262 W Winkler Way. This lot is approximately 5 acres in size. In September 2020 the common Lot Line between the 2 parcels was eliminated making 12262 W Winkler Way now a single 10+/- acre lot. I have included the Quitclaim Deed from the purchase and the updated Plat showing this change. Some original diagrams attached may show the original one 5 acres parcel, please take into consideration the new Lot size.

Thank you,



William M King Jr.

Faded Moose Farms. LLC



QUITCLAIM DEED
A.S. 34.15.040

Exp90-185

The Grantor(s), Brenton Elliott Potter

whose mailing address is: 765 West Lone Sub Dene Wasilla
Alaska 99654

for and in consideration of Ten Dollars (\$10.00), and other good and valuable consideration, in
hand paid, the receipt of which is hereby acknowledged, conveys and quitclaims to Grantee(s),
William Michael King Jr

whose mailing address is: 3400 W Birch Meadows Rd., Wasilla Ak
99654

all of Grantor(s) interest, if any, in the following described real property:

Lot 2, Block PVA, Winkler Subdivision Phase 2
according to the official plat thereof,
filed under Plat No. 2006-107, located in the Palmer Recording
District, Third Judicial District, State of Alaska.

Date: 6-16-20

[Signature]
(Grantor) Signature

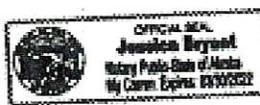
Brenton Potter
Print Name

N/A
(Grantor) Signature

N/A
Print Name

STATE OF ALASKA
THIRD JUDICIAL DISTRICT

The foregoing instrument was acknowledged before me on the 16th day of June,
2020, personally appeared Brenton Elliott Potter
N/A and he acknowledged the above
instrument was signed and sealed as his free and voluntary act and deed, for the
uses and purposes therein mentioned.



[Signature]
Notary Public for Alaska
My Commission Expires: 3-31-2022

Return to: William King
3400 W Birch Meadows Rd.
Wasilla, AK 99654

THIS INSTRUMENT IS BEING RECORDED BY
EXPRESS RECORDINGS & SERVICES, LLC, AS
AN ACCOMMODATION ONLY. IT HAS NOT
BEEN EXAMINED AS TO ITS EFFECT, IF ANY
ON THE TITLE OF THE ESTATE HEREIN

Scale: 1/4" = 20'



Faded Moose Farms IIc

W WINKLER WAY

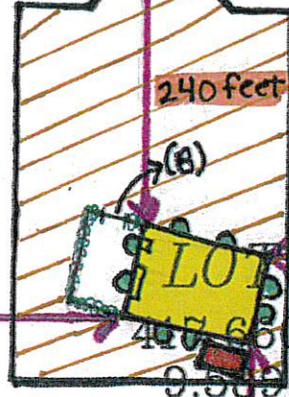
S89°58'33"E 616.55'(R)

59.88°(R)
N48°44'59"E
100' TRANSMISSION
EASEMENT
(BK. 79 PG. 668)

20' TRAIL EASEMENT (PLAT 2006-107)

15' TELE. & ELECTRIC EASEMENT
(PLAT 2006-107)

50' RADIUS TEMPORARY
TURNAROUND TO BE
AUTOMATICALLY VACATED
UPON EXTENSION OF
ROADWAY (PLAT 2006-107)



240 feet

340 feet

230 feet

LOT 1A
447,650 S.F.
9.509 AC.

S00°02'55"W 633.34'(R)

320 feet

(A) Driveway gate signs

- Warning 24 hour surveillance No Trespassing
- Restricted Area Authorized personnel only

(B) Fence gate signs

- Warning 24 hour surveillance No Trespassing
- Restricted Area Authorized personnel only
- Notice: No persons under 21 allowed

* Lot is heavily wooded outside of gravel area

N89°54'43"W 660.86'(R)

- 40x60 Facility
- 20' conex (AC units)
- exterior lights on facility
- gravel

- barbed wire fence
- secure gate

RECEIVED
SEP 15 2020

MATANUSKA-SUSITNA BOROUGH
DEVELOPMENT SERVICES



Attachment A

Wastewater and Waste Material Disposal Plan – 17.60.160

Wastewater: The Facility will use the wastewater from cultivation to water natural foliage and flowers on the property when weather permits. In the winter months the minimal wastewater from cultivation will be held in a storage tank and a septic service will be called for the disposal. There is no well or septic system on the property, it is a self-contained building that will use water storage tanks. Faded Moose Farms will use a hydroponic system and the water will be cycled through. Fresh water will be hauled in by owners for use in the facility.

Waste material: All marijuana waste will be made unusable by grinding the waste with equal parts of paper and disposed of in accordance with State requirements. This process will take place at the facility under surveillance with detailed records kept and proper notification provided to the State and records will be kept secure. Water waste will be contained and a commercial septic service will be called for disposal as needed.

Attachment B

Odor Mitigation and Ventilation Plan – 17.60.160 (B)

Faded Moose Farms is located on a secluded wooded 10 acre lot that has no houses on either side. The facility will be using odor controlling carbon filters that will prevent odor from being detected outside the building. Each room will have scrubbing filtration systems. All filters and systems will be maintained and changed based on manufacturer's recommendations.

Attachment C

Hazardous Chemicals Information – 17.60.160 (C)

Faded Moose Farms will not be using any harmful pesticides. The nutrients used will be contained in water storage tanks for use and disposal. If pesticides are ever used they will be chosen from the State approved list. The facility will be self-contained. Any Hazardous Chemicals for cleaning purposes that may be used will be disposed of in accordance with each manufacturer's recommendations. Faded Moose Farms will be using household bleach, hydrogen peroxide, Windex, ammonia and other basic cleaning products. The products will be stored, used and disposed of based the manufacturer's instructions. All products used for cultivation such as Clonex and Nutrients will be stored and kept in a secure area only accessible by employees and also disposed of according to manufacturer's recommendations and state regulations.

Attachment D

Security plan – 17.60.160 (D)

Faded Moose Farms will be following the State required security plan. The exterior will be well lit and under surveillance at all times. Lighting on the exterior will be angled to allow necessary visibility but not in a manner that will disrupt surrounding areas. Currently the only residential home is not directly in view of the building. The interior will also be monitored and have cameras in every area and video surveillance will be kept for 40 days. All surveillance will be kept in a secure restricted area. All visitors will be logged and recorded and escorted at all times. No one under 21 years of age will be permitted. Employees will be identified with Employee badges and must have a current and valid Marijuana Handler's card with ID and employee badge on them at all times. Employees will be held to all business and state standards. It is anticipated that the business will only have 2 employees in the beginning and this may increase to 3-5 employees in the future. All employees will be trained in safety procedures and monthly meetings will be held as needed to keep everyone informed of any refresher trainings or changes. Faded Moose Farms will have a zero tolerance policy for employees with any violations of policy and procedures.

The Facility will be secure with a commercial metal door and lock. The interior will also be secure with restricted office and storage areas.

Site Plan – Attach a detailed, to scale, site plan clearly showing the following information:

PROPOSED AND EXISTING SITE STRUCTURES – See Attachment E

The proposed structure for cultivation is the only structure on the property. In the future, expansion is possible, additional building(s) may be added with the same type of layout and structure.

SIGNAGE

There will be no signage identifying the location as Faded Moose Farms, LLC. The only signs are located at the gate on the driveway and the six foot chain link fence with barb wire that encloses the front of the facility. Signs read "WARNING 24 HOUR VIDEO NO TRESPASSING" "NO ADMITTANCE EMPLOYEES ONLY VENDORS & VISITORS MUST REGISTER AT THE MAIN OFFICE" and "NOTICE NO PERSONS UNDER 21 ALLOWED".

