MATANUSKA-SUSITNA BOROUGH
PLANNING COMMISSION AGENDA

Edna DeVries, Mayor

PLANNING COMMISSION
Doug Glenn, District 1
Richard Allen, District 2
C. J. Koan, District 3 - Chair
Andrew Shane, District 4 – Vice-Chair
Linn McCabe, District 5
Wilfred Fernandez, District 6
Curt Scoggin, District 7

Michael Brown, Borough Manager

PLANNING & LAND USE DEPARTMENT
Alex Strawn, Planning & Land Use Director
Kim Sollien, Planning Services Manager
Jason Ortiz, Development Services Manager
Fred Wagner, Platting Officer
Karol Riese, Planning Clerk
Corinne Lindfors, Planning Clerk Assistant

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

March 18, 2024
REGULAR MEETING
6:00 p.m.

Ways to participate in the meeting:

IN PERSON: You will have 3 minutes to state your oral comment.

IN WRITING: You can submit written comments to the Planning Commission Clerk at msb.planning.commission@matsugov.us.

Written comments are due at noon on the Friday prior to the meeting.

TELEPHONIC TESTIMONY:

- Dial 1-855-290-3803; you will hear "joining conference" when you are admitted to the meeting.
- You will be automatically muted and able to listen to the meeting.
- When the Chair announces audience participation or a public hearing you would like to speak to, press *3; you will hear, "Your hand has been raised."
- When it is your turn to testify, you will hear, "Your line has been unmuted."
- State your name for the record, spell your last name, and provide your testimony.

OBSERVE: observe the meeting via the live stream video at:

- https://www.facebook.com/MatSuBorough
- Matanuska-Susitna Borough - YouTube

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

II. APPROVAL OF AGENDA

III. PLEDGE OF ALLEGIANCE

IV. CONSENT AGENDA

A. MINUTES
Regular Meeting Minutes: March 4, 2024

B. INTRODUCTION FOR PUBLIC HEARING: QUASI-JUDICIAL MATTERS

C. INTRODUCTION FOR PUBLIC HEARING: LEGISLATIVE MATTERS

V. COMMITTEE REPORTS

VI. AGENCY/STAFF REPORTS

VII. PUBLIC HEARING: LAND USE CLASSIFICATIONS

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

IX. PUBLIC HEARING: QUASI-JUDICIAL MATTERS
(Commission members may not receive or engage in ex-parte contact with the applicant, other parties interested in the application, or members of the public concerning the application or issues presented in the application).

Resolution 24-02 A conditional use permit in accordance with MSB 17.60 – conditional uses for the operation of a marijuana cultivation facility known as, The Connoisseur, located at 3160 W. Top of the World Circle; Tax ID #8280000L001A; (Applicant: Matthew Chambers for The Connoisseur, LLC; Staff: Rick Benedict, Current Planner)

X. PUBLIC HEARING: LEGISLATIVE MATTERS

Resolution 24-05 A resolution recommending approval of an ordinance amending MSB 8.40 regarding transfers of alcoholic beverage licenses from the borough into the cities; (Staff: Alex Strawn, Planning and Land Use Director)

XI. CORRESPONDENCE & INFORMATION

XII. UNFINISHED BUSINESS

XIII. NEW BUSINESS

A. Susitna Basin Recreation Rivers Advisory Board – MSB Planning Commission seat
B. Special Meeting – Understanding the Conditional Use Permit process – Meeting Date

XIV. COMMISSION BUSINESS:

A. Upcoming Planning Commission Agenda Items

XV. DIRECTOR AND COMMISSIONER COMMENTS

XVI. ADJOURNMENT (*Mandatory Midnight*)

Disabled persons needing reasonable accommodation in order to participate at a Planning Commission Meeting should contact the Borough ADA Coordinator at 861-8432 at least one week in advance of the meeting.

MATANUSKA-SUSITNA BOROUGH **REGULAR MEETING**
PLANNING COMMISSION MINUTES **March 4, 2024**

The regular meeting of the Matanuska-Susitna Borough Planning Commission was held on March 4, 2024, 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 Koan.

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

Planning Commission members present and establishing a quorum:
Mr. Doug Glenn, Assembly District #1
Mr. Richard Allen, Assembly District #2
Ms. C. J. Koan, Assembly District #3
Mr. Andrew Shane, Assembly District #4
Ms. Linn McCabe, Assembly District #5
Mr. Wilfred Fernandez, Assembly District #6*
Mr. Curt Scoggin, Assembly District #7

Planning Commission members absent and excused were:

Staff in attendance:
Mr. Jason Ortiz, Development Services Manager
Ms. Karol Riese, Planning Depart. Administrative Specialist/Planning Commission Clerk

*Indicates that the individual attended telephonically.

II. APPROVAL OF AGENDA

Chair Koan 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 Commissioner McCabe

IV. CONSENT AGENDA

A. Minutes Regular Meeting Minutes: January 15, 2024
Special Meeting Minutes: February12, 2024

B. INTRODUCTION FOR PUBLIC HEARING: QUASI-JUDICIAL MATTERS

Resolution 24-02 A conditional use permit in accordance with MSB 17.60 – Conditional Uses for the Operation of a Marijuana Cultivation Facility known as, The Connoisseur, located at 3160 W. Top of the World Circle; Tax ID #8280000L001A; Public Hearing: March 18, 2024; (Applicant: Matthew Chambers for The Connoisseur, LLC; Staff: Rick Benedict, Current Planner)

DRAFT

C. INTRODUCTION FOR PUBLIC HEARING: LEGISLATIVE MATTERS

Resolution 24-05 A resolution recommending approval of an Ordinance of the Matanuska-Susitna Borough Assembly amending MSB 8.40 regarding transfers of alcoholic beverage licenses from the borough into the cities; Public Hearing: March 18, 2024; (Staff: Alex Strawn, Planning and Land Use Director)

GENERAL CONSENT: The consent agenda was approved without objection.

V. COMMITTEE REPORTS - *(There were no committee reports.)*

VI. AGENCY/STAFF REPORTS - *(There were no Agency/Staff Reports.)*

VII. LAND USE CLASSIFICATIONS - *(There were no land use classifications.)*

VIII. AUDIENCE PARTICIPATION (Three minutes per person.)
(There were no persons to be heard.)

IX. PUBLIC HEARING: QUASI-JUDICIAL MATTERS

X. PUBLIC HEARING LEGISLATIVE MATTERS

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

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

XIII. NEW BUSINESS

XIV. COMMISSION BUSINESS

A. Upcoming Planning Commission Agenda Items (*Staff: Alex Strawn*)
(Commission Business was presented, and no comments were noted.)

XV. DIRECTOR AND COMMISSIONER COMMENTS

Commissioner Allen: Looking forward to AWG next week. I hope everyone can come out and enjoy the festivities.

Commissioner McCabe: Plan ahead - taffic will be a nightmare. Good seeing everyone.

Commissioner Koan: I agree, get ready for the AWG – it's going to be a fun time.

DRAFT

XVI. ADJOURNMENT

The regular meeting adjourned at 6:07 p.m.

C J KOAN
Planning Commission Chair

ATTEST:

KAROL RIESE, Planning Commission Clerk

Minutes approved: _____

DRAFT

PUBLIC HEARING QUASI-JUDICIAL

Resolution No. PC 24-02 - The Connoisseur

(Pages 9 - 220)

PUBLIC HEARING

MATANUSKA-SUSITNA BOROUGH
Planning and Land Use Department
Development Services Division
350 East Dahlia Avenue • Palmer, AK 99645
Phone (907) 861-7822
www.matsugov.us

DEVELOPMENT SERVICES DIVISION STAFF REPORT

Date:	March 6, 2024
File Number:	M10296
Applicant:	Matthew Chambers, on behalf of The Connoisseur, LLC
Property Owner:	Green Door Group, LLC
Request:	Planning Commission Resolution #24-02 Conditional Use Permit for the Operation of a Marijuana Cultivation Facility in accordance with MSB 17.60 – Conditional Uses
Location:	3160 W. Top of the World Circle, Tax ID# 8280000L001A
Reviewed By:	Jason Ortiz, Development Services Manager
Staff:	Rick Benedict, Current Planner
Staff Recommendation:	Approval with Conditions

EXECUTIVE SUMMARY

The applicant applied for a conditional use permit in accordance with MSB 17.60.040(A) on October 30, 2023, to operate a marijuana cultivation facility at 3160 W. Top of the World Circle. The proposed use is in a new structure of approximately 6,000 square feet, with approximately 1,913 square feet under cultivation.

MSB 17.60.030 requires a conditional use permit to operate marijuana cultivation facilities. Unless this use is maintained under and by a lawfully issued permit, a marijuana cultivation facility is declared a public nuisance. Operation of such a land use without a permit is prohibited.

HISTORY

The Connoisseur was issued a standard marijuana cultivation license in 2017 by the State of Alaska Alcohol & Marijuana Control Board (AMCO). In 2018, the Matanuska-Susitna Borough Planning

Commission passed Resolution 18-02, authorizing The Connoisseur to operate as a standard cultivation facility at 3200 W. Top of the World Circle. The cultivation facility operated in good standing until an explosion destroyed it in December 2022.

The structure that housed the standard marijuana cultivation facility was built in 1974, according to Borough assessment records. These records indicate the structure had been used for different commercial operations since at least 1993. Specifically, it had previously operated as an automotive garage and a storage facility.

LAND USE

Existing Land Use
The subject parcel is Lot 1A of Green Mountain Estates Addition #1. It is approximately 7.36 acres in size and located south of and adjacent to Top of the World Circle, approximately 650 feet east of Fairview Loop. The property owner constructed a new building in 2023 on the north-central portion of the subject parcel located east of and adjacent to the location of the destroyed facility. The new facility's address is 3160 W. Top of the World Circle. The old cultivation building has been deemed a public safety hazard and condemned by the local fire marshal.

The new building is divided into two units, A and B. The standard cultivation facility proposes to operate its flowering, vegetation, and grow room activities from Unit A. A marijuana concentrates manufacturing facility doing business as Connoisseur Crude will operate from Unit B. Except for a private driveway that runs along the northeast portion of the property, the remainder of the subject property is undeveloped.

Unit B will house a shared office space of approximately 171 square feet for the standard cultivation facility and marijuana concentrate manufacturing operations. Approximately 1,913 square feet of the new building are proposed for standard cultivation activities. All building areas licensed under the state-issued standard marijuana cultivation license are outside the required setback areas according to MSB 17.60.160(E). Borough code does not require state-licensed marijuana concentrate manufacturers to obtain a conditional use permit.

AMCO granted the operation a temporary standard marijuana cultivation facility license on September 29, 2023, valid through February 28, 2024. The Borough protested The Connoisseur's license with AMCO on October 30, 2023, because the operations conditional use permit became void when the 2022 explosion destroyed the original cultivation facility. The applicant and AMCO were notified that a conditional use permit for the cultivation operation is required before operating within the new building, according to MSB 17.60.030.

On February 27, 2024, the director of AMCO extended The Connoisseur's temporary license until April 25, 2024. The Marijuana Control Board is scheduled to meet April 17-18, 2024, to consider renewing The Connoisseur's standard marijuana cultivation license #13487. The Planning Commission's decision to approve or deny The Connoisseur's conditional use permit will be considered in the AMCO Board's decision to approve or deny the standard cultivation facility license renewal.

Access to the proposed use is provided from an unnamed public use easement via Top of the World Circle, as delineated on the site plan and plat associated with the application materials. The

applicant obtained a Borough-issued driveway permit to access the subject property in 2018 when the original conditional use permit for standard cultivation operations was issued.

Surrounding Land Uses
Top of the World Circle abuts the northern lot line. Properties surrounding the parcel range in size from .92 to 14.09 acres. Most are used for residential purposes; however, three other Top of the World Circle properties are used commercially. The commercial uses are a greenhouse facility, a storage building, and an equine boarding facility. The closest residential home is located to the northeast and is approximately 250 feet from the proposed use.

REVIEW OF APPLICABLE CRITERIA AND FINDINGS

MSB 17.03 – Public Notification
On January 26, 2024, forty-five notices were mailed to all property owners within a 600-foot radius of the subject property and to the Knik-Fairview Community Council. A public notice about this application was published in the January 31, 2024, issue of the Frontiersman. A public notice with the application material was posted on the Borough website for public review on January 24, 2024. Notice was emailed to internal and outside agencies for review on January 24, 2024.

The public comment period concerning this application closed on February 23, 2024. One public member responded timely and expressed concern about safety measures following the 2022 explosion that destroyed the original cultivation facility. One public member responded after the comment period closed, expressing concerns about safety and traffic along West Top of the World Circle and the unnamed public use easement providing access to the proposed use. The Central Mat-Su Fire Department Fire Marshall responded, indicating that the destroyed building was a public safety hazard, had been condemned, and must be demolished or removed by Spring 2024.

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. Lot 1A is approximately 7.36 acres in size.
2. According to the application material, the proposed use is located within a new structure totaling 6,000 square feet, with approximately 1,913 square feet under cultivation.
3. According to the application material, the proposed cultivation facility was constructed in 2023 and is situated on the north-central portion of the subject parcel.
4. According to the application material, the proposed operation's new physical address is 3160 W. Top of the World Circle.
5. According to the application material, the new building is divided into Units A and B.

6. According to the application material, the standard cultivation facility proposes to operate its flowering, vegetation, and grow room activities from Unit A.
7. According to the application materials, a marijuana concentrates manufacturing facility doing business as Connoisseur Crude will operate from Unit B.
8. According to the application materials, Unit B will house a shared office space of approximately 171 square feet for the standard cultivation facility and marijuana concentrate manufacturing operations.
9. Borough code does not require state-licensed marijuana concentrate manufacturers to obtain a conditional use permit.
10. According to the application material, all areas licensed under the state-issued standard marijuana cultivation license are outside the required setback areas according to MSB 17.60.160(E).
11. Except for the proposed use and a private driveway along the northeast portion of the property, the remainder of the subject property is undeveloped.
12. According to the application material, the closest residential structure is located to the northeast and is approximately 250 feet from the proposed use.
13. According to Borough records, properties surrounding the subject parcel range from .92 to 14.09 acres.
14. According to Borough assessment records, most properties surrounding the proposed use are residential.
15. According to the application material, approximately three properties near the proposed use, a greenhouse facility, a storage building, and an equine boarding facility, are used commercially.
16. According to the application material, the proposed use is set back approximately 169 feet from an unnamed public use easement located to the northeast, approximately 105 feet from the east side lot line, approximately 124 feet from the north side lot line, approximately 162 feet from the west side lot line, and approximately 379 feet to the south side lot line.
17. According to the application material, no outdoor processes are associated with the proposed use that generates noise or odor.
18. According to the application material, the proposed operation will not have any promotional signs installed on the exterior of the subject building.
19. According to the application material, all exterior lighting will be directed downwards and include proper shielding to prevent light spillage off the property.
20. According to the application material, additional design features such as existing vegetative buffers on all sides of the proposed cultivation building and increased distances to all lot lines will prevent light spillage.
21. According to the application material, the proposed operating hours will not exceed 8:00 a.m. to 12:00 a.m., seven days a week.
22. According to the application material, the proposed use will not be open to the public.

23. According to the application material, the operation will employ up to approximately 7 employees, depending on the season.
24. According to the application material, the exterior of the proposed building is constructed of metal, wood, and natural stone and colored in earth tones.

Conclusion of Law: Based on the above findings, the proposed use will not detract from the value, character, and integrity of the surrounding area (MSB 17.60.100(B)(1)).

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(2) that granting the conditional use permit will not be harmful to the public health, safety, convenience, and welfare;

Findings of Fact:

1. According to the application material, access to the proposed use is provided from an unnamed public use easement via Top of the World Circle, as delineated on the site plan and associated plat.
2. The applicant obtained a Borough-issued driveway permit #D21247 to access the subject property in 2018.
3. According to the application material, the proposed use has a security plan, which includes employee education on all security measures.
4. According to the security plan, a combination of surveillance video, lighting, and security doors will be used to secure the site and monitor all activities at the facility.
5. According to the application material, the proposed use has policies and procedures to prevent loitering.
6. According to the application material, the proposed use will not be open to the public.
7. According to the application material, persons under 21 are prohibited from entering the premises of the proposed use.
8. According to the application material, signs will be posted on the proposed building to indicate loitering and persons under 21 are prohibited.
9. The Central Mat-Su Fire Department provided an approved plan review and certificate of occupancy indicating the proposed facility fully complies with the applicable fire code.
10. On January 31, 2024, the Central Mat-Su Fire and Life Safety Division provided comments stating that the old cultivation building had been deemed a public safety hazard and condemned by the local fire marshall.
11. According to the application material, the operation will render all products unusable by grounding them with a mulcher and mixing them with equal amounts of organic products such as soil and/or horse manure. The mixture will then be disposed of in a compost pile and dispersed around the subject property.
12. According to the application material, a gravel pad north of the proposed cultivation building is available for employee and guest parking and offers up to nine spaces.
13. According to the application material, one ADA-compliant van accessible parking space will be provided.

14. According to the application material, all exterior lighting will be directed downwards and include proper lenses to prevent light spillage off the property.
15. According to the application material, additional design features such as existing vegetative buffers on all sides of the proposed cultivation building and increased distances to all lot lines will prevent light spillage.
16. According to the application material, no outdoor processes are associated with the proposed use that generates noise or odor.
17. According to the application material, the facility will be fitted with carbon filter air scrubbers to remove marijuana odors, and the filters will be maintained according to the manufacturer's specifications.

Conclusion of Law: Based on the above findings, the proposed use will not be harmful to public health, safety, convenience, and welfare (MSB 17.60.100(B)(2)).

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(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. According to the application material, the proposed use is set back approximately 169 feet from an unnamed public use easement located to the northeast, approximately 105 feet from the east side lot line, approximately 124 feet from the north side lot line, approximately 162 feet from the west side lot line, and approximately 379 feet to the south side lot line.
2. Lot 1A is approximately 7.36 acres in size.
3. According to the application material, the proposed cultivation facility was constructed in 2023 and is situated on the north-central portion of the subject parcel.
4. According to the application material, the new cultivation building is located east of and adjacent to the previously permitted facility.
5. According to the application material, the proposed use is located within a new structure totaling 6,000 square feet, with approximately 1,913 square feet under cultivation.
6. According to the application material, all areas licensed under the state-issued standard marijuana cultivation license are outside the required setback areas according to MSB 17.60.160(E).
7. Except for the proposed use and a private driveway along the northeast portion of the property, the remainder of the subject property is undeveloped.
8. According to the application material, Units A and B are connected, with dimensions of approximately 80' x 44' and 30' x 40', respectively.
9. According to the application material, the closest residential structure is located to the northeast and is approximately 250 feet from the proposed use.
10. According to the application material, all exterior lighting will be directed downwards and include proper lenses to prevent light spillage off the property.

11. According to the application material, additional design features such as existing vegetative buffers on all sides of the proposed cultivation building and increased distances to all lot lines will prevent light spillage.

Conclusion of Law: Based on the above findings, sufficient setbacks, lot area, buffers or other safeguards are being provided (MSB 17.60.100(B)(3)).

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(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 application material meets all 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. Lot 1A is approximately 7.36 acres in size.
2. According to the application material, the proposed cultivation facility was constructed in 2023 and is situated on the north-central portion of the subject parcel.
3. According to the application material, the new cultivation building is located east of and adjacent to the previously permitted facility.
4. According to the application material, the proposed use is located within a new structure totaling 6,000 square feet, with approximately 1,913 square feet under cultivation.
5. According to the application material, no outdoor processes are associated with the proposed use that generates noise or odor.
6. According to the application material, the proposed use is set back approximately 169 feet from an unnamed public use easement located to the northeast, approximately 105 feet from the east side lot line, approximately 124 feet from the north side lot line, approximately 162 feet from the west side lot line, and approximately 379 feet to the south side lot line.
7. According to the application material, the closest residential structure is located to the northeast and is approximately 250 feet from the proposed use.
8. According to the application material, the facility will be fitted with carbon filter air scrubbers to remove marijuana odors, and the filters will be maintained according to the manufacturer's specifications.

9. According to the application material, the proposed operating hours will not exceed 8:00 a.m. to 12:00 a.m., seven days a week.
10. According to the application material, the proposed use will not be open to the public.

Conclusion of Law: Based on the above findings, 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. Lot 1A is approximately 7.36 acres in size.
2. According to the application material, the proposed use is set back approximately 169 feet from an unnamed public use easement located to the northeast, approximately 105 feet from the east side lot line, approximately 124 feet from the north side lot line, approximately 162 feet from the west side lot line, and approximately 379 feet to the south side lot line.
3. According to the application material, the exterior of the proposed building is constructed of metal, wood, and natural stone and colored in earth tones.
4. According to the application material, no outdoor processes are associated with the proposed use that generates noise or odor.
5. According to the application material, no signs promoting the operation will be installed on the exterior of the subject building.
6. According to the application material, additional design features such as existing vegetative buffers on all sides of the proposed cultivation building and increased distances to all lot lines will prevent light spillage.

Conclusion of Law: Based on the above findings, measures are in place to reduce negative effects upon adjacent properties (MSB 17.60.150(A)(2)(a-c)).

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(3) whether the use is compatible with the character of the surrounding area.

Findings of Fact:

1. Lot 1A is approximately 7.36 acres in size.
2. According to Borough records, properties surrounding the subject parcel range from .92 to 14.09 acres.
3. According to the application material, the proposed use is located within a new structure totaling 6,000 square feet, with approximately 1,913 square feet under cultivation.
4. According to the application material, the proposed cultivation facility was constructed in 2023 and is situated on the north-central portion of the subject parcel.
5. According to the application material, the exterior of the proposed building is constructed of metal, wood, and natural stone and colored in earth tones.

6. According to the application material, access to the proposed use is provided from an unnamed public use easement via Top of the World Circle, as delineated on the site plan and associated plat.
7. The applicant obtained a Borough-issued driveway permit #D21247 to access the subject property in 2018.
8. According to the application material, the new building is divided into Units A and B.
9. According to the application material, Units A and B are connected, with dimensions of approximately 80’ x 44’ and 30’ x 40’, respectively.
10. According to the application material, the standard cultivation facility proposes to operate its flowering, vegetation, and grow room activities from Unit A.
11. According to the application materials, a marijuana concentrates manufacturing facility doing business as Connoisseur Crude will operate from Unit B.
12. Borough code does not require state-licensed marijuana concentrate manufacturers to obtain a conditional use permit.
13. According to the application material, all areas licensed under the state-issued standard marijuana cultivation license are outside the required setback areas according to MSB 17.60.160(E).
14. Except for the proposed use and a private driveway along the northeast portion of the property, the remainder of the subject property is undeveloped.
15. According to the application material, the closest residential structure is located to the northeast and is approximately 250 feet from the proposed use.
16. According to Borough assessment records, most properties surrounding the proposed use are residential.
17. According to the application material, approximately three properties near the proposed use, a greenhouse facility, a storage building, and an equine boarding facility, are used commercially.
18. According to the application material, no outdoor processes are associated with the proposed use that generates noise or odor.
19. According to the application material, the proposed operation will not have any promotional signs installed on the exterior of the subject building.
20. According to the application material, all exterior lighting will be directed downwards and include proper shielding to prevent light spillage off the property.
21. According to the application material, additional design features such as existing vegetative buffers on all sides of the proposed cultivation building and increased distances to all lot lines will prevent light spillage.
22. According to the application material, the proposed operating hours will not exceed 8:00 a.m. to 12:00 a.m., seven days a week.
23. According to the application material, the operation will employ up to approximately 7 employees, depending on the season.
24. According to the application material, the proposed use will not be open to the public.

25. According to the application material, the facility will be fitted with carbon filter air scrubbers to remove marijuana odors, and the filters will be maintained according to the manufacturer's specifications.
26. According to the application material, the proposed use has policies and procedures to prevent loitering.
27. According to the application material, persons under 21 are prohibited from entering the premises of the proposed use.

Conclusion of Law: Based on the above findings, 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 (CCS Early Learning – Fairview Center) is approximately 3,650 feet southeast of 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:

1. AMCO originally issued The Connoisseur's standard marijuana cultivation license #13487 in 2017.
2. On September 29, 2023, The Connoisseur's license #13487 was reviewed for renewal by AMCO, and the director granted a temporary extension valid through February 28, 2024.
3. On October 30, 2023, the Borough protested The Connoisseur's license with AMCO because the operation's conditional use permit became void when the 2022 explosion destroyed the original cultivation facility.
4. On February 27, 2024, the director of AMCO granted another extension of The Connoisseur's temporary standard marijuana cultivation facility license, valid through April 25, 2024.
5. The Marijuana Control Board is scheduled to meet April 17-18, 2024, to consider renewing The Connoisseur's standard marijuana cultivation license #13487.
6. The MSB Planning Commission's decision to approve or deny The Connoisseur's conditional use permit will be considered in the Marijuana Control Board's decision to approve or deny the standard cultivation facility license renewal.

Conclusion of Law: Based on the above findings, the applicant has provided written documentation demonstrating all applicable licenses pertaining to 3 AAC 306.005 have been obtained (MSB 17.60.150(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. On April 26, 2023, The Central Mat-Su Fire and Life Safety Division approved a Plan Review #2023-087 for The Connoisseur's commercial structure.
2. On November 20, 2023, The Central Mat-Su Fire and Life Safety Division issued a Non-Structural Fire & Life Safety Certificate of Occupancy for The Connoisseur's commercial structure.
3. The structure fully complies with the State of Alaska fire code.
4. On January 31, 2024, the Central Mat-Su Fire and Life Safety Division provided comments stating that the old cultivation building had been deemed a public safety hazard and condemned by the local fire marshal.

Discussion: The original cultivation building permitted by the Borough in 2018 to conduct marijuana cultivation activities still exists on the subject property. The fire marshal with jurisdiction has deemed the building a public safety hazard and has condemned it. The fire marshal has granted an extension to demolish the condemned building due to winter weather conditions. The fire marshal has instructed the property owner to remove the condemned building by Spring 2024.

Conclusion of Law: Based on the above findings, the applicant has provided documentation showing the proposed use is in full compliance with all applicable fire code (MSB 17.60.150(D)(2)).

Section 17.60.160 Standards for Marijuana Cultivation Facilities

(A) Wastewater and waste material disposal plan. A wastewater and waste material disposal plan shall be submitted which demonstrates that wastewater and waste material associated with the cultivation facility is disposed of in compliance with the Alaska State Department of Environmental Conservation (DEC).

Findings of Fact:

1. According to the application material, the operation will render all products unusable by grounding them with a mulcher and mixing them with equal amounts of organic products such as soil and/or horse manure. The mixture will then be disposed of in a compost pile and dispersed around the subject property.
2. According to the application material, wastewater will be stored in storage tanks on the subject property and picked up, transported, and disposed of by a third-party contractor at a DEC-approved non-domestic wastewater facility.

Conclusion of Law: Based on the above findings, the wastewater and waste material disposal plan demonstrates compliance with the Alaska State Department of Environmental Conservation (MSB 17.60.160(A)).

(B) Odor mitigation and ventilation plan. The applicant shall provide an odor mitigation plan detailing the effective mitigation of any odors of the proposed uses. Such plan shall demonstrate that the design for the purification of air prevents odors from materially impacting adjoining properties.

Findings of Fact:

1. Lot 1A is approximately 7.36 acres in size.
2. According to the application material, the proposed cultivation facility was constructed in 2023 and is situated on the north-central portion of the subject parcel.
3. According to the application material, the new cultivation building is located east of and adjacent to the previously permitted facility.
4. According to the application material, the proposed use is located within a new structure totaling 6,000 square feet, with approximately 1,913 square feet under cultivation.
5. According to the application material, Units A and B are connected, with dimensions of approximately 80’ x 44’ and 30’ x 40’, respectively.
6. According to the application material, the standard cultivation facility proposes to operate its flowering, vegetation, and grow room activities from Unit A.
7. According to the application material, no outdoor processes are associated with the proposed use that generates noise or odor.
8. According to the application material, the proposed use is set back approximately 169 feet from an unnamed public use easement located to the northeast, approximately 105 feet from the east side lot line, approximately 124 feet from the north side lot line, approximately 162 feet from the west side lot line, and approximately 379 feet to the south side lot line.
9. According to the application material, the closest residential structure is located to the northeast and is approximately 250 feet from the proposed use.
10. According to the application material, the facility will be fitted with carbon filter air scrubbers to remove marijuana odors, and the filters will be maintained according to the manufacturer’s specifications.
11. Consumption of marijuana or marijuana products on the licensed premises or within 20 feet of the exterior of any cultivation facility is prohibited under State of Alaska regulation 3AAC 306.405(c)(2).

Conclusion of Law: Based on the above findings, the odor mitigation plan demonstrates mitigation measures will prevent odors from materially impacting adjoining properties (MSB 17.60.160(B)).

(C) Hazardous chemicals. Storage and disposal of fertilizers, pesticides, herbicides, and any other hazardous chemicals associated with the cultivation of marijuana shall comply with all local, state, and federal laws.

Findings of Fact:

1. According to the application material, the facility will store fertilizers, pesticides, herbicides, and any other hazardous chemicals in a secured area and in accordance with all local, state, and federal laws.
2. According to the application material, the facility will store and dispose of fertilizers, pesticides, herbicides, and any other hazardous chemicals in accordance with each manufacturer's recommendations.
3. According to the application material, the operation will use chemical products approved by the DEC and the Environmental Protection Agency (EPA).

Conclusion of Law: Based on the above findings, storage of nutrients and cleaners will comply with all local, state, and federal laws (MSB 17.60.160(C)).

(D) Security. The applicant shall provide a security plan. The plan shall include, but not be limited to, education for employees on security measures.

Findings of Fact:

1. According to the application material, the proposed use has a security plan, which includes employee education on all security measures.
2. According to the security plan, a combination of surveillance video, lighting, and security doors and locks will be used to secure the site and monitor all activities at the facility.
3. According to the application material, the proposed use has policies and procedures to prevent loitering.
4. According to the application material, the proposed use will not be open to the public.
5. According to the application material, persons under 21 are prohibited from entering the premises of the proposed use.
6. According to the application material, signs will be posted on the proposed building to indicate loitering and persons under 21 are prohibited.

Conclusion of Law: Based on the above findings, a security plan that includes employee education on security measures has been provided (MSB 17.60.160(D)).

(E) Marijuana cultivation facilities shall be set back 50 feet from public rights-of-way, and 100 feet from side or rear lot lines.

Finding of Fact:

1. According to the application material, the proposed use is set back approximately 169 feet from an unnamed public use easement located to the northeast, approximately 105 feet from the east side lot line, approximately 124 feet from the north side lot line, approximately 162 feet from the west side lot line, and approximately 379 feet to the south side lot line.

Conclusion of Law: Based on the above finding, the proposed use meets the setback requirements for marijuana cultivation facilities (MSB 17.60.160(E)).

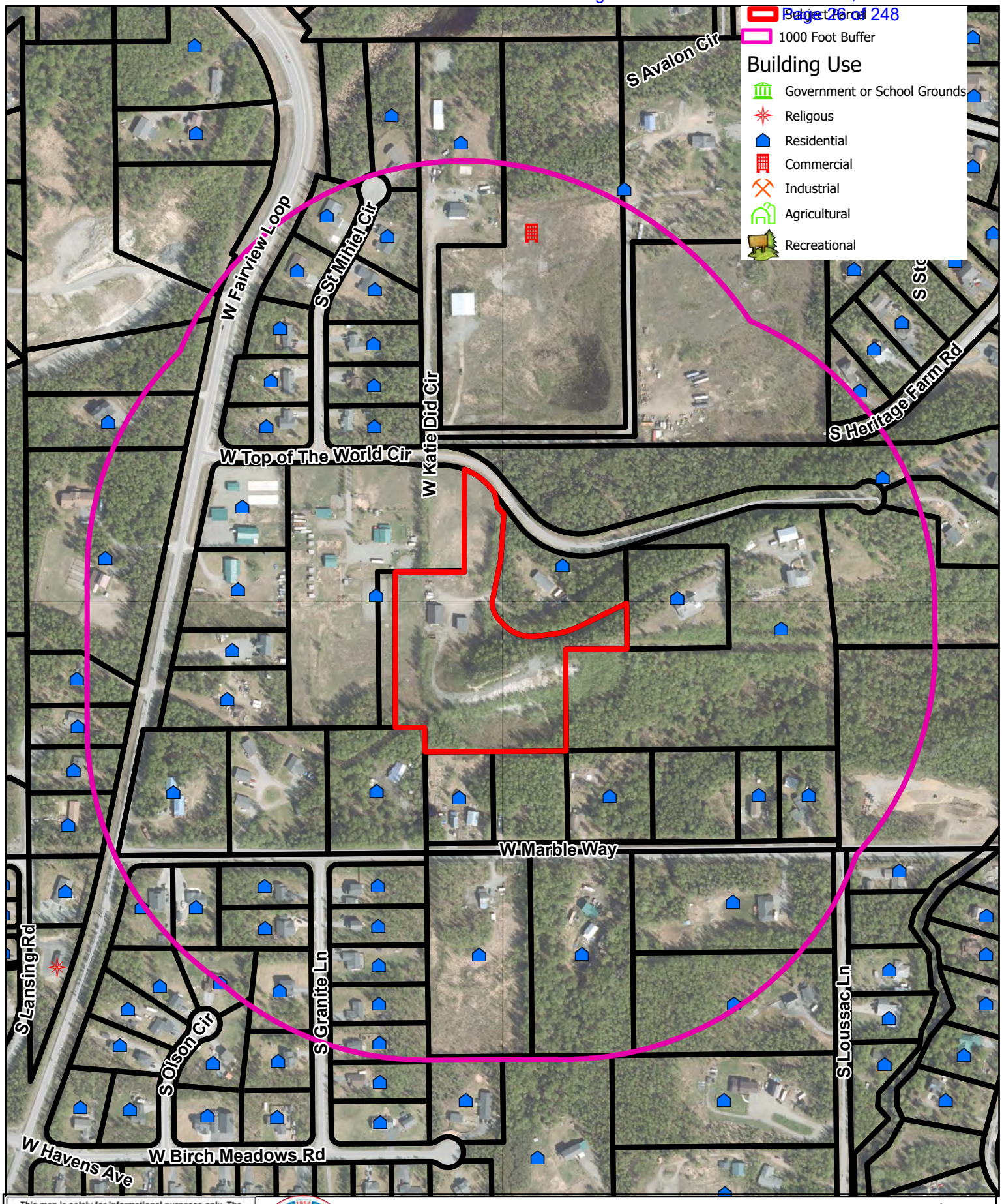
STAFF RECOMMENDATIONS

Staff recommends approving the conditional use permit to operate a marijuana cultivation facility at 3160 W. Top of the World Circle, Tax ID#8280000L001A. The proposed use meets all of the standards in MSB 17.60.100, 17.60.150, and 17.60.160. Staff recommends approval of this permit with the following conditions:

1. The operation shall comply with all applicable federal, 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 before any expansion of the conditional use.
3. 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 violate this conditional use permit.
4. All applicable licenses shall be obtained through the State of Alaska Marijuana Control Board as required by 3 ACC 306.005, and a copy of the licenses shall be provided to the MSB Development Services Division.
5. The hours of operation shall not exceed 8:00 a.m. to 12:00 a.m., seven days a week.

If the Planning Commission chooses to deny this permit, findings for denial must be prepared by the Commission.

MAPS



This map is solely for informational purposes only. The Borough makes no express or implied warranties with respect to the character, function, or capabilities of the map or the suitability of the map for any particular purpose beyond those originally intended by the Borough. For information regarding the full disclaimer and policies related to acceptable uses of this map, please contact the Matanuska-Susitna Borough GIS Division at 907-861-7858

Land Use Map
8280000L001A

0 250 500 Feet

N

MSB Development Services Division: 7/25/2023

PUBLIC NOTICING

Payments | Matanuska-Susitna Borough

Sign In

Thank you for your payment

An email confirmation was sent to brenda@jdwcounsel.com.

Matanuska-Susitna Borough

350 E. Dahlia Ave., Palmer, AK 99645

907-861-7801

https://matsugov.us/

Transaction details

Date: March 01, 2024 11:34 AM AKST

Other Permits	$105.60
Email	brenda@jdwcounsel.com
Permit ID	13487
Customer Name	Mathew Chambers
Customer Phone Number	(907) 244-8329
Facility Name	The Connoisseur
Quantity	1

Subtotal	$105.60
Processing fee	$3.17
Total	**$108.77**

Payment information

Jana Weltzin

Visa ending in 1272

Confirmation number: 9553CCPVMJ

Transaction type: Purchase

Thank you for your payment.

Return to Payments

From: Brenda Butler
To: Rick Benedict
Cc: mattchambers907@gmail.com
Subject: Re: The Connoisseur LLC - Conditional Use Permit Public Hearing
Date: Friday, March 1, 2024 11:30:33 AM

[**EXTERNAL EMAIL** - CAUTION: Do not open unexpected attachments or links.]
Thank you Rick,

I'll pay this on the e-commerce site right now.

Happy Friday, have a wonderful weekend!

On Fri, Mar 1, 2024 at 10:58 AM Rick Benedict <Rick.Benedict@matsugov.us> wrote:

> Dear Mr. Chambers,
>
> The conditional use permit application for The Connoisseur LLC has been distributed for comments. In accordance with the requirements of MSB 17.03 – Public Notification, the applicant shall pay the cost of mailings or advertisements required by the ordinance specific to that action. The Matanuska-Susitna Borough must receive payment **before** the public hearing. Please be advised of the following charges:
>
> | | |
> |---|---|
> | Advertising: | $94.50 |
> | Mailing: | 11.10 |
> | TOTAL DUE: | **$105.60** |
>
> The advertisement was published in the Frontiersman's January 31, 2024, edition. In addition, notifications were mailed to all properties within 600 feet of the subject property and to the Knik-Fairview Community Council.
>
> The public hearing with the Planning Commission is scheduled for **March 18, 2024**. Public hearings begin at **6:00 p.m.** and are held in the public meeting hall located on the first floor of the Mat-Su Borough building. Attending or being represented at that meeting would be in your best interest.
>
> Please contact me should you have any questions or require additional information.

> Respectfully,
>
> Rick Benedict – Current Planner
>
> Development Services Division
>
> Matanuska-Susitna Borough
>
> (907)861-8527 direct

--

*** Please REPLY ALL when responding to this Email****

Brenda Butler
JDW Counsel
Senior Paralegal, Notary Public
& Accounts Payable/Receivable
901 Photo Avenue, Second Floor
Anchorage, Alaska 99503
Phone: 907-231-3750
Fax: 360-483-3750
brenda@jdwcounsel.com
info@jdwcounsel.com

The author of this email is not an attorney. This communication does not constitute legal advice and should not be construed as such. The information contained in this message is privileged and confidential. It is intended only to be read by the individual or entity named above or their designee. If the reader of this message is not the intended recipient, you are on notice that any distribution of this message, in any form is strictly prohibited. If you have received this message in error, please immediately notify the sender by telephone at 630-913-1113 and delete or destroy any copy of this message. Thank you.

Think green, please don't print unnecessarily

Frontiersman
Growing with the Valley since 1947.

5751 E. MAYFLOWER CT.
Wasilla, AK 99654

(907) 352-2250 ph
(907) 352-2277 fax

AFFIDAVIT OF PUBLICATION

UNITED STATES OF AMERICA, STATE OF ALASKA, THIRD DIVISION

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC, THIS DAY

PERSONALLY APPEARED BEFORE **BENJAMIN BORG** WHO, BEING

FIRST DULY SWORN, ACCORDING TO LAW, SAYS THAT HE IS THE

LEGAL AD CLERK OF THE **FRONTIERSMAN**

PUBLISHED AT WASILLA AND CIRCULATED THROUGH OUT MATANUSKA

SUSITNA BOROUGH, IN SAID DIVISION THREE AND STATE OF ALASKA

AND THAT THE ADVERTISEMENT, OF WHICH THE ANNEXED IS A TRUE

COPY, WAS PUBLISHED ON THE FOLLOWING DAYS:

01/31/2024

AND THAT THE RATE CHARGED THEREIN IS NOT IN EXCESS OF

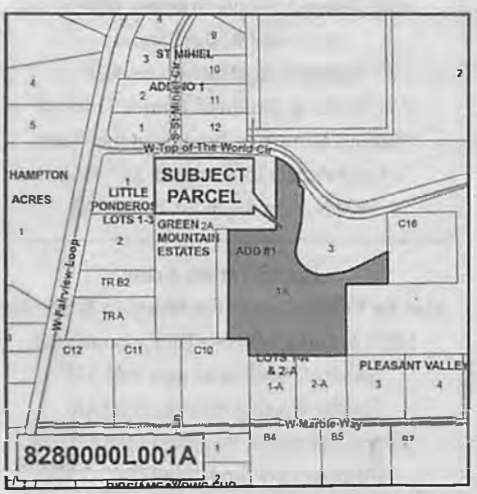
THE RATE CHARGED PRIVATE INDIVIDUALS.

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 1st DAY OF February, 2024.

CHRISTY PINKERTON
Notary Public
State of Alaska
My Commission Expires
October 09, 2027

NOTARY PUBLIC FOR STATE OF ALASKA

MAT-SU BOROUGH/PAGE
1.31
ACCOUNT NUMBER 405249



PUBLIC HEARING

Matthew Chambers, on behalf of The Connoisseur, applied for a Conditional Use Permit under MSB 17.60 – Conditional Uses for the Operation of a Marijuana Cultivation Facility. The proposed operation is at 3160 W. Top of the World Circle (Tax ID# 8280000L001A).

The Matanuska-Susitna Borough Planning Commission will conduct a public hearing concerning the application on ***Monday, March 18, 2024, at 6:00 p.m.*** in the Borough Assembly Chambers at 350 E. Dahlia Avenue in Palmer. This may be the only presentation of this item before the Planning Commission, and you are invited to attend. Planning 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 "All Public Notices & Announcements." For additional information, contact Rick Benedict, Current Planner, at (907) 861-8527. Provide written comments by e-mail to rick.benedict@matsugov.us, or by mail to MSB Development Services Division, 350 E. Dahlia Avenue, Palmer, AK 99645.

The public may provide verbal testimony at the meeting or telephonically by calling 1-855-290-3803. 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 an 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 ***February 23, 2024,*** and will be included in the Planning Commission packet. Please be advised that comments received from the public after that date will not be included in the staff report but will be provided to the Commission at the meeting.

Publish Date: January 31, 2024 0124-31

From: Ben Borg
To: Rick Benedict
Cc: Petra Albecker
Subject: Re: 1.31 MSB Pages proofs
Date: Friday, March 1, 2024 10:25:51 AM

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

WIDTH	3	C
HEIGHT	**4.2**	INCHES
AREA	12.600	C*INCHES
RATE	$7.50	/(C*INCH)
COST/INSERTION	$94.50	
# INSERTIONS	**1**	
TOTAL	**$94.50**	

On Fri, Mar 1, 2024 at 10:19 AM Rick Benedict <Rick.Benedict@matsugov.us> wrote:

> Can I please obtain the publication costs for The Connoisseur notice on January 31, 2024?
>
> Thanks,
>
> Rick Benedict – Current Planner
>
> Development Services Division
>
> Matanuska-Susitna Borough
>
> (907)861-8527 direct
>
> ---
>
> **From:** Ben Borg <ben.borg@frontiersman.com>
> **Sent:** Friday, January 26, 2024 3:03 PM
> **To:** Fredi Shepard <Fredi.Shepard@matsugov.us>; Estelle Wiese <Estelle.Wiese@matsugov.us>; Theresa Taranto <Theresa.Taranto@matsugov.us>; Rick Benedict <Rick.Benedict@matsugov.us>; Karol Riese <Karol.Riese@matsugov.us>; Corinne Lindfors <Corinne.Lindfors@matsugov.us>; Alice Hawkes <Alice.Hawkes@matsugov.us>; Petra Albecker <petra.albecker@frontiersman.com>
> **Subject:** 1.31 MSB Pages proofs
>
> [**EXTERNAL EMAIL** - CAUTION: Do not open unexpected attachments or links.]

