

From: [Maegan Bosak](#)
To: [KathyHope Erickson](#)
Subject: FW: 4614 site visit
Date: Friday, November 02, 2018 2:15:22 PM
Attachments: [CCF_000050.pdf](#)

KH- Please include the email below and attachments in the packet.

Thanks,

Maegan

From: Connor Nelson [mailto:keystone99835@yahoo.com]
Sent: Thursday, November 01, 2018 12:26 PM
To: Maegan Bosak <maegan.bosak@cityofsitka.org>; Valorie Nelson <vnelson1102@gmail.com>
Subject: Re: 4614 site visit

Maegan - Thanks for getting these items before the planning commissioners . Not sure what is still before you so I'm going to resend what I think should be included. I've added 4 items, Item 1 is a notice to quit I sent Green Leaf. Item 2 is a responds from his attorney, I guess he's right, I can't make Green Leaf live up to a collateral agreement, but without it, Green Leaf can't provide parking he's required to under SGC or his CUP. Item 3 is from the CUP, under parking " the applicant shall provide parking in compliance with this code -- Per 22.08.010 E " the term shall is always mandatory " then it goes on to say - All uses on the specific lot for the proposed use would need a holistic parking analysis. Even future permitted uses would need to comply and provide adequate parking per code to establish the use. "This shall be a condition of approval to comply with SGC and existing parking requirements" Item 4 is a short holistic parking plan as to how things could have worked had Greenleaf followed through with their commitment.

I hope it's OK to address the parking at 4612 and the odor at 4614 by desperate mail, also I hope it's not to late to get this added information in the agenda.

See Attachment

Thanks

Connor Nelson
PO Box 2094
Sitka, AK 99835
Keystone Associates, Inc.

From: Maegan Bosak <maegan.bosak@cityofsitka.org>
To: Connor Nelson <keystone99835@yahoo.com>
Cc: KathyHope Erickson <kathyhope.erickson@cityofsitka.org>
Sent: Tuesday, October 30, 2018 11:24 AM
Subject: RE: 4614 site visit

Thanks Connor.

I will add your correspondence to the file and include it in the packet information for the next Planning Commission meeting, scheduled for November 7th.

Maegan Bosak

Community Affairs Director
City and Borough of Sitka
907.747.1824

From: Connor Nelson [<mailto:keystone99835@yahoo.com>]
Sent: Monday, October 29, 2018 5:12 PM
To: Maegan Bosak <maegan.bosak@cityofsitka.org>
Subject: Fwd: 4614 site visit

Maegan. If you were to stop out on an evening like now, you'll find a strong odor in back of brown building, just stand around for a few minutes

Thanks
Sent from my iPhone

Begin forwarded message:

From: Connor Nelson <keystone99835@yahoo.com>
Date: October 29, 2018 at 1:38:57 PM AKDT
To: Maegan Bosak <maegan.bosak@cityofsitka.org>
Subject: Re: 4614 site visit
Reply-To: Connor Nelson <keystone99835@yahoo.com>

Dear Maegan,

I'll try to respect your request as far as any ex-parte contact. How I can I be sure the information I'm sending to the planning director is getting to the planning commissioners in true form and timely.

You'd ask me at one point about HVAC design etc., I've collected what information was available from Green Leaf's application for building permit and CUP permit and will pass this along to you, I can't present this information in two minutes, so I have to trust you will pass this along to the commissioners to make an informed decision.

I'll be forwarding this information along with other information I think you and the commissioners should look at and consider. This will include my feeling on the judges ruling on our FED.

Thanks.

Connor Nelson
PO Box 2094
Sitka, AK 99835
Keystone Associates, Inc.