PUBLIC RIGHTS OF WAY

See attachment E. There is only one driveway accessing the property and it comes from W Winkler Way. A current Driveway Permit has been submitted and approved by the Borough.

BUFFERING

No additional buffering to be added.

DRAINAGE

The site has had no issues with drainage.

VEHICULAR AND PEDESTRIAN CIRCULATION PATTERNS

There will be very limited traffic or visitors to the Facility. Visitors will be by appointment only. There is adequate parking outside of the fenced area. A gate has been installed at the driveway to prevent any unauthorized traffic/visitors.

EXTERIOR SITE LIGHTING

There are Flood lights on the exterior of the building to light 20 feet around the premises and also to allow surveillance of the driveway.

LOCATION AND DIMENSIONS OF PARKING AREA

Room for safe parking has been cleared and is adequate outside of the planned fenced area.

SCALE AND NORTH ARROW

Provided on all drawings.

IDENTIFY ALL EXISTING LAND USES WITHIN 1000 FEET

See Attachment F. Scale and North Arrow Provided on all drawings

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

Faded Moose Farms will not detract from the value, character or integrity of the surrounding area. The value of the lot has increased as electric services were not available on Winkler Way until the owners brought power to the area. The building coincides with the surroundings. It is a self-contained metal building that looks like shops and garages in the area. There will have limited traffic and security will enhance the safety of the surrounding properties. No signage will be used to indicate the facility's use. The only signs used will be Private Property, Under Surveillance and Restricted Area notifications. No outside processes will take place. The area is used by dog sledders and recreational use and the Facility does not disrupt this use.

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

Faded Moose Farms will be compliant with all State and local regulations that apply to a Standard Marijuana Cultivation Facility. It will not interrupt the public health, safety, convenience or welfare. Measures will be taken to insure this. Security is in place as outlined and the Facility will be self-contained. No outdoor production will take place. The Facility has no windows and the interior is not visible to the public.

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

Yes. All required setbacks, lot area, buffers, and other safeguards have been met and are provided. See attachments. The wooded 10 acre lot sets between an empty wooded lot and power lines are on the other side. There are no other driveways or property on the same street. An empty field is across the street.

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

Yes Attachment G

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

Please refer back to the Odor Mitigation Plan (2a) for odor control plans to mitigate possible negative effects. Faded Moose Farms will utilize a series of inline fans, ducting, scrubbers, and carbon filters to clean and circulate the air inside the cultivation area to reduce and minimize odor emitted by the marijuana and marijuana plants before being exhausted to non-grow portions of the building via carbon filter scrubbers for supplemental heating and eventually from the building, again via third stage carbon filter. The establishment will not be increasing the amount of noise in the area.

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

-Increased property line and right-of-way buffers Not applicable

-Planted berms and landscaping.

Not necessary, natural foliage and landscaping remain around the premises.

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

The building is similar to other standard shops and garages visible in the area.

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

The standard metal building measures 40 x 60 and is 2400 square feet, it does not stand out with the surrounding type of buildings in the area.

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

Faded Moose Farms LLC is currently in Delegated status.

Fire and Life Safety Division

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



Plan Review #2020-051 Faded Moose Farms, LLC Footing/Foundation Approval Only

This is to certify that the plans for this building were reviewed by CMSFD's Fire & Life Safety Division on 10/16/2019, for conformance with AS 18.70.010-100; 13 AAC 50.027. This certificate becomes invalid 180 days after the work on the site is commenced within 180 days after issuance, or if the work authorized is suspended or abandoned for a period of 180 days after the time work is commenced. An extension may be requested at the above mentioned address.

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

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


by Jacob R. Boothby, Fire Code Official

Fire and Life Safety Division

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

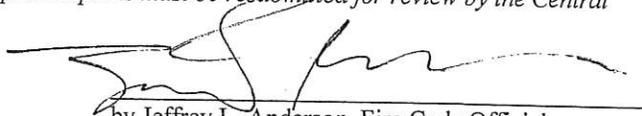


Plan Review #2020-051 12262 W Winkler Way Building Framing Approval

This is to certify that the plans for this building were reviewed by CMSFD's Fire & Life Safety Division on 10/21/2019, for conformance with AS 18.70.010-100; 13 AAC 50.027. This certificate becomes invalid 180 days after the work on the site is commenced within 180 days after issuance, or if the work authorized is suspended or abandoned for a period of 180 days after the time work is commenced. An extension may be requested at the above mentioned address.

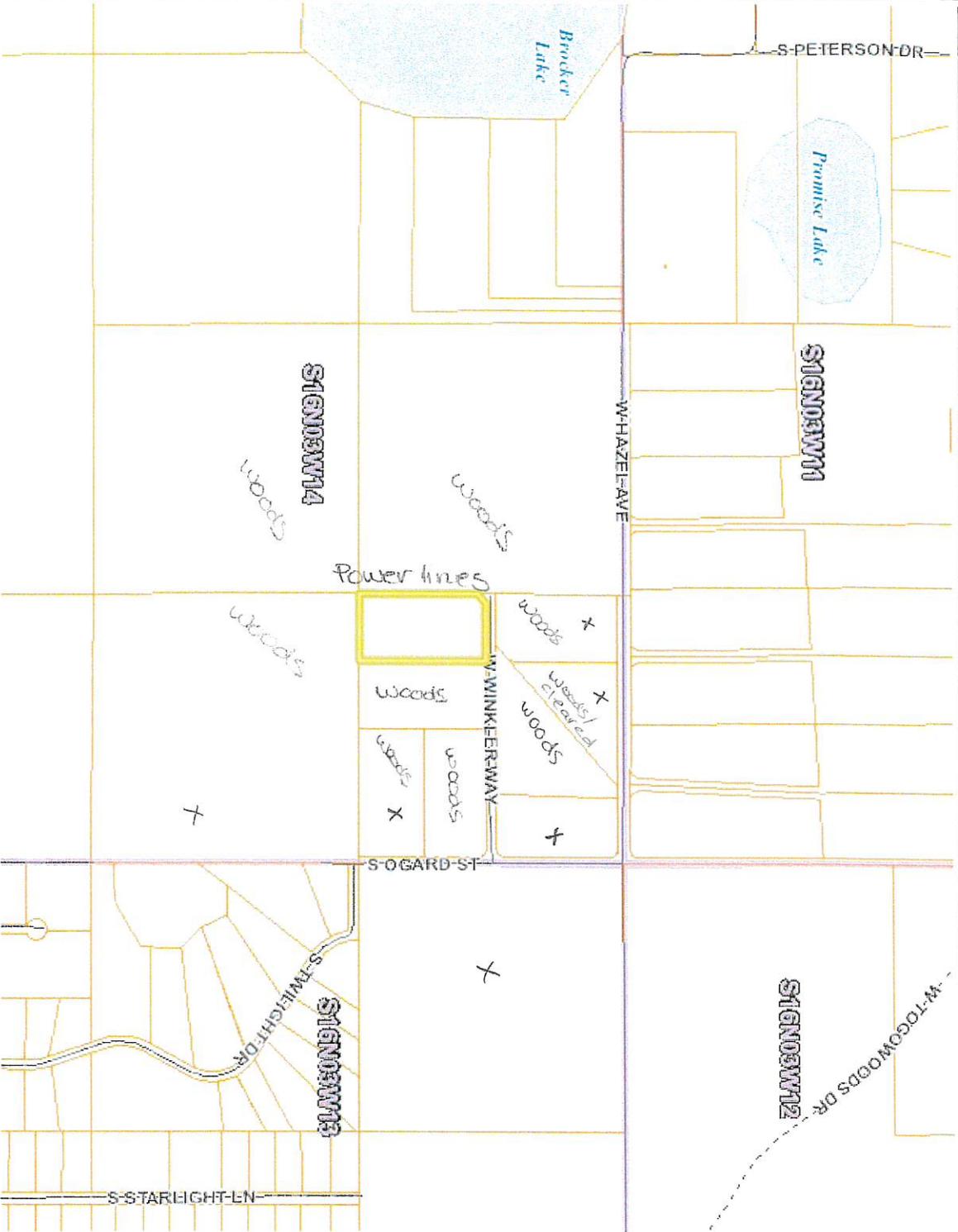
This certificate shall be posted in a conspicuous place on the premises listed above and shall remain posted until construction is completed. **Notice:** Any changes or modifications to the approved plans must be resubmitted for review by the Central Mat-Su Fire Department.