> See attached.
>
> --
>
> **Ben Borg**
>
> 907-987-2059 cell (call or text)
>
> 907-600-1696 office

--
Ben Borg
907-987-2059 cell (call or text)
907-600-1696 office

From:	Ben Borg
To:	Fredi Shepard; Estelle Wiese; Theresa Taranto; Rick Benedict; Karol Riese; Corinne Lindfors; Alice Hawkes; Petra Albecker
Subject:	1.31 MSB Pages proofs
Date:	Friday, January 26, 2024 3:04:19 PM
Attachments:	WCC695061_lr_unlocked.pdf WCC695063_lr_unlocked.pdf

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

--
Ben Borg
907-987-2059 cell (call or text)
907-600-1696 office

Matanuska-Susitna Borough

www.matsugov.us

MATANUSKA-SUSITNA BOROUGH
NOTICE OF PUBLIC MEETINGS

All meetings of recognized boards, committees, and commissions of the Borough are open to the public and are held at Borough offices, 350 E. Dahlia Ave., Palmer, AK, unless specified otherwise. Three or more Assembly Members may be present at advertised public meetings of federal, state, and local governments or other entities. Meetings are scheduled as follows:

BOARD	DATE	TIME	LOCATION
~~Abbreviated Plat CANCELLED~~	~~01/31/24~~	~~8:30 am~~	~~Assembly Chambers~~
Talkeetna Fire Service Area No. 24 Board of Supervisors	02/02/24	1:00 pm	Talkeetna, Station 11-1
Commission on Salaries & Emoluments Special Meeting: To Review & Discuss the Salaries and Emoluments of the Mayor, the Assembly, the School Board, the Planning Commission and the Platting Board	02/05/24	11:00 am	Assembly Chambers
Joint Assembly/School Board Committee on School Issues	02/05/24	12:00 pm	MSBSD Central Office
MSB Fish & Wildlife Commission Special Meeting RE: Board of Fisheries Planning	02/05/24	2:00 pm	Lower Level Conference Room & Teams Meeting ID: 265 705 344 45 Passcode: aWQ78W
Assembly Regular Meeting (To Provide Public Comment Telephonically Call 855-225-2326)	02/06/24	6:00 pm	Assembly Chambers
Abbreviated Plat	02/07/24	8:30 am	Assembly Chambers
Talkeetna Sewer & Water SSA No. 36 Board of Supervisors	02/07/24	1:00 pm	Talkeetna Library Conference Room
MSB Fish & Wildlife Commission	02/08/24	4:00 pm	Back Half of Assembly Chambers & Teams Meeting ID: 263 602 475 953 Passcode: L4Fhb6
Historical Preservation Commission	02/08/24	6:00 pm	Wasilla Museum & Teams Meeting ID: 294 193 585 69 Passcode: YnLBqL
Greater Talkeetna RSA No. 29 Board of Supervisors	02/08/24	6:30 pm	Zoom Meeting ID: 873 2907 8774 Passcode: 5kiBCM
Planning Commission Special Meeting RE: Proposed Goals of the Borough-Wide Comprehensive Plan Update	02/12/24	4:00 pm	Assembly Chambers
Central Mat-Su FSA No. 130 Board of Supervisors	02/12/24	6:00 pm	Central, Station 6-1
West Lakes FSA No. 136 Board of Supervisors	02/12/24	6:00 pm	West Lakes, Station 7-3
Enhanced 911 Advisory Board (To Participate Telephonically Call 907-290-7880 or 844-643-2217 Conference ID: 743 940 52#)	02/13/24	9:00 am	Cottonwood, Station 6-5
~~Library Board Meeting CANCELLED~~	~~02/13/24~~	~~1:00 pm~~	~~Talkeetna Library~~
Waterbody Setback Advisory Board Meeting	02/13/24	6:00 pm	Mat-Su Borough Employee Break Room
Abbreviated Plat	02/14/24	8:30 am	Assembly Chambers
Trapper Creek RSA No. 30 Board of Supervisor	02/14/24	5:30 pm	Trapper Creek Community Center

If you would like further information on any of these meetings or are interested in serving on any of the advisory boards, please call the Borough Clerk's Office at 907-861-8683, Monday through Friday, 8 a.m. to 5 p.m. The Borough's website address is: **https://www.matsugov.us/publicmeetings**

Disabled persons needing reasonable accommodation in order to participate at a Borough Board/ Commission meeting should contact the Borough ADA Coordinator at 907-861-8432 at least one week in advance of the meeting.

The Community Council meetings scheduled are: (Community Councils are not agencies or subgroups of the Borough. There may be a quorum of Mat-Su Borough advisory boards in attendance at community council meetings.)

Susitna Community Council	02/01/24	7:00 pm	Upper Susitna Senior Center
Fishhook Community Council Board Meeting	02/05/24	6:00 pm	St Herman's Church
Talkeetna Community Council	02/05/24	7:00 pm	Talkeetna Library & Zoom Meeting ID: 450 310 5937 Passcode: 610720
Willow Area Community Organization	02/07/24	7:00 pm	Willow Community Center
Point MacKenzie Community Council	02/08/24	7:00 pm	Point MacKenzie Community
Big Lake Community Council	02/13/24	7:00 pm	Big Lake Lions Club
Butte Community Council	02/14/24	7:00 pm	Butte Community Center
Chickaloon Community Council	02/14/24	7:00 pm	Chickaloon Community Center
Meadow Lakes Community Council (mlccak.org for Zoom link)	02/14/24	7:00 pm	Meadow Lakes Community Center

Publish Date: January 31, 2024 0124-32

MAT-SU ANIMAL CARE & REGULATION

Did you know...?
Within the borough, no person shall own any dog or cat over the age of six months without registering each dog or cat. (MSB 24.10.010)

The Borough animal care and shelter can register your dog or cat for $15 if the animal is spayed/neutered or for $30 if the animal is not spayed/neutered.

The registration is good for three years.

If you have any questions please call 907-746-5500 or email: animal.care@matsugov.us

MATANUSKA-SUSITNA BOROUGH
2024 ASSESSMENT NOTICES MAILED

Notices of assessed value of real property in the Matanuska-Susitna Borough have been mailed by the Assessor's Office as of **January 29, 2024.** If you do not receive a notice by February 8, 2024, please contact the Assessment Division, or go to www.matsugov.us/myproperty to see your 2024 property values.

If after receiving your assessment notice, you feel that your property is appraised at more than its full and true value as of January 1, 2024, or is not equitably assessed with like surrounding property, please call (907) 861-8642 to discuss the value of your property with an appraiser. Office hours are 8:00 AM to 5:00 PM, Monday through Friday.

If you review the value with an appraiser and are dissatisfied, you have thirty days from the mailing of an assessment notice to file an appeal to the Board of Equalization. Appeal forms must be requested from the Assessment Division, first floor of the Borough Building, 350 E. Dahlia, Palmer, AK 99645, or online at **https://www.matsugov.us/forms/#assessments**

Appeals to the Board of Equalization must be filed no later than **Thursday, February 29, 2024.** Hearings will be held in the borough administrative office building in Palmer, Alaska, or online via Microsoft Teams during the month of April. If an appeal is filed, you will be notified by mail and email of the date your appeal will be heard.

The Matanuska-Susitna Borough is publishing the assigned site address of real property on the face of the assessment notice. Not all properties have been assigned a site address. The purpose of site addressing is to determine the physical location of the property for emergency services. Please review your site address as printed on your assessment notice. If you have questions pertaining to site addressing, please call 861-8400.

OLIVER QUERIN
BOROUGH ASSESSOR

350 EAST DAHLIA AVE.
PALMER, ALASKA 99645

Publish Date: January 31, 2024 0124-16

ABBREVIATED PLAT AGENDA
ASSEMBLY CHAMBERS
350 EAST DAHLIA AVENUE, PALMER

REGULAR MEETING **8:30 A.M.** **February 7, 2024**

A. **GEORGES' RSB B2 L18 & 19:** The request is to create one lot from Lots 18 & 19, Block 2, George's Subdivision, Plat No. 89-61, to be known as **LOT 18A,** containing 2.26 acres +/-. The parcel is located north of S. Bodenburg Loop, west of S. Spiro Drive and east of the Matanuska River (Tax ID#s 3221B02L018/L019); within Section 15, Township 17 North, Range 02 East, Seward Meridian, Alaska. In Butte Community Council and Assembly District #1. *(Petitioner/Owner: Cutting Edge Homes/Cabins LLC, Staff: Amy Otto-Buchanan, Case # 2024-001)*

B. **DOO DAH ACRES:** The request is to create three lots from Tax Parcel B8, B11 & B12 (Parcels B, C & D, MSB Waiver 83-36-PWm, recorded 83-63w) and Lot 2A Two Few Acres, Plat No. 89-1, to be known as **Doo Dah Acres,** containing 30.07 acres +/-. Parcel is located north of S. Glenn Highway and the Matanuska River, east of Eska Creek and directly east of N. Jonesville Mine Road (Tax ID#s 19N03E22B008/B011/B012 & 3534000L002A), lying within Section 22, Township 19 North, Range 03 East, Seward Meridian, Alaska. In the Sutton/Alpine Community Council and Assembly District #1. *(Petitioner/Owner: Charles Overby, Laurel Anne Fynn & Ruth J. Olin, Staff: Amy Otto-Buchanan)*

Publish Date: January 31, 2024 0124-26

PUBLIC HEARING

Matthew Chambers, on behalf of The Connoisseur, applied for a Conditional Use Permit under MSB 17.60 – Conditional Uses for the Operation of a Marijuana Cultivation Facility. The proposed operation is at 3160 W. Top of the World Circle (Tax ID# 8280000L001A).

The Matanuska-Susitna Borough Planning Commission will conduct a public hearing concerning the application on ***Monday, March 18, 2024, at 6:00 p.m.*** in the Borough Assembly Chambers at 350 E. Dahlia Avenue in Palmer. This may be the only presentation of this item before the Planning Commission, and you are invited to attend. Planning 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.

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The public may provide verbal testimony at the meeting or telephonically by calling 1-855-290-3803. 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 an 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.

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Publish Date: January 31, 2024 0124-31

Edna DeVries, Mayor
(907) 861-8682 - Work
(907) 795-8133 - Cell
Edna.DeVries@matsugov.us

Tim Hale, #1
(907) 590-8243
TimHaleDistrict1@gmail.com

Stephanie Nowers, #2
(907) 831-6299
StephanieNowersDistrict2@gmail.com

Dee McKee, #3
(907) 373-3630
Dee.McKee@matsugov.us

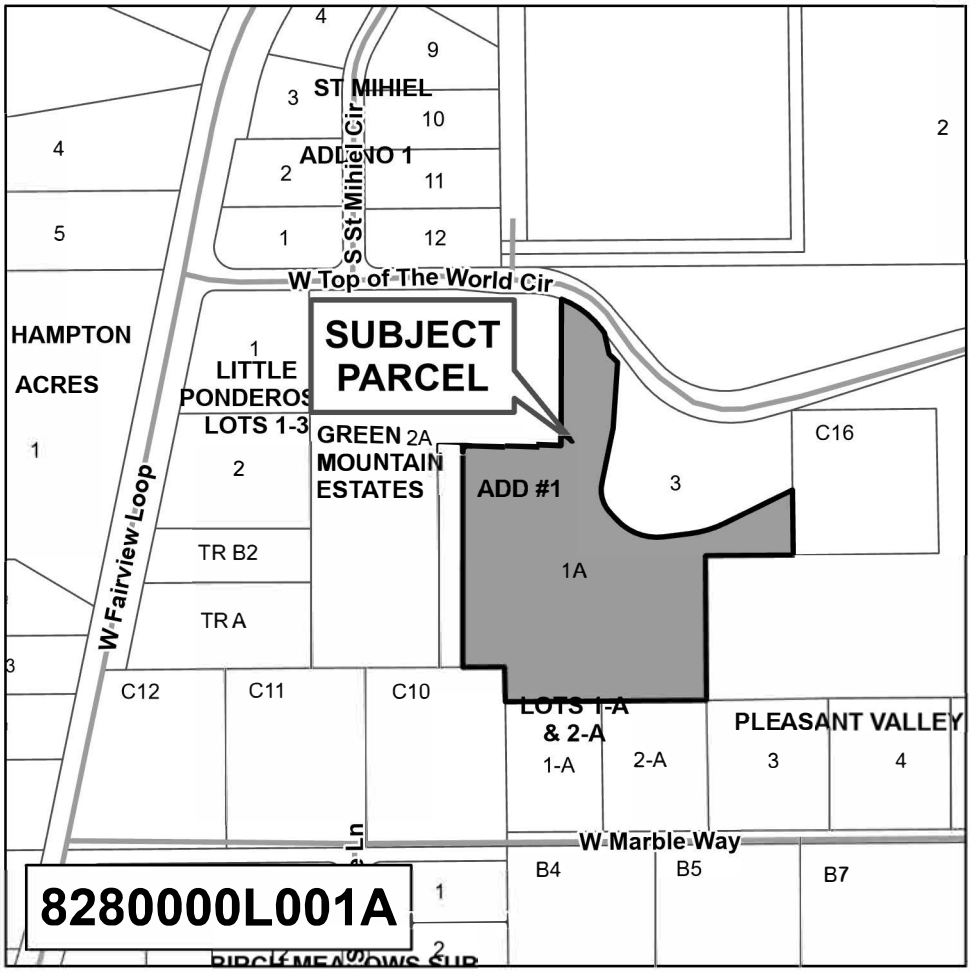
Robert Yundt, #4
(907) 232-8340
robyundtmsb@gmail.com

Bill Gamble, #5
(907) 232-0103
Bill.Gamble@matsugov.us

Dmitri Fonov, #6
(907)861-8546
fonov@matsugov.us

Ron Bernier, #7
(907) 354-7877
Ron.Bernier@matsugov.us

To see a complete listing of all boards and commissions, please go to **http://www.matsugov.us/boards** and scroll to the bottom of the page, and click on membership.


SUBJECT PARCEL
8280000L001A
W Top of The World Cir
S St Mihiel Cir
W Fairview Loop
W Marble Way
ST MIHIEL
ADDITION 1
HAMPTON ACRES
LITTLE PONDEROSA
LOTS 1-3
GREEN MOUNTAIN ESTATES
ADD #1
LOTS 1-A & 2-A
PLEASANT VALLEY
TR B2
TR A
C12
C11
C10
C16
B4
B5
B7

From: Rick Benedict
To: Ben Borg
Cc: Petra Albecker; Karol Riese; Corinne Lindfors; Theresa Taranto
Subject: MSB Page Ad: The Connoisseur
Date: Wednesday, January 24, 2024 9:53:00 AM
Attachments: Newspaper Ad - The Connnoisseur.docx
Ad Request Form_The Connoisseur.docx
8280000L001A Ad Layout.pdf

Hello,

Please see the attached ad, map, and ad request for publication on Wednesday, January 31, 2024.

Thank you!

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

UNITED STATES POSTAL SERVICE®

Certificate of Bulk Mailing — Domestic

Fee for Certificate

Up to 1,000 pieces (1 certificate for total number)

For each additional 1,000 pieces, or fraction thereof

Duplicate Copy ☐

Use Current Price List (Notice 123)

Number of Identical Weight Pieces	Class of Mail	Postage for Each Mailpiece Paid	Number of Pieces to the Pound
1	1st	☑ Verified	45

Total Number of Pounds	Total Postage Paid for Mailpieces	Fee Paid
.402	$.64	$11.10

Mailed For	Mailed By
Rev Serv	

Postmaster's Certification

It is hereby certified that the number of mailpieces presented and the associated postage and fee were verified. This certificate does not provide evidence that a piece was mailed to a particular address.

(Postmaster or Designee)

Postage: Mailers must affix meter, PC Postage®, or (uncanceled) postage stamps here in payment of total fee due.

Acceptance employee must cancel pos affixed (by round-date) at the time of m

US POSTAGE PITNEY BOWES
ZIP 99645 $ 011.10⁰
02 4W
0000368428 JAN 29 2024

If payment of total fee due is being paid by Permit Imprint, include the *PostalOne!*® Transaction Number here: _____

PALMER AK 99645
JAN 29 2024
USPS

PS Form **3606-D**, January 2016 PSN 7530-17-000-5548

See Reverse for Instructions

Number	Name	Mailing Address
1B	KNIK-FAIRVIEW COMMUNITY COUNCIL	PO BOX 877291 WASILLA, AK 99687

Number	Tax Account	OWNER_1	MAILING_ADDRESS_LINE_B	MAILING_ADDRESS_CITY	MAILING_A	MAILING_ADDRESS_ZIP	Buyer_Nar	Buyer_Nar	Buyer_Mai	Buyer_Mai	Buyer_Mai	Buyer_Mai	Buyer_Mailing_Address_Zip
1	3431000L002	MICHAE MCCLAY & KATHRYN MACNEIL	PO BOX 873809	WASILLA	AK	99687-3809							
2	1119000T00A	TIMOTHY SMITH & DARLENE	PO BOX 873751	WASILLA	AK	99687-3751							
3	6785000L008	FAMILY CENTERED SRVS AK INC	1825 MARIKA RD	FAIRBANKS	AK	99709							
4	2079000L003	KELLY KIRK & NEIL CAMPBELL	PO BOX 872302	WASILLA	AK	99687							
5	17N01W19C011	STEPHEN GOODRICH & LAURIE J	3401 W MARBLE WAY	WASILLA	AK	99654-8792							
6	17N01W30B007	SHAUN HAFFEY & DALLAS M	3058 W MARBLE WAY	WASILLA	AK	99654							
7	6747000L002	TRISTAN BATES	PO BOX 90291	ANCHORAGE	AK	99509							
8	6785000L001	JOHN JOHNSON	PO BOX 871195	WASILLA	AK	99687							
9	2885000L005B	SAWYER & MADISON DRUMM	3001 W MARBLE WAY	WASILLA	AK	99654							
10	8280000L002A	GREEN DOOR GROUP LLC, DEBBIE BENNETT	10400 E BRADLEY LAKE AVE	PALMER	AK	99645							
11	17N01W19B014	MATTHEW CHAMBERS	10400 E BRADLEY LAKE AVE	PALMER	AK	99645							
12	17N01W30B004	BILL & VERONICA ALLMAN	PO BOX 871250	WASILLA	AK	99687-1250							
13	5468000L001-A	ALISON LEWIS DORMER	PO BOX 870077	WASILLA	AK	99687							
14	6785000L011	JARED CONTRERAS & RACHEL REYNOLDS	3247 S ST MIHIEL CIR	WASILLA	AK	99654							
15	5838000L002	AYS REAL ESTATE LLC	PO BOX 873050	WASILLA	AK	99687							
16	2079000L004	MICHAEL SANDERS	1453 W KANABEC DR	WASILLA	AK	99654-9748							
17	8280000L003	LAUREL ELIASON	PO BOX 874731	WASILLA	AK	99687							
18	17N01W19B013	KRISTIE PARSONS	3105 W TOP OF THE WORLD C	WASILLA	AK	99654							
19	17N01W19C010	DARLENE COMPTON	PO BOX 872866	WASILLA	AK	99687-2866							
20	17N01W19C016	WILLIAM B & C A DONNELLY	PO BOX 874141	WASILLA	AK	99687-4141							
21	7380000L001	LORNE & MARIA BRETZ	4107 HAYES ST	ANCHORAGE	AK	99503							
22	6785000L010	KIRIL POLUSHKIN	3217 S ST MIHIEL CIR	WASILLA	AK	99654							
23	5751B02L013	MAX JARED TALBERT	3630 S GRANITE LN	WASILLA	AK	99654-0532							
24	17N01W30B005	ETIENNE & DAWN MCALLISTER	25432 CULTUS LN	BEND	OR	97701							
25	6747000L001	JOHN LERCH	4985 W FAIRVIEW LOOP	WASILLA	AK	99654							
26	6785000L002	JENNIFER & MANDY SALMINEN BAUER	3242 S ST MIHIEL CIR	WASILLA	AK	99654							
27	7380000L002	MICHAEL & DONNA DEWAN TR	PO BOX 874622	WASILLA	AK	99687-4622							
28	6785000L012	MCKENZIE LABUDA	3275 S ST MIHIEL CIR	WASILLA	AK	99654							
29	2885000L005A	JOSEPH A & JESSICA E BROWN	3051 W MARBLE WAY	WASILLA	AK	99654							
30	5751B01L002	THOMAS MICHAEL HULL	3657 S GRANITE LN	WASILLA	AK	99654							
31	5751B01L001	KRAMER SCOTT & HANNA KRAMER KARDEFELT	3625 S GRANITE LN	WASILLA	AK	99623							
32	1194000T00B2	TIMOTHY & DARLENE SMITH	PO BOX 873751	WASILLA	AK	99687-3751							
33	5468000L002-A	MATANUSKA TELEPHONE ASSN	PO BOX 3550	PALMER	AK	99645-3550							
34	17N01W19C012	CARLOS & WENDY MALAVE	3501 W MARBLE WAY	WASILLA	AK	99654-8706							

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34	1st	☐ Verified	45

Total Number of Pounds	Total Postage Paid for Mailpieces	Fee Paid
11.6002	$21.76	$11.10

Mailed For	Mailed By
Planning	James Watkins

Postmaster's Certification

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(Postmaster or Designee)

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US POSTAGE PITNEY BOWES
ZIP 99645 $ 011.10⁰
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0000368428 JAN 26 2024

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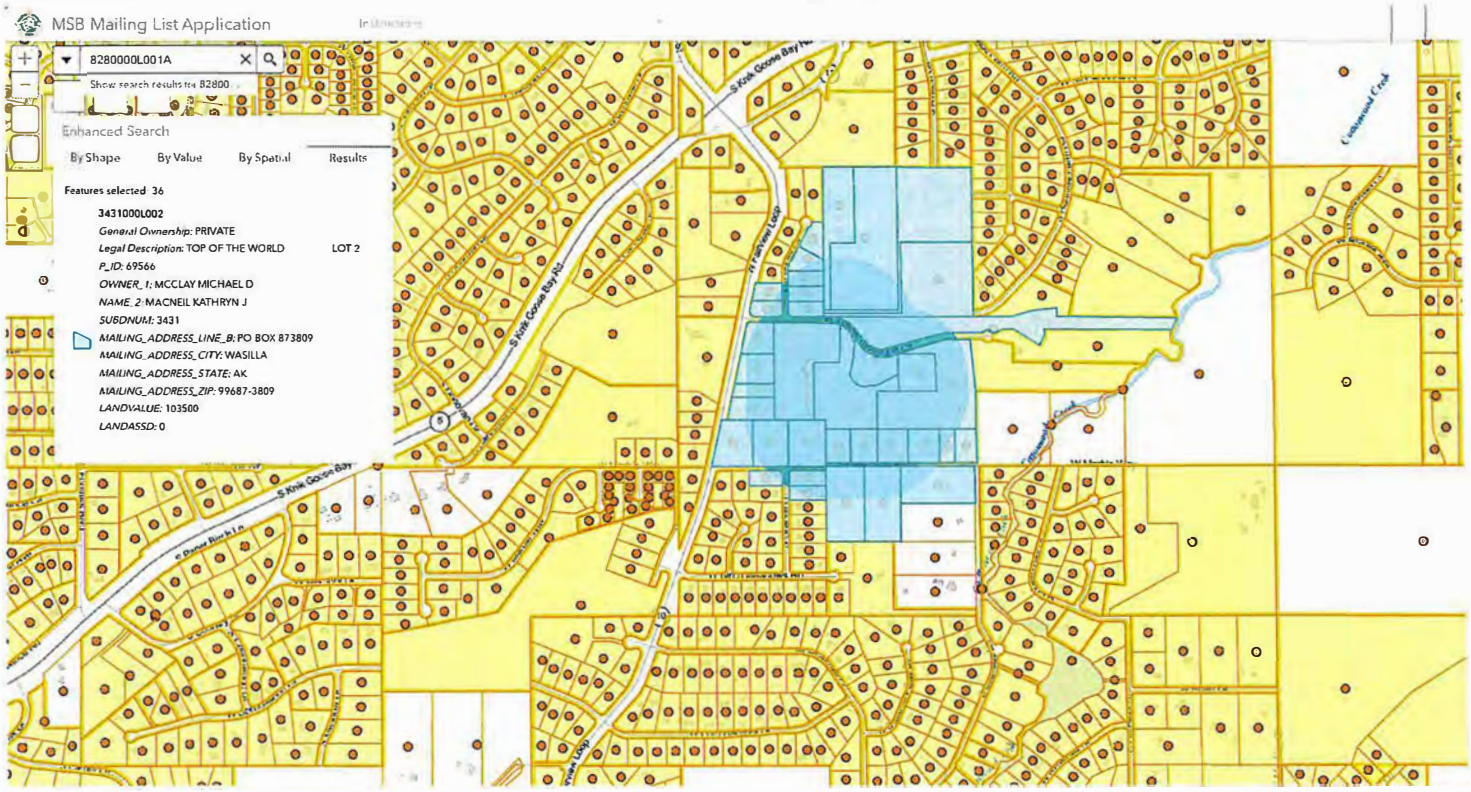
PS Form **3606-D,** January 2016 PSN 7530-17-000-5548

See Reverse for Instructions


MSB Mailing List Application
8280000L001A
Enhanced Search
By Shape
By Value
By Spatial
Results
Features selected: 36
3431000L002
General Ownership: PRIVATE
Legal Description: TOP OF THE WORLD LOT 2
P_ID: 69566
OWNER_1: MCCLAY MICHAEL D
NAME_2: MACNEIL KATHRYN J
SUBDNUM: 3431
MAILING_ADDRESS_LINE_B: PO BOX 873809
MAILING_ADDRESS_CITY: WASILLA
MAILING_ADDRESS_STATE: AK
MAILING_ADDRESS_ZIP: 99687-3809
LANDVALUE: 103500
LANDASSD: 0
S Knik Goose Bay Rd
Cottonwood Creek

From:	Rick Benedict
To:	Rick Benedict
Cc:	Rick Benedict
Bcc:	DEC Agency Reviews; msb.hpc@gmail.com; "mearow@matanuska.com"; row@mtasolutions.com; row@enstarnaturalgas.com; GCI ROW; Jacob Boothby; Fire Code; Tom Adams; Don Thomas; Jamie Taylor; Brad Sworts; Charlyn Spannagel; Alex Strawn; Jason Ortiz; Karol Riese; Corinne Lindfors; Permit Center; Peggy Horton; Fred Wagner; Planning; John Aschenbrenner; Eric Phillips; Daniel Dahms; Tammy Simmons; Jeffrey Anderson; Peggy Horton; License Reviews; amco.localgovernmentonly@alaska.gov; Lesley Norris; Land Management; lmb@matsugov.us; Michelle Olsen; Dolores McKee; admin@kfccak.org; tundraquest@mtaonline.net; raymie@mtaonline.net; billydoc56@hotmail.com; cci1@wwdb.org; pcook@alaskan.com; gina@eskolas.com; uprise@mtaonline.net
Subject:	Request for Review and Comments: MSB 17.60 – Conditional Use for Marijuana Cultivation Facility
Date:	Wednesday, January 24, 2024 12:49:00 PM

Good Afternoon,

APPLICANT: Matthew Chambers, on behalf of The Connoisseur, LLC.

LOCATION: 3160 W. Top of the World Circle, Wasilla, AK 99654
Tax ID# 8280000L001A; Lot 1A within Township 17 North, Range 01 West, Sections 19, Seward Meridian, RSA 014

An application for a Conditional Use Permit under MSB 17.60 – Conditional Uses for the Operation of a Marijuana Cultivation Facility. The Planning Commission will conduct a public hearing on this request on Monday, March 18, 2024, at 6:00 p.m.

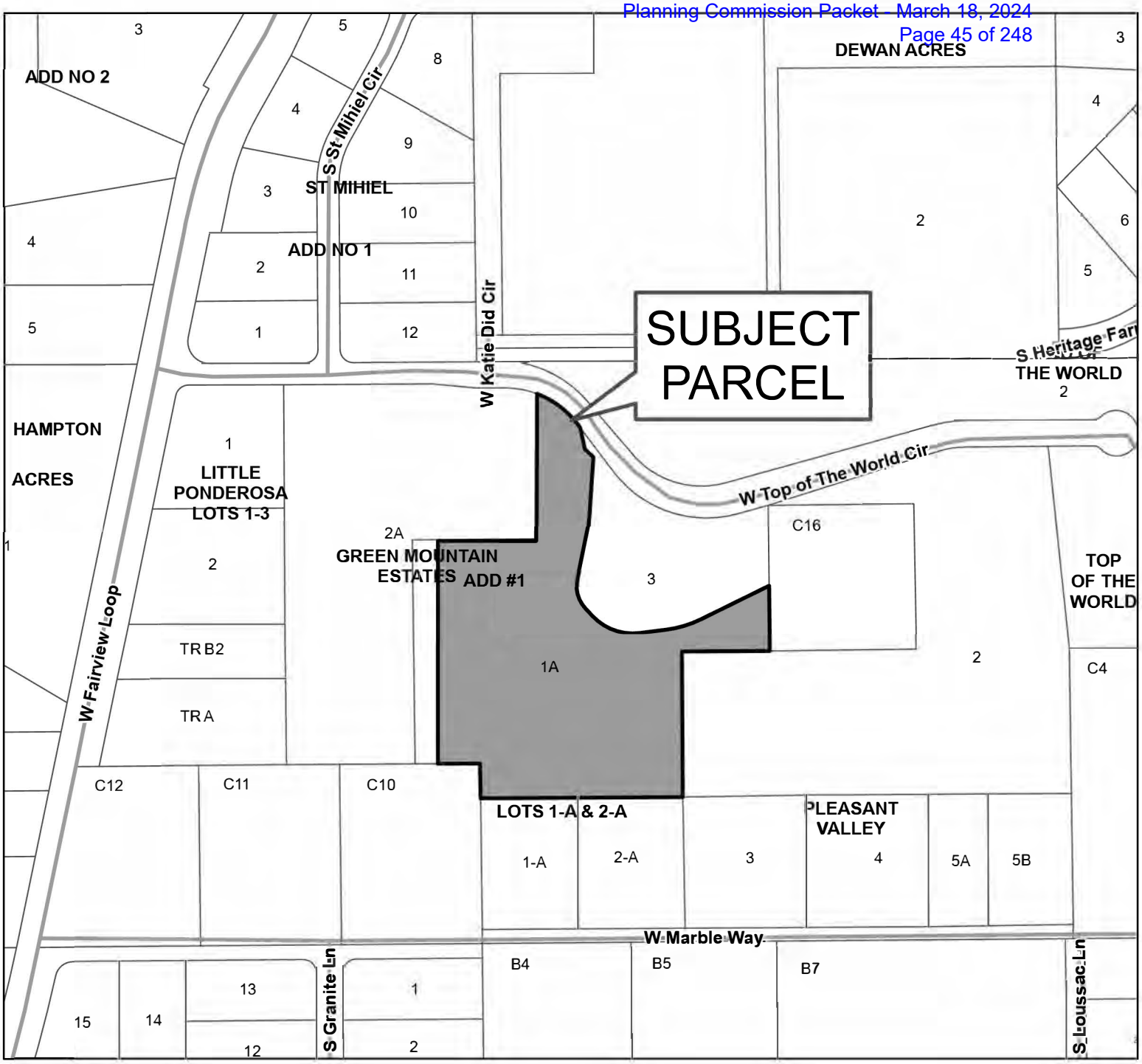
Application materials may be viewed online at www.matsugov.us by clicking on 'All Public Notices & Announcements'. A direct link to the application material is here:

Matanuska-Susitna Borough - Public Hearing Notice for a Conditional Use Permit Application - Marijuana Cultivation Facility (matsugov.us)

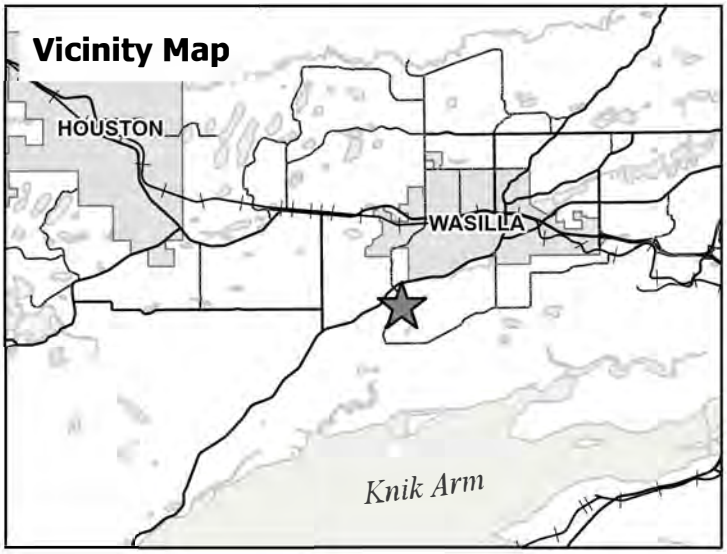
Comments are due on or before Friday, February 23, 2024, and will be included in the Planning Commission packet for the Commissioner's review and information. Please be advised that comments received from the public after that date will not be included in the staff report to the Planning Commission. Thank you for your review.

Respectfully,

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



8280000L001A



N

This map is solely for informational purposes only. The Borough makes no express or implied warranties with respect to the character, function, or capabilities of the map or the suitability of the map for any particular purpose beyond those originally intended by the Borough. For information regarding the full disclaimer and policies related to acceptable uses of this map, please contact the Matanuska-Susitna Borough GIS Division at 907-861-7858.

MSB Information Technology/GIS
November 07, 2023

0 1,000 Feet

Site Visit Photos

Conducted March 5, 2024

Looking east from West Top of the World Circle where a
60' Public Use Easement begins providing access to the subject parcel.

Looking south from West Top of the World Circle across Lot 2A to the subject parcel, Lot 1A, with the proposed building centered in picture.

Looking south from West Top of the World Circle across Lot 1A, with the proposed building centered in picture. The previously permitted structure, now condemned, is situated to the right.

Looking south to Lot 1A and the proposed building, from an unnamed 60' Public Use Easement (PUE) providing access to the proposed use. The proposed building is centered in picture.
15 MPH speed limit sign posted along the PUE by property owner for speed control and safety.

Looking north from the subject parcel with Lots 2A to left and 1A to right encompassing the background.

Looking west from the subject parcel with Lot 2A in the background.

Looking east from the subject parcel with Lot 3 encompassing the background. The nearest residential structure, left of picture, is located approximately 250' from the proposed use on Lot 3.

Looking southeast from the subject parcel with the remainder of Lot 1A visible in the background. Vegetation and hilly terrain encompass this area for approximately 400' before abutting a residential parcel.

Looking southwest from an unnamed 60' PUE across Lot 1A to Lot 2. The proposed building and condemned building are located left of photo. 15 MPH speed limit sign posted along the PUE by property owner.

Looking west from an unnamed 60' PUE. Permitted MSB driveway located in foreground with the proposed building centered in background.

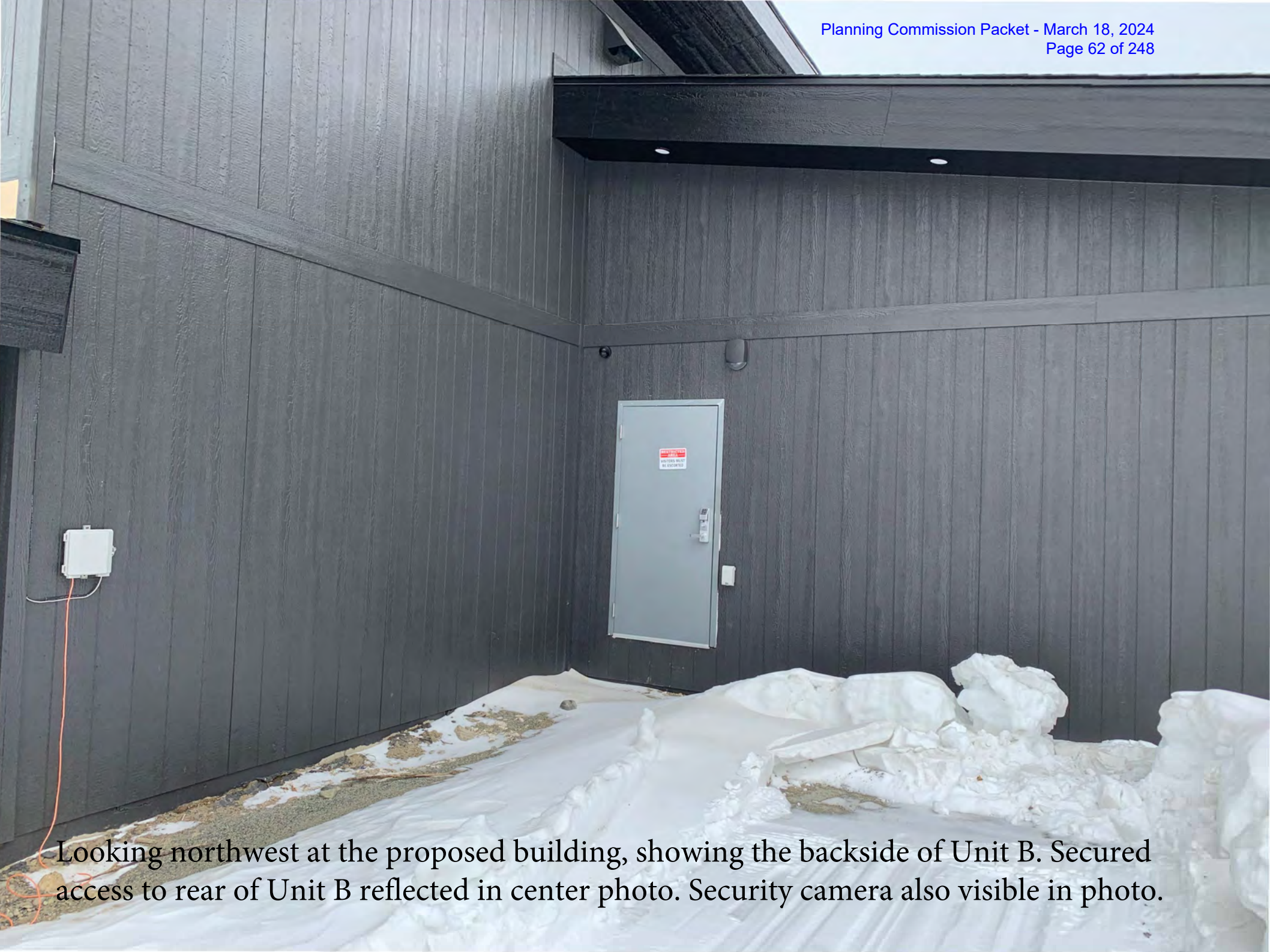
Looking southwest with the front side of the proposed building centered in background.

Looking south at the proposed building, with Unit B observed in photo that will house the licensed marijuana manufacturing facility.

Looking southwest at the proposed building, with Unit A observed in photo that will house the licensed marijuana cultivation facility.

Looking west at the proposed building, showing the backside of Units A & B.

Looking northwest at the proposed building, showing the backside of Units A & B. Secured access to rear of Unit B reflected in center photo. Security cameras also visible in photo.



Looking northwest at the proposed building, showing the backside of Unit B. Secured access to rear of Unit B reflected in center photo. Security camera also visible in photo.

Looking south at the proposed building, showing the front side of Unit A. Security camera visible in photo.

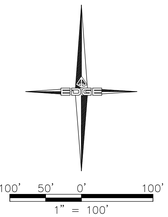
Looking northeast at the proposed building, showing the backside of Unit B. Security camera visible in photo.

Looking west at the proposed building, showing the backside of Unit A. Security camera visible in photo.

Looking north at the proposed building, showing the backside of Unit A.

~~L~~ooking north at the proposed building, showing the backside of Unit A.

SITE PLAN



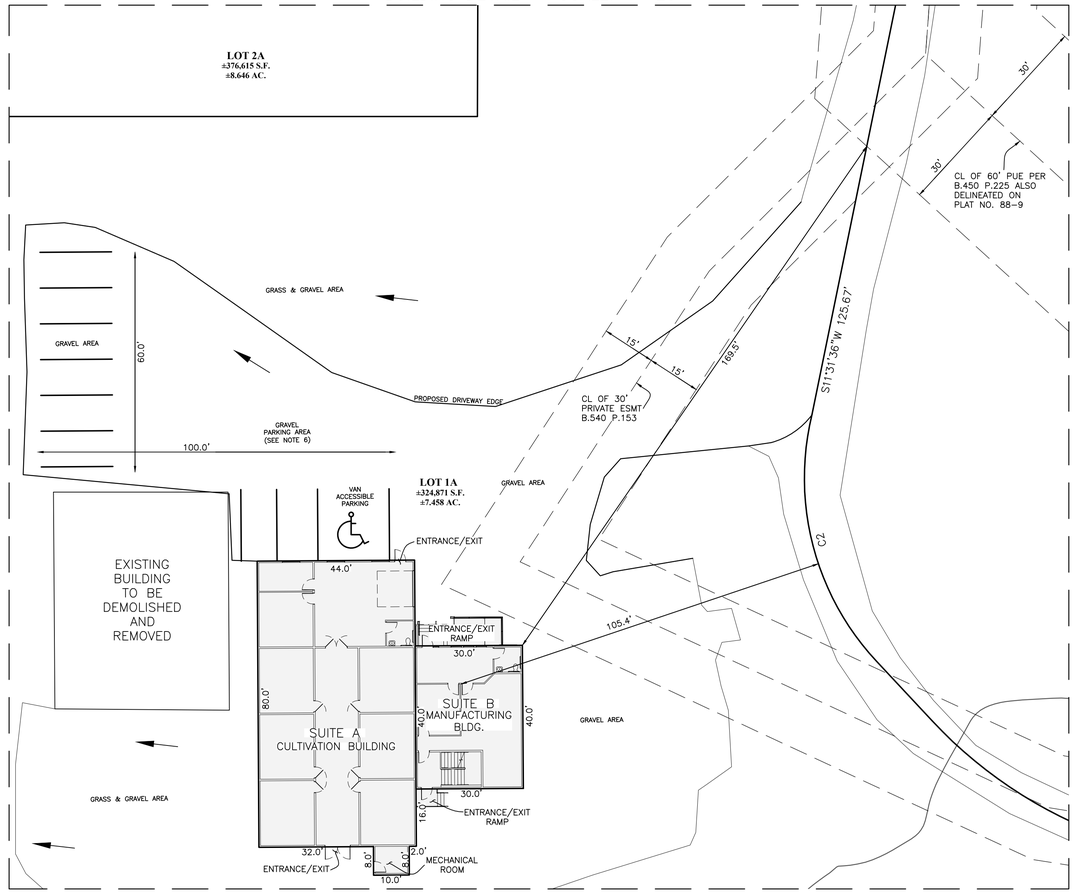
LEGEND

- PROPERTY BOUNDARY
- EASEMENT AS NOTED
- ADJACENT PROPERTY LINE
- EXISTING DRIVEWAY EDGE
- PROPOSED DRIVEWAY EDGE
- MAJOR CONTOUR LINE (10 FOOT)
- MINOR CONTOUR LINE (2 FOOT)
- DRAINAGE ARROW

NOTES

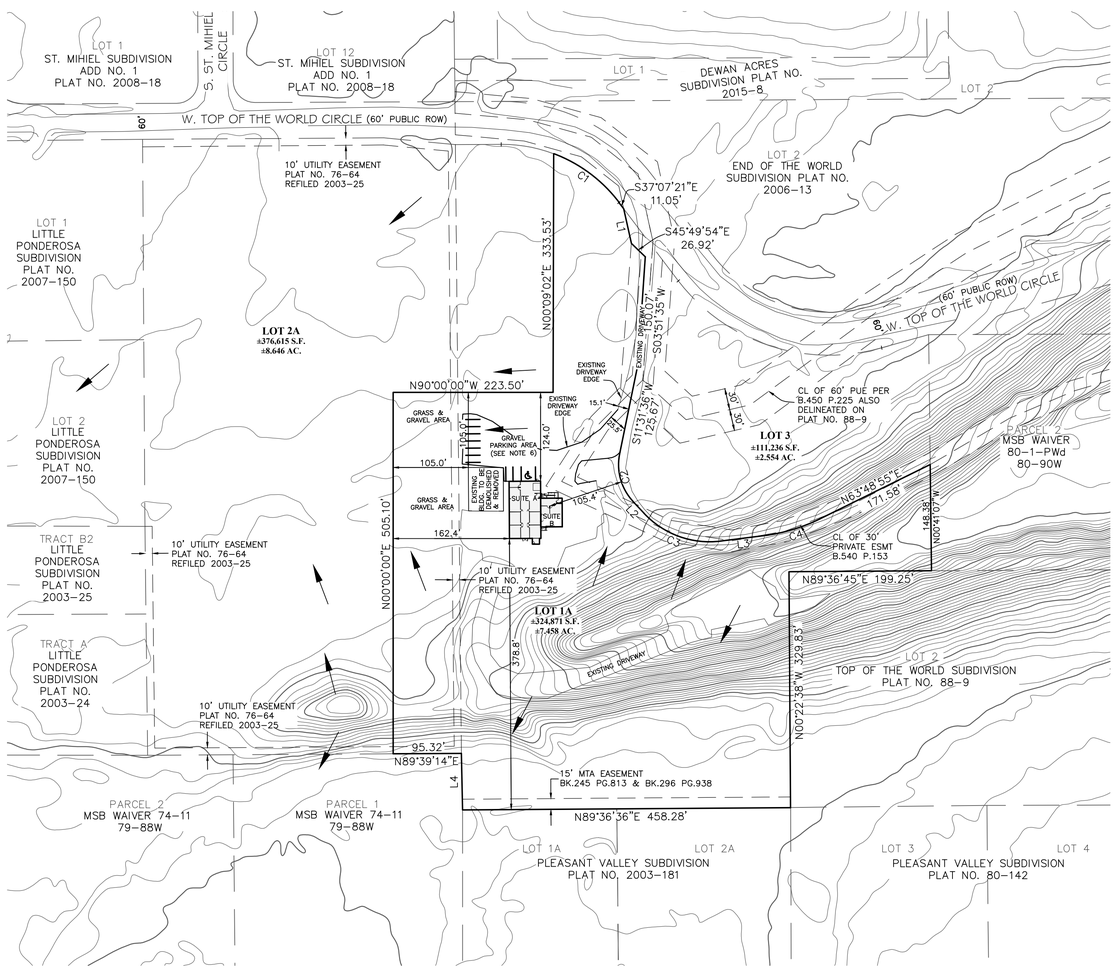
1. THERE MAY BE FEDERAL, STATE, OR LOCAL REQUIREMENTS GOVERNING LAND USE. THE INDIVIDUAL PARCEL OWNER SHALL OBTAIN A DETERMINATION WHETHER THESE REQUIREMENTS APPLY TO THE DEVELOPMENT OF PARCELS SHOWN ON THIS PLAT.
2. NO INDIVIDUAL WATER SUPPLY SYSTEM OR SEWAGE DISPOSAL SYSTEM SHALL BE PERMITTED ON ANY LOT UNLESS THE SYSTEM IS LOCATED, CONSTRUCTED, AND EQUIPPED IN ACCORDANCE WITH THE REQUIREMENTS, STANDARDS, AND RECOMMENDATIONS OF THE STATE OF ALASKA, DEPARTMENT OF ENVIRONMENTAL CONSERVATION, WHICH GOVERNS THOSE SYSTEMS.
3. TO FURTHER SUBDIVIDE ANY OF THE PARCELS, THE ROADS MUST BE CONSTRUCTED TO RESIDENTIAL STANDARDS AND UNTIL ACCEPTED BY THE BOROUGH, NO BOROUGH MAINTENANCE WILL BE PROVIDED NOR ANY BOROUGH FUNDS SHALL BE SPENT ON UPGRADES.
4. THERE ARE NO SIGNS, EITHER EXISTING OR PROPOSED, OTHER THAN THE ADDRESS NUMBERS FOR FIRE SERVICE COMPLIANCE.
5. INGRESS & EGRESS TO TOP OF THE WORLD CIRCLE FROM LOT 1A IS BY A 30' PRIVATE ACCESS EASEMENT AS SHOWN ON THIS MAP. THE PORTION OF THE DRIVEWAY THAT FALLS OUTSIDE OF THE RECORDED EASEMENT IS SUFFICIENT FOR A VEHICLE TO PASS , BEING 25.5' WIDE UNTIL THE VEHICLE ENTERS SAID EASEMENT.
6. THE PARKING AREA IS APPROXIMATELY 100' X 60' WITH 8 REGULAR PARKING SPACES AND 1 ADA (HANDICAPPED) VAN ACCESSIBLE SPACE.
7. THIS PROPERTY IS SUBJECT TO THE FOLLOWING EASEMENTS NOT DEPICTED ON THIS PLAT:
   * MEA BLANKET EASEMENT RECORDED FEB. 17, 1960 UNDER BOOK 29, PAGE 64.
   * MTA BLANKET EASEMENT RECORDED DEC. 9, 1976 UNDER BOOK 128, PAGE 887. (RESTRICTED TO MEA RIGHT-OF-WAY).
   * MEA BLANKET EASEMENT RECORDED DEC. 29, 1977 UNDER BOOK 156, PAGE 119.
   * MTA BLANKET EASEMENT RECORDED JULY 6, 2006 UNDER SERIAL NO. 2006-018715-0.
   * MEA EASEMENT RECORDED DEC. 7, 2006 UNDER SERIAL NO. 2006-034873-0.
   * MTA BLANKET EASEMENT RECORDED MAY 22, 2003 UNDER SERIAL NO. 2003-013695-0.
   * PRIVATE EASEMENT AGREEMENT RECORDED APRIL 3, 2006 UNDER SERIAL NO. 2006-008341-0.

