



CITY AND BOROUGH OF SITKA

PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT

GENERAL APPLICATION FORM

1. Request projects at least FOURTEEN (14) days in advance of next meeting date.
2. Review guidelines and procedural information.
3. Fill form out completely. No request will be considered without a completed form.
4. Submit all supporting documents and proof of payment.

APPLICATION FOR:

☐

VARIANCE

☒

CONDITIONAL USE

☐

ZONING AMENDMENT

☐

PLAT

BRIEF DESCRIPTION OF REQUEST: Commercial marijuana cultivation
at 4612 Halibut Point Road, Sitka AK.

PROPERTY INFORMATION:

CURRENT ZONING: _____ PROPOSED ZONING (if applicable): _____

CURRENT LAND USE(S): _____ PROPOSED LAND USES (if changing): _____

APPLICANT INFORMATION:

PROPERTY OWNER: Canner Nelson

PROPERTY OWNER ADDRESS: 107 Littlebird Way, Sitka AK 99835

STREET ADDRESS OF PROPERTY: 4612 Halibut Point Road Sitka, AK 99835

APPLICANT'S NAME: Green Leaf Inc.

MAILING ADDRESS: 215 Peterson Ave, Sitka AK 99835

EMAIL ADDRESS: aaron.bean@greenleafalaska.com

DAYTIME PHONE: 907-738-8923

PROPERTY LEGAL DESCRIPTION:

TAX ID: _____ LOT: 2 BLOCK: _____ TRACT: _____

SUBDIVISION: Wyatt-Cox Resubd #2 US SURVEY: Lot 56 of US53475

OFFICE USE ONLY

COMPLETED APPLICATION		SITE PLAN	
NARRATIVE		CURRENT PLAT	
FEE		PARKING PLAN	

Aaron Bean
 Conditional Use Permit Request
 4614 Halibut Point Road

REQUIRED SUPPLEMENTAL INFORMATION:

- ☐ Completed application form
- ☒ Narrative
- ☒ Site Plan showing all existing and proposed structures with dimensions and location of utilities
- ☐ Proof of filing fee payment
- ☐ Proof of ownership
- ☐ Copy of current plat
- ☐ Topographic information (If Pertinent to Application)
- ☐ Landscape Plan (If Pertinent to Application)
- ☐ Drainage and Utility Plan (If Pertinent to Application)
- ☒ Parking Plan (For Conditional Use Permit)
- ☒ Floor Plan (For Conditional Use Permit)
- ☐ Three (3) copies of concept plat (For Plat)
- ☐ Plat Certificate from a title company (For Plat)

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 further authorize municipal staff to access the property to conduct site visits as necessary.

Conna K. Nelson

Owner

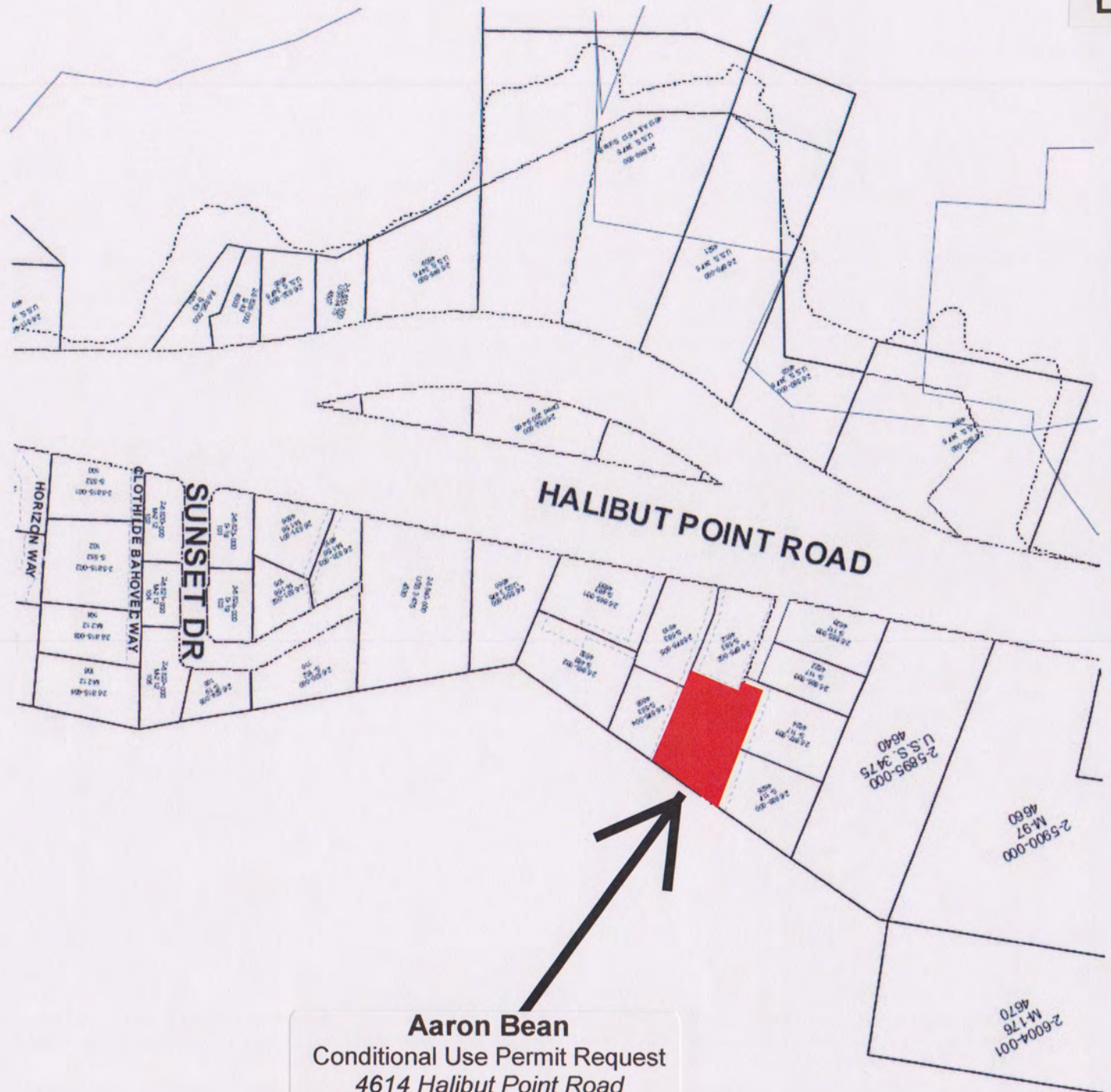
Green Leaf Inc. - Aaron Bean

Applicant (If different than owner)

4/26/16
Date

4/26/16
Date

Aaron Bean
Conditional Use Permit Request
4614 Halibut Point Road



Aaron Bean
Conditional Use Permit Request
4614 Halibut Point Road



City & Borough of Sitka, Alaska

Selected Parcel: 4614 HALIBUT POINT ID: 25875003

Printed on 5/3/2016 from <http://www.mainstreetmaps.com/ak/sitka/internal.asp>



MainStreetGIS
MainStreetGIS, LLC
www.mainstreetgis.com

This map is for informational purposes only. It is not for appraisal of, description of, or conveyance of land. The City & Borough of Sitka, Alaska and MainStreetGIS, LLC assume no legal responsibility for the information contained herein.

Aaron Bean
Conditional Use Permit Request
4614 Halibut Point Road



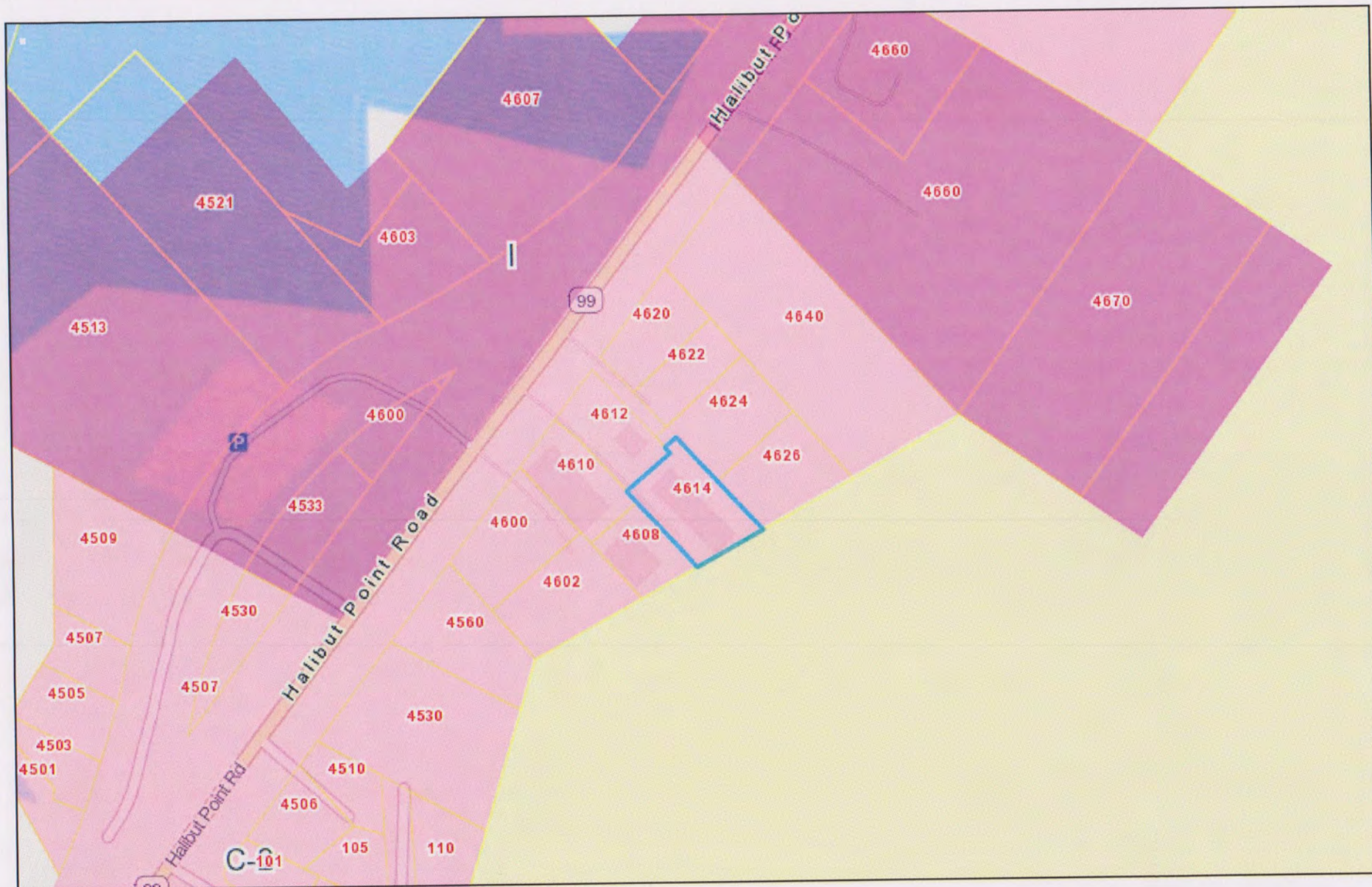
Aaron Bean
Conditional Use Permit Request
4614 Halibut Point Road



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Conditional Use Permit Request
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Conditional Use Permit Request
4614 Halibut Point Road



City & Borough of Sitka, Alaska

Selected Parcel: 4614 HALIBUT POINT ID: 25875003

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no legal responsibility for the information contained herein.