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


by Jeffrey L. Anderson, Fire Code Official



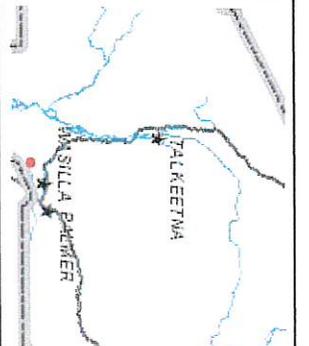
Matanuska-Susitna Borough



0.6
0
0.28
0.57
Miles

WG_S_1984_Web_Mercator_Auxiliary_Sphere
© Matanuska-Susitna Borough
Reported on 03/21/2020 06:03 PM

THIS MAP IS NOT TO BE USED FOR NAVIGATION
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 the original intended use of the map. For more information regarding the map or the information contained to acceptable uses of this map, please contact the Matanuska-Susitna Borough GIS Division at 907-561-1768.



- Legend**
- Road Mileposts
 - Roads
 - Highway
 - Major Road
 - Medium Road
 - Minor Road
 - Primitive Road
 - Private Road
 - + Alaska Railroad
 - ▭ Mat-Su Borough Boundary
 - ▭ Incorporated Cities
 - ▭ Government Lot Lines
 - ▭ Parcels
 - ▭ Lakes and Rivers
 - ▭ Streams
 - ▭ Section Lines
 - ▭ Flood Zone

x-homes

1:18,056



Notes
This map was automatically generated using Geocortex Essentials.

Joseph Metzger

From: Joseph Metzger
Sent: Monday, September 14, 2020 3:49 PM
To: 'William King'
Subject: RE: RFAI Faded Moose Farms
Attachments: Scan_20200914_153715.pdf

Hi Rachel,

It was good to speak with you earlier about your application. I have attached your original MSB application and narrative for your reference.

As we discussed, please send an updated site plan that is to scale (I believe the one you sent would be to scale, it is just needs to be in an application I can open properly) and includes the distance from the structure to the all lot lines and right-of-ways.

Also, it would be good to update your narrative to properly reflect the lot line change.

If you have any questions, don't hesitate to contact me.

Respectfully,

Joe Metzger
MSB Planner
907-861-7862

From: William King <fadedmoosefarms@outlook.com>
Sent: Sunday, September 13, 2020 6:46 PM
To: Joseph Metzger <Joseph.Metzger@matsugov.us>
Subject: Re: RFAI Faded Moose Farms

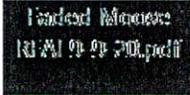
[EXTERNAL EMAIL - CAUTION: Do not open unexpected attachments or links.]

Hello,

Here is an updated site plan.

Joseph Metzger

From: Joseph Metzger
Sent: Wednesday, September 9, 2020 5:18 PM
To: 'rachellking@hotmail.com'
Cc: 'fadedmoosefarms@outlook.com'
Subject: RFAI Faded Moose Farms



Good Afternoon,

Please see the attached letter requesting additional information on your request. Let me know if you have any questions.

Respectfully,

Joe Metzger
MSB Planner
907-861-7862



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.permitcenter@matsugov.us

September 9, 2020

Rachel King
3400 W. Birch Meadows Road
Wasilla, AK 99654

Subject: Conditional Use Permit Application for Marijuana Cultivation Facility – Incomplete
Location: 12262 W. Winkler Way; Tax ID #5902000L001

Dear Mrs. King,

This letter is a follow-up to our phone conversation on September 8, 2020. Now that you have resolved the setback issue, Borough Staff has taken your application “off hold” and is ready to continue processing your request. Borough staff has reviewed the application material and the site plan(s) submitted on May 5, 2020 for a Conditional Use Permit to operate a marijuana cultivation facility under MSB 17.60 on the above referenced property. It has been determined that the following information needs to be provided and/or clarified in order to process this request.

1. Site Plan: Please submit a site plan that adheres to the requirements listed on page two of the application.
2. The construction drawings are grainy and hard to read. Do you have an electronic version of the construction drawings? If so, please submit an electronic copy to the below email address, if not please resubmit construction drawings that are easier to read.

As per our phone conversations. I am placing your application on hold until the setback issue is resolved and the updated site plan is submitted.

Once the items above have been addressed and we have determined the application to be complete, staff will begin the public notice process. Should you have any questions or require additional information, please feel free to contact me at the above mailing address, phone: 861-7862, or email: joseph.metzger@matsugov.us. Thank you for your time and consideration on this matter.

Respectfully,

Joe Metzger, Planner II
Development Services Division
Matanuska-Susitna Borough

Mark Whisenhunt

From: Mark Whisenhunt
Sent: Tuesday, June 9, 2020 1:35 PM
To: 'William King'
Subject: Faded Moose RFAI 6-5-20
Attachments: Faded Moose RFAI 6-5-20.pdf

Importance: High

Good Afternoon,

This is a follow up to our phone conversations last week. I have updated my request for information (attached) and noted that your request/application is on hold until the setback issue is resolved. Please let me know if you have any questions. Thank you.

Respectfully,

Mark Whisenhunt
Planner II
Matanuska-Susitna Borough
Office: (907) 861-8527
mark.whisenhunt@matsugov.us



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.permitcenter@matsugov.us

June 5, 2020

Rachel King
3400 W. Birch Meadows Road
Wasilla, AK 99654

Subject: Conditional Use Permit Application for Marijuana Cultivation Facility – Incomplete
Location: 12262 W. Winkler Way; Tax ID #5902000L001

Dear Mrs. King,

Borough staff has reviewed the application material and the site plan(s) submitted on May 5, 2020 for a Conditional Use Permit to operate a marijuana cultivation facility under MSB 17.60 on the above referenced property. It has been determined that the following information needs to be provided and/or clarified in order to process this request.