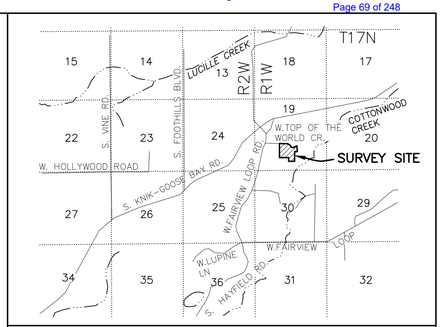
BUILDING DETAIL SCALE: 1"=20'



LINE DATA TABLE		
LINE	BEARING	LENGTH
L1	S12°29'16"E	49.56'
L2	S43°00'13"E	22.87'
L3	N82°52'01"E	60.17'

CURVE DATA TABLE						
CURVE #	RADIUS	DELTA	LENGTH	CHORD DIRECTION	CHORD LENGTH	TANGENT
C1	205.00'	32°13'22""	115.29'	S53°14'02"E	113.78'	59.21'
C2	75.00'	56°41'00""	74.20'	S14°39'43"E	71.21'	40.45'
C3	125.00'	54°07'46""	118.09'	S70°04'06"E	113.75'	63.87'
C4	250.00'	19°03'05""	83.13'	N73°20'28"E	82.75'	41.95'





VICINITY MAP 1" = 1 MILE
T17N, R1W, S.M., AK

EDGE SURVEY AND DESIGN, LLC
12501 OLD SEWARD, D ANCHORAGE, AK 99515
Phone (907) 344-5990 Fax (907) 344-7794

SITE PLAN
CONNOISSEUR GROW FACILITY
LOCATED WITHIN
LOT 1A,
GREEN MOUNTAIN ESTATES, ADDITION #1,
PLAT NO. 2022-66
IN THE PALMER RECORDING DISTRICT
WITHIN THE SW 1/4, SECTION 19,
T17N, R1W, S.M. ALASKA
CONTAINING 7.458 ACRES, MORE OR LESS

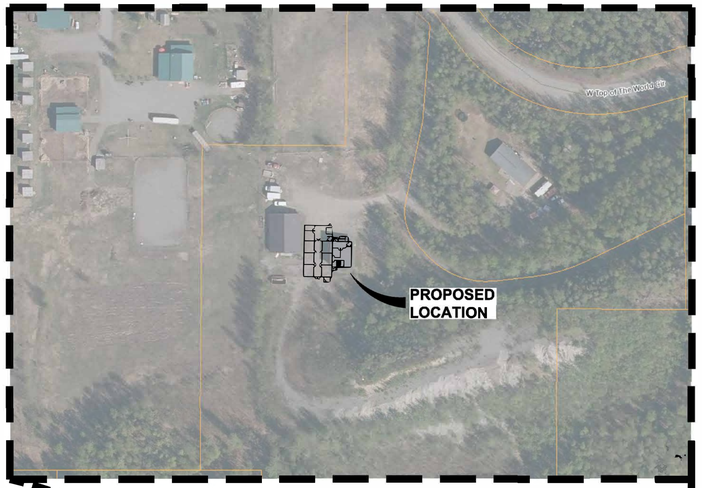
DRAWN BY: VLB	DATE: 2/20/2024	PROJECT #: 24-104
CHECKED BY: MA	SCALE: 1"=100'	SHEET: 1 OF 1

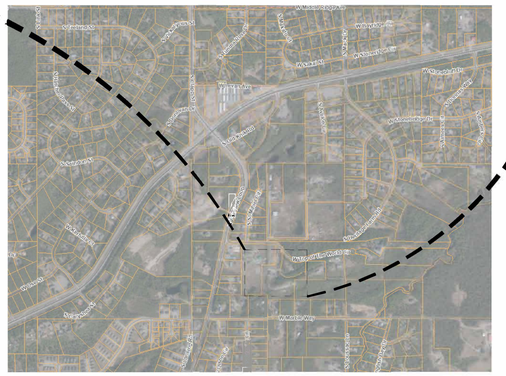
Connoisseur Grow Facility

Address: **3160 Top of The World Circle**
Wasilla, AK 99654

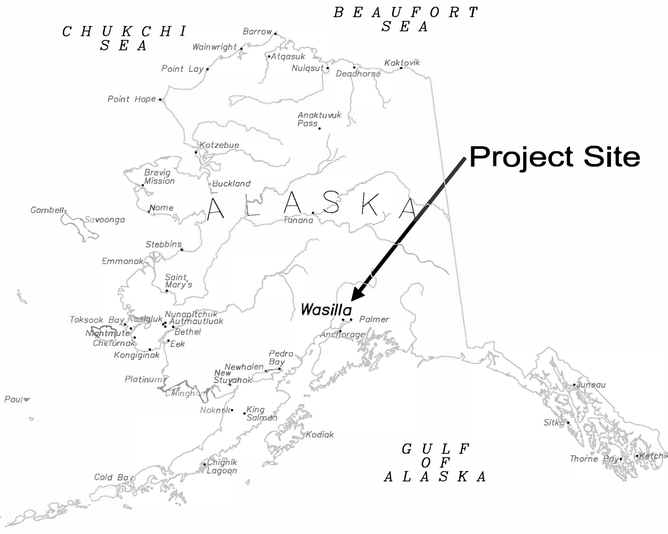
Legal Description: **Green Mtn Est, Add 1 Lot 1A**

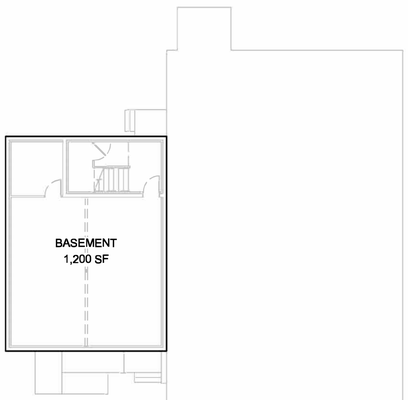
DRAWN FOR
Matt Chambers
MARCH, 2023

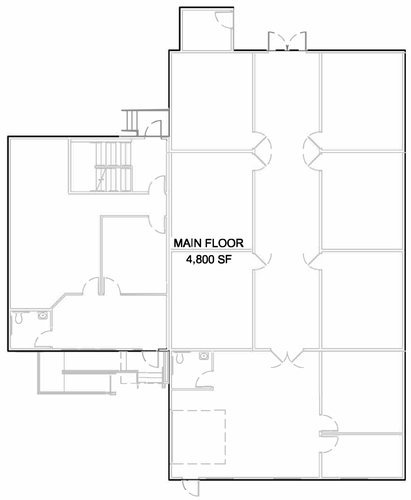


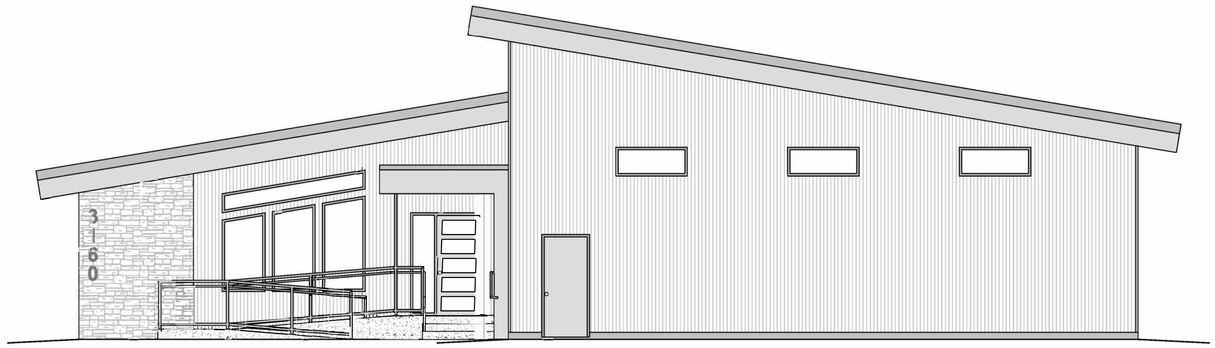


VICINITY MAP









FRONT ELEVATION
(PREVIEW)

ORIGINAL PAPER SIZE: 24" x 36"

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Copyright and licensing of building plans for construction exist to protect all parties. Copyright respects and supports the intellectual property of the original designer. Copyright law has been enforced increasingly in recent years. Willful infringement could cause settlements for statutory damages to $150,000.00 plus attorney fees, damages, and loss of profits.

Ron Bissett, Architect • POB 933 • Palmer, Alaska 99645 • 907 376-4243
P.O. BOX 870691
WASILLA, AK 99687
info@alaskaplans.com
907.841.5382
alaskaplans DRAFTING & DESIGN

STATE OF ALASKA
49 TH
Ronald J. Bissett
A - 6359
03/27/2023
REGISTERED PROFESSIONAL ARCHITECT

3200 W. Top of the World Circle
Connoisseur Grow Facility

REV.	DATE	DESCRIPTION	APP.
1	12-29-22	ISSUED FOR REVIEW	JMR
2	1-03-23	ISSUED FOR REVIEW	JMR
3	2-15-23	ISSUED FOR REVIEW	JMR
4	3-10-23	STRUCTURAL APPROVAL	JMR

5	3-25-23	ARCHITECTURAL APPROVAL	JMR
-	-	-	-
-	-	-	-
-	-	-	-
-	-	-	-

DRAWN BY: JMR
CHECKED BY: ARR
PAGE NO: 1 of 6
SHEET NUMBER: A1

Code Analysis

1. PROJECT INFORMATION

· PROJECT NAME : CONNOISSEUR CRUDE EXTRACTION FACILITY
· PROJECT LOCATION: 3200 TOP OF THE WORLD, WASILLA, ALASKA 99654
· TYPE OF PROJECT : NEW CONSTRUCTION
· GENERAL USE : MODERATE HAZARD FACTORY INDUSTRIAL (SECTION 306.2)
· OCCUPANCY : F-1
· OWNER : GREEN DOOR GROUP

THESE PLANS HAVE BEEN REVIEWED BASED UPON OUR INTERPRETATION OF THE REQUIREMENTS OF THESE APPLICABLE CODES:

· 2021 INTERNATIONAL BUILDING CODE (IBC)
· 2021 INTERNATIONAL FIRE CODE (IFC)
· 2010 NFPA 10 - PORTABLE FIRE EXTINGUISHERS
· 2010 ICCIANSI A117 ACCESSIBILITY GUIDELINES
· 1997 UNIFORM BUILDING CODE
· 2003 UNIFORM PLUMBING CODE

CHAPTER 5; GENERAL BUILDING HEIGHTS AND AREAS (TYPE V-A CONSTRUCTION)
OCCUPANCY F-1 2 STORY (40 FT), 14,000 SF,

ACTUAL = 6,000 SF-OK NONSPRINKLERED

SECTION 508.2 ACCESSORY OCCUPANCIES
ACCESSORY OCCUPANCIES ARE THOSE THAT ARE ANCILLARY TO THE MAIN OCCUPANCY AND SHALL NOT OCCUPY MORE THAN 10% OF THE BUILDINGS AREA OF THE STORY THEY ARE LOCATED

STORY 1 AREA : 430 SF ACCESSORY B OCCUPANCY: 50 SF *LESS THAN 10%*

TABLE 509.1; POTENTIAL SEPARATION OF INCIDENTAL USE
1. FURNACE ROOMS WHERE ANY PIECE OF EQUIPMENT IS OVER 400,000 BTU PER HOUR INPUT:
1 HOUR OR SPRINKLERED *N/A*
2. ROOMS WITH BOILERS WHERE THE LARGEST PIECE OF EQUIPMENT IS OVER 15 PSI AND 10 HORSEPOWER:
1 HOUR OR SPRINKLERED *N/A*

TABLE 601; FIRE RESISTANCE RATING REQUIREMENTS FOR V-B BUILDING ELEMENTS

1. STRUCTURAL FRAME:	1-HR RATING REQUIRED
2. BEARING WALLS:	
EXTERIOR:	1-HR RATING REQUIRED
INTERIOR:	1-HR RATING REQUIRED
3. NONBEARING WALLS:	NO RATING REQUIRED
INTERIOR:	NO RATING REQUIRED
4. FLOOR/CEILING CONSTRUCTION:	1-HR RATING REQUIRED
5. ROOF CONSTRUCTION:	1-HR RATING REQUIRED

SECTION 602; CONSTRUCTION CLASSIFICATION:
1. TYPE V-A

TABLE 705.5; FIRE RESISTANCE RATING FOR EXTERIOR WALLS
1. FIRE SEPARATION DISTANCE EQUALS OR EXCEEDS 10 FEET TYPE V-B = 0 RATING.

SECTION 906; PORTABLE FIRE EXTINGUISHERS
1. AS REQUIRED BY IFC

SECTION 1004; OCCUPANT LOAD
1. OCCUPANCY GROUP F-1: MANUFACTURING: 6,000 SF/200 SF PER OCCUPANT = 30 OCCUPANTS

SECTION 1009; ACCESSIBLE MEANS OF EGRESS
1. EACH ACCESSIBLE PORTION OF THE SPACE SHALL BE SERVED BY NOT LESS THAN ONE ACCESSIBLE MEANS OF EGRESS.
2. EACH REQUIRED ACCESSIBLE MEANS OF EGRESS SHALL CONSIST OF ONE OR MORE OF THE FOLLOWING COMPONENTS: ACCESSIBLE ROUTES, EXTERIOR EXIT STAIRWAYS, RAMPS, AREAS OF REFUGE. (1007.2),

SECTION 1010; DOORS, GATES AND TURNSTILES
1. MEANS OF EGRESS DOORS COMPLY WITH SECTION 1020.2
2. HARDWARE SHALL BE ACCESSIBLE, AS REQUIRED. (1008.1.9.1)

SECTION 1011; STAIRWAYS
1. STAIRWAYS SHALL CONFORM TO REQUIREMENTS FOR WIDTH, TREADS/RISERS, LANDINGS, CONSTRUCTION AND HANDRAILS.

FIRE-RESISTANCE RATING
EXIT ACCESS STAIRWAY ENCLOSURES SHALL HAVE AFIRE-RESISTANCE RATING OF NOT LESS THAN 2 HOURS WHERE CONNECTING FOUR STORIES OR MORE, AND NOT LESS THAN 1 HOUR WHERE CONNECTING LESS THAN FOUR STORIES. THE NUMBER OF STORIES CONNECTED BY THE EXIT ACCESS STAIRWAY ENCLOSURES SHALL INCLUDE ANY BASEMENTS, BUT NOT ANY MEZZANINES. EXIT ACCESS STAIRWAY ENCLOSURES SHALL HAVE A FIRE-RESISTANCE RATING NOT LESS THAN THE FLOOR ASSEMBLY PENETRATED, BUT NEED NOT EXCEED 2 HOURS.

SECTION 1013; EXIT SIGNS
1. PROVIDE AT ALL EXITS. (1011.1)

SECTION 1014; HANDRAILS
1. HANDRAILS SHALL CONFORM TO SECTION 1012 FOR HEIGHT, GRASP ABILITY, CONTINUITY, EXTENSIONS, CLEARANCES, AND PROJECTIONS.

SECTION 1016.2; EXIT ACCESS THROUGH 1 INTERVENING ROOM
1. EGRESS THROUGH INTERVENING SPACES SHALL COMPLY WITH 1016.2
2. MAXIMUM COMMON PATH OF EGRESS SHALL NOT EXCEED 75 FEET.

1017; EXIT ACCESS TRAVEL DISTANCE
TABLE 1016; EXIT ACCESS TRAVEL DISTANCE GROUP F-1 OCCUPANCIES, WITHOUT SPRINKLER SYSTEMS: ONE EXIT: 75 FEET.

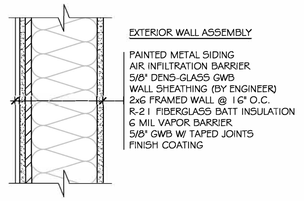
SECTION 1024; EXIT PASSAGEWAYS
- NOT LESS THAN 44 INCHES (1023.2)
- 1-HOUR WALL, FLOOR AND CEILING CONSTRUCTION (1023.3)
- OPENINGS AND PENETRATIONS SHALL COMPLY WITH SECTION 715 (1023.5)

SECTION 1028; EXIT DISCHARGE
- EXITS SHALL DISCHARGE DIRECTLY TO THE EXTERIOR OF THE BUILDING AND BE AT GRADE OR PROVIDE DIRECT ACCESS TO GRADE (1027.1) *ACCESS DISCHARGE SHALL PROVIDE DIRECT AND UNOBSTRUCTED ACCESS TO A PUBLIC WAY(1027.6)*

CHAPTER 12; INTERIOR ENVIRONMENT

1. SECTION 1203 GENERAL. BUILDINGS SHALL BE PROVIDED WITH NATURAL VENTILATION IN ACCORDANCE WITH SECTION 1203.4, OR MECHANICAL VENTILATION IN ACCORDANCE WITH THE INTERNATIONAL MECHANICAL CODE. CROSS VENTILATION SHALL BE PROVIDED FOR ENCLOSED ATTICS, PROTECTING AGAINST ENTRANCE OF RAIN AND SNOW. BLOCKING AND RIDGING SHALL NOT INTERFERE WITH THE MOVEMENT OF AIR. THE NET FREE VENTILATING AREA SHALL NOT BE LESS THAN 1/300 OF THE AREA OF THE SPACE VENTILATED, WITH 50 PERCENT OF THE REQUIRED VENTILATION AREA PROVIDED BY VENTILATORS LOCATED IN THE UPPER PORTION OF THE SPACE TO BE VENTILATED AT LEAST 3 FEET ABOVE EAVE OR CORNICE VENTS, THE BALANCE PROVIDED BY EAVE VENTS.
2. SECTION 1203.2 ATTIC SPACES. ENCLOSED ATTICS AND ENCLOSED RAFTER SPACES FORMED WHERE CEILINGS ARE APPLIED DIRECTLY TO THE UNDERSIDE OF ROOF FRAMING MEMBERS SHALL HAVE A CROSS VENTILATION FOR EACH SEPARATE SPACE BY VENTILATING OPENINGS PROTECTED AGAINST THE ENTRANCE OF RAIN AND SNOW. BLOCKING AND BRIDGING SHALL BE ARRANGED SO AS NOT TO INTERFERE WITH THE MOVEMENT OF AIR. A MINIMUM OF 1 INCH OF AIRSPACE SHALL BE PROVIDED BETWEEN THE INSULATION AND THE ROOF SHEATHING. THE NET FIRE VENTILATING AREA SHALL NOT BE LESS THAN 1/300 OF THE AREA OF THE SPACE VENTILATED, WITH 50 PERCENT OF THE REQUIRED VENTILATING AREA PROVIDED BY VENTILATORS LOCATED IN THE UPPER PORTION OF THE SPACE TO BE VENTILATED AT LEAST 3 FEET ABOVE EAVE OR CORNICE VENTS WITH THE BALANCE OF THE REQUIRED VENTILATION PROVIDED BY EAVE OR CORNICE VENTS.
3. 1209.2 ATTIC SPACES AN OPENING NOT LESS THAN 20 INCHES BY 30 INCHES SHALL BE PROVIDED TO ANY ATTIC AREA HAVING A CLEAR HEIGHT OVER 30 INCHES. A 30 INCH MINIMUM CLEAR HEADROOM IN THE ATTIC SPACE SHALL BE PROVIDED AT OR ABOVE THE ACCESS OPENING. OPENINGS LOCATED WITHIN THE DRAFTSTOPS THEMSELVES ARE REQUIRED TO BE SELF CLOSING AND THE OPENING PROTECTIVE MUST PROVIDE STRUCTURAL FIRE INTEGRITY SIMILAR TO THE DRAFTSTOP PER SECTION 717.
4. 1209.3 MECHANICAL APPLIANCES. ACCESS TO MECHANICAL APPLIANCES INSTALLED IN UNDER-FLOOR AREAS, IN ATTIC SPACES AND ON ROOFS OR ELEVATED STRUCTURES SHALL BE IN ACCORDANCE WITH THE IMC.

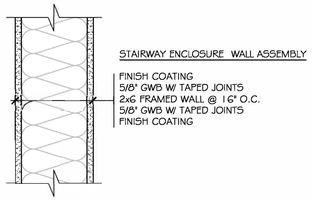
CHAPTER 15; ROOF ASSEMBLIES AND ROOFTOP STRUCTURES
1. SECTION 1503 WEATHER PROTECTION: GENERAL. ROOF DECKS SHALL BE COVERED WITH APPROVED ROOF COVERINGS SECURED TO THE BUILDING OR STRUCTURE IN ACCORDANCE WITH THE PROVISIONS OF THIS CHAPTER. ROOF COVERINGS SHALL BE DESIGNED AND INSTALLED IN ACCORDANCE WITH THIS CODE AND THE APPROVED MANUFACTURER'S INSTRUCTIONS SUCH THAT THE ROOF COVERING SHALL SERVE TO PROTECT THE BUILDING OR STRUCTURE. (1503.1)
2. SECTION 1504 PERFORMANCE REQUIREMENTS. ROOF DECKS AND ROOF COVERINGS SHALL BE DESIGNED FOR WIND LOADS IN ACCORDANCE WITH CHAPTER 16 AND SECTIONS 1504.2, 1504.3 AND 1504.4.
3. SECTION 1505 FIRE CLASSIFICATION, TYPE VB CONSTRUCTION SHALL HAVE A MINIMUM ROOF COVERING CLASSIFICATION OF CLASS C. (TABLE 1505.1)
4. SECTION 1507.5.4 ICE BARRIER. IN AREAS WHERE THERE HAS BEEN A HISTORY OF ICE FORMING ALONG THE EAVES CAUSING A BACKUP OF WATER, AND ICE BARRIER THAT CONSISTS OF AT LEAST TWO LAYERS OF UNDERLAYMENT CEMENTED TOGETHER OR OF A SELF-ADHEARING POLYMER-MODIFIED BITUMEN SHEET SHALL BE USED IN LIEU OF NORMAL UNDERLAYMENT AND EXTEND FROM THE LOWEST EDGES OF ALL ROOF SURFACES TO A POINT AT LEAST 24" (610 mm) INSIDE THE EXTERIOR WALL LINE OF THE BUILDING.



EXTERIOR WALL ASSEMBLY
PAINTED METAL SIDING
AIR INFILTRATION BARRIER
5/8" DENS-GLASS GWB
WALL SHEATHING (BY ENGINEER)
2x6 FRAMED WALL @ 16" O.C.
R-21 FIBERGLASS BATT INSULATION
6 MIL VAPOR BARRIER
5/8" GWB W/ TAPED JOINTS
FINISH COATING

WALL TYPE A UL U305

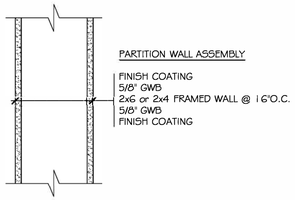
SCALE: NTS



STAIRWAY ENCLOSURE WALL ASSEMBLY
FINISH COATING
5/8" GWB W/ TAPED JOINTS
2x6 FRAMED WALL @ 16" O.C.
5/8" GWB W/ TAPED JOINTS
FINISH COATING

WALL TYPE B UL U305

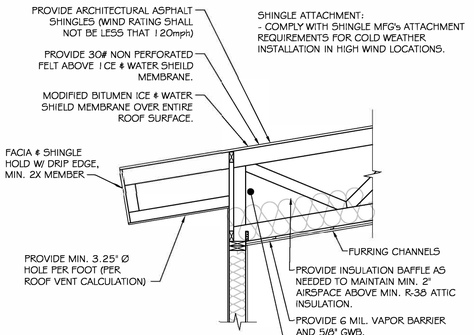
SCALE: NTS



PARTITION WALL ASSEMBLY
FINISH COATING
5/8" GWB
2x6 or 2x4 FRAMED WALL @ 16"O.C.
5/8" GWB
FINISH COATING

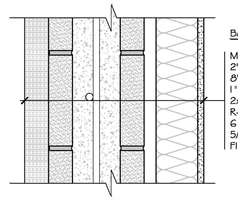
WALL TYPE C

SCALE: NTS



EAVE ROOF/CEILING DETAIL UL P533

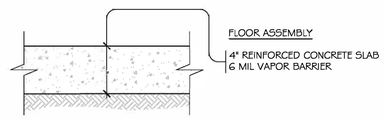
SCALE: NTS



BASEMENT WALL ASSEMBLY
MODIFIED BITUMEN WATERPROOF MEMBRANE
2" RIGID INSULATION
8" CMU FOUNDATION WALL (PER STRUCTURAL)
1" AIR GAP
2x4 WOOD STUD FURRING W/ TREATED SOLE PLATE
R-13 MINERAL WOOL BATT INSULATION
6 MIL VAPOR BARRIER
5/8" GWB
FINISH COATING

WALL TYPE D UL U914

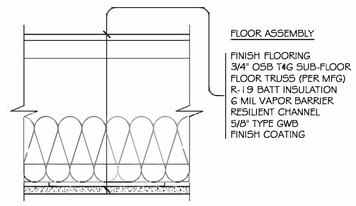
SCALE: NTS



FLOOR ASSEMBLY
4" REINFORCED CONCRETE SLAB
6 MIL VAPOR BARRIER

FLOOR TYPE A

SCALE: NTS



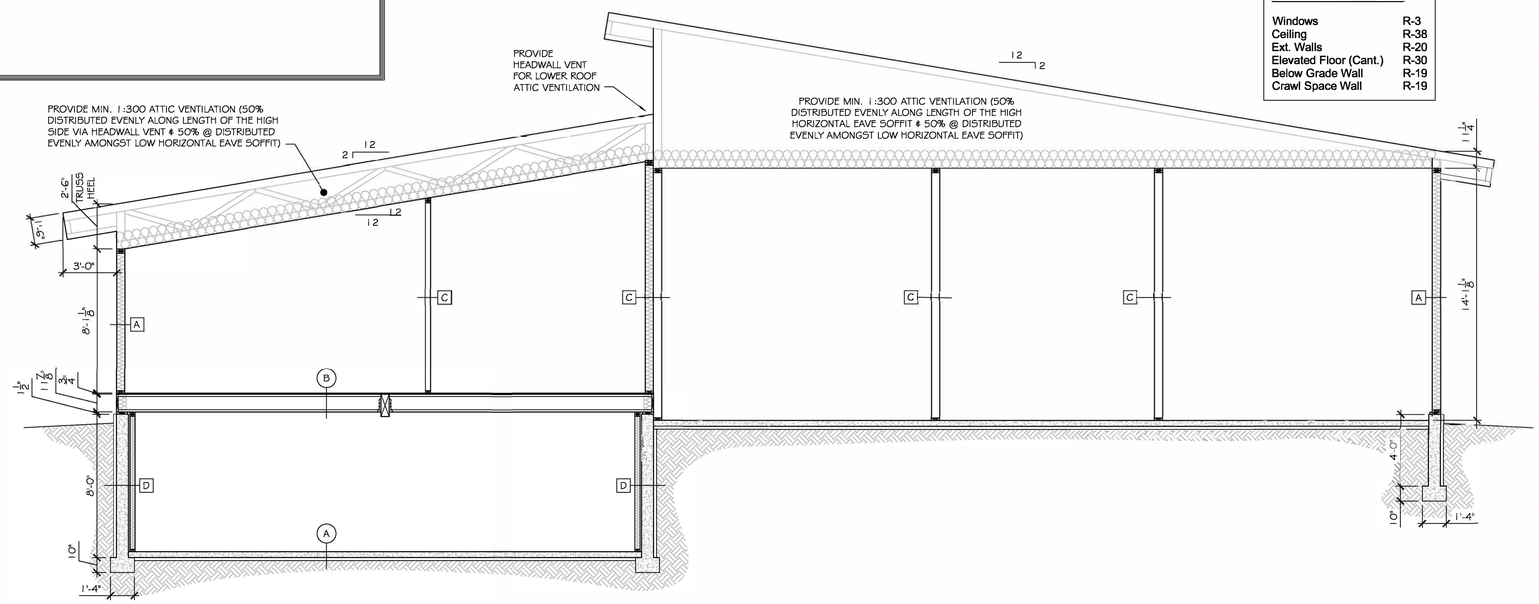
FLOOR ASSEMBLY
FINISH FLOORING
3/4" OSB T&G SUB-FLOOR
FLOOR TRUSS (PER MFG)
R-19 BATT INSULATION
6 MIL VAPOR BARRIER
RESILIENT CHANNEL
5/8" TYPE GWB
FINISH COATING

FLOOR TYPE B UL L563

SCALE: NTS

Min. Insulation R-Values

Windows	R-3
Ceiling	R-38
Ext. Walls	R-20
Elevated Floor (Cant.)	R-30
Below Grade Wall	R-19
Crawl Space Wall	R-19



BUILDING SECTION

SCALE: NTS

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Connoisseur Grow Facility

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5	3-25-23	ARCHITECTURAL APPROVAL	JMR
4	3-10-23	STRUCTURAL APPROVAL	JMR
3	2-15-23	ISSUED FOR REVIEW	JMR
2	1-03-23	ISSUED FOR REVIEW	JMR
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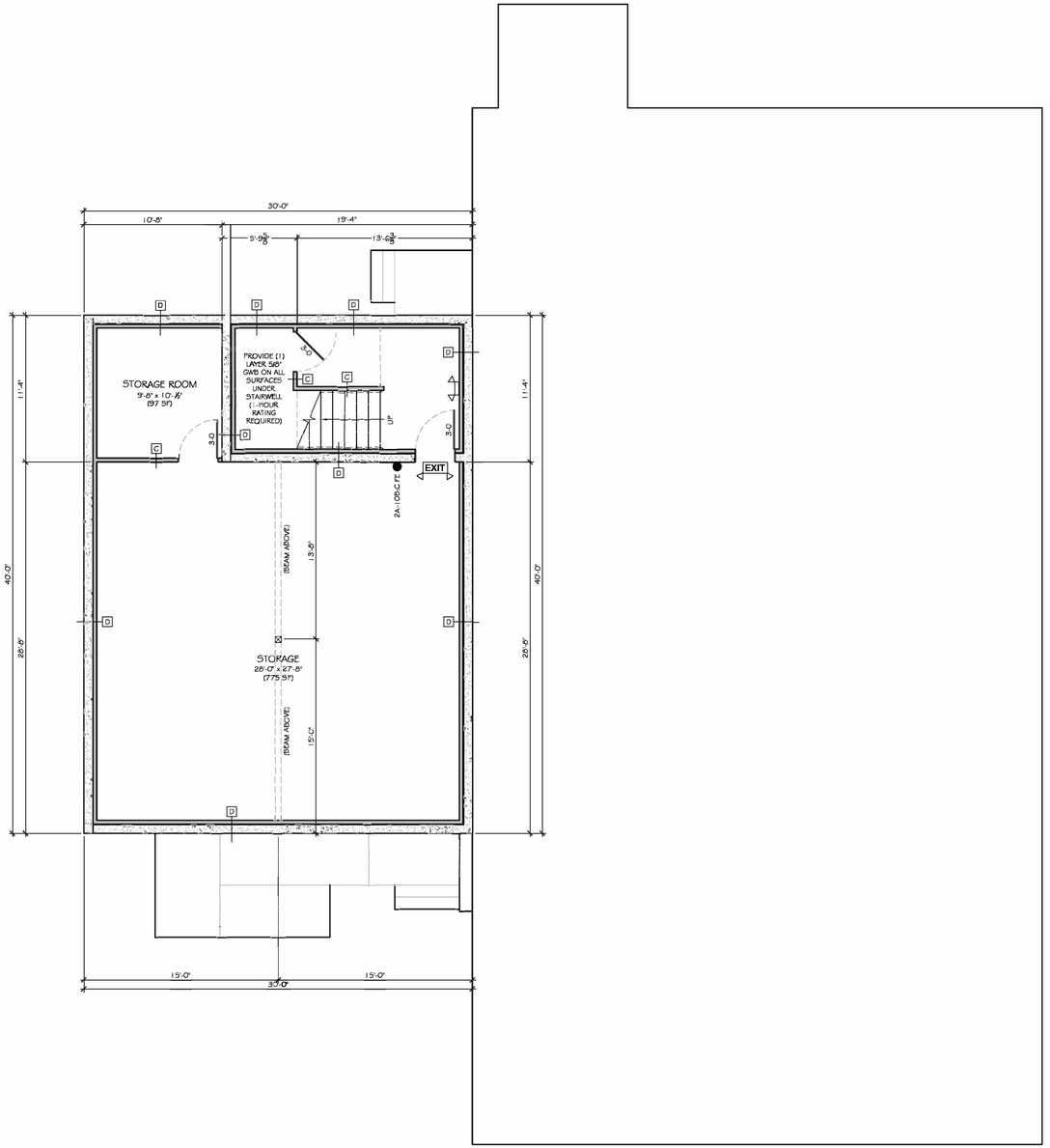

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EXIT = ILLUMINATED EXIT SIGN (PER IBC 1011)

EXIT = COMBINATION EMERGENCY EGRESS ILLUMINATION & ILLUMINATED EXIT SIGN (PER IBC 1006.3 & IBC 1011)

BASEMENT FLOOR PLAN

SCALE: 1/4" = 1'-0"

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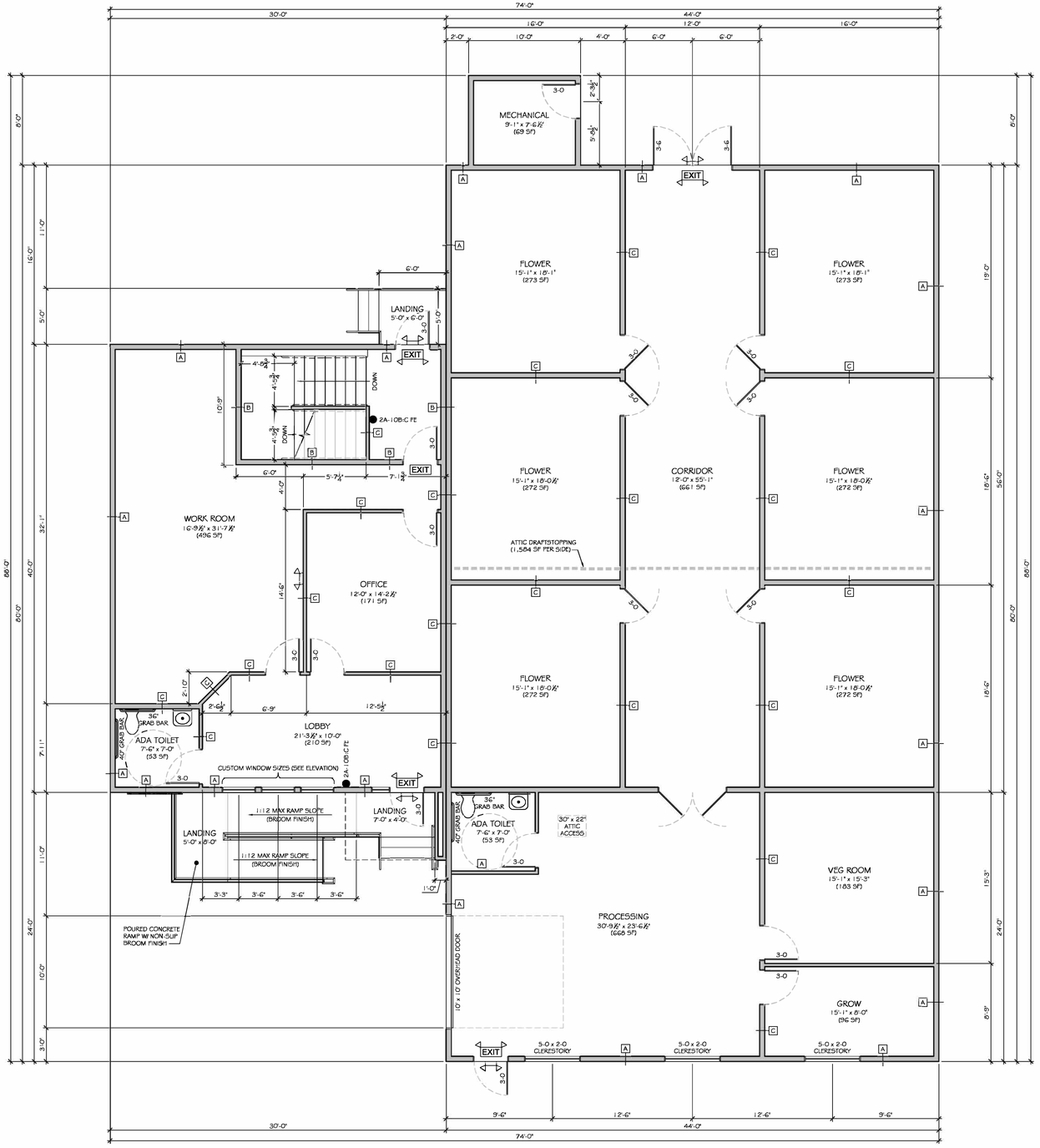

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MAIN FLOOR PLAN

SCALE: 1/4" = 1'-0"

ORIGINAL PAPER SIZE: 24" x 36"

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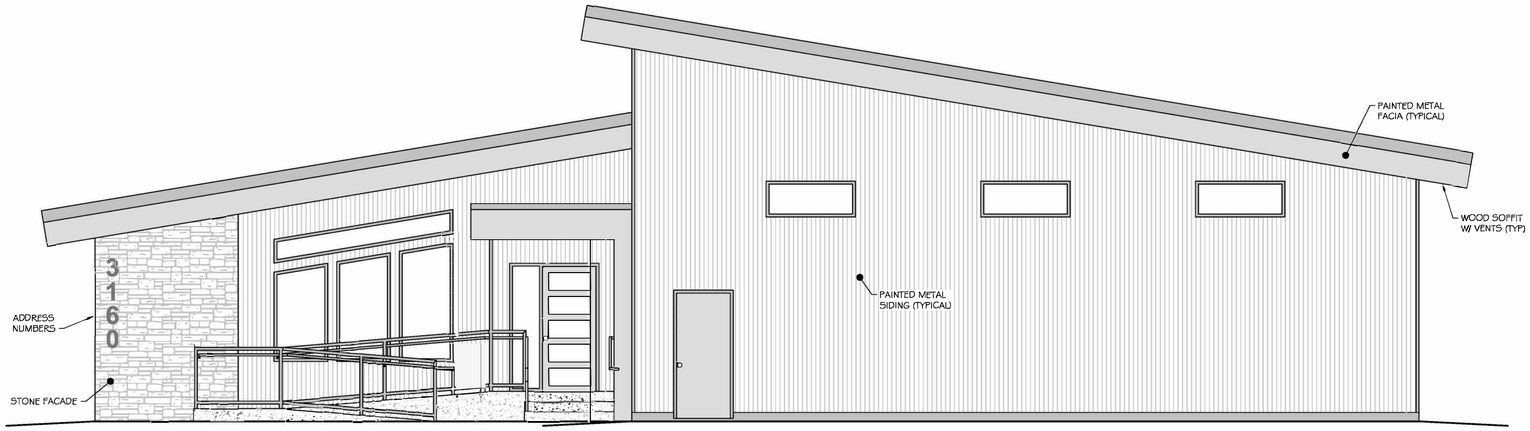
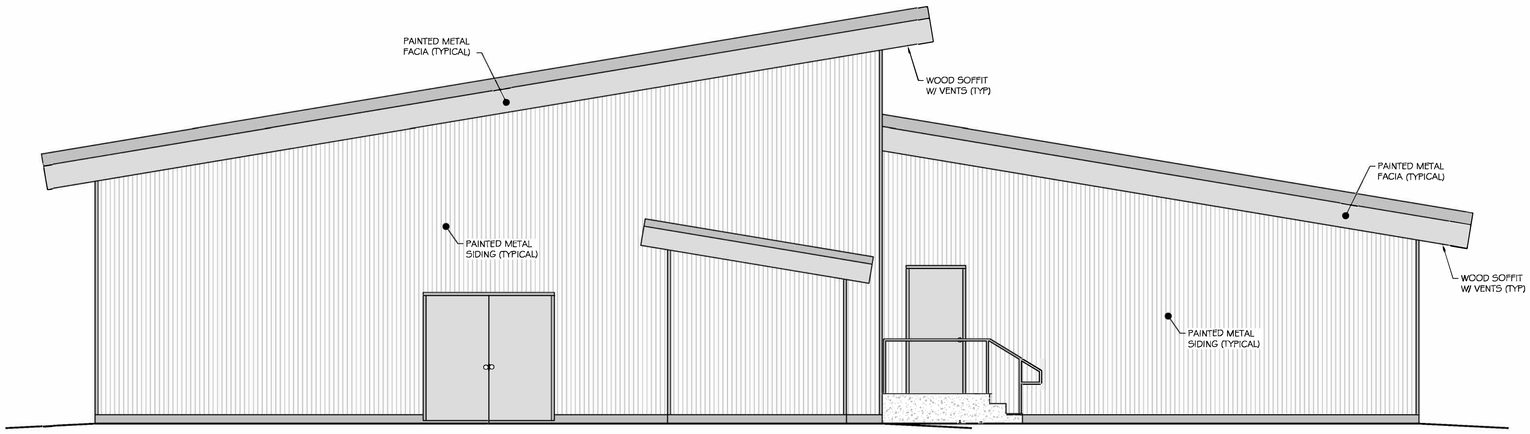


NORTH ELEVATION

SCALE: 1/4" = 1'-0"



SOUTH ELEVATION

SCALE: 1/4" = 1'-0"

