KushTopia
1044 S Old Glenn Hwy
Palmer, AK 99645

Attachment 3

Land use within 1500ft of Prestige Worldwide Management, LLC DBA KushTopia, 1044 S Old Glenn Hwy Palmer, Alaska 99645.

1. Doc's Place, Palmer, Alaska 99645. House
2. Empty Lot
3. Empty Lot
4. Empty Lot
5. 956 S Old Glenn Hwy, House and Greenhouses.
6. 1134 S Old Glenn Hwy, House
7. 1741 S Old Glenn Hwy, Empty Lot
8. 1134 S Old Glenn Hwy, House
9. 956 S Old Glenn Hwy, House
10. 813 S Old Glen Hwy, House

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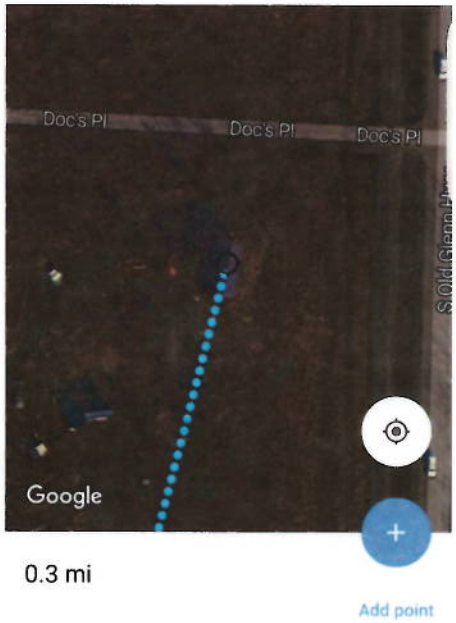
Imagery ©2016 Google, Map data ©2016 Google 1000 ft

#1: Doc's Place, Palmer, Alaska 99645. House



0.3 mi

Add point

#2-4: Empty Lots

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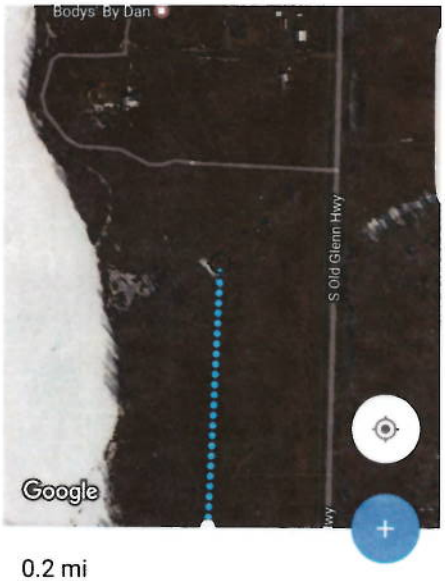
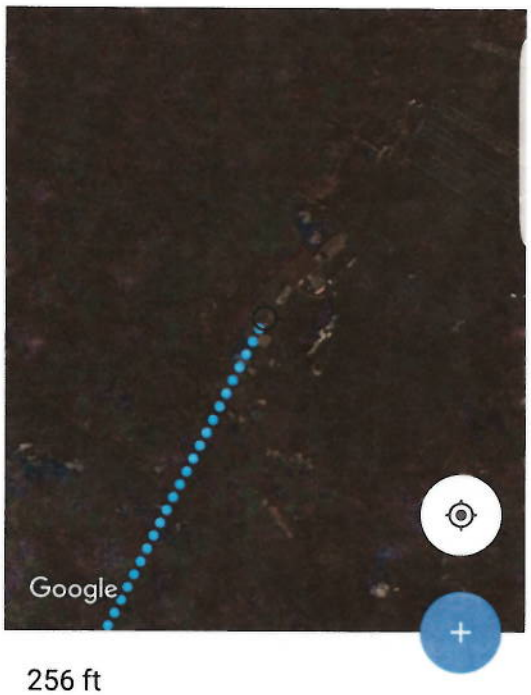


0.2 mi

Add point

#5: 956 S Old Glenn Hwy, House and Greenhouses.



