

MATANUSKA-SUSITNA BOROUGH PLANNING COMMISSION AGENDA

Edna DeVries, Mayor

PLANNING COMMISSION
Doug Glenn, District 1 – Vice-Chair
Richard Allen, District 2
VACANT, District 3
Michael Collins, District 4
Linn McCabe, District 5
Wilfred Fernandez, District 6
Curt Scoggin, District 7



Michael Brown, Borough Manager

PLANNING & LAND USE DEPARTMENT
Alex Strawn, Planning & Land Use Director
Jason Ortiz, Planning & Land Use Deputy Director
Wade Long, Development Services Manager
Fred Wagner, Platting Officer
Lacie Olivieri, Planning Clerk

*Assembly Chambers of the
Dorothy Swanda Jones Building
350 E. Dahlia Avenue, Palmer*

May 19, 2025
REGULAR MEETING
6:00 p.m.

Ways to participate in the meeting:

IN PERSON: You will have 3 minutes to state your oral comment.

IN WRITING: You can submit written comments to the Planning Commission Clerk at msb.planning.commission@matsugov.us.

Written comments are due at **noon on the Friday prior to the meeting.**

TELEPHONIC TESTIMONY:

- Dial 1-855-290-3803; you will hear “joining conference” when you are admitted to the meeting.
- You will be automatically muted and able to listen to the meeting.
- When the Chair announces audience participation or a public hearing you would like to speak to, press *3; you will hear, “Your hand has been raised.”
- When it is your turn to testify, you will hear, “Your line has been unmuted.”
- State your name for the record, spell your last name, and provide your testimony.

OBSERVE: observe the meeting via the live stream video at:

- <https://www.facebook.com/MatSuBorough>
- Matanuska-Susitna Borough - YouTube

I. CALL TO ORDER, ROLL CALL, AND DETERMINATION OF QUORUM

II. APPROVAL OF AGENDA

III. PLEDGE OF ALLEGIANCE

IV. CONSENT AGENDA

A. MINUTES

Regular Meeting Minutes: May 5, 2025

B. INTRODUCTION FOR PUBLIC HEARING: QUASI-JUDICIAL MATTERS

Resolution 25-08 A Conditional Use Permit In Accordance With MSB 17.60 - Conditional Uses For The Operation Of A Marijuana Retail Facility Known As, Magic Flower, Located At 8874 W. Business Park Drive (Tax ID# 3209B08L006) (Applicant: Egor Esipov for Magic Flower; Staff: Rick Benedict, Current Planner)

C. INTRODUCTION FOR PUBLIC HEARING: LEGISLATIVE MATTERS

V. COMMITTEE REPORTS

VI. AGENCY/STAFF REPORTS

VII. LAND USE CLASSIFICATIONS

VIII. AUDIENCE PARTICIPATION (*Three minutes per person, for items not scheduled for public hearing*)

IX. PUBLIC HEARING: QUASI-JUDICIAL MATTERS

Commission members may not receive or engage in ex-parte contact with the applicant, other parties interested in the application, or members of the public concerning the application or issues presented in the application.

X. PUBLIC HEARING: LEGISLATIVE MATTERS

Resolution 25-09 A Resolution Of The Matanuska-Susitna Borough Planning Commission Recommending Approval Of An Ordinance Modifying The Intent, Notification, And Appeal Process For MSB 17.05 – Essential Service Utilities. (Staff: Alex Strawn, Planning And Land Use Director)

XI. CORRESPONDENCE & INFORMATION

XII. UNFINISHED BUSINESS

XIII. NEW BUSINESS

XIV. COMMISSION BUSINESS

A. Upcoming Planning Commission Agenda Items

XV. DIRECTOR AND COMMISSIONER COMMENTS

XVI. ADJOURNMENT (*Mandatory Midnight*)

Disabled persons needing reasonable accommodation in order to participate at a Planning Commission Meeting should contact the Borough ADA Coordinator at 861-8432 at least one week in advance of the meeting.

MINUTES

May 5, 2025

(Pages 5-9)

MATANUSKA-SUSITNA BOROUGH

Edna DeVries, Mayor

PLANNING COMMISSION

Doug Glenn, District 1
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Vacant, District 3
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*Assembly Chambers of the
Dorothy Swanda Jones Building
350 E. Dahlia Avenue, Palmer*

PLANNING COMMISSION MEETING MINUTES May 5, 2025

I. CALL TO ORDER, ROLL CALL, AND DETERMINATION OF QUORUM

The Matanuska-Susitna Borough Planning Commission's regular meeting was held on May 5, 2025, at the Matanuska-Susitna Borough Assembly Chambers, 350 E. Dahlia Avenue, Palmer, Alaska. Acting Chair Fernandez called the meeting to order at 6:00 p.m.