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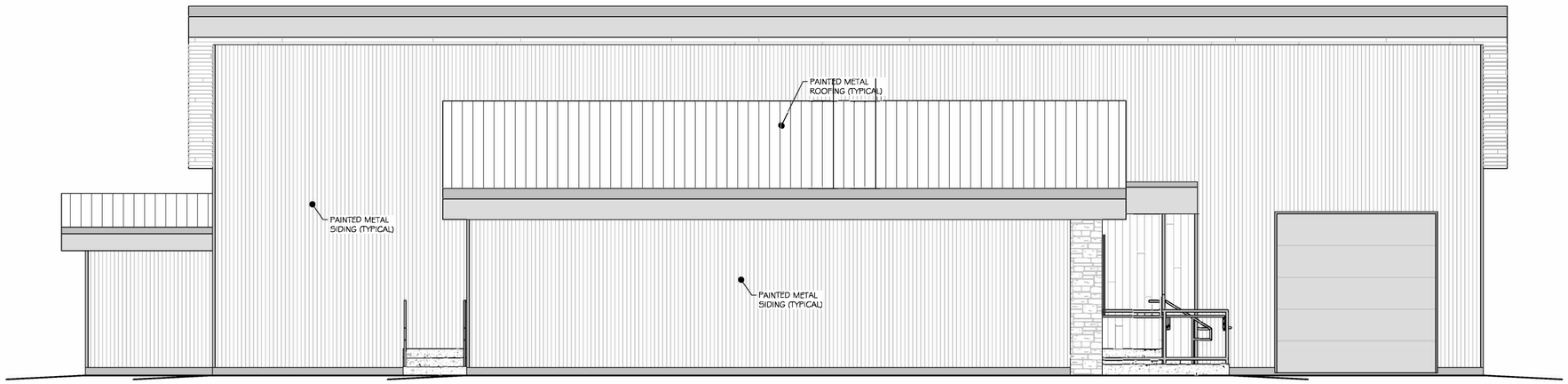
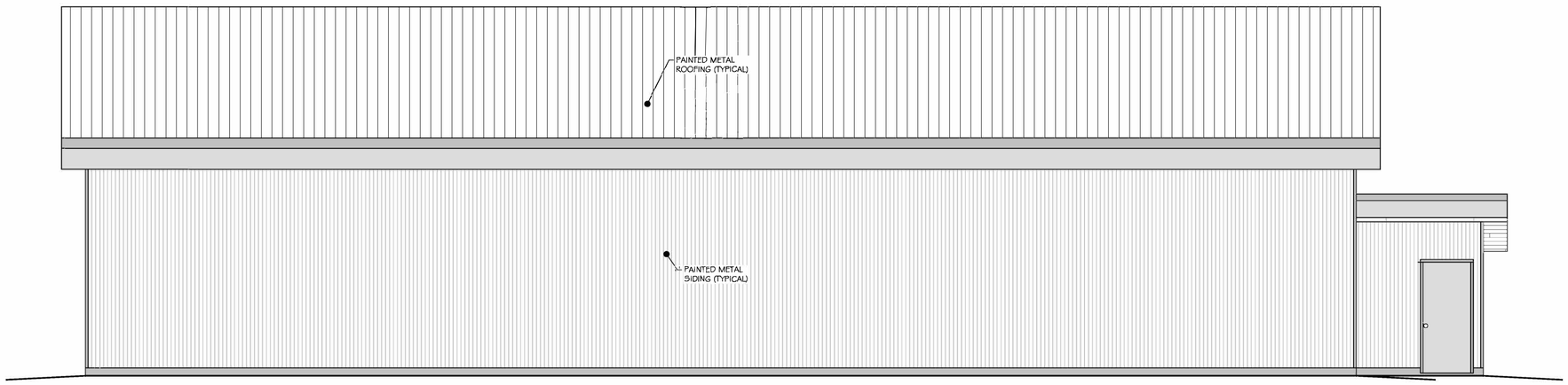


EAST ELEVATION

SCALE: 1/4" = 1'-0"



WEST ELEVATION

SCALE: 1/4" = 1'-0"

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ORIGINAL PAPER SIZE: 24" x 36"

Ron Bissett, Architect • POB 933 • Palmer, Alaska 99645 • 907 376-4243
P.O. BOX 870691
WASILLA, AK 99687
info@alaskaplans.com
907.841.5382

STATE OF ALASKA
49 TH
Ronald J. Bissett
A - 6359
03/27/2023
REGISTERED PROFESSIONAL ARCHITECT

3200 W. Top of the World Circle

Connoisseur Grow Facility

REV.	DATE	DESCRIPTION	APP.	5	3.25.23	ARCHITECTURAL APPROVAL	JMR
1	12.29.22	ISSUED FOR REVIEW	JMR	-	-	-	-
2	1.03.23	ISSUED FOR REVIEW	JMR	-	-	-	-
3	2.15.23	ISSUED FOR REVIEW	JMR	-	-	-	-
4	3.10.23	STRUCTURAL APPROVAL	JMR	-	-	-	-

DRAWN BY:	JMR
CHECKED BY:	ARR
PAGE NO:	6 of 6
SHEET NUMBER:	A6

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

CONDITIONAL USE PERMIT FOR MARIJUANA RELATED FACILITIES – MSB 17.60

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

Application fee must be attached:
____ $1,500 for Marijuana Retail Facility
_x_ $1,500 for Marijuana Cultivation Facility

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

Required Attachments for a Marijuana Cultivation Facility:
_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:
_x_ Documentation demonstrating full compliance with applicable fire code – 17.60.150 (D) (2)

Subject Property: Township: 17N, Range: 1, Section: 19W, Meridian: Seward
MSB Tax ID# 5828U000L001A
SUBDIVISION: GREEN MTN EST ADD 1 BLOCK(S): ____, LOT(S): 1A
STREET ADDRESS: 3160 W Top of The World Cir.
FACILITY / BUSINESS NAME: The Connoisseur, LLC DBA The Connoisseur

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	**Name of Agent / Contact for application**
Green Door Group, LLC	Matthew Chambers
Mailing: 10400 E. Bradley Lake Avenue	Mailing: 10400 E. Bradley Lake Avenue
Palmer, Alaska 99645	Palmer, AK 99645
Phone: Hm____ Fax____	Phone: Hm____ Fax____
Wk____ Cell 907-244-8329	Wk____ Cell 907-244-8329
E-mail matt.theconnoisseur@gmail.com	E-mail matt.theconnoisseur@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.	Yes
Signage – Existing and Proposed.	Yes
Location and dimensions for all access points to and from the site to public rights-of-way or public access easements.	Yes
Buffering – Fences, vegetation, topography, berms, and any landscaping	Yes
Drainage	Yes
Vehicular and pedestrian circulation patterns.	Yes
Exterior site lighting.	Yes
Location and dimensions of parking areas to be provided	Yes
Scale and north arrow using standard engineering intervals such as 1" = 30', 1" = 50' or similar as required by project size.	Yes

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

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?	Yes, please see narrative
Will the granting of the conditional use permit be harmful to the public health, safety, convenience and welfare?	No
Are sufficient setbacks, lot area, buffers and other safeguards being provided?	Yes
Does the conditional use fulfill all other requirements of MSB Chapter 17.60 pertaining to the conditional use in this section?	Yes
Describe measures taken to prevent any potential negative effect upon other properties in the area due to such factors as noise and odor.	Please 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	Please 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)	active/operating

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.	Yes
Provide information showing minimum parking standards have been met as required by MSB 17.60.170 (B) and (C).	See attached

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

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

MSB Tax account #(s) 58280000L001A 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	Matthew Chambers Printed Name	10/12/23 Date
Signature: Agent	Jana Weltzin, Esq Printed Name	10/13/23. Date

Permit# M10296

PERMIT CENTER – FEE RECEIPT FORM

Property Location: 87B0000L001A 3160 n. Top of the world Cir Applicant: The Connoisseur

	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, ownership)	**$100.00**
	8.41.010 Marijuana License - Alcohol & Marijuana Control Office (AMCO) Referrals for Matanuska Susitna Borough Review of Issuance, renewal	**$100.00**
	8.52 Temporary Noise Permit	**$1000.00**
	8.55 Special Events Permit 500 – 1000 Attendees 1000+ Attendees **8.55** Special Events Permit Site Monitor Fee /	**$500.00** **$1,000.00** **$300.00**
	17.02 Mandatory Land Use Permits	**$50.00**
	17.04 Nancy Lake Special Land Use District CU	**$1,500.00**
	17.06 Electrical Generating & Delivery Facility /	**$500.00**
	17.08 Hay Flats Special Land Use District Exce	**$1000.00**
	17.17 Denali State Park Conditional Use Perm	**$1500.00**
	17.18 Chickaloon Special Land Use District CU	**$1500.00**
	17.19 Glacier View Special Land Use District C	**$1500.00**
	17.23 Port MacKenzie Development Permit	**$1000.00**
	17.25 Talkeetna Conditional Use Permit	**$1500.00**
	17.25 Talkeetna Conditional Use Permit – Vari	**$1500.00**
	17.27 Sutton Special Land Use District CUP	**$1500.00**
	17.29 Flood Damage Prevention Development	**$100.00**
	17.29 Flood Damage Prevention Development	**$500.00**
	17.30.040 Earth Materials Extraction Admin. P	**$1000.00**
	17.30.050 Earth Materials Extraction CUP	**$1500.00**
	17.36 Residential Planned Unit Development Application – Concept Plan – up to 50 Additional Lots or tracts being created	 **$500.00** **$100.00**
	17.48 Mobile Home Park Permit Application	**$500.00**
	17.52 Residential Land Use District App (Rezo	**$1,000.00**
	17.52 Conditional Use Permit Application CUP	**$1,500.00**
	17.55 Shoreline Setback Exception Application	**$300.00**
X	**17.60** Conditional Use Permit Application	**$1500.00**
	17.61 Commercial/Industrial Core Area Conditional Use Permit	**$1500.00**
	17.62 Coal Bed Methane	**$1500.00**

Matanuska Susitna Borough

Payment Date Tuesday, October 31, 2023
Deposit Number 51960
Operator thom1274

Real 2023 (Total) $0.00
MCR (Planning/Platting) $1,500.00
Misc Rec
Tax Map # 2MISC

Total Paid $1,500.00
Check $1,500.00
Change $0.00

Receipt Number msb91958416
10/31/2023 9:07:11 AM
Paid By JDW, LLC - CONDITIONAL USE PEF
Cashier Id. thom1274

	17.63 Conditional Use Permit for Racetracks	**$1500.00**
	17.65 Variance	**$1500.00**
	17.67 Tall Structures - Network Improvement Permit Nonconforming Use Administrative Permit Conditional Use Permit	**$100.00** **$200.00** **$500.00** **$1500.00**
	17.70 Regulation of Alcoholic Beverage Use Permit Application	**$1500.00**
	17.73 Multi-Family Land Use Permit – add $25.00 for each additional unit beyond 5 units.	**$500.00**
	17.75 Single-Family Residential Land Use District CUP	**$500.00**
	17.76 Large Lot Single-Family Residential Land Use District Conditional Use Permit Application	**$1000.00**
	17.80 Nonconforming Structures (Amnesty) Pre-Existing Legal Nonconforming (Grandfather)	**$300.00**
	17.90 Regulation of Adult Businesses – Conditional Use Permit	**$300.00**
	28.60 Timber Transport Permit	**$1500.00**
		$300.00

	RIGHT-OF-WAY FEES:	
	Driveway	**$50.00**
☐	Driveway Deposit {100.226.100}	**$150.00**
	Construction	**$200.00**
	Utility (Application Fee = $100 ~ Distance Fee $0.25/per lineal foot)	
	Encroachment	**$150.00**
	Construction Bond {100.227.000}	

	PLATTING PRE-APPLICATION CONFERENCE:	
	Pre-Application Fee	**$50.00**

	FEES:	
	Flood Plain Development Survey CD	**$10.00**
	CD/DVD/DVD-R	**$7.50**
	Construction Manual/Title 43	**$5.00**
	Plat Map/Tax Map Copies/Mylar	**$5.00**
	Color Maps	**$12.00**
	Xerox Copies (B/W = $0.25 ~ Color $1.00/page 11X17 Color $1.75/page)	
	Advertising Fees	
	Cultural Resources Books or Maps	
☐	Citation Payment (If sent to collections – use total due from Courtview)	
	Thumb Drive 2GB = $5, 4GB = $8, 8GB = $10; 16GB = $15; 32GB = $20	

$ 1,500.00 **Amount Paid** **Date:** 10/30/22 **Receipt #** 91956446 **By:** SS
check #4594

From:	Brenda Butler
To:	Peggy Horton; Rick Benedict
Cc:	Mathew Chambers; chad aurentz; Jana Weltzin; Randi Baker
Subject:	The Connoisseur, LLC License #13487 - CUP re-submission for re-build of facility
Date:	Friday, October 13, 2023 10:35:30 AM
Attachments:	2023 Plan Approval.pdf CUP Application - The Connoisseur, LLC - Signed.pdf Landlord Agent Letter The Connoisseur - Signed.pdf CUP Narrative - THE CONNOISSEUR Std Cult.pdf 1000 foot buffer map .pdf Architectural drawings .pdf

---

[**EXTERNAL EMAIL** - CAUTION: Do not open unexpected attachments or links.]
Good Morning Peggy and Rick,

Please find the attached CUP application, Landlord and Agent permission letter, CUP narrative, Approved Central Mat-Su Fire plan review, Architectural Drawings and Buffer Map.

Application fees are in the mail.

Please confirm receipt of this email submission and its attachments.

Happy Friday!

--
*** Please REPLY ALL when responding to this Email****

Brenda Butler
JDW Counsel
Senior Paralegal, Notary Public
& Accounts Payable/Receivable
901 Photo Avenue, Second Floor
Anchorage, Alaska 99503
907-231-3750
brenda@jdwcounsel.com
info@jdwcounsel.com

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Think green, please don't print unnecessarily

Owner & Agent Permission Letter for Use and Occupancy of Premises

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

Re: The Connoisseur, LLC – Owner & Agent Authorization

Dear Planning Office,

We, Chad Aurentz and Matthew Chambers, of Green Door Group, LLC, hereby grants permission for The Connoisseur, LLC. DBA: The Connoisseur to lease and use our property located at 3160 W Top of the World Circle Unit A, Wasilla, AK 99654, as a standard marijuana cultivation establishment. We are aware that The Connoisseur, will be commercially cultivating and selling marijuana on this property once the conditional use permit is approved by the Matanuska-Susitna Borough.

We, Chad Aurentz and Matthew Chambers, The Connoisseur, LLC, authorize Jana Weltzin and her firm of JDW, LLC to take all necessary actions to apply for and obtain one (1) conditional use permit for the operation of a Standard Marijuana Cultivation Facility on the property owned by Green Door Group, LLC located at GREEN MTN EST ADD 1 LOT 1A, commonly known as 3160 W Top of the World Circle, Wasilla, Alaska 99654.

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

Sincerely,

The Connoisseur, LLC

Matthew Chambers – Managing Member
Chad Aurentz – Managing Member

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

THE CONNOISSEUR, LLC, dba THE CONNOISSEUR – a locally-owned and operated business

Submitted: _____, 2023
Hearing Date: _____, 2023
Prepared by:

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

On behalf of:
THE CONNOISSEUR

Introduction:

We are pleased to re-introduce Chad Aurentz and Mathew Chambers - managing members of The Connoisseur, LLC.

Chad Aurentz moved to Alaska with his family when he was six years old. Chad attended and graduated from Dimond High School. After high school, Chad moved to Tempe, Arizona, for 5 years and returned to Alaska to work as a Civil Superintendent for Roger Hickel Contracting. Chad and Mathew met in high school and remained friends; they both saw an opportunity when the marijuana industry first emerged, they immediately started planning to build their marijuana cultivation business. Chad and Matt found an available building with an owner willing to work with them to finance it. Mathew and Chad began to build their business from the ground up and completed the buildout using their extensive construction experience.

Mathew Chambers is a lifelong Alaskan who grew up in the city of Anchorage. For 18 years, after graduating from Dimond High School, Mathew worked as the Operations Manager at Alaska Concrete Sawing Inc., when he first embraced his entrepreneurial spirit by co-founding The Connoisseur with Chad and jumped into Alaska's emerging Cannabis Market. After setting up and running the successful marijuana cultivation, Mathew took what he learned from growing and expanded the operations, founding The Connoisseur Lounge, the first marijuana retail store in Palmer. When the opportunity came to vertically integrate and add Concentrate Manufacturing to Mathew and Chad's business portfolio, they took another leap and founded Connoisseur Crude, and they are excited to expand their business interests in the Mat Su Valley.

This Conditional Use Permit ("CUP") application for a Standard Marijuana Cultivation Facility requests consideration and approval from this Honorable Planning Commission. 'The Connoisseur' cultivation application was approved by the Alaska Alcohol & Marijuana Control Office ("AMCO") in 2017 and a conditional use permit was issued to by the Planning Commission. This application is a resubmission due to extensive damage to the facility during the concentrate facility build-out that occurred recently. The entire facility is being rebuilt.

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

Wastewater and Waste Material Disposal Plan – 17.60.160(A)

The Connoisseur 's highest priorities are to make sure that marijuana consumers receive the highest quality products and to be mindful and compliant licensees. As part of these responsibilities, The Connoisseur has created a Disposal Plan to safely dispose of all marijuana and marijuana products that do not pass the industry's quality standards for any reason or plant material categorized as waste. Disposing of marijuana in a safe, secure, and environmentally responsible manner is a top priority for The Connoisseur. To ensure that marijuana products are safely kept and disposed of, marijuana facilities must render the products unusable before disposal. Furthermore, the Disposal Plan keeps marijuana waste safe, secure, and complies with all state and local laws, regulations, and codes. All marijuana plant waste, including stems, stalks, leaves, roots, and unprocessed samples returned by a testing facility, will be rendered unusable by being ground up by a

woodchipper/mulcher and then mixed with an equal amount of horse manure and/or soil and/or other organic yard waste. The mixture will then be disposed of in a compost pile and/or dispersed around the 7.46 acre property. A marijuana waste log (tracking the waste type, date rendered unusable, and disposal date at the waste station) will be maintained by The Connoisseur.

Cultivation wastewater will be stored in storage tanks to be picked up and disposed of by a third party at a Department of Environmental Conservation-approved non-domestic wastewater facility. The tanks will be stored outside and remain empty, except for 1-2 days every 8-10 weeks. During the winter months, the tanks will be moved into the indoor main room at the time that wastewater is transferred from indoor growing reservoirs to the wastewater storage tanks, and third-party pickup of the wastewater will be scheduled within 72 hours to avoid freezing. If, at any time, wastewater freezes while being stored outside, the wastewater storage tanks will be moved into the main room or tank heaters will be installed to thaw the wastewater prior to third-party pickup.

Odor Mitigation and Ventilation Plan – 17.60.160(B)

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

Odor Prevention

Each cultivation room will contain a 5" activated charcoal filter attached to an 1800 ft^3/min fan that will negate any marijuana odor. Additionally, the licensed premises is located on a 7.46 acre parcel of land and the building (licensed premises) is located more than 100' from any other properties, as required by the local ordinance. Employees will perform weekly "smell checks." These checks require an employee to patrol all edges of the property lines to see if they can smell marijuana from these locations. If marijuana scent is detected at the property line edge(s), The Connoisseur will immediately replace the charcoal filters and implement additional odor mitigation methods (if necessary). The Connoisseur was operational for the past 5 years and have never received an odor complaint to date.

The Connoisseur is located on a 7.46 acre property, with a property this vast, the licensees do not anticipate detecting odor outside the parcel property lines. Regardless, if an odor is discovered over the property lines and a community member takes issue with it, the licensees remedy the odor concern through additional smell control precautions, climate control, air filtration, ventilation, and exhaust.

Odor Management/Self-Inspection

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

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

Hazardous Chemicals Information – 17.60.160(C)

The Connoisseur will ensure that any insecticide and fungicide used will be EPA-approved. For general sanitation, the cultivation facility will use gentle cleaning chemicals such as Simple Green, beach, water diluted solution per DEC guidelines, and simple household cleaning products for table and countertop cleaning. All herbicides, fungicides, insecticides, cleaning products, and other chemicals will be used, stored, and disposed of in accordance with their respective manufacturer's recommendations and comply with all local, state, and federal laws. Small containers of chemicals will be in the cultivation facility during use and then stored in the office trim area.

Security Plan – 17.60.160(D)

The Connoisseur has ensured that the cultivation facility meets and exceeds the setback requirements outlined in MSB 17.60.160(D). The cultivation facility is over 50 feet from public rights-of-way and over 100 feet from side and rear lot lines.

The cultivation has a robust security plan to fully monitor the facility. The entire premises is designated as a restricted access area. Trimmed and packaged marijuana will be securely stored in a secured product storage room, forty (40) days of video surveillance recordings and a minimum of six (6) months of business records will be securely kept and managed in the dedicated business record/recording equipment storage area in the facility's shared office. The shared office space is for storage of cultivation records only as indicated above, no cultivation activities will occur in the facility's shared office.

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

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

Outdoor lighting with commercial LEDs will be affixed at angles and inaccessible heights that deter vandalism and are clear of obstructions. Lighting will cover the facility's exterior door and the entire building perimeter. Exterior lighting will be mounted so that security cameras can cleanly capture anyone within twenty feet (20') of any entrance to the licensed premises or anyone working inside the facility. Outdoor lighting will be positioned downward to avoid light pollution onto other surrounding properties. A licensee or designated employee will habitually inspect lighting fixtures and the alarm system to ensure optimum functionality.

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

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

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

Additional Narrative Regarding Site Plan & Map Documents

The Connoisseur will not have any signs posted with their business name or logo at the facility. In addition to signs stating that video surveillance is in progress, that no one under 21 years old is allowed on the premises, and that the entire area is a restricted access area, other signs may be added around the perimeter and at the entrance of the premises stating, "No Trespassing.". The cultivation location for The Connoisseur is secluded in the woods between Top of The World Cir. And W Top of The World Cir., where there is little to no pedestrian foot traffic. Since the facility will have about 5 employees at any given time, there is a clearing around the facility for ample parking to facilitate all vehicles as indicated on the site plan.

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

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

The proposed use is compatible with the lots of the surrounding area. The entire licensed area, including office and business record & recording equipment storage, will be 5,128 square feet, with 1,913 square feet of that space used for cultivation. The proposed use fits into the surrounding uses' harmony in size and design. The facility is located on a large 7.46-acre lot between Top of the World Cir and W Top of The World Cir, with W Top of the World Cir as the facility access

road. The nearest neighbors are across W Top of The World Cir. As trees and greenery surround the facility's parcels, there is a noticeable distance between The Connoisseur and other neighboring buildings. Therefore, the proposed use will not detract from the surrounding area's character, value, and integrity. The facility will not produce any noise pollution and has an odor control method in place.

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

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

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

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

In the event a non-employee/agent of the company needs to enter the licensed premises, the company visitor policy will be adhered to. A visitor will need to show their valid photo identification and obtain a visitor badge to always clearly display while visiting. All visitors must be pre-approved by management. AMCO agents and law enforcement Borough staff are not considered visitors and will not be held to The Connoisseur visitor policies. Additionally, Borough staff shall be permitted to enter the premises subject to this permit to monitor compliance with permit requirements. Such access will, at minimum, be allowed on demand when activity is occurring, and/or with prior verbal or written notice, and/or at other times as necessary to monitor compliance. The Connoisseur will not deny entry to Borough staff. Other than previously mentioned, there should be no unscheduled and unexpected visitors. The Connoisseur staff must accompany visitors throughout the entire visit, with no more than five visitors per staff member. Access to the facility will be monitored and permanently restricted to maintain the security of the

facility and all marijuana products. Access will only be granted to employees and licensees, AMCO agents, law enforcement, and the limited exception of scheduled pre-approved visitors.

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

No – The Connoisseur has a detailed security system and plan, diversion/inversion/theft control policies, and a loitering check plan.

The commercial cultivation facility will only allow access to those at least 21 years of age or older and has been approved by management for a facility visit.

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

The Connoisseur will not use toxic or prohibited fertilizers or pesticides on their crops, furthering public safety. The facility does not intend to use pesticides; however, if The Connoisseur experiences a need for pesticides, they will utilize pesticides approved for use on cannabis found on the DEC website at any given time.

There will be no undue burden on the electrical utilities as The Connoisseur will have ample electrical service.

The facility will have a 24-hour monitoring alarm system, exterior lighting, and video surveillance. Commercial locking mechanisms and video surveillance secure all entrances to capture individuals within 20 feet. Inside the licensed premises, video surveillance will continuously cover all areas of the facility (except for the bathroom) (which is stored for a minimum of 40 days) to monitor and identify all activity. All visitors must be pre-approved by management (except AMCO agents and law enforcement). Access to the facility will be monitored and restricted at all times to maintain the security of the facility and all marijuana products. Access will only be granted to employees and licensees, AMCO agents, law enforcement, and the limited exception of scheduled pre-approved visitors. Distinct and apparent cameras will be placed throughout and around the facility to encourage people not to attempt unauthorized access.

✓ On-site video surveillance will continuously monitor all areas of the premises. Employees will perform mandatory weekly inventory counts, check counts against Metrc records, and document the reports as official business records. The Connoisseur will not tolerate theft, inversion, and diversion, and all employees will complete mandatory training in recognizing such activity. The Connoisseur management team understands that diversion can happen in two ways - inversion and diversion - and it is equally profitable to divert product from the legal system as it diverts product from the illegal system into the legal market. If an employee is caught stealing marijuana or infusing the facility with non-regulated black-market product, The Connoisseur will notify local law enforcement immediately, comply with all directives, and provide all necessary information and records for the investigation. Ownership will take the necessary steps to ensure that illegal conduct by an employee does not compromise the facility's license and legitimate business

operations. Once a theft is reported, ownership will update the product records in the tracking system, as needed, to maintain an accurate and comprehensive accounting for all marijuana products and inventory. Ownership will comply with all inquiries and investigations lodged by AMCO. Documentation related to marijuana theft will be maintained as a business record for five (5) years and made available to AMCO upon request. Video recordings will be stored for forty (40) days. Cameras will provide a full view of the grow areas, entryway, safes, storage, and product packaging areas. Security monitors and video recording equipment will be securely located on-site.

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

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

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

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

As described previously, The Connoisseur is located within a 7.46-acre parcel. This Application and the layout of The Connoisseur meet the required setbacks, buffers, and lot area. The entire cultivation operation is enclosed in a commercial-grade building.

Plenty of on-site parking will be developed on the site for this use.

The facility has incorporated all measures to reduce the surrounding properties' negative effects, including natural landscaping screening and significant setbacks.

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

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

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

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

Yes – The conditional use fulfills other requirements of MSB 17.60 (Conditional Uses). Documentation and explanation of this is found throughout the CUP application.

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

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

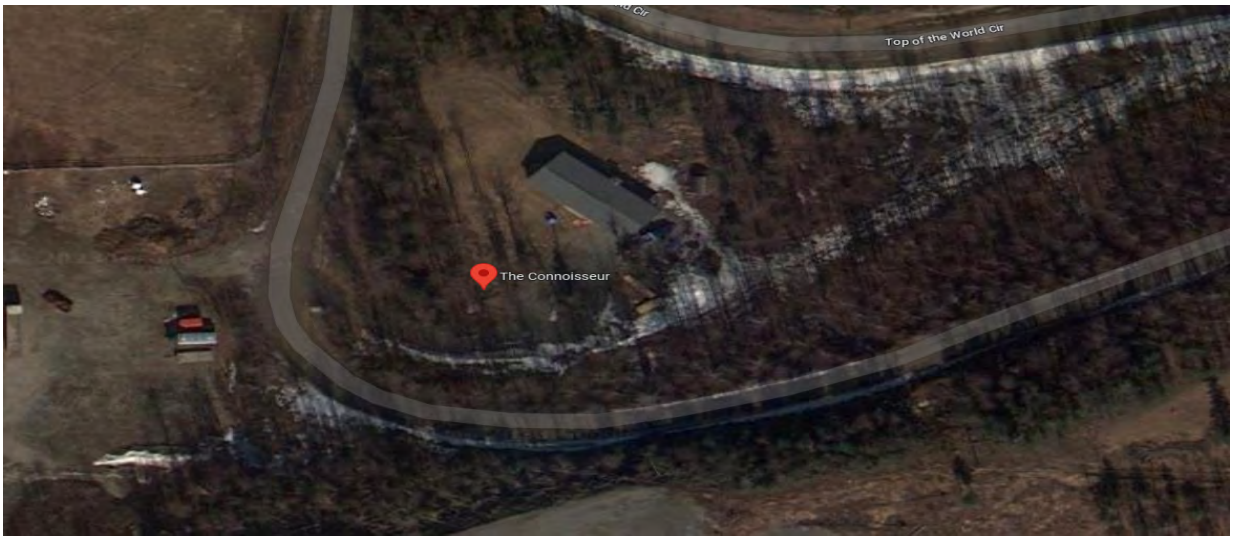
Ownership will abide by a strict "no odor" policy per MSB 17.60.150(A)(1) that will ensure no odor is detectible by the public from outside the facilities as required by 3 AAC 306.420(a)(2)(F) and 3 AAC 306.430(c)(2). Out of an abundance of caution, odor control methods will be utilized, consisting of several methods meant to eliminate odors. Commercial-Grade-activated charcoal filters will be used throughout the cultivation to filter all air before it is vented outside. These

charcoal filters will be regularly checked and replaced to ensure no odor is escaping the facility. The Connoisseur staff will routinely do "smell checks" around the property's perimeter to make sure no odor is present. Marijuana product will be packaged in sealed, air-tight containers. Air sanitizers will be used when transporting marijuana to/from the premises.

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

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

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



Current status of State License Application Process.

The Application is in Active-Operating Status as it was previously operating in the original building. This condition use permit application is being submitted for the new build of the facility.

Misc. Items and Information.

Please see attached parking layout diagram.

The proposed hours of operation for the cultivation will not exceed 8 am until 12 am.

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

From: Brenda Butler
To: Rick Benedict
Cc: Mathew Chambers; chad aurentz; Jana Weltzin; Randi Baker
Subject: Re: The Connoisseur CUP Application - Request for Additional Information
Date: Wednesday, December 6, 2023 11:11:49 AM
Attachments: Email -3160 W Top of the World Cir.pdf
3160_TopoftheWorld_AddressPostcard.pdf
Connoisseur Site Plan - 2023-12-04.pdf
CUP Narrative - THE CONNOISSEUR Std Cult.pdf
Address change Platting action(R1) 2018-17_GreenMtnEstates.pdf
FM Approval Letter.pdf
jdwcounsel.com Mail - The Connoisseur, LLC DBA The Connoisseur License #13487.pdf
FM Certificate.pdf

[**EXTERNAL EMAIL** - CAUTION: Do not open unexpected attachments or links.]
Good Morning Rick,

Attached are the documents that address the items in your RFAI.
Please let us know if this submission satisfies your requirements and if the CUP be placed on the next agenda.

Thank you!

On Wed, Nov 8, 2023 at 1:10 PM Rick Benedict <Rick.Benedict@matsugov.us> wrote:

> Good afternoon,
>
> I have attached a request for additional information concerning the conditional use permit application for a marijuana cultivation facility for The Connoisseur. If you have any questions, please contact me.
>
> Respectfully,
>
> Rick Benedict – Current Planner
>
> Development Services Division
>
> Matanuska-Susitna Borough
>
> (907)861-8527 direct

--
*** Please REPLY ALL when responding to this Email***

Brenda Butler
JDW Counsel
Senior Paralegal, Notary Public
& Accounts Payable/Receivable
901 Photo Avenue, Second Floor
Anchorage, Alaska 99503
907-231-3750
brenda@jdwcounsel.com
info@jdwcounsel.com

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MATANUSKA-SUSITNA BOROUGH
350 E Dahlia Ave., Palmer, Alaska 99645

E911 Site Address Notification

The **physical site address** below has been assigned to GREEN MTN EST ADD 1 LOT 1A, Borough Tax Account number: 8280000L001A. For E911 purposes, if this property has landline telephone service, please provide this address to your phone carrier. If you have any questions regarding your address, please call Mat-Su Borough Addressing at (907) 861-8400.

PHYSICAL SITE ADDRESS
3160 W Top of The World Cir

Legal Description:
GREEN MTN EST ADD 1 LOT 1A

GREEN DOOR GROUP LLC
BENNETT DEBBIE JO
10400 E BRADLEY LAKE AVE
PALMER AK 99645

Gmail

Fwd: 3160 W Top of the World Cir

1 message

Mathew Chambers <mattchambers907@gmail.com> Mon, Dec 4, 2023 at 11:38 AM
To: Brenda Butler <brenda@jdwcounsel.com>, Chad Aurentz <chad.theconnoisseur@gmail.com>, Jana Weltzin <jana@jdwcounsel.com>

---------- Forwarded message ---------
From: **Nick Srebernak** <Nick.Srebernak@matsugov.us>
Date: Mon, Dec 4, 2023 at 11:32 AM
Subject: 3160 W Top of the World Cir
To: mattchambers907@gmail.com <mattchambers907@gmail.com>

Hi Matt,

Just got your message regarding 3160 W Top of the World Cir. It was created last year because of Plat 2022-66.

What other information were you looking for on it?

Nick Srebernak

Matanuska-Susitna Borough

GIS Addressing Specialist

(907) 861-7885

Nick.Srebernak@matsugov.us

--
Mathew Chambers
Owner/CEO
The Connoisseur Lounge
907-244-8329

Gmail

The Connoisseur, LLC DBA The Connoisseur License #13487

3 messages

Brenda Butler <brenda@jdwcounsel.com> Mon, Dec 4, 2023 at 12:57 PM
To: "Marijuana Licensing (CED sponsored)" <marijuana.licensing@alaska.gov>
Cc: Mathew Chambers <matt.theconnoisseur@gmail.com>, chad aurentz <chad.theconnoisseur@gmail.com>, Jana Weltzin <jana@jdwcounsel.com>, Randi Baker <randi@jdwcounsel.com>

Good Afternoon AMCO,

The licensees need to update the physical address for this license from 3200 W Top of the World Circle, Unit A to 3160 W Top of the World Circle, Unit A.
The change in address is due to an MSB Platting Action, see attached.

Let us know if you have any questions.

Thank you!

--

*** Please REPLY ALL when responding to this Email****

Brenda Butler
JDW Counsel
Senior Paralegal, Notary Public
& Accounts Payable/Receivable
901 Photo Avenue, Second Floor
Anchorage, Alaska 99503
907-231-3750
brenda@jdwcounsel.com
info@jdwcounsel.com

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3 attachments

Email -3160 W Top of the World Cir.pdf
53K

3160_TopoftheWorld_AddressPostcard.pdf
54K

Address change Platting action(R1) 2018-17_GreenMtnEstates.pdf
2531K

Marijuana Licensing (CED sponsored) <marijuana.licensing@alaska.gov> Mon, Dec 4, 2023 at 5:04 PM
To: Brenda Butler <brenda@jdwcounsel.com>, "Marijuana Licensing (CED sponsored)" <marijuana.licensing@alaska.gov>
Cc: Mathew Chambers <matt.theconnoisseur@gmail.com>, chad aurentz <chad.theconnoisseur@gmail.com>, Jana Weltzin <jana@jdwcounsel.com>, Randi Baker <randi@jdwcounsel.com>

Good Afternoon,

The physical address below has been updated in our system.

Best,

Regina Cruz

Licensing Examiner- AMCO

907.269.0464

From: Brenda Butler <brenda@jdwcounsel.com>
Sent: Monday, December 4, 2023 12:58 PM
To: Marijuana Licensing (CED sponsored) <marijuana.licensing@alaska.gov>
Cc: Mathew Chambers <matt.theconnoisseur@gmail.com>; chad aurentz <chad.theconnoisseur@gmail.com>; Jana Weltzin <jana@jdwcounsel.com>; Randi Baker <randi@jdwcounsel.com>
Subject: The Connoisseur, LLC DBA The Connoisseur License #13487

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

[Quoted text hidden]

Brenda Butler <brenda@jdwcounsel.com> Tue, Dec 5, 2023 at 8:35 AM
To: "Marijuana Licensing (CED sponsored)" <marijuana.licensing@alaska.gov>
Cc: Mathew Chambers <matt.theconnoisseur@gmail.com>, chad aurentz <chad.theconnoisseur@gmail.com>, Jana Weltzin <jana@jdwcounsel.com>, Randi Baker <randi@jdwcounsel.com>

Thank you Regina,

Have a wonderful day

[Quoted text hidden]

Fire and Life Safety Division

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

Non-Structural Fire & Life Safety Certificate of Occupancy

This area has been inspected and approved by the Central Mat-Su Fire Department in accordance with the State of Alaska, Matanuska-Susitna Borough, and Fire Service Area fire and life safety regulations, to be occupied by:

Green Door Group Bldg

3160 Top of the World Wasilla AK 99654

Date Issued: 11/20/2023

Authority: AS 18.70.080, 13 AAC 50.075 & MSB RS06-054

Josh Henson

by Joshua P. Henson, Deputy Fire Marshal

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

Fire & Life Safety Division

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

April 26, 2023

Mathew Chambers
Owner/CEO
The Connoisseur Lounge
907-244-8329
mattchambers907@gmail.com

SUBJECT:	Green Door Group Addition
FIRE SERVICE AREA:	Central Mat-Su FSA
PLAN REVIEW:	2023-087
TYPE OF CONSTRUCTION:	VA
OCCUPANCY TYPE:	F-1

2021 INTERNATIONAL BUILDING AND FIRE CODE

Matthew:

Plans for the subject facility have been reviewed by this office for conformity with the State Fire Safety Regulations and are hereby approved as submitted. Enclosed is a certificate of approval that must be posted on the premises until completion of the above facility. Any changes to the approved plans must be submitted to this office for review and approval. **You are prohibited to occupy this building until construction is completed for which plans have been examined and approved.** After completion of the construction, you must schedule a certificate of occupancy inspection prior to opening.

It must be understood that the inclusion of and compliance with State Fire Safety Regulations does not preclude the necessity of compliance with the requirements of local codes and ordinances. Also understand that approval of submitted plans is not approval of omissions or oversights by this office or noncompliance with any applicable regulations. The plans have not been reviewed for compliance with the Federal Americans with Disabilities Act or structural requirements.

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

Sincerely,

Josh Henson

Joshua P. Henson
Deputy Fire Marshal

Fire and Life Safety Division

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

Plan Review #**2023-087**

Green Door Group Addition

Addition Approval

This is to certify that the plans for this building were reviewed by CMSFD's Fire & Life Safety Division on 4/26/2023, for conformance with AS 18.70.010–100; 13 AAC 50.027. This certificate becomes invalid 180 days after the work on the site is commenced within 180 days after issuance, or if the work authorized is suspended or abandoned for a period of 180 days after the time work is commenced. An extension may be requested at the above mentioned address.

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

Josh Henson

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

by Joshua P. Henson, Deputy Fire Marshal

RECEIVED
NOV 29 2017
PERMIT CENTER

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

Driveway Permit Application

Permit Fee $50 PERMIT NO. D017563

Property Owner: (Name) Green Door Group	Applicant/Agent: (Name) Same
Mailing Address Box 873844	Mailing Address
City Wasilla State AK Zip Code 99654	City State Zip Code
Phone 907-982-5103 Cell (optional) Same Fax (optional)	Phone Cell (optional) Fax (optional)
E-mail (optional) hooks@mtaonline.net	E-mail (optional)
Site Address: 3700 W Top of World	Driveway Location Will Be Marked With: Existing
Property Tax ID #: 3431000L001	Expected Completion Date 11 Driveway Surface Type
Applying for Access Onto: Top of World	**IF ACCESS IS ONTO A PAVED ROAD, APRON LENGTH TO BE 2' MINIMUM**

OFFICE USE ONLY

Driveway Inspector Approval Date: 4/17/18		Tax Map:	TRS / RSA /
Right-of-Way Coordinator Approval Date: 4/17/18			
Is Culvert Needed? ☐ Yes ☒ No		Distances:	
Culvert Length:	Size:	Left:	Width: Right:
Culvert Type:	Ditch Depth:		

Special Provisions Upon Approval:	Inspection #'s
2-2-18 Good for Final (Driveway further down)	34855

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: _____ DATE: 11-28-17
Signature of Permitee

PERMIT GRANTED BY: _____ DATE: 4/17/18
Borough Representative

Revised 6/30/15

From:	Rick Benedict
To:	Brenda Butler
Cc:	Jana Weltzin; Mathew Chambers; Randi Baker; chad aurentz; amco.localgovernmentonly@alaska.gov
Subject:	MJ-14 Signed - The Connoisseur and Connoisseur Crude Licenses #13487 & 32215
Date:	Tuesday, February 13, 2024 3:17:00 PM
Attachments:	MJ-14_The Connoisseur_13487.pdf MJ-14_Connoisseur Crude_32215.pdf

Hi Brenda,

Here you go.

Respectfully,

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

From: Brenda Butler <brenda@jdwcounsel.com>
Sent: Friday, February 9, 2024 4:55 PM
To: Rick Benedict <Rick.Benedict@matsugov.us>
Cc: Jana Weltzin <jana@jdwcounsel.com>; Mathew Chambers <matt.theconnoisseur@gmail.com>; Randi Baker <randi@jdwcounsel.com>; chad aurentz <chad.theconnoisseur@gmail.com>
Subject: The Connoisseur, LLC DBA The Connoisseur License #13487

[**EXTERNAL EMAIL** - CAUTION: Do not open unexpected attachments or links.]
Good Afternoon Rick,

As per our conversation, here is the MJ-14 that properly reflects the intended business operations, for your consideration.

Please do not hesitate to contact us if you have any questions or concerns.

Thank you and have a wonderful weekend!

*** Please REPLY ALL when responding to this Email***

Brenda Butler
JDW Counsel
Senior Paralegal, Notary Public
& Accounts Payable/Receivable
901 Photo Avenue, Second Floor
Anchorage, Alaska 99503
Phone: 907-231-3750
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info@jdwcounsel.com

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DocuSign Envelope ID: E129B4CC-9D44-4D71-A260-7AB10891E294

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-14: Licensed Premises Diagram Change

Why is this form needed?

This licensed premises diagram change form is required for all marijuana establishment licensees seeking to alter the functional floor plan or reduce or expand the area of the establishment's existing licensed premises.

The required $250 change fee may be made by check, cashier's check, or money order.

This form must be completed and submitted to AMCO's Anchorage office prior to altering the existing floor plan, and along with an initiated application for an Onsite Consumption Endorsement if applicable. The licensed premises may not be altered unless and until the application has been approved by the board.

Section 1 – Establishment Information

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

Licensee:	The Connoisseur, LLC	**MJ License #:**	13487		
License Type:	Standard Marijuana Cultivation Facility				
Doing Business As:	The Connoisseur				
Premises Address:	3160 W Top of the World Circle, Unit A				
City:	Wasilla	**State:**	Alaska	**ZIP:**	99654

Section 2 – Required Information

For your security, do not include locations of security cameras, motion detectors, panic buttons, and other security devices.

The following details must be included:

- ☐ **License number and DBA**
- ☐ **Legend or key**
- ☐ **Color coding**
- ☐ **Dimensions**
- ☐ **Labels**
- ☐ **True north arrow**
- ☐ **Surveillance room**
- ☐ **Licensed premises boundary**
- ☐ **Restricted access areas**
- ☐ **Storage areas**
- ☐ **Entrances, exits, and windows**
- ☐ **Walls, partitions, and counters**
- ☐ **Any other areas that must be labeled for specific license types**
- ☐ **Serving area****
- ☐ **Employee monitoring area****
- ☐ **Ventilation exhaust points, if applicable****

Items marked with a double asterisks (**) are only required for those retail marijuana establishments that are submitting the MJ-14 form in conjunction with an onsite consumption endorsement application.

DocuSign Envelope ID: E129B4CC-9D44-4D71-A260-7AB10891E294

Alaska Marijuana Control Board

Form MJ-14: Licensed Premises Diagram Change

Section 3 – Summary of Changes

Provide a summary of the changes for which you are requesting approval. For Cultivation licenses: describe the size of the space(s) the marijuana cultivation facility intends to be under cultivation, including dimensions and overall square footage. Provide your calculations below:

The Connoisseur, LLC would like to remove the shared space with their Concentrates license, with exception to the shared office, that was previously approved.
All areas under cultivation remain the same.
6 Flower Rooms - 15'1" x 18'1/2" (272 square feet each) = 1632 Square Feet
Veg Room - 15'1" x 15'13" = 183 Square Feet
Grow Room - 15"1" x 8' = 96 Square Feet
Total area under cultivation = 1913 Square Feet

Section 4 – Declarations

Read each statement below, and then sign your initials in the corresponding box to the right [if applicable]: Initials

If a local building permit is required, attach a copy of the license, permit, application to this form. DS

The proposed changes conform to all applicable public health, fire, and safety laws. DS

I have included a title, lease or other documentation showing sole right of possession to the additional area(s) if the additional area(s) are not already part of my approved licensed premises. DS

I hereby certify that I am the person herein named and subscribing to this application and that I have read the complete application, and I know the full content thereof. I declare that all of the information contained herein, and evidence or other documents submitted are true and correct. I understand that any falsification or misrepresentation of any item or response in this application, or any attachment, or documents to support this application, is sufficient grounds for denying or revoking a license/permit. I further understand that it is a Class A misdemeanor under Alaska Statute 11.56.210 to falsify an application and commit the crime of unsworn falsification.

Mathew Chambers
Printed Name of licensee

DocuSigned by:
Signature of licensee

DocuSign Envelope ID: E129B4CC-9D44-4D71-A260-7AB10891E294

Alaska Marijuana Control Board

Form MJ-14: Licensed Premises Diagram Change

Section 5 – Approvals

Local Government Review is required to be completed before submission to the Alcohol and Marijuana Control Office.

Local Government Review (to be completed by an appropriate local government official):	Yes	No	Pending
The proposed changes shown on this form conform to all local restrictions and laws.	☐	☐	☒ *
A local building permit is required for the proposed changes.	☐	☒	

Signature of local government official	Building Permit #	Date
	N/A	2/13/24

Printed name of local government official	Title
Ricki BENEDICT	Current Planner

* THE MATSU Borough protested this license on 10/30/23 because a conditional use Permit has not been issued The license holder has a public hearing scheduled on March 18, 2024 to request Planning Commission approval.

