OBJECTIONS

To: Alaska Alcohol & Marijuana Control Board

Re: Permit #15304 – GFR, LLC Retail Marijuana Permit Application at the following location: 11730 Old Seward Highway, Anchorage, AK

The following is a brief overview of a request that you deny the Retail Marijuana permit application identified above. Please review the Old Seward/Oceanview Community Council submitted documents for a more detailed criminal record analysis of the applicable court records mentioned below.

GFR LLC is the company listed on the Marijuana Establishment Application to open the THE GRASS FRONTIER Retail Marijuana Store at 11730 Old Seward Highway. **John Pattee** is the **100% owner of the proposed marijuana retail location** at 11730 Old Seward Highway. In addition, **at 35% ownership, he is the primary owner of GFR LLC**, KAD LLC & GRASS FRONTIER FARMS. These are all marijuana related retail, wholesale and/or growth entities with either three or four other partner/owners ranging from 7.5% to 30% ownership each.

There are significant concerns regarding John Pattee. He has a criminal background with multiple State of Alaska criminal offenses that he committed at a bar he previously owned. John Gordon Pattee (DOB 5/15/1962, former owner of the **The Avenue Bar** in downtown Anchorage) has a State of Alaska criminal and civil litigation history, including past charges of Sexual Assault (2009), DWI (2004) & Criminal Mischief 3rd Degree (2001), etc.

Regarding Case# 3AN-09-13719CR: In 2009, APD responded to **The Avenue Bar** regarding four females reporting sexual assault on themselves by the owner, John Pattee. The women, some or all of whom were employees at the bar, gave detailed accounts resulting in John Pattee's arrest and indictment on sexual assault in the 2nd degree. Details on this sexual assault are in submitted in the Old Seward/Oceanview Community Council documents and court records. Ultimately, he pled guilty to one count of assault in the 4th degree and one count of harassment in the 2nd degree. He was sentenced on April 13, 2011. It appears that he served 30 days in jail, began 5 years of probation and was prohibited from entering **The Avenue Bar** at any time these employees might be there. In 2013 he filed for a revocation of the 5 year probation, but it does not appear that it was revoked.

Regarding Case# 3AN-S01-5075CR: APD responded to **The Avenue Bar** concerning a car that had been flipped onto its side in the alley behind the bar. John Pattee told the officer that it was a "harmless prank" and that it was "actually fun", and that he could, but would not identify any suspects. The next day, Pattee admitted to APD that "turning over the car was his idea, and that he coerced all of the other participants to help him flip the car". Ultimately, he was sentenced to 180 days in jail, with 180 days suspended if no further offenses during probation

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period, 60 hours community service and pay restitution of $1,500 to the car owner due to uninsured loss.

Bottom line: These are two examples of crimes that committed by a man at his business location while in his late 30's and late 40's. He is now in his mid-50's, the exclusive owner of a proposed retail marijuana location and primary owner of the proposed retail marijuana business. Based on court documents, it appears that Pattee's attorney and business partners would argue that he's a wonderful guy, but the two criminal cases outlined above give some insight into the primary owner of the proposed **The Grass Frontier** retail marijuana store.

Would you want a man with a history like this to own and/or operate a bar or retail marijuana business in your neighborhood? Please, do not approve this application.

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State of Alaska
Alcohol & Mrijuana Control Office
550 W. 7th Ave
Suite 1600
Anchorage, AK 99501

GFR LLC application
Permit 15304

- Enclosed are documents from Old Seward Oceanview Community Council
- Comment from our Council
- Minutes from our Nov. 22, 2017 meeting
- Our Council Resolution B addressing Marijuana
- A letter from a member
- Correspondence to applicant dated Dec. 5
- Correspondence from applicant MOU
- Pictures of the parcel
- Topo maps of the property
- Platting of the property

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The following are comments from Old Seward Oceanview Community Council (OSOVCC) Anchorage, Alaska to the Alcohol and Marijuana Control Board and other local and statewide agencies.

OSOVCC wishes to address an application for a new Retail Marijuana Store license application #15304 doing business as the Grass Frontier (GFR) located within our OSOVCC boundaries at 11730 Old Seward Hwy, Anchorage, Alaska 99515.

At our November 22, 2017 monthly meeting our agenda indicated the appearance of GFR for a "community" meeting. We allowed them to do a presentation about the proposed application. Discussion followed with these comments:

Community Council

- OSOVCC has a Resolution B from 2014 stating our stance on Marijuana related industries within our boundaries. This Resolution is on our Federation of Community Council's web page. We have opposed all of these types of businesses within our Council's boundaries referred to within that Resolution in the past.
- We have passed a Motion on Nov. 22 to oppose this permit with a vote of 13 Yes and O No. The Motion reads, "Be it resolved that this location 11730 Old Seward Hwy is not an appropriate location for a marijuana retail sales facility. It is in a middle of our residential, commercial, and school community." We have met with our Committee on this very permit after our Nov. 22 meeting. The Committee recommendation stands with the vote.
- Due diligence of the OSOVCC has been met for criteria set forth by the MOA. Our Council has met that criteria and let GFR attend and present.
- Our members had many questions at the Nov. 22 meeting, which were mostly answered, or attempted to be answered by Will Ingram, GFR's spokesperson. We had multiple questions about the viability and appropriateness of this type of retail at the site.
- GFR sent us a Summary of the Community Meeting on Dec. 1, which we have discussed at our Alcohol and Marijuana Committee. The Summary was misleading and incomplete. We have attached our response to the Summary. OSOVCC has sent the applicant a copy of the response via USPS Certified Return Receipt on Dec. 7 and applicant signed it Dec. 11.
- OSOVCC would like to see GFR's Mission Statement on your application

Location/Site/Building Comments

- Questions about parking, entrance and egress are of concern to us. We are not sure of the entrance being used by adjoining establishments can handle the expected clients. That is a MOA question and just because it has an entrance, expected parking for clients of the Uncle Joe's is high and intense.

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- There is no detail as to the structure, parking area and Title 21 and MOA issuance of a plan has not materialized. Currently there is to our knowledge not water or sewer on site.
- The current modular building on the property was dedicated as a Fast Food building at the time of purchase. If a building is to become a Marijuana Retail store are there not rules and regulation by SOA and MOA for buildings with no utilities on site? The building pictures used in their Community Meeting were potential ideas of the type of building they might construct.
- OSOVCC will include pictures of the property showing approximate property lines, current building on site and topographic mapping of the site.
- OSOVCC disagrees with GFR as to available land and zoning on South Anchorage area for a Marijuana Retail store. Looking at the SOA status of initiated applications there are many applicants for such a permit in South Anchorage along the Old Seward Hwy and Lake Otis Ave. These do not fall within our boundaries.
- Both the SOA and MOA have high standards for the license holder to meet for security. Uncle Joe's, which is located in a leased building adjacent to the site, it is a magnet for youth sport teams for celebrations, group youth meetings and other family oriented events. Since the building north of the property is solely owned, the future of their leasing the building might be in jeopardy with a retail marijuana business adjacent to their building. The proposed location is also next to an established veterinary clinic, heavily used by families and Judy's Café, a community-gathering place serving this area. We find that this to be a poor location for this type of business both in the near future and more distant future

Applicants Information Comments

- OSOVCC is a community that is interested in valued owners of property within our area. We have concerns of the owner's past and his community history. Please see our Addendum to the Minutes of Nov. 22.