256 ft

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#6: 1134 S Old Glenn Hwy, House

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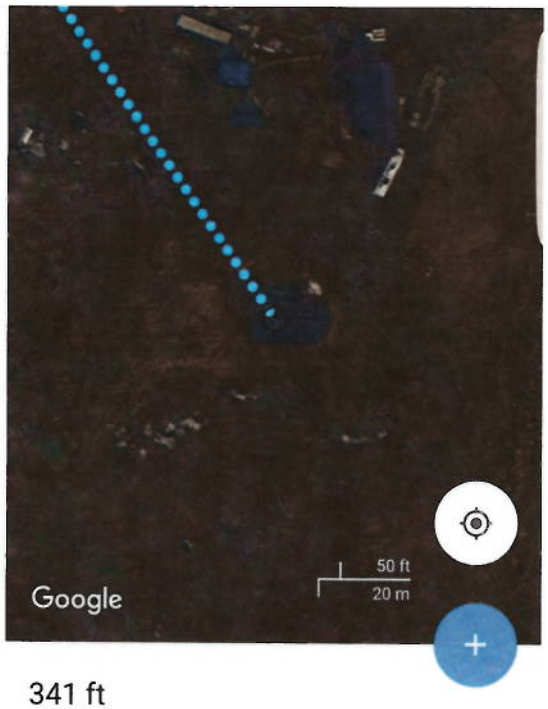
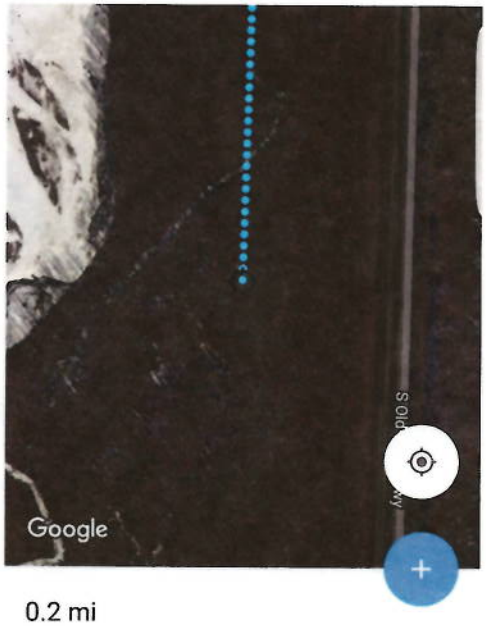


341 ft

Add point

#7: 1741 S Old Glenn Hwy, Empty Lot



0.2 mi

Add point

#8: 1134 S Old Glenn Hwy, House

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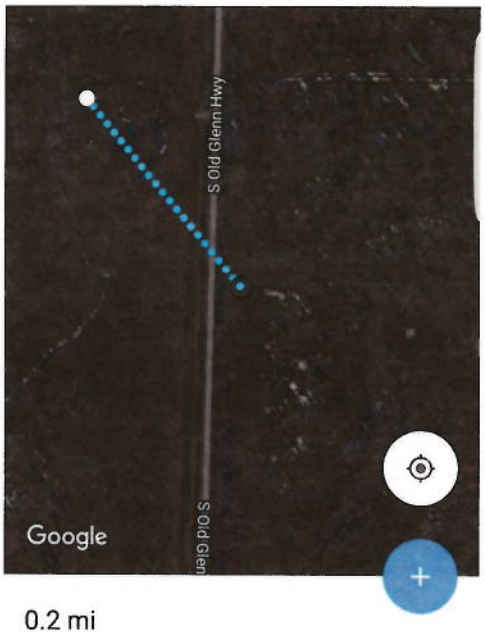
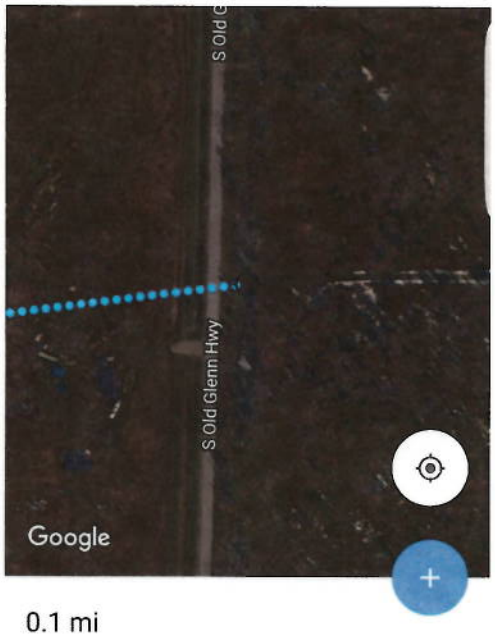


