



# CITY AND BOROUGH OF SITKA

## PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT GENERAL APPLICATION FORM

- Applications must be deemed complete at least **TWENTY-ONE (21)** days in advance of next meeting date.
- Review guidelines and procedural information.
- Fill form out completely. No request will be considered without a completed form.
- Submit all supporting documents and proof of payment.

### APPLICATION FOR:

☐

VARIANCE

☒

CONDITIONAL USE

☐

ZONING AMENDMENT

☐

PLAT/SUBDIVISION

**BRIEF DESCRIPTION OF REQUEST:** Applying for AMCO license for a marijuana concentrate manufacturing facility

### PROPERTY INFORMATION:

CURRENT ZONING: Industrial PROPOSED ZONING (if

applicable): Standard marijuana cultivation facility CURRENT LAND USE(S):

PROPOSED LAND USES (if changing):

### APPLICANT INFORMATION:

PROPERTY OWNER: Martin Enterprises Inc

PROPERTY OWNER ADDRESS: 408 Oja Way Suite C/ PO BOX 437, Sitka, AK 99835

STREET ADDRESS OF PROPERTY: 1210 Beardslee Way

APPLICANT'S NAME: Justin Brown

MAILING ADDRESS: PO BOX 2426, Sitka, AK 99835

EMAIL ADDRESS: akofarmsllc@gmail.com DAYTIME PHONE: 907-623-0417

### PROPERTY LEGAL DESCRIPTION:

TAX ID: 30360030 LOT: 1B BLOCK:  TRACT:

SUBDIVISION: LOT 1B Mick Tisher Resubdivison US SURVEY: 3695

Brown 05/25/2018 1210 Beardslee Way  
Last Name Date Submitted Project Address

## REQUIRED INFORMATION:

### For All Applications:

- ☒ Completed General Application form
- ☒ Supplemental Application (Variance, CUP, Plat, Zoning Amendment)
- ☒ Site Plan showing all existing and proposed structures with dimensions and location of utilities
- ☒ Floor Plan for all structures and showing use of those structures
- ☒ Copy of Deed (find in purchase documents or at Alaska Recorder's Office website)
- ☒ Copy of current plat (find in purchase documents or at Alaska Recorder's Office website)
- ☒ Site photos showing all angles of structures, property lines, street access, and parking – emailed to [planning@cityofsitka.org](mailto:planning@cityofsitka.org) or printed in color on 8.5" x 11" paper
- ☐ Proof of filing fee payment

### For Marijuana Enterprise Conditional Use Permits Only:

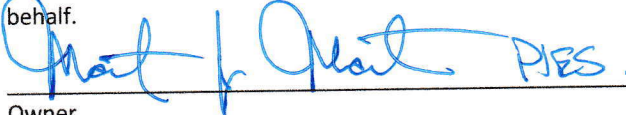
- ☒ AMCO Application


### For Short-Term Rentals and B&Bs:


- ☐ Renter Informational Handout (directions to rental, garbage instructions, etc.)


## CERTIFICATION:

I hereby certify that I am the owner of the property described above and that I desire a planning action in conformance with Sitka General Code and hereby state that all of the above statements are true. I certify that this application meets SCG requirements to the best of my knowledge, belief, and professional ability. I acknowledge that payment of the review fee is non-refundable, is to cover costs associated with the processing of this application, and does not ensure approval of the request. I understand that public notice will be mailed to neighboring property owners and published in the Daily Sitka Sentinel. I understand that attendance at the Planning Commission meeting is required for the application to be considered for approval. I further authorize municipal staff to access the property to conduct site visits as necessary. I authorize the applicant listed on this application to conduct business on my behalf.

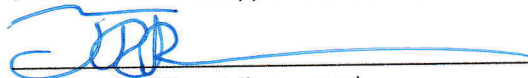
  
Owner


  
Owner

  
Date

  
Date

I certify that I desire a planning action in conformance with Sitka General Code and hereby state that all of the above statements are true. I certify that this application meets SCG requirements to the best of my knowledge, belief, and professional ability. I acknowledge that payment of the review fee is non-refundable, is to cover costs associated with the processing of this application, and does not ensure approval of the request.