Notification Comment

- Public Posting is clouded. On the existing building, the Public Notice is dated 10-11-17, which is not disputed, but at our 11-22 Meeting of the CC and your Community Meeting you posted another Public Notice of 11-22. In the Anchorage Daily news dated Monday, Dec. 11 page 3 another Public Notice is printed. OSOVCC wonders if the multiple Public Notices is an indication of the applicants ability to follow standards of SOA and MOA in the future
- GFR sent us a "Summary of Nov. 22 OSOVCC Meeting" document, which is misleading to officials. While this might not be GFR's intent it creates

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some vagueness in the signature. Additionally, it may appear that this document came from our OSOVCC without neither our official minutes, nor our knowledge. If GFR ha sent this to the state or local agencies, we find that submission invalid. The document is not from our by Community Council.

- We have notified via USPS on Dec. 7 of our notice of our comments about the permit application to the applicant.

OSOVCC has done their due diligence to meet with GFR, gave GFR our CC's time on our agenda on Nov. 22, 2017. We have passed a Motion on Nov. 22 to oppose this permit. We have met with our Committee on this very permit after our Nov. 22 meeting and our vote does not change.

We have met our obligations in compliance with SOA and MOA guidelines and code.

Steve Beardsley, President
Old Seward Oceanview Community Council
PO Box 110606 Anchorage, AK

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Old Seward Oceanview Community Council
Minutes Wednesday, Nov. 22, 2017

- **Meeting open with quorum at 6:30pm by President Steve Beardsley**
- **Introductions:**
  - Officers introduced themselves, absent Mike Fenster excused.
- **Approval of Agenda**
  - Motion to approve/Second //no opposition
- **Approval of Minutes**
  - Name change Peter Johnson is now officially Peter Johannsen
  - Motion to accept the minutes as written with corrections/Seconded// No opposition

- **Officers Reports**
  - President Beardsley highlighted some from the FCC meeting:
    - FCC Manager gone Dec 16-Jan. 3
    - Mayors office new contact 343-7510
    - Anchorage Ride Sharing Enterprise Rental has a program that has merit contact them at 248-4492 Opt. 3 for information
    - MOA GIS information has finally done updates to the MOA Maps Go to MOA.org, tag the Map section and there is a wealth of information there. Incorporated nonprofits and others.
    - Midtown Congestion Relief Study. DOWL presented a program for the intersections surrounding New Seward Hwy from Tudor to approximately 20th Ave. Traffic study will consider all transportation modes. Contact www.midtowncongestionrelief.com for more information
    - MOA elections in the future will be mail if people choose.
    - New Parks hotline 343-4554
  - Vice President, Secretary No reports
  - Treasurer reported a balance of $1552.49, expenditures of $200 for PO BOX

- **Reports**
- There is no report from: Assembly Members, Mayor's Office, and ASD School Board
- Senator von Imoff Staff reported that she supports SB 54, and on site consumption of marijuana she is not inclined to support it.
- Rep. Kopp reported the
  - Crime Bill HB 91/SB 54 replaced some issues related to it. Shoplifting, vehicle theft, and other crimes have broad sweeping reform. Amendments to the bill Class A felony, go to jail immediately, Class c B felonies too close in regards to punishment 0-2 years for first offence, it is a 48 page bill.
  - Revenue is on the table conversation centered on Permanent Fund restructure, production of oil is up and so to of price of oil.
  - AKRR RUP has been suspended by the AKRR Board giving Alaskans there rights back and if folks paid for the program /AKRR will return the money spent.
  - Railroad-residents have a right to a surface easement only.
  - Permanent Fund restructure would give 90% of the budget.

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Guest Appearances

Will Ingram representing Grass Frontier and S4 Group spoke of his interest and permit application for a marijuana retail sales establishment located on an undeveloped property at 11730 Old Seward Hwy under permit # 15304. Their company has 5 partners and other marijuana permit applications in the process. Discussion centered around the background of the major shareholders criminal record and whether or not all partners knew of the background. They responded that they had some knowledge of it. *

Asked why they chose this location, response was it is zoned correctly and they wanted to market their product in South Anchorage. There are very few locations in this area that permit such a business.

Questions about on-site consumption, parking lot crowding with Uncle Joe's, Judy's Café and Highland Animal Clinic, size of the proposed building, security for this building and surrounding businesses were proposed and sometimes answered or not known.

Motion by Dave Hanson, second Nancy Beardsley "Be it resolved that this location 11730 Old Seward Hwy is not an appropriate location for a marijuana retail sales facility. It is in a middle of our residential, commercial, and school community." Motion vote yes 13 no 0. Motion passed.

Russ Oswald from MOA/PM&E and Blake Addfea from AKRR presented their project to clear the 13 different train crossings in MOA. MOA/AKRR have a contract since 1988 to clear line of sight at each crossing. Oceanview crossing is one of those. Local residents voiced their concern over this. Most long time residents of 40+ years at this crossing have never seen any major work on this crossing and wonder why now. There have been only 3-4 accidents at this sight since the 1970's before the no horn and gates were installed. Some discussion centered on AKRR be a good neighbor and see if there is a workable solution to keep this safe crossing, but also leave some sound buffer for the residents. One resident who works for the AKRR reported to Chuck Kopp that he would work with the locals to reach a common ground.

Elections:

Pete Johannsen lead the nomination and election for OSOVCC officers.

Nominated: Steve Beardsley, President; Roselyn Casy, Vice President; Stan Moll, Treasurer; Mike Fenster, Secretary.

All were elected.

Motion to adjourn at 8:30pm

Submitted by Steve Beardsley Approved 12-20 [signature]

*Attachment attached as inclusive to minutes submitted.