Aaron Bean
Conditional Use Permit Request
4614 Halibut Point Road

CERTIFICATE OF OWNERSHIP AND DEDICATION

WE HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREIN AND THAT WE HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH OUR FREE CONSENT AND DEDICATE ALL STREETS, ALLEYS, WALKS, PARKS AND OTHER OPEN SPACES TO PUBLIC OR PRIVATE USE AS NOTED.

3/5/13 Connor K. Nelson
DATE OWNER (SIGNATURE)
3/5/13 Valerie L. Nelson
DATE OWNER (SIGNATURE)

NOTARY'S ACKNOWLEDGMENT

US OF AMERICA
STATE OF ALASKA
CITY & BOROUGH OF SITKA

THIS IS TO CERTIFY THAT ON THIS 5th day of March, 2013, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF ALASKA, DULY COMMISSIONED AND SWORN, PERSONALLY APPEARED Connor K. Nelson and Valerie L. Nelson

TO ME KNOWN TO BE THE IDENTICAL INDIVIDUALS MENTIONED AND WHO EXECUTED THE WITHIN PLAT AND WELLY ACKNOWLEDGED TO ME THAT THEY SIGNED THE SAME FREELY AND VOLUNTARILY FOR THE USES AND PURPOSES THEREIN SPECIFIED.

WITNESS MY HAND AND NOTARY SEAL THE DAY AND YEAR IN THIS CERTIFICATE FIRST HEREIN WRITTEN.

MY COMMISSION EXPIRES 9-1-2016

William Stenshaw
NOTARY PUBLIC IN AND FOR THE STATE OF ALASKA

**CERTIFICATE OF PAYMENT OF TAXES
(STATE OF ALASKA)
(FIRST JUDICIAL DISTRICT)**

I, THE UNDERSIGNED, BEING DULY APPOINTED AND QUALIFIED, AND ASSESSOR FOR THE CITY & BOROUGH OF SITKA, DO HEREBY CERTIFY THAT, ACCORDING TO THE RECORDS OF THE CITY AND BOROUGH OF SITKA, THE FOLLOWING DESCRIBED PROPERTY IS CARRIED ON THE TAX RECORDS IN THE NAME OF Connor K. Nelson and Valerie L. Nelson AND THAT, ACCORDING TO THE RECORDS IN MY POSSESSION, ALL TAXES ASSESSED AGAINST SAID LANDS AND IN FAVOR OF THE CITY & BOROUGH OF SITKA ARE PAID IN FULL; THAT CURRENT TAXES FOR THE YEAR 2013 WILL BE DUE ON OR BEFORE August 31st 2013

DATED THIS FIFTH day of MARCH 2013, at SITKA, ALASKA.

Paul M. Nelson
ASSESSOR, CITY AND BOROUGH OF SITKA

CERTIFICATE OF APPROVAL BY THE BOARD

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREIN HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS OF THE CITY & BOROUGH OF SITKA PLATTING BOARD, AND THAT SAID PLAT HAS BEEN APPROVED BY THE BOARD BY PLAT RESOLUTION NO. P12-0, DATED 3/8/2013, AND THAT THE PLAT SHOWN HEREIN HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE DISTRICT MAGISTRATE, EX-OFFICIO RECORDER, SITKA, ALASKA.

3/8/2013 Lesamie Turzillo
DATE CHAIRMAN, PLATTING BOARD
Melissa Stenshaw
SECRETARY

CERTIFICATE OF APPROVAL BY THE ASSEMBLY

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREIN HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS OF THE CITY & BOROUGH OF SITKA ASSEMBLY, AS RECORDED IN MINUTE BOOK PAGE 20, DATED 3/6/13, AND THAT THE PLAT SHOWN HEREIN HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE DISTRICT COURT, EX-OFFICIO RECORDER, SITKA, ALASKA.

3/6/13 Mimi McConnel
DATE MAYOR
CITY AND BOROUGH CLERK



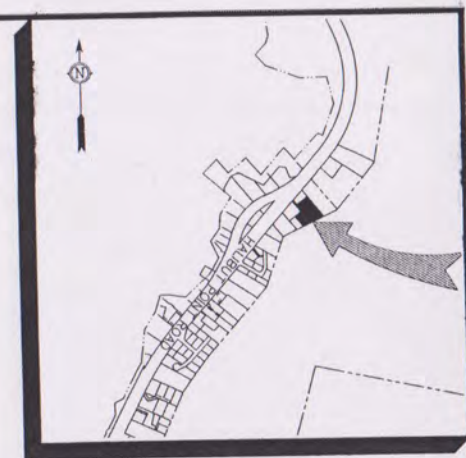
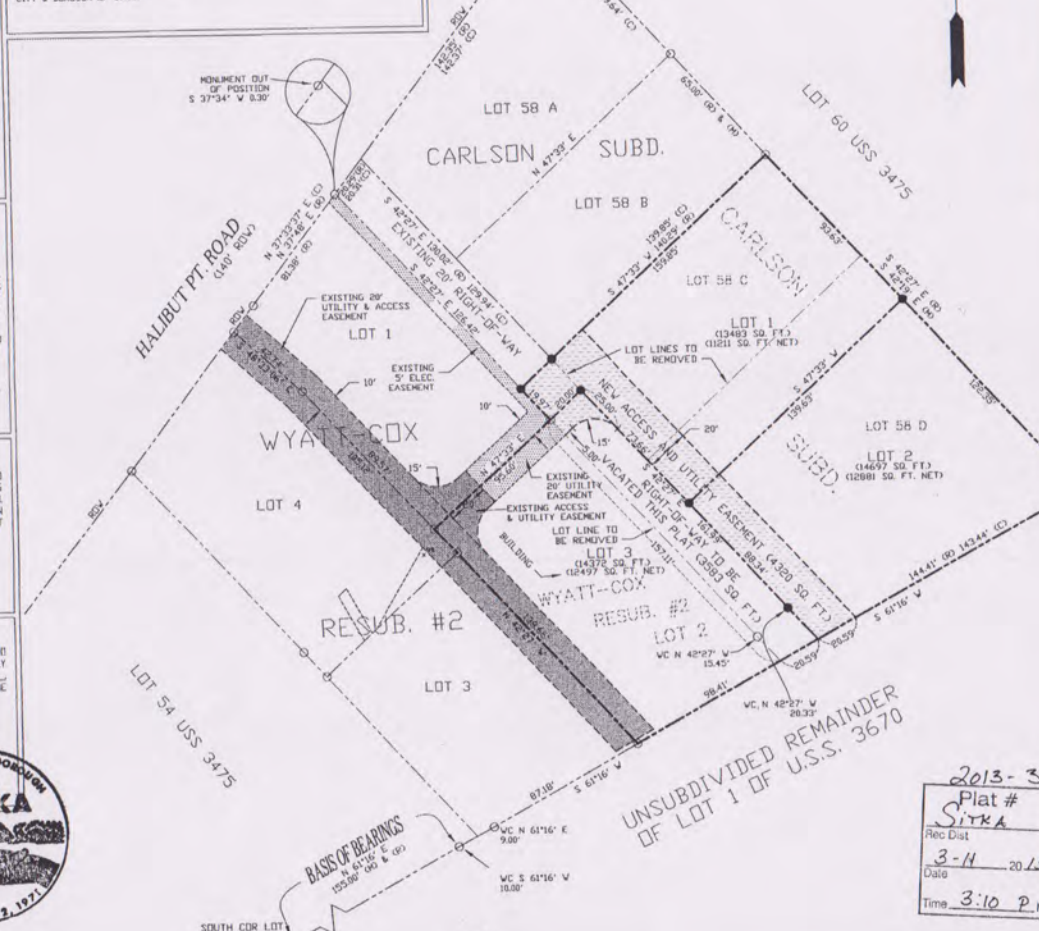
CERTIFICATE OF PAYMENT OF LOCAL IMPROVEMENT DISTRICT

I, THE UNDERSIGNED, BEING DULY APPOINTED AND QUALIFIED, AND FINANCE DIRECTOR FOR THE CITY & BOROUGH OF SITKA, DO HEREBY CERTIFY THAT, ACCORDING TO THE RECORDS OF THE CITY & BOROUGH OF SITKA, THE FOLLOWING DESCRIBED PROPERTY IS CARRIED IN THE RECORDS IN THE NAME OF Connor K. Nelson and Valerie L. Nelson

ALL OWNERS OF RECORD, AND THAT, ACCORDING TO THE RECORDS IN MY POSSESSION, ALL L.I.D.'S ASSESSED AGAINST SAID LANDS AND IN FAVOR OF THE CITY & BOROUGH OF SITKA ARE PAID IN FULL.

DATED THIS 6 day of March, 2013, at SITKA, ALASKA.

Jeff Stenshaw
FINANCE DIRECTOR
CITY & BOROUGH OF SITKA



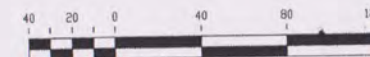
VICINITY MAP
SCALE 1"=1,000'

LEGEND

- ⊕ BLM/GLD PRIMARY BRASS CAP (RECOVERED)
- ⊗ BLM/GLD WOOD POST (RECOVERED)
- SECONDARY MONUMENT (SET)
- SECONDARY MONUMENT (RECOVERED)
- (R) RECORDED DATA
- (C) COMPUTED DATA
- (M) MEASURED DATA

NOTES:

- 1) THE PURPOSE OF THIS PLAT IS TO RECONFIGURE LOT 2, WYATT-COX RESUBDIVISION #2, AND LOTS 58C AND 58D, CARLSON SUBDIVISION; TO VACATE THE 20' RIGHT OF WAY FRONTING LOTS 58C AND 58D; AND TO CREATE AN ACCESS AND UTILITY EASEMENT AS SHOWN.
- 2) MAINTENANCE AGREEMENTS FOR ACCESS AND UTILITY EASEMENTS ARE FILED UNDER SERIAL NO. 2013-000325-D SITKA RECORDING DISTRICT.



SCALE IN FEET
SITKA RECORDING DISTRICT

2013-3
Plat #
Sitka
Rec Dist
3-4
Date
3:10 P.M.

UNSUBDIVIDED REMAINDER
OF LOT 1 OF U.S.S. 3670

O'NEILL

SURVEYING AND ENGINEERING

BOX 1849 SITKA, ALASKA 99835
PHONE: (907) 747-6700
FAX: (907) 747-7590
EMAIL: onellengr@aol.net



Aaron Bean

Conditional Use Permit Request
4614 Halibut Point Road

DESIGNED: P. O'NEILL
DRAWN: J. O'NEILL
CHECKED: P. O'NEILL
DATE OF PLAT: 26 FEB 2013
SCALE: 1" = 40'

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I AM A REGISTERED SURVEYOR, LICENSED IN THE STATE OF ALASKA, AND THAT IN FEB., 2013 A SURVEY OF THE HEREIN DESCRIBED LANDS WAS CONDUCTED UNDER MY DIRECT SUPERVISION AND THAT THIS PLAT IS A TRUE AND ACCURATE REPRESENTATION OF THE FIELD NOTES OF SAID SURVEY, AND THAT ALL DIMENSIONS AND OTHER DETAILS ARE CORRECT ACCORDING TO SAID FIELD NOTES.