0.2 mi

Add point

#9: 956 S Old Glenn Hwy, House



0.1 mi

Add point

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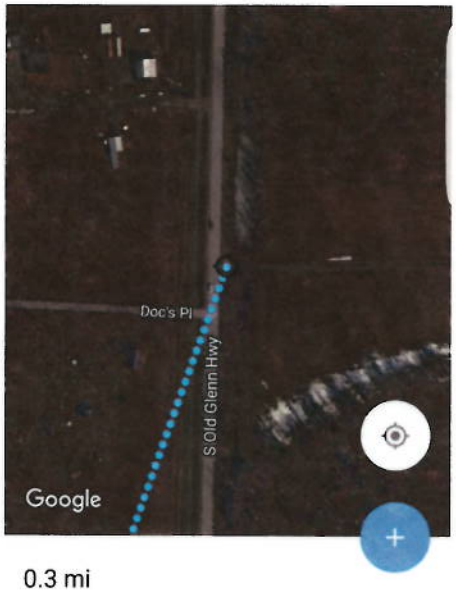
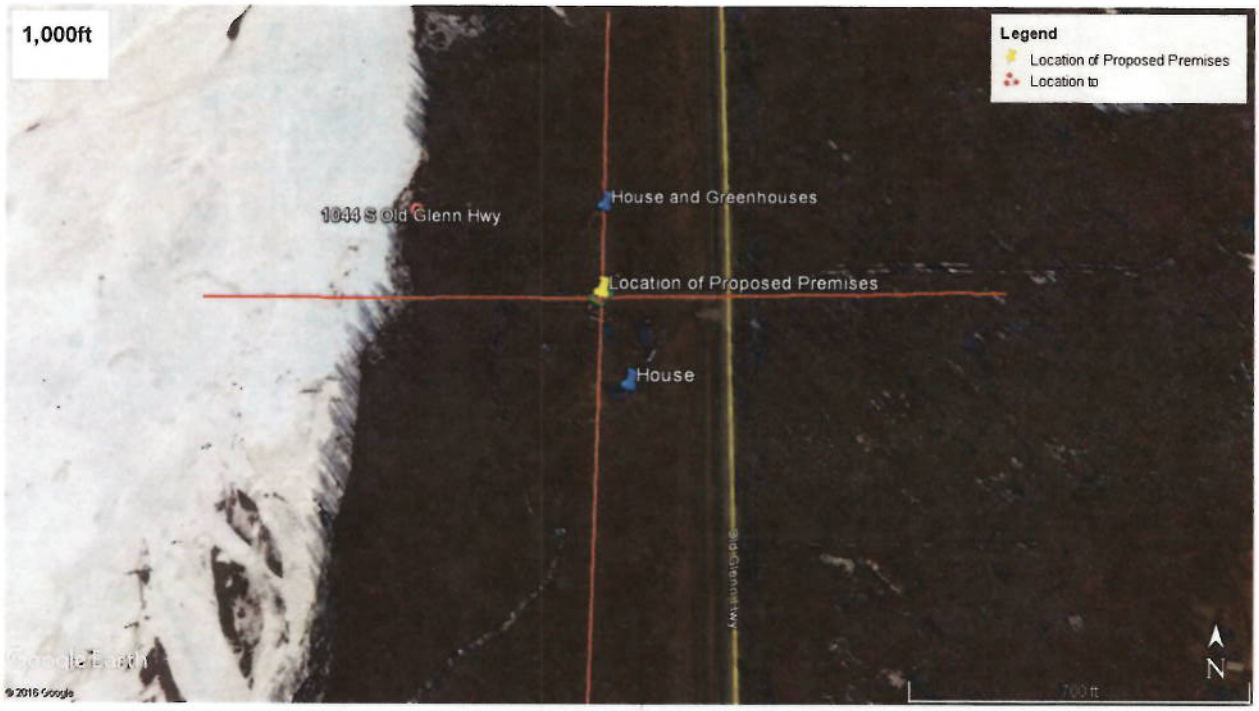
#10: 813 S Old Glen Hwy, House