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Addendum to Oceanview Community Council Minutes Nov. 22,2017
GFR LLC's Summary

John Pattee has a State of Alaska criminal and civil litigation history, including past charges and convictions of Assault, Harassment (2009), DWI (2004) & Criminal Mischief (2001), etc. The following is a brief, concerning summary of two of these criminal cases, both of which occurred at **The Avenue Bar,** a business John Pattee owned and operated at the time, but no longer owns:

Case# 3AN-09-13719CR Quick Overview: On November 29, 2009, APD officers responded to **The Avenue Bar** regarding a report that the owner, **John Pattee committed sexual assault on several women**. Per public court documents, four females, some or all of whom were his employees stated that they had been sexually assaulted by John Pattee. One said Pattee "proceeded to lift up her shirt and grab her breasts twice, and stated that she "had really nice tits"." She said she "attempted to smack his hands away during his advances". Another female told officers that Pattee had "also grabbed her breasts outside of her shirt and attempted to unzip her pants with his teeth, despite her telling him to stop". Another female said that as she attempted to leave Pattee's presence, he "pulled down her shirt and grabbed her breasts underneath her bra and said "this is mine"." The fourth female stated that Pattee had "grabbed her breasts underneath her shirt and bra on two occasions after telling him not to touch her". Several of the victims commented that Pattee had "touched them in the past". John Pattee was indicted via Grand Jury on four counts of sexual assault in the 2nd degree, all Class B Felonies. Ultimately, after almost 1½ years of legal proceedings and negotiations through his attorney, he pled guilty to one reduced count of assault in the 4th degree, a Class A Misdemeanor and one reduced count of harassment in the 2nd degree, a Class B Misdemeanor. Per the Notice of Plea Agreement filed in court April 13, 2011, it appears that he served 30 days in jail, with 335 days and an additional 60 days suspended, began 5 years of probation and was prohibited from entering his **The Avenue Bar** any time his assaulted employees might be there. In 2013 he filed for a revocation of his 5 year probation, scheduled to terminate in 2016, but the motion was denied.

Case# 3AN-S01-5075CR Quick Overview: On June 11, 2001, APD was dispatched to **The Avenue Bar.** John Pattee requested that a car parked outside the bar in front of a dumpster near the alley be towed, but the officer only ticketed the car and left, since "it was not blocking the door, was not in the alley, and did not present a hazard". 45 minutes later, the same officer was re-dispatched to **The Avenue Bar** because the car had been tipped onto its side. Per court documents, Pattee told the officer that he was aware of the car being tipped, that it was a "harmless prank" and that it was "actually fun". He said he knew who tipped the car on its side, but would not identify suspects. The officer continued his investigation. The next day, Pattee went to APD and admitted he was upset that the officer had merely ticketed the car, rather than towing it. He said he was "drinking in the bar", "turning over the car was his idea, and he coerced all of the other participants to help him flip the car". He admitted that he "went into the bar office before moving the car, and hit the stop button on the video recorder, because the tape would be evidence of what was about to happen", and "restarted the tape after they flipped the car". Participants included **The Avenue Bar** employees, one of whom was on felony probation at the time. Damage to the car was estimated at $3,459.91. Pattee was convicted of a misdemeanor offense, Criminal Mischief in the 3rd Degree, and sentenced to 180 days in jail, with 180 days suspended if no further offenses during the 3 year probation period, 60 hours community service and pay $1,500 restitution to the car owner due to uninsured loss.

The Muni of Anchorage website lists John G. Pattee as the new 100% owner of 11730 Old Seward Highway (the proposed marijuana retail location), effective 10/3/2017, the same date that **GFR LLC** was formed. Per public records, he is also the primary owner of KAD LLC & GRASS FRONTIER FARM (John Pattee 35%, Amilee Pasco 30%, Anthony Mann 20%, William Ingram at 10% & Mark Pierce, Jr 5%) and a yet to be identified ownership percentage in GFR LLC.

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Old Seward Oceanview Community Council (OSOVCC)Resolution B

A Resolution Concerning Marijuana Establishment Applications for Special Land Use Permits

WHEREAS, the production, manufacture and distribution of cannabis products for commercial purposes will be legalized under Alaska State law, effective February 24, 2016; and

WHEREAS, under regulations proposed by the Marijuana Control Board (3 AAC 306.025), applicants for a marijuana establishment are required to provide notice to any community council in the area of the proposed licensed premises; and

WHEREAS, under regulations by the Marijuana Control Board (3 AAC 306.025), upon the receipt of a completed application for a marijuana establishment, the "director" "shall immediately provide written notice" to any community council in the area of the proposed licensed premises; and

WHEREAS, under regulations by the Marijuana Control Board (3 AAC 306.060), local governments are allowed 60 days to protest an application for a marijuana establishment license; and

WHEREAS, under proposed Anchorage Assembly ordinance AO. 2015-0119, community councils are required to be noticed in the event of an application for a Marijuana - Special Land Use Permit; and

WHEREAS, under proposed Anchorage Assembly ordinance AO. 2015-0119, persons interested in applying for a Marijuana - Special Land Use Permit are required to hold a "community meeting" prior to submitting an application for said permit; and

WHEREAS, Anchorage Municipal Code Chapter 21.03.020 C.2.b. states "The applicant shall use as its first choice the community council(s) meeting of the project area as the community meeting when the community council(s) meeting is available;" and

WHEREAS, Anchorage Municipal Code Chapter 21.03.020 H. states that community councils are to be noticed prior to the public hearing on a special land use permit but does not specify when such notification must occur; and

WHEREAS, general membership meetings of the Old Seward Oceanview Community Council (OSOVCC)Meetings are scheduled monthly; and

WHEREAS, the Old Seward Oceanview Community Council (OSOVCC)monthly meeting cycle may not allow sufficient time to effectively deliberate Marijuana Establishment Special Land Use Permit applications prior to public hearings on said applications; and

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WHEREAS, even if adequate notice was provided and there was sufficient deliberation, under Article VII. H of the Old Seward Oceanview Community Council (OSOVCC)bylaws, a resolution could not be voted upon until the next regularly-scheduled general membership meeting; and

WHEREAS, the Old Seward Oceanview Community Council (OSOVCC)is anticipating a wave of permit application notices.

THEREFORE, BE IT RESOLVED THAT all proposed Marijuana Establishment Special Land Use Permit applications are hereby **opposed** by the Old Seward Oceanview Community Council (OSOVCC), UNLESS notice of the proposed permit is provided by the Marijuana Establishment Special Land Use Permit applicant to the Old Seward Oceanview Community Council (OSOVCC) Board by email at OSOVCommunityCouncil@gmail.com or POBox 11606 Anchorage, AK, AND the Old Seward Oceanview Community Council (OSOVCC)does not object to the permit application through the processes set forth below; and

BE IT FURTHER RESOLVED THAT the Old Seward Oceanview Community Council (OSOVCC) shall make every effort to work closely with applicants and potential applicants to ensure the smooth implementation of application review; and

BE IT FURTHER RESOLVED THAT the Old Seward Oceanview Community Council (OSOVCC) shall establish a Marijuana Establishment Special Land Use Permit Application Review Committee with authority to respond on behalf of the Old Seward Oceanview Community Council (OSOVCC)and responsibility to report on its actions to the body of the Old Seward Oceanview Community Council (OSOVCC)at the next general membership meeting; and

BE IT FURTHER RESOLVED THAT should the determinations of the Committee be disputed, there will be ample time to bring a motion to the body and present that motion to the Planning and Zoning committee or the Alcohol Beverage Control Board under their review periods.