1. Site Plan: The site plan is insufficient. The site plan is too small and lacks detail to do a proper review. Please review page two of the application which shows all of the requirements for a site plan (i.e. to-scale, distance to property lines, existing/proposed structures, lighting, etc...) and ensure all listed items are shown.
 - a. The site plan submitted on 5-5-20 is very grainy. Once you get an updated site plan, we can make a clean legible copy for our record.
 - b. As we spoke yesterday, the proposed use does not meet the minimum setback requirements for the marijuana cultivation facility. Per MSB 17.60.160 (E): Marijuana cultivation facilities shall be set back 50 feet from public rights-of-way, and 100 feet from side or rear lot lines.
 - c. Once you resolve the setback issue, please ensure the setback distances are shown from all side of the building to the lot line/public rights-of-way. In addition, ensure that all items listed on page two of the application are shown on the updated site plan.
 - d. If you intend on placing a gate across the driveway, ensure that it is shown on the site plan as well.
- ~~2. Land Use Map: Please submit a map showing the land uses within one thousand feet of the subject parcel. I have included a blank map for your convenience.~~
 - a. This item is resolved. Thank you.
- ~~3. Please provide the approved fire marshal plan review for the proposed use. The approved reviews originally submitted are limited in scope (framing/foundation).~~
 - a. This item is resolved. Thank you.
- ~~4. Please provide the approval documents issued by AMCO for the proposed use.~~
 - a. This item is resolved. Thank you.

- ~~5. Please provide details related to lighting, such as, height, direction, and type. What measures are being taken to prevent light spillage off of the property.~~
- a. This item is resolved. Thank you.

As per our phone conversations. I am placing your application on hold until the setback issue is resolved and the updated site plan is submitted.

Once the items above have been addressed and we have determined the application to be complete, staff will begin the public notice process. Should you have any questions or require additional information, please feel free to contact me at the above mailing address, phone: 861-8527, or email: mark.whisenhunt@matsugov.us. Thank you for your time and consideration on this matter.

Respectfully,



Mark Whisenhunt, Planner II
Development Services Division
Matanuska-Susitna Borough

Mark Whisenhunt

From: Mark Whisenhunt
Sent: Thursday, April 30, 2020 12:39 PM
To: 'fadedmoosefarms@outlook.com'; 'rachellking@hotmail.com'
Subject: Faded Moose RFAI 4-30-2
Attachments: Faded Moose Blank 1K.pdf; Faded Moose 1K.pdf; Faded Moose RFAI 4-30-20.pdf

Please see the attached letter requesting additional information pertaining to your application for Conditional Use Permit. Thank you.

Respectfully,

Mark Whisenhunt
Planner II
Matanuska-Susitna Borough
Office: (907) 861-8527
mark.whisenhunt@matsugov.us



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.permitcenter@matsugov.us

April 30, 2020

Rachel King
3400 W. Birch Meadows Road
Wasilla, AK 99654

Subject: Conditional Use Permit Application for Marijuana Cultivation Facility – Incomplete
Location: 12262 W. Winkler Way; Tax ID #5902000L001

Dear Mrs. King,

Borough staff has reviewed the application material and the site plan(s) submitted on April 2, 2020 for a Conditional Use Permit to operate a marijuana cultivation facility under MSB 17.60 on the above referenced property. It has been determined that the following information needs to be provided and/or clarified in order to process this request.

1. Site Plan: The site plan is insufficient. The site plan is too small and lacks detail to do a proper review. Please review page two of the application which shows all of the requirements for a site plan (i.e. to-scale, distance to property lines, existing/proposed structures, lighting, etc...) and ensure all listed items are shown.
2. Land Use Map: Please submit a map showing the land uses within one thousand feet of the subject parcel. I have included a blank map for your convenience.
3. Please provide the approved fire marshal plan review for the proposed use. The approved reviews originally submitted are limited in scope (framing/foundation).
4. Please provide the approval documents issued by AMCO for the proposed use.
5. Please provide details related to lighting, such as, height, direction, and type. What measures are being taken to prevent light spillage off of the property.

Once the items above have been addressed and we have determined the application to be complete, staff will begin the public notice process. Should you have any questions or require additional information, please feel free to contact me at the above mailing address, phone: 861-8527, or email: mark.whisenhunt@matsugov.us. Thank you for your time and consideration on this matter.

Respectfully,

Mark Whisenhunt, Planner II
Development Services Division
Matanuska-Susitna Borough