  
Applicant (If different than owner)

  
Date

Brown	05/25/2018	1210 Beardslee Way
Last Name	Date Submitted	Project Address





# CITY AND BOROUGH OF SITKA

PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT  
SUPPLEMENTAL APPLICATION FORM  
CONDITIONAL USE PERMIT

## APPLICATION FOR



MARIJUANA ENTERPRISE



SHORT-TERM RENTAL OR BED AND BREAKFAST



OTHER: \_\_\_\_\_

## CRITERIA TO DETERMINE IMPACT – SGC 22.24.010(E) (Please address each item in regard to your proposal)

- Amount of vehicular traffic to be generated and impacts of the traffic on nearby land uses:  
The existing facility uses 4 parking spaces this addition  
to the facility will add no more than 2 spaces
- Amount of noise to be generated and its impacts on surrounding land use: We do not expect  
to generate any exterior noise, as all of the equipment will  
be inside the building
- Odors to be generated by the use and their impacts: As the marijuana cultivation  
facility odors, all exhaust air will be run through large  
carbon filters and exhausted at the peak
- Hours of operation: 8 am to 8 pm
- Location along a major or collector street: Beardslee Way is located between  
Smith street and Price street
- Potential for users or clients to access the site through residential areas or substandard street creating a  
cut through traffic scenario Both access's are Smith St or Price St they are both commercial and  
industrial zoned, so no access through any residential areas.
- Effects on vehicular and pedestrian safety: This facility sits in the rear of a large lot with no vehicle  
or pedestrian traffic

Brown

Last Name

05/25/2018

Date Submitted

1210 Beardslee Way

Project Address

- Ability of the police, fire, and EMS personnel to respond to emergency calls on the site: \_\_\_\_\_  
Very accessible with 2 drive ways to the property. Knox box is installed per Sitka Fire Dept
- Logic of the internal traffic layout: No visitor traffic allowed unless accompanied by an employee of AKO FARMS LLC
- Effects of signage on nearby uses: No signs are permitted as rule of AMCO
- Presence of existing or proposed buffers on the site or immediately adjacent the site: \_\_\_\_\_  
The building meets all City of Sitka setbacks, a 8' tall fence is planned around the property line and 25' in front of the building.
- Relationship if the proposed conditional use is in a specific location to the goals, policies, and objectives of the comprehensive plan (CITE SPECIFIC SECTION AND EXPLAIN): The marijuana concentrate manufacturing facility goes hand and hand with a marijuana cultivation facility.
- Other criteria that surface through public comments or planning commission review (odor, security, safety, waste management, etc.): \_\_\_\_\_  
All of these concerns and comments are contained in the AMCO license operating plan.

**REQUIRED FINDINGS (SGC 22.30.160(C):**

1. ...The granting of the proposed conditional use permit will not:
- a. Be detrimental to the public health, safety, and general welfare because of the life and safety of inspections and permits issued by the City of Sitka building department
  - b. Adversely affect the established character of the surrounding vicinity, because Everything will be contained in an existing building; nor
  - c. Be injurious to the uses, property, or improvements adjacent to, and in the vicinity of, the site upon which the proposed use is to be located, because, No changes will be made to the existing site or location
- \_\_\_\_\_;
2. The granting of the proposed conditional use permit is consistent and compatible with the intent of the goals, objectives, and policies of the comprehensive plan and any implementing regulation, specifically, conforms to Comprehensive Plan Section Economic Development which states 2.2.2 Provide needed \_\_\_\_\_  
goods and service locally. 2.2.3 Provide high quality goods and services. \_\_\_\_\_ because the proposal \_\_\_\_\_
- \_\_\_\_\_;
- 3.

All conditions necessary to lessen any impacts of the proposed use are conditions that can be monitored and enforced, because not only are we licensed and inspected by the State of Alaska, but the C.U.P is reviewed every year

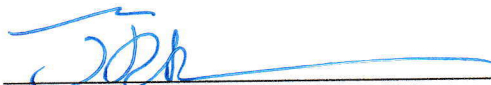
\_\_\_\_\_.