This resolution passes on a vote of _14__ yeas, __0_ nays and __1_ abstentions.

President Steve Beardsley S/ Board Member

Date:_____02-24-2016_____

December 12, 2017

Mayor Ethan Berkowitz @ mayor@muni.org
Alcohol and Marijuana Control Office @ marijuana.licensing@alaska.net
GFR LLC @ amilee@grassfrontierfarmers.com

Subject: Comment on Application for Marijuana Establishment License (License Number 15304 and DBA The Grass Frontier)

We are responding to "Notice of Application for Marijuana Establishment License" for a portable building located at 11730 Old Seward Hwy Anchorage, Alaska 99515. Nov. 22, 2017 was the posting date stated on the notice posted on a window of the building.

We are totally opposed to this application for a Marijuana Establishment.

(1) I found no notice of the application in a conspicuous location in the area of the proposed premise on December 2, 2017 as required by the regulations.

The only notice was a letter size form inside the building on a window. The letter size form was no longer present on December 11, 2017. Adequate notice was not provided to notify any person without trespassing on the property and there was no indication that the piece of paper 25 foot from the sidewalk was a legal notice of any sort.

We were notified of the application by email from the Old Seward/Oceanview Community Council. I was unable to find a copy of the application on the Alcohol and Marijuana Control Board Website or name and address of the entity applying for the license (the regulations require us the copy the applicant with any comments concerning the application). The only copy I found was on the window of the building and the copy was removed on or before December 11th.

(2) The building located at 11730 Old Seward Hwy Anchorage, Alaska 99515 is a portable building with a designated land use description as a fast food class C. The building is modular portable building with attached front and back decks. There is no meter for electricity or natural gas. it does not appear to be connected to city sewer or water or has a permanent foundation. There appears to be no bathroom in the building. There is a propane hookup for a portable tank on the back wall of the building. There does not appear to be adequate parking as on Monday, December 12, the entire parking lot was full of cars for customers of the adjacent Uncle Joe's Pizzeria.

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Adequate security and sanitation is not provided by a portable building without public utility supplied power, water and sewer.

The building is only zoned for fast foods class "C". We are opposed to changing the business classification to allow any marijuana business.

(3) The side walk bike path r-o-w crossing the property is frequently used by children and others throughout the year especially during the summer. Snow is constantly removed the State or MOA as are the majority of the main walkways and bike paths in the area to support the children and other users of the walkway/bike path during the winter months.

(4) MOA does not need and we do not want Marijuana establishments on every corner as we have with alcohol retailers. There are several permitted Marijuana Establishment within a 10-minute commute from Klatt and Old Seward to adequately meet the needs of residents.

We are totally opposed to the granting of this application for Marijuana Establishment.

We are totally opposed to the proposed regulations--marijuana retail store onsite consumption endorsement especially when there is no equipment to prevent the smoke from polluting the air outside of the building.

Terry and Toni Hassett

CC
Old Seward/Oceanview Community Council (Beardsley Steve & Nancy beardsleysn@ak.net)
Suzanne LaFrance @ LaFranceS@muni.org
John Weddleton @ WeddletonJ@muni.org
Natasha von Imhof @ Senator.Natasha.vonImhof@akleg.gov
Chuck Kopp @ Representative.Chuck.Kopp@akleg.gov

Ryan Yelle @ YelleRJ@ci.anchorage.ak.us

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December 5, 2017
Ms Pasco,

I am the President of the Old Seward Oceanview Community Council (OSOVCC), which you attended on Nov. 22 to make a presentation about your application for a marijuana retail distribution establishment located at 11700 Old Seward Hwy.

OSOVCC has a Resolution B from 2014 stating our stance on Marijuana related industries within our boundaries. This Resolution is on our Federation of Community Council's web page. We have opposed all of these types of businesses referred towithin that Resolution in the past. We have passed a Motion on Nov. 22 to oppose this permit with a vote of 13 Yes and O No and we have met with our Committee on this very permit after our Nov. 22 meeting. The Committee recommendation stands with the vote.

Due diligence of the OSOVCC for criteria of the MOA is that each applicant has a Community Meeting within their area of the establishment. Our Council has met that criteria and let your group attend and present.

Our members had many questions, which were mostly answered, or attempted to be answered by Will Ingram.

We had multiple questions about the viability and appropriateness of this type of retail at the site.

You sent us a Summary of the Community Meeting on Dec. 1, which we have discussed at our Committee meeting for Alcohol and Marijuana committee.

Of interest to your responses and answers:

- Item 1- Questions about parking, entrance and egress are of concern to us. We are not sure of the entrance being used by adjoining establishments can handle the expected clients. That is a MOA question and just because it has an entrance, expected parking for clients of the Uncle Joe's is high and intense.
- Item 2- Owner is indeed John Pattee
- Item 3 -There is no detail as to the structure, parking area and Title 21 and MOA issuance of a plan has not materialized. This can be a long process with the MOA.
- Item 4 -If you construct or install a building and ultimately it is permitted; your rendition of the Marijuana process is out of sync in the time line. Currently your application is at the SOA as an initiated process by the SOA dated 11-30-2017. The process, if it becomes dedicated, and permitted will go to the MOA Planning Dept, then ultimately the MOA Assembly. Due process indicates that testimony at both bodies will be taken.
- Item 5- Your mailer is not in dispute, but your date of Public Posting is clouded. On the existing building, the Public Notice is dated 10-11-17,

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which is not disputed, but at our 11-22 Meeting of the CC and your Community Meeting you posted another Public Notice of 11-22Although we observed no difference in the notices, given the 30 day notice to make comments, we will respond to the later one of 11-22 to the SOA

- Item 6 -We are a community that is interested in valued owners of property within our area. We have concerns of the owner's past and his community involvement.
- Item 7- There is no dispute with you answer
- Item 8- We would like to see your Mission Statement on your application as well as any Memorandum of Understandings with others.
- Item 9- We appreciate your response, but things change.
- Item 10- We disagree with you as to available land and zoning on South Anchorage area. Looking at the SOA status of initiated applications there are many applicants that do not fall within our boundaries along Old Seward Hwy and Lake Otis Ave.
- Item 11- Thank you for your response, it does not and will need have to comply with MOA process.
- Item 12- Both SOA and MOA have high standards for the permitted to meet for security. Uncle Joe's is a magnet for youth sport teams for celebrations, group youth meetings and other family oriented events. Since the building north of the property is solely owned, the future of their leasing the building might be in jeopardy with a retail marijuana business adjacent to their building. We find that this to be a poor location for this type of business both in the near future and more distant future.
- Signature- you signed this as a member, while you live in a different community, which is misleading to officials. While this might not be your intent it creates some vagueness in your signature. Additionally, it may appear that this document came from our OSOVCC without neither our official minutes, nor our knowledge. If you have sent this to the SOA, we find that submission invalid. Your document is not from our by Chartered by MOA Community Council.