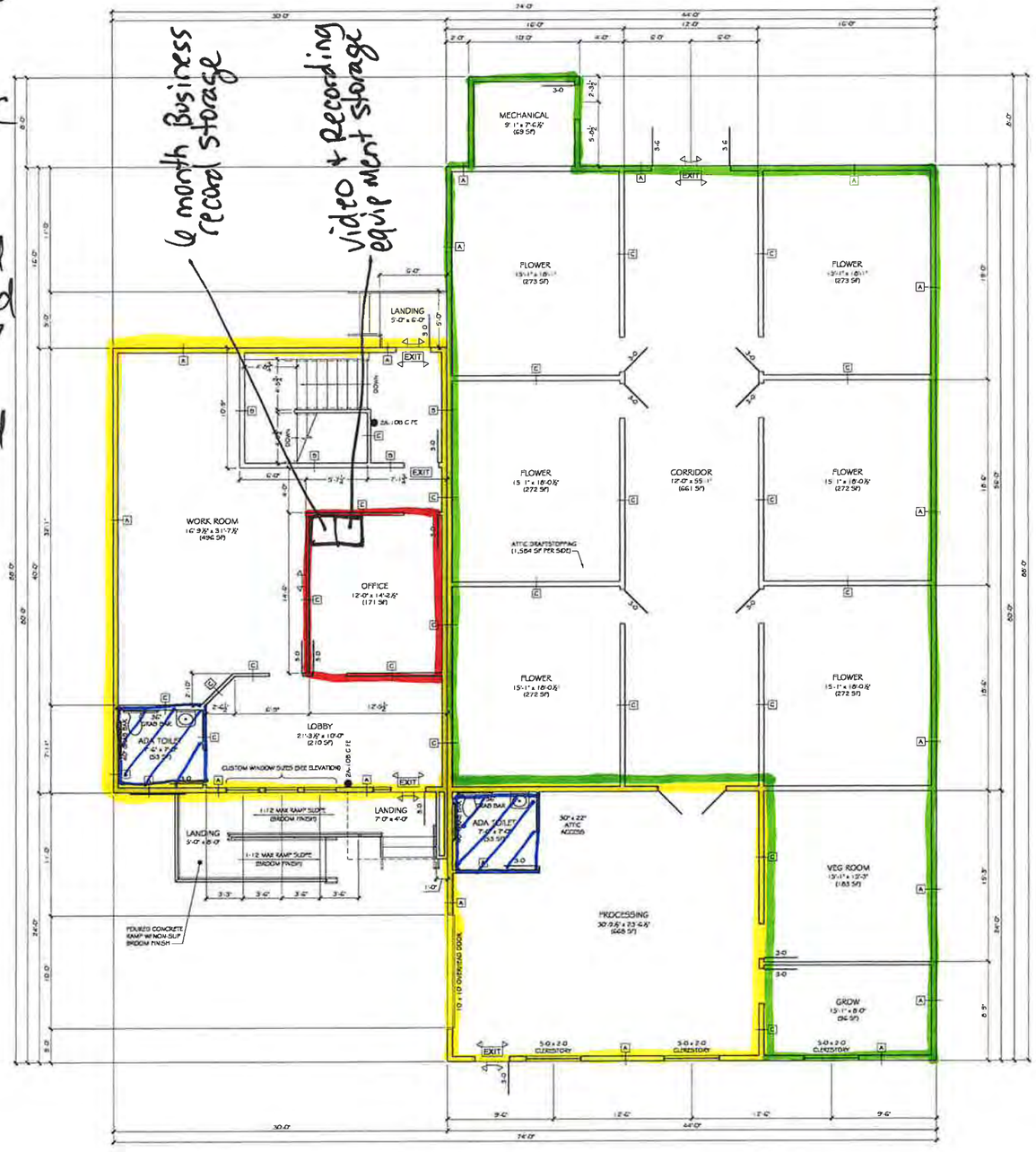
Section 6 – AMCO Review

AMCO Review:		Approved	Disapproved
		☐	☐
Signature of AMCO Enforcement Supervisor	Signature of Director		
Printed name of AMCO Enforcement Supervisor	Printed name of Director	Date	

AMCO Comments:

The Connoisseur, LLC
License #13487
+
Connoisseur Crude, LLC
License # 32215

- proposed Licensed Premises/Restricted Access Area - 13487
- proposed Licensed Premises/Restricted Access Area - 32215
- shared office 13487 & 32215
- un-restricted Restrooms



= EMERGENCY EGRESS ILLUMINATION (PER IBC 1006.3)
EXIT = ILLUMINATED EXIT SIGN (PER IBC 1011)
= COMBINATION EMERGENCY EGRESS ILLUMINATION & ILLUMINATED EXIT SIGN (PER IBC 1006.3 & IBC 1011)

Diagrams 1,2&5

MAIN FLOOR PLAN

SCALE: 1/4" = 1'-0"

N

!!! COPYRIGHT NOTICE !!!
All building plans are protected by copyright. Reproduction of these plans, either in whole or in part, including any form and/or preparation of derivative works thereof, for any reason without documented permission is strictly prohibited. The purchase of a set of building plans in no way transfers any copyright or other ownership interest in it to the buyer except for a limited license to use that set of plans for the construction of one building located at the site address or on legal location specifically identified on the drawings, by the person whose name or company name appears on the drawings. Although further use may be granted by the Alaska Plans, Inc. owner(s), the consent of additional use fees may be required. Any unauthorized use of these plans is a violation of the copyright laws of the United States (Title 17 U.S. Code) and may be subject to penalties and liability for statutory damages up to $150,000.00 per violation. In addition, the violator may be responsible for the copyright holder's actual damages, including lost profits and attorney's fees. You agree that, because blueprints are copyrighted, making photocopies from them is illegal. Copyright law has been enforced increasingly in recent years. Willful infringement could cause settlements for statutory damages to $150,000.00 plus attorney fees, damages, and loss of profits.
Copyright and licensing of building plans for construction exist to protect all parties. Copyright respects and supports the intellectual property of the original designer. Copyright law has been enforced increasingly in recent years. Willful infringement could cause settlements for statutory damages to $150,000.00 plus attorney fees, damages, and loss of profits.

Ron Bissett, Architect • POB 933 • Palmer, Alaska 99645 • 907 376-4242
alaskaplans
DESIGN STUDIO & LAB
P.O. BOX 870581
WASILLA, AK 99687
info@alaskaplans.com
907 841.9382

STATE OF ALASKA
49 TH
Ronald J. Bissett
A - 8359
09/27/2023
REGISTERED PROFESSIONAL ARCHITECT

3200 W. Top of the World Circle
Connoisseur Grow Facility

REV.	DATE	DESCRIPTION	APP.
1	12.29.22	ISSUED FOR REVIEW	JMR
2	1.03.23	ISSUED FOR REVIEW	JMR
3	2.15.23	ISSUED FOR REVIEW	JMR
4	3.10.23	STRUCTURAL APPROVAL	JMR
5	3.25.23	ARCHITECTURAL APPROVAL	JMR

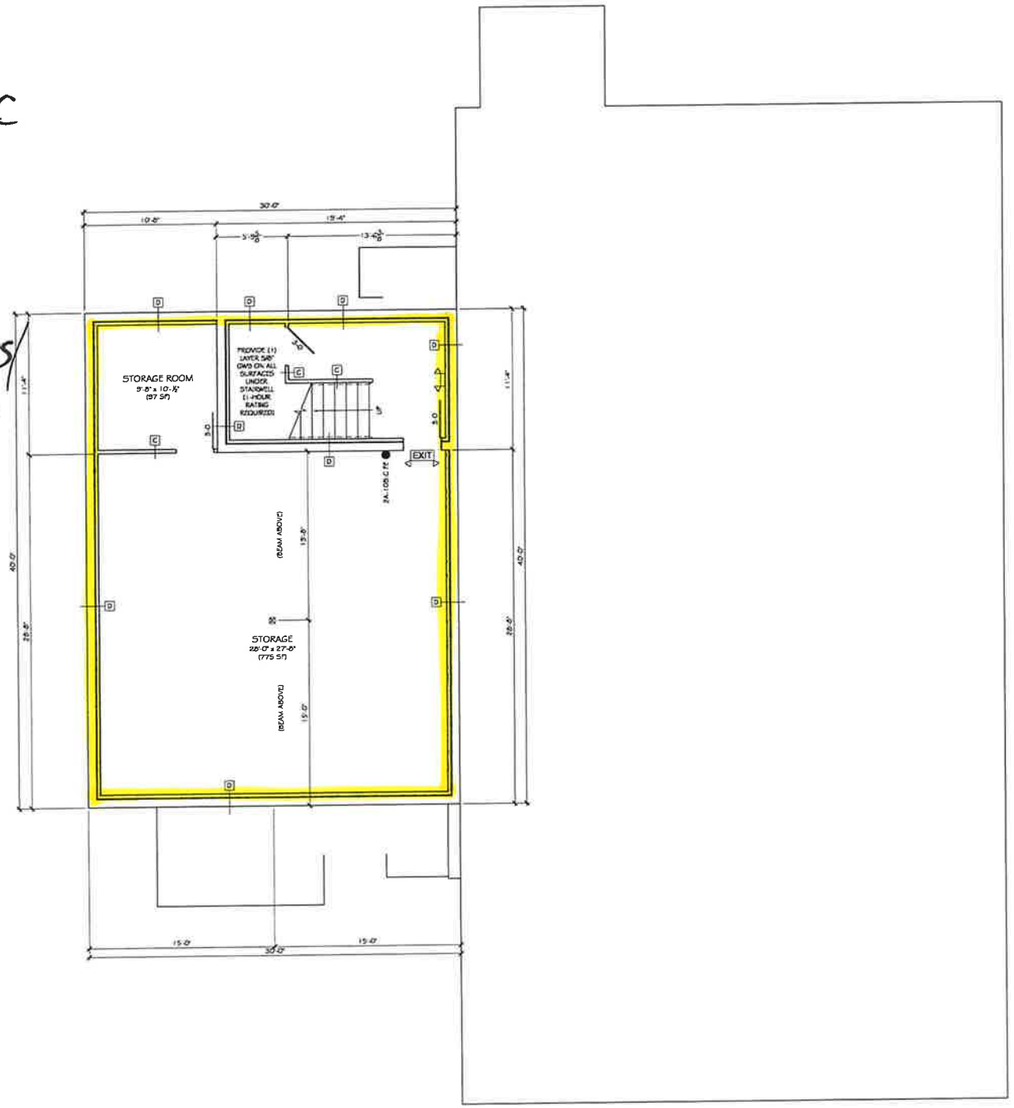
DRAWN BY: JMR
CHECKED BY: ARR
PAGE NO: 4 of 6
SHEET NUMBER: A4

ORIGINAL PAPER SIZE: 24" x 36"

The Connoisseur, LLC
License #13487

Connoisseur Crude, LLC
License #32215

☐ – License #32215
Proposed Licensed premises/
Restricted Access Area



Diagrams 1.1, 2.1 + 5.1

= EMERGENCY EGRESS ILLUMINATION (PER IBC 1006.3)

EXIT = ILLUMINATED EXIT SIGN (PER IBC 1011)

EXIT = COMBINATION EMERGENCY EGRESS ILLUMINATION & ILLUMINATED EXIT SIGN (PER IBC 1006.3 & IBC 1011)

BASEMENT FLOOR PLAN

SCALE: 1/4" = 1'-0"

!!! COPYRIGHT NOTICE !!!
All building plans are protected by copyright. Reproduction of these plans, either in whole or in part, including any form and/or preparation of derivative works thereof, by any means whatsoever, is strictly prohibited. The purchase of a set of building plans in no way transfers any copyright or other ownership interest in it to the buyer except for a personal use set of these plans. Reproduction of plan drawings, or any portion whose name or company name appears on the drawings, by the person whose name appears on the drawings. Although further use may be granted to the original buyer for the construction of additional buildings, to avoid any copyright license infringement, permission for further uses must be granted each time, and a new site address and/or legal description must be provided. This process is easily completed through the submission of an Original Buyer Re-Use Form @ www.alaskaplans.com, or by contacting Alaska Plans, Inc. directly and obtaining permission for additional use fee that, because blueprints are copyrighted, making photocopies from them is illegal.
A buyer that receives a PDF file for the purpose of making copies should note that, because blueprints are copyrighted, making photocopies from them is illegal. Copyright law has been enforced increasingly in recent years. Willful infringement could cause settlements for statutory damages to $150,000.00 plus attorney fees, damages, and loss of profits.
Copyright and licensing of building plans for construction exist to protect all parties. Copyright respects and supports the intellectual property of the original designer. Copyright law has been enforced increasingly in recent years. Willful infringement could cause settlements for statutory damages to $150,000.00 plus attorney fees, damages, and loss of profits.

ORIGINAL PAPER SIZE: 24" x 36"

Ron Blasett, Architect • POB 933 • Palmer, Alaska 99645 • 907-376-4243
P.O. BOX 970691
WASILLA, AK 99687
info@alaskaplans.com
907.841.8382
alaskaplans DRAFTING & DESIGN

STATE OF ALASKA 49 TH
Ronald J Blasett
A - 6359
03/27/2023
REGISTERED PROFESSIONAL ARCHITECT

3200 W. Top of the World Circle
Connoisseur Grow Facility

REV.	DATE	DESCRIPTION	APP.
1	12-29-22	ISSUED FOR REVIEW	JMR
2	1-03-23	ISSUED FOR REVIEW	JMR
3	2-15-23	ISSUED FOR REVIEW	JMR
4	3-10-23	STRUCTURAL APPROVAL	JMR
5	3-25-23	ARCHITECTURAL APPROVAL	JMR

DRAWN BY: JMR
CHECKED BY: ARR
PAGE NO: 3 of 6
SHEET NUMBER: A3

CORRECTIVE EASEMENT

WHEREAS, Mary Ann Holstein, a single woman hereinafter called the Grantor, holding certain property located in the Palmer Recording District, State of Alaska, more particularly described as follows;

A 27.5 acre parcel contained entirely within Section 19, Township 17 North, Range 1 West, Seward Meridian, Alaska. and further described to wit; (N1/2 SE 1/4 together with N 1/2 S 1/2 SE 1/4 SW 1/4)

WHEREAS, the Grantor wishes to grant access for ingress and egress over and through the above-described land for the benefit of all owners of property adjacent to said right-of-way hereinafter described, and to the public generally without limitation.

NOW, THEREFORE, the Grantor does hereby convey to the owners of property adjacent to and adjoining said below-described right-of-way, and to the public in general, for unlimited public use, a right-of-way over and through the above described land, such right-of-way over said land being described as follows;

An easement of 60 ft. over the existing road lying within the N1/2 SE 1/4 SW 1/4 together with N 1/2 S 1/2 SE 1/4 SW 1/4, 30 feet from centerline for a distance of Approx. 2,640 ft.

BOOK 0450 PAGE 228

DATED THIS fifth day of August, 1985

Mary Ann Holstein
GRANTOR

STATE OF ALASKA)
) SS.
THIRD JUDICIAL DISTRICT)

THIS IS TO CERTIFY that on the 5th day of August, 1985, before me, the undersigned Notary Public, in and for Alaska, duly commissioned and sworn as such, personally appeared Mary Ann Holstein, known to me and to me known to be the individual named in and who executed the above and foregoing EASEMENT, and acknowledged to me the execution thereof as their free and voluntary act and deed for the uses and purposes therein set forth.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my notarial seal the day and the year in this certificate first above written.

A. W. Burton
NOTARY PUBLIC in and for Alaska

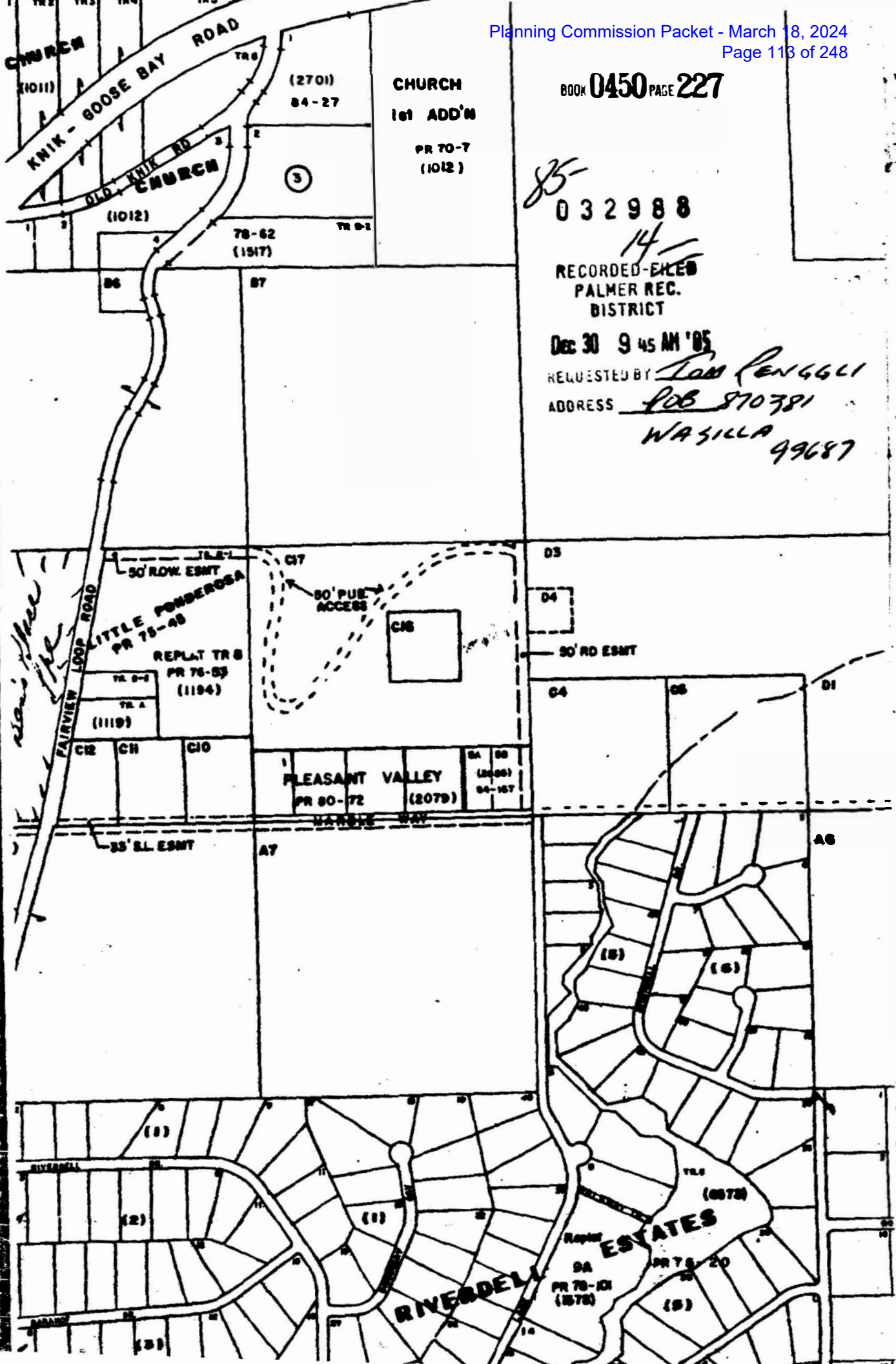
My Commission expires: 6-14-89

Correct assessment

BOOK 0450 PAGE 227

85-
032988
14

RECORDED-FILED
PALMER REC.
DISTRICT
Dec 30 9 45 AM '85
REQUESTED BY Tom Penggli
ADDRESS POB 870381
WASILLA
99687



CORRESPONDENCE

From:	Rick Benedict
To:	"Brenda Butler"
Cc:	Mathew Chambers; chad aurentz; Jana Weltzin; Randi Baker
Subject:	The Connoisseur CUP Application - Request for Additional Information
Date:	Wednesday, November 8, 2023 1:10:00 PM
Attachments:	The Connoisseur RFAI 11-8-23.pdf

Good afternoon,

I have attached a request for additional information concerning the conditional use permit application for a marijuana cultivation facility for The Connoisseur. If you have any questions, please contact me.

Respectfully,

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

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.permit.center@matsugov.us

November 8, 2023

Matthew Chambers
10400 E. Bradley Lake Avenue
Palmer, AK 99645

Subject: Conditional Use Permit Application for Marijuana Cultivation Facility
Location: 3160 W. Top of the World Circle; Tax ID #8280000L001A

Dear Mr. Chambers,

Borough staff has reviewed the application materials submitted on October 31, 2023, 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 to process this request.

1. Site Plan: No site plan was included with the submitted application materials. Please review page two of the application, which describes all the requirements to be included in a site plan.
2. The narrative included with the conditional use permit application referenced a parking diagram layout. This layout was not included in the submitted materials. Please include the parking layout on the site plan as described on page two of the application.
3. Provide a narrative indicating whether a certificate of occupancy inspection has been conducted by the local fire marshall on the proposed cultivation building. If so, please provide the date of this inspection and copies of documentation from the MSB DES Fire & Life Safety Division indicating that the facility passed the inspection, and/or received approval.
4. Provide a narrative explaining the difference concerning the site address provided on the Mat-Su Borough conditional use permit application versus the site address listed on AMCO license #13487. The submitted application lists the site address as 3160 W. Top of the World Circle and the AMCO standard marijuana cultivation facility license lists a site address of 3200 W. Top of the World Circle, Unit A.

Once the above items have been addressed and the application has been determined complete, staff will begin the public notice process. Should you have any questions or require additional information, please contact me by phone at (907) 861-8527, and/or email at rick.benedict@matsugov.us.

Respectfully,

Rick Benedict, Current Planner
MSB Development Services Division

From: Rick Benedict
To: Brenda Butler
Subject: RE: The Connoisseur CUP Application - Request for Additional Information
Date: Friday, December 15, 2023 3:29:00 PM
Attachments: Green Door LLC - Asbuilt dated 10-15-17.pdf
Green Mtn Estates - Plat 2018-17.pdf
Green Mtn Estates Add 1 - Plat 2022-66.pdf
Top of the World - Plat 88-9.pdf
Connoisseur Site Plan - 2023-12-04 (002).pdf
PLT-21-5-122-1 IT - GIS - Aerial Photos - Mat Vly 41X 1981.pdf

---

Hi Brenda,

Concerning our talk earlier, please see the attached plats and as-builts recorded over the years reflecting the PUE in different locations. I have also attached the document creating the PUE to further clarify the issue.

An aerial photograph from 1981 has also been attached that shows Top of the World Circle and a road that may be referenced in the document that was the motivation for the PUE. It appears that various surveyors and engineers have interpreted this document in different ways and/or the original road location.

Respectfully,

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

From: Brenda Butler <brenda@jdwcounsel.com>
Sent: Wednesday, December 6, 2023 11:05 AM
To: Rick Benedict <Rick.Benedict@matsugov.us>
Cc: Mathew Chambers <matt.theconnoisseur@gmail.com>; chad aurentz <chad.theconnoisseur@gmail.com>; Jana Weltzin <jana@jdwcounsel.com>; Randi Baker <randi@jdwcounsel.com>
Subject: Re: The Connoisseur CUP Application - Request for Additional Information

[**EXTERNAL EMAIL** - CAUTION: Do not open unexpected attachments or links.]
Good Morning Rick,

Attached are the documents that address the items in your RFAI.
Please let us know if this submission satisfies your requirements and if the CUP be placed on the next agenda.

Thank you!

On Wed, Nov 8, 2023 at 1:10 PM Rick Benedict <Rick.Benedict@matsugov.us> wrote:

> Good afternoon,

I have attached a request for additional information concerning the conditional use permit application for a marijuana cultivation facility for The Connoisseur. If you have any questions, please contact me.

Respectfully,

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

--

*** Please REPLY ALL when responding to this Email****

Brenda Butler
JDW Counsel
Senior Paralegal, Notary Public
& Accounts Payable/Receivable
901 Photo Avenue, Second Floor
Anchorage, Alaska 99503
907-231-3750
brenda@jdwcounsel.com
info@jdwcounsel.com

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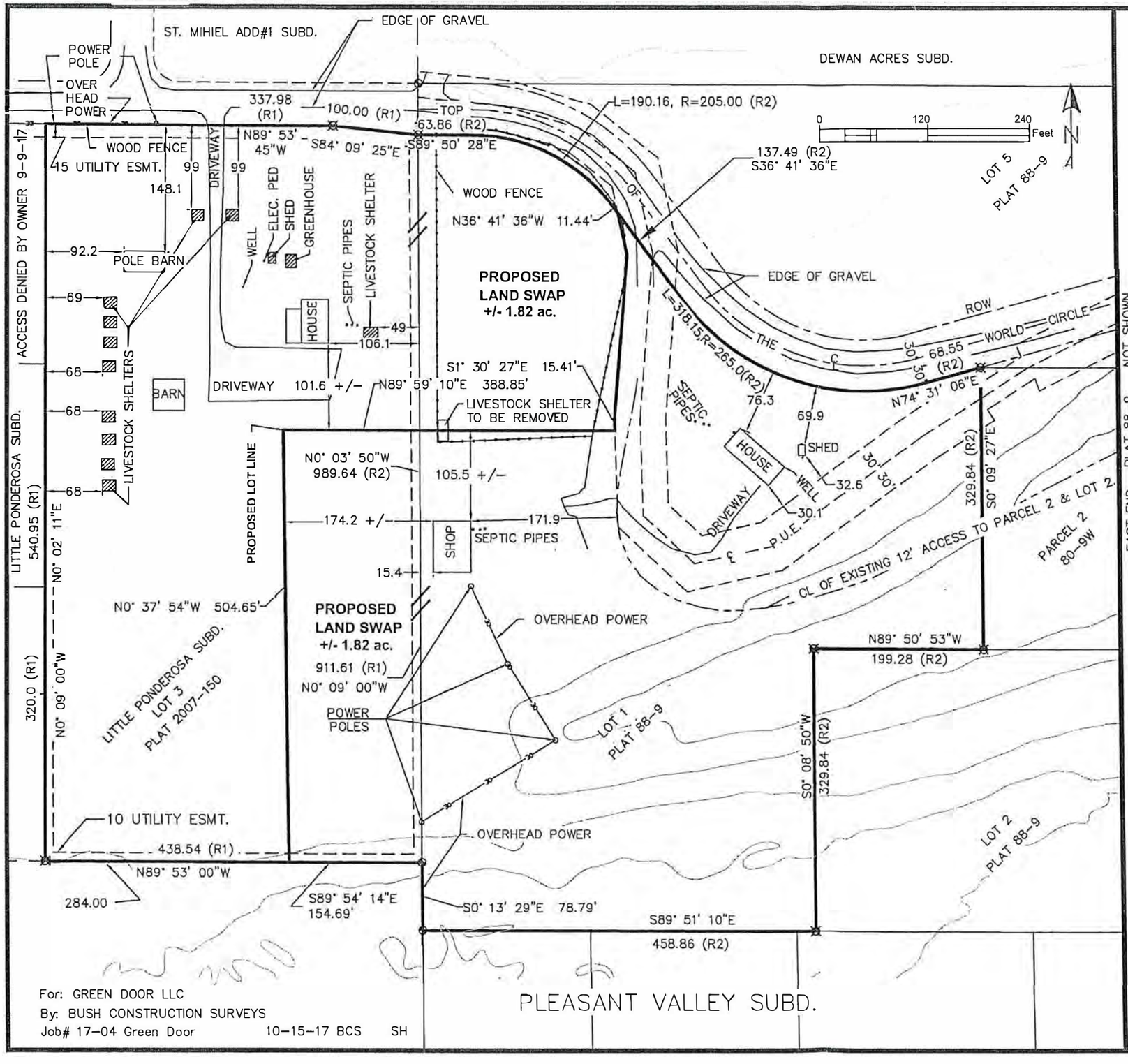
Think green, please don't print unnecessarily

LOT 1, TOP OF THE WORLD SUBD. ASBUILT
LOT 3, LITTLE PONDEROSA SUBD. ASBUILT
& PROPOSED LAND SWAP



LEGEND

- RECOVERED ALUM. MON.
- RECOVERED PLASTIC YPC
- RECOVERED IRON PIPE
- TARGET BOUNDARIES
- EASEMENT LINE
- CL TRAVELED WAY
- APPROXIMATE STRUCTURE LOCATIONS
- (R1) RECORD VALUE PER LITTLE PONDEROSA SUBD. PLAT# 2007-150 PRD
- (R2) RECORD VALUE PER TOP OF THE WORLD SUBD. PLAT# 88-9 PRD

RECEIVED
OCT 18 2017
PLATTING

STATE OF ALASKA
49th
DANIEL S. BUSH
No.9689-S
REGISTERED PROFESSIONAL LAND SURVEYOR

SURVEYOR'S CERTIFICATE
I hereby certify that I am a Registered Professional Land Surveyor in the State of Alaska and that this survey represents a survey made by me or under my direct supervision, and that the monuments shown thereon actually exist as described, and that all dimensional and other details are true and correct to the best of my knowledge.

NOTES

1) THE BASIS OF BEARING FOR THIS SURVEY IS THE SOUTH LINE OF TOP OF THE WORLD SUBD., HELD RECORD BEARING ACCORDING TO PLAT 88-9: TOP OF THE WORLD SUBDIVISION, RECORDED IN THE PALMER RECORDING DISTRICT.
2) ONLY ABOVE GROUND UTILITY STRUCTURES ARE SHOWN, NO UTILITY LOCATES WERE PERFORMED.
3) A TITLE REPORT WAS NOT OBTAINED FOR THE SURVEY.
4) THIS SURVEY DOES NOT CONSTITUTE A SUBDIVISION AS DEFINED BY A.S. 40.15.900(5)(A).
5) FIELD SURVEY WAS PREFORMED ON 4-17-2017 & 9-9-17.
6) CONTOURS ARE 5' INTERVALS AND ARE FROM MSB LiDAR MAPPING PROJECT 2011/2012.
7) ALL DISTANCES ARE US SURVEY FEET.

For: GREEN DOOR LLC
By: BUSH CONSTRUCTION SURVEYS
Job# 17-04 Green Door 10-15-17 BCS SH

EXHIBIT D

LEGEND

- RECOVERED BRASS CAP AS NOTED
- RECOVERED ALUM. CAP AS NOTED
- RECOVERED ALUM. CAP AS NOTED
- RECOVERED RED PLASTIC CAP(NO MARKINGS)
- RECOVERED YELLOW PLASTIC CAP(LS 6501)
- RECOVERED YELLOW PLASTIC CAP(LS 2234–S)
- RECOVERED YELLOW PLASTIC CAP(LS 10609)
- SET 2" A.C. 9689–S (SEE TYPICAL)
- SUBDIVISION BOUNDARY LINE
- EASEMENT LINE
- (R1) RECORD PER PLAT NO. 88–9
- (R2) RECORD PER PLAT NO. 2007–150
- (M) MEASURED THIS SURVEY

TYPICAL
SET 2" A.C. 9689–S

GENERAL NOTES

1. THERE MAY BE FEDERAL, STATE, AND LOCAL REQUIREMENTS GOVERNING LAND USE. IT IS THE RESPONSIBILITY OF THE INDIVIDUAL PARCEL OWNER TO OBTAIN A DETERMINATION WHETHER SUCH REQUIREMENTS APPLY TO THE DEVELOPMENT OF THE PARCELS SHOWN HEREON.

2. NO INDIVIDUAL WATER SYSTEM OR SEWAGE DISPOSAL SYSTEM SHALL BE PERMITTED ON ANY LOT UNLESS THE SYSTEM IS LOCATED, CONSTRUCTED, AND EQUIPPED IN ACCORDANCE WITH THE REQUIREMENTS, STANDARDS, AND RECOMMENDATIONS OF THE STATE OF ALASKA, DEPARTMENT OF ENVIRONMENTAL CONSERVATION, WHICH GOVERNS THOSE SYSTEMS.

3. THE BOUNDARY FOR THIS SUBDIVISION WAS DETERMINED FROM PLAT NUMBER 88–9 LOT 1 "TOP OF THE WORLD SUBDIVISION" & PLAT NUMBER 2007–150 LOT 3 "LITTLE PONDEROSA" PALMER RECORDING DISTRICT.

4. BLANKET EASEMENT LOT 1 TOP OF THE WORLD SUBDIVISION. MATANUSKA ELECTRIC ASSOCIATION, INC. RECORDED FEBRUARY 17, 1960 BOOK: 29 PAGE: 64

5. EASEMENT RESTRICTED TO THE MEA RIGHT OF WAY. LOT 3 LITTLE PONDEROSA SUBDIVISION & LOT 1 TOP OF THE WORLD SUBDIVISION. MATANUSKA TELEPHONE ASSOCIATION, INC. RECORDED DECEMBER 9, 1976 BOOK: 128 PAGE: 887

6. BLANKET EASEMENT LOT 1 TOP OF THE WORLD SUBDIVISION. MATANUSKA ELECTRIC ASSOCIATION, INC. RECORDED DECEMBER 29, 1977 BOOK: 156 PAGE: 119

7. BLANKET EASEMENT LOT 1 TOP OF THE WORLD SUBDIVISION. MATANUSKA TELEPHONE ASSOCIATION, INC. RECORDED JULY 6, 2006 RECEPTION NO. 2006–018715–0

8. EASEMENT LOT 1 TOP OF THE WORLD SUBDIVISION. MATANUSKA ELECTRIC ASSOCIATION, INC. RECORDED DECEMBER 7, 2006 RECEPTION No. 2006–034873–0

9. BLANKET EASEMENT LOT 3 LITTLE PONDEROSA SUBDIVISION. MATANUSKA ELECTRIC ASSOCIATION. INC. RECORDED MAY 22, 2003 RECEPTION No. 2003–013695–0

10. PRIVATE EASEMENT UNPLOTTABLE, LOT 1 TOP OF THE WORLD SUBDIVISION. RECORDED APRIL 3, 2006 RECEPTION No. 2006–008341–0

SURVEYOR'S CERTIFICATE

STATE OF ALASKA — DANIEL S. BUSH — No. 9689–S — REGISTERED PROFESSIONAL LAND SURVEYOR

I hereby certify that I am a Registered Professional Land Surveyor in the State of Alaska and that this survey represents a survey made by me or under my direct supervision, and that the monuments shown thereon actually exist as described, and that all dimensional and other details are true and correct to the best of my knowledge.

DATED: 01.29.18

PLANNING AND LAND USE DIRECTOR'S CERTIFICATE

I CERTIFY THAT THIS SUBDIVISION PLAT HAS BEEN FOUND TO COMPLY WITH THE LAND SUBDIVISION REGULATIONS OF THE MATANUSKA–SUSITNA BOROUGH, AND THAT THE PLAT HAS BEEN APPROVED BY THE PLATTING AUTHORITY BY PLAT RESOLUTION

NUMBER, 2017-20

DATED 12/7 2018

AND THAT THIS PLAT HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE RECORDER IN THE PALMER RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA, IN WHICH THE PLAT IS LOCATED.

Planning & Land Use Director — Feb. 12, 18 Date

ATTEST: Platting Clerk VICKIELEE FENSTER

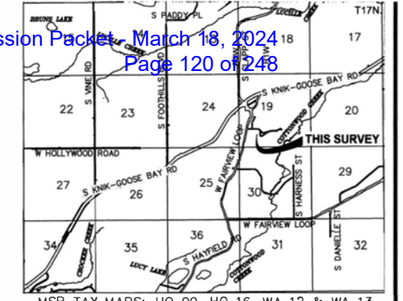
MATANUSKA-SUSITNA BOROUGH SEAL — BOARD OF ASSEMBLY — PLATTING BOARD

CERTIFICATE OF PAYMENT OF TAXES

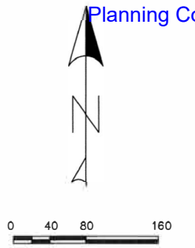
I HEREBY CERTIFY THAT ALL CURRENT TAXES AND SPECIAL ASSESSMENTS THROUGH February 15, 2018 AGAINST THE PROPERTY INCLUDED IN THE SUBDIVISION OR RESUBDIVISION HEREON HAVE BEEN PAID.

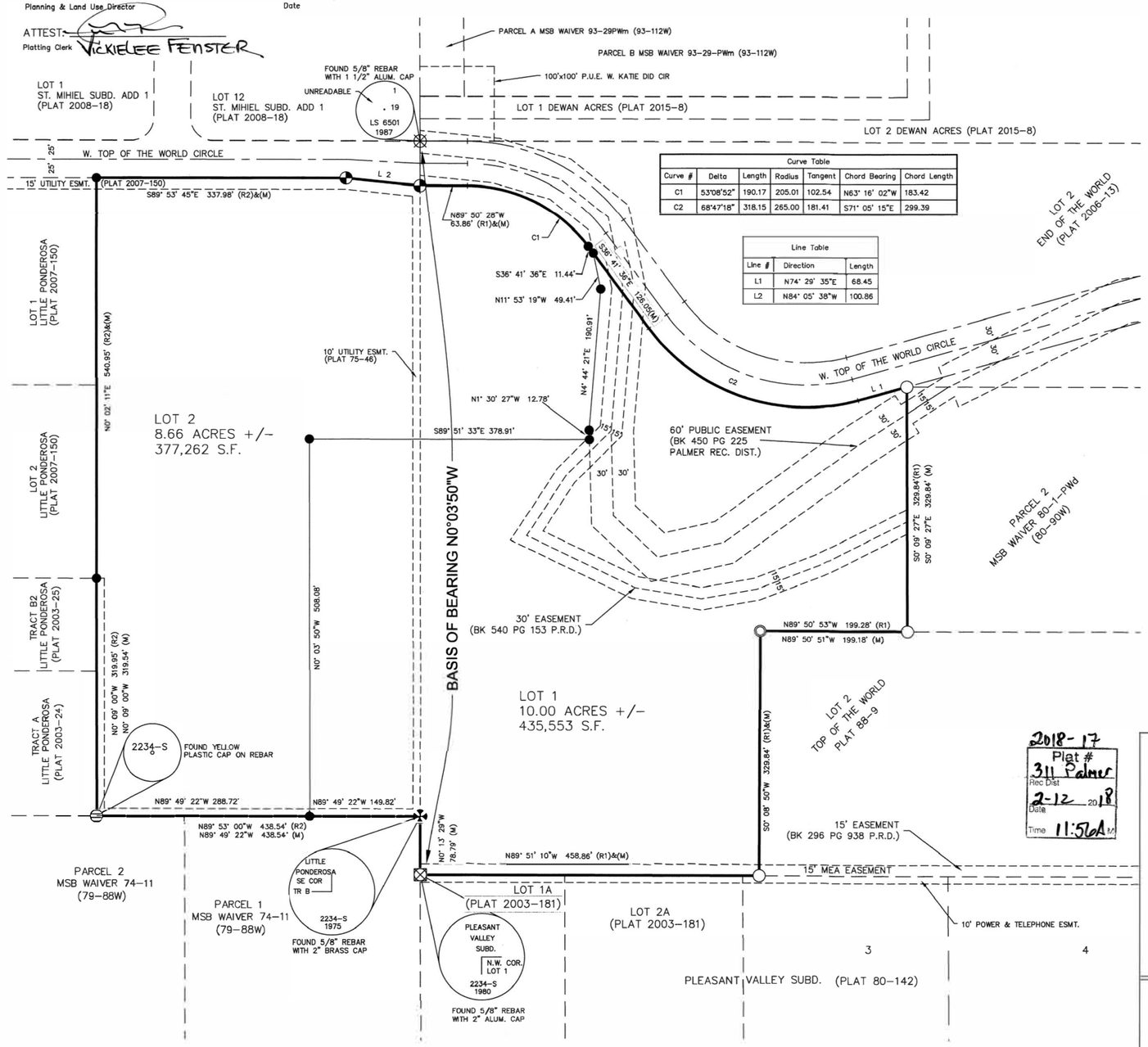
2/9/18 Date

BOROUGH TAX COLLECTION OFFICIAL



VICINITY MAP





Curve Table						
Curve #	Delta	Length	Radius	Tangent	Chord Bearing	Chord Length
C1	53°08'52"	190.17	205.01	102.54	N63° 16' 02"W	183.42
C2	68°47'18"	318.15	265.00	181.41	S71° 05' 15"E	299.39

Line Table		
Line #	Direction	Length
L1	N74° 29' 35"E	68.45
L2	N84° 05' 38"W	100.86

2018-17
Plat # 311 Palmer
Rec Dist
2-12 2018
Date
Time 11:50A M

CERTIFICATE OF OWNERSHIP

WE, THE UNDERSIGNED, HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE REAL PROPERTY SHOWN AND DESCRIBED HEREON, AND THAT WE HEREBY ADOPT THIS PLAN OF SUBDIVISION.

2-5-2018
DATE

Green Door Group, LLC
BRIAN HOOKS
MANAGER
3200 TOP OF THE WORLD CIR.
Wasilla, AK 99654

NOTARY'S ACKNOWLEDGMENT

SUBSCRIBED AND SWORN TO BEFORE ME THIS 5th DAY OF February 2018.

FOR: Brian Hooks

FOR: Debbie Jo Bennett

Sep 29 2021 — MY COMMISSION EXPIRES

NOTARY PUBLIC IN AND FOR ALASKA

STATE OF ALASKA NOTARY PUBLIC Brandon Stewart My Commission Expires Sep 29, 2021

2/5/2018
DATE

Debbie Jo Bennett
3166 TOP OF THE WORLD CIR.
Wasilla, AK 99654

NOTARY'S ACKNOWLEDGMENT

SUBSCRIBED AND SWORN TO BEFORE ME THIS 5th DAY OF February 2018.

FOR: Brian Hooks

FOR: Debbie Jo Bennett

Sep 29, 2021 — MY COMMISSION EXPIRES

NOTARY PUBLIC IN AND FOR ALASKA

STATE OF ALASKA NOTARY PUBLIC Brandon Stewart My Commission Expires Sep 29, 2021

PLAT OF:

GREEN MOUNTAIN ESTATES

A SUBDIVISION OF

LOT 1 TOP OF THE WORLD SUBD. &

LOT 3 LITTLE PONDEROSA RSB TRACT B1

PLAT No. 88–9 & 2007–150

LOCATED WITHIN SECTION 19,

TOWNSHIP 17 NORTH, RANGE 1 WEST, SEWARD MERIDIAN, ALASKA

PALMER RECORDING DISTRICT, PALMER, ALASKA

THIRD JUDICIAL DISTRICT, STATE OF ALASKA

CONTAINING 2 LOTS

AND 18.66+/- ACRES

PREPARED BY:

BUSH CONSTRUCTION SURVEYS

MAILING: PO BOX 876390 WASILLA, AK 99687

PHYSICAL: 3167 COTTLE LOOP WASILLA, AK 99654

OFFICE# 907–373–6996

Phone: (907) 373–6996		Drawn: SH	Scale: 1" = 80'
Date: 01/05/2018	Date of Survey: 04/04/2017	Job No: 17–04GD	Field Bk.: 2014–MISC
		SHEET 1	OF 1

311 Palmer 2018-17

No Marks/Seals Outside of Border

AFFIDAVIT

(DELETE INAPPLICABLE PHRASES)

(I)(We) hereby certify that (I)(We) hold the herein specified property interest in the property shown and described hereon and that (I)(We) hereby adopt this plan of subdivision by (my)(our) free consent(,)(.) (dedicate) (all rights-of-way) (and public areas) (to the Matanuska-Susitna Borough) and (grant all easements to the use shown).

Reception/Serial No. 2016-006742-0

Lot 1 Top of the World Plat 88-9
Current Legal Description or Book & Page of Document

Green Mountain Estates
Proposed Subdivision Name or Public Use Easement

Signature

Owner / Lienholder
Interest in Property

Kevin R Blake
Printed Name

Company Name

191 E Aspen Ave Wasilla AK 99654
Address

Representative's Title

NOTARY CERTIFICATION

State of Alaska)
)ss
Third Judicial District)

SUBSCRIBED and SWORN to (or affirmed) before me this 13 day of December 2017, by Kevin R Blake
(name of signers(s))

Official Seal
STATE OF ALASKA
Notary Public
Jennifer Bishop
Commission Expires: 04/06/2021

(signature and seal of notary)
My commission expires: 4/6/21

311 Palmer 2018-17

No Marks/Seals Outside of Border

AFFIDAVIT

(DELETE INAPPLICABLE PHRASES)

(I)(We) hereby certify that (I)(We) hold the herein specified property interest in the property shown and described hereon and that (I)(We) hereby adopt this plan of subdivision by (my)(our) free consent(,)(.) (dedicate) (all rights-of-way) (and public areas) (to the Matanuska-Susitna Borough) and (grant all easements to the use shown).

Reception/Serial No. 2015-003627-0

Lot 3 Little Ponderosa
Current Legal Description or
Book & Page of Document

Green Mountain Estates
Proposed Subdivision Name or
Public Use Easement

Signature

owner/Lien holder
Interest in Property

Kevin R Blake
Printed Name

Company Name

1911 E Aspen Ave Wasilla AK 99654
Address

Representative's Title

NOTARY CERTIFICATION

State of Alaska)
)ss
Third Judicial District)

SUBSCRIBED and SWORN to (or affirmed) before me this 13 day of December

2017 by Kevin R Blake
(name of signers(s))

Official Seal
STATE OF ALASKA
Notary Public
Jennifer Bishop
Commission Expires: 04/06/2021

(signature and seal of notary)
My commission expires: 4/6/21

CERTIFICATE OF OWNERSHIP

WE HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE PROPERTY SHOWN AND DESCRIBED IN THIS PLAN AND THAT WE ADOPT THIS PLAN OF SUBDIVISION BY OUR FREE CONSENT.

GREEN DOOR GROUP, LLC, AN ALASKAN CORPORATION
10400 EAST BRADLEY LAKE AVENUE
PALMER, ALASKA 99645

MATHEW J. CRAMBERS, MANAGER — DATE 7/7/22

NOTARY ACKNOWLEDGMENT

SUBSCRIBED AND SWORN TO BEFORE ME THIS 7 DAY OF July, 2022.

Mathew J. Chambers
PERSONALLY APPEARED

NOTARY FOR THE STATE OF ALASKA

11/16/2025
MY COMMISSION EXPIRES

DEBBIE JO BENNETT
3166 TOP OF THE WORLD CIRCLE
WASILLA, ALASKA 99654

DEBBIE JOE BENNETT — DATE 7/7/22

NOTARY ACKNOWLEDGMENT

SUBSCRIBED AND SWORN TO BEFORE ME THIS 7 DAY OF July, 2022.