Patrick K. O'Neill
PATRICK K. O'NEILL, L.S. 6304

CARLSON RESUBDIVISION

LOTS 58C AND 58D, CARLSON SUBDIVISION;
AND LOT 2, WYATT-COX RESUBDIVISION #2

CLIENT: CONNOR NELSON

BY	DATE	REV.	DESCRIPTION OF CHANGE

RECORD OF REVISIONS

1 OF 1 SHEET

Scaled Site Plan
4614 HPR
Sitka, Alaska
Green Leaf Inc.
Wyatt-Cox
Resub.#2 Lot 2

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Conditional Use Permit Request
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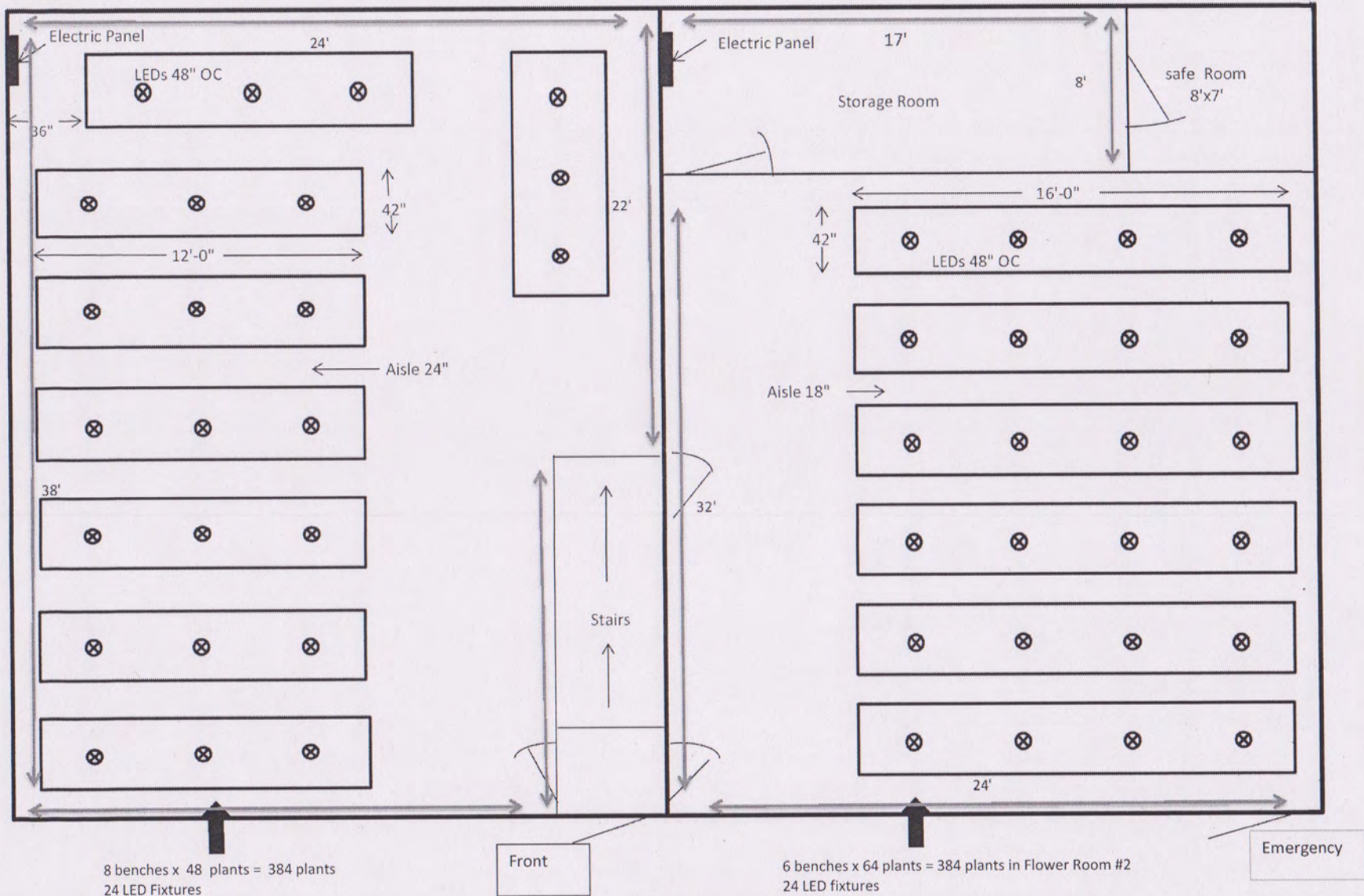
Green Leaf Floor Layout - Initial

capacity is $384 \times 2 = 768$ plants in flower rooms

assuming 9 week cycle, production would be about 85 plants per week

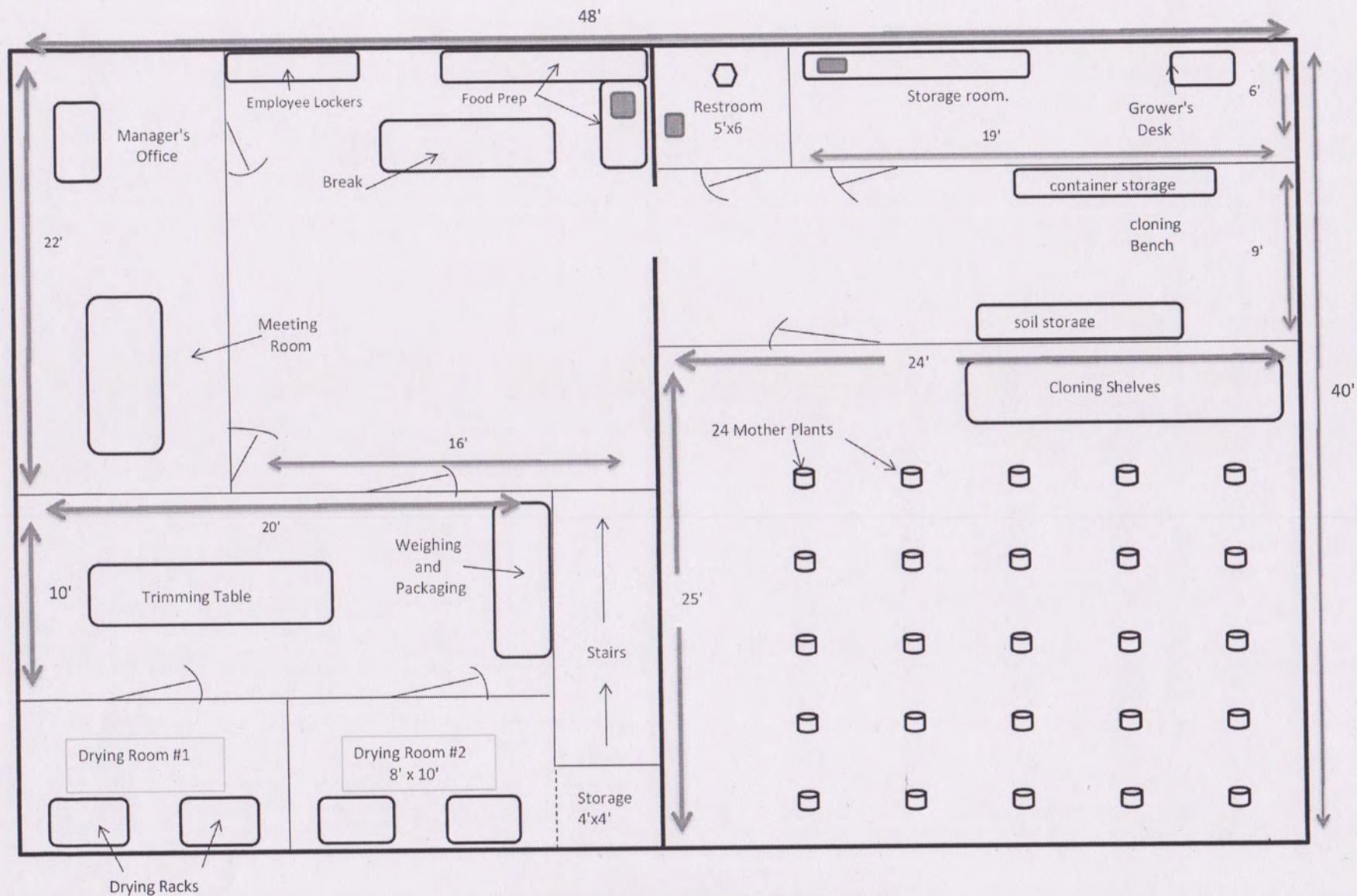
assuming yield is 1.75 oz per plant, total weekly output would be 148 oz/week

= 9.25 lbs. per week



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Green Leaf Floor 2nd Floor Layout - final



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Narrative for Conditional Use Permit Application

Introduction

This narrative is to serve as supplementary information related to the conditional use permit application submitted by Green Leaf Inc to conduct commercial marijuana cultivation at 4612 Halibut Point Road Sitka Alaska 99835. As mentioned, the applicant is Green Leaf Inc., but is more commonly referred to as Green Leaf. Aaron Bean – Green Leaf's CEO- is representation for this application.

Summary of Project

Green Leaf is proposing to utilize the property located at 4612 Halibut Point Road, Sitka, Alaska for commercial marijuana cultivation. The related activities to marijuana cultivation and its parts will include, but not limited to, cultivating marijuana, drying marijuana, packaging marijuana and delivering marijuana. This application –in its entirety- stands harmony with Sitka's municipal code 22.24.026 Marijuana Conditional Use Permits.

History

The Alaska Marijuana Legalization, Ballot Measure 2 was on the November 4, 2014 ballot in Alaska as an initiated state statute, where it was approved.[1] As a result of its passage, the measure allowed people age 21 and older to possess up to one ounce of marijuana and up to six plants. It also made the manufacture, sale and possession of marijuana paraphernalia legal. The initiative was designed to implement these changes at the state level; however, these acts still remained illegal under federal law, at the time of the measure's passage.[2][3] Ballot measure 2 passed in Sitka earning approximately 70% of the total vote. [4]

The plans to try to place the measure on the ballot were announced by the Marijuana Policy Project in mid-January 2013. In June 2013, Lieutenant Gov. Mead Treadwell announced his office certified a measure allowing adults to possess up to one ounce of marijuana.[5] A citizens' group called The Alaska Campaign to Regulate Marijuana officially sponsored the measure.[6]

The Marijuana Control Board created by Measure 2 met for the first time on July 2, 2015. In December of 2016, the control board released its final draft of marijuana regulations. On Friday, January 22, 2016, Lieutenant Governor Byron Mallott filed the marijuana establishment regulations according to the provisions of AS 44.62.040 - 44.62.120. The effective date for the regulations is February 21, 2016.

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Among other things, the regulation outlines rules for formation of a 'local regulatory authority' (LRA), marijuana packaging, store locations, distribution, edibles, and on-site consumption.[7]

The Sitka assembly made motions to create a marijuana advisory committee (MAC), which would be tasked with reporting a landscape for commercial marijuana in Sitka. According to the MAC's final report all marijuana establishments would be required to obtain a "special use permit" prior to conducting business within the City of Sitka. [8]

References:

- 1. Yahoo News, "Alaska measure to legalize pot qualifies for August vote," February 4, 2014*
- 2. Alaska Dispatch, "Marijuana Policy Project plans Alaska ballot measure to decriminalize pot in 2014," accessed January 16, 2013*
- 3. The Huffington Post, "Alaska Becomes Fourth State to Legalize Recreational Marijuana," November 5, 2014*
- 4. <http://www.elections.alaska.gov/results/14GENR/>*
- 5. Daily News Miner, "Alaska Lt Gov. certifies application for legalizing marijuana," June 14, 2013*
- 6. StarTribune, "Organizers turn in signatures for Alaska marijuana legalization initiative," January 8, 2014*
- 7. State of Alaska Alcohol & Marijuana Control office:
<https://www.commerce.alaska.gov/web/amco/MarijuanaRegulations.aspx>*
- 8. Sitka General Code 22.24.026 Marijuana Special Use Permits*

Aaron Bean
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4614 Halibut Point Road

Sitka Municipal Code Compliance

Following is a narrative addressing specific code sections as indicated by the application for special use permit submission requirements.