Present: 4 – Commissioner Michael Collins
Commissioner Linn McCabe
Commissioner Wilfred Fernandez
Commissioner Curt Scoggin

Absent/Excused: 2 – Commissioner Richard Allen
Commissioner Doug Glenn

Staff Present: 4 – Mr. Alex Strawn, Planning and Land Use Department Director
Ms. Lacie Olivieri, Planning Department Admin
Mr. Rick Benedict, Current Planner
Ms. Julie Spackman, Long Range Planner
Ms. Denise Michalske, Assistant Borough Attorney

II. APPROVAL OF AGENDA

Acting Chair Fernandez inquired if there were any changes to the agenda.

GENERAL CONSENT: The agenda was approved without objection.

III. PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by Commissioner McCabe.

IV. CONSENT AGENDA

- A. MINUTES: Regular Meeting Minutes – April 21, 2025
- B. INTRODUCTION FOR PUBLIC HEARING QUASI-JUDICIAL MATTERS
(There were no introductions for public hearing quasi-judicial matters.)
- C. INTRODUCTION FOR PUBLIC HEARING LEGISLATIVE MATTERS

Resolution 25-09 A Resolution Of The Matanuska-Susitna Borough Planning Commission Recommending Approval Of An Ordinance Modifying The Intent, Notification, And Appeal Process For MSB 17.05 – Essential Service Utilities. (Staff: Alex Strawn, Planning And Land Use Director)

Acting Chair Fernandez read the Consent Agenda into the record.

GENERAL CONSENT: The Consent Agenda was approved without objection.

V. COMMITTEE REPORTS *(There were no committee reports.)*

VI. AGENCY/STAFF REPORTS *(There were no Agency/Staff Reports)*

VII. LAND USE CLASSIFICATIONS *(There were no land use classifications.)*

VIII. AUDIENCE PARTICIPATION (Three minutes per person.)

There being no persons to be heard, Audience Participation was closed without objection.

IX. PUBLIC HEARING QUASI-JUDICIAL MATTERS

Resolution 25-04 A Conditional Use Permit In Accordance With MSB 17.60 - Conditional Uses For The Operation Of A Marijuana Retail Facility. The Proposed Location For Fort Green Alaska Is 7821 W Parks Highway, Tax ID# 1818000L001. (Applicant: Ryan McKay And Jana Wetzin; Staff: Natasha Heindel, Current Planner)

Acting Chair Fernandez read the resolution title into the record.

Acting Chair Fernandez read the ex-parte memo asking questions of the Planning Commissioners.

Staff, Mr. Rick Benedict, presented his staff report.

Acting Chair Fernandez invited the applicant to present information.

Acting Chair Fernandez inquired if commissioners had any questions for the applicant.

Acting Chair Fernandez opened the public hearing.

There being no persons to be heard, Acting Chair Fernandez closed the public hearing, and the discussion moved to the Planning Commission.

MOTION: Commissioner McCabe moved to approve Planning Commission Resolution 25-04. The motion was seconded by Commissioner Scoggin.

VOTE: The main motion passed without objection.

X. PUBLIC HEARING LEGISLATIVE MATTERS

Resolution 25-06 A Resolution Of The Matanuska-Susitna Borough Planning Commission Recommending Approval Of An Ordinance Amending MSB 17.60 – Conditional Uses, To Include Permit Requirements And Standards For Homeless Shelters. (Staff: Alex Strawn, Planning And Land Use Director)

Acting Chair Fernandez read the Resolution title into the record.

Mr. Alex Strawn presented his staff report.

The commissioners posed questions to Mr. Strawn

There being no persons to be heard, Acting Chair Fernandez closed the public hearing, and the discussion moved to the Planning Commission.

MOTION: Commissioner McCabe moved to approve Planning Commission Resolution 25-06. The motion was seconded by Commissioner Scoggin.

VOTE: The main motion passed without objection.

Resolution 25-07 A Resolution Of The Matanuska-Susitna Borough Planning Commission Supporting Assembly Adoption Of The 2025 Bogard/Seldon Corridor Access Management Plan (CAMP). (Staff: Julie Spackman, Long Range Planner)

Acting Chair Fernandez read the Resolution title into the record.