Missing items:

OSOVCC has a Resolution from 2014 stating our stance on Marijuana related industries within our boundaries. We oppose all of these types of businesses within that resolution. We have done our due diligence to meet with you, give you our CC's time on our agenda on Nov. 22, 2017. We have passed a Motion on Nov. 22 to oppose this permit. We have met with our Committee on this very permit after our Nov. 22 meeting and our vote does not change.

We have met our obligations.

Steve Beardsley, President
Old Seward Oceanview Community Council
PO Box 110606 Anchorage, AK

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From: Amilee Pasco amilee@grassfrontierfarms.com
Subject: Nov 22nd CC meeting summary
Date: Dec 1, 2017 at 4:56:28 PM
To: osovcommunitycouncil@gmail.com
Cc: Tom Dreyer tom@s4ak.com

Good Afternoon Steve,

This is Amilee Pasco, GFR LLC member, from The Grass Frontier.
Attached is our summary from the Community Council Meeting when we presented ourselves and business,on Nov 22nd.

Also, I want to see if it is possible for us to come to your January 24, 2018 meeting to talk to the community once again.

Regards,
Amilee Pasco

pdf

CCmeetNov22.pdf
1.9 MB

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Summary of Community Meeting- Old Seward/Ocean View Community Council

Date Held: November 22, 2017
Location: Ocean View Elementary School
Subject: 11730 Old Seward Hwy, Anchorage, AK- Proposed Marijuana Retail Store

Approximately 128 mailers were sent out on November 2, 2017, which is 21 days before the Community Meeting was held. There were about 27 people in attendance at the meeting.
Presentation was provided by, GFR LLC members to provide information and take questions and comments from the meeting attendees. Presentation began at about 6:45 pm and was completed at approximately 7:55pm. The following was a brief summary of questioning and discussion.

1. The question of the traffic on Old Seward was brought up a couple times and questioning regarding if that was a good place to have a business.
   Response: The property shares an entrance with an existing commercially used building. There is a middle lane that allows for vehicles turning in or out of the property. High traffic areas are beneficial to a retail business.

2. Who owns the property?
   Response: John Pattee

3. What type of structure is planned and what about parking?
   Response: A small, approx. 900sqft building is planned and parking spots will be put in.

4. How long before the structure is built and the business in operation?
   Response: Once the building design is decided upon, then permits will begin getting pulled and the building will start being built. We do not know how long the permitting process takes. The process to operate also takes a bit of time, once the application is complete, there will be both a meeting in front of the Municipality of Anchorage Assembly and the State of Alaska AMCO board at which point the license can either be approved or denied. Of course we would like the process to be quick, but it generally takes some time.

5. Why did everyone in the community not receive a mailer?
   Response: The Municipality of Anchorage provides the list of address/names that receive the letter. We sent out mailers to everyone we had to in the designated area.

6. Questions about John Pattee's background regarding a misdemeanor in the past?
   Response: One gentlemen seemed to have a personal stance against Mr. Pattee, and felt it was appropriate to highlight a misdemeanor offense he had in his past, seemingly to smear the credibility of the partnership that is The Grass Frontier. The president of the community council interjected that only felony offenses prevent licenses from being issued. We reassured the members of the community council we are hard working professionals looking to run a high end, very upscale business model.

7. How will we keep people from using what they buy in the local parks?
   Response: We cannot regulate what people do once they leave our premises; however, the current law does not allow for public consumption, so that is a law enforcement issue. There will also be extensive signage inside the store stating Alaska's laws about consumption.

8. Requested that we add a good neighbor policy into the mission statement.
   Response: We agreed and find it very imperative to be in close connection to our community. Our mission is to run a high-end establishment that the people in south Anchorage can be proud of, so developing a good neighbor policy, and being closely connected to the community is of the upmost importance; especially with some of our members being a part of this community for almost 20 years.

9. Asked if we will commit right then to never allowing onsite consumption, even if it becomes legal.
   Response: We agreed, and stated that the building will not be big enough to add anything like that into the business plan for this location. Our goal is to have a high-end retail establishment, and we are not considering on site consumption.

10. Why did we choose this location?
    Response: There is currently nothing on this side of town, the lot was for sale, and it met the zoning requirements for the state, in addition to it being on a heavily traveled road.

11. What type of logo do you plan to use on your building?
    Response: We are going to only have our business name 'The Grass Frontier'. The logo will be a simple script logo, and will have no hint of anything cannabis related besides the name.

12. Concerns over type of cliental that it will draw to the area.
    Response: The type of business we are going to run will be a high-end cannabis boutique, so it won't appeal to certain types of people the community council deemed "undesirable." There will also be an extensive security system in place that will deter unwanted behaviors, and add to the safety and security of the entire lot including the existing business's in the area.

Amilee Pasco

Amilee Pasco- member

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From: Amilee Pasco amilee@grassfrontierfarms.com
Subject: Memo of Understanding- The Grass Frontier
Date: Dec 7, 2017 at 11:11:07 AM
To: osovcommunitycouncil@gmail.com
Cc: Tom Dreyer tom@s4ak.com

Good Afternoon Steve,

We have been working on the Memo of Understanding. A couple of our members have been in contact with the Assembly members, so we are doing our best to work with everyone in order to have a more cohesive relationship.
My hope is that we can work together on creating the MOU. I would like your input in formulating this memo of understanding. Right now, it is very basic, but know that together we can work out something that will please both your community and our business.
You can reach be via email or phone 907-315-4475.