Sitka Municipal Code 17.68.20

REVIEW CRITERIA

A. The use is listed as a conditional use in the underlying zoning district, or has been interpreted to be similar in use to other listed conditional uses.

The subject property is zoned C-1. Pursuant to Sitka Municipal Code 22.24.026 "Marijuana Conditional Use Permits" letter "C" Marijuana Cultivation Facility is authorized as conditional use. A Marijuana Cultivation Facility is defined by Sitka Municipal Code 22.08.587 C. as "means an entity registered to cultivate, prepare, and package marijuana and to sell marijuana and marijuana products; and sell marijuana and marijuana products to other marijuana product manufacturing facilities and to retail marijuana stores, but not to consumers" By definition Green leaf is a marijuana cultivation facility.

B. The characteristics of the site are suitable for the proposed use considering the size, shape, location, topography and natural features.

The size and shape of the existing building and land is ideal use as a marijuana cultivation facility. Locating a marijuana cultivation facility in a commercial and retail oriented zone seems a better fit in many ways. Cultivation activities would take place on a daily basis, at a time in which most -if not all- surrounding properties are operational in reference to their business operation. The impact of a marijuana cultivation facility, at this site, wouldn't have any additional impact other than what would be expected with any similar commercial use.

The existing building is constructed of steel with commercial and industrial uses in mind, and it has adequate space for all cultivation activities. There are no known topography concerns or natural features that would hinder this site to be used by Green Leaf under the conditional use permit.

Aaron Bean
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C. The proposed use will not alter the character of the surrounding area in a manner which substantially limits, precludes, or impairs the use of the surrounding properties for the primary uses listed in the underlying zoning district.

Granting a conditional use permit and allowing Green Leaf to conduct marijuana cultivation related activities would likely enhance the use of the surrounding properties by bringing more commerce to the district. Holland America cruise lines announced they will be using the deep water dock across the street for 80% of landings for 2016. Green leaf's cultivation facility would undoubtedly bring more tourist to the district. The additional customers in the area would be beneficial to surrounding businesses. The owners of these businesses would welcome Green Leaf as a neighbor.

The proposed use will not result in the use of land for any purpose which may create or cause to be created any public nuisance including, but not limited to, air, land, or water degradation, noise, glare, heat, vibration, or other consideration which may be injurious to the public health, safety, and welfare.

Nothing conducted at Green Leaf's marijuana cultivation facility, past, present or future would be considered injurious to the public health, safety or welfare. In fact additional state controls are in place to insure public health, safety and welfare are held in high regard in relation to Green Leaf's cultivation facility.

D. The proposed use will be reasonably compatible with existing or planned neighboring uses based on review of the following:

1. The basic design of the site is complete and had previously been reviewed by Sitka's building department.
2. **Visual elements (scale, structural design and form, materials and so forth)**

Except for exterior signs, no change of scale, structural design, form or materials are planned, in addition to what has been presented in this application

3. **Noise**

There will be some ambient noise outside of the building related to marijuana cultivation, but nothing that would be unreasonable or out of the norm, and certainly within city codes for acceptable decibel levels for commercial zones.

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4. Noxious odors

There will be no poisonous or harmful odors inside or outside the facility.

5. lighting

The parking lot has existing illumination with lights fixed to the building. Green Leaf will also be adding additional lighting to adhere to states security requirements. (see attached information)

6. Signage

After approval is granted for conditional use, an external sign will be attached to the build in compliance with state administrative code -4800 square inches.

7. Traffic

none

8. Effects on parking

Green leaf will adhere to SGC 22.20.100 (G)(13) by providing five 8'x19' spaces. These spaces will be reserved for 4 employees – leaving one space for visitors.

9. Effects on air quality and water quality

None

Conclusion

We respectfully request approval of the special use permit based upon the facts presented herein. Green Leaf Inc will not only enhance the properties and businesses nearby, but also serve the greater Sitka community.

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4614 Halibut Point Road

Green Leaf HVAC and Electrical Load Calculations

- 65 amps per flower room for LEDs
- 40 amps for Mother/Veg room
- 40 amps for dehumidifier in **each** flower room
- 20 amps for dehumidifier in Mother room
- 20 amps for dehumidifier in Drying Room
- 60 amps for cooling in **each** flower room
- 40 amps for cooling in Mother room
- 20 amps for cooling in Drying room, etc.

Other 20 amps general lighting
 20 amps security cameras, etc.

Dehumidification

- 16 oz water per pot per day
- 1 pint per pot
- 384 pots per room (2 gal)
- 384 pints per day
- 24 hours to remove all the moisture
- 16 pints per hour

Cooling - A/C

Sensible Load

- 24 LEDs in each flower room
- 2150 Btu's per light
- 51600** Btu's required for cooling lights

- 970 Btu's per pound of water
- 1.04 pound per pint of water
- 1008.8 Btu's per pint of water
- 16 pints per hour transpired by plants
- 16141** Btu's per room heat of transpiration

- 920 watts per dehumidifier
- 2 units per room
- 1840 watts total
- 3.4 Btu's per watt
- 541** Btu's generated by dehumidifiers

- 68282 Btu's Total Sensible Load per Flower Room
- 12000 Btu's per ton
- 5.69 tons cooling
- 20 percent buffer for people, infiltration, etc.
- 6.83 total tons required per Flower Room**

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1) Describe the marijuana growing medium to be used:

(what I have so far) The facility will be outfitted with an automatic irrigation system utilizing hydroponic tables designed in conjunction with closed loop nutrient management system to maximize production yield. All flowering plants will be grown in a 6"x6" rockwool cubes on a drip system using a timed water pump. Closed loop feeding system using recycled water from a reservoir filled with nutrients mixed a ratio of 200PPM to 1200PPM. The growing medium for all mother plants will be on a proprietary 18-24 hour drip system. The system will consist of three gallon buckets inside five gallon buckets growing in clay in pellets. 4 to 8 plants will be on 24-30 closed loop reservoir systems.

2) Describe the marijuana cultivation fertilizers, chemicals, gases and delivery systems including carbon dioxide management, to be used:

The cultivations delivery system will consist of a proprietary timed water pump system. The system will consists of black vinyl tubing of various sizes with plastic steaks that stick into the rockwool 6"x6" cubes. The water shed from the rockwool will be circulated back into the reservoir. A CO2 system will be used all in flowering room and installed in conjunction with state and municipal code and and installed by a licenced contractor.

The following chemicals will be used:

Name:

Chemicals: F-1 (Fulvic Acid), Wet Betty (Non-Ionic Surfactant), Potassium Nitrate, Monopotassium Phosphate, Urea, Potassium Sulfate, Potassium Amino Chelate, Nitrogen Amino Chelate, L- Alanine, L- Arginine, L-Aspartic Acid, L- Cystine/Cysteine, L-Glutamine, L-Glutamic Acid, L- Glycine, L-Histidine, L- Hydroxyproline, L-Isoleucine, L-Leucine, L-Lysine, L-Methionine, L-Phenylalanine, L-Proline, L-Serine, L- Threonine, L-Tryptophan, L-Tyrosine, L-Valine, Proprietary Blend of Blooming Co-Factor Plant Extracts, Proprietary Blend of pH Balancing and pH Stabilizing Compounds, Proprietary Phosphate

Name:

H-2 (Humic Acid), Wet Betty (Non-ionic Surfactant), Calcium Nitrate, Magnesium Nitrate, Magnesium Amino Chelate, Iron EDTA, Iron Amino Chelate, Iron DTPA, Iron EDDHA, Manganese EDTA, Calcium Amino Chelate, Manganese Amino Chelate, Zinc EDTA, Zinc Amino Chelate, Boron Amino Chelate, Copper EDTA, Copper Amino Chelate, Molybdenum Amino Chelate, Cobalt Amino Chelate, Free-form EDTA, L- Alanine, L- Arginine, L-Aspartic Acid, L- Cystine/Cysteine, L-Glutamine, L-Glutamic Acid, L- Glycine, L-Histidine, L-Hydroxyproline, L-Isoleucine, L-Leucine, L-Lysine, L-Methionine, L-Phenylalanine, L-Proline, L-Serine, L-Threonine, L-Tryptophan, L-Tyrosine, L-Valine, Proprietary Blend of pH Balancing and pH Stabilizing Compounds

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Name:

Chemicals: F-1 (Fulvic Acid), Wet Betty (Non-ionic Surfactant), Potassium Nitrate, Monopotassium Phosphate, Urea, Potassium Sulfate, Potassium Amino Chelate, Nitrogen Amino Chelate, L- Alanine, L- Arginine, L-Aspartic Acid, L- Cystine/Cysteine, L-Glutamine, L-Glutamic Acid, L- Glycine, L-Histidine, L- Hydroxyproline, L-Isoleucine, L-Leucine, L-Lysine, L-Methionine, L-Phenylalanine, L-Proline, L-Serine, L- Threonine, L-Tryptophan, L-Tyrosine, L-Valine, Proprietary Blend of pH Balancing and pH Stabilizing Compounds, Proprietary Phosphate

Name:

Chemicals: H-2 (Humic Acid), Wet Betty (Non-ionic Surfactant), Calcium Nitrate, Urea, Magnesium Nitrate, Magnesium Amino Chelate, Iron EDTA, Iron Amino Chelate, Iron DTPA, Iron EDDHA, Manganese EDTA, Manganese Amino Chelate, Zinc EDTA, Zinc Amino Chelate, Boron Amino Chelate, Copper EDTA, Copper Amino Chelate, Molybdenum Amino Chelate, Cobalt Amino Chelate, Free-form EDTA, Calcium Amino Chelate, L- Alanine, L- Arginine, L-Aspartic Acid, L- Cystine/Cysteine, L-Glutamine, L-Glutamic Acid, L- Glycine, L-Histidine, L-Hydroxyproline, L-Isoleucine, L-Leucine, L-Lysine, L-Methionine, L- Phenylalanine, L-Proline, L-Serine, L-Threonine, L-Tryptophan, L-Tyrosine, L-Valine, Proprietary Blend of Blooming Co-Factor Plant Extracts, Proprietary Blend of pH Balancing and pH Stabilizing compounds.

Name:

Chemicals: Potassium Sulfate, Monopotassium Phosphate, Whey Protein Hydrolysate, L- Alanine, L- Arginine, L-Aspartic Acid, L- Cystine/Cysteine, L-Glutamine, L-Glutamic Acid, L- Glycine, L-Histidine, L- Hydroxyproline, L-Isoleucine, L-Leucine, L-Lysine, L-Methionine, L-Phenylalanine, L-Proline, L-Serine, L- Threonine, L-Tryptophan, L-Tyrosine, L-Valine, Ascorbic Acid, Citric Acid

Name:

Chemicals: Potassium Nitrate, Urea, Monopotassium Phosphate, Magnesium Sulfate, Seaweed Extract Powder, Humic Acid, Fulvic Acid, Thiamine Mononitrate (B-1), Niacinamide (B-3), Calcium D- Pantothenate (B-5), Pyridoxine Hydrochloride (B-6), Riboflavin (B-2), Folic Acid

Name:

Chemicals: Potassium Nitrate, Magnesium Phosphate, Monopotassium Phosphate, Magnesium Nitrate, Ascorbic Acid, Folic Acid, Fulvic Acid

Name:

Bacillus subtilis, Bacillus megaterium, Bacillus amyloliquefaciens, Bacillus pumilus, Bacillus licheniformis, Paenibacillus azotofixans, Bacillus mycoides, Bacillus laterosporus, Bacillus macerans, Bacillus polymyxa, Bacillus cereus, Paenibacillus polymyxa.