Debbie J. Bennett
PERSONALLY APPEARED

NOTARY FOR THE STATE OF ALASKA

11/16/2025
MY COMMISSION EXPIRES

PLANNING AND LAND USE DIRECTOR'S CERTIFICATE

I CERTIFY THAT THIS SUBDIVISION PLAN HAS BEEN FOUND TO COMPLY WITH THE LAND SUBDIVISION REGULATIONS OF THE MATANUSKA-SUSITNA BOROUGH, AND THAT THE PLAT HAS BEEN APPROVED BY THE PLATTING AUTHORITY BY PLAT RESOLUTION NO. 2022-045, DATED 5 MAY, 2022 AND THAT THIS PLAT HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE RECORDER IN THE PALMER RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA IN WHICH THE PLAT IS LOCATED.

PLANNING & LAND USE DIRECTOR — DATE 7/22/2022

MATANUSKA-SUSITNA BOROUGH SEAL PLATTING BOARD

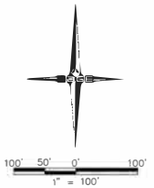
ATTEST:

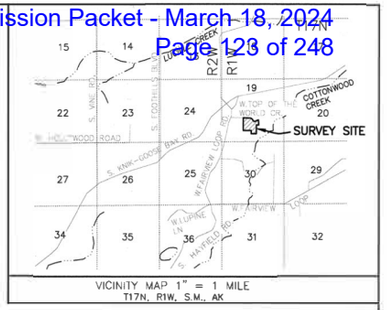
Acting PLATTING CLERK — DATE 7/22/2022

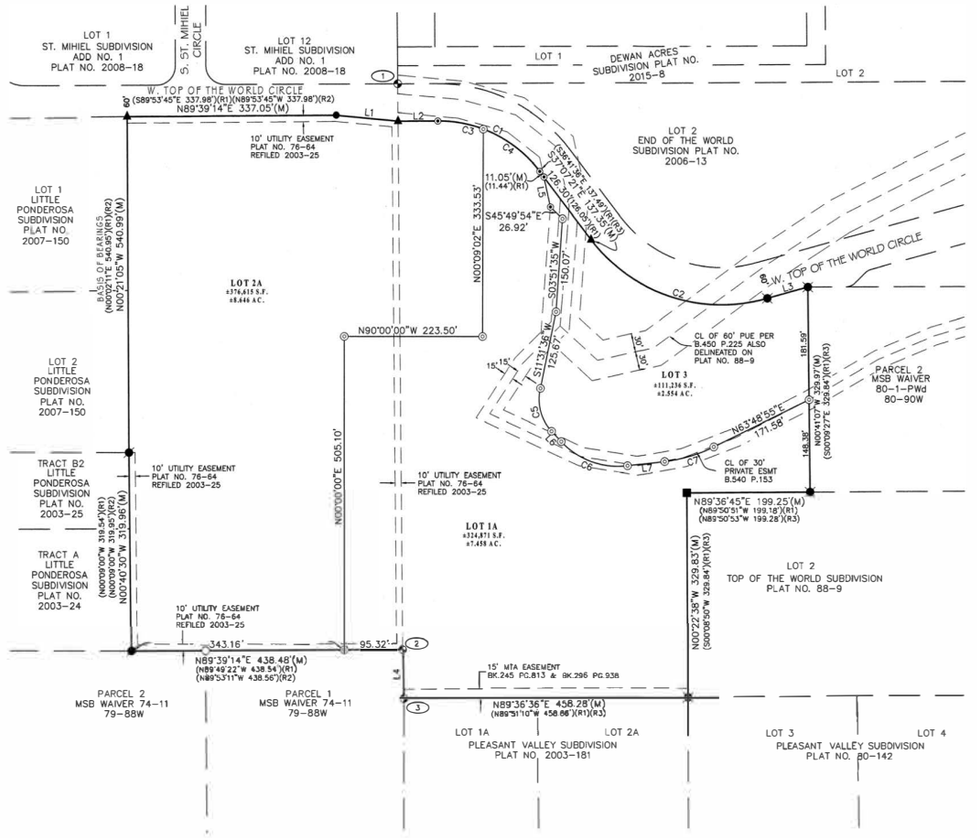
CERTIFICATION OF PAYMENT OF TAXES

I HEREBY CERTIFY THAT ALL CURRENT TAXES AND SPECIAL ASSESSMENTS, THROUGH DEC 31, 2022 AGAINST THE PROPERTY, INCLUDED IN THE SUBDIVISION OR RESUBDIVISION, HEREON HAVE BEEN PAID.

BOROUGH TAX COLLECTION OFFICIAL — DATE 11/21/2022







LINE DATA TABLE

LINE	BEARING	LENGTH
L1(M) (R1) (R2)	N84°37'56"W (N84°05'38"W) (N84°09'25"W)	100.51' (100.86') (100.00')
L2(M) (R1) (R2)	N89°42'08"E (N89°50'28"W) (S89°50'28"E)	64.13' (63.86') (63.86')
L3 (R1) (R3)	N74°27'29"E (N74°29'35"E) (N74°31'06"E)	68.19' (68.45') (68.55')
L4(M) (R1)	S01°10'44"E (N00°13'29"W)	79.01' (78.79')
L5(M) (R1)	S12°29'16"E (N11°53'19"W)	49.56' (49.41')
L6	S43°00'13"E	22.87'
L7	N82°52'01"E	60.17'

CURVE DATA TABLE

CURVE #	RADIUS	DELTA	LENGTH	CHORD DIRECTION	CHORD LENGTH	TANGENT
C1 (R1) (R3)	205.00' (205.01') (205.00')	53°10'31" (53°08'52") (53°08'52")	190.26' (190.17') (190.16')	S63°42'37"E (N63°16'02"W) (S63°16'02"E)	183.50' (183.42') (183.42')	183.50' (102.54') (102.54')
C2 (R1)(R3)	265.00' (265.00')	68°44'27"" (68°41'18")	317.93' (318.15')	S71°47'46"E (S71°05'15"E)	299.21' (299.39')	181.25' (181.41')
C3	205.00'	20°57'08""	74.97'	S79°49'18"E	74.55'	37.91
C4	205.00'	32°13'22""	115.29'	S53°14'02"E	113.78'	59.21'
C5	75.00'	56°41'00""	74.20'	S14°39'43"E	71.21'	40.45'
C6	125.00'	54°07'46""	118.09'	S70°04'06"E	113.75'	63.87'
C7	250.00'	19°03'05""	83.13'	N73°20'28"E	82.75'	41.95'

REFERENCES

(R1) PLAT NO. 2018-17	GREEN MOUNTAIN ESTATES SUBDIVISION
(R2) PLAT NO. 2007-150	LITTLE PONDEROSA SUBDIVISION
(R3) PLAT NO. 88-9	TOP OF THE WORLD SUBDIVISION

NOTES

1. THERE MAY BE FEDERAL, STATE, OR LOCAL REQUIREMENTS GOVERNING LAND USE. THE INDIVIDUAL PARCEL OWNER SHALL OBTAIN A DETERMINATION WHETHER THESE REQUIREMENTS APPLY TO THE DEVELOPMENT OF PARCELS SHOWN ON THIS PLAT.
2. NO INDIVIDUAL WATER SUPPLY SYSTEM OR SEWAGE DISPOSAL SYSTEM SHALL BE PERMITTED ON ANY LOT UNLESS THE SYSTEM IS LOCATED, CONSTRUCTED, AND EQUIPPED IN ACCORDANCE WITH THE REQUIREMENTS, STANDARDS, AND RECOMMENDATIONS OF THE STATE OF ALASKA, DEPARTMENT OF ENVIRONMENTAL CONSERVATION, WHICH GOVERNS THOSE SYSTEMS.
3. TO FURTHER SUBDIVIDE ANY OF THE PARCELS, THE ROADS MUST BE CONSTRUCTED TO RESIDENTIAL STANDARDS AND UNTIL ACCEPTED BY THE BOROUGH, NO BOROUGH MAINTENANCE WILL BE PROVIDED NOR ANY BOROUGH FUNDS SHALL BE SPENT ON UPGRADES.
4. THIS SUBDIVISION IS SUBJECT TO THE FOLLOWNG EASEMENTS NOT DEPICTED ON THIS PLAT:
   * MEA BLANKET EASEMENT RECORDED FEB. 17, 1960 UNDER BOOK 29, PAGE 64.
   * MTA BLANKET EASEMENT RECORDED DEC. 9, 1976 UNDER BOOK 128, PAGE 887. (RESTRICTED TO MEA RIGHT-OF-WAY).
   * MEA BLANKET EASEMENT RECORDED DEC. 29, 1977 UNDER BOOK 156, PAGE 119.
   * MTA BLANKET EASEMENT RECORDED JULY 6, 2006 UNDER SERIAL NO. 2006-018715-0.
   * MEA EASEMENT RECORDED DEC. 7, 2006 UNDER SERIAL NO. 2006-034873-0.
   * MTA BLANKET EASEMENT RECORDED MAY 22, 2003 UNDER SERIAL NO. 2003-013695-0.
   * PRIVATE EASEMENT AGREEMENT RECORDED APRIL 3, 2006 UNDER SERIAL NO. 2006-008341-0.

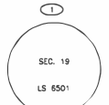
LEGEND

- FOUND MONUMENT AS NOTED
- FOUND REBAR W/YPC STAMPED LS-2234
- FOUND REBAR W/YPC STAMPED LS-6501
- FOUND 2" ALUMINUM CAP STAMPED LS-9689
- FOUND REBAR W/YPC STAMPED LS-10609
- FOUND 5/8 REBAR – NO CAP
- FOUND REBAR W/RPC STAMPED LS-7074
- FOUND REBAR W/YPC STAMPED LS-9106
- SET 5/8" BY 30" REBAR WITH 2" ALUMINUM CAP FLUSH WITH GRADE (TYPICAL)
- (C) COMPUTED DATA
- (H) HELD
- (HFL) HELD FOR LINE
- (M) MEASURED
- (R#) RECORD DATA, SEE REFERENCES
- (OTP) DEDICATED THIS PLAT
- (X) MONUMENT NUMBER
- SUBDIVISION BOUNDARY
- INTERIOR LOT LINE
- EASEMENT AS NOTED
- RIGHT-OF-WAY CENTERLINE
- ADJACENT PROPERTY LINE

TYPICAL MONUMENT SET THIS SURVEY

SET 2" ALUMINUM CAP ON 30" REBAR SET FLUSH WITH GRADE

MONUMENT SUMMARY



FOUND A 1.5" ALUMINUM CAP ON 5/8" REBAR 5.5" ABOVE GRADE PARTIALLY ILLEGIBLE

FOUND A 2" BRASS CAP 1.5" ABOVE GRADE IN GOOD CONDITION –HELD–

FOUND A 2" ALUMINUM CAP 0.5" ABOVE GRADE, LEANING SOUTHEAST –HELD–

SURVEYOR'S CERTIFICATE

I, MARK A. AIMONETTI, PLS 13022, HEREBY CERTIFY 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.

MARK A. AIMONETTI, PLS 13022 — DATE 7/6/2022

STATE OF ALASKA 49TH — Mark A. Aimonetti — 7/6/22 — PROFESSIONAL LAND SURVEYOR

2022-66
Plat #
Palmer
Rec Dist
7/22 2022
Date
Time 11:26 AM

SURVEY AND DESIGN, LLC
12501 OLD SEWARD, D — ANCHORAGE, AK 99515
Phone (907) 344-5990 — Fax (907) 344-7754

A PLAT OF

GREEN MOUNTAIN ESTATES ADDITION #1

A RESUBDIVISION OF
GREEN MOUNTAIN ESTATES PLAT NO. 2018-17,
PALMER RECORDING DISTRICT
LOCATED WITHIN THE SW 1/4, SECTION 19,
T17N, R1W, S.M. ALASKA
CONTAINING 18.660 ACRES, MORE OR LESS

DRAWN BY: VLB	DATE: 07/05/2022	PLAT CASE #: 22-039
CHECKED BY: MA	SCALE: 1"=100'	SHEET: 1 OF 1

Palmer Recording District
PL 2022-66

No Marks/Seals Outside of Border

AFFIDAVIT

(DELETE INAPPLICABLE PHRASES)

(I)~~(We)~~ hereby certify that (I)~~(We)~~ hold the herein specified property interest in the property shown and described hereon and that (I)~~(We)~~ hereby adopt this plan of subdivision by (my)~~(our)~~ free consent(,)(.) ~~(dedicate) (all rights-of-way) (and public areas) (to the Matanuska-Susitna Borough) (and grant all easements to the use shown.)~~

Reception/Serial No. _____

Lots 1 & 2, Green Mountain Estates, Plat No. 2018-17	Lots 1-3, Green Mountain Estates Addition No. 1
Current Legal Description or Book & Page of Document	Proposed Subdivision Name or Public Use Easement
Signature	Beneficiary Interest
Kevin R. Blake	N/A
Printed Name	Company Name
191 E. Aspen Avenue, Wasilla, AK, 99654	N/A
Address	Representative's Title

NOTARY CERTIFICATION

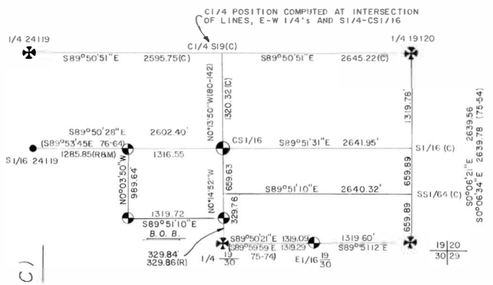
State of Alaska)
)ss
Third Judicial District)

SUBSCRIBED and SWORN to (or affirmed) before me this 10 day of May

2022, by Kevin R. Blake
(name of signers(s))

OFFICIAL SEAL
Norm Rindlisbacher
Notary Public-State of Alaska
My Comm. Expires 12/25/2022

(signature and seal of notary)
My commission expires: 12/25/2022



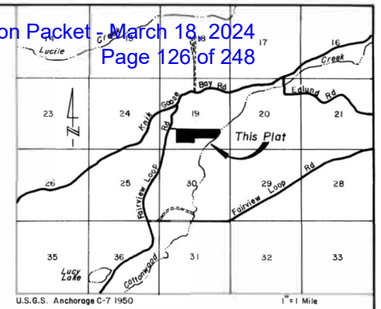
CONTROL DIAGRAM
SCALE 1"= 1000'

℄ ROAD TABLE

RD No	Bearing	Dist.
RD1	S00°03'50"E	16.12
RD2	S84°17'22"E	02.51
RD3	S74°08'26"E	91.48
RD4	S51°20'25"E	83.24
RD5	S11°53'19"E	97.08
RD6	S 4°44'21"W	193.66
RD7	S 1°30'27"E	114.03
RD8	S46°58'30"E	82.07
RD9	N77°28'16"E	92.20
RD10	N54°09'44"E	222.03
RD11	N57°13'15"E	79.99
RD12	N57°13'15"E	66.85
RD13	N63°32'13"E	135.77
RD14	N64°26'24"E	127.48
RD15	N80°32'16"E	152.07
RD16	N87°42'34"E	100.16
RD17	N78°41'24"E	61.19
RD18	E A S T	110.00
RD19	N63°01'11"E	308.59
RD20	67°39'34"E	78.92
RD21	S O U T H	60.00

NOTES

1. NO PART OF A SUBSURFACE SEWAGE DISPOSAL SYSTEM SHALL BE CLOSER THAN ONE HUNDRED (100) FEET FROM ANY BODY OF WATER OR WATER COURSE.
2. THERE MAY BE FEDERAL, STATE, AND LOCAL REQUIREMENTS GOVERNING LAND USE. IT IS THE RESPONSIBILITY OF THE INDIVIDUAL PARCEL OWNER TO OBTAIN A DETERMINATION WHETHER SUCH REQUIREMENTS APPLY TO THE DEVELOPMENT OF PARCELS SHOWN HEREON.
3. EACH LOT SHOWN HEREIN HAS AT LEAST 40,000 sq. ft. OF USABLE AREA AS DEFINED BY MSB ORDINANCE.
4. RD1 THRU RD21 IS CENTERLINE OF 60' PUBLIC EASEMENT (BOOK 450 PAGE 225, PALMER RECORDING DISTRICT), EXCEPT RD12 WHICH IS CENTERLINE OF 30' PUBLIC EASEMENT (BOOK 137 PAGE 88).
5. VERTICAL CONTROL: ELEVATION OF 231 MSL ON SOUTH 1/4 COR SEC 19



VICINITY MAP

WAIVER 71-1 (UNREC)

UNSUBDIVIDED

UNSUBDIVIDED

S89°50'28"E 1316.55' CS1/16 S 89°51'31"E 1815.62'

1252.45'

50' PUBLIC EASEMENT BOOK 206 PAGE 254

10' UTILITY EASEMENT

RD1 RD2 RD3 C1 RD4 C2 C3 TOP OF THE WORLD CIRCLE C4 C5 C6 C7 C8 C9 C10 C11 C12 C13 C14 C15 C16 RD5 RD6 RD7 RD8 RD9 RD10 RD11 RD12 RD13 RD14 RD15 RD16 RD17 RD18 RD19 RD20 RD21

64.10' 63.98 63.86 S89°50'28"E 137.49' S35°41'52"E 137.49' 68.55' 36.36 61.72' RADIUS 267.68' S89°50'41"E 329.40' 491.30' N74°31'06"E 491.30' 316.56' 293.85' N89°29'10"E 342.84' 156.09' 137.76' 4.24' (See Note No. 4) N65°55'53"E 96.40' 224.35' N89°51'23"E 1475.11' N77°58'25"W 152.81' North 156.00' N88°57'30"W 1172.37' S89°5 82"E 826.8' S 1/16

989.64' (990.30' rec.)

N0°03'50"W (N0°08'30"W rec.)

LITTLE PONDEROSA TRACT

10' UTILITY EASEMENT

5
9.936 acres

1
10.000 acres

4
9.708 acres

3
9.836 acres.

2
10.000 acres

PARCEL 2 WAIVER 80-9W
NOT A PART OF THIS SUBDIVISION

329.84' S0°09'27"E 329.82' N0°12'09"W

199.28' N89°50'53"W 329.84' S0°08'50"W 329.84' 32956' 528.94'

15' UTILITY EASEMENT BOOK 137 PAGE 88

50' EASEMENT BOOK 137 PAGE 88

329.76' S0°14'52"E 329.84' (329.86 rec.) S0°14'52"E (S0°15'50"E) 55°31'27"E 459.40'

S1/4 19/30 MSL EL= 231'

458.86' 860.86'

10' POWER & TELEPHONE EASEMENT

N89°51'10"W 1319.72' (1320.14 rec.)

10' POWER & TELEPHONE EASEMENT

BASIS OF BEARING

PLEASANT VALLEY SUBDIVISION

1 2 3 4 5A 5B

WAIVER 79-88W

N89°51'11"W 1227.33'

WAIVER 70-32 (UNREC.)

WAIVER 71-84 (UNREC.)

WAIVER 79-239W

FLOOD HAZARD AREA EL=233' (SEE NOTE 5)

℄ COTTONWOOD CREEK

L1 L2 L3 L4 L5 L6 L7 L8 L9 L10 L11 L12 L13 L14 L15 L16 L17 EL=231' MSL

CURVE TABLE

CURVE	Δ	R	L	T	LC	LC Brg.
C1	53°08'52"	265.00	245.82	132.56	237.10	S63°16'02"E
C2	53°08'52"	235.00	217.99	117.55	210.26	S63°16'02"E
C3	53°08'52"	205.00	190.16	102.54	183.42	S63°16'02"E
C4	68°47'18"	205.00	246.12	140.34	231.60	S71°05'15"E
C5	68°47'18"	235.00	282.14	160.87	265.50	S71°05'15"E
C6	68°47'18"	265.00	318.15	181.41	299.39	S71°05'15"E
C7	45°00'00"	20.00	15.71	8.28	15.31	N67°39'19"E
C8	29°21'47"	20.00	10.25	5.24	10.14	N59°50'12"E
C9	14°58'04"	265.00	69.23	34.81	69.03	N82°00'08"E
C10	14°58'04"	235.00	61.39	30.87	61.22	N82°00'08"E
C11	14°58'04"	205.00	53.55	26.93	53.40	N82°00'08"E
C12	44°24'55"	20.00	15.50	8.17	15.12	N67°16'42"E
C13	110°51'38"	50.00	96.74	72.56	82.34	S72°29'56"E
C14	68°45'18"	50.00	60.00	34.21	56.46	N10°18'32"E
C15	89°12'54"	50.00	77.86	49.32	70.23	N89°17'38"E
C16	44°24'55"	20.00	15.50	8.17	15.12	S68°18'22"E

LINE TABLE

Line No.	Bearing	Dist
L1	N20°53'09"W	112.59'
L2	S44°30'06"W	16.02'
L3	N45°28'49"W	14.02'
L4	S44°30'06"W	65.30'
L5	S 7°40'00"E	52.47'
L6	S70°15'11"E	82.87'
L7	S11°18'36"E	61.19'
L8	S20°33'22"W	85.44'
L9	W E S T	60.00'
L10	N52°25'53"W	164.01'
L11	S45°00'00"W	113.14'
L12	S14°02'10"W	52.90'
L13	S14°02'10"W	8.95'
L14	S37°34'07"W	82.01'
L15	S32°54'19"W	101.24'
L16	S56°18'36"W	108.17'
L17	S71°33'54"W	79.38'
L18	N45°09'19"E	24.96'

LEGEND

- FOUND GLO BRASS MON
- FOUND ALUM. MON
- SET 1 1/2" ALUM. CAP ON 5/8X30" REBAR
- FOUND 5/8" REBAR
- SET 5/8X30" REBAR W/YPC TYPICAL
- (rec) RECORD DATA
- (C) COMPUTED

CERTIFICATE OF APPROVAL — PLANNING DIRECTOR

I CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE LAND SUBDIVISION REGULATIONS OF THE MATANUSKA-SUSITNA BOROUGH, AND THAT THE PLAT HAS BEEN APPROVED BY PLATTING BOARD/ PLATTING BOARD OF APPEALS BY PLAT RESOLUTION NO. 88-6-P, DATED 1-1-88, 19 88, AND THAT THE PLAT SHOWN HEREON HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE RECORDER IN THE RECORDING DISTRICT IN WHICH THE PLAT IS LOCATED.

2-1, 1988

CHAIRMAN / PLANNING DIRECTOR

ATTEST:
PLATTING CLERK

CERTIFICATION OF PAYMENT OF TAXES

I HEREBY CERTIFY THAT ALL CURRENT BOROUGH TAXES AND SPECIAL ASSESSMENTS THROUGH Dec 31, 19 88, AGAINST THE PROPERTY, INCLUDED IN THE SUBDIVISION OR RESUBDIVISION, HEREON HAVE BEEN PAID.

Feb 1, 19 88

BOROUGH TAX COLLECTION OFFICIAL

CERTIFICATE OF APPROVAL BY THE ALASKA DEPARTMENT OF ENVIRONMENTAL CONSERVATION

THIS SUBDIVISION HAS BEEN REVIEWED IN ACCORDANCE WITH 18 AAC 72.065 AND IS APPROVED, SUBJECT TO ANY NOTED RESTRICTIONS.

Paul E Pinard — District Supervisor — 1/22/88
SIGNATURE — TITLE

WATER SUPPLY AND SEWAGE DISPOSAL

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 REQUIREMENTS, STANDARDS AND RECOMMENDATIONS OF THE STATE OF ALASKA DEPARTMENT OF ENVIRONMENTAL CONSERVATION WHICH GOVERN THOSE SYSTEMS.

CERTIFICATE OF OWNERSHIP AND DEDICATION

I(WE) HEREBY CERTIFY THAT I(WE) HOLD THE HEREIN SPECIFIED PROPERTY INTEREST IN THE PROPERTY DESCRIBED HEREON. I(WE) HEREBY DEDICATE TO THE MATANUSKA-SUSITNA BOROUGH ALL AREAS DEPICTED FOR USE AS PUBLIC UTILITY EASEMENTS, STREETS, ALLEYS, THOROUGHFARES, PARKS, AND OTHER PUBLIC AREAS SHOWN HEREON.

I(WE) HEREBY AGREE TO THIS PLAT, AND TO ANY RESTRICTIONS OR COVENANTS APPEARING HEREON AND ANY SUCH RESTRICTION OR COVENANT SHALL BE BINDING AND ENFORCEABLE AGAINST PRESENT AND SUCESSIVE OWNERS OF THIS SUBDIVISION PROPERTY.

Mary Ann Holstein — Jan 22 1988
OWNER(S) — DATE

MARY ANN HOLSTEIN
P.O. BOX 870054
WASILLA, AK. 99687

Thomas M. Renggli — Jan. 22, 1988
DATE

THOMAS M. RENGGLI
P.O. BOX 870831
WASILLA, AK 99687

NOTARYS ACKNOWLEDGEMENT

SUBSCRIBED AND SWORN BEFORE ME THIS 22nd DAY OF January 1988

MARY ANN Holstein & Thomas M. Renggli
PERSONALLY APPEARED

Anne S. Curtis — 4/2/91
NOTARY FOR THE STATE OF ALASKA — MY COMMISSION EXPIRES

OFFICIAL SEAL
ANNE S. CURTIS
NOTARY PUBLIC
STATE OF ALASKA

SURVEYORS CERTIFICATE

I, TERRY R. MAW, CERTIFY THAT I AM A REGISTERED LAND SURVEYOR, THAT THIS PLAT IS A TRUE AND CORRECT REPRESENTATION OF LANDS SURVEYED BY ME OR UNDER MY DIRECT SUPERVISION; THAT THE DISTANCES AND BEARINGS ARE SHOWN CORRECTLY AND THE ERROR OF CLOSURE FOR FIELD TRAVERSES DOES NOT EXCEED ONE IN 5,000; AND THAT ALL PERMANENT EXTERIOR CONTROL MONUMENTS HAVE BEEN SET AND STAKED.

STATE OF ALASKA — 49TH — TERRY R. MAW — LS-6501 — Professional Land Surveyor

CONTAINS 51.88 acres

88-9
RECORDED - FILED
Palmer REC. DIST.
2/2 1988
1:07 P.M.
Terry Maw
Box 872921
Wasilla Ak
99687

A PLAT OF

TOP OF THE WORLD SUBDIVISION

A SUBDIVISION OF PARCEL 1 WAIVER 80-9W & PARCEL 2A WAIVER 78-4W
LOCATED WITHIN THE SE 1/4 SW 1/4 and SW 1/4 SE 1/4
SEC. 19, T17N, R1W, S.M.
PALMER RECORDING DISTRICT

TERRY R. MAW, PLS
P.O. BOX 872921 WASILLA, ALASKA 99687
(907) 376-7796

DRAWN BY	CHECKED BY		SCALE
LMP	TM-RR		1"=100'

JOB NO.	DATE	FIELD BOOK	PAGE 1 OF 1 PAGES
86-009	6-1-87	HO-1	

88-9

AFFIDAVIT

I (we), hereby certify that I (we) hold the herein specified property interest in the property described as Top Of The World Subdivision. I (we) hereby dedicate to the Matanuska-Susitna Borough all areas depicted for use as public utility easements, streets, alleys, thoroughfares, parks and other public areas shown on the plat.

I (we) hereby agree to this plat and to any restrictions or covenants appearing thereon and any such restriction or covenants shall be binding and enforceable against present and successive owners of this subdivided property.

Darel A. Smith & Sally J. Smith — Owners

Name — Interest in property

Box 364 RFD

Address

Bridgton ME 04009

NOTARY ACKNOWLEDGEMENT

Personally appeared Darel A. Smith / Sally J Smith

Subscribed and sworn before me this 11th day of December, 1987

Jeffrey M. Gahagan

Notary Public in and for the State of Maine

JEFFREY M. GAHAGAN
NOTARY PUBLIC, MAINE
MY COMMISSION EXPIRES JUNE 17, 1992

My Commission Expires

SEAL

This side for recording stamp

88-9

RECORDED - FILED 20

Palmer REC. DIST.

DATE 2-2, 1988

TIME 1:07 P.M.

Requested by Jerry Mauk

Address Box 873291

Wasilla AK 996

88-9

AFFIDAVIT

I (we), hereby certify that I (we) hold the herein specified property interest in the property described as Top of The World Subdivision. I (we) hereby dedicate to the Matanuska-Susitna Borough all areas depicted for use as public utility easements, streets, alleys, thoroughfares, parks and other public areas shown on the plat.

I (we) hereby agree to this plat and to any restrictions or covenants appearing thereon and any such restriction or covenants shall be binding and enforceable against present and successive owners of this subdivided property.

Jeffrey M. Cabagan
Jeffrey M. Cabagan, Mgr
Name

Assignment of beneficial interest in de
Interest in property

P.O. Box 188
Address

Merrill/Norstar Bank
Member FDIC

Milo, Maine 04463

NOTARY ACKNOWLEDGEMENT

Personally appeared Jeffrey M. Cabagan

Subscribed and sworn before me this 25 day of January, 1988

Frances H. Hamlin
Notary Public in and for the State of Maine

This side for record stamp

FRANCES H. HAMLIN
Notary Public, Maine
My Commission Expires September 11, 1993

My Commission Expires

SEAL

88-9

RECORDED - FILED 20
Palmer REC. DIST.
DATE 2/2 1988
TIME 1:07 PM
Requested by Jerry Mac
Address

88-9

AFFIDAVIT

I, (we), hereby certify that I (we) hold the herein specified property interest in the property described as **see below** Subdivision. I (we) hereby dedicate to the Matanuska-Susitna Borough all areas depicted for use as public utility easement, streets, alleys, thoroughfares, parks and other public areas shown on the plat.

I (we) hereby agree to this plat and to any restrictions or covenants appearing thereon and any such restriction or covenants shall be binding and enforceable against present and successive owners of this subdivided property.

The First National Bank of Anchorage

Craig A. Thorn

Name

Craig A. Thorn
Palmer Branch Manager

P.O. Box 1147

Address

Palmer, AK 99645

Mortgagee/lienholder

Interest in Property

**That portion of land lying west of the centerline of Cottonwood Creek Section 19, Township 17 North, Range 1 West Seward Meridian containing 52 acres, more or less

NOTARY ACKNOWLEDGEMENT

Personally appeared Craig A Thorn

Subscribed and sworn before me this 28th day of January, 1987.

Mary Rodgers

Notary Public in and for the State of Alaska

My commission expires: 5-3-89

SEAL

This side for recording stamp

88-9

RECORDED - FILED 2
Palmer REC. DIST.
DATE 2/2, 19 88
TIME 1:07 P M
Requested by Jerry Mac
Address Box 873921
Wasilla AK
9966

AFFIDAVIT

I (we), hereby certify that I (we) hold the herein specified property interest in the property described as TOP OF THE WORLD SUBDIVISION Subdivision. I (we) hereby dedicate to the Matanuska-Susitna Borough all areas depicted for use as public utility easements, streets, alleys, thoroughfares, parks and other public areas shown on the plat.

I (we) hereby agree to this plat and to any restrictions or covenants appearing thereon and any such restriction or covenants shall be binding and enforceable against present and successive owners of this subdivided property.

RICHARD G. RODRIGUEZ V.P. REAL ESTATE MORTGAGEE
Name FRONTIER ALASKA STATE CREDIT UNION **Interest in property**

3500 EIDE STREET
Address

ANCHORAGE, ALASKA 99503

NOTARY ACKNOWLEDGEMENT

Personally appeared RICHARD G. RODRIGUEZ

Subscribed and sworn before me this 22 **day of** JULY, **19**87

Judy A Miranda
Notary Public in and for the State of ALASKA

My Commission Expires 17 April 89

SEAL

This side for recording stamp

88-9

RECORDED - FILED 20
Palmer REC. DIST.
DATE 2-2, 19 88
TIME 1:07 P M
Requested by Jerry Mauss
Address Box 872924
Wasilla Ak 9968?

88-9

FRONTIER
ALASKA
STATE CREDIT UNION

MAIN OFFICE:	DIMOND BRANCH:	SOLDOTNA BRANCH:	EAGLE RIVER BRANCH:	CAMPUS BRANCH:
3500 EIDE STREET	300 E. DIMOND BLVD.	P.O. BOX 3099	CENTERFIELD DRIVE	2801 PROVIDENCE DRIVE
ANCHORAGE, AK 99503	ANCHORAGE, AK 99515	SOLDOTNA, AK 99669	EAGLE RIVER, AK 99577	ANCHORAGE, AK 99508
563-3766	344-5144	262-7600	694-5444	561-3151

FRONTIER ALASKA STATE CREDIT UNION
(Formerly Alaska School Employees F.C.U.)
By: Sally Rogers

SALLY ROGERS
NOTARY
PUBLIC
STATE OF ALASKA

FRONTIER
ALASKA
STATE CREDIT UNION

SALLY ROGERS
BRANCH MANAGER
TERFIELD DR. • EAGLE RIVER, ALASKA 99577 • 694-5444

88-9

RECORDED - FILED 20
Palmer REC. DIST.
DATE 2/2, 1988
TIME 1:07 PM
Requested by Terry Mauer
Address Box 872921
Wasilla AK 996

2

From: Brenda Butler
To: Rick Benedict
Cc: Jana Weltzin
Subject: Re: FW: Request for Review and Comments: MSB 17.60 – Conditional Use for Marijuana Cultivation Facility
Date: Friday, February 9, 2024 4:20:25 PM
Attachments: image001.png
image003.png

[**EXTERNAL EMAIL** - CAUTION: Do not open unexpected attachments or links.]
Hi Rick,

Our client informed the Fire Marshal that demolition and removal of the unsafe building will occur summer of 2024 when the weather and ground conditions improve.

Hope this helps, let us know if you need any additional information.

Happy Friday!

*** Please REPLY ALL when responding to this Email***

Brenda Butler
JDW Counsel
Senior Paralegal, Notary Public
& Accounts Payable/Receivable
901 Photo Avenue, Second Floor
Anchorage, Alaska 99503
Phone: 907-231-3750
Fax: 360-483-3750
brenda@jdwcounsel.com
info@jdwcounsel.com

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Think green, please don't print unnecessarily

On Fri, Feb 9, 2024 at 3:44 PM Rick Benedict <Rick.Benedict@matsugov.us> wrote:

> Hi Brenda,
>
> Can you please share these comments concerning the previous building with your customer? According to the Fire Marshall, it has been deemed "unsafe" and will need to be demolished.

It is currently unclear what the timeline is for removing the old building as I await additional feedback from the Fire Marshall. However, if the building is still present at the time of the public hearing, there is a good chance that a condition of approval will be recommended requiring the building's removal within a certain timeframe.

Thanks,

Rick Benedict – Current Planner

Development Services Division

Matanuska-Susitna Borough

(907)861-8527 direct

From: Jeffrey Anderson <Jeffrey.Anderson@matsugov.us>
Sent: Wednesday, January 31, 2024 3:51 PM
To: Rick Benedict <Rick.Benedict@matsugov.us>
Cc: Fire Code <Fire.Code@matsugov.us>
Subject: RE: Request for Review and Comments: MSB 17.60 – Conditional Use for Marijuana Cultivation Facility

Hello Rick,

Yes, I did see the information and I am familiar with the applicant and the project. I can call to explain more if needed, but basically once his project was finished and we gave our approval to AMCO; there was no other work to be done with that particular project. He does have an “unsafe” building that needs to be demolished that is too close to the new building. He is aware and was awaiting environmental conditions to improve before moving forward if I recall correctly.

I sent my somewhat generic statement the first time because my intent was to say that if there are any changes or modifications that may affect this particular lot and the structures on it, the changes would need to go through this office to ensure conformity. I do not know what all the planned changes are for this particular proposal, sometimes even the changing of a lot line can now put an existing building into a situation where they would require a fire rated exterior wall that previously did not need it based on proximity alone.

If you are in contact with the applicant, I would say that a reminder to get in contact with us should happen as part of their planning process. Thank you for passing along information like this to us, I appreciate it very much. Please let me know if there are ways I/we at Fire Code can improve communication between us.

JEFF ANDERSON

Assistant Chief / Fire Marshal

CENTRAL MAT-SU FIRE DEPARTMENT

Fire & Life Safety Division (907) 861-8383

FireCode@matsugov.us

From: Rick Benedict <Rick.Benedict@matsugov.us>
Sent: Tuesday, January 30, 2024 2:32 PM
To: Jeffrey Anderson <Jeffrey.Anderson@matsugov.us>
Subject: RE: Request for Review and Comments: MSB 17.60 – Conditional Use for Marijuana Cultivation Facility

Hi Jeff,

The applicant provided a Plan Review #2023-087 by the Central Mat-Su Fire Service Area No. 130, showing an Addition Approval, issued to the Green Door Group. The inspection, according to the Fire and Life Safety Division review, occurred on April 26, 2023.

The plan review is contained in the application materials, available in the attachment of the public notice that was emailed to you. If the applicant must update information with your office and/or apply for anything further, please let me know, and I will forward the information to them.

Respectfully,

Rick Benedict – Current Planner

Development Services Division

Matanuska-Susitna Borough

(907)861-8527 direct

From: Jeffrey Anderson <Jeffrey.Anderson@matsugov.us>
Sent: Tuesday, January 30, 2024 1:57 PM
To: Rick Benedict <Rick.Benedict@matsugov.us>
Subject: RE: Request for Review and Comments: MSB 17.60 – Conditional Use for Marijuana Cultivation Facility

It appears this proposal may affect a structure regulated by this office for conformity to Fire and Life Safety Standards as per AS 18.70.080.

Before beginning the construction, alteration, repair, or changing the occupancy of a building, substantial land structure, or structure regulated by the state division of fire and life safety, plans and specificiations need to be submitted to this office. 13 AAC 50.027

JEFF ANDERSON

Assistant Chief / Fire Marshal

CENTRAL MAT-SU FIRE DEPARTMENT

Fire & Life Safety Division (907) 861-8383

FireCode@matsugov.us

From: Rick Benedict <Rick.Benedict@matsugov.us>
Sent: Wednesday, January 24, 2024 12:49 PM
To: Rick Benedict <Rick.Benedict@matsugov.us>
Cc: Rick Benedict <Rick.Benedict@matsugov.us>

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

Good Afternoon,

APPLICANT: Matthew Chambers, on behalf of The Connoisseur, LLC.

LOCATION: 3160 W. Top of the World Circle, Wasilla, AK 99654

Tax ID# 8280000L001A; Lot 1A within Township 17 North, Range 01 West, Sections 19, Seward Meridian, RSA 014

An application for a Conditional Use Permit under MSB 17.60 – Conditional Uses for the Operation of a Marijuana Cultivation Facility. The Planning Commission will conduct a public hearing on this request on Monday, March 18, 2024, at 6:00 p.m.

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

Matanuska-Susitna Borough - Public Hearing Notice for a Conditional Use Permit Application - Marijuana Cultivation Facility (matsugov.us)

Comments are due on or before Friday, February 23, 2024, and will be included in the Planning Commission packet for the Commissioner's review and information. Please be advised that comments received from the public after that date will not be included in the staff report to the Planning Commission. Thank you for your review.

Respectfully,

Rick Benedict – Current Planner

Development Services Division

Matanuska-Susitna Borough

From: Brenda Butler
To: Rick Benedict
Cc: Mathew Chambers; chad aurentz; Jana Weltzin
Subject: Re: The Connoisseur - CUP request
Date: Tuesday, February 13, 2024 8:37:05 AM

[**EXTERNAL EMAIL** - CAUTION: Do not open unexpected attachments or links.]
Thanks Rick,

We'll get the site plan updated.

On Tue, Feb 13, 2024 at 8:21 AM Rick Benedict <Rick.Benedict@matsugov.us> wrote:

> Brenda,
>
> The revised narrative should be sufficient. Since we're updating the site plan, can you please have the distance from the closest portion of the cultivation facility to the closest portion of the public right-of-way identified on the plan?
>
> I'm in a meeting this morning and will return the signed MJ-14's to you early this afternoon.
>
> Thank you,
>
> Rick
>
> ---
>
> **From:** Brenda Butler <brenda@jdwcounsel.com>
> **Sent:** Monday, February 12, 2024 3:33 PM
> **To:** Rick Benedict <Rick.Benedict@matsugov.us>
> **Cc:** Mathew Chambers <matt.theconnoisseur@gmail.com>; chad aurentz <chad.theconnoisseur@gmail.com>; Jana Weltzin <jana@jdwcounsel.com>
> **Subject:** The Connoisseur - CUP request
>
> [**EXTERNAL EMAIL** - CAUTION: Do not open unexpected attachments or links.]
>
> Good afternoon Rick,
>
> As per your request, here is the updated site plan with the line dimensions to the shared office along with the updated narrative to clarify business record storage

for cultivation.

Please let us know if you need anything else or if you can sign the MJ-14's that were submitted on Friday.

Thank you!

--

*** Please REPLY ALL when responding to this Email****

Brenda Butler
JDW Counsel
Senior Paralegal, Notary Public
& Accounts Payable/Receivable
901 Photo Avenue, Second Floor
Anchorage, Alaska 99503
Phone: 907-231-3750
Fax: 360-483-3750
brenda@jdwcounsel.com
info@jdwcounsel.com

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Think green, please don't print unnecessarily

--

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From: Rick Benedict
To: "Jana Weltzin"
Cc: Brenda Butler; Mathew Chambers; chad aurentz
Subject: RE: The Connoisseur - CUP request
Date: Tuesday, February 20, 2024 9:07:00 AM

Hello Jana,

I understand your frustration. However, my request resulted from a recent submission by your office of an amended MJ-14 showing the licensed activity area was closer to the eastern lot line and right-of-way than what your client's site plan portrayed. When considering uses such as standard cultivation facilities, we must remember that the code has certain setback requirements that must be met. How those uses are identified on site plans matters. In this case, we must establish that the licensed cultivation activity, not the building itself, has met the setback requirements to the right-of-way and lot lines. My request to identify the distance to the right-of-way was to establish that the activity meets the MSB 17.60.160(E) requirements, not because of confusion over previous platting actions.

Just an FYI, there has been no delay in the public hearing date. It is still scheduled for March 18.

Respectfully,

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

From: Jana Weltzin <jana@jdwcounsel.com>
Sent: Friday, February 16, 2024 4:39 PM
To: Rick Benedict <Rick.Benedict@matsugov.us>
Cc: Brenda Butler <brenda@jdwcounsel.com>; Mathew Chambers <matt.theconnoisseur@gmail.com>; chad aurentz <chad.theconnoisseur@gmail.com>
Subject: Re: The Connoisseur - CUP request

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

Hi Rick - I've been following this back and forth for a while now, and now I feel like I need to jump in. I understand that there is some confusion regarding the differences in recorded Plats dating back to 1987 and you are unsure of which plat is correct etc. It does not seem like there is clear consensus on which plat is correct which is causing confusion.

We have been extremely understanding that due to the borough allowing multiple varying plats to be approved and recorded that confusion has resulted in my client having to do a multitude of minor revisions to their site plan for a site that was already approved and in operation prior to the unfortunate explosion that decimated their previous facility. These many many requests from your office have added up to substantial expenses, during a time that quite frankly, has been extraordinarily challenging for my clients financially, given that to continue to operate a business in the borough, they needed to completely rebuild their facility. Nevertheless, my client keeps revising per your request and now your latest

request is based off of a plat recorded in the 80s when the borough approved and recorded my client's plat (Plat 2022-66).

My client recorded Plat 2022-66 when he subdivided the property, I don't believe we should revise the site plan due to a difference in Plat No. 2022-66 and Plat No. 88-9, it is an unfair and unjust burden to disregard the current surveyor Plat and base review off of a 37 year old document, it is not the responsibility of my client to prove which Plat is correct, he did his due diligence and hired a professional surveyor for this project. We have already agreed to conditions to resolve the driveway concerns you've identified on plat 2022-66. My clients are extremely frustrated with this process, can we please use the current plat and move forward? We need resolve on this matter.

Jana D. Weltzin, Esq.
JDW, LLC
Principal Owner
901 Photo Avenue
Anchorage, Alaska 99503
jana@jdwcounsel.com
907-231-3750 Office Line
630-913-1113 Cell
*Licensed in Alaska and Arizona

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Think green, please don't print unnecessarily

On Thu, Feb 15, 2024 at 4:08 PM Rick Benedict <Rick.Benedict@matsugov.us> wrote:

> Hi Brenda,
>
> The 60' PUE of B.450 P.225, delineated on Plat No. 88-9 is closer to the proposed use, and the ROW setback distance should be calculated from there to the cultivation activity.
>
> Respectfully,
>
> Rick Benedict – Current Planner
> Development Services Division
> Matanuska-Susitna Borough
> (907)861-8527 direct
>
> ---
>
> **From:** Brenda Butler <brenda@jdwcounsel.com>
> **Sent:** Tuesday, February 13, 2024 4:42 PM
> **To:** Rick Benedict <Rick.Benedict@matsugov.us>
> **Cc:** Mathew Chambers <matt.theconnoisseur@gmail.com>; chad aurentz <chad.theconnoisseur@gmail.com>; Jana Weltzin <jana@jdwcounsel.com>
> **Subject:** Re: The Connoisseur - CUP request

[**EXTERNAL EMAIL** - CAUTION: Do not open unexpected attachments or links.]
Hi Rick,

Here's the surveyors site plan with your requested revision adding the distance from the closest portion of the cultivation facility to the closest portion of the public right-of-way.

Thank you.