PERMIT CENTER – FEE RECEIPT FORM

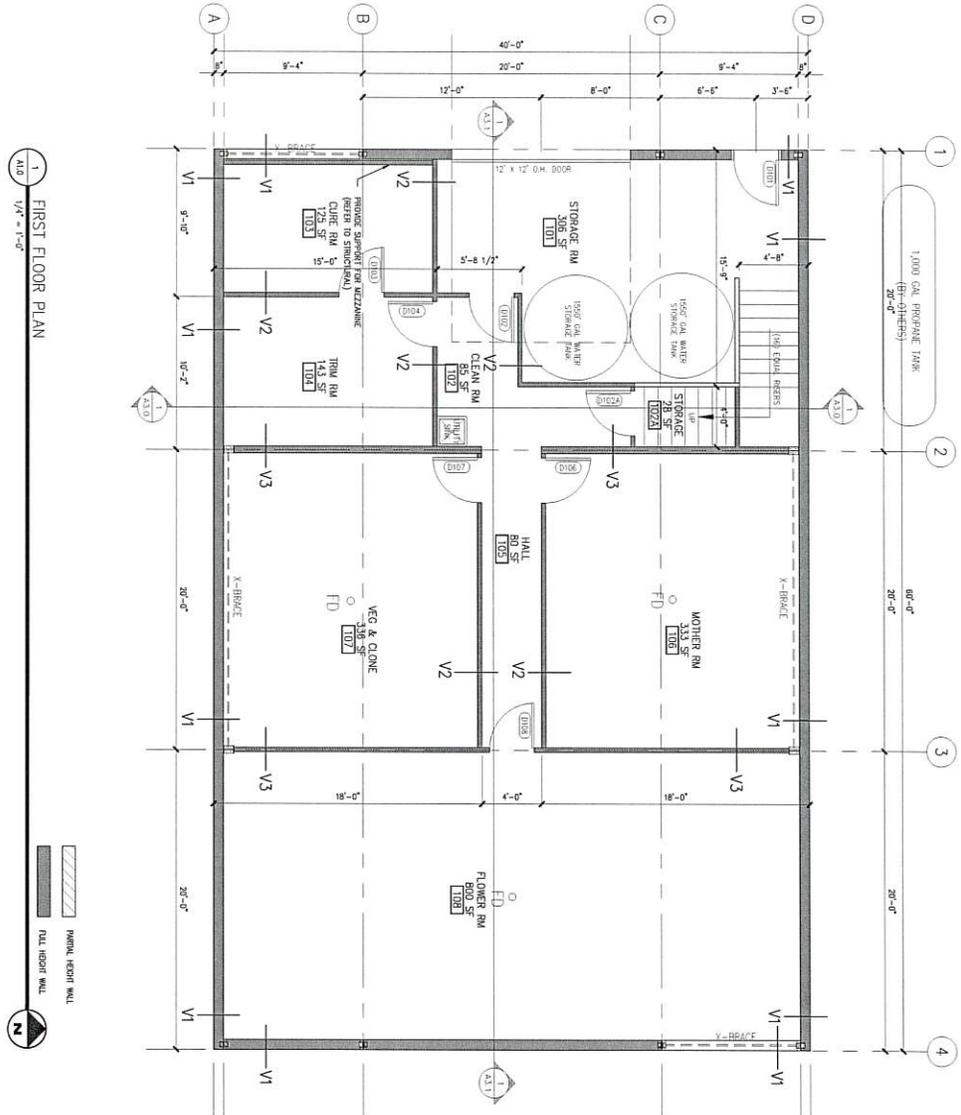
Property Location: 59 020000001

Applicant: William King

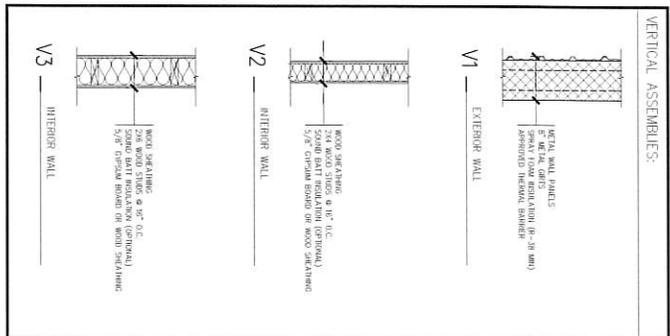
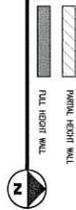
USE PERMITS {100.000.000.341.300}	Fee
8.35 Public Display of Fireworks	\$25.00
8.40.010 Liquor License - Alcohol & Marijuana Control Office (AMCO) Referrals for Matanuska Susitna Borough Review of Issuance, renewal or transfer (location, owner)	\$100.00
8.41.010 Marijuana License - Alcohol & Marijuana Control Office (AMCO) Referrals for Matanuska Susitna Borough Review of Issuance, renewal or transfer (location, owner)	\$100.00
8.52 Temporary Noise Permit	\$500.00
8.55 Special Events Permit 500 – 1000 Attendees 1000+ Attendees	\$500.00 \$1,000.00
8.55 Special Events Permit Site Monitor Fee / Per Day	\$300.00
17.02 Mandatory Land Use Permits- Residential Non-habitable	\$25.00
Commercial/Industrial	\$150.00
17.04	\$1,000.00
17.06	\$500.00
17.08	\$1000.00
17.17	\$1000.00
17.18	\$1000.00
17.19	\$1000.00
17.20	\$1000.00
17.23	\$1000.00
17.25	\$1000.00
17.27	\$1000.00
17.27 Sutton Special Land Use District CUP	\$1000.00
17.29 Flood Damage Prevention Development Permit	\$100.00
17.29 Flood Damage Prevention Development Permit –Variance	\$500.00
17.30.040 Earth Materials Extraction Admin. Permit	\$500.00
17.30.050 Earth Materials Extraction CUP	\$1000.00
17.36 Residential Planned Unit Development Application – Concept Plan – up to 50 Lots Additional Lots or tracts being created – Per Lot	\$500.00 \$100.00
17.48 Mobile Home Park Permit Application	\$500.00
17.52 Residential Land Use District App (Rezone)	\$1,000.00
17.52 Conditional Use Permit Application CUP	\$1,000.00
17.55 Shoreline Setback Exception Application	\$300.00
17.60 Conditional Use Permit Application	\$1000.00

Matanuska Susitna Borough
 Payment Date Monday, April 6, 2020
 Deposit Number 40580
 Operator hoff0401
 Real 2020 (Total) \$0.00
 MCR (Planning/Platting) \$1,000.00
 Misc Rec
 Tax Map # 1MISC
 Total Paid \$1,000.00
 Check \$1,000.00
 Change \$0.00
 Receipt Number MSB91402260
 2020 9:07:17 AM
 By KING WILLIAM & RACHEL
 Operator Id: hoff0401

mw

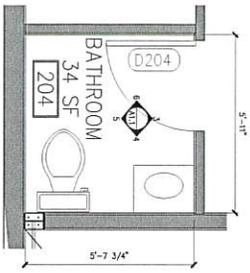


1 FIRST FLOOR PLAN
1/4" = 1'-0"

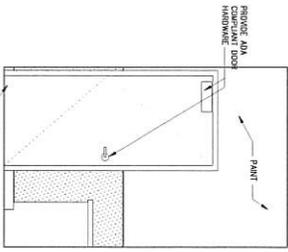


<p>907 Architecture, LLC PO Box 875570, Wasilla, Alaska 99687 PH 907.632.6487 C.O.A. #101114</p>		<p>STATE OF ALASKA Professional Seal No. 101114 Exp. 12/31/2020</p>		<p>FADED MOOSE FARMS LLC 12262 W. WINKLER WAY WASILLA, ALASKA 99654</p>		<p>REVISIONS: CONSTRUCTION DRAWINGS</p>		<p>DRAWN BY: MFW CHECKED BY: MFW DATE: 10.8.2019 JOB NUMBER: 19144.00</p>		<p>SHEET CONTENTS: FIRST FLOOR PLAN VERTICAL ASSEMBLIES</p>		<p>CATEGORY: SHEET A 1.0</p>	
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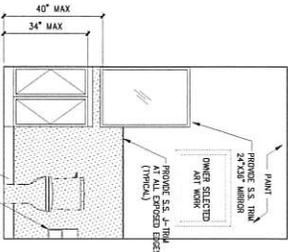
2 ENLARGED PLAN
1/2" = 1'-0"



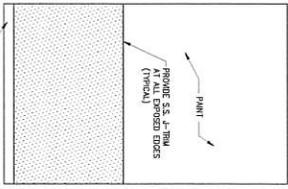
3 INTERIOR ELEVATION - RM 104
1/2" = 1'-0"



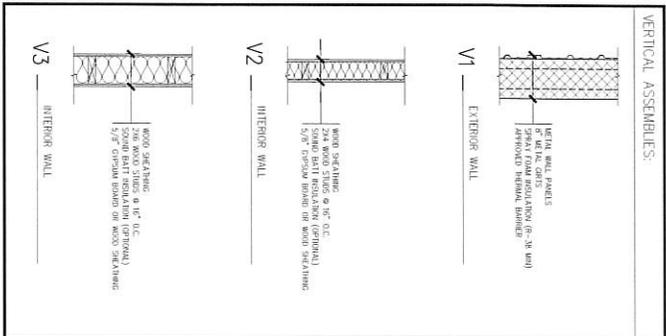
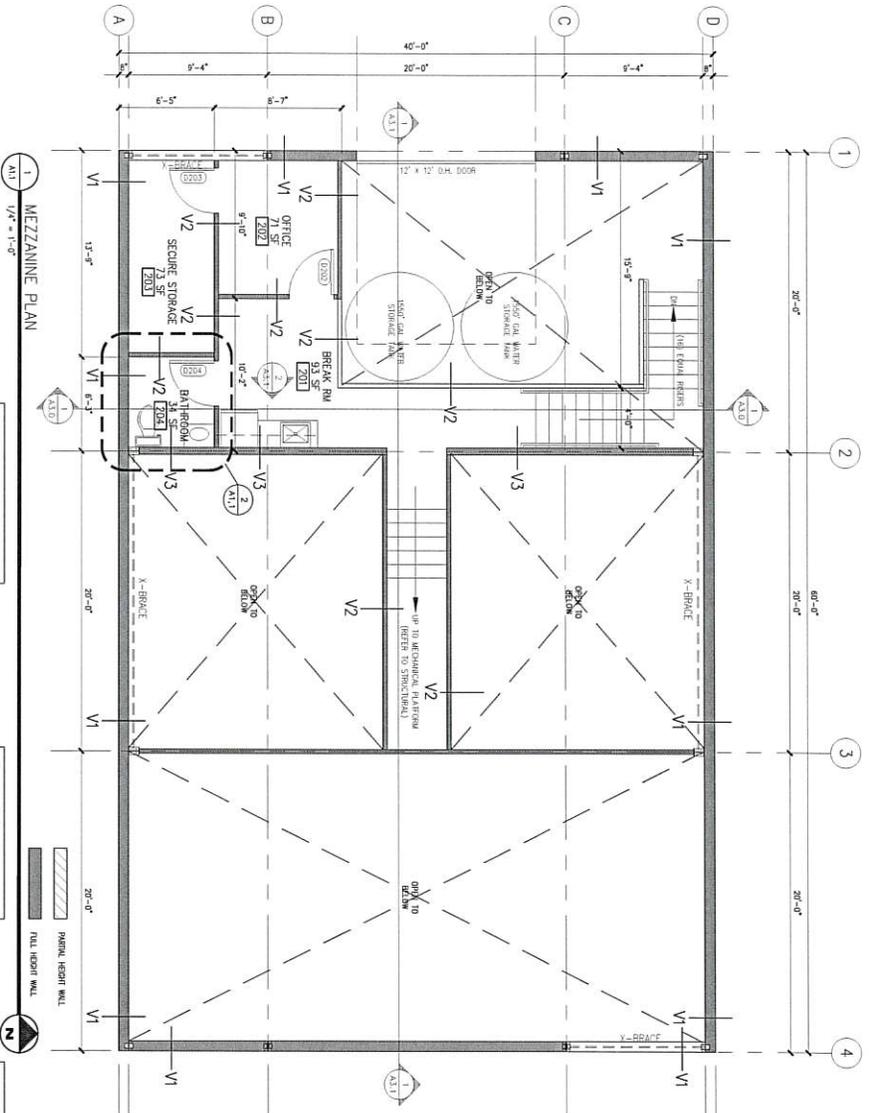
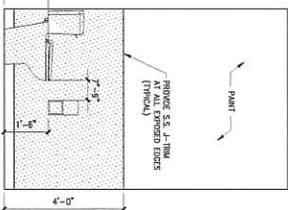
4 INTERIOR ELEVATION - RM 104
1/2" = 1'-0"