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4614 Halibut Point Road

3) Describe the marijuana cultivation facility's irrigation and waste water system to be used:

The cultivation will use city of Sitka's waste water system. Green Leaf attended local committee meetings discussing commercial marijuana cultivation on municipal waste water systems, and according to representatives from Sitka's Public Works department there will be none.

Aaron Bean
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The facility will be constructed and outfitted to maximize odor control efforts through the strategic use of climate control, air filtration, ventilation, and exhaust. The air filtration and circulation systems will be essential to controlling heat buildup and eliminating exhaust odors. The air circulation in the facility will be designed in conjunction with the grow lights to counteract the heat emission from the lighting system. Exhaust fans will be fixed to eliminate heat and excess oxygen.

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Describe the marijuana cultivation facility's waste disposal arrangements:

Green Leaf, Inc. will implement a thorough Disposal Plan to safeguard marijuana consumers, Green Leaf, Inc.'s employees, and the community from the potential hazards presented by marijuana waste. The expected waste that Green Leaf, Inc. will be disposing of includes: (1) waste from marijuana flowers, trim, and solid plant materials; (2) marijuana that is identified as infected or fails to meet quality testing; (3) marijuana plant waste; (4) run off water from the plants during cultivation; and (5) medium used for cultivation and root matter. Green Leaf, Inc. will ensure that all marijuana waste is rendered unusable prior to leaving the facility. The manager will maintain a log on the status of all marijuana waste, tracking the type of waste, the date of disposal, the date it was rendered unusable, and the date that it was picked up by the disposal company. To render marijuana unusable, Green Leaf, Inc. will grind and incorporate the marijuana waste with either non-compostable or compostable solid wastes so that the resulting mixture is at least fifty percent (50%) non-marijuana waste. Non-compostable solid wastes include paper waste, plastic waste, cardboard waste, and soil. Compostable solid wastes include food waste, yard waste, and vegetable-based grease or oils. The manager will ensure that the resulting mixture is composed of no more than fifty percent (50%) marijuana by volume, and will log the composition of the mixture in the disposal log, which will be made available to the AMCO upon request. The disposal log will be kept as part of Green Leaf, Inc.'s business records. Marijuana waste will be rendered unusable using this method a minimum of once per day, before the facility closes. Once rendered unusable, marijuana will be securely stored in locked containers located on the premise. All locks will comply with the highest UL standards, and only authorized personnel will have access to the keys that lock and unlock the disposal containers. The disposed marijuana will not be stored outside the facility at any time. Twice a week, a waste truck will collect the waste and dispose of it. To ensure tracking and to ensure that no diversion occurs, the manager will meet with the waste truck driver and collect a signature and the name of the waste truck driver, the date, time, and the type of marijuana waste being collected. This information will be entered into the disposal log, which will be securely stored and made available to the AMCO upon request. The manager will make arrangements with the disposal company if ever the dumpsters are full prior to pick-up.

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Describe the method(s) used to ensure that any marijuana at the marijuana cultivation facility cannot be observed by the public from outside the facility:

The facility will be outfitted with reinforced security walls to separate all public areas of the premises from all cultivation areas, marijuana processing and storage areas, and restricted access areas. No individuals will be permitted on the premises without checking in with and being escorted by an authorized employee. All movement, transport, or otherwise ingress or egress of marijuana products will be discrete, utilizing the designated loading platform. All marijuana products will be securely packaged, labeled, and organized for transport within the facility before being moved out of the buildings.

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

The alarm system will be rigged to each exterior window and door in the facility so that any intrusion will initiate the alarm response. Each morning, Ownership will enter a predetermined code into the security device next to the front door to disable the alarm system. The opening employees will check all security cameras and tapes to ensure they are functioning. The last employee to leave at close will activate all security devices and lock all doors and windows. Activation of security devices will be done on site using the alarm system keypad. All doors that are not self-locking will be locked using a key, and sensors on windows will be activated at close to monitor intrusions.

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

The facility will contract with a third party alarm system and monitoring company to install and maintain all alarm system equipment. The alarm system will be monitored by the alarm company at a central location twenty four (24) hours a day, seven (7) days a week to detect unauthorized intrusion and notify local law enforcement, if needed. The alarm system will monitor all exterior doors, windows, and roof penetrations. Motion detectors will monitor all areas of the building including the roof and attic areas. Any unauthorized intrusion or attempted intrusion will send an automatic, electronic alert to Ownership and local law enforcement. Additionally, the facility will be equipped with strategically-placed panic buttons to provide easy and central access by employees in an emergency. At all hours of the day or night these buttons, if pressed, will trigger the alarm system. At a minimum, the buttons will be located at the front entrance and in the office and safe room. All employees will be aware of the locations of the panic buttons and taught proper use prior to beginning work. Ownership and Management will be educated on the security and alarm systems by the security and alarm system installers. Education on the security and alarm systems will include: proper use, troubleshooting, police response, measures, and controls. Management or Ownership will be the first to arrive to the facility each morning to enter a predetermined code into the security device next to the front door to disable the alarm system. All security cameras and tapes will be checked each morning at opening to ensure they are functioning. The last agent to leave the facility each night will be required to activate all overnight security devices, and lock all doors and windows. Activation of security devices will be done on site using the alarm system keypad. All doors that are not self-locking will be locked using a key, and sensors on windows will be activated at that time.

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

In the event that an employee is caught stealing or illegally distributing marijuana, Green Leaf, Inc. will pro-actively cooperate with and notify the appropriate law enforcement agencies in the City of Sitka and/or the State of Alaska. Employees found to be diverting marijuana could be arrested and punished to the fullest extent of the law, and Green Leaf, Inc. will cooperate with all law enforcement directives and immediately notify the AMCO Director and/or designated staff member of the incident. All employees will be trained to recognize potential theft, and are required to notify Ownership or Management if they suspect such activity is occurring. All reports and documentation concerning a suspected or actual theft will be maintained by the company for five (5) years and made available to AMCO, and its agents and representatives, upon request. If any suspected or actual theft occurs, Ownership will contact local law enforcement immediately. Additionally, Ownership will take such steps appropriate and necessary to ensure that an employee's illegal conduct does not compromise or otherwise present a risk to the facility's license and legitimate business operations. Once a theft is reported to law enforcement, Ownership will update the product records in the marijuana inventory control tracking system to maintain an accurate and comprehensive accounting for all marijuana inventory activity. Ownership will also comply with any and all directives, inquiries, and investigations lodged by AMCO.

Aaron Bean

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

In the event that a dangerous, threatening, or unauthorized situation arises in or around the facility, employees shall cooperate with local law enforcement and meet local police or fire department at the premises in a safe location. All visitors present in the building will be asked to leave immediately and escorted to the nearest exit in a safe and organized manner. If an emergency occurs in or around the facility during operation that threatens the facility, or the safety of employees and visitors, Management will evacuate the building of all people, including themselves, and await the arrival of the local police or fire department in a safe and accessible location. Law enforcement representatives for the City of Sitka will be invited to tour the facility and meet the employees in an effort to help the agency further understand the business operations and the building layout. Should any situation arise where law enforcement needs to contact Green Leaf, Inc. Owner and Manager Aaron Bean directly, they will be given a company phone number, as well as direct phone numbers to Ownership, to ensure a good working relationship continues.

Aaron Bean
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Describe how the video cameras will be placed to produce a clear view adequate to identify any individual inside the licensed premises, or within 20 feet of each entrance to the licensed premises:

All security cameras will be positioned in such a manner as to get the best facial image of anyone present within the building and within 20 feet of the exterior walls. Security cameras will be installed throughout the facility that allow for monitoring all areas including, at a minimum: all entrances and exits, all security doors and restricted access areas, all windows, the check-in area, every portion of the office and safe room, and the exterior of the building to monitor all activities adjacent to the facility. The front entrance door of the facility as well as the exterior emergency exit door will have cameras documenting the face of anybody going in or out of the building. All restricted access doors and the check-in area will have coverage to clearly identify the face of anybody present. All exterior entrances and restricted access rooms will have video coverage documenting the face of the individual entering the room. All entrances and exits of the building will be monitored by security cameras. All exterior corners of the space will have cameras installed to facilitate monitoring of all activity on each side of the building. The parking lot and entrance will have video coverage. All security cameras will be of high quality, will have a recording resolution of at least 704x480, and will have the ability to see at night using infrared technology. Footage from security cameras will be accessible remotely, allowing Ownership to view operations from anywhere. A failure notification system will be installed to provide audible and visual notification of any failure in the electronic monitoring system. Any time a camera fails, a loud, beeping notification and a visual alert of the camera screen going black will alert employees of the failure. During a power outage all video cameras and recording equipment will be run on emergency power with a battery backup system to ensure that they will continue to operate for at least one (1) hour.

Aaron Bean
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Describe the locked and secure area where video surveillance recording equipment and records will be housed and stored and how you will ensure the area is accessible only to authorized personnel, law enforcement, or an agent of the board:

A nineteen (19) inch or greater call-up monitor will be located in the restricted access Manager's office and safe room to house all surveillance feeds and recordings. Only Ownership, Management, and authorized agents will have access to the office and safe room. Reinforced security walls will be used to separate the office and safe room from the rest of the facility. The office and safe room will feature a solid core with a minimum fire rating of ninety (90) minutes, a steel door frame with self-closing and self-locking mechanism, a commercial grade dead bolt lock, and a commercial grade fingerprint entry lock. A high quality video printer capable of immediately producing a still photo from any video camera image will be located alongside the monitor in the office and safe room. All video camera footage will be stored for a minimum of forty (40) days. The surveillance will be stored in the secured office and safe room on a digital video recorder, and any recordings not stored electronically will be kept on CD or flash drive and locked in a safe. Recordings will be stored for at least forty (40) calendar days and will be available to the MC Board and local law enforcement upon request.

Aaron Bean

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

All business and regulatory documents, recordings, surveillance, logs, and communications will be stored at the facility and backed up on an off-site server. Records within the facility will be stored in the office and safe room in a secure safe, separate from all storage of marijuana products and currency. Only Ownership, Management, and authorized agents will have access to the office and safe room, and all safes inside. Reinforced security walls will be used to separate the office and safe room from the rest of the facility. The office and safe room will feature a solid core with a minimum fire rating of ninety (90) minutes, a steel door frame with self-closing and self-locking mechanism, a commercial grade dead bolt lock, and a commercial grade fingerprint entry lock. Employees managing facility records will be trained in standard retention policies to ensure that all records are maintained and filed in a consistent and searchable fashion until they may be destroyed.

