

Case No. 21UR045

Legal Description:

Lot 1 of Tract A of Block 1 of Northern Heights Subdivision, located in Section 25, T2N, R7E, BHM, Rapid City, Pennington County, South Dakota

11/22/2021

Ms. Vicki Fisher
Community Planning & Development Services, City of Rapid City
300 6th St
Rapid City, SD 57701

RE: Conditional Use Permit for Medical Cannabis Dispensary

Dear Ms. Fisher, City Staff, Planning Commissioners, and members of the public,

Thank you for the opportunity to review and consider our proposed medical cannabis dispensary located in Rapid City, SD. It is my pleasure to introduce you to Genesis Farms, a South Dakota-owned company that seeks to establish a vertically integrated cannabis business enterprise across the state of South Dakota, including retail locations in Rapid City. Included with our Conditional Use Permit application, you will find:

- Completed application form and fee
- Vicinity map
- Site Plans
- Floor Plan
- Building Elevations
- Parking, lighting, loading zones, trash enclosures and other site requirements
- Operations plan, including a security plan, waste management plan and an odor control plan

About Genesis Farms

Genesis Farms’ mission is to build and lead the most competitive and qualified cannabis enterprise in South Dakota, dedicated to civic engagement, corporate responsibility, and positive community relations - while working urgently to produce and dispense high quality and affordable medicine to qualifying patients. We are seeking to establish a vertically integrated cannabis business organization, to ensure a robust and efficient supply-chain of cannabis products of superior and consistent quality.

Location Overview

Address:	1565 Haines Ave Suite C, Rapid City, SD 57701
Legal description:	LOT 1 OF TRACT A, BLOCK 1, NORTHERN HEIGHTS SUBD, SECTION 25, TOWNSHIP 2N, BHM, RAPID CITY, PENNINGTON COUNTY, SOUTH DAKOTA, RANGE 07E
Zoning description:	General Commercial District
Dispensary structure size (SF):	3,578 SF
Hours of operation:	10am – 8pm Monday – Saturday CLOSED on Sundays
Primary business contact:	Emmett Reistroffer, General Manager (605) 271-8002 southdakotacannabis@gmail.com

Setbacks

Please see the attached site plans. Genesis Farms will maintain setbacks per municipal zoning regulations.

Parking

Address	Square Feet	Current Use	Proposed Use	# of Parking Spots required
1565 Haines Ave STE A	1,809	Vacant (Retail)		10 (9.45)
1565 Haines Ave STE B	2,379	Vacant (Retail)		12 (11.9)
1565 Haines Ave STE C	3,578	Casino/Tavern	Medical Cannabis Dispensary (4.5 PER 1000 SFGFA)	16
1565 Haines Ave STE D	Combined with C*	Casino/Tavern		Combined with C*
1565 Haines Ave STE E	2,219	Vacant (Retail)		12
Total SF:	9,985			
	Total Parking Spaces per Rapid City requirements:			50

Landscaping

See attached site plans. The proposed location is an existing structure and does not increase the usage by more than 20%, however we will maintain current landscaping and make any enhancements necessary as advised by our management team, planning officials or members of the public, in accordance with all requirements.

Sanitary, Sewer, Water, and Storm Water

The location has adequate sewer, water and storm water connections and services from the City of Rapid City, including proper water pressure for normal operations and fire suppression.

Building Height

See attached site plan, which reflects a building height of 23 feet.

Lighting

See attached site plan, which reflects adequate lighting coverage in the parking lot and surrounding the building perimeter, ensuring the facility is well-lit and meets all Rapid City municipal zoning code requirements. In addition, the lighting will ensure camera recordings are clear and sufficient and meet the requirements of the Department of Health’s administrative rules regarding security and video surveillance.

Safety

See attached operations plan, which details in specificity our safety policies and procedures, including emergency response procedures, incident reporting, and compliance with OSHA requirements.

Security

The dispensary floor plan features separate spaces, access points, and structural security features. Security features include an on-site trained security guard presence, commercial grade locking systems, restricted

access cards and card-readers with associated programming for verification and tracking, high-resolution surveillance cameras, motion detectors/alarm systems, sufficient interior and exterior lighting, and a designated security storage room with a back-up power generator and a failure notification system which is intended to maintain security systems in the event of a power outage and to immediately notify the management team in the event of any alarm activations, outages or other incidents.

Site Layout

The dispensary facility will include a secure entry and exit vestibule, a waiting area with a check-in station, restrooms for customers, an administrative office, employee break area, limited access sales area with an ADA-compliant sales counter, restricted access work area and storage rooms, and a restricted cannabis/cannabis product storage room also referred to as the secure storage vault. A secure trash enclosure is located immediately to the rear of the suite, surrounded by a 6 feet tall opaque screened fence.

Odor Control

The dispensary facility will ensure odor is not detected outside the licensed premises by implementing several measures, which are detailed in the attached odor control plan, including but not limited to, the installation of air filtration and odor control/HVAC technology, a requirement that all cannabis inventory arrive and remain at the dispensary premises in sealed packaging containers, and a rapid response procedure to any detections or complaints. In addition, the dispensary will enforce a strict zero tolerance policy prohibiting consumption of cannabis products on-site.

Waste Management

See attached waste management plan which details how cannabis and non-cannabis waste will be minimized and properly handled, including proper quarantine, storage, and destruction in accordance with Department of Health administrative rules. No cannabis wastewater will be created as a result of normal cannabis dispensary operations.

Signage

See attached elevations for signage rendering and specifications. The dispensary shall comply with all Municipal and State requirements regarding signage for cannabis establishments and shall seek pre-approval from both City and State regulatory authorities prior to changing existing signage or adding new signage.

Aesthetics

No major aesthetic changes are proposed to the property except for the addition of the proposed sign for the dispensary, and the tinting or "blacking out" of existing windows to prevent visibility into the dispensary. The exterior will be maintained in a clean and responsible manner at all times.

Additional Information

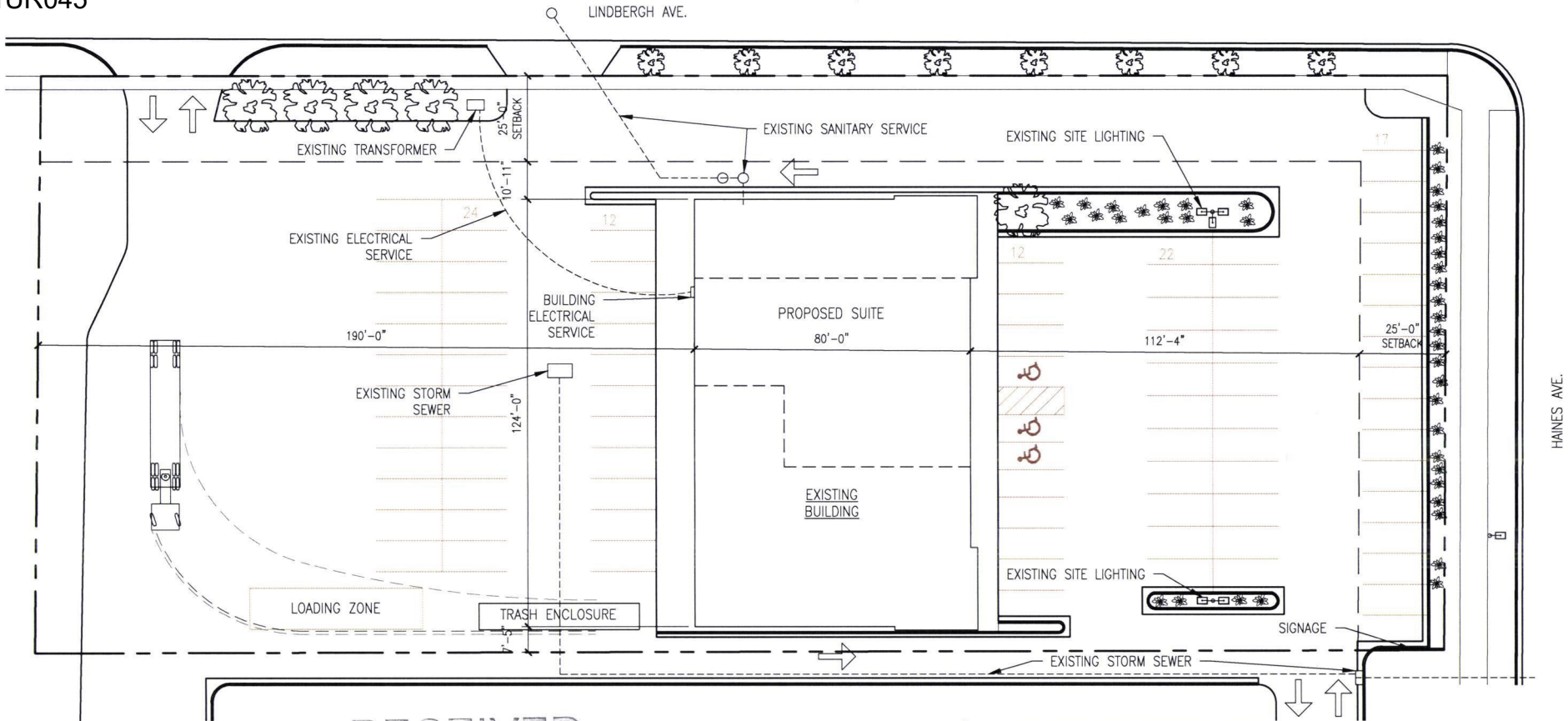
Genesis Farms maintains a strong commitment to community relations and state and local compliance with all applicable requirements. We will respond in a timely manner to address any questions or requests for more information. As such, our team welcomes staff and public feedback.

Cannabis Industry Experience

Emmett Reistroffer will serve as the interim-General Manager during the pre-operational and business planning/licensing phase of establishing, opening, and operating the dispensary. When necessary, Reistroffer will assist with the recruiting, vetting, selecting, and training of all candidates for key management positions at the dispensary. Reistroffer will have direct oversight of the day-to-day operation of the dispensary facility, and all other agents employed by Genesis Farms. Emmett is an advocate, consultant and cannabis business development

professional and is the Founder and Principal Consultant for Crosswinds Cannabis, based in Sioux Falls, SD. Upon establishing an exclusive management agreement with Genesis Farms founding partners, Emmett suspended his consulting operations (August 2021) in pursuit of a fulltime position with Genesis Farms, overseeing all licensing and operations of Genesis Farms' cannabis enterprise in South Dakota. Emmett's breadth of experience in the cannabis industry includes: managing cannabis manufacturing operations, bringing to market a wide range of cannabis-infused products, including breaking ground for the world's first commercially-available cannabis-infused non-alcoholic beer; consulting and inspecting cultivation, processing and retail facilities across several states; and having successfully secured licenses for more than a dozen companies through highly competitive merit-based cannabis business application processes. In addition, Emmett's background in public policy research, spearheading legalization campaigns, and serving as a municipal licensing official give Emmett a unique, well-rounded expert knowledgebase on the evolution of legal cannabis. Emmett has been instrumental in passing cannabis reform legislation in Colorado, Oregon, Washington DC, and Nevada, and most recently, successfully lobbied the South Dakota State Legislature to implement Initiated Measure 26 (medical cannabis). Emmett was recruited to join Denver Relief Consulting, a premier boutique consulting firm as lead Policy Consultant from 2014 until 2018 in Denver Colorado. In 2015, Emmett served as a Municipal Liquor and Cannabis Licensing Authority; In 2016, served as Campaign Director and lead spokesperson for Denver's successful Initiative 300 campaign, which created the nation's first licensing process for business establishments and events that integrate adult cannabis consumption. In 2017, Emmett served on the City of Denver's Social Consumption Advisory Committee and has since advised other municipalities and businesses seeking to understand the legal and regulatory landscape for legal cannabis, particularly regarding product development and consumer safety, packaging and labeling, quality management systems, worker safety, odor control, extractions and manufacturing systems, community engagement, and cannabis consumption establishments/events. Emmett recently launched a consulting firm, Crosswinds Cannabis, with clients in Massachusetts, Missouri, Montana, Nevada, and South Dakota, and soon likely many more states. In part, Emmett was also selected by a court-marshalled receivership entity to assist with restoring operations and ensuring compliance at a 50k+ SF production facility in Las Vegas, NV. Such selection required rigorous vetting and reputable references to validate Emmett's experience and qualifications to take on such a sensitive project under the microscope of community, regulatory and court officials. Piggybacking off this unique turn-around project, Crosswinds Cannabis launched its 'boost' program for cannabis businesses in the first quarter of 2021, offering a unique opportunity for distressed or under-performing cannabis businesses to retain Crosswinds Cannabis and affiliated consultants to investigate, advise and assist the businesses with implementing aggressive improvement/correction plans, addressing all aspects of business performance, such as compliance, administration, cultivation/production efficiencies, resource efficiencies, supply-chain management, proper selection and utilization of ERP, POS and other software systems, compliance with METRC and inventory management requirements, sales and retail practices, community engagement/relations and more. Previously, Emmett worked at Lighthouse Strategies, serving as both the Director of Compliance and Licensing and General Manager at the flagship Nevada-based infused cannabis product manufacturing facility. As GM, Emmett oversaw the production and launch of several new products and oversaw manufacturing of nearly every product type at Nevada's largest and most active cannabis product manufacturing facility, producing confections (gummies), chocolates, bottled and canned beverages, topical lotions, creams, balms, transdermal patches, vaporizers and more. Emmett worked closely with corporate leadership to standardize operations across the enterprise, including a robust compliance and reporting program, SOPs, quarterly audits, an annual staffing plan, and GAAP-compliant accounting and recordkeeping processes. Emmett is credited for helping improve supply-chain reliability and leveraging new savings, hiring, and training inventory management staff, and improving target inventory levels (order fulfillment), sales strategies, production planning and other processes, and ultimately expanding overall market capture and increasing revenue. Emmett has worked with FDA-trained consultants to develop and implement a state-approved Hazard Analysis and Critical Control Point (HACCP) Plan, as part of satisfying state regulators toward the launch of unique cannabis infused-products. Other experience areas include all aspects of planning and managing a cannabis business, including legal, finance, production, accounting, logistics/distribution, and sales. Having worked closely with cannabis businesses, government regulators and community stakeholders in

a variety of capacities, Emmett is eager to be a role model representative for the legal cannabis industry and will continue to seek strong relations with policymakers and community leaders and promote a responsible cannabis industry that creates positive community impacts.



RECEIVED

1 Existing Site Plan
1" = 30'-0"



Schedule	Location	Setback	UTV	Existing Footprint	Description	Notes	Area	Volume	Height	Notes
SP1					EXIST. LOT FOR HIGH TRAFFIC					
SP2					EXIST. LOT FOR HIGH TRAFFIC					
SP1-T-4M					EXIST. LOT FOR HIGH TRAFFIC					

RAPID CITY DEPARTMENT OF
COMMUNITY DEVELOPMENT

EXISTING BUILDING:
INTEND TO BUILD-OUT SUITE WITH
MEDICAL CANNABIS DISPENSARY.

LEGEND

- SHRUB
- TREES UNDER 2"
- TREES OVER 2"

SITE INFORMATION
ZONE: GENERAL COMMERCIAL
FRONT YARD SETBACK = 25'-0"
SIDE/REAR YARD SETBACK = 0
MAXIMUM HEIGHT = 45'-0"
BUFFER YARD: N/A

PARKING INFORMATION
5 SPACES PER 1,000 SFGFA
EXISTING BUILDING = 10,000 SF
REQUIRED SPACES = 50 SPACES
PROVIDED SPACES = 87 SPACES
(INCLUDES 3 HC SPACES)

GENESIS FARMS, LLC

Existing Building
1565 Haines Ave., Suite C
Rapid City, SD

Existing Site Plan

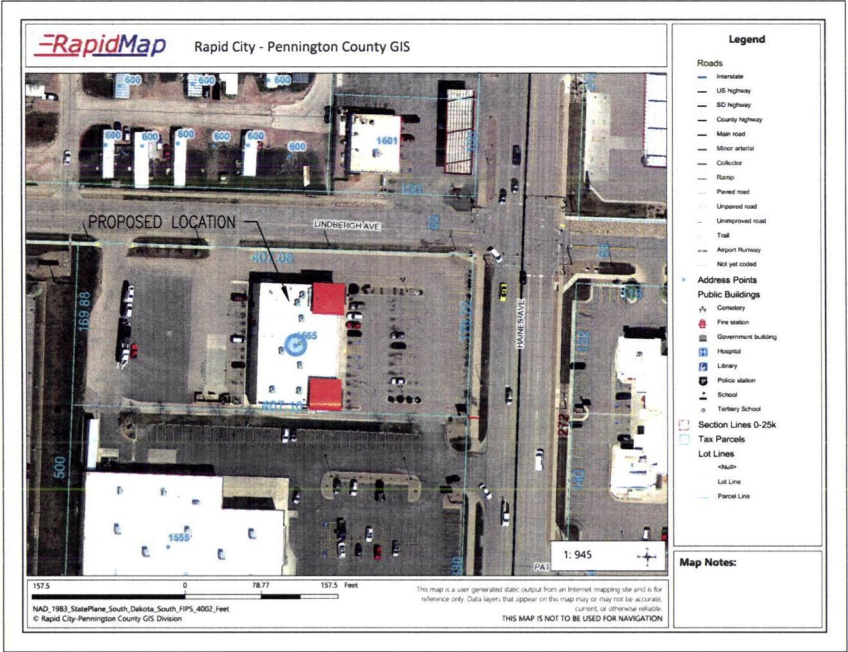
11-08-2021

Sheet 1



EXISTING BUILDING MATERIALS:
COLD-FORM METAL FRAMING, EIFS,
AND MANUFACTURED STONE
(EXTERIOR TO REMAIN)

1 Exterior Elevation
3/8" = 1'-0"



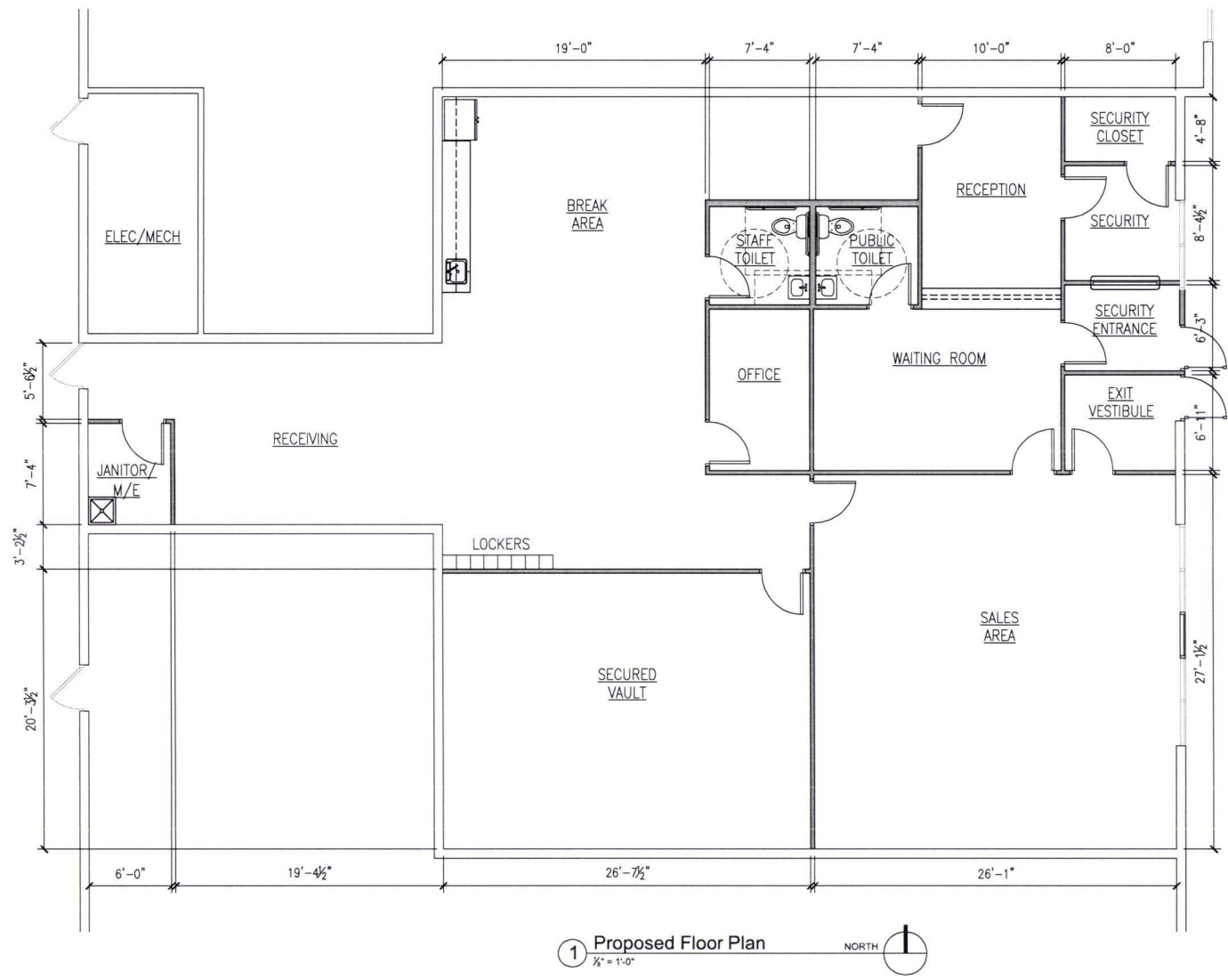
2 Vicinity Map
No Scale

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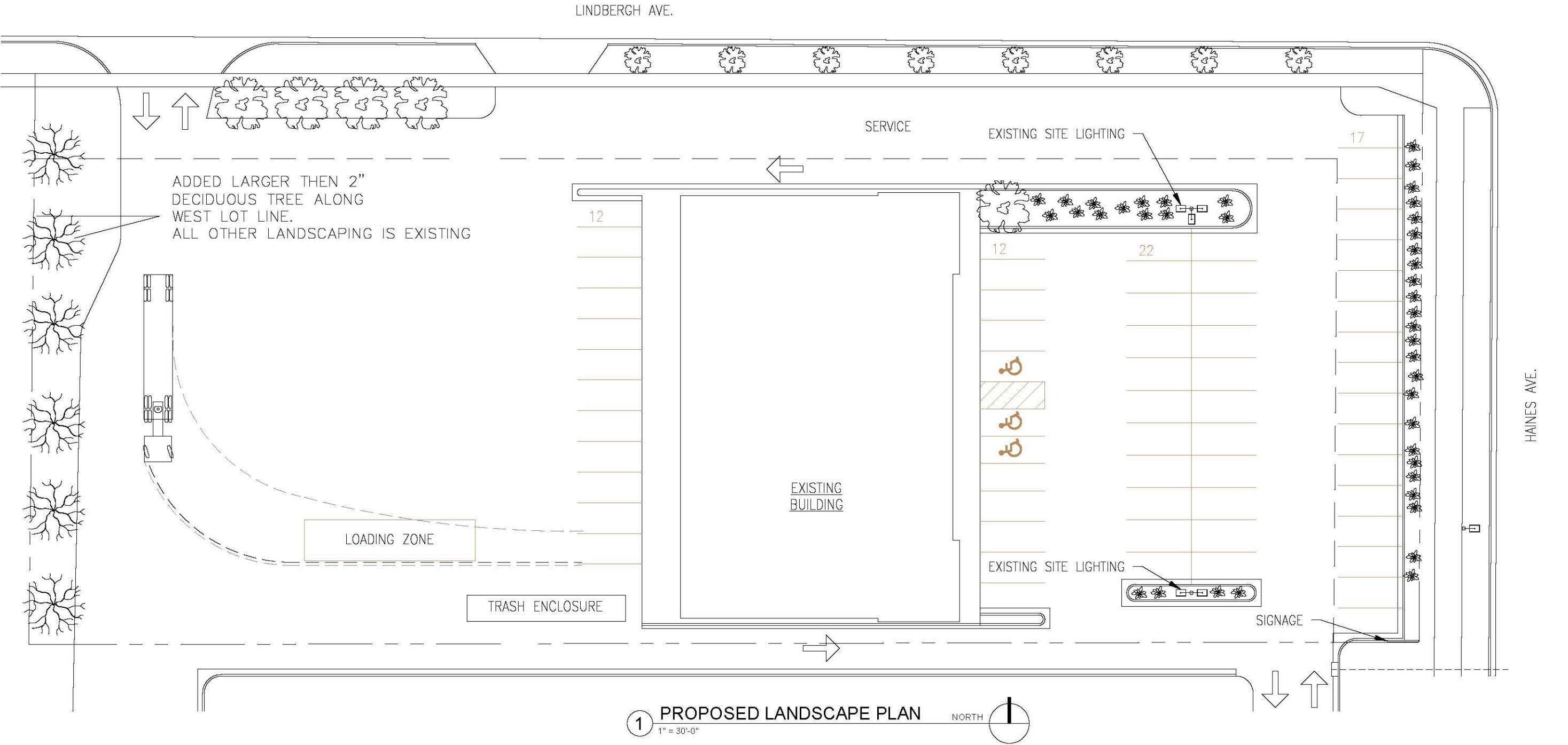
RAPID CITY DEPARTMENT OF
COMMUNITY DEVELOPMENT

GENESIS FARMS, LLC	
Existing Building 1565 Haines Ave., Suite C Rapid City, SD	
Exterior Elevation/Vicinity Map	
11-08-2021	Sheet 4



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NOV 10 2021
RAPID CITY DEPARTMENT OF
COMMUNITY DEVELOPMENT

GENESIS FARMS, LLC	
Existing Building 1565 Haines Ave., Suite C Rapid City, SD	
Proposed Floor Plan	
11-08-2021	Sheet 2



1 PROPOSED LANDSCAPE PLAN
1" = 30'-0" NORTH

LOT SIZE - SQ/FT	67697
BUILDING SIZE - SQ/FT	10473
Points Needed	57224
CURRENT LANDSCAPE POINTS	63300
PROPOSED LANDSCAPE POINTS	12000
TOTAL LANDSCAPE POINTS	75300

EXISTING LANDSCAPING	QUANTITY	POINTS EA	TOTAL POINTS
LARGE TREES - EA	5	2000	10000
MEDIUM TREES - EA	8	1000	8000
SHRUBS - EA	40	250	10000
GRASS - SQ/YD	790	10	7900
COVERED GROUND - SQ/YD	274	100	27400
TOTAL POINTS			63300
PROPOSED LANDSCAPING	QUANTITY	POINTS EA	TOTAL POINTS
LARGE TREES - EA	6	2000	12000
TOTAL POINTS			12000

PLANT LEGEND		
DESIG.	PLANT TYPE	QUANTITY
	GLEDITSIA TRIACANTHOS'SKYCOLE' /SKYLINE HONEYLOCUST	6

GENESIS FARMS, LLC

EXISTING BUILDING
1565 HANES AVE SUITE #C
RAPID CITY, SD

PROPOSED LANDSCAPE PLAN

11-8-21

SHEET 2