Regards,

Amilee Pasco

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MEMORANDUM OF UNDERSTANDING
Between ***The Grass Frontier***
and ***Old Seward/Ocean View Community Council***
Effective Date: November 22, 2017

This Memorandum of Understanding (hereafter "Agreement") is hereby entered into -by and between *Old Seward/Ocean View Community Council* (hereafter "Community Council"), a community council within the Municipality of Anchorage, and *The Grass Frontier* (hereafter "Marijuana Store"), an applicant for a municipal license and special land use permit for a marijuana retail sale establishment to be located at *11730 Old Seward Hwy, Anchorage, AK 99515.*

I. RECITALS

WHEREAS, the Community Council has a vested interest in ensuring that they represent the best interests of the community council area; and

WHEREAS, the Marijuana Store is seeking to open a legitimate business within the community council area; and

WHEREAS, the Community Council and the Marijuana Store have a long-term interest in fostering a mutually beneficial relationship to address communications and problem-solving; and

WHEREAS, this Agreement is intended to satisfy neighborhood responsibility planning requirements in municipal code;

Now, therefore, the parties agree as follows:

II. AGREEMENT BASICS

1. The point of contact for the Marijuana Store is *William Ingram IV*, who can be contacted as follows: 907-952-6276 or willbondingram@gmail.com.

Contact may be outside of store hours if necessary to address issues as they arise. Changes to the point of contact or contact information shall be promptly shared with the Community Council.

2. The point of contact for the Community Council is_____,
who can be contacted as follows: _____.

Contact may be outside of regular business hours. Changes to the point of contact or contact information shall be promptly shared with the Marijuana Store.

3. The following two individuals are authorized to speak for the Marijuana Store at community council meetings: *William Ingram IV* and *Amilee Pasco*.
Changes in individuals authorized to speak for the Marijuana Store shall be promptly shared with the Community Council.

4. The Marijuana Store shall engage with the community council and the residents and property owners within 500 feet of the proposed business location, on the following schedule: *November 22, 2017.*

5. When the Community Council's residents or businesses, the Community Council, or the Marijuana Store raise issues of concern, the Community Council and the Marijuana Store will take the following steps:

(Suggested options)
a. Agree to discuss the issue at the next regularly scheduled community council meeting.
b. Agree to call a special community council meeting to discuss the issue.
c. Agree to call an executive board meeting of the community council to discuss the issue.

6. The Marijuana Store is encouraged to attend regular Community Council meetings. The Marijuana Store will make a concerted effort to attend the Community Council meeting ***quarterly***, at a minimum.

7. The Community Council has identified the following particular concerns relating to the Marijuana Store's application and proposed business:

8. The Marijuana Store has identified the following particular concerns relating to locating within the Community Council:

III. ASSEMBLY AUTHORITY

Each party recognizes and agrees that the authority to approve or deny a municipal license and special land use permit for a marijuana retail sales establishment rests exclusively with the Anchorage Municipal Assembly.

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IV. NO FORMAL PARTNERSHIP

This Agreement is mutually beneficial to the Community Council and the Marijuana Store. The parties understand and acknowledge that they do not intend to create a formal partnership. Nothing in this agreement shall be construed or interpreted to create any fiduciary responsibility between them. Neither party shall have any authority, express or implied, to act for or to assume any obligation or responsibility on behalf of the other party. Neither party shall be responsible for the liabilities of the other. The parties understand that non-compliance with this Agreement carries no penalties, but instead shall be information provided to the Anchorage Municipal Assembly for consideration during original and subsequent license and land use actions.

IV. TERM OF AGREEMENT

The parties have executed this Agreement as of the effective date. The Agreement may be updated from time to time with the concurrence of both parties, and shall remain in effect as long as the Marijuana Store is licensed to operate at the identified location.

_____ _____

William Ingram IV, Member

Old Seward/Ocean View Community Council The Grass Frontier

Date:_____ Date:_____

This is a view from Old Seward showing the property line with cones. This is the entrance/exit to the south.

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The property line is the line of cones. This also the south side entrance/exit to the entire lots. The view is West from the Old Seward Hwy.

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This a view of the back side of the property. Showing the steep slope to the adjacent back lots. View is to the South West.

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This is a view of the property with cones to show property line. View is to the SW.

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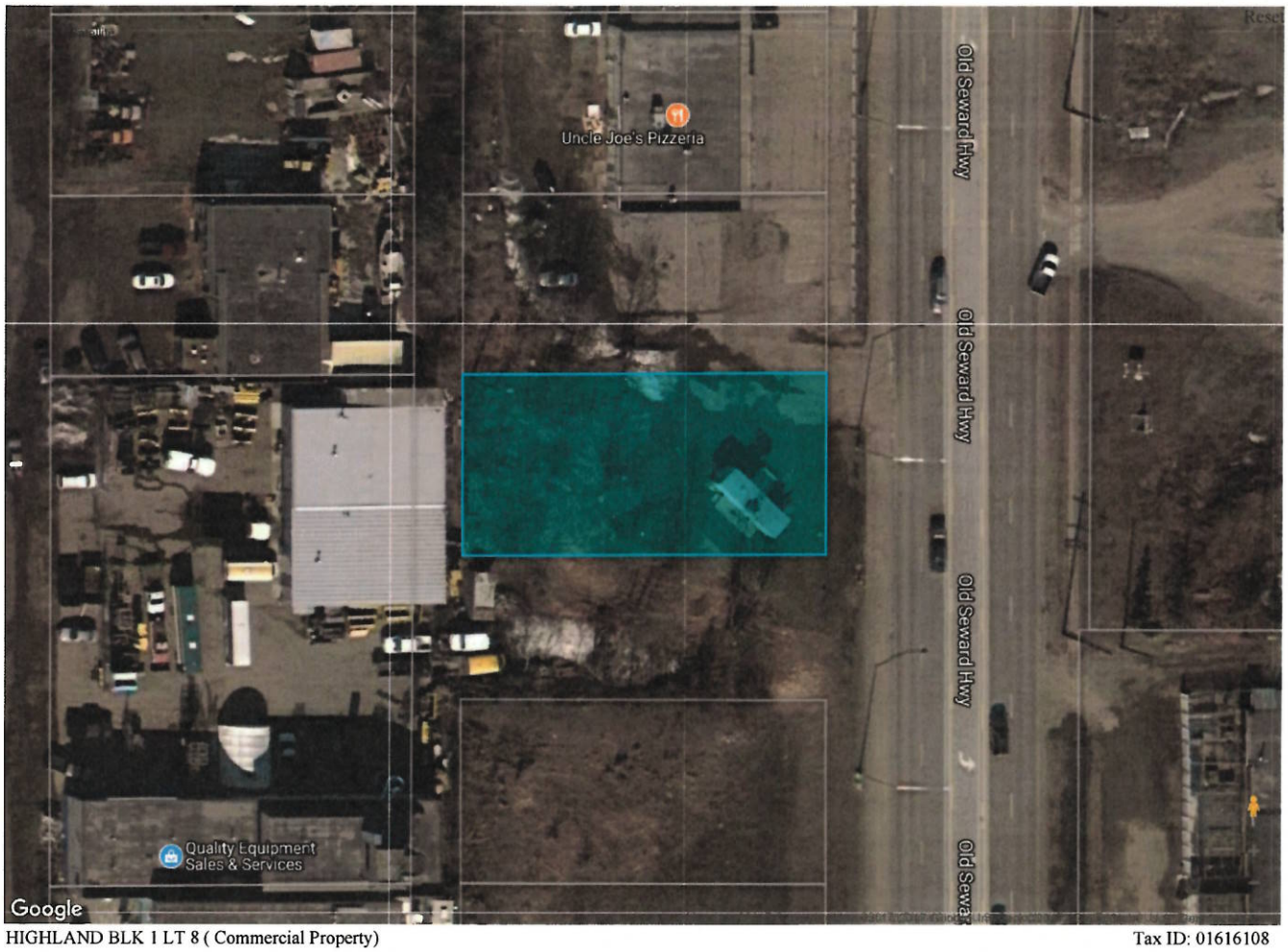