Aaron Bean
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Describe the marijuana tracking system that you plan to use and how you will ensure that it is capable of sharing information with the system the board implements:

Green Leaf, Inc. will use the electronic marijuana inventory tracking and control system, Metrc, to increase product security, track the cultivation and movement of all marijuana products, and minimize diversion and illegal practices. The facility will install Metrc and fully integrate the system into its standard business practices. All employees will be trained in using the tracking system to ensure that: (1) all marijuana propagated, grown, or cultivated on the premises is identified and tracked from the time the marijuana is propagated through either its transfer to another licensed marijuana establishment, or its destruction; (2) all establishments transacting to purchase or otherwise receive marijuana or marijuana products from the facility are licensed facilities; and (3) any loss or theft of marijuana products is promptly reported. Employees will record data at several stages of the cultivation process, including: (1) during cultivation; (2) during sale, sample, and transport; (3) during disposal, destruction, and theft. The facility will assign a tracking number to each plant over eight (8) inches tall and enter all inventory into Metrc. Each harvest batch will be given an inventory tracking number and entered into Metrc. All clones or cuttings will be limited to fifty (50) or fewer plants and identified by a batch tracking number. After harvest and processing, employees will record all sales in Metrc as they are processed. All marijuana used to prepare and package samples for the purpose of testing or for negotiating sales will also be recorded, including: (1) the amount of each sample; (2) the facility that received the sample; and (3) the disposal of any expired or outdated promotional sample returned to the facility. For each batch, employees will record all transportation arrangements and will generate a transport manifest to accompany the batch in transit. Employees will use Metrc to verify each prospective sale or sample shipment is being delivered to a licensed marijuana establishment, and the identity and handling permit of all individuals who arrive at the facility to conduct business. In the event that marijuana or marijuana products are flagged for disposal, the facility will record the disposal in Metrc at least three (3) days prior to taking any disposal action. In addition to notifying the appropriate local and/or state authorities, any destruction, loss, or theft of marijuana will be promptly recorded in Metrc to give notice to AMCO Director and/or designated staff or agents.

Aaron Bean

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Describe how your establishment will meet the requirements for employee qualifications and training:

Qualified candidates will be hired on a three (3) month probationary period during which time they will receive training and evaluation specific to their position. Training will include marijuana industry topics; safety precautions and procedures; legal issues; and state, local, and federal regulations. Training will take place throughout the year, as well as when topics arise that need further explanation. Ownership will personally present training and education to employees. Within the probationary period, all new employees will be required to meet with Ownership to learn the company's business approach and to adopt the standard of service. Educational packets will be provided to each cultivation employee to be read and reviewed. The educational packets will discuss relevant cannabinoids in the marijuana plant, strain ratios, marijuana benefits and risks, and general Alaska marijuana law. Packets will also include safety procedures that specifically address the facility's security measures and controls for the prevention of diversion, theft, and loss of marijuana such as emergency response procedures and state and federal statutes regarding confidentiality. As proper safety and security procedures are of the utmost importance to Ownership, the most up-to-date reading materials will be available to employees at all times. Management will conduct quarterly staff meetings with the purpose of updating all employees on new state and local regulations, assuring that each employee is performing within company procedure, assessing any procedural changes that are needed, and addressing any comments or concerns from the staff. Prior to beginning work, employees will be expected to understand: (1) Alaska laws, regulations, and codes governing the marijuana industry and marijuana establishments; (2) all of the licensing requirements to act as a marijuana handler (including obtaining a Marijuana Handler card from state approved course provider prior to commencing employment) and to work in a marijuana establishment; (3) Green Leaf, Inc., standards, operational protocol, and best practices with regard to all phases of the cultivation and sale of marijuana; (4) general safety procedures and security protocol; (5) how to think defensively if threatening situations occur, and how to recognize the signs of impairment, drug abuse, and instability; (6) in-depth information about our particular strains and marijuana related products; (7) in-depth information on the requirements of each room, task, and system; (8) the general federal, state, and local employment regulations by which Green Leaf, Inc., is governed; and (9) cultivation-specific education. To ensure full coverage for each position, all employees will be cross-trained on the requirements of each job. Employees will also be required to attend a general security class taught by the hired security company. Green Leaf, Inc., will encourage staff to attend seminars, conferences, and workshops, and Management will maintain a library of resources on marijuana topics, available to employees at all times. The state and local marijuana regulations and laws will be posted in spaces frequently occupied by staff, like the break room, for reference. All new hires will be required to meet with Ownership to go over employment documents, specific tasks, educational materials, facility features, security, position-specific training, and to receive their uniform and supplies.

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

Green Leaf, Inc., has prepared a disposal plan for disposing of all marijuana that does not meet state testing requirements and Green Leaf, Inc.'s internal quality standards for any reason, including, but not limited to, disease, infestation, and mishandling. The following is a list of the expected waste that Green Leaf, Inc. will be disposing of: (1) waste from marijuana flowers, trim, and solid plant materials; (2) marijuana that is identified as infected or fails to meet quality testing; (3) marijuana plant waste; (4) run off water from the plants during cultivation; and (5) medium used for cultivation and root matter. Rendering marijuana unusable before disposal will ensure that marijuana and marijuana products are safely kept away from the public. Green Leaf, Inc. will ensure that all marijuana is rendered unusable prior to leaving the facility. The Manager will maintain a log on the status of all marijuana waste, tracking the type of waste, the date of disposal, the date it was rendered unusable, and the date that it was picked up by the disposal company. All marijuana marked for disposal will be stored in a secured bin, separated from all other products and materials, until it can be rendered unusable. Marijuana waste will be rendered unusable a minimum of once per day, before the facility closes. Once rendered unusable, marijuana will be securely stored in locked containers located on the premise. All locks will comply with the highest UL standards. Only authorized personnel will have access to the keys that lock and unlock the disposal containers. The disposed marijuana will not be stored outside the facility at any time. Twice a week, a waste truck will collect the waste and dispose of it. To ensure tracking and to ensure that no diversion occurs, a manager will meet with the waste truck driver and collect a signature and the name of the waste truck driver, the date, time, and the type of marijuana waste being collected. This information will be entered into a log by the manager, which will be securely stored and made available to the MC Board upon request. The manager will make arrangements with the disposal company if ever the dumpsters are full prior to pick-up.

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

The non-compostable solid wastes that Green Leaf, Inc. will use to render marijuana unusable include: (1) paper waste; (2) plastic waste; (3) cardboard waste; and (4) soil. The compostable solid wastes that Green Leaf, Inc. will use to render marijuana unusable include: (1) food waste; (2) yard waste; and (3) vegetable-based grease or oils.

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Describe how marijuana or marijuana product will be prepared, packaged, and secured for shipment:

All marijuana packaging will be uniform with labels secure and prominently displayed. No packaging products or materials can be used in the cultivation, storage, and/or sale process unless accepted into the facility by a member of the quality control unit. All packaging deliveries will be inspected, accepted or rejected, and recorded in QCU log. All packaging materials that will be sold to marijuana establishments for sale to consumers will be child-proof and not be appealing to children. All plastic packaging will be four (4) millimeters or more in thickness and will be heat-sealed without an easy-open tab, dimple, corner, or flap so that it is difficult for a child to open as a tamperproof measure. The QCU will check all packages to make sure that they will keep all marijuana from contamination and will check to make sure that the packages will not impart any toxic or deleterious substance to the marijuana. Only usable marijuana will be packaged at the facility, and all packaging will not be tampered with. Any packaging done at the facility will be performed in an area specifically set aside for packaging. All necessary sanitation will be executed to ensure the cleanliness of the product and packaging. The facility will package marijuana for sale to other marijuana establishments in standard units in accordance with the Alaska Administrative Code and the AMCO regulations. If the facility is selling usable marijuana in bulk for repackaging and sale to the consumer by the other marijuana establishment, the wholesale standard unit will not exceed five (5) pounds. If the usable marijuana is being packaged for retail sale at a dispensary, the standard unit will not exceed one (1) ounce. Facility agents will create unit-size loose flowers, rolls, or other forms of unit-sized usable marijuana. Unit packaging for marijuana flower will be done in accordance with industry standards, in 1/8 oz. and 1/4 oz. zip seal stand-up pouches from a reputable vendor, as determined in Ownership's discretion. After agents package bulk flower into units, they will be placed in sanitized, air-tight containers, labeled with all compliant labeling information, and given a barcode for the Metrc inventory control system. After all usable marijuana has been placed in bins and labeled, it will be moved to the secure storage area. For all commercial weighing and measuring equipment used at the facility, the commercial device will be licensed pursuant to the Alaska Administrative Code. The facility will use certified scales in compliance with the Alaska Weights and Measures Act, and will maintain registration and inspection reports at the facility. Upon request by the AMCO, Ownership will provide a copy of the registration and inspection reports of the certified scales for review. Labeling materials purchased for resale will be labels that are at least 2 3/4" high by 4" wide and all text printed on the label will be at least 10-point, non-italicized and will be in English. All usable marijuana sold to any marijuana establishment will be labeled with the following information: (1) the name and license number of the cultivation facility; (2) the date the marijuana was harvested; (3) the harvest batch number assigned to the marijuana; (4) the date the marijuana was packaged; (5) the net weight and the quantity of usable marijuana packaged in a standard of measure compatible with the inventory tracking system; (6) a complete list of all pesticides, fungicides, and herbicides used in the cultivation of the marijuana; and (7) the date of expiration, if perishable. If the facility transports marijuana to a retail or manufacturing establishment, a label must be affixed to the shipping container showing that a licensed marijuana testing facility has tested each harvest batch in the shipment. The label will list: (1) the date of final testing; (2) the cannabinoid potency profile, expressed as a range of percentages that extends from the lowest percentage to highest percentage of concentration for each cannabinoid listed from every test conducted on that strain of marijuana from the same marijuana cultivation facility within the last three months; (3) a statement listing the results of microbial testing; (4) a statement listing the results of residual solvent testing, as applicable; and (5) a statement listing the contaminants for which the product was tested, including molds, mildew, filth, herbicides, pesticides, fungicides, and harmful chemicals. Prior to departure, the manager will ensure all marijuana is in sealed packages, and locked in a safe, and secure storage compartment in the vehicle that will be transporting the marijuana.

Aaron Bean

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Describe any signs that you intend to post on your establishment with your business name, including quantity and dimensions:

[TBD - need specific sign details and dimensions from client]

The facility will fix and display all required postings on, around, and within the facility, and maintain the visibility and quality of such postings, with up to date information, including: (1) operating hours, (2) certificate of occupancy from the city and/or borough, (3) the State of Alaska marijuana establishment license certificate (to be displayed prominently), (4) approval to operate a cultivation facility, (5) "No Loitering" sign on the front door, (6) "Surveillance Cameras In Use" sign, (7) "Restricted Access" signs, and (8) any required postings by the local jurisdiction such as Exit and Fire Extinguisher signs. The operating hours are from 10:00 AM until 7:00 PM every day, except on nationally recognized holidays when the premises will be closed. The operating hours will be posted on the front door of the facility. All planned signage, required postings, logos, and advertisements are to be developed by Ownership and submitted to the MC Board prior to being used. At no times will Green Leaf, Inc. utilize any signs, postings, or advertisements that are not approved.

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Section 8 – Control Plan for Persons Under the Age of 21

Describe how the marijuana establishment will prevent persons under the age of 21 from gaining access to any portion of the licensed premises and marijuana items:

The facility will refuse entrance to any person who does not produce a form of valid photo identification showing that person is twenty one (21) years of age or older. A valid form of identification includes: (1) an unexpired, unaltered passport; (2) an unexpired, unaltered driver's license; instruction permit, or identification card of any state or territory of the United States, the District of Columbia, or a province of Canada; and (3) an identification card issued by a federal or state agency authorized to issue a driver's license or identification card. At no time will a person under the age of twenty one (21) be permitted to remain on the premises. If at any time an employee suspects that a person is a minor, the employee will refuse access and have the individual escorted off the premises.