On Tue, Feb 13, 2024 at 8:36 AM Brenda Butler <brenda@jdwcounsel.com> wrote:

> Thanks Rick,
>
> We'll get the site plan updated.
>
> On Tue, Feb 13, 2024 at 8:21 AM Rick Benedict <Rick.Benedict@matsugov.us> wrote:
>
> > Brenda,
> >
> > The revised narrative should be sufficient. Since we're updating the site plan, can you please have the distance from the closest portion of the cultivation facility to the closest portion of the public right-of-way identified on the plan?
> >
> > I'm in a meeting this morning and will return the signed MJ-14's to you early this afternoon.
> >
> > Thank you,
> >
> > Rick
> >
> > ---
> >
> > **From:** Brenda Butler <brenda@jdwcounsel.com>
> > **Sent:** Monday, February 12, 2024 3:33 PM
> > **To:** Rick Benedict <Rick.Benedict@matsugov.us>
> > **Cc:** Mathew Chambers <matt.theconnoisseur@gmail.com>; chad aurentz <chad.theconnoisseur@gmail.com>; Jana Weltzin <jana@jdwcounsel.com>
> > **Subject:** The Connoisseur - CUP request
> >
> > [**EXTERNAL EMAIL** - CAUTION: Do not open unexpected attachments or links.]
> > Good afternoon Rick,
> >
> > As per your request, here is the updated site plan with the line dimensions to the shared office along with the updated narrative to clarify business record storage for cultivation.
> >
> > Please let us know if you need anything else or if you can sign the MJ-14's that were submitted on Friday.
> >
> > Thank you!
> >
> > --
> > *** Please REPLY ALL when responding to this Email***

Brenda Butler
JDW Counsel
Senior Paralegal, Notary Public
& Accounts Payable/Receivable
901 Photo Avenue, Second Floor
Anchorage, Alaska 99503
Phone: 907-231-3750
Fax: 360-483-3750
brenda@jdwcounsel.com
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From: Mathew Chambers
To: Rick Benedict
Cc: Veronica Bojko
Subject: Re: The Connoisseur CUP Application - Request for Additional Information
Date: Tuesday, February 20, 2024 1:35:15 PM
Attachments: image001.png
image002.png

[**EXTERNAL EMAIL** - CAUTION: Do not open unexpected attachments or links.]
That's great news, thank you!

On Tue, Feb 20, 2024 at 1:34 PM Rick Benedict <Rick.Benedict@matsugov.us> wrote:

> Received. Thank you for making the revisions. I have reviewed the updated plan, and the changes have satisfied the application requirements concerning setback distances to the PUE.
>
> Respectfully,
>
> Rick Benedict – Current Planner
>
> Development Services Division
>
> Matanuska-Susitna Borough
>
> (907)861-8527 direct
>
> ---
>
> **From:** Veronica Bojko <roni@edgesurvey.net>
> **Sent:** Tuesday, February 20, 2024 1:20 PM
> **To:** Mathew Chambers <matt.theconnoisseur@gmail.com>; Rick Benedict <Rick.Benedict@matsugov.us>
> **Subject:** Re: The Connoisseur CUP Application - Request for Additional Information
>
> [**EXTERNAL EMAIL** - CAUTION: Do not open unexpected attachments or links.]
>
> Hi Guys.
>
> Attached is the pdf with the revisions per our phone conversations.
>
> Let me know if you need anything else.

thanks

Veronica (Roni) L. Bojko, PLS

Cell (707)529-4960

roni@edgesurvey.net

From: Mathew Chambers <matt.theconnoisseur@gmail.com>
Sent: Tuesday, February 20, 2024 11:26 AM
To: Veronica Bojko <roni@edgesurvey.net>
Subject: Re: The Connoisseur CUP Application - Request for Additional Information

Hey Roni, I'm sorry to bother you again in regards to our site plan. I'm going to intervene with our Lawyers office . Would you be able to put a line of measurement from the shared use office corner in suite B to the 60' PUE line on the easterly property line? MSB has a 50' set back requirement from cultivation to any public right of way. I believe we have enough, it just needs to be noted.

Thank you in advance for your help

On Tue, Feb 13, 2024 at 4:43 PM Veronica Bojko <roni@edgesurvey.net> wrote:

> thanks
>
> you too.
>
> Veronica (Roni) L. Bojko, PLS
>
> Cell (707)529-4960
>
> roni@edgesurvey.net
>
> ---
>
> **From:** Brenda Butler <brenda@jdwcounsel.com>
> **Sent:** Tuesday, February 13, 2024 4:38 PM
>
> **To:** Veronica Bojko <roni@edgesurvey.net>
> **Cc:** Mathew Chambers <matt.theconnoisseur@gmail.com>; Ryan Sorensen <ryan@edgesurvey.net>; Jordan Rausa <jordan@alaskaplans.com>; Jana Weltzin

<jana@jdwcounsel.com>
Subject: Re: The Connoisseur CUP Application - Request for Additional Information

Thank you, I sure hope that this is the last revision.

We appreciate you taking care of these requests so quickly.

Enjoy the rest of your day Roni.

On Tue, Feb 13, 2024 at 4:21 PM Veronica Bojko <roni@edgesurvey.net> wrote:

> OK
>
> I added a dimension and tie from the cultivation building corner to the closest ROW point. It is 332.4' away.
>
> Veronica (Roni) L. Bojko, PLS
>
> Cell (707)529-4960
>
> roni@edgesurvey.net
>
> ---
>
> **From:** Brenda Butler <brenda@jdwcounsel.com>
> **Sent:** Tuesday, February 13, 2024 8:38 AM
> **To:** Veronica Bojko <roni@edgesurvey.net>
> **Cc:** Mathew Chambers <matt.theconnoisseur@gmail.com>; Ryan Sorensen <ryan@edgesurvey.net>; Jordan Rausa <jordan@alaskaplans.com>; Jana Weltzin <jana@jdwcounsel.com>
> **Subject:** Re: The Connoisseur CUP Application - Request for Additional Information
>
> Hi Roni,
>
> One more request from Rick….
>
> He wants the distance from the closest portion of the cultivation facility to the closest portion of the public right-of-way identified on the plan.
>
> Hopefully this is the last revision.

Thank you!

On Mon, Feb 12, 2024 at 2:25 PM Brenda Butler <brenda@jdwcounsel.com> wrote:

> This is perfect, thank you!
>
> On Mon, Feb 12, 2024 at 2:21 PM Veronica Bojko <roni@edgesurvey.net> wrote:
>
> > Here you go.
> >
> > Let me know if you need anything else.
> >
> > thanks
> >
> > Veronica (Roni) L. Bojko, PLS
> >
> > Cell (707)529-4960
> >
> > roni@edgesurvey.net
> >
> > ---
> >
> > **From:** Brenda Butler <brenda@jdwcounsel.com>
> > **Sent:** Monday, February 12, 2024 1:24 PM
> > **To:** Veronica Bojko <roni@edgesurvey.net>
> > **Cc:** Mathew Chambers <matt.theconnoisseur@gmail.com>; Ryan Sorensen <ryan@edgesurvey.net>; Jordan Rausa <jordan@alaskaplans.com>; Jana Weltzin <jana@jdwcounsel.com>
> > **Subject:** Re: The Connoisseur CUP Application - Request for Additional Information
> >
> > Hi Roni,
> >
> > Sorry to bug you again on this site plan however, we have had one issue come up that we need addressed and are hoping that you have time to do it.
> >
> > Attached is an MJ-14 premises diagram change that we submitted to the MatSu Borough and Rick would like a line dimension from the Red outlined

"Shared Office" to the closest property line.

Could you please revise with this minor change?

Call if you have any questions.

Thank you!

On Thu, Dec 21, 2023 at 10:26 AM Veronica Bojko <roni@edgesurvey.net> wrote:

> Hey All,
>
> I am have modified the site plan.
>
> Per the ADA van comment...I widened the ADA spot to 20'x20' and add a note right next to is saying van accessible. I also added that information in the note #6.
>
> I added more drainage arrows in the bldg detail to show that drainage does in fact flow away from the bldg and adding notes in multiple locations saying grass/gravel area. Nothing flows to the bldg. All of this was resolved back with the original CUP and far s drainage and grading so not sure what kind of narrative would be needed for that.
>
> For the driveway...I added dimensions to show that the width of the drive path that falls outside the recorded easement is large enough for a vehicle to pass without crossing the property line and that when it does narrow...cars would in fact be in said easement. I added it to the ingress/egress note #5.
>
> Let me know if there are any more comments.

thanks

Veronica (Roni) L. Bojko, PLS

Cell (707)529-4960

roni@edgesurvey.net

From: Rick Benedict <Rick.Benedict@matsugov.us>
Sent: Wednesday, December 20, 2023 11:17 AM
To: Veronica Bojko <roni@edgesurvey.net>; 'Mathew Chambers' <matt.theconnoisseur@gmail.com>; brenda@jdwcounsel.com <brenda@jdwcounsel.com>
Cc: Ryan Sorensen <ryan@edgesurvey.net>; Jordan Rausa <jordan@alaskaplans.com>
Subject: RE: The Connoisseur CUP Application - Request for Additional Information

Good morning Roni,

ADA requires one van-accessible space when 1-25 total parking spaces are provided. The application narrative and site plan must address how the operation will comply with this requirement. As for the site plan, can it please be updated to reflect how these requirements will be met?

Brenda/Matthew,

There is still a matter of legal access to the property, as the current driveway is accessing the PUE through a portion of Lot 3, private property, where a private easement does not exist. Please provide a narrative to explain how this will be addressed moving forward. A condition of approval will be included in the CUP to resolve this issue within a specific timeframe.

Also, the site plan identifies an area about 60-80’ southwest of the proposed building where the existing topography appears to drain towards the building. Can you please provide a narrative to explain how, or if, this has been

addressed? For example, has been, or will be graded to drain away from the building.

Thank you,

Rick

From: Veronica Bojko <roni@edgesurvey.net>
Sent: Tuesday, December 19, 2023 1:21 PM
To: Rick Benedict <Rick.Benedict@matsugov.us>; 'Mathew Chambers' <matt.theconnoisseur@gmail.com>; brenda@jdwcounsel.com
Cc: Ryan Sorensen <ryan@edgesurvey.net>; Jordan Rausa <jordan@alaskaplans.com>
Subject: Re: The Connoisseur CUP Application - Request for Additional Information

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

Hi Rick,

Take a look and let me know if this covers everything.

thanks

Veronica (Roni) L. Bojko, PLS

Cell (707)529-4960

roni@edgesurvey.net

From: Rick Benedict <Rick.Benedict@matsugov.us>
Sent: Tuesday, December 19, 2023 10:13 AM
To: Veronica Bojko <roni@edgesurvey.net>; 'Mathew Chambers' <matt.theconnoisseur@gmail.com>; brenda@jdwcounsel.com <brenda@jdwcounsel.com>
Cc: Ryan Sorensen <ryan@edgesurvey.net>; Jordan Rausa <jordan@alaskaplans.com>

Subject: RE: The Connoisseur CUP Application - Request for Additional Information

Hi Roni,

Thanks for this update. Almost there, can you please add a few more items listed below:

1. Drainage patterns in closer proximity to the proposed building.
2. Mechanical room 9.1'x7.6', portrayed on Alaska Plans architectural drawings dated 3-25-23.
3. Identify the proposed and/or existing driveway (access point to the subject property).
4. The distance of the proposed building to the southern property line.

We spoke yesterday about adding a larger-scale detail to the site plan of the proposed building. Can this be included in the site plan to focus on the facility itself? Label suites A and B, identify the areas under cultivation and manufacturing, access points to each suite, approximate dimensions of the parking area, and the facility's dimensions.

Thank you!

Respectfully,

Rick Benedict – Current Planner

Development Services Division

Matanuska-Susitna Borough

(907)861-8527 direct

From: Veronica Bojko <roni@edgesurvey.net>
Sent: Tuesday, December 19, 2023 8:20 AM

To: 'Mathew Chambers' <matt.theconnoisseur@gmail.com>; Rick Benedict <Rick.Benedict@matsugov.us>; brenda@jdwcounsel.com
Cc: Ryan Sorensen <ryan@edgesurvey.net>; Jordan Rausa <jordan@alaskaplans.com>
Subject: Re: The Connoisseur CUP Application - Request for Additional Information

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

Hi All,

I went ahead and just created this site plan from the as-built EDGE had from the platting action.

Please review and let me know what you think.

I will look at Jordan's cad files to see if I have missed anything.

thanks

Roni

Veronica (Roni) L. Bojko, PLS

Cell (707)529-4960

roni@edgesurvey.net

From: Jordan Rausa <jordan@alaskaplans.com>
Sent: Monday, December 18, 2023 11:16 PM
To: Veronica Bojko <roni@edgesurvey.net>; 'Mathew Chambers' <matt.theconnoisseur@gmail.com>
Cc: Ryan Sorensen <ryan@edgesurvey.net>
Subject: RE: The Connoisseur CUP Application - Request for Additional Information

Let me know if you have any questions.

Thanks,

Jordan Rausa

Alaska Plans, Inc.

907.841.9382

www.alaskaplans.com

From: Veronica Bojko <roni@edgesurvey.net>

Sent: Monday, December 18, 2023 11:02 AM
To: Mathew Chambers <matt.theconnoisseur@gmail.com>; Jordan Rausa <jordan@alaskaplans.com>
Cc: Ryan Sorensen <ryan@edgesurvey.net>
Subject: Re: The Connoisseur CUP Application - Request for Additional Information

Hello Jordon,

I am working with MSB and Matt to address some of the issues MSB had with the site plan.

Time is crucial so I am jumping in to help.

If you could please email me your cad file for the site plan ASAP that would be greatly appreciated.

Let me know if you have any questions.

thanks

Roni

Veronica (Roni) L. Bojko, PLS

Cell (707)529-4960

roni@edgesurvey.net

From: Mathew Chambers <matt.theconnoisseur@gmail.com>
Sent: Friday, December 15, 2023 4:55 PM
To: Jordan Rausa <jordan@alaskaplans.com>; Veronica Bojko <roni@edgesurvey.net>; Ryan Sorensen <ryan@edgesurvey.net>; chad aurentz <chad.theconnoisseur@gmail.com>
Subject: Fwd: The Connoisseur CUP Application - Request for Additional Information

Hey guys, bringing you into the discussion with the hopes that someone can come up with a quick solution or explanation to the driveway problem. It's my understanding that the current plat that was recorded in 22' show us accessing the cultivation property 2A through the neighbors private property that we sold.

It sounds like the easiest and quickest fix is to amend our site plan to show the driveway coming in more from the north west corner of the existing driveway. Can't some please get back to us over the weekend as we've got a phone conference scheduled Monday morning at 10 with Rick from the planning department.

---------- Forwarded message ---------
From: **Brenda Butler** <brenda@jdwcounsel.com>
Date: Fri, Dec 15, 2023 at 4:08 PM
Subject: Fwd: The Connoisseur CUP Application - Request for Additional Information
To: Mathew Chambers <matt.theconnoisseur@gmail.com>, Jana Weltzin <jana@jdwcounsel.com>

This is the issue, every recording on record from 1987 until now is different. Calling you now.

---------- Forwarded message ---------
From: **Rick Benedict** <Rick.Benedict@matsugov.us>
Date: Fri, Dec 15, 2023 at 3:30 PM
Subject: RE: The Connoisseur CUP Application - Request for Additional Information
To: Brenda Butler <brenda@jdwcounsel.com>

Hi Brenda,

Concerning our talk earlier, please see the attached plats and as-builts recorded over the years reflecting the PUE in different locations. I have also attached the document creating the PUE to further clarify the issue.

An aerial photograph from 1981 has also been attached that shows Top of the World Circle and a road that may be referenced in the document that was the motivation for the PUE. It appears that various surveyors and engineers have interpreted this document in different ways and/or the original road location.

Respectfully,

Rick Benedict – Current Planner

Development Services Division

Matanuska-Susitna Borough

(907)861-8527 direct

From: Brenda Butler <brenda@jdwcounsel.com>
Sent: Wednesday, December 6, 2023 11:05 AM
To: Rick Benedict <Rick.Benedict@matsugov.us>
Cc: Mathew Chambers <matt.theconnoisseur@gmail.com>; chad aurentz <chad.theconnoisseur@gmail.com>; Jana Weltzin <jana@jdwcounsel.com>; Randi Baker <randi@jdwcounsel.com>
Subject: Re: The Connoisseur CUP Application - Request for Additional Information

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

Good Morning Rick,

Attached are the documents that address the items in your RFAI.

Please let us know if this submission satisfies your requirements and if the CUP be placed on the next agenda.

Thank you!

On Wed, Nov 8, 2023 at 1:10 PM Rick Benedict <Rick.Benedict@matsugov.us> wrote:

> Good afternoon,
>
> I have attached a request for additional information concerning the conditional use permit application for a marijuana cultivation facility for The Connoisseur. If you have any questions, please contact me.

Respectfully,

Rick Benedict – Current Planner

Development Services Division

Matanuska-Susitna Borough

(907)861-8527 direct

--

*** Please REPLY ALL when responding to this Email****

Brenda Butler

JDW Counsel

Senior Paralegal, Notary Public

& Accounts Payable/Receivable

901 Photo Avenue, Second Floor

Anchorage, Alaska 99503

907-231-3750

brenda@jdwcounsel.com

info@jdwcounsel.com

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Think green, please don’t print unnecessarily

--

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--

> Mathew Chambers
> Founding Partner/CEO
> The Connoisseur
> 907-244-8329

--

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Brenda Butler

JDW Counsel

Senior Paralegal, Notary Public

& Accounts Payable/Receivable

901 Photo Avenue, Second Floor

Anchorage, Alaska 99503

Phone: 907-231-3750

Fax: 360-483-3750

brenda@jdwcounsel.com

info@jdwcounsel.com

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Mathew Chambers
Founding Partner/CEO
The Connoisseur
907-244-8329

--
Mathew Chambers
Founding Partner/CEO
The Connoisseur
907-244-8329

From: Brenda Butler
To: Rick Benedict
Cc: Mathew Chambers; Ryan Sorensen; Jordan Rausa; Veronica Bojko
Subject: Re: The Connoisseur CUP Application - Request for Additional Information
Date: Friday, January 5, 2024 2:47:23 PM
Attachments: image001.png
image002.png

[**EXTERNAL EMAIL** - CAUTION: Do not open unexpected attachments or links.]
Thank you very much for the update and working with us on this matter.

Have a wonderful weekend!

On Fri, Jan 5, 2024 at 11:33 AM Rick Benedict <Rick.Benedict@matsugov.us> wrote:

> Hello Brenda,
>
> I have not yet received feedback from the ROW Coordinator or inspector concerning the proposed driveway for this operation. They are a busy department, and I anticipate having more information for you by next week.
>
> As for a hearing date, I will be scheduling this application to be heard by the Planning Commission on March 18, 2024. Any unresolved issues concerning the driveway and/or permit will be recommended as conditions of approval. Public notice is necessary for this type of permit, which will be distributed within a few weeks. I also will begin generating the staff report and resolution for the Planning Commission. I will follow up with you if I require more information or clarification during that process.
>
> Thank you,
>
> Rick Benedict – Current Planner
>
> Development Services Division
>
> Matanuska-Susitna Borough
>
> (907)861-8527 direct

From: Brenda Butler <brenda@jdwcounsel.com>
Sent: Wednesday, January 3, 2024 3:16 PM
To: Rick Benedict <Rick.Benedict@matsugov.us>
Cc: Mathew Chambers <matt.theconnoisseur@gmail.com>; Ryan Sorensen <ryan@edgesurvey.net>; Jordan Rausa <jordan@alaskaplans.com>; Veronica Bojko <roni@edgesurvey.net>
Subject: Re: The Connoisseur CUP Application - Request for Additional Information

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

Hi Rick,

Just checking in with you to see if you have received any feedback from the ROW supervisor and inspector.

Please let us know, we are chomping at the bit to get this scheduled with the planning commission.

Thank you!

On Fri, Dec 29, 2023 at 1:27 PM Brenda Butler <brenda@jdwcounsel.com> wrote:

> Sounds good, thank you Rick.
>
> Happy New Year
>
> On Fri, Dec 29, 2023 at 12:26 PM Rick Benedict <Rick.Benedict@matsugov.us> wrote:
>
> > Hello Brenda,
> >
> > I have forwarded this updated information to our ROW supervisor and inspector for their feedback. I will follow up with you as soon as I get a response.

Thank you, and Happy New Year!

Rick Benedict – Current Planner

Development Services Division

Matanuska-Susitna Borough

(907)861-8527 direct

From: Brenda Butler <brenda@jdwcounsel.com>
Sent: Friday, December 22, 2023 3:23 PM
To: Rick Benedict <Rick.Benedict@matsugov.us>
Cc: Mathew Chambers <matt.theconnoisseur@gmail.com>; Ryan Sorensen <ryan@edgesurvey.net>; Jordan Rausa <jordan@alaskaplans.com>; Veronica Bojko <roni@edgesurvey.net>
Subject: Re: The Connoisseur CUP Application - Request for Additional Information

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

Good Afternoon Rick,

Just checking in with you before the long weekend to see if you have everything you need for The Connoisseur's CUP RFAI.

Please let us know.

Thank you and Happy Holidays

On Thu, Dec 21, 2023 at 10:26 AM Veronica Bojko <roni@edgesurvey.net> wrote:

> Hey All,
>
> I am have modified the site plan.

Per the ADA van comment…I widened the ADA spot to 20'x20' and add a note right next to is saying van accessible. I also added that information in the note #6.

I added more drainage arrows in the bldg detail to show that drainage does in fact flow away from the bldg and adding notes in multiple locations saying grass/gravel area. Nothing flows to the bldg. All of this was resolved back with the original CUP and far s drainage and grading so not sure what kind of narrative would be needed for that.

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Let me know if there are any more comments.

thanks

Veronica (Roni) L. Bojko, PLS

Cell (707)529-4960

roni@edgesurvey.net

From: Rick Benedict <Rick.Benedict@matsugov.us>
Sent: Wednesday, December 20, 2023 11:17 AM
To: Veronica Bojko <roni@edgesurvey.net>; 'Mathew Chambers' <matt.theconnoisseur@gmail.com>; brenda@jdwcounsel.com <brenda@jdwcounsel.com>
Cc: Ryan Sorensen <ryan@edgesurvey.net>; Jordan Rausa <jordan@alaskaplans.com>
Subject: RE: The Connoisseur CUP Application - Request for Additional Information

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Brenda/Matthew,

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Thank you,

Rick

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Sent: Tuesday, December 19, 2023 1:21 PM
To: Rick Benedict <Rick.Benedict@matsugov.us>; 'Mathew Chambers' <matt.theconnoisseur@gmail.com>; brenda@jdwcounsel.com
Cc: Ryan Sorensen <ryan@edgesurvey.net>; Jordan Rausa <jordan@alaskaplans.com>
Subject: Re: The Connoisseur CUP Application - Request for Additional Information

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Hi Rick,

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Veronica (Roni) L. Bojko, PLS

Cell (707)529-4960

roni@edgesurvey.net

From: Rick Benedict <Rick.Benedict@matsugov.us>
Sent: Tuesday, December 19, 2023 10:13 AM
To: Veronica Bojko <roni@edgesurvey.net>; 'Mathew Chambers' <matt.theconnoisseur@gmail.com>; brenda@jdwcounsel.com <brenda@jdwcounsel.com>
Cc: Ryan Sorensen <ryan@edgesurvey.net>; Jordan Rausa <jordan@alaskaplans.com>
Subject: RE: The Connoisseur CUP Application - Request for Additional Information

Hi Roni,

Thanks for this update. Almost there, can you please add a few more items listed below:

1. Drainage patterns in closer proximity to the proposed building.
2. Mechanical room 9.1’x7.6’, portrayed on Alaska Plans architectural drawings dated 3-25-23.
3. Identify the proposed and/or existing driveway (access point to the subject property).
4. The distance of the proposed building to the southern property line.

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dimensions.

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Rick Benedict – Current Planner

Development Services Division

Matanuska-Susitna Borough

(907)861-8527 direct

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Sent: Tuesday, December 19, 2023 8:20 AM
To: 'Mathew Chambers' <matt.theconnoisseur@gmail.com>; Rick Benedict <Rick.Benedict@matsugov.us>; brenda@jdwcounsel.com
Cc: Ryan Sorensen <ryan@edgesurvey.net>; Jordan Rausa <jordan@alaskaplans.com>
Subject: Re: The Connoisseur CUP Application - Request for Additional Information

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Hi All,

I went ahead and just created this site plan from the as-built EDGE had from the platting action.

Please review and let me know what you think.

I will look at Jordan's cad files to see if I have missed anything.

thanks

Roni

Veronica (Roni) L. Bojko, PLS

Cell (707)529-4960

roni@edgesurvey.net

From: Jordan Rausa <jordan@alaskaplans.com>
Sent: Monday, December 18, 2023 11:16 PM
To: Veronica Bojko <roni@edgesurvey.net>; 'Mathew Chambers' <matt.theconnoisseur@gmail.com>
Cc: Ryan Sorensen <ryan@edgesurvey.net>
Subject: RE: The Connoisseur CUP Application - Request for Additional Information

Let me know if you have any questions.

Thanks,

Jordan Rausa

Alaska Plans, Inc.

907.841.9382

www.alaskaplans.com

From: Veronica Bojko <roni@edgesurvey.net>
Sent: Monday, December 18, 2023 11:02 AM

To: Mathew Chambers <matt.theconnoisseur@gmail.com>; Jordan Rausa <jordan@alaskaplans.com>
Cc: Ryan Sorensen <ryan@edgesurvey.net>
Subject: Re: The Connoisseur CUP Application - Request for Additional Information

Hello Jordon,

I am working with MSB and Matt to address some of the issues MSB had with the site plan.

Time is crucial so I am jumping in to help.

If you could please email me your cad file for the site plan ASAP that would be greatly appreciated.

Let me know if you have any questions.

thanks

Roni

Veronica (Roni) L. Bojko, PLS

Cell (707)529-4960

roni@edgesurvey.net

From: Mathew Chambers <matt.theconnoisseur@gmail.com>
Sent: Friday, December 15, 2023 4:55 PM
To: Jordan Rausa <jordan@alaskaplans.com>; Veronica Bojko <roni@edgesurvey.net>; Ryan Sorensen <ryan@edgesurvey.net>; chad aurentz <chad.theconnoisseur@gmail.com>
Subject: Fwd: The Connoisseur CUP Application - Request for Additional Information

Hey guys, bringing you into the discussion with the hopes that someone can come up with a quick solution or explanation to the driveway problem. It's my understanding that the current plat that was recorded in 22' show us accessing the cultivation

property 2A through the neighbors private property that we sold. It sounds like the easiest and quickest fix is to amend our site plan to show the driveway coming in more from the north west corner of the existing driveway. Can't some please get back to us over the weekend as we've got a phone conference scheduled Monday morning at 10 with Rick from the planning department.

---------- Forwarded message ---------
From: **Brenda Butler** <brenda@jdwcounsel.com>
Date: Fri, Dec 15, 2023 at 4:08 PM
Subject: Fwd: The Connoisseur CUP Application - Request for Additional Information
To: Mathew Chambers <matt.theconnoisseur@gmail.com>, Jana Weltzin <jana@jdwcounsel.com>

This is the issue, every recording on record from 1987 until now is different. Calling you now.

---------- Forwarded message ---------
From: **Rick Benedict** <Rick.Benedict@matsugov.us>
Date: Fri, Dec 15, 2023 at 3:30 PM
Subject: RE: The Connoisseur CUP Application - Request for Additional Information
To: Brenda Butler <brenda@jdwcounsel.com>

Hi Brenda,

Concerning our talk earlier, please see the attached plats and as-builts recorded over the years reflecting the PUE in different locations. I have also attached the document creating the PUE to further clarify the issue.

An aerial photograph from 1981 has also been attached that shows Top of the World Circle and a road that may be referenced in the document that was the motivation for the PUE. It appears that various surveyors and engineers have interpreted this document in different ways and/or the original road location.

Respectfully,

Rick Benedict – Current Planner

Development Services Division

Matanuska-Susitna Borough

(907)861-8527 direct

From: Brenda Butler <brenda@jdwcounsel.com>
Sent: Wednesday, December 6, 2023 11:05 AM
To: Rick Benedict <Rick.Benedict@matsugov.us>
Cc: Mathew Chambers <matt.theconnoisseur@gmail.com>; chad aurentz <chad.theconnoisseur@gmail.com>; Jana Weltzin <jana@jdwcounsel.com>; Randi Baker <randi@jdwcounsel.com>
Subject: Re: The Connoisseur CUP Application - Request for Additional Information

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

Good Morning Rick,

Attached are the documents that address the items in your RFAI.

Please let us know if this submission satisfies your requirements and if the CUP be placed on the next agenda.

Thank you!

On Wed, Nov 8, 2023 at 1:10 PM Rick Benedict <Rick.Benedict@matsugov.us> wrote:

> Good afternoon,
>
> I have attached a request for additional information concerning the conditional use permit application for a marijuana cultivation facility for The Connoisseur. If you have any questions, please contact me.

Respectfully,

Rick Benedict – Current Planner

Development Services Division

Matanuska-Susitna Borough

(907)861-8527 direct

--

*** Please REPLY ALL when responding to this Email***

Brenda Butler

JDW Counsel

Senior Paralegal, Notary Public

& Accounts Payable/Receivable

901 Photo Avenue, Second Floor

Anchorage, Alaska 99503

907-231-3750

brenda@jdwcounsel.com

info@jdwcounsel.com

The author of this email is not an attorney. This communication does not constitute legal advice and should not be construed as such. The information contained in this message is privileged and confidential. It is intended only to be read by the individual or entity named above or their designee. If the reader of this message is not the intended recipient, you are on notice that any distribution of this message, in any form is strictly prohibited. If you have received this message in error, please immediately notify the sender by telephone at 630-913-1113 and delete or destroy any copy of this

message. Thank you.

Think green, please don't print unnecessarily

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JDW Counsel

Senior Paralegal, Notary Public

& Accounts Payable/Receivable

901 Photo Avenue, Second Floor

Anchorage, Alaska 99503

907-231-3750

brenda@jdwcounsel.com

info@jdwcounsel.com

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Think green, please don't print unnecessarily

--

Mathew Chambers
Founding Partner/CEO
The Connoisseur

907-244-8329

--

*** Please REPLY ALL when responding to this Email****

Brenda Butler
JDW Counsel
Senior Paralegal, Notary Public
& Accounts Payable/Receivable
901 Photo Avenue, Second Floor
Anchorage, Alaska 99503
907-231-3750
brenda@jdwcounsel.com
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--

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Brenda Butler
JDW Counsel
Senior Paralegal, Notary Public
& Accounts Payable/Receivable
901 Photo Avenue, Second Floor
Anchorage, Alaska 99503
Phone: 907-231-3750
Fax: 360-483-3750
brenda@jdwcounsel.com
info@jdwcounsel.com

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Think green, please don’t print unnecessarily

From:	Brenda Butler
To:	Rick Benedict
Cc:	Mathew Chambers; chad aurentz; Jana Weltzin
Subject:	The Connoisseur - CUP request
Date:	Monday, February 12, 2024 3:34:36 PM
Attachments:	CFC-SitePlan_2024-02-12.pdf CUP Narrative - THE CONNOISSEUR Std Cult.pdf

[**EXTERNAL EMAIL** - CAUTION: Do not open unexpected attachments or links.]
Good afternoon Rick,

As per your request, here is the updated site plan with the line dimensions to the shared office along with the updated narrative to clarify business record storage for cultivation.

Please let us know if you need anything else or if you can sign the MJ-14's that were submitted on Friday.

Thank you!

--
*** Please REPLY ALL when responding to this Email****

Brenda Butler
JDW Counsel
Senior Paralegal, Notary Public
& Accounts Payable/Receivable
901 Photo Avenue, Second Floor
Anchorage, Alaska 99503
Phone: 907-231-3750
Fax: 360-483-3750
brenda@jdwcounsel.com
info@jdwcounsel.com

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Agency Comments

From:	Jeffrey Anderson
To:	Rick Benedict
Cc:	Fire Code
Subject:	FW: Request for Review and Comments: MSB 17.60 – Conditional Use for Marijuana Cultivation Facility
Date:	Friday, February 9, 2024 4:22:36 PM
Attachments:	image001.png image003.png Request for Review and Comments MSB 17.60 Conditional Use for Marijuana Cultivation Facility.msg FW 3160 Top of the World.msg image004.png image006.png image008.png

Hello Rick,

We have done some digging and found some communication regarding the demolition of this structure. There are two emails attached and there was one PDF that has all of our PR information, but that was too large to send. If you need more we can try to compress or zip something.

Unfortunately, it looks like he references the building as a "pole" in one sentence. Kind of confusing perhaps but he is speaking to the dangerous building that was affected by the explosion.

I hope this is the information you need. Thank you for reaching out to us.

JEFF ANDERSON
Assistant Chief / Fire Marshal
CENTRAL MAT-SU FIRE DEPARTMENT
Fire & Life Safety Division (907) 861-8383
FireCode@matsugov.us

From: Rick Benedict <Rick.Benedict@matsugov.us>
Sent: Wednesday, January 31, 2024 4:05 PM
To: Jeffrey Anderson <Jeffrey.Anderson@matsugov.us>
Cc: Fire Code <Fire.Code@matsugov.us>
Subject: RE: Request for Review and Comments: MSB 17.60 – Conditional Use for Marijuana Cultivation Facility

Thanks for the feedback, Jeff. Would you be able to share any official correspondence that your office has provided to the applicant concerning the requirement to demolish the "unsafe" building on the site? We may consider adding the removal of the unsafe building as a condition of approval for the cultivation facility conditional use permit.

Rick

From: Jeffrey Anderson <Jeffrey.Anderson@matsugov.us>
Sent: Wednesday, January 31, 2024 3:51 PM
To: Rick Benedict <Rick.Benedict@matsugov.us>
Cc: Fire Code <Fire.Code@matsugov.us>

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

Hello Rick,

Yes, I did see the information and I am familiar with the applicant and the project. I can call to explain more if needed, but basically once his project was finished and we gave our approval to AMCO; there was no other work to be done with that particular project. He does have an "unsafe" building that needs to be demolished that is too close to the new building. He is aware and was awaiting environmental conditions to improve before moving forward if I recall correctly.

I sent my somewhat generic statement the first time because my intent was to say that if there are any changes or modifications that may affect this particular lot and the structures on it, the changes would need to go through this office to ensure conformity. I do not know what all the planned changes are for this particular proposal, sometimes even the changing of a lot line can now put an existing building into a situation where they would require a fire rated exterior wall that previously did not need it based on proximity alone.

If you are in contact with the applicant, I would say that a reminder to get in contact with us should happen as part of their planning process. Thank you for passing along information like this to us, I appreciate it very much. Please let me know if there are ways I/we at Fire Code can improve communication between us.

JEFF ANDERSON
Assistant Chief / Fire Marshal
CENTRAL MAT-SU FIRE DEPARTMENT
Fire & Life Safety Division (907) 861-8383
FireCode@matsugov.us

From: Rick Benedict <Rick.Benedict@matsugov.us>
Sent: Tuesday, January 30, 2024 2:32 PM
To: Jeffrey Anderson <Jeffrey.Anderson@matsugov.us>
Subject: RE: Request for Review and Comments: MSB 17.60 – Conditional Use for Marijuana Cultivation Facility

Hi Jeff,

The applicant provided a Plan Review #2023-087 by the Central Mat-Su Fire Service Area No. 130, showing an Addition Approval, issued to the Green Door Group. The inspection, according to the Fire and Life Safety Division review, occurred on April 26, 2023.

The plan review is contained in the application materials, available in the attachment of the public notice that was emailed to you. If the applicant must update information with your office and/or apply for anything further, please let me know, and I will forward the information to them.

Respectfully,

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

From: Jeffrey Anderson <Jeffrey.Anderson@matsugov.us>
Sent: Tuesday, January 30, 2024 1:57 PM
To: Rick Benedict <Rick.Benedict@matsugov.us>
Subject: RE: Request for Review and Comments: MSB 17.60 – Conditional Use for Marijuana Cultivation Facility

It appears this proposal may affect a structure regulated by this office for conformity to Fire and Life Safety Standards as per AS 18.70.080.

Before beginning the construction, alteration, repair, or changing the occupancy of a building, substantial land structure, or structure regulated by the state division of fire and life safety, plans and specificiations need to be submitted to this office. 13 AAC 50.027

JEFF ANDERSON
Assistant Chief / Fire Marshal
CENTRAL MAT-SU FIRE DEPARTMENT
Fire & Life Safety Division (907) 861-8383
FireCode@matsugov.us

From: Rick Benedict <Rick.Benedict@matsugov.us>
Sent: Wednesday, January 24, 2024 12:49 PM
To: Rick Benedict <Rick.Benedict@matsugov.us>
Cc: Rick Benedict <Rick.Benedict@matsugov.us>
Subject: Request for Review and Comments: MSB 17.60 – Conditional Use for Marijuana Cultivation Facility

Good Afternoon,

APPLICANT: Matthew Chambers, on behalf of The Connoisseur, LLC.

LOCATION: 3160 W. Top of the World Circle, Wasilla, AK 99654
Tax ID# 8280000L001A; Lot 1A within Township 17 North, Range 01 West, Sections 19, Seward Meridian, RSA 014

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

hearing on this request on Monday, March 18, 2024, at 6:00 p.m.

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

Matanuska-Susitna Borough - Public Hearing Notice for a Conditional Use Permit Application - Marijuana Cultivation Facility (matsugov.us)

Comments are due on or before Friday, February 23, 2024, and will be included in the Planning Commission packet for the Commissioner's review and information. Please be advised that comments received from the public after that date will not be included in the staff report to the Planning Commission. Thank you for your review.

Respectfully,

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

From: Rick Benedict
To: Brenda Butler
Subject: FW: Request for Review and Comments: MSB 17.60 – Conditional Use for Marijuana Cultivation Facility
Date: Friday, February 9, 2024 3:43:00 PM
Attachments: image002.png
image005.png
image001.png
image003.png

Hi Brenda,

Can you please share these comments concerning the previous building with your customer? According to the Fire Marshall, it has been deemed “unsafe” and will need to be demolished.

It is currently unclear what the timeline is for removing the old building as I await additional feedback from the Fire Marshall. However, if the building is still present at the time of the public hearing, there is a good chance that a condition of approval will be recommended requiring the building's removal within a certain timeframe.

Thanks,

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

From: Jeffrey Anderson <Jeffrey.Anderson@matsugov.us>
Sent: Wednesday, January 31, 2024 3:51 PM
To: Rick Benedict <Rick.Benedict@matsugov.us>
Cc: Fire Code <Fire.Code@matsugov.us>
Subject: RE: Request for Review and Comments: MSB 17.60 – Conditional Use for Marijuana Cultivation Facility

Hello Rick,

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I sent my somewhat generic statement the first time because my intent was to say that if there are any changes or modifications that may affect this particular lot and the structures on it, the changes would need to go through this office to ensure conformity. I do not know what all the planned changes are for this particular proposal, sometimes even the changing of a lot line can now put an existing building into a situation where they would require a fire rated exterior wall that previously did not need it based on proximity alone.

If you are in contact with the applicant, I would say that a reminder to get in contact with us should happen as part of their planning process. Thank you for passing along information like this to us, I appreciate it very much. Please let me know if there are ways I/we at Fire Code can improve communication between us.

JEFF ANDERSON
Assistant Chief / Fire Marshal
CENTRAL MAT-SU FIRE DEPARTMENT
Fire & Life Safety Division (907) 861-8383
FireCode@matsugov.us

From: Rick Benedict <Rick.Benedict@matsugov.us>
Sent: Tuesday, January 30, 2024 2:32 PM
To: Jeffrey Anderson <Jeffrey.Anderson@matsugov.us>
Subject: RE: Request for Review and Comments: MSB 17.60 – Conditional Use for Marijuana Cultivation Facility

Hi Jeff,

The applicant provided a Plan Review #2023-087 by the Central Mat-Su Fire Service Area No. 130, showing an Addition Approval, issued to the Green Door Group. The inspection, according to the Fire and Life Safety Division review, occurred on April 26, 2023.

The plan review is contained in the application materials, available in the attachment of the public notice that was emailed to you. If the applicant must update information with your office and/or apply for anything further, please let me know, and I will forward the information to them.

Respectfully,

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

From: Jeffrey Anderson <Jeffrey.Anderson@matsugov.us>
Sent: Tuesday, January 30, 2024 1:57 PM
To: Rick Benedict <Rick.Benedict@matsugov.us>
Subject: RE: Request for Review and Comments: MSB 17.60 – Conditional Use for Marijuana Cultivation Facility

It appears this proposal may affect a structure regulated by this office for conformity to Fire and Life Safety Standards as per AS 18.70.080.

Before beginning the construction, alteration, repair, or changing the occupancy of a building,

substantial land structure, or structure regulated by the state division of fire and life safety, plans and specificiations need to be submitted to this office. 13 AAC 50.027

JEFF ANDERSON
Assistant Chief / Fire Marshal
CENTRAL MAT-SU FIRE DEPARTMENT
Fire & Life Safety Division (907) 861-8383
FireCode@matsugov.us

From: Rick Benedict <Rick.Benedict@matsugov.us>
Sent: Wednesday, January 24, 2024 12:49 PM
To: Rick Benedict <Rick.Benedict@matsugov.us>
Cc: Rick Benedict <Rick.Benedict@matsugov.us>
Subject: Request for Review and Comments: MSB 17.60 – Conditional Use for Marijuana Cultivation Facility

Good Afternoon,

APPLICANT: Matthew Chambers, on behalf of The Connoisseur, LLC.

LOCATION: 3160 W. Top of the World Circle, Wasilla, AK 99654
Tax ID# 8280000L001A; Lot 1A within Township 17 North, Range 01 West, Sections 19, Seward Meridian, RSA 014

An application for a Conditional Use Permit under MSB 17.60 – Conditional Uses for the Operation of a Marijuana Cultivation Facility. The Planning Commission will conduct a public hearing on this request on Monday, March 18, 2024, at 6:00 p.m.

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

Matanuska-Susitna Borough - Public Hearing Notice for a Conditional Use Permit Application - Marijuana Cultivation Facility (matsugov.us)

Comments are due on or before Friday, February 23, 2024, and will be included in the Planning Commission packet for the Commissioner's review and information. Please be advised that comments received from the public after that date will not be included in the staff report to the Planning Commission. Thank you for your review.

Respectfully,

Rick Benedict – Current Planner
Development Services Division
Matanuska-Susitna Borough

From: Daniel Dahms
To: Rick Benedict
Cc: Brad Sworts; Jamie Taylor; Tammy Simmons
Subject: RE: Request for Review and Comments: MSB 17.60 – Conditional Use for Marijuana Cultivation Facility
Date: Tuesday, February 20, 2024 3:33:58 PM

Rick,

PD&E has no comments.

Daniel Dahms, PE
Department of Public Works
Pre-Design and Engineering Division

From: Rick Benedict <Rick.Benedict@matsugov.us>
Sent: Wednesday, January 24, 2024 12:49 PM
To: Rick Benedict <Rick.Benedict@matsugov.us>
Cc: Rick Benedict <Rick.Benedict@matsugov.us>
Subject: Request for Review and Comments: MSB 17.60 – Conditional Use for Marijuana Cultivation Facility

Good Afternoon,

APPLICANT: Matthew Chambers, on behalf of The Connoisseur, LLC.

LOCATION: 3160 W. Top of the World Circle, Wasilla, AK 99654
Tax ID# 8280000L001A; Lot 1A within Township 17 North, Range 01 West, Sections 19, Seward Meridian, RSA 014

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

Matanuska-Susitna Borough - Public Hearing Notice for a Conditional Use Permit Application - Marijuana Cultivation Facility (matsugov.us)

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Respectfully,

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

From: AMCO Local Government Only (CED sponsored)
To: Rick Benedict
Subject: RE: The Connoisseur - License #13487 - Protest
Date: Tuesday, February 27, 2024 2:44:06 PM

[**EXTERNAL EMAIL** - CAUTION: Do not open unexpected attachments or links.]
Hello Rick,

Our director has decided to extend the temporary license for #13487 d/b/a The Connoisseur until 4/25/24, which is just after the April Marijuana Control Board meeting 4/17 & 18).

We saw that the licensee will go before the MSB planning commission to request approval on 3/18/24, so the board should know the status of that request prior to their meeting.

Let me know if you have any questions.

Gabe

Gabriel Gonzales
Local Government Specialist
DCCED - Alcohol and Marijuana Control Office
550 W. 7th Avenue, Suite 1600
Anchorage, AK 99501
(907) 334-2195
gabriel.gonzales@alaska.gov

From: License Reviews <License.Reviews@matsugov.us>
Sent: Monday, October 30, 2023 5:34 PM
To: AMCO Local Government Only (CED sponsored) <amco.localgovernmentonly@alaska.gov>
Cc: Mathew Chambers <matt.theconnoisseur@gmail.com>
Subject: The Connoisseur - License #13487 - Protest

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

Good afternoon,

A review of the subject business and license application has been completed as they relate to the Matanuska- Susitna Borough Code. Based on that review, the Matanuska-Susitna Borough hereby takes the following action:

PROTEST the issuance of the licenses for the following reason(s): Conditional Use Permit Not Issued and Unpaid MSB License Review Fee

Respectfully,

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

MATANUSKA-SUSITNA BOROUGH

Planning and Land Use Department
Development Services Division
350 E. Dahlia Avenue, Palmer, AK 99645
Phone (907) 861-7822
www.matsugov.us

October 30, 2023

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

SUBJECT: The Connoisseur, LLC
Site Location: 3200 W Top of the World Circle, Unit A, Wasilla, AK 99654
License #13487
Renewal Application – Standard Marijuana Cultivation Facility

A review of the files relating to the subject business and license application, as they relate to Matanuska-Susitna Borough Code, has been completed. Based on that review, the Matanuska-Susitna Borough hereby takes the following action:

☐ WAIVE THE RIGHT TO PROTEST

☐ PROTEST the issuance of the license for the following reason(s):

- ☐ Delinquent Real Property Taxes owed:
- ☐ Other debts owed: $100.00 Review Fee
- ☐ The required Conditional Use Permit has not been issued:
- ☐ There is a violation of the Conditional Use Permit:
- ☐ There is a resident objection to the facility on file:
- ☐ Other:

Upon curing all of the above-referenced deficiencies, the Matanuska-Susitna Borough will rescind any protest. It is the applicant's responsibility to notify the Development Services Division that any debts or taxes owed have been paid in full.