5 INTERIOR ELEVATION - RM 104
1/2" = 1'-0"

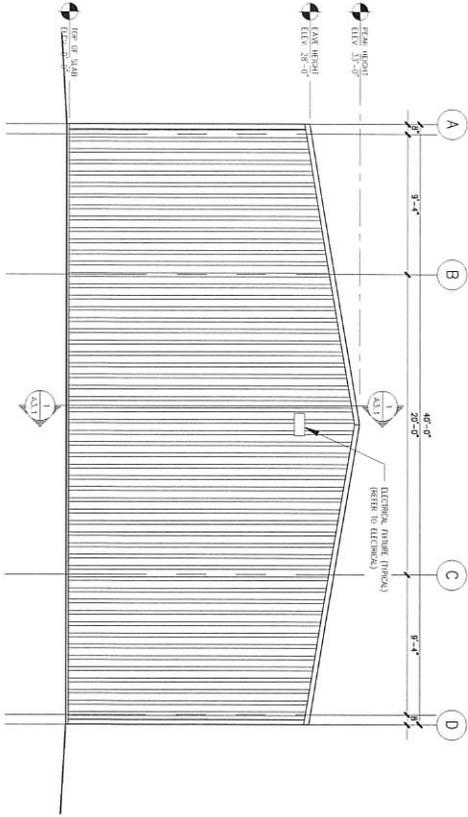


6 INTERIOR ELEVATION - RM 104
1/2" = 1'-0"

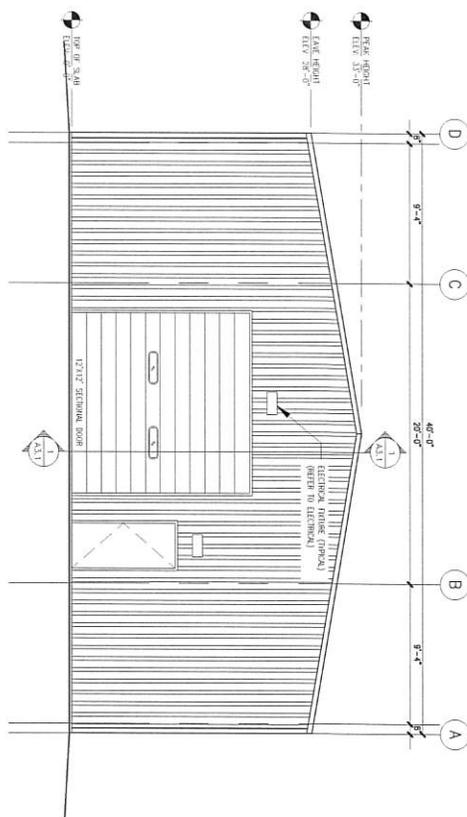


<p>907 Architecture, LLC PO Box 875570, Wasilla, Alaska 99687 PH 907.632.6487 C.O.A. #101114</p>	<p>STATE OF ALASKA Professional Seal M. J. M. M. ARCHITECT No. 10000 EXPIRES 12/31/2019</p>	<p>FADED MOOSE FARMS LLC 12262 W. WINKLER WAY WASILLA, ALASKA 99654</p>		<p>REVISIONS:</p>
		<p>CONSTRUCTION DRAWINGS</p>		<p>DRAWN BY: MFW CHECKED BY: MFW DATE: 10.8.2019 JOB NUMBER: 19148.00</p>
<p>SHEET CONTENTS: SECOND FLOOR PLAN VERTICAL ASSEMBLIES</p>		<p>CATEGORY: A SHEET: 1.1</p>		