HIGHLAND BLK 1 LT 8 (Commercial Property) Tax ID: 01616108

Site Address:	11730 OLD SEWARD HWY		
Square Footage:	11250 (0.258264462809917 Acres)	Drainage:	GOOD
Zoning:	B3	Grade to Street:	
Land Use:	FAST FOOD	Street Feature:	PAVED
Class:	Commercial	Traffic:	MEDIUM
Deed:	09/24/2008 , Book 2008, Page 53727	Utilities:	NONE

Assessment Data

Year	Parcel	Building	Total
2014 Value	$133600	$22900	$156500
2015 Value	$133600	$23100	$156700
2016 Value	$133600	$22600	$156200

Owner Data

Name(s):	LEE ALBERTO & SHANNON
Address:	7521 EAST 36TH AVE
City,State, Zip:	ANCHORAGE AK, 99504-4005

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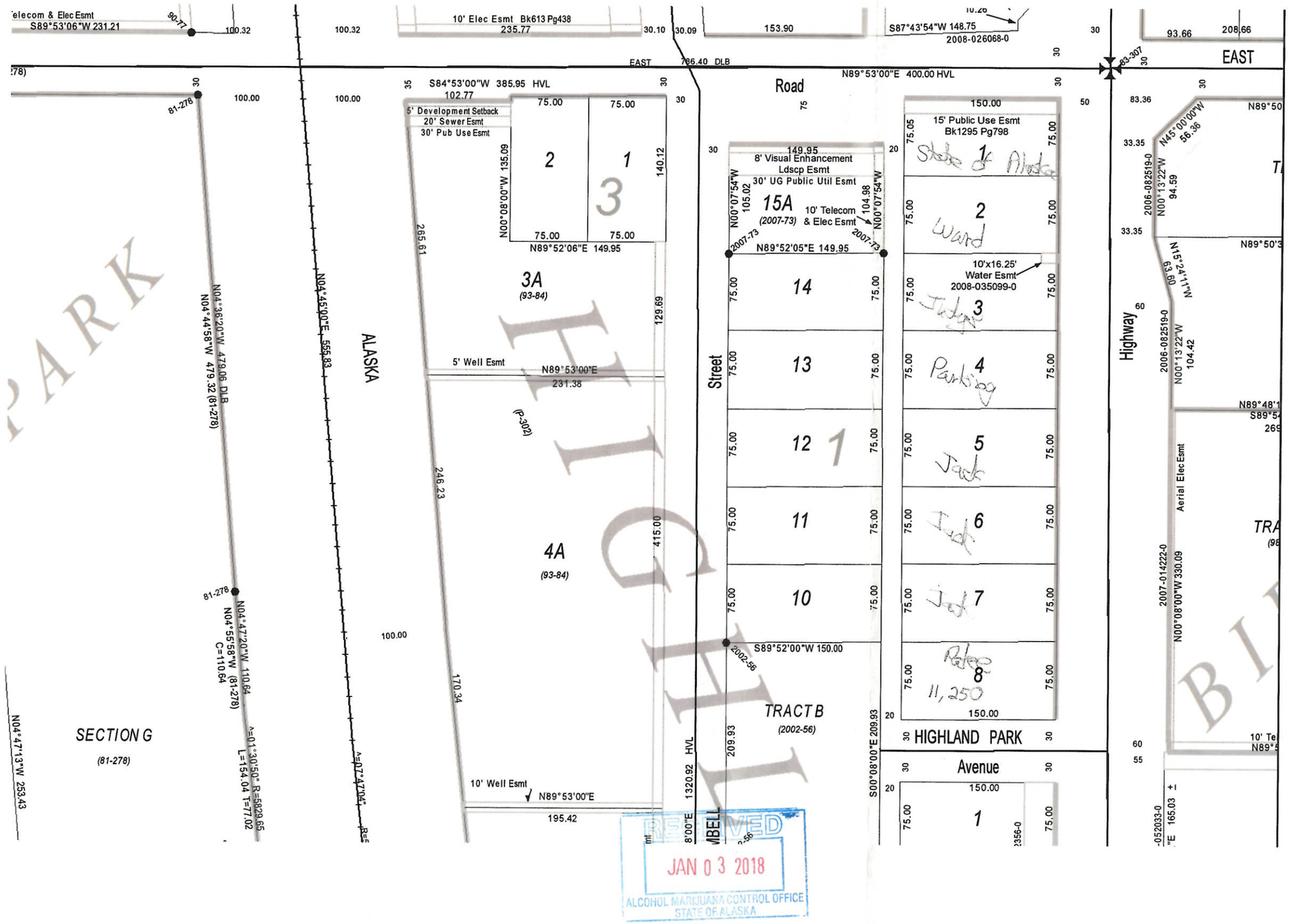
SW2731 Grid Map



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- Parcel Line
- Deeded Parcel Line
- Subdivision Boundary
- Subdivision Addition
- Easement Line
- Easement Centerline
- Road Centerline
- Private Road Centerlines
- Section Line
- Railroad
- Stream Centerline
- Monument
- BLM Monument
- Witness Corner

drjotumi@gmail.com

11730 Old Seward Highway

Parcel ID # 016-161-08-000

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From:	Jack Tuomi
To:	Marijuana Licensing (CED sponsored)
Subject:	Application for marijuana license number 15304
Date:	Friday, January 05, 2018 1:18:50 PM
Attachments:	Letter Alcohol and Marijuana Control Board.docx

As the owner of the property on Old Seward Highway in Anchorage adjacent to the site of the proposed marijauna sales business, DBA The Grass Frontier, I have mailed a signed copy of the attached letter and site descriptions to you to explain my objections to the issuance of this Marijuana Establishment License.

Please consider the points described and deny issuance of this license.