The applicant(s) has been sent a copy of this letter by certified mail or via email, only if a protest has been issued. Should you have any questions, please feel free to contact my office.

Sincerely,

Rick Benedict

Rick Benedict - Planner II
Development Services Division
Matanuska-Susitna Borough
907-861-8527

From:	License Reviews
To:	amco.localgovernmentonly@alaska.gov
Cc:	Mathew Chambers
Subject:	The Connoisseur - License #13487 - Protest
Date:	Monday, October 30, 2023 5:34:00 PM
Attachments:	Persons to be Heard Form.pdf The Connoisseur - License #13487 - Protest Letter.pdf

Good afternoon,

A review of the subject business and license application has been completed as they relate to the Matanuska- Susitna Borough Code. Based on that review, the Matanuska-Susitna Borough hereby takes the following action:

PROTEST the issuance of the licenses for the following reason(s): Conditional Use Permit Not Issued and Unpaid MSB License Review Fee

Respectfully,

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

Public Comments

From: Rick Benedict
To: Kathryn MacNeil
Subject: RE: 3160 W. Top of the World
Date: Friday, February 9, 2024 11:00:00 AM

Ms. MacNeil,

The applicant constructed a new building on the same property where the previous building was located before being destroyed by the explosion. They have now applied to open the operation in the new facility on the same property. The fire marshall for this area has inspected the new building and has issued a certificate of occupancy. Please feel free to give me a call to discuss your concerns or any further questions.

Respectfully,

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

From: Kathryn MacNeil <kjmacneil3050@gmail.com>
Sent: Friday, February 9, 2024 9:25 AM
To: Rick Benedict <Rick.Benedict@matsugov.us>
Subject: Re: 3160 W. Top of the World

[**EXTERNAL EMAIL** - CAUTION: Do not open unexpected attachments or links.]
Mr. Benedict,

I received the letter and went on-line to try to understand what was happening. Neither provided information or explanation. You explanation was useless, sorry to have bothered you.

A concerned citizen,
Kathy MacNeil

On 02/09/2024 8:38 AM, Rick Benedict wrote:

> Good morning Ms. MacNeil,
>
> The Mat-Su Borough sent you a letter regarding The Connoisseur's application for a Conditional Use Permit to operate a marijuana cultivation facility. Borough code requires a Public Notice to be mailed to property owners within 600 feet of the proposed use. The notice provides information concerning the proposed operation and allows the public to comment on the application. It also provides information to the public on how to provide verbal testimony and the appeal rights.
>
> Further information concerning Borough code or The Connoisseur's application can be found by utilizing the following links:

Chapter 17.70 REGULATION OF ALCOHOLIC BEVERAGE USES (codepublishing.com)

Matanuska-Susitna Borough - Public Hearing Notice for a Conditional Use Permit Application - Marijuana Cultivation Facility (matsugov.us)

Respectfully,

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

From: Kathryn MacNeil <kjmacneil3050@gmail.com>
Sent: Thursday, February 8, 2024 8:43 PM
To: Rick Benedict <Rick.Benedict@matsugov.us>
Subject: 3160 W. Top of the World

[**EXTERNAL EMAIL** - CAUTION: Do not open unexpected attachments or links.]
Mr. Benedict;

I am trying to understand the letter I received for a Condition Use Permit for the Marijuana Cultivation Facility. They have been operating at this location for years. Is the request because it is a new address or something else? Also, have safety measures been taken so the building does not blow up, again. This was a very serious accident and we are fortunate that lives were not loss.

Thank you for your time.

Kathryn MacNeil
3150 W. Top of the World

Virus-free.www.avast.com

From: Kristie May
To: Rick Benedict
Subject: Connoisseur, LLC., Top of the World Circle Permit Cultivation Facility
Date: Friday, March 1, 2024 4:15:09 PM

[**EXTERNAL EMAIL** - CAUTION: Do not open unexpected attachments or links.]
Hi Rick,

Thank you for the information.

I'm attaching photos of Top of the World Circle from today to give you an idea of the bottleneck problem that leads to a big safety problem at the end of my driveway labeled Katie Did Cir on the map. I'm including a photo of the signpost that is located at the end of my driveway which is a shared cul-de-sac by D&D Auction, myself, and another party.

My subaru is the red one to show the size of the one-lane road where collisions are problematic on a 90-degree curve with my horses, kids and commercial vehicles that come from the permit applicant and whoever the mechanical business is that lives and operates to the left of the Y up the hill. The permit applicant's building is to the right of the Y in the photo.

The applicant incorrectly states that there isn't any foot traffic in this neighborhood. A home with 4 children is directly behind the Y and their driveway is across from the applicants' driveway. Those children often ride bikes on Top of the World Circle by the Y and back to their driveway. The family walks all the way to Fairview Loop and back. The neighborhood off Mihiel Circle, which is the first left road off Top of the World Circle, has 5 professional foster homes at the end. This is a neighborhood of families with many children. They regularly walk or ride bikes down Top of the World Circle past my driveway and to the end of Top of the World Circle past the Y.

I have seen many close-call accidents by box trucks and other commercial vehicles at the end of my driveway where the road narrows a second time into a smaller one-lane and bottlenecks with a blind 90-degree curve. The first narrowing is right after Mihiel Circle where the road transitions from 2 lanes into 1 lane and is indicated by 2 arrows in the picture.

My concern is public safety with the increase of commercial vehicles.
In past years I have seen up to 20 employee vehicles at the applicant's property and their vehicles spilled out into the road.

The applicant correctly mentions that there is ample road right of way. However, the road right away is not currently developed or maintained for commercial vehicles or the increased traffic since they began operations some years ago.

I feel it is in the public's best interest to have the road constructed into a safe roadway for the increased commercial traffic and for it to be maintained so that the commercial vehicles can actually pass or at least safely avoid the foot traffic of children, horses, and atv's before additional traffic is permitted by businesses.

When the applicant's prior building blew up, emergency service vehicles struggled to get into the property, they could not pass each other on Top of The World Circle. Homeowners had to park in my driveway and walk to their homes because the road was too narrow. Because the road is so narrow, the emergency responders had to be nose to tail and stretched all the way from the applicant's property to Mihiel Circle and filled the cul-de-sac at the end of my driveway.

I support business, however, I feel that public safety, especially the foot traffic on narrow blind corners and the lack of room for emergency response vehicles to maneuver is a problem that needs to be addressed by the planning commission and the borough road maintenance department before encouraging more business on this road.

Kristie May Parsons
3105 W. Top of the World Circle
907-982-3330

D&D AUCTION
KATIE'S LANE
SLOAN

DRAFT

PLANNING COMMISSION RESOLUTION

By: Rick Benedict
Introduced: March 4, 2024
Public Hearing: March 18, 2024
Action:

MATANUSKA-SUSITNA BOROUGH
PLANNING COMMISSION RESOLUTION NO. PC 24-02

A RESOLUTION OF THE MATANUSKA-SUSITNA BOROUGH PLANNING COMMISSION APPROVING A CONDITIONAL USE PERMIT FOR THE OPERATION OF A MARIJUANA CULTIVATION FACILITY AT 3160 W. Top of the World Circle, TAX ID#8280000L001A.

WHEREAS, an application has been received from Matthew Chambers on behalf of The Connoisseur, LLC for a conditional use permit for the operation of a marijuana cultivation facility at 3160 W. Top of the World Circle, TAX ID#8280000L001A; and

WHEREAS, MSB 17.60.030(A)(5) requires a conditional use permit for the operation of a marijuana cultivation facility; and

WHEREAS, unless this type of use is maintained under and in accordance with a lawfully issued permit, marijuana cultivation facilities are declared to be a public nuisance; and

WHEREAS, Lot 1A is approximately 7.36 acres in size; and

WHEREAS, according to the application material, the proposed use is located within a new structure totaling 6,000 square feet, with approximately 1,913 square feet under cultivation; and

WHEREAS, according to the application material, the proposed cultivation facility was constructed in 2023 and is situated on the north-central portion of the subject parcel; and

WHEREAS, according to the application material, the proposed operation's new physical address is 3160 W. Top of the World Circle; and

WHEREAS, according to the application material, the new building is divided into Units A and B; and

WHEREAS, according to the application material, the standard cultivation facility proposes to operate its flowering, vegetation, and grow room activities from Unit A; and

WHEREAS, according to the application materials, a marijuana concentrates manufacturing facility doing business as Connoisseur Crude will operate from Unit B; and

WHEREAS, according to the application materials, Unit B will house a shared office space of approximately 171 square feet for the standard cultivation facility and marijuana concentrate manufacturing operations; and

WHEREAS, Borough code does not require state-licensed marijuana concentrate manufacturers to obtain a conditional use permit; and

WHEREAS, according to the application material, all areas licensed under the state-issued standard marijuana cultivation license are outside the required setback areas according to MSB 17.60.160(E); and

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WHEREAS, except for the proposed use and a private driveway along the northeast portion of the property, the remainder of the subject property is undeveloped; and

WHEREAS, according to the application material, the closest residential structure is located to the northeast and is approximately 250 feet from the proposed use; and

WHEREAS, according to Borough records, properties surrounding the subject parcel range from .92 to 14.09 acres; and

WHEREAS, according to Borough assessment records, most properties surrounding the proposed use are residential; and

WHEREAS, according to the application material, approximately three properties near the proposed use, a greenhouse facility, a storage building, and an equine boarding facility, are used commercially; and

WHEREAS, according to the application material, the proposed use is set back approximately 169 feet from an unnamed public use easement located to the northeast, approximately 105 feet from the east side lot line, approximately 124 feet from the north side lot line, approximately 162 feet from the west side lot line, and approximately 379 feet to the south side lot line; and

WHEREAS, according to the application material, no outdoor processes are associated with the proposed use that generates noise or odor; and

DRAFT

WHEREAS, according to the application material, the proposed operation will not have any promotional signs installed on the exterior of the subject building; and

WHEREAS, according to the application material, all exterior lighting will be directed downwards and include proper shielding to prevent light spillage off the property; and

WHEREAS, according to the application material, additional design features such as existing vegetative buffers on all sides of the proposed cultivation building and increased distances to all lot lines will prevent light spillage; and

WHEREAS, according to the application material, the proposed operating hours will not exceed 8:00 a.m. to 12:00 a.m., seven days a week; and

WHEREAS, according to the application material, the proposed use will not be open to the public; and

WHEREAS, according to the application material, the operation will employ up to approximately 7 employees, depending on the season; and

WHEREAS, according to the application material, the exterior of the proposed building is constructed of metal, wood, and natural stone and colored in earth tones; and

WHEREAS, according to the application material, access to the proposed use is provided from an unnamed public use easement

DRAFT

via Top of the World Circle, as delineated on the site plan and associated plat; and

WHEREAS, the applicant obtained a Borough-issued driveway permit #D21247 to access the subject property in 2018; and

WHEREAS, according to the application material, the proposed use has a security plan, which includes employee education on all security measures; and

WHEREAS, according to the security plan, a combination of surveillance video, lighting, and security doors will be used to secure the site and monitor all activities at the facility; and

WHEREAS, according to the application material, the proposed use has policies and procedures to prevent loitering; and

WHEREAS, according to the application material, persons under 21 are prohibited from entering the premises of the proposed use; and

WHEREAS, according to the application material, signs will be posted on the proposed building to indicate loitering and persons under 21 are prohibited; and

WHEREAS, the Central Mat-Su Fire Department provided an approved plan review and certificate of occupancy indicating the proposed facility fully complies with the applicable fire code; and

WHEREAS, on January 31, 2024, the Central Mat-Su Fire and Life Safety Division provided comments stating that the old

cultivation building had been deemed a public safety hazard and condemned by the local fire marshall; and

WHEREAS, according to the application material, the operation will render all products unusable by grounding them with a mulcher and mixing them with equal amounts of organic products such as soil and/or horse manure. The mixture will then be disposed of in a compost pile and dispersed around the subject property; and

WHEREAS, according to the application material, a gravel pad north of the proposed cultivation building is available for employee and guest parking and offers up to nine spaces; and

WHEREAS, according to the application material, one ADA-compliant van-accessible parking space will be provided; and

WHEREAS, according to the application material, the facility will be fitted with carbon filter air scrubbers to remove marijuana odors, and the filters will be maintained according to the manufacturer's specifications; and

WHEREAS, according to the application material, the new cultivation building is located east of and adjacent to the previously permitted facility; and

WHEREAS, according to the application material, Units A and B are connected, with dimensions of approximately 80' x 44' and 30' x 40', respectively; and

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WHEREAS, all of the required site plans and operational information have been provided by the applicant; and

WHEREAS, the closest school (CCS Early Learning – Fairview Center) is approximately 3,650 feet southeast of the proposed use; and

WHEREAS, AMCO originally issued The Connoisseur's standard marijuana cultivation license #13487 in 2017; and

WHEREAS, on September 29, 2023, The Connoisseur's license #13487 was reviewed for renewal by AMCO, and the director granted a temporary extension valid through February 28, 2024; and

WHEREAS, on October 30, 2023, the Borough protested The Connoisseur's license with AMCO because the operation's conditional use permit became void when the 2022 explosion destroyed the original cultivation facility; and

WHEREAS, on February 27, 2024, the director of AMCO granted another extension of The Connoisseur's temporary standard marijuana cultivation facility license, valid through April 25, 2024; and

WHEREAS, the Marijuana Control Board is scheduled to meet April 17-18, 2024, to consider renewing The Connoisseur's standard marijuana cultivation license #13487; and

WHEREAS, the MSB Planning Commission's decision to approve or deny The Connoisseur's conditional use permit will be considered

DRAFT

in the Marijuana Control Board's decision to approve or deny the standard cultivation facility license renewal; and

WHEREAS, on April 26, 2023, The Central Mat-Su Fire and Life Safety Division approved a Plan Review #2023-087 for The Connoisseur's commercial structure; and

WHEREAS, on November 20, 2023, The Central Mat-Su Fire and Life Safety Division issued a Non-Structural Fire & Life Safety Certificate of Occupancy for The Connoisseur's commercial structure; and

WHEREAS, the structure fully complies with the State of Alaska fire code; and

WHEREAS, according to the application material, wastewater will be stored in storage tanks on the subject property and picked up, transported, and disposed of by a third-party contractor at a DEC-approved non-domestic wastewater facility; and

WHEREAS, consumption of marijuana or marijuana products on the licensed premises or within 20 feet of the exterior of any cultivation facility is prohibited under State of Alaska regulation 3AAC 306.405(c)(2); and

WHEREAS, according to the application material, the facility will store fertilizers, pesticides, herbicides, and any other hazardous chemicals in a secured area and in accordance with all local, state, and federal laws; and

DRAFT

WHEREAS, according to the application material, the facility will store and dispose of fertilizers, pesticides, herbicides, and any other hazardous chemicals in accordance with each manufacturer's recommendations; and

WHEREAS, according to the application material, the operation will use chemical products approved by the DEC and the Environmental Protection Agency (EPA); 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 March 18, 2024, 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 24-02:

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, with conditions, will not be harmful to the public health, safety, convenience, and welfare (MSB 17.60.100(B)(2)).
3. Sufficient setbacks, lot area, buffers or other safeguards are being provided (MSB 17.60.100(B)(3)).

4. The application material meets all of the requirements of this chapter (MSB 17.60.100(B)(4)).
5. The proposed use, with conditions, 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, with conditions, to reduce negative affects upon adjacent properties (MSB 17.60.150(A)(2)(a-c)).
7. The proposed use, with conditions, 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. The applicant has provided documentation demonstrating all applicable licenses pertaining to 3 AAC 306.005 have been obtained (MSB 17.60.150(D)(1)).
10. The applicant has provided documentation demonstrating the proposed use is in full compliance with all applicable fire code (MSB 17.60.150(D)(2)).
11. The wastewater and waste material disposal plan demonstrates compliance with the Alaska State Department of Environmental Conservation (MSB 17.60.160(A)).

DRAFT

12. The odor mitigation plan demonstrates mitigation measures will prevent odors from materially impacting adjoining properties (MSB 17.60.160(B)).

13. Storage of nutrients, natural pesticides, and cleaners will comply with all local, state, and federal laws (MSB 17.60.160(C)).

14. A security plan that includes education for employees on security measures has been provided (MSB 17.60.160(D)).

15. The proposed use meets the minimum setback requirements for marijuana cultivation facilities (MSB 17.60.160(E)).

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 cultivation facility, with the following conditions:

1. The operation shall comply with all applicable federal, 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 before any expansion of the conditional use.

3. 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 violate this conditional use permit.

4. All applicable licenses shall be obtained through the State of Alaska Marijuana Control Board as required by 3 ACC 306.005, and a copy of the licenses shall be provided to the MSB Development Services Division.

5. The hours of operation shall not exceed 8:00 a.m. to 12:00 a.m., seven days a week.

ADOPTED by the Matanuska-Susitna Borough Planning Commission this ___ day of _____, 2024.

_____
C.J. Koan, Chair

ATTEST

_____
KAROL RIESE, Planning Clerk

(SEAL)

YES:

NO:

DRAFT

PUBLIC HEARING

LEGISLATIVE

Resolution No. PC 24-05

Amending MSB 8.40 – regarding transfers of alcoholic beverage licenses from the Borough into the Cities

(Pages 221 - 240)

PUBLIC HEARING

MATANUSKA-SUSITNA BOROUGH INFORMATION MEMORANDUM IM No. 24-049

SUBJECT: AN ORDINANCE OF THE MATANUSKA-SUSITNA BOROUGH ASSEMBLY AMENDING MSB 8.40 REGARDING TRANSFERS OF ALCOHOLIC BEVERAGE LICENSES FROM THE BOROUGH INTO THE CITIES.

AGENDA OF:February 6, 2024

ASSEMBLY ACTION:

AGENDA ACTION REQUESTED: Refer for Planning Commission review.

Route To	Signatures
Originator	1/24/2024 X NS for Assemblymember Y... Signed by: Nicholas Spiropoulos
Department Director	1/24/2024 X Alex Strawn Signed by: Alex
Finance Director	1/24/2024 X Cheyenne Heindel Signed by: Cheyenne Heindel
Borough Attorney	1/24/2024 X Nicholas Spiropoulos Signed by: Nicholas Spiropoulos
Borough Manager	1/24/2024 X Michael Brown Signed by: Michael Brown
Borough Clerk	1/24/2024 X Lonnie McKechnie Signed by: Lonnie McKechnie

ATTACHMENT(S): Ordinance Serial No. 24-031 (13 pp)

SUMMARY STATEMENT: This ordinance is sponsored by Assemblymember Yundt to update Borough code, align with State law, and remove portions of code.

There are various types of alcoholic beverage licenses in the State of Alaska and the regulations governing those licenses are complex. In general, there are population limits such that only a certain number of various types of licenses may be had within a municipality depending on the population of the municipality. This can lead to a situation where there are categories of licenses with no new licenses available within a city or borough.

In 2007, State law was amended to allow a transfer of an alcoholic beverage dispensary license from a borough into a city, regardless of population limits, so long as the city council and borough assembly approved it. A restriction was placed in state law that only three such transfers could occur per decade.

In 2008, the Matanuska-Susitna Borough Assembly approved Ordinance Serial No. 08-067, with IM 08-110, to provide a mechanism in MSB code to process and consider such applications. However, in 2008, the Matanuska-Susitna Borough Assembly decided that under Borough code, such applications would be limited to one per decade. The IM explained that limiting the transfers to once per decade would minimize competition among the cities and "If it becomes apparent that additional licenses should be allowed to relocate into one city per decade, the process could be amended at that time."

Recently, state law was updated, rearranged, and expanded in some areas. Specifically, as of January 1, 2024, state law now allows for three transfers into each city per decade. Additionally, additional types of licenses can be transferred, not just beverage dispensary licenses. AS 04.11.400(k) now allows for transfer of package store licenses, brewery retail licenses, winery retail licenses, and allows for beverage dispensary licenses to be transferred to a restaurant, eating place, hotel, motel, resort, or similar business. This proposed ordinance will amend Matanuska-Susitna Borough code to allow for additional types of license transfers as allowed by state law. In addition, it has become apparent that additional licenses should be allowed to relocate into a city more than once per decade, so this ordinance will change the number from one to three per city per decade.

MSB 8.40 contains a section on "Assembly hearings of resident objections." This section would be deleted for a few reasons. First, the Matanuska-Susitna Borough does not regulate all types of alcoholic beverage licenses. Second, if a resident has an objection to some form of license not regulated by the Matanuska-Susitna Borough, there is a mechanism in state law to object directly with the Alcoholic Beverage Control Board. Third, and most important, having a hearing before the Borough Assembly on matters related to alcoholic beverage licensing confuses the roles between the Borough Assembly and the Planning Commission. Objections to licenses regulated by the Matanuska-Susitna Borough are properly brought before the Planning Commission when it considers the license. Staff for the Matanuska-Susitna Borough in January 2024 cannot recall this portion of code ever being used.

Other changes update the wording used in the ordinance, such as removing the word "liquor." Finally, on application for a license transfer, the timeline for processing is extended and the timeline for the planning director to prepare the analysis is extended so

that there is time to take into account public comments.

RECOMMENDATION OF ADMINISTRATION: Refer to Planning Commission for review and then introduce and set for public hearing.

CODE ORDINANCE

Sponsored by: Assemblymember Yundt
Introduced:
Public Hearing:
Action:

MATANUSKA-SUSITNA BOROUGH
ORDINANCE SERIAL NO. 24-031

AN ORDINANCE OF THE MATANUSKA-SUSITNA BOROUGH ASSEMBLY AMENDING MSB 8.40 REGARDING TRANSFERS OF ALCOHOLIC BEVERAGE LICENSES FROM THE BOROUGH INTO THE CITIES.

WHEREAS, the intent and rationale of this ordinance are found in the accompanying Information Memorandum No. 24-049

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 chapter. MSB 8.40 is hereby amended to read as follows:

CHAPTER 8.40: [LIQUOR LICENSE] **ALCOHOLIC BEVERAGE LICENSE** REFERRALS

8.40.010 Review of [LIQUOR] **alcoholic beverage** license referrals

8.40.020 Waiver

8.40.030 Borough protest**; resident objection**

8.40.040 Resident objection to operating facilities

[8.40.050 ASSEMBLY HEARINGS OF RESIDENT OBJECTIONS]

8.40.060 Review of [LIQUOR] **alcoholic beverage** license referral for relocation

8.40.070 Application process

8.40.080 Notice

8.40.090 Application review

8.40.010 REVIEW OF [LIQUOR] **ALCOHOLIC BEVERAGE** LICENSE REFERRALS.

(A) Upon notice from the Alaska Alcoholic Beverage Control Board of an application within the borough for the issuance, renewal, or transfer of location or transfer to another person of any alcoholic beverage[S] license**, endorsement,** or permit, as defined in [A.S. 04.11.080] **AS 04.09**, the planning and land use department shall:

(1) review the application for compliance with MSB 17.70 to determine that no **borough** permit is required, or that the applicant has obtained any **borough** permits required and no violations to a **borough** permit exist;

(2) determine, through finance department review, whether the applicant has delinquent debts or taxes owing to the borough arising from conduct of the business making the application; and

(3) determine whether there is any current or pending [ASSEMBLY] **borough** protest to the application.

8.40.030 BOROUGH PROTEST**; RESIDENT OBJECTION**.

(A) If the planning and land use department determines that any of the requirements of MSB 8.40.010 are not satisfied, the department shall, within 30 **calendar** days of receipt of the notice of the application, notify the Alaska Alcoholic Beverage Control

Board that the borough protests the application. The protest shall state the reasons for the protest.

(B) In addition to protests generated by the department, a borough resident may generate [A PROTEST] **an objection** to the application for the issuance, renewal, or transfer of location, or transfer to another person of any alcoholic beverage license**, endorsement,** or permit, as defined in [A.S. 04.11.480] **AS 04.09**, by:

(1) notifying [THE ASSEMBLY OR] the planning and **land** use department of the [PROTEST] **objection**; or

(2) [PROTESTING] **objecting** directly[, UNDER A.S. 04.11.070,] to the Alaska Alcoholic Beverage Control Board.

(C) The department shall provide the applicant with a copy of any protest **and/or objection**.

(D) The department shall withdraw the **borough** protest when the basis for the protest is eliminated.

8.40.040 RESIDENT OBJECTION TO OPERATING FACILITIES.

(A) Any borough resident may object to the operation of any alcoholic beverages entity or facility currently licensed or permitted under [A.S. 04.11.080] **AS 04.09**. The statement of objection shall be filed with the planning and land use department **or to the Alaska Alcoholic Beverage Control Board**.

(B) The department shall investigate all objections to determine validity and whether they constitute violation of

MSB 17.70. If a code violation exists, the department shall take all steps necessary to cure the violation. If no violation exists, but the objection presents a valid grievance, the department shall work with the licensee and the objecting resident to resolve the grievance. Any decision, agreement or solution, or failure to resolve the grievance shall be reported in writing to the objecting resident and the licensee. If the department determines that the objection does not present a valid grievance, it shall so report to the objecting resident and the licensee.

[8.40.050 ASSEMBLY HEARINGS OF RESIDENT OBJECTIONS.

(A) IF THE OBJECTING RESIDENT FINDS THE DEPARTMENT RESOLUTION INADEQUATE, THE RESIDENT MAY FILE WITH THE CLERK A REQUEST FOR HEARING BEFORE THE ASSEMBLY. THE CLERK SHALL FORWARD THE REQUEST TO THE ASSEMBLY, ALONG WITH A REPORT FROM THE PLANNING AND LAND USE DEPARTMENT.

(B) THE ASSEMBLY SHALL DETERMINE WHETHER THE REQUEST FILED PRESENTS A VALID GRIEVANCE AND WHETHER A HEARING IS NECESSARY. IF NECESSARY, A HEARING SHALL BE SCHEDULED, WITH WRITTEN NOTIFICATION STATING THE DATE, TIME, AND PURPOSE OF THE HEARING PROVIDED TO ALL PARTIES. NOTICE SHALL BE PUBLISHED AT LEAST FIVE DAYS IN ADVANCE OF THE HEARING.

(C) THE ASSEMBLY HEARING SHALL BE CONDUCTED IN ACCORDANCE WITH THE PROCEDURES ADOPTED BY THE ASSEMBLY, AND MAY BE CONTINUED AS NECESSARY. DECISIONS OF THE ASSEMBLY SHALL BE GUIDED BY THE

STANDARDS IN MSB 17.70.100(A)(2) AND 17.70.110(B). WITHIN 30 DAYS OF THE HEARING, THE ASSEMBLY SHALL SUBMIT A WRITTEN DECISION SETTING OUT ITS FINDINGS AND THE REASONS FOR THE FINDINGS TO THE DEPARTMENT, THE OBJECTING RESIDENT, THE LICENSEE, AND OTHER PARTIES AS NEEDED.

(D) IF THE ASSEMBLY CONCLUDES THAT THE RESIDENT'S OBJECTION PRESENTS A PROBLEM SUFFICIENTLY DETRIMENTAL TO THE INTERESTS OF THE BOROUGH, IT MAY FIND:

(1) THAT THE MATTERS COMPLAINED OF CREATE AN UNNECESSARY OR INAPPROPRIATE ADVERSE IMPACT ON THE NEIGHBORHOOD AND THEREFORE WARRANT A PROTEST OF LICENSE RENEWAL TO BE MADE TO THE ALASKA ALCOHOLIC BEVERAGE CONTROL BOARD UPON RECEIPT OF NOTICE OF AN APPLICATION FOR LICENSE RENEWAL; OR

(2) THAT THE MATTERS COMPLAINED OF WARRANT AN IMMEDIATE BOROUGH PETITION TO THE ALASKA ALCOHOLIC BEVERAGE CONTROL BOARD SEEKING REVOCATION OR SUSPENSION OF THE LICENSE AT ISSUE.

(E) AT ANY TIME AFTER THE ASSEMBLY HAS DETER-MINED EITHER TO PROTEST RENEWAL OF THE LICENSE, OR TO SEEK REVOCATION OR SUSPENSION OF THE LICENSE, THE LICENSEE MAY REQUEST A NEW HEARING BEFORE THE ASSEMBLY. THE REQUEST SHALL SET OUT WITH SPECIFICITY ALL ACTIONS THE LICENSEE HAS TAKEN TO CURE THE ORIGINAL PROBLEM AND ANY MATERIAL CHANGE IN CIRCUMSTANCES JUSTIFYING A NEW DECISION BY THE ASSEMBLY. THE ASSEMBLY SHALL CONSIDER THE REQUEST FOR A HEARING, NOTIFY THE PARTIES, PUBLISH NOTICE OF THE HEARING, CONDUCT THE

HEARINGS, AND MAKE FINDINGS UNDER THE SAME RULES USED FOR INITIAL OBJECTION HEARINGS UNDER THIS SECTION.

(F) IF THE ASSEMBLY FINDS THE BASIS FOR THE ORIGINAL PROTEST, SUSPENSION, OR REVOCATION DECISION NO LONGER EXISTS, IT MAY RESCIND THE PRIOR DECISION. THE CLERK SHALL PROVIDE IMMEDIATE NOTICE OF THE RESCISSION TO THE ALASKA ALCOHOLIC BEVERAGE CONTROL BOARD.]

8.40.060 REVIEW OF [LIQUOR] **ALCOHOLIC BEVERAGE** LICENSE REFERRAL FOR RELOCATION.

(A) In accordance with [AS 04.11.400(m)] **AS 04.11.400(k)**, the [MSB] **borough** [A]**a**ssembly shall consider a request for the relocation of **a license specified in AS 04.11.400(k)** [AN EXISTING BEVERAGE DISPENSARY LICENSE] to or from an [UNINCORPORATED] area within the borough to or from an incorporated city within the borough upon notice from the Alaska Alcoholic Beverage Control Board and as provided by this chapter.

(1) The assembly's decision to approve or disapprove an application shall be based on review of the application for the proposed relocation, the planning director's best interest finding, staff recommendation, public testimony, and other information the assembly, in its discretion, deems relevant.

(2) Assembly decision on this matter is a final legislative decision and is not subject to appeal.

8.40.070 APPLICATION PROCESS.

(A) An applicant under this chapter shall submit a complete

[LIQUOR] **alcoholic beverage** license relocation application to the planning director on a form provided by the planning department.

(1) Not more than [ONE] **three** relocation**s** of [AN EXISTING BEVERAGE DISPENSARY LICENSE] **licenses eligible for transfer under AS 04.11.400(k)** from an unincorporated area to [a particular] **each** incorporated city shall occur each decade. "Decade" means each ten-year period beginning April 1st in a year ending in zero. [IN ACCORDANCE WITH AS 04.11.400(M) THE FIRST DECADE SHALL EXTEND FROM JUNE 25, 2007, THROUGH MARCH 31, 2010.]

(2) The application will be considered incomplete and not acceptable for further action if, through finance department review, it is determined that the existing [BEVERAGE DISPENSARY] **alcoholic beverage** licensed facility or the applicant has delinquent debts or taxes owing to the borough arising from the conduct of the existing business or the business making the application. An application shall be considered incomplete if the required fee is not included at the time the application is submitted.

(3) The planning director will review the application for completeness. The director may reject any application which is incomplete or fails to meet the requirements of this section. An incomplete application shall be sent to the applicant with a written explanation of application deficiencies within [TEN WORKING] **thirty calendar** days of the date the application is

received in the planning department. Once the deficiencies have been corrected, the complete application will be considered received and will be processed.

(4) Applications determined to be complete will be considered in the order in which the complete applications are received.

(B) A complete application will contain the following:

(1) a nonrefundable application fee as established by the assembly, payable to the Matanuska-Susitna Borough[, SHALL BE SUBMITTED WITH THE APPLICATION];

(2) a complete copy of the material required by the Alcoholic Beverage Control Board for the relocation including any additional material required by the subject incorporated city;

(3) proof of the incorporated city governing body approval of the relocation;

(4) a map with the application illustrating existing operational [BEVERAGE DISPENSARY] **alcoholic beverage** licensed facilities in a radius of ten miles of the existing licensed facility. If no [BEVERAGE DISPENSARY] **alcoholic beverage** licensed facilities exist within ten miles of the existing licensed facility, the applicant shall provide a map showing the nearest similar operational licensed facility;

(5) proof that the applicant is:

(a) the owner of the license that is to be transferred into the incorporated city; or

(b) the purchaser under a contract to purchase the license that is to be transferred into the city under which the obligations of the purchaser to purchase, and the seller to sell, the license are unconditional except for the following:

(i) approval of the transfer of location of the license by the incorporated city;

(ii) approval of the transfer of location of the license by the Matanuska-Susitna Borough;

(iii) approval of the transfer of location of the license, and transfer of ownership of the license to the applicant, by the Alcoholic Beverage Control Board; and

[(IV) A STATEMENT OF FINANCIAL INTEREST (SIGNED BY THE APPROPRIATE CORPORATE OFFICERS AND NOTARIZED)];

(6) the following information about the existing **alcoholic beverage** licensed facility and the facility to which the license is proposed to be relocated:

(a) location;

(b) days and hours of operation;

(c) seating capacity at the bar, tables and chairs;

(d) average number of employees; and

(e) characteristics of the neighborhood within one mile to include the existence and location of other [LIQUOR] **alcoholic beverage** licensed facilities, commercial establishments, schools, churches, and community councils:

(i) percent residential;

(ii) percent commercial; and

(iii) percent rural.

8.40.080 NOTICE.

(A) When a complete application is received, the borough shall give notice of the application by publication in the newspaper of general circulation in the borough within [TEN WORKING] **thirty calendar** days. Notice of the application shall also be mailed to owners of all property within one-half mile from the exterior boundary of the property of the existing **alcoholic beverage** licensed facility and one-half mile from the exterior boundary of the proposed relocation property. Notice of the application shall also be posted at the existing **alcoholic beverage** licensed facility for the duration of the review process.

(B) A copy of the material submitted to the borough shall be sent to the community council(s) in which the existing **alcoholic beverage** licensed facility is located or within one mile thereof.

(C) A copy of the material submitted to the borough shall be sent to the community council(s) if the proposed location within an incorporated city is within one mile from the boundary of a community council(s).

(D) A copy of the material submitted to the borough shall be sent to the other incorporated cities in the borough.

(E) The applicant shall pay the cost of all mailings and advertisements as required by MSB 8.40.060 in addition to application fees.

(F) Members of the public and active community council(s) notified in accordance with this section shall have 30 **calendar** days from the date the complete application is received by the borough to provide a written comment concerning the proposed relocation to the planning director.

8.40.090 APPLICATION REVIEW.

(A) The planning director shall evaluate the application for relocation in consideration of its possible effects on the borough, the area from where the license is coming, and the area to where it is proposed to be relocated. The planning director will consider the following criteria:

(1) potential economic effects;

(2) potential future need of a license in an unincorporated area of the borough;

(a) the impact of the transfer on the availability of licenses in the unincorporated area;

(3) impact to access to similar licensed facilities;

(4) community council(s) comment;

(5) decision of the affected city;

(6) public comment; and

(7) other relevant information.

(B) Within 30 **calendar** days of [RECEIPT OF A COMPLETE APPLICATION] **the end of the comment period**, the planning director shall prepare a best interest finding and a resolution recommending assembly approval or denial of the relocation application. The matter will be placed on the agenda for the next regular meeting of the assembly.

(C) After notice and public hearing, the assembly shall approve or disapprove the application, taking into consideration the best interest finding, staff recommendation, public testimony, and other relevant information.

(D) The planning director shall notify the applicant, the owner of the existing licensed **alcoholic** beverage [DISPENSARY] facility, the affected incorporated city, and the Alcoholic Beverage Control Board of the assembly decision.

Section 3. Effective date. This ordinance shall take effect upon adoption.

ADOPTED by the Matanuska-Susitna Borough Assembly this - day of -, 2024.

_____
EDNA DeVRIES, Borough Mayor

ATTEST:

_____
LONNIE R. McKECHNIE, CMC, Borough Clerk

(SEAL)

By: A. Strawn
Introduced: March 4, 2024
Public Hearing: March 18, 2024
Action:

MATANUSKA-SUSITNA BOROUGH
PLANNING COMMISSION RESOLUTION NO. 24-05

A RESOLUTION OF THE MATANUSKA-SUSITNA BOROUGH PLANNING COMMISSION RECOMMENDING APPROVAL OF AN ORDINANCE AMENDING MSB 8.40 REGARDING TRANSFERS OF ALCOHOLIC BEVERAGE LICENSES FROM THE BOROUGH INTO THE CITIES.

WHEREAS, the State of Alaska has established complex regulations governing alcoholic beverage licenses, including population-based limitations on the number of licenses within municipalities; and

WHEREAS, the Matanuska-Susitna Borough has recognized the need to align its local code with the State's regulations to effectively manage and accommodate the transfer of alcoholic beverage licenses within its jurisdiction; and

WHEREAS, the proposed ordinance would amend borough code to reflect recent amendments in State law, which now allows for increased flexibility in the transfer of various types of alcoholic beverage licenses from the borough to the cities; and

WHEREAS, the proposed ordinance seeks to amend Borough Code to permit up to three license transfers per city per decade, thereby aligning with the updated state law and enhancing economic opportunities within the Matanuska-Susitna Borough; and

WHEREAS, the proposed ordinance also proposes to expand the types of existing licenses eligible for transfer, including package store licenses, brewery retail licenses, winery retail licenses, in addition to allowing beverage dispensary licenses to be transferred to a restaurant, eating place, hotel, motel, resort, or similar business; and

WHEREAS, the proposed ordinance aims to streamline the licensing process by extending the timeline for processing license transfer applications and taking into account public comments more thoroughly; and

WHEREAS, the proposed ordinance proposes to remove the section on "Assembly hearings of resident objections" from the Borough Code to eliminate confusion between the roles of the Borough Assembly and the Planning Commission, and to direct objections related to licenses not regulated by the Borough directly to the State's Alcoholic Beverage Control Board.

NOW, THEREFORE, BE IT RESOLVED that the Matanuska-Susitna Borough Planning Coimmission hereby recommends approval of the ordinance, recognizing its potential to align the Matanuska-Susitna Borough Code with State law, facilitate economic development, and enhance the regulatory framework governing alcoholic beverage licenses within the Borough.

DRAFT

ADOPTED by the Matanuska-Susitna Borough Planning Commission this -- day of --, 2024.

C J KOAN, CHAIR

ATTEST

KAROL RIESE
Planning Clerk

(SEAL)

YES:

NO:

DRAFT

NEW BUSINESS

MSB Planning Commission Representation on the State of Alaska Susitna Basin Recreation Rivers Advisory Board

NEW BUSINESS

Alaska Department of Natural Resources
DIVISION OF MINING, LAND AND WATER

Susitna Basin Recreation Rivers Advisory Board

The Advisory Board is a statutory requirement of the Susitna Basin Recreation Rivers legislation.

AS 41.23.430 Advisory Board.

(a) A thirteen-member Recreation Rivers Advisory Board is established. Board members serve without compensation and are not entitled to per diem and travel expenses authorized by law for boards and commissions under AS 39.20.180. The governor shall appoint members representing:

(1) commercial fishing;
(2) sport fishing;
(3) sport hunting;
(4) conservation;
(5) subsistence
(6) forest products;
(7) mining;
(8) powerboat users;
(9) recreationally-oriented commercial users;
(10) other recreational users;
(11) private property owners within the recreation river corridors;
(12) the Matanuska-Susitna Borough Planning Commission from the membership of the planning commission; and
(13) the mayor of the Matanuska-Susitna Borough or the designee of the mayor.

(b) The commissioner shall consult with the advisory board in preparing, adopting, and revising the recreation river management plan and regulations affecting use and management of the recreation rivers.

Current Board Members

MEMBER	USER GROUP	TERM EXPIRES
Hans Rodvik Email: hans.rodvik@yahoo.com	Commercial Fishing	7/1/2024
Vacant	Sport Fishing	
Mike DeMaria Email: blue.ridge.drilling@gmail.com	Sport Hunting	7/1/2024
Emma Pokon Email: epokon@gmail.com	Conservation	7/1/2026

Nancy Conklin Email: blackfox1@juno.com	Subsistence	7/1/2025
Greg Bell Email: valleysawmill@yahoo.com	Forest Products	7/1/2025
Deantha Skibinski Email: deantha@alaskaminers.org	Mining	7/1/2025
Vacant	Powerboat Users	
Melvin Grove Email: mel@akfrontierfab.com	Recreationally Oriented Commercial Users	7/1/2025
Joseph Wright *(Chair)* Email: stkagn@mtaonline.net	Other Recreational Users	7/1/2026
Vacant	Private Property Owners within the Recreation River Corridor	
Curt Scoggin Email: curt.scoggin@yahoo.com	Matanuska-Susitna Borough Planning Commission Representative	*N/A*
Stephanie Nowers *(Vice Chair)* Email: stephanienowersdistrict2@gmail.com	Matanuska-Susitna Borough Designee of the Mayor	*N/A*

To apply for a vacant board member position, please visit the Boards & Commissions webpage.

Meeting Information

Work Session of the Susitna Basin Recreation Rivers Advisory Board

Wednesday, March 13, 2024
10:00am to 12:00pm

virtually via Microsoft Teams and in person at:
Lower Level Conference Room
Main Borough Building
350 East Dahlia Avenue
Palmer, AK 99645

Please use the links below to join the meeting virtually:

Join on your computer, mobile app or room device

Click here to join the meeting
Meeting ID: 230 394 239 974

Passcode: QbBVVd

Or call in (audio only)

+1 907-202-7104 United States, Anchorage
Phone Conference ID: 826 647 980#

The State of Alaska, Department of Natural Resources, complies with Title II of the Americans with Disabilities Act of 1990. Individuals with disabilities who may need auxiliary aides, services, or special modifications to submit a comment or participate in a meeting, should contact the person(s) indicated above or contact the state TDD number (907)269-8411 seven days (7) in advance of meetings to arrange accommodations.

Meeting Recordings

Meeting - February 14, 2024 (MP4 video, 48MB) MP4

Meeting - January 10, 2024 (MP4 video, 320MB) MP4

Previous Meeting Recordings

Meeting Materials

February 14, 2024 Agenda PDF

January 10, 2024 Agenda PDF

January 10, 2024 Minutes PDF

November 1, 2023 Minutes PDF

November 1, 2023 Agenda PDF

The Recreation Rivers Advisory Board worked through the Susitna Basin Recreation Rivers Management Plan and compiled a list of notes with recommended changes to the plan. On May 17, 2023, the board unanimously passed a motion formalizing these notes as the board's official plan recommendations for DNR to consider.

Advisory Board Recommendations for Plan Revision PDF

Detailed Planning Process PDF

Planning Team Roster PDF

Advisory Board Bylaws PDF

Previous Meeting Materials

Inaugural Board Meeting Packet

Related Pages

Susitna Basin Recreation Rivers Plan Revision

1991 Susitna Basin Recreation Rivers Management Plan

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MATANUSKA-SUSITNA BOROUGH
Planning and Land Use Department
350 East Dahlia Avenue • Palmer, AK 99645
Phone (907) 861-7822
www.matsugov.us

MEMORANDUM

DATE: March 4, 2024

TO: Planning Commissioners

FROM: Alex Strawn, Planning and Land Use Director

SUBJECT: Tentative Future PC Items

Upcoming PC Actions

Quasi-Judicial

- Dime Bag – Marijuana Retail Facility; 6298B01L002 (Staff: Peggy Horton)
- The Aardvark – Alcoholic Beverage Dispensary; 1454000L001 (Staff: Peggy Horton)
- Smoke Out Point – Marijuana Retail Facility; 2209B02L001A (Staff: Rick Benedict)
- Craft Cannabis Cabin – Marijuana Retail Facility; 1842B01L007 (Staff: Rick Benedict)
- Ficklin Gravel Products LLC – Earth Materials Extraction; 16N04W03A009 (Staff: Rick Benedict)
- Mountain Gravel Investments – Earth Materials Extraction; 18N01E35C006 (Staff: Peggy Horton)
- Meadow Lakes Holiday – Alcohol Package Store; 17N02W09A014 & 17N02W09A022 (Staff: Rick Benedict)
- Butte Land Co. – Earth Materials Extraction; 17N02E35A024 (Staff: Peggy Horton)
- New Horizons Telecom – Tall Structure; 17N03E30A012 (Staff: Rick Benedict)
- Higher by Bad Gramm3r – Marijuana Retail Facility; 6932B01L001A (Staff: Peggy Horton)

Legislative

- Historic Preservation Plan (HPP) (Staff: Gerrit Verbeek)
- MSB Borough-Wide Comprehensive Plan (Staff: Kelsey Anderson)
- Glacier View Comprehensive Plan Update (Staff: Leda Borys)
- Corridor Studies (Staff: Alex Strawn)
- Public Transit Plan (Staff: Alex Strawn and Maija DiSalvo)
- Amending MSB 17.59 Standardize definitions for lake management regulations (Staff: Alex Strawn)