0.3 mi

Add point



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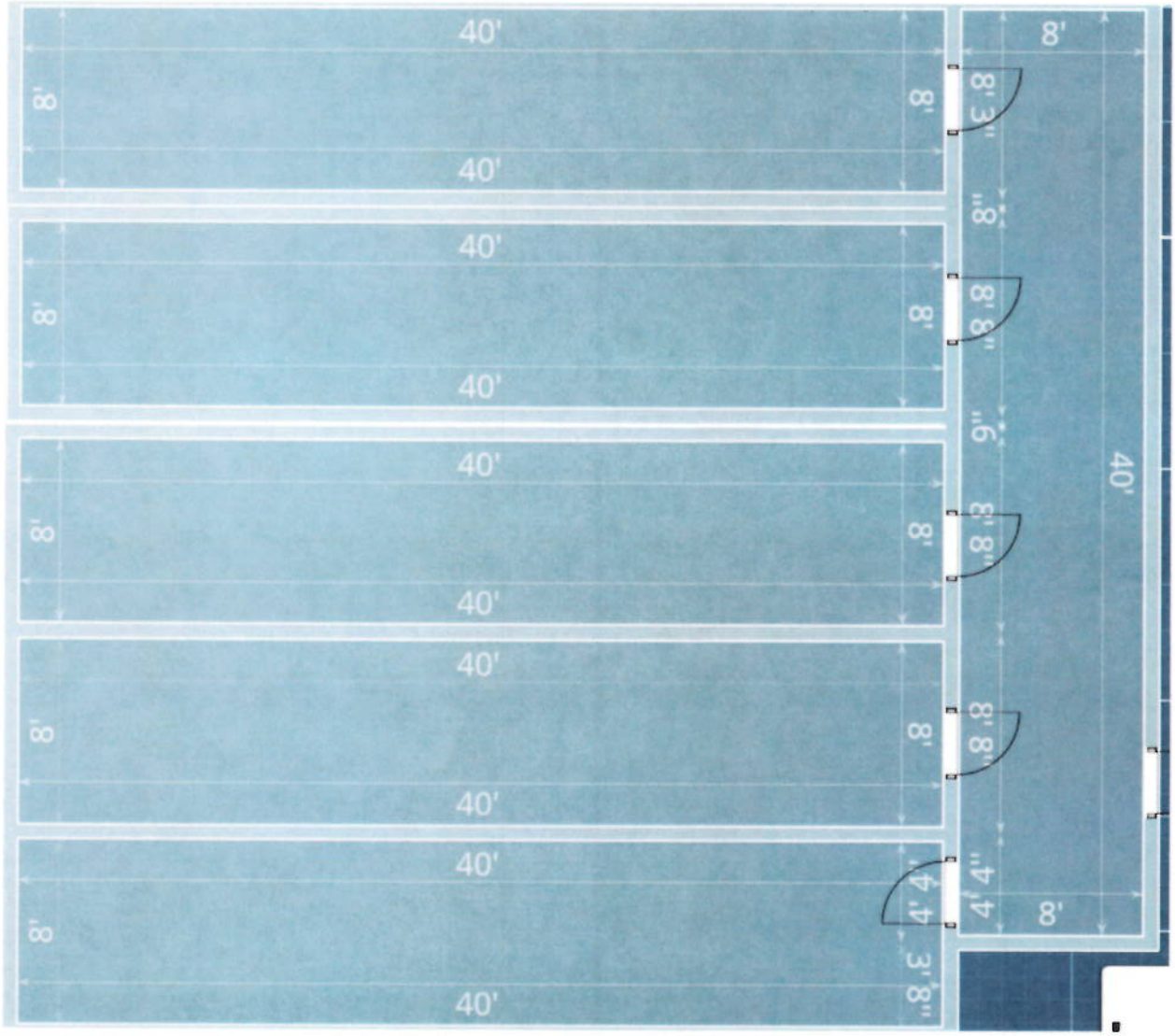