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Introducing the gPOD: Precision Cooling and Control for Indoor Growers

2014 Colorado

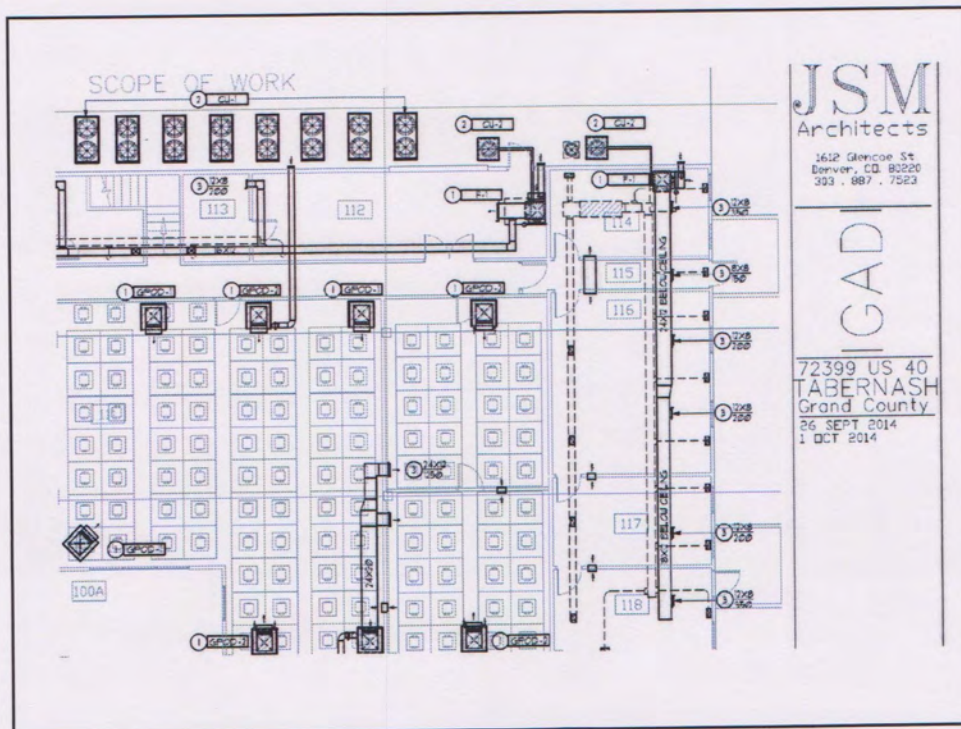
- \$600M in Recreational & Medical Pot
- \$60M in taxes for Colorado
- 300+ licensed dispensaries statewide
- State chartered Fourth Corner Credit Union serving the Cannabis Industry
- 4 states with legal Rec Pot – CO, WA, OR, AK
- 23 states with legal Medical Pot

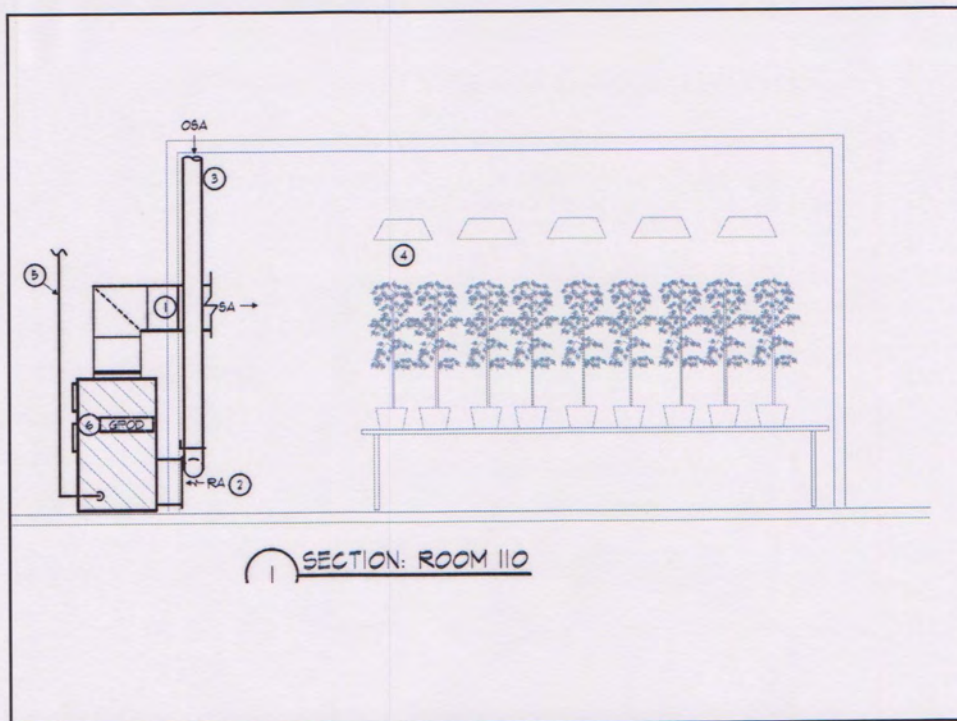


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How to grow indoors – key decisions:

1. Medium (soil based or hydroponic)
2. Lighting - 1,000 watt bulbs
3. Water and drainage
4. Temperature control
5. Humidity control
6. Air circulation
7. Carbon dioxide
8. Security





Veg Rooms vs. Flower Rooms

Vegetative Stage:

- Lighting 18-24 Hours
- Temperature
 - Lights ON: 70-85F
 - Lights OFF: 60-70F
- Humidity 50-80% RH
- CO₂ levels 1,200-1,500 ppm

Flowering Stage:

- Lighting 12 Hours
- Temperature 65-80F
- Humidity 40-50% RH
- CO₂ levels 1,200-1,500 ppm

Temperature + Humidity + CO2

Data Aire's gPod: Precision Cooling & Control for Indoor Growers
Maximize yield by automating temperature, humidity, carbon dioxide levels & managing alerts from your iPad.

The diagram shows a central blue gPod unit with five green circular callouts connected by a white line. The callouts contain the following text and icons:

- Carbon dioxide injection system with sensor** (Icon: plant with leaf)
- 24/7/365 days a year operation** (Icon: clock)
- Web-based controls for remote monitoring** (Icon: computer monitor with plant)
- iPad compatibility** (Icon: iPad)
- Ultra-precise cooling and humidity control** (Icon: hand holding a fan)

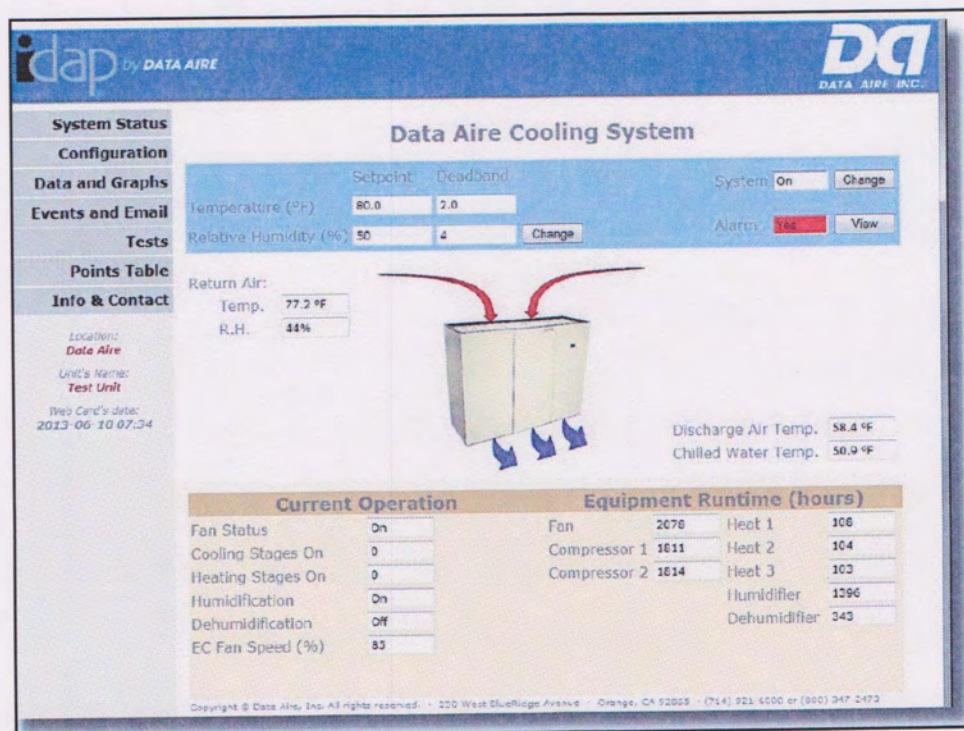
To learn more visit www.dataaire.com/gpod or contact your local Data Aire Representative

DAI
Data Aire Inc.

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4614 Halibut Point Road

gPOD Features:

- Air cooled split system with remote CU
 - Based on Data Aire Mini-Plus, 20 year platform
- Horizontal or Vertical indoor configuration
- Horizontal or Vertical outdoor configuration
- DX cooling coil
- Electric Reheat coil – dehumidification/temp
- iDAP internet based controls interface
- Remote CO2 sensor & unit mtd. solenoid valve



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Key selling points:

- **PROCESS COOLING** vs Comfort Cooling
- Precision cooling based on 24/7/365 operation
 - Ambient operation down -20F
- Humidity control – Dept. of Health Inspections
- CO2 distribution & control
 - 5,000 ppm High Limit Alarm per Denver Fire Dept.
- Combine T/H/CO2 with internet based controls
 - iDAP Card: Laptop, iPad, Cell Phone, Email Alerts

Competition:

- Standard Commercial Cooling Systems
 - DX RTUs & Split Systems
 - Air Cooled Chiller with Fan Coil Units
 - Comfort Cooling – units are designed to shut off
 - Redundancy concerns, no CO2 distribution
- SURNA – publicly traded company based in Boulder, CO. CEO is the co-founder of Zynga.
 - “Commercial” Chillers & “Commercial” AHUs (10T & 25T CU/HX) & (Fan Coil Units)

State of Alaska - 2014 General Election
November 4, 2014
Official Results

Date:11/24/14
Time:13:21:09
Page:4 of 7

	HOUSE DISTRICT 35					Ballot Measure 2 - 13PSUM			
	Reg. Voters	Total Votes	Samuelson, Steven A. (REP)	Kreiss-Tomkins, Jona (DEM)	Write-In Votes	Reg. Voters	Total Votes	YES	NO
Jurisdiction Wide									
35-700 Angoon	346	186	37	149	0	346	180	99	81
35-705 Craig	971	355	149	205	1	971	368	221	147
35-720 Hoonah	694	358	128	230	0	694	357	195	162
35-730 Kake	395	195	53	141	1	395	189	101	88
35-735 Kasaan	61	21	5	16	0	61	19	16	3
35-740 Klawock	636	275	92	181	2	636	266	142	124
35-745 North Prince of Wales	534	77	43	34	0	534	80	47	33
35-750 Pelican-Elfin Cove	193	47	21	26	0	193	48	39	9
35-755 Petersburg-Kupreanof	2601	1039	596	442	1	2601	1052	614	438
35-760 Port Alexander	74	19	2	17	0	74	18	12	6
35-765 Sitka No. 1	3483	1457	540	909	8	3483	1450	1012	438
35-770 Sitka No. 2	3501	1413	468	941	4	3501	1402	980	422
35-775 Tenakee Springs	158	45	14	31	0	158	46	29	17
35-780 Thorne Bay	549	180	126	51	3	549	183	106	77
District 35 - Absentee	0	2058	856	1199	3	0	2113	1347	766
District 35 - Question	0	48	26	21	1	0	136	103	33
District 35 - Early Voting	0	70	33	37	0	0	71	45	26
Total	14196	7843	3189	4630	24	14196	7978	5108	2870

Aaron Bean
Conditional Use Permit Request
4614 Halibut Point Road

Samantha Pierson

From: Michael Scarcelli
Sent: Thursday, April 28, 2016 8:11 AM
To: Samantha Pierson
Subject: FW: Green Leaf Special Use Permit (Sitka)
Attachments: Sitka Cultivation CUP.docx; deed.tif; plat.TIF; SUP .pdf; Copy of Green Leaf HVAC calculations.pdf; Copy of Greenleaf Floor 2nd Floor Layout.pdf; Green Leaf drying room specs.xlsx; Greenleaf 1st floor layout w jdww camera placement 4.14.16.pdf; JDW camera notes on 2nd floor cultivatin layout 4.13.2016.pdf

For file Meeting with him at 11am.