Mr. Alex Strawn presented his staff report.

The commissioners posed questions to Mr. Strawn

The following people spoke regarding Planning Commission Resolution 25-07:

Mason Jordan

Renee Blake

Adam Bradway

There being no one else to be heard, Acting Chair Fernandez closed the public hearing, and the discussion moved to the Planning Commission.

MOTION: Commissioner McCabe moved to approve Planning Commission Resolution 25-07. The motion was seconded by Commissioner Collins.

VOTE: The main motion passed without objection.

XI. CORRESPONDENCE AND INFORMATION

(Correspondence and information were presented and no comments were noted)

XII. UNFINISHED BUSINESS

(There was no unfinished business.)

XIII. NEW BUSINESS

(There was no new business.)

XIV. COMMISSION BUSINESS

- A. Elections – Commissioner Collins nominated Willfred Fernandez to be the new Chairman. The nomination was seconded by Commissioner McCabe. Willfred Fernandez accepted the nomination and became the new Planning Commission Chair.
- B. Upcoming Planning Commission Agenda Items *(Staff: Alex Strawn)*
(Commission Business was presented, and no comments were noted.)

XV. DIRECTOR AND COMMISSIONER COMMENTS

Commissioner Fernandez: It is an Honor and a privilege to serve this community. I was born and raised here and have been involved with various boards and commissions with the Matsu borough. So, I appreciated the voted of confidence from my fellow commission members and I look forward to the year ahead. Thank you everyone for participating today. As always, we appreciate your feedback and we would encourage you to come back and speak more on any item that you deem important enough to attend.

Commissioner McCabe: Congratulations. Thank you for being willing to serve. Look forward to continuing to work with you.

Commissioner Collins: Congratulations on your appointment. It is well deserved that you have been on the commission for quite some time.

Commissioner Scoggin: On the CAMP plan some of those things may not happen and some of it is many many years out. There are concerns but you have to start somewhere and it is a management tool that has been put together but it is a long ways out.

Wade Long: First off I'd like to say thank you to Rick Benedict for filling in for Natasha to provide the staff report. Also thanks to staff for the dedicated hard work that they do to prepare the Resolutions. Especially congratulations to the new Planning Commission Chair Commissioner Fernandez.

XVI. ADJOURNMENT

The regular meeting adjourned at 6:42 p.m

Planning Commission Chair

ATTEST:

LACIE OLIVIERI
Planning Commission Clerk

Minutes approved: _____

INTRODUCTION FOR PUBLIC HEARING QUASI-JUDICIAL

Resolution No. 25-08

**A Conditional Use Permit In Accordance With MSB 17.60 -
Conditional Uses For The Operation Of A Marijuana Retail
Facility Known As, Magic Flower, Located At 8874 W.
Business Park Drive (Tax ID# 3209B08L006) (Applicant:
Egor Esipov for Magic Flower; Staff: Rick Benedict,
Current Planner)**

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JAN 13 2024



MATANUSKA-SUSITNA BOROUGH Received

Planning and Land Use Department Development Services Division

350 East Dahlia Avenue • Palmer, AK 99645

Phone (907) 861-7822 • Fax (907) 861-8158

Email: permitcenter@matsugov.us

CONDITIONAL USE PERMIT FOR MARIJUANA RELATED FACILITIES – MSB 17.60

Carefully read instructions and applicable borough code. Fill out forms completely. Attach information as needed. Incomplete applications will not be processed.

Application fee must be attached:

- ☒ \$1,500 for Marijuana Retail Facility
☐ \$1,500 for Marijuana Cultivation Facility

Prior to the public hearing, the applicant must also pay the mailing and advertising fees associated with the application. Applicants will be provided with a statement of advertising and mailing charges. Payment must be made prior to the application presentation before the Borough Planning Commission.