Example 1: Dimensions of Rooms

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Example 2: Inside

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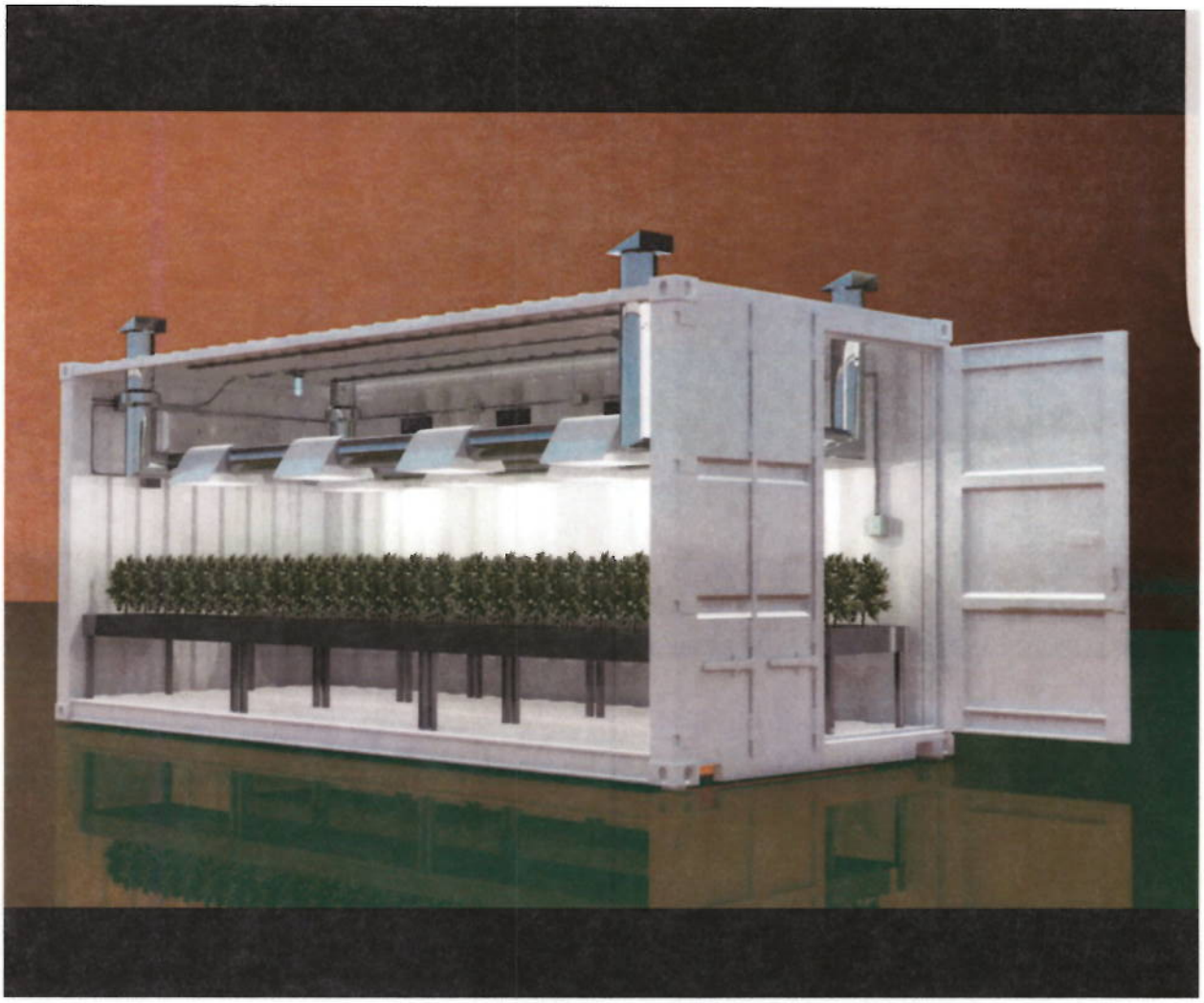