**ANY ADDITIONAL COMMENTS** \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_



Applicant

5-25-18

Date

**Brown**

Last Name

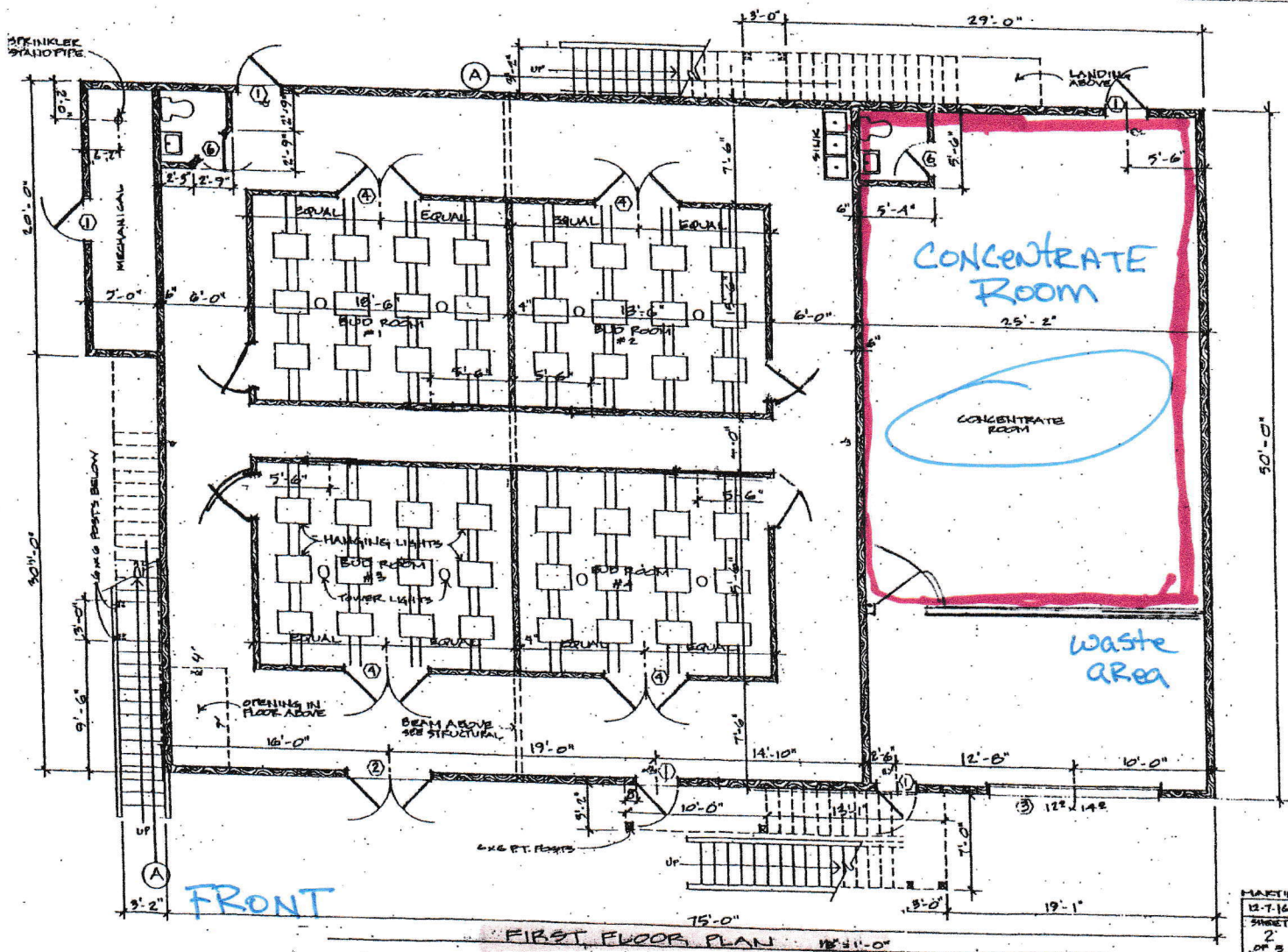
**05/25/2018**

Date Submitted

**1210 Beardslee Way**

Project Address





AK O FARMS LLC.  
License # 16767

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2016-001281-0

Recording Dist: 103 - Sitka

11/23/2016 09:00 AM Pages: 1 of 7



## DEED OF TRUST

THIS DEED OF TRUST is made this 18<sup>th</sup> day of November, 2016, between MARTIN ENTERPRISES, INC., an Alaska Corporation in good standing with the State of Alaska, of PO Box 2752, Sitka, Alaska 99835, Trustors, and TISHER CONSTRUCTION, LLC, an Alaska Limited Liability Company, in good standing with the State of Alaska, of 315 Seward Street, Sitka, Alaska 99835, herein called Beneficiary, and ALASKA ESCROW AND TITLE INSURANCE AGENCY, INC., of PO Box 5040, Ketchikan, Alaska 99901, herein called Trustee.

### WITNESSETH:

Trustors, in consideration of the indebtedness herein recited and the trust herein created, hereby grant, bargain, sell and convey to Trustee, IN TRUST WITH POWER OF SALE, the following described real property in the State of Alaska:

Lot 1B, US Survey 3695, MICK'S RE-SUBDIVISION, Plat No. 2016-3, a replat of Lot 1, US Survey No. 3695, Plat No. 2013-18, Sitka Recording District, First Judicial District, State of Alaska, hereinafter (the "Property");

Trustors and Beneficiaries acknowledge receipt, sufficiency, and mutuality of the consideration supporting these presents, and agree as follows:

### ARTICLE I SECURITY

Section 1.01. Security. This Deed of Trust is made for the purpose of securing:

Clause 1. Performance of each of the agreements of Trustors and Beneficiaries herein contained;

Clause 2. Payment to the Beneficiaries of the indebtedness evidenced by the Deed Of Trust Note of even date herewith, in the the principal sum of TWO HUNDRED FIFTY THOUSAND DOLLARS and 00/100 DOLLARS (\$250,000.00), plus interest, on the terms set out in said Note. This sum is payable to Beneficiary or order and made by Trustor, and all

Deed Of Trust  
Martin Enterprises, Inc. Loan  
Page 1 of 7







# City & Borough of Sitka, Alaska

## Web GIS Maps and Online Property Information

by [MainStreetGIS, LLC](#) [City Website](#)

[User Guide](#) [Feedback](#) [Disclaimer](#)

Base Map: Aerial Photo 2012

GIS Map

Street View

Other Maps

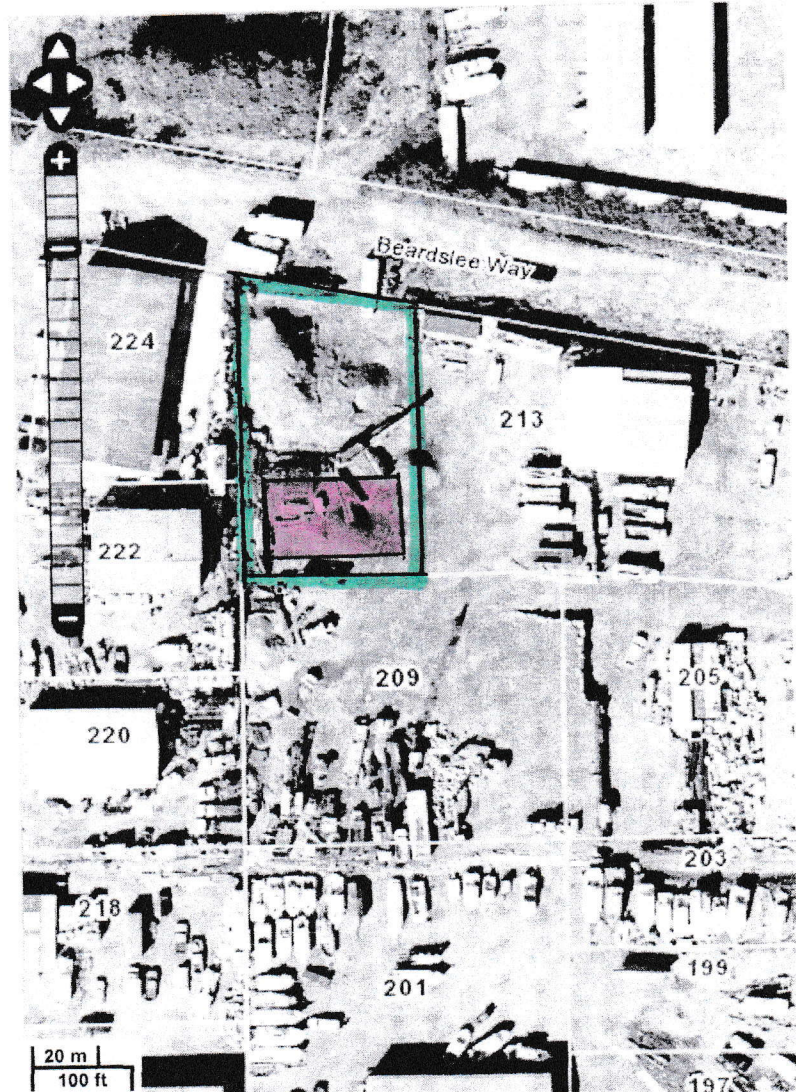
Layers

Property

Selection

- ☒ Parcel Address Text
- ☐ Parcel ID Text
- ☐ Parcel Area Text
- ☒ Road Name Text
- ☐ Roads (Census)
- ☐ Tax Map Index
- ☐ No Disturbance Zone
- ☐ Quadrangle Index
- ☐ Townships Index
- ☐ Sections Index
- ☐ Sitka Borough Boundary
- ☐ Zoning
- ☐ Flood Zones
- ☐ National Flood Hazard Zones
- ☐ Land Ownership
- ☐ Trail
- ☒ Parcels (1/1/2016)
- ☐ Easement
- ☐ Buildings
- ☐ Watershed Boundary Dataset (USGS)
- ☐ National Hydrography Dataset (USGS)
- ☐ National Wetlands Inventory
- ☐ Soils (USDA)

MainStreetGIS



1210 Beardslee way



8ft fence

224 = Garys Outboard  
222 = Precision welding  
209 = Storage

213 = Tisher Const

# 16767