May 18, 2017 (LSE)

To: State of Alaska Alcohol and Marijuana Control Board
Notice of Appeal against Marijuana Retail Store
Property Description: 0237019 Lot 11 Kasalek East Addition
Applicant: Gary Evans DBA Grass Station 49
Site Address: 655 Rainbow Drive, Fairbanks, AK 99712

I would like to begin this letter with a bit of background about me. I have been a citizen of the Fairbanks North Star Borough for 42 years, arriving after graduating from college. I am a registered Democrat. I voted to legalize marijuana in Alaska. I am recently retired from my professional career as a 32 year employee with the same company and I am happily married. My home is on Rainbow Drive (which transitions into Ruth Estates Rd) approximately .5 miles from the proposed location of Grass Station 49. I drive by the proposed site a minimum of 4 times per day.

This appeal to this board to not issue a retail marijuana license to Grass 49 is not about whether I approve of the legalization of marijuana. It is simply about responsible marijuana zoning laws and issuing marijuana licenses to businesses opening marijuana dispensaries in neighborhoods. My primary concern is for the safety of the children and families living in my neighborhood, the surrounding neighborhoods and the safety of all vehicles using this stretch of the road. Thus, I am asking the Alaska Alcohol and Marijuana Control Board to not issue a marijuana license to the above named business.

I believe there are many other locations in the FNSB more suitable for the operation of a retail marijuana shop.

The Fairbanks North Star Borough (FNSB) Department of Community Planning approved the zoning permit for a retail marijuana store to be opened up at 665 Rainbow Drive on 5/1/17. I believe that granting this permit will pose a threat to the health and safety of this neighborhood (namely our children) and the commuting public on Chena Hot Spring Road (CHSR), will alter the essential character of our thriving neighborhood and negatively impact property values. A marijuana retail shop being located at the very beginning of my neighborhood road is not desired by this neighborhood.

Safety is my primary concern. The proposed location of this establishment is on a notoriously dangerous stretch of CHSR and Rainbow Drive (less than one mile CHSR). There have been 14 vehicle accidents at this location within the past 10 years. A proposal is in review for the Department of Transportation to place a roundabout (in 2018) in this area to cut down on the speeding and vehicle accidents. Placing a marijuana facility on this corner increases the likelihood of more traffic accidents. The daily commute for people using Chena Hot Springs Road and Rainbow Drive is already dangerous enough without the additional traffic that will likely arise.

Allowing a marijuana retail store to operate in this location will attract people who do not or would not normally travel through my neighborhood. There are many children of all ages that play outside. There are walkers, joggers, bicyclists, skateboarders and horseback riders that use Rainbow Drive daily for said activities. Increased traffic will only make this neighborhood more congested and less safe. Speeding on Rainbow Drive is already an issue without adding more traffic.

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Adjacent to entry the entry to Grass Station 49 (GB49) is a large trailer court with many children. Their bus stop and play ground is only feet away from the proposed entry way. There are 4 separate bus routes that use the intersection of Rainbow Drive and CHSR at least 2 times per day while school is in session. It is already difficult enough for these buses to enter onto CHSR. While there are currently no regulations in place to prevent a marijuana shop from being located next to bus stops, it should be a consideration prior to granting a marijuana sales license.

Marijuana retail shops/dispensaries are usually suitable targets for crimes of convenience such as robberies and theft because they generally have large amounts of cash on hand (stating the obvious: this is due to federal regulation shutting them out of the banking business). Our area (Gilmore Trail, Steele Creek, Bennett Road, and Silver Birch Estates) has already seen an increase in mail theft and robberies. Inviting more traffic into this area could very well increase criminal behavior from people that didn't know this neighborhood existed.

This appeal is not a witch hunt. Mr. Evans has every right to sell marijuana in the state of Alaska. It is, however, an appeal to **not** allow this marijuana retail shop to be able to operate in this neighborhood. **Or ANY neighborhood**. Mr. Evans is already operating another marijuana retail shop near the vicinity of Kodiak Jacks Bar – a far more suitable location.

If you would like to discuss this further I can be reached at the P.O. Box listed below or at 907-347-9000 (mobile). Thank you for considering my request.

Lynn Standley Coe

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