Example 3: Outside

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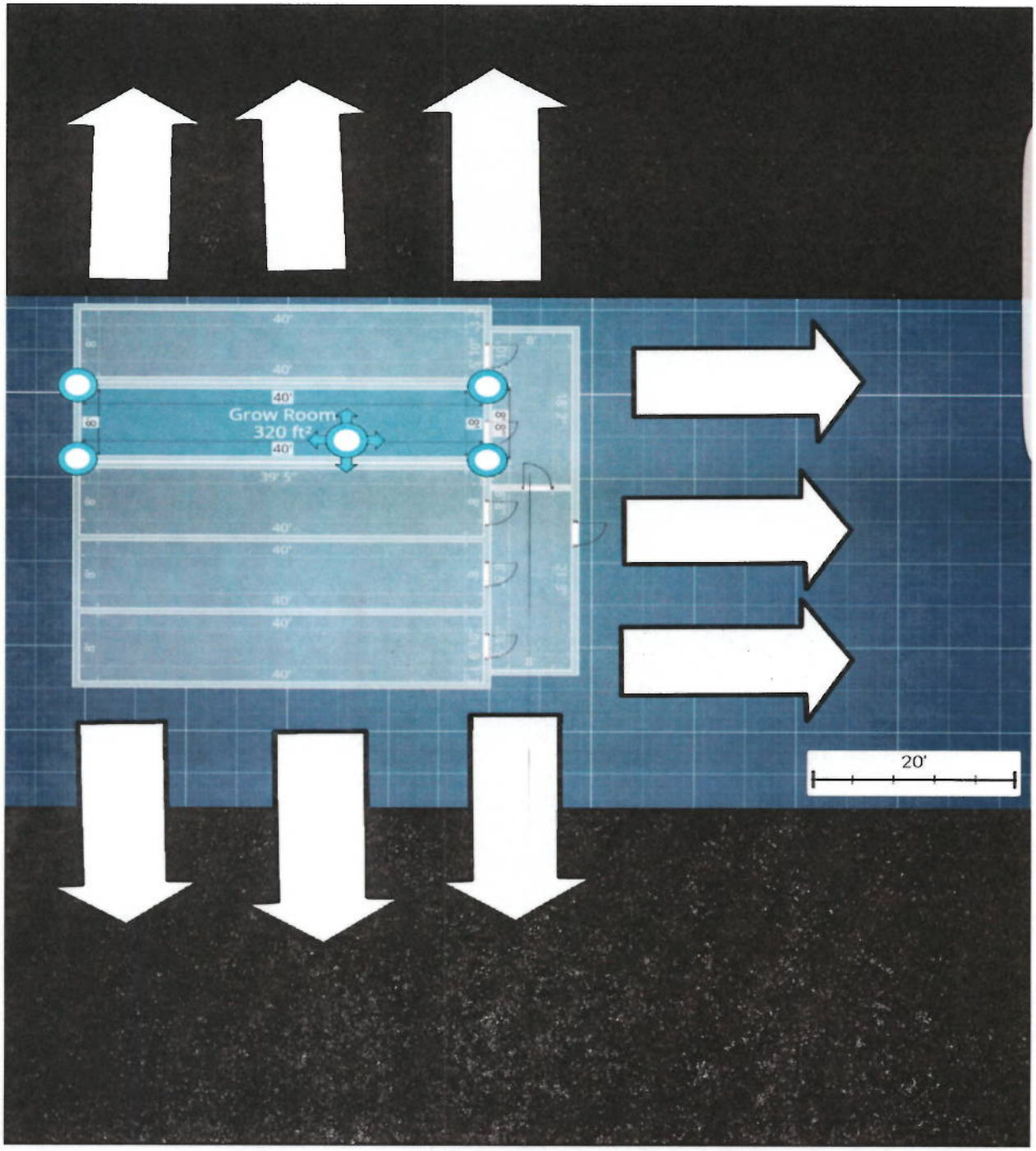

Drainage

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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. The surrounding area is made up of commercial business locations, agricultural locations, and residential homes. The property has housed two other businesses prior to KushTopia. We have set backs of 100' on all sides, the closest pedestrian right of way is 350' to the east next to the Old Seward Hwy. The building will be behind many trees and it will not be visible from the road or the pedestrian right of way.

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

No. KushTopia has been working with retired military about our security plan, our plan is to not attract a lot of attention at our location. No signs, no public access without appointment. We plan to use social media and local retail stores to do most of our advertising. Our waste management plans follow all local and state guidelines, regulations, and laws.

- **Cameras-**
  All our cameras have 70' field of view regardless if nighttime and weather. We will have a camera at the gate and a camera on all entries and exits of the licensed premises.
- **Locked and Secured Areas-**
  Our video surveillance will operate 24 hours a day, 7 days a week. We will keep our surveillance system recordings for 40 days unless the video is necessary to retain. The video surveillance system will only be accessible to certain employees, law enforcement officials, board representatives, or an agent of the board.
- **Loitering-**
  We do not allow any public access to our property and any loitering will be reported to the police.
- **Advertising-**
  I do not plan to put any signs or advertising up on our establishment.