From: Maegan Bosak <maegan.bosak@cityofsitka.org>
To: Connor Nelson <keystone99835@yahoo.com>; Chris Spivey <spi3050@yahoo.com>; Darrel Windson <dwindsor@gci.net>; Randy Hughey <randywhughey@gmail.com>; "taylorcolvin@gmail.co" <taylorcolvin@gmail.co>; Kevin Knox (Assembly) <assemblyknox@cityofsitka.org>
Cc: Brian Hanson <brian.hanson@cityofsitka.org>; "shannon@sitkasentinel.com" <shannon@sitkasentinel.com>; Emily Kwong <emily@kcaw.org>; Keith Brady <keith.brady@cityofsitka.org>; "aaron.bean@greenleafalaska.com" <aaron.bean@greenleafalaska.com>; Sara Peterson <sara.peterson@cityofsitka.org>; KathyHope Erickson <kathyhope.erickson@cityofsitka.org>
Sent: Wednesday, October 3, 2018 4:31 PM
Subject: RE: 4614 site visit

Dear Connor,

I am in receipt of your email. For purposes of the open meeting act and due to this being a quasi-judicial matter, I will ask that Planning Commissioners do not respond to your email or partake in any ex-parte contact. There will be an opportunity for questions/comments at a future Planning Commission meeting when this item is discussed.

The Green Leaf Site Visit is scheduled for this Saturday, October 3, 2018 with the intent to observe odor control and parking.

Maegan Bosak

Community Affairs Director
City and Borough of Sitka
907.747.1824

From: Connor Nelson [mailto:keystone99835@yahoo.com]
Sent: Wednesday, October 03, 2018 1:25 PM
To: Maegan Bosak <maegan.bosak@cityofsitka.org>; Chris Spivey <spi3050@yahoo.com>; Darrel Windson <dwindsor@gci.net>; Randy Hughey <randywhughey@gmail.com>; taylorcolvin@gmail.co; Kevin Knox (Assembly)

<assemblyknox@cityofsitka.org>

Cc: Brian Hanson <brian.hanson@cityofsitka.org>; shannon@sitkasentinel.com;

Emily Kwong <emily@kcaw.org>

Subject: 4614 site visit

Dear Maegan,

This letter is to point out some shortcomings of the site visit along with other issues as they relate to the cultivation. Odors can be somewhat controlled by staging the growing and harvesting of the product. So if they know your coming it will be staged. I understand the cultivation has been cut down to one of the two flowering rooms for this period, also the fan can be cut back to give the least impact as far as noise.

Another issue is what the law says and what Green Leaf committed to in their request for the license from State and CUP. It appears to me the planner is trying to modify the law to fit Green Leaf. I'll attached a few document that I'll go over.

A & A1 - Are from the Narrative for CUP. The narrative is a requirement of the CUP and certified to be true. In about every case these condition have not been lived up to. Noxious odors have been and are a big issue. Noise is a issue, when the fans are running full steam, the decibel levels are as high as 100. 85 is considered the point at which ear protection should be us.

B - Is from Green Leafs application for license - clearly it's stated they have a Odor Control Plan that meet the state law - " does not emit an odor detectable by the public " This application is also Certified to be true.

C - state law -3AAC 306.430 (c)(2)

D - Notice of Violation

E - Is a letter I sent Mike - He may of had the best intentions but he shouldn't had done that.

F - The analysis presented at last P&Z meeting. It's nice there was a odor reduction perceived by Mike, but in Green Leafs commitment's they certified to, and the law says " no detectable odor" It's not the planning directors place to determine what he perceives as following the law. We seem to hear the term meritorious a lot. This only says does it have merit. If the law says "no detectable odor" if a odor is detected, then it's meritorious, and the law is being broken.

I think the site visit is moot. As I pointed out earlier the conditions can be somewhat staged. (Given the heads up, I'm certain most of us would) But most importantly, the planning director has stated the odor was only perceived to be reduced, it's still there and is in violation of the law. The CUP should be pulled, this has been going on from the start and no real creditable effort has been made to correct the issues.

The CUP also has quiet a spread on their HVAC that was to be implemented,

along with their professional design. This never took place either.

Thanks

Connor Nelson
PO Box 2094
Sitka, AK 99835
Keystone Associates, Inc.