From: Aaron Bean [mailto:aaron.bean@greenleafalaska.com]
Sent: Wednesday, April 27, 2016 6:21 PM
To: Michael Scarcelli <michael.scarcelli@cityofsitka.org>
Cc: Jana Weltzin <jana@jdwcounsel.com>
Subject: Green Leaf Special Use Permit (Sitka)

Mike,

I've attached supplemental documents for Green Leaf's Special Use Permit. The 'SUP' document contains excerpts from Green Leaf's operational. I put an email into Conner about the 'as built' for the building. I just figured the parking out, and I haven't had a chance to add it to the narrative yet. According to SGC 22.20.100 -Off street parking- I would have five 9'x18' parking spots. We anticipate 4 employees.

John Bartlett -Schmolck Mechanical- is working on the HVAC design. Southeast Fire Protection is working on plans for our sprinklers.

I'm really hoping we won't have publicize any part of Green Leaf's operational plan, and if we can redact some of the grow production, humidity and HVAC information from the floor plans/diagrams I'd feel much better.

Please let me know if I need to have anything else for our meeting.

Thanks for all your help with this!

- Aaron

Aaron Bean
 Conditional Use Permit Request
 4614 Halibut Point Road

Samantha Pierson

From: Michael Scarcelli
Sent: Thursday, April 28, 2016 10:55 AM
To: Samantha Pierson
Subject: FW: Questions

For file ...

From: Aaron Bean [mailto:aaron.bean@greenleafalaska.com]
Sent: Thursday, April 28, 2016 10:52 AM
To: fredgreen@sprintmail.com
Cc: Eric VanVeen <eric.vanveen@greenleafalaska.com>
Subject: Questions

Fred,

It was good catching up with you. As I mentioned at the end of our conversation here are the three questions I am working on:

1) Describe the marijuana growing medium to be used:

(what I have so far) The facility will be outfitted with an automatic irrigation system utilizing hydroponic tables designed in conjunction with closed loop nutrient management system to maximize production yield. All flowering plants will be grown in a 6"x6" rockwool cubes on a drip system using a timed water pump. Closed loop feeding system using recycled water from a reservoir filled with nutrients mixed a ratio of 200PPM to 1200PPM. The growing medium for all mother plants will be on a proprietary 18-24 hour drip system. The system will consist of three gallon buckets inside five gallon buckets growing in clay in pellets. 4 to 8 plants will be on 24-30 closed loop reservoir systems .

2) Describe the marijuana cultivation fertilizers, chemicals, gases and delivery systems including carbon dioxide management, to be used:

The cultivations delivery system will consist of a proprietary timed water pump system. The system will consists of black vinyl tubing of various sizes with plastic steaks that stick into the rockwool 6"x6" cubes. The water shed from the rockwool will be circulated back into the reservoir. A CO2 system will be used all in flowering room and installed in conjunction with state and municipal code and no chemicals will be used within Green Leafs growing process.

3) Describe the marijuana cultivation facility's irrigation and waste water system to be used:

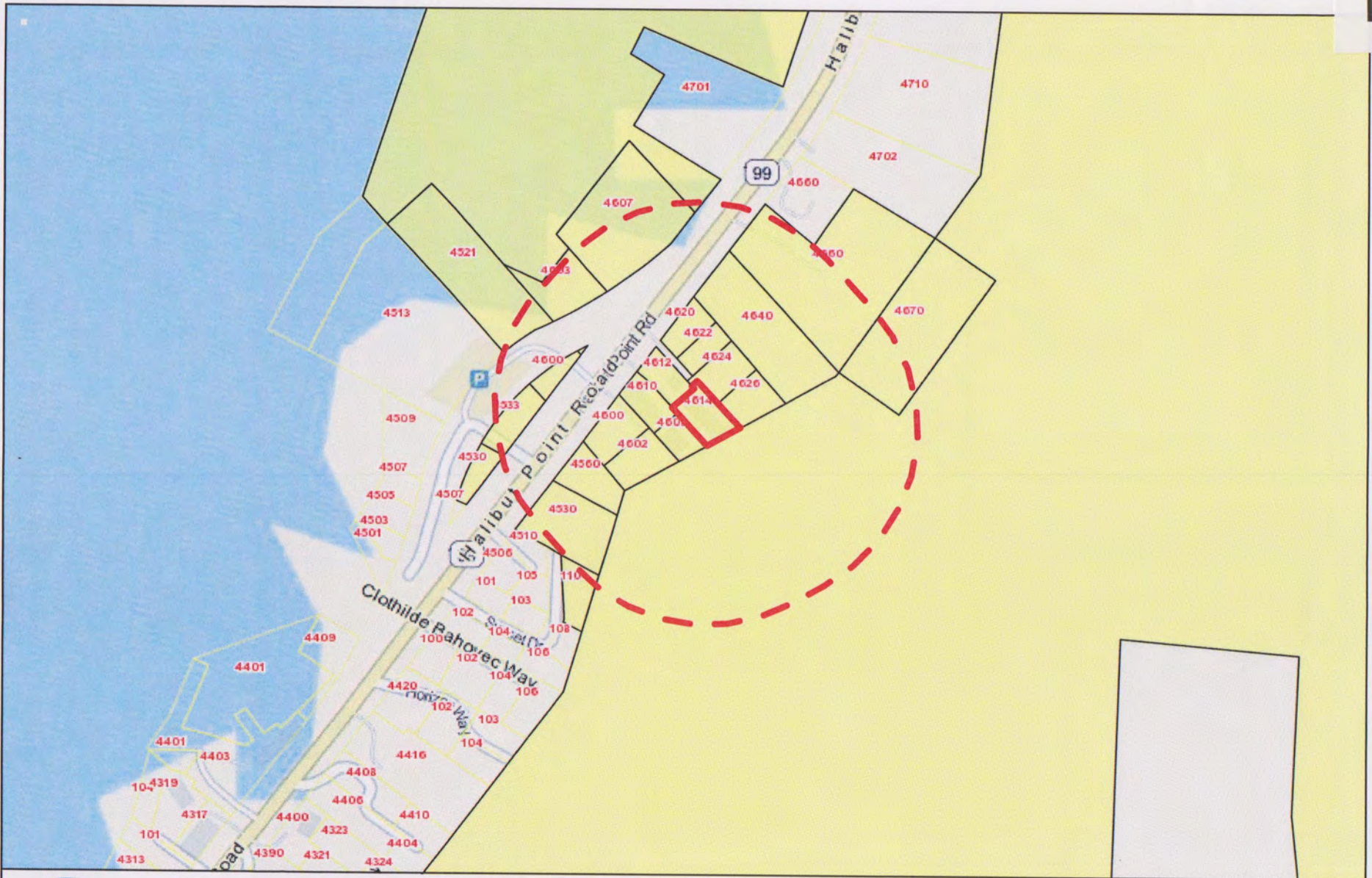
The cultivation will use city of Sitka's waste water system. Green Leaf attended local committee meetings discussing commercial marijuana cultivation on municipal waste water systems, and according to representatives from Sitka's Public Works department there will be none.

This is a work in progress and Eric will provide more details on what cleaning chemicals will be onsite.

Thanks again,

Aaron Bean

Aaron Bean
Conditional Use Permit Request
4614 Halibut Point Road



City & Borough of Sitka, Alaska

Selected Parcel: 4614 HALIBUT POINT ID: 25875003

Printed on 5/5/2016 from <http://www.mainstreetmaps.com/ak/sitka/internal.asp>

This map is for informational purposes only. It is not for appraisal of, description of, or conveyance of.



Aaron Bean
Conditional Use Permit Request
4614 Halibut Point Road

assume no legal responsibility for the information contained herein.

Parcel ID: 25850000
 EARLE JOHNSON
 JOHNSON, EARLE, W.
 P.O. BOX 1173
 SITKA AK 99835-1173

Parcel ID: 25865001
 DOUGLAS/OLGA BORLAND
 BORLAND, DOUGLAS & OLGA
 P.O. BOX 1268
 SITKA AK 99835-1268

Parcel ID: 25865002
 DOUGLAS/OLGA BORLAND
 BORLAND, DOUGLAS & OLGA
 P.O. BOX 1268
 SITKA AK 99835-1268

Parcel ID: 25875002
 CONNOR/VALERIE NELSON
 NELSON, CONNOR/VALERIE
 P.O. BOX 2094
 SITKA AK 99835-2094

Parcel ID: 25875003
 CONNOR/VALERIE NELSON
 NELSON, CONNOR/VALERIE
 P.O. BOX 2094
 SITKA AK 99835-2094

Parcel ID: 25875004
 SITKA TRIBE OF ALASKA
 SITKA TRIBE OF ALASKA
 456 KATLIAN AVE
 SITKA AK 99835

Parcel ID: 25875005
 CONNOR/VALERIE NELSON
 NELSON, CONNOR/VALERIE
 P.O. BOX 2094
 SITKA AK 99835-2094

Parcel ID: 25885000
 PAUL/LAMOYNE SMITH TRUST
 SMITH, PAUL, J./LAMOYNE, K.
 P.O. BOX 1006
 SITKA AK 99835-1006

Parcel ID: 25886000
 PAUL/LAMOYNE SMITH TRUST
 SMITH, PAUL, J./LAMOYNE, K.
 P.O. BOX 1006
 SITKA AK 99835-1006

Parcel ID: 25887000
 JOSHUA/BRIAN
 JOHNSON/BLANKENSHIP
 JOHNSON, JOSHUA/BLANKENSHIP,
 BRIAN
 103 HORIZON WAY
 SITKA AK 99835

Parcel ID: 25888000
 JOSHUA/BRIAN
 JOHNSON/BLANKENSHIP
 JOHNSON, JOSHUA/BLANKENSHIP,
 BRIAN
 103 HORIZON WAY
 SITKA AK 99835

Parcel ID: 25895000
 RICHARD/MARILYN GUHL
 GUHL, RICHARD, J./MARILYN, G.
 721 SIRSTAD ST.
 SITKA AK 99835

Parcel ID: 26004000
 C/B OF SITKA
 C/B OF SITKA
 100 LINCOLN ST
 SITKA AK 99835

Aaron Bean
 Conditional Use Permit Request
 4614 Halibut Point Road

P&Z Mailing
 May 6, 2016