- **Restricted access areas-**

  1. **Video Surveillance-**
     Our video surveillance system will cover all the entrances and exits of the restricted access areas.
  2. **Locked doors-**
     All of our doors will be locked and only authorized employees who have marijuana handler permits prior to going in any restricted area.
  3. **Signage-**
     The signage near all restricted areas will state that it is a restricted access area and that a marijuana handler permit is necessary to go into restricted areas.
  4. **ID cards-**
     All employees will have ID cards; these ID cards will be required to access any restricted access areas.

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5. **Motion Sensors-**
   There will be motion sensors in all restricted access areas which will be armed when there are no employees in the facility.

- **Unescorted members of the public-**
  The licensed premises will have many levels of security. The first level is entryways, all entryways to the facility, not in restricted access areas, when locked are required to use an ID card to access the facility. All restricted access areas will have locks and only employees with access will be able to access the area. The restricted access areas, areas where sales take place, and entry and exits to both the facility and restricted access areas will be under 24/7 video surveillance.
- **Visitors-**
  We do not allow public visitors into any restricted access areas. Only individuals that have their marijuana handlers card will be allowed into our facilities. When these individuals enter our facility, we will log their name, the date of entry, and the time of entry. All restricted access areas are required to be escorted by at least one employee during the visit, when the visitor leaves they need to sign out. We give them a visitor pass and retain their driver's license and marijuana handlers card after the visit concludes we will give their licenses back.

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

Yes, our facility is 100' from the nearest lot and 350' from the nearest pedestrian right of way. We plan to build a fence and a gate surrounding the facility.

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.

Noise Control-
All of our equipment is designed to run quietly with little noise, all equipment and growing will take place inside steel shipping containers. Our setbacks from other lot lines is over 100' on all sides. The facility is 250' away from the nearest house and 350' to the closest pedestrian right of way.

Odor Control-
All air will be controlled by forced air coming in and out of the facility. Carbon filters will be used to filter out all odors from the air prior to leaving the facility.

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

- **Increased property line and right-of-way buffers**
  We moved the facility further back on the property to make sure we were in compliance with all setbacks.

- **Planted berms and landscaping**
  Currently there are trees planted where you will not be able to see the facility from the road.

- **Site and building design features which contribute to the character of the surrounding area**
  Currently it will not detract from the character of the surrounding area; however, we will be adding EIFS to the outside of the facility for insulation and character when the weather permits.

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

  The surrounding area is made up of large plots of land and many agricultural buildings. We believe this use will be compatible with the character of the surrounding area.

  The surrounding area is made up of commercial business locations, agricultural locations, and residential homes. The property has housed two other businesses prior to KushTopia. We have set backs of 100' on all sides, the closest pedestrian right of way is 350' to the east next to the Old Seward Hwy. The building will be behind many trees and it will not be visible from the road or the pedestrian right of way.

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Operating Plan to Comply with
17.60.160 (A)-(D)

Waste disposal:
Preparation-

- Prior to any disposal of any solid or liquid waste we must make sure we properly document it in our marijuana tracking inventory system and notify the board that the solid or liquid waste will be disposed of.

Following Regulations-

- Making sure that the product that we dispose of is disposed of properly. We shall store, manage, and dispose of any solid or liquid waste, including wastewater generated during marijuana cultivation production, processing, testing, or retail

sales, in compliance with applicable federal, state, and local statutes, or ordinances, regulations, and other law.

How we will dispose of material-

- We will dispose of all solid and liquid waste, including wastewater generated during marijuana cultivation production, process, testing, or retail sales. We will do this by grinding all remaining material and mixing all disposable material with compost that is left after we change our soil. The soil and solid or liquid waste will be equal parts to make sure the solid and liquid waste is disposed of properly.

Waste Water

- Our water system is made up of three water tanks, one for recycled water from plant trays, one more clean water, and one with a nutrient mixture. All water is tested for acidity, chemicals, bacteria, and other containments prior to being used in the garden. We plan to recycle most of our waste water, the water that is not used by the plants, and is not recycled it will be lost to evaporation

Odor Control

- All air that is vented out of the facility shall comply with all federal, state, and local government rules and regulations. To avoid any odors negatively impacting our community we will use carbon filters to regulate any odors in the air vented out of the facility.

Security Plan:

- All visitors will have a badge, state and/or federal ID will be logged into record.
- Visitors will be escorted into restricted areas by an authorized employee.
- Record of federal or state id will be logged for 24 months.
- ID badges will be worn by all authorized employees and all guests will wear a guest badge.
- Exterior lighting will include lighting all areas of the facility, including areas that are entrances to the facility.
- Exterior cameras will include night vision cameras, camera covering the entrances of the facility, and one camera for the driveway to the facility.
- Interior cameras will include cameras covering all entrances to restricted access areas and all entrances to the facility.

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- Employee security training will include a 3 hour training covering how to use security system if authorized, self-defense training, security protocols for emergencies, and training related to specific local, state, and federal laws and regulations such as AAC 306.715 and MSB 17.60.160

Diversion Prevention:

- 2 Person Deliveries: All deliveries require two employees; each employee will sign a log indicating how much product they are carrying and where that product is being delivered to with a log out and log in time.
- All deliveries will take place during daylight hours, no employees will be allowed to make deliveries when it is dark outside for employee safety.
- All transfers of marijuana to retail, manufacturing, or edibles will require a signature from the person that has been authorized to receive shipments from KushTopia.
- All staff will be required to wear a Tyvek suit when working in the restricted grow areas. This ensures very limited contamination.
- Diversion Prevention training: All employees will be trained on the different signs of diversion, they will be trained on how to report suspected diversion, all employees will be required to complete the diversion training program. All employees will have their marijuana handlers permits as well.
- Inventory monitoring, all inventory will be logged and verified by two employees at least twice a week. All plants, products, or other marijuana waste is removed it will be immediately logged into the marijuana tracking system to notify the State of the change. All logs will be checked daily for compliance.

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Scale and Security System DVR:

- The scale and security system DVR will be located in restricted access areas, where only employees will be allowed to enter.
- All grow areas, entryways, and all other restricted access areas are covered by video surveillance. The DVR will be locked in a safe, and the DVR itself will be password protected. This ensures the integrity of our security.
- All keys have different access logs, so each employee when entering the facility will create a log, which can be traced.

Clothing Restriction:

- All employees will have a strict clothing restriction when working in the grow rooms, this is for contamination purposes, but it also serves as a deterrent to theft.
- From my experience in the banking industry, making sure that two employees are designated certain tasks to complete together decreases the amount of internal theft and fraud. Of course it does not eliminate it, but we believe it helps to decrease the chances.

When making deliveries:

- Employees will be required to make deliveries when it is daylight. Employees will make deliveries in pairs and both employees have to acknowledge how much product they are delivering and where they are delivering the product to.
- Employees are required to drive straight to the receiving licensed marijuana facility, without diverting.
- All cars carrying products will also carry a gps sensor that stays with the product, the product prior to leaving the facility will require to be sealed in an opaque bag and sealed with a numbered locking zip tie, this zip tie will be logged prior to leaving the facility and the same zip tie will be logged by the receiving licensed marijuana facility. The gps sensor will remain inside of the bag, this maintains our driver's and product's safety.

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Security Alarm Systems and Lock Standards:

- **Video Surveillance**
  Our video surveillance will operate 24 hours a day, 7 days a week. We will keep our surveillance system recordings for 40 days unless the video is necessary to retain. The video surveillance system will only be accessible to certain employees, law enforcement officials, board representatives, or an agent of the board.
- **Locked Doors**
  Our doors will only be accessible to authorized people with company ID badges and who are authorized to access the restricted areas. The door locks will only unlock if the person requesting access has the required ID card to access the area.
- **Security System**
  Our security system will cover all external doors and windows. The doors will have entry alarms to let employees know that

someone has entered the building. The windows will all have opening alarms and glass break sensors. The video surveillance system will cover all entryways including windows and doors on top of all entryways and exits in the restricted areas.

- **Signage**
  Our signage is important to make sure people understand where restricted areas are and age that is required to enter.
- **ID Cards**
  The ID cards will be required to enter areas throughout the facility. The restricted access areas will have other requirements and the ID cards needed to enter the facility may or may not be able to access into restricted access areas depending on the employee's access level.

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

Under Review 12/26/2016

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