1
A2.0
EXTERIOR ELEVATION
1/8" = 1'-0"



1
A2.0
EXTERIOR ELEVATION
1/8" = 1'-0"



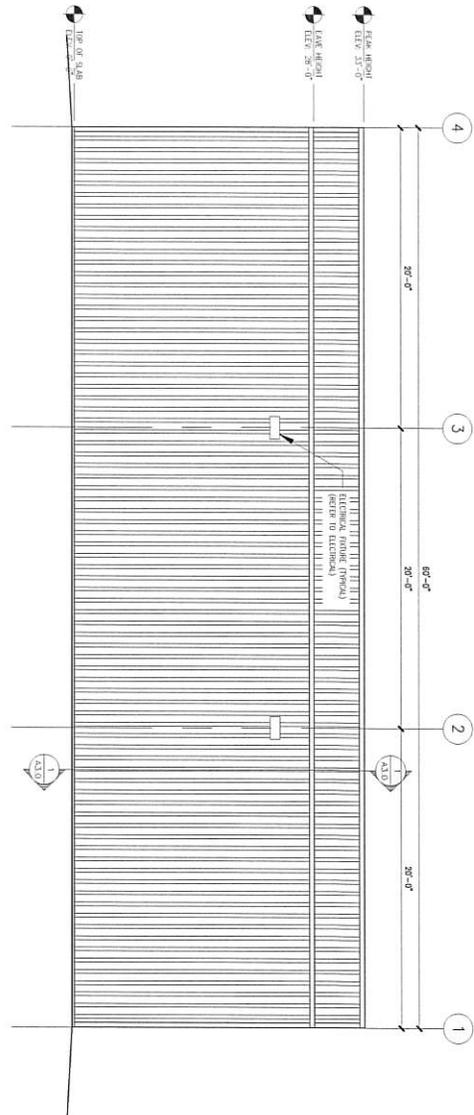
CATEGORY	SHEET
A	2.0

DRAWN BY: MFW
 CHECKED BY: MFW
 DATE: 10.8.2019
 JOB NUMBER: 19144.00
 SHEET COMMENTS:
 EXTERIOR ELEVATIONS

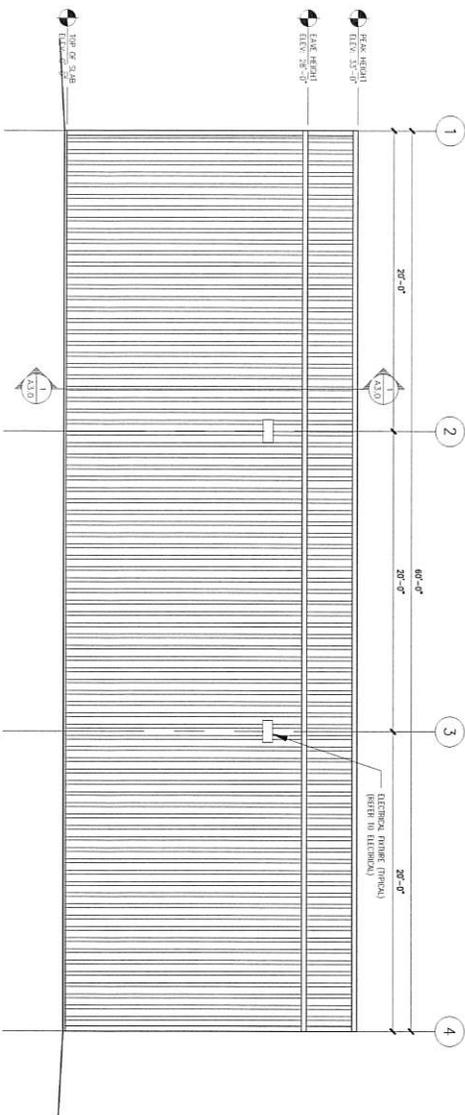
CONSTRUCTION
 DRAWINGS
 REVISIONS:

FADED MOOSE FARMS LLC
 12262 W. WINKLER WAY
 WASILLA, ALASKA 99654





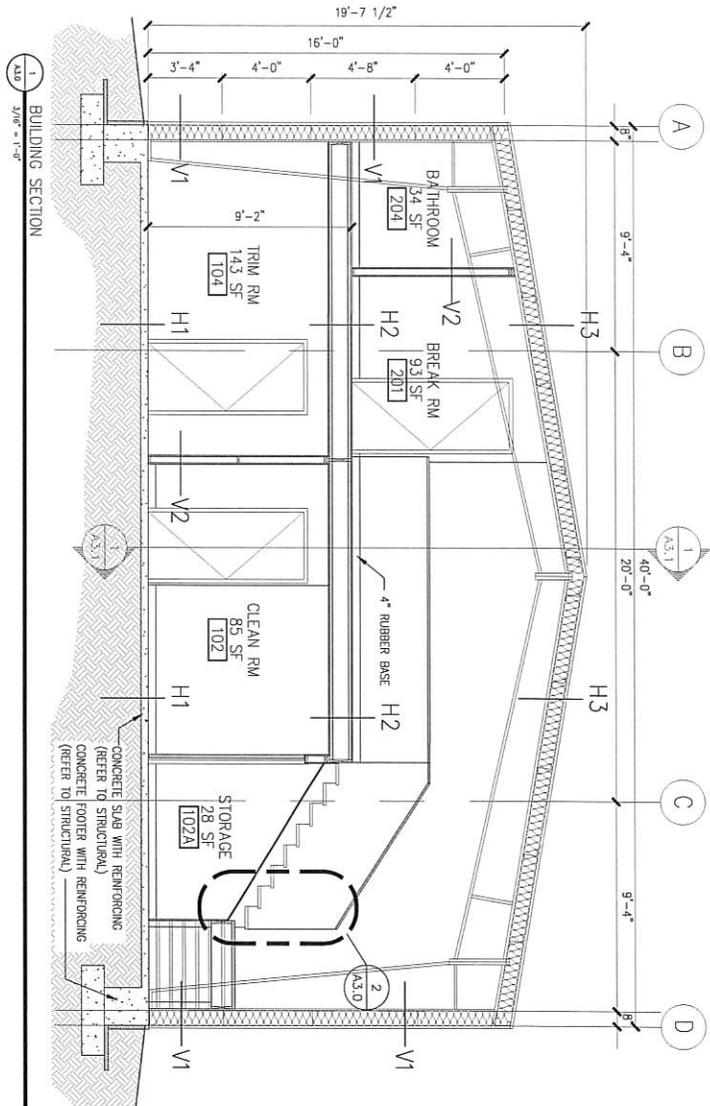
1 EXTERIOR ELEVATION
1/8" = 1'-0"



2 EXTERIOR ELEVATION
1/8" = 1'-0"

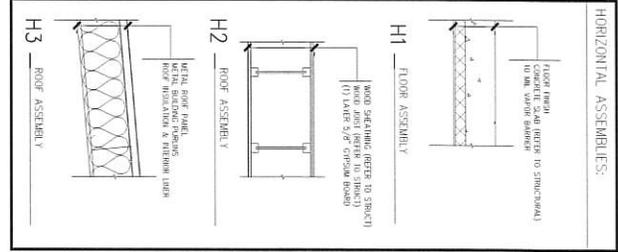
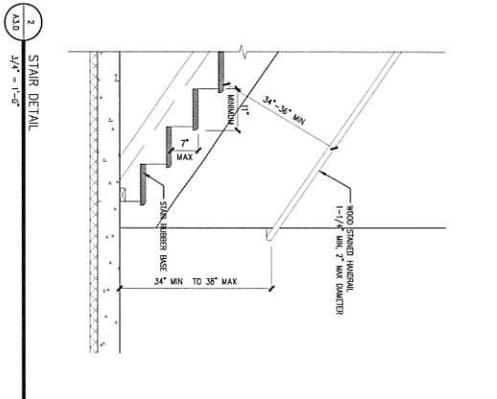
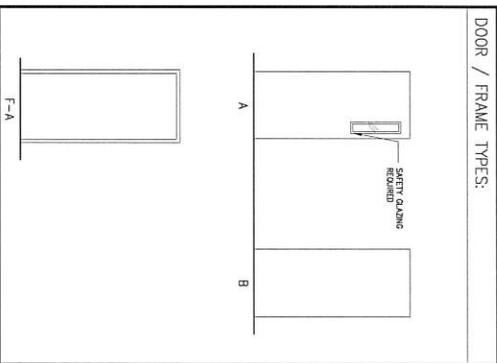
		FADED MOOSE FARMS LLC 12262 W. WINKLER WAY WASILLA, ALASKA 99654	
		CONSTRUCTION DRAWINGS REVISIONS:	
DRAWN BY: MFW CHECKED BY: MFW DATE: 10.9.2019 JOB NUMBER: 191448.00		SHEET CONTENTS: EXTERIOR ELEVATIONS	
CATEGORY	SHEET	A	2.1

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



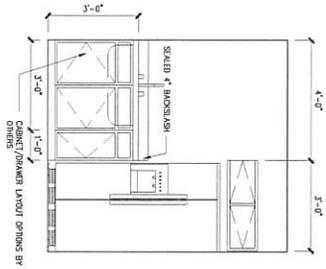
DOOR SCHEDULE:

DOOR NO.	DOOR LEAF A SETZ/PANEL/INSUL	DOOR LEAF B SETZ/PANEL/INSUL	DOOR HEIGHT	THICKNESS	DOOR TYPE	FRAME TYPE	FRAME MATERIAL	FINISH	NOTES	DOOR NO.
FIRST FLOOR										
D001	3'-0"/Mtl/Paint	---	7'-0"	1-1/2"	B	F-A	METAL	---	CLOSER, LOCK PLATE	D001
D002	3'-0"/Mtl/Paint	---	7'-0"	1-1/2"	A	F-A	METAL	---	CLOSER, LOCK PLATE	D002
D003	3'-0"/Mtl/Paint	---	7'-0"	1-1/2"	B	F-A	METAL	---	CLOSER, LOCK PLATE	D003
D004	3'-0"/Mtl/Paint	---	7'-0"	1-1/2"	B	F-A	METAL	---	CLOSER, LOCK PLATE	D004
D005	3'-0"/Mtl/Paint	---	7'-0"	1-1/2"	A	F-A	METAL	---	CLOSER, LOCK PLATE	D005
D006	3'-0"/Mtl/Paint	---	7'-0"	1-1/2"	A	F-A	METAL	---	CLOSER, LOCK PLATE	D006
D007	3'-0"/Mtl/Paint	---	7'-0"	1-1/2"	A	F-A	METAL	---	CLOSER, LOCK PLATE	D007
MEZZANINE										
D008	3'-0"/Mtl/Paint	---	7'-0"	1-1/2"	A	F-A	METAL	---	CLOSER, LOCK PLATE	D008
D009	3'-0"/Mtl/Paint	---	7'-0"	1-1/2"	A	F-A	METAL	---	CLOSER, LOCK PLATE	D009
D010	3'-0"/Mtl/Paint	---	7'-0"	1-1/2"	B	F-A	METAL	---	CLOSER, LOCK PLATE	D010
D011	3'-0"/Mtl/Paint	---	7'-0"	1-1/2"	B	F-A	METAL	---	CLOSER, LOCK PLATE	D011
D012	3'-0"/Mtl/Paint	---	7'-0"	1-1/2"	B	F-A	METAL	---	CLOSER, LOCK PLATE	D012
D013	3'-0"/Mtl/Paint	---	7'-0"	1-1/2"	B	F-A	METAL	---	CLOSER, LOCK PLATE	D013
D014	3'-0"/Mtl/Paint	---	7'-0"	1-1/2"	A	F-A	METAL	---	CLOSER, LOCK PLATE	D014
D015	3'-0"/Mtl/Paint	---	7'-0"	1-1/2"	A	F-A	METAL	---	CLOSER, LOCK PLATE	D015
D016	3'-0"/Mtl/Paint	---	7'-0"	1-1/2"	A	F-A	METAL	---	CLOSER, LOCK PLATE	D016
D017	3'-0"/Mtl/Paint	---	7'-0"	1-1/2"	A	F-A	METAL	---	CLOSER, LOCK PLATE	D017
D018	3'-0"/Mtl/Paint	---	7'-0"	1-1/2"	A	F-A	METAL	---	CLOSER, LOCK PLATE	D018

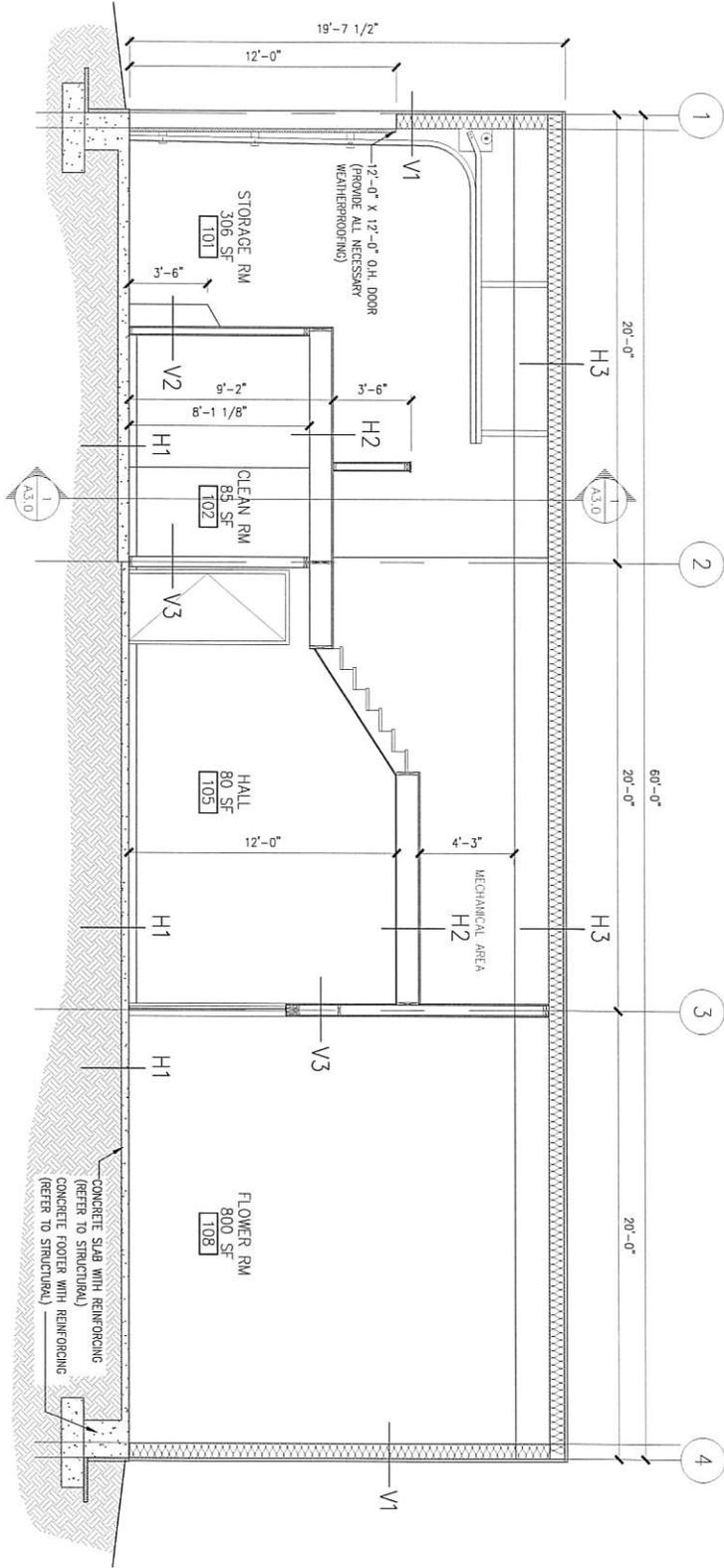


<p>FADED MOOSE FARMS LLC 12262 W. WINKLER WAY WASILLA, ALASKA 99654</p>		
<p>CONSTRUCTION DRAWINGS</p>	<p>REVISIONS:</p>	<p>DATE: 10.9.2019</p>
<p>CATEGORY: A</p>	<p>SHEET: 3.0</p>	<p>DATE: 10.9.2019</p>

2
A.1.1
INTERIOR ELEVATION
1/2" = 1'-0"



1
A.1.1
BUILDING SECTION
3/8" = 1'-0"



CATEGORY	SHEET
A	3.1

DRAWN BY: MFW
CHECKED BY: MFW
DATE: 10.9.2019
JOB NUMBER: 191-48-00
SHEET CONTENTS:
BUILDING SECTION

CONSTRUCTION DRAWINGS

REVISIONS:



907 Architecture, LLC

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

FADED MOOSE FARMS LLC
 12262 W. WINKLER WAY
 WASILLA, ALASKA 99654