Jack O. Tuomi, DVM

Jack O Tuomi, DVM
11650 Old Seward Hwy
Anchorage, AK 99515

January 4, 2018

Alaska Alcohol and Marijuana Control Office
550 W 7th Ave, Ste. 1600
Anchorage, AK 99501
marijuana.licensing@alaska.gov

RE: Marijuana retail establishment in South Anchorage Application for license number 15304, DBA The Grass Frontier.

To Dear Sirs,

This letter is in regard to an application referenced above submitted by GFR, LLC, doing business as The Grass Frontier located at 11730 Old Seward Highway in Anchorage, Alaska.

The local community council, Old Seward Ocean View Community Council (OSOVCC) has a resolution from 2014 against any marijuana operation in within the OSOVCC boundaries.

At the OSOVCC monthly meeting on November 22, 2017, a motion was unanimously approved (13 to 0) to oppose the application by The Grass Frontier for a retail marijuana establishment in South Anchorage at 11730 Old Seward Highway.

As property owner of the adjacent properties, 11650 Old Seward Highway (the location of Highland Animal Clinic) and 11700 Old Seward Highway (the location of Uncle Joes Pizza), I would like to supplement that vote with some information regarding the property that has applied for the permit.

The property at 11730 Old Seward Highway is not level for building and the back part of the property slopes steeply to the property line, limiting the area that can be used for retail space and parking (see plat map with contour lines). Currently, there is a modular building placed on that property designed for a pull-though fast food business with no seating arrangement. Because there is no seating, there is no need for parking. To put a retail space on the property as proposed will cause pour-over from the proposed marijuana business into the parking and business space of my clinic, Highland Animal Clinic as well as for my tenant, Uncle Joe's Pizza.

Highland Animal Clinic has been at this location since 1972. It is and has been a business that services families. Judy's Café, located on the next lot north on Old Seward Highway, is a popular breakfast and lunch restaurant that also serves families and has been a local gathering place for over 25 years.

Uncle Joe's has been a tenant in that building for 20 years. It is a family-oriented business with take-out and dine-in service. Uncle Joe's regularly hosts pizza parties for youth sports teams associated with the local schools as well as local club teams from various sports. Additionally, families use the space for parties. In fact, my granddaughter's second birthday party was held there.

With these long established businesses in mind, the Municipality has restricted marijuana dispensaries from opening within 500 feet of a school or a recreation or youth center, but if this license is granted the board will have placed a marijuana dispensary within a few feet of several private meeting places for families with children of South Anchorage. Additionally, it will allow a business that would be too big for its lot, causing parking problems and undoubted conflict between the customers of Uncle Joe's, Highland Animal Clinic and the proposed dispensary, the Grass Frontier.

I support the OSOVCC unanimous vote to oppose the application for a license for all of the above reasons

Jack O Tuomi , DVM

Cc: Alcohol and Marijuana Control Board
Mayor Ethan Berkowitz
Suzanne LeFrance, Anchorage Assembly
John Weddleton, Anchorage Assembly
Senator Natasha von Imhof
Representative Chuck Kopp
Ryan Yelle, Anchorage Planning and Zoning Commission
Steve and Nance Beardsley, Old Seward / Oceanview Community Council
Amilee Pasco, GFR LLC

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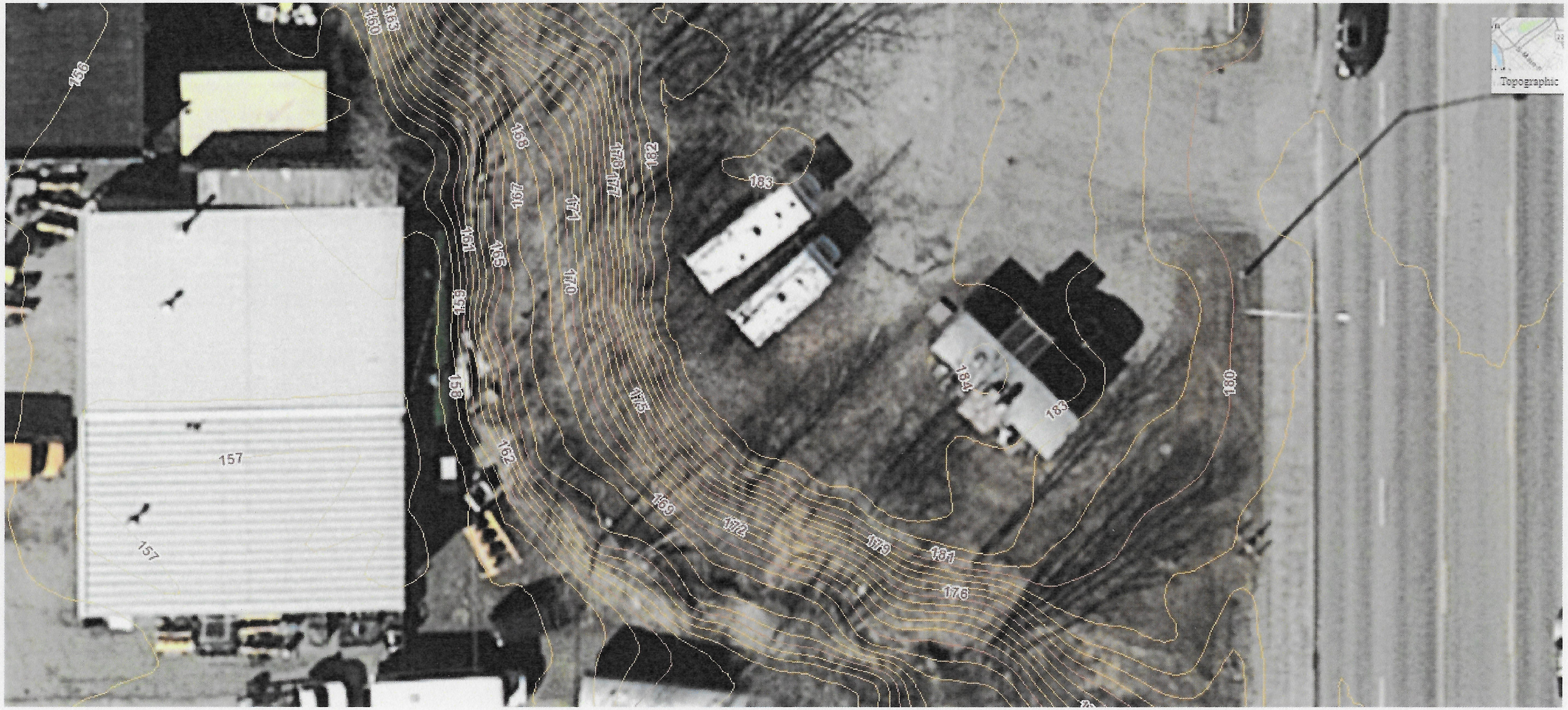

11730 Old Seward Highway

Parcel ID # 016-161-08-000