Required Attachments for a Marijuana Cultivation Facility:

- ☐ Wastewater and Waste Material Disposal Plan – 17.60.160 (A)
☐ Odor Mitigation and Ventilation Plan – 17.60.160 (B)
☐ Hazardous Chemicals Information – 17.60.160 (C)
☐ Security plan – 17.60.160 (D)

Required Attachments for Both Retail and Cultivation Facilities:

- ☒ Documentation demonstrating full compliance with applicable fire code – 17.60.150 (D) (2)

Subject Property: Township: S17, Range: N02, Section: W17, Meridian: _____

MSB Tax ID# 53209B08L006

SUBDIVISION: POTTER PLADD #1 BLOCK(S): 8, LOT(S): 6

STREET ADDRESS: 8874 W. Business Park Dr., Wasilla, AK

FACILITY / BUSINESS NAME: Magic Flower

Ownership: A written authorization by the owner must be attached for an agent or contact person, if the owner is using one for the application. Is authorization attached? ☐ Yes ☐ No ☐ N/A

Name of Property Owner

Name of Agent / Contact for application

Yesip, LLC

Mailing: 3120 Betles Bay Loop

Mailing: _____

Anchorage, AK 99515

Phone: Hm _____ Fax _____

Phone: Hm _____ Fax _____

Wk _____ Cell 907-365-9983

Wk _____ Cell _____

E-mail magicflowerak@gmail.com

E-mail _____

Site Plan – Attach a detailed, to scale, site plan clearly showing the following information:	Attached
Proposed and existing structure(s) on the site. Indicate which structure(s) will be used for the proposed use. Dimensions and locations of all existing and proposed structures on the site in relationship to all property lines.	X
Signage – Existing and Proposed.	X
Location and dimensions for all access points to and from the site to public rights-of-way or public access easements.	x
Buffering – Fences, vegetation, topography, berms, and any landscaping	X
Drainage	X
Vehicular and pedestrian circulation patterns.	X
Exterior site lighting.	X
Location and dimensions of parking areas to be provided	X
Scale and north arrow using standard engineering intervals such as 1" = 30', 1" = 50' or similar as required by project size.	X

Map – Attach a detailed, to scale, vicinity map clearly showing the following information:	Attached
Identify all existing land uses within 1,000 feet.	X
Scale and north arrow using standard engineering intervals such as 1" = 30', 1" = 50' or similar as required by project size.	X

In order to grant a conditional use permit under MSB 17.60, the Planning Commission must find that each of the following requirements have been met. Explain the following in detail:	Attached
Is the conditional use compatible with and will it preserve or not materially detract from the value, character and integrity of the surrounding area?	X
Will the granting of the conditional use permit be harmful to the public health, safety, convenience and welfare?	X
Are sufficient setbacks, lot area, buffers and other safeguards being provided?	X
Does the conditional use fulfill all other requirements of MSB Chapter 17.60 pertaining to the conditional use in this section?	X
Describe measures taken to prevent any potential negative effect upon other properties in the area due to such factors as noise and odor.	X
Describe measures taken to reduce negative effects upon adjacent properties by: <ul style="list-style-type: none"> Increased property line and right-of-way buffers Planted berms and landscaping Site and building design features which contribute to the character of the surrounding area 	X
Describe how this use is compatible with the character of the surrounding area.	X
Current status of State License application process – 17.60.150 (D) (1)	X

JAN 13 2024

17.60.170 Standards for Marijuana Retail Facilities:	Received Attached
Describe how the subject parcel is appropriate for the proposed conditional use. Include information detailing: <ul style="list-style-type: none"> The proximity of the proposed use to existing businesses; The proximity of parcels developed with residential uses; Whether the roads associated with the proposed use have been, or will be, appropriate for commercial use; and Proposed hours of operations. 	X
Provide information showing minimum parking standards have been met as required by MSB 17.60.170 (B) and (C).	X

Floor Plan for Marijuana Retail Facilities – Attach a detailed, to scale, floor plan clearly showing the following information:	Attached
Dimensions of all structures.	X
Interior floor plans (specific location of the use or uses to be made of the development).	X
Net floor area square footage calculations.	X

OWNER'S STATEMENT: I am owner of the following property:

MSB Tax account #(s) 53209B08L006 and, I hereby apply for approval of a conditional use permit to operate a marijuana related facility on the property as described in this application.


I understand all activity must be conducted in compliance with all applicable standards of MSB 17.60 and with all other applicable borough and state.

I understand that other rules such as local, state and federal regulations, covenants, plat notes, and deed restrictions may be applicable and other permits or authorization may be required. I understand that the borough may also impose conditions and safeguards designed to protect the public's health, safety and welfare and ensure the compatibility of the use with other adjacent uses.

I understand that it is my responsibility to identify and comply with all applicable rules and conditions, covenants, plat notes, and deed restrictions, including changes that may occur in such requirements.

I grant permission for borough staff members to enter onto the property as needed to process this application and monitor compliance. Such access will at a minimum, be allowed when the activity is occurring and, with prior notice, and at other times necessary to monitor compliance.

The information submitted in this application is accurate and complete to the best of my knowledge.


11/12/25
 Signature: Property Owner Printed Name Date

Signature: Agent Printed Name Date

From: [Permit Center](#)
To: [Rick Benedict](#)
Subject: FW: Magic Flower #36748 CUP Application with attachment
Date: Monday, January 13, 2025 12:23:49 PM
Attachments: [Marijuana-Related-Facility-CUP-Application.pdf](#)
[CUP Additional information .pdf](#)
[Floor plan.pdf](#)
[Site Plan.pdf](#)
[Building Plan.pdf](#)
[MAP.pdf](#)
[PLAN REVIEW APPROVED LETTER.pdf](#)

Brandon Tucker

Permit Technician

[Matanuska-Susitna Borough Permit Center](#)

350 E Dahlia Ave

Palmer AK 99645

P (907) 861-7871

F (907) 861-8158

From: Yegor Esipov <magicflowerak@gmail.com>
Sent: Monday, January 13, 2025 10:35 AM
To: Permit Center <permitcenter@matsugov.us>; License Reviews <License.Reviews@matsugov.us>
Subject: Magic Flower #36748 CUP Application with attachment

[EXTERNAL EMAIL - CAUTION: Do not open unexpected attachments or links.]

Hello,

Please see attached MatSu CUP application with all applicable attachments.

Feel free to contact me if you have any questions.

Regards,

Egor Esipov
907-365-9983

From: [Permit Center](#)
To: [Rick Benedict](#)
Subject: FW: MatanuskaSusitna Borough Payment Confirmation
Date: Monday, January 13, 2025 12:23:22 PM

Brandon Tucker

Permit Technician

[Matanuska-Susitna Borough Permit Center](#)

350 E Dahlia Ave

Palmer AK 99645

P (907) 861-7871

F (907) 861-8158

From: Online Payments <noreply@tylerportico.com>
Sent: Monday, January 13, 2025 10:36 AM
To: Permit Center <Permitcenter@matsugov.us>
Subject: MatanuskaSusitna Borough Payment Confirmation

[EXTERNAL EMAIL - CAUTION: Do not open unexpected attachments or links.]

MatanuskaSusitna Borough payment confirmation

A payment has been made for Other Permits

Confirmation #: QJ59XGC4JX

01/13/2025

Transaction processing fee \$48.00

Description	Amount
Other Permits	\$1600.00

Miscellaneous Payments
Form Name

Other Permits

Email magicflowerak@gmail.com

Permit ID 36748

Customer Name Egor Esipov

Customer Phone
Number (907) 365-9983

Facility Name Magic Fower

Quantity 1

ATTACHMENT

License #36748

JAN 13 2024

Conditional Use Permit for Marijuana Retail "MAGIC FLOWER"

Received

The proposed retail store is located in the commercial zone area on the frontage road of W. Parks Highway. The location is accessible by Potter Dr. to Business Park Dr. that is about 500 feet west of the building (see Vicinity Plan Drawing). There are number of operating businesses situated in a similar matter as the proposed dispensary such as: U-Haul, K-Circle Gas station, E-Z Rentals, Pit Stop Repair and "coming soon" dispensary Green Fort. Additionally, the existing building, the proposed dispensary, was operated for several years as a store by the name "Brandy's Garden Supply".

Due to the proposed commercial location, appearance and operating history, the proposed dispensary meets all the requirements set by MSB code and specifiably Chapters 17.60.150 and 170. The existing building has nor will have any negative effects upon other properties in the area. It meets all of the required setbacks and overall character of the surrounding area. The proposed retail has a net floor area of 570 sq. ft. while available parking area is roughly 10,000 sq.ft. (see attached Site Plan drawing) that exceeds parking requirements per Chapter 17.60.

The proposed hours of operation is 9am to 10pm. Onsite consumption will be strictly prohibited.

The proposed dispensary received the following applicable licensees:

Yesip, LLC - #36748, Fire Marshall Plan Review and Certificate (attached). The driveway permit application was submitted.

ATTACHMENT #2

License #36748

Conditional Use Permit for Marijuana Retail "MAGIC FLOWER"

RE: Request for Required Information dated January 28,24

Item #1

Please refer to the updated "OVERAL BUILDING PLAN", "Vicinity Plan" and "Site Plan", "Drainage Plan" drawings. Magic Flower expects no more than seven (7) vehicles per hour at the peak hours of operation. It is estimated for costumers to purchase and leave the premises off the site within 5 to 10 minutes. All vehicles will enter the premises thru driveway and will drive straight for about 80 feet into the lot then turn left for 25 feet, the parking stalls will be on the left facing front of the retail store (see "Site Plan" drawing for details).

Item #2

a.

Magic Flower will abide by a strict no-loitering policy. A designated employee will perform frequent but random perimeter checks to ensure no loiterers are on the premises. All loiterers will be asked to leave and escorted off the premises. If loiterers do not comply, law enforcement will be contacted for backup. The exterior of the building will be well-lit and equipped with 24/7 video surveillance and signs that state "No Loitering." Signs will also be posted that bring notice to the video surveillance. Visitors will not be permitted to remain on the premises after their escorted visit and must leave the premises immediately.

Magic Flower will not sell, offer to sell, give, distribute, or deliver marijuana or marijuana products to any consumers who are: (1) not physically present on the licensed premises, including online and phone orders; (2) under the influence of an alcoholic beverage, inhalant, or controlled substance; or (3) not at least twenty-one (21) years of age at the time of purchase, as evidenced by valid government-issued photo identification. All customers will enter the store or utilize the exterior window, where a Magic Flower employee will check their ID. During this time, employees will be watching for signs of impairment. If it is determined that a customer is impaired, that individual will be safely escorted from the premises. Law enforcement will be contacted for back up when necessary.

b, c

Magic Flower's retail store will be equipped with a comprehensive security system, including a 24-hour monitoring alarm system, exterior lighting, and video surveillance. One entrance/exit will be designated for ingress and egress to ensure the smooth flow of customer traffic. The restricted access area behind the retail sales counter is strictly for employees. At least one employee will always be present behind the point of sale/display counter, ensuring customers do not enter the restricted access area. The entrance to the restricted access area will have prominent signage stating that the area is restricted and that the public must be escorted. The office door will remain closed and locked at all times. Security cameras are strategically placed throughout the retail store, allowing for 24-hour monitoring of all areas, including all entrances

and exits, restricted access areas, all windows, every portion of the office, the point-of-sale area, and the exterior of the building to monitor and identify all activity adjacent to the facility.

d, e

Magic Flower is committed to maintaining a secure environment. We ensure that adequate exterior lighting is installed throughout the property and will be sufficient to facilitate video surveillance. All exterior light fixtures and motion detection sensors will use commercial LED lights with extremely bright bulbs. The licensee or manager will ensure light fixtures are installed in such a way as to keep the exterior of the premises, signs, and doors well-lit and to allow surveillance cameras to clearly record individuals that are within twenty (20) feet from any entrance or exterior window. Exterior lighting, video surveillance recordings, and cameras will be inspected frequently by the licensee or manager to ensure that each light is functioning and sufficient lighting for surveillance. Additional lighting will be installed as/if needed, demonstrating our commitment to maintaining a high level of security. Some of the lighting will be motion sensitive if desired or on at all times. The exterior lighting will be mounted to the side of the building at 10 feet off the ground. An additional lighting will be installed at the main entrance canopy to cover parking area.

f

Magic Flower will be disposing of (1) marijuana that is identified as contaminated, infected, or otherwise rejected for quality; (2) marijuana and marijuana products that reach their expiration date; (3) any other materials or containers in contact with marijuana products that risk contamination; (4) any other marijuana or marijuana product deemed as waste by Magic Flower, an assigned employee, or AMCO official. Marijuana waste will be stored away from all other products in a locked container on the premises, away from all other marijuana products and currency, and rendered unusable before leaving the store. Marijuana waste will be rendered unusable by grinding the materials and mixing them with other compostable and non-compostable non-marijuana material, such as food waste, cardboard, paper, and yard waste, until the resulting mixture is no more than fifty percent (50%) of marijuana waste. Magic Flower will maintain a log on the status of all marijuana waste, tracking the type, date of disposal, date it was rendered unusable, the reason for wastage, and the waste's final destination. Magic Flower may incinerate the waste, compost it, contract a Mat-Su Borough waste management company, or have an assigned employee collect the waste mixture and dispose of it at the local waste station. All waste information will be recorded in the disposal log and securely stored as a business record.

Item #3

The proposed retail facility will be located within the existing structure on site (see "OVERALL BUILDING PLAN" drawing). The nearest approximate distance to the existing residential or commercial structure is about +/-125 feet on the adjacent eastern lot, which is a "Subaru" car lot. The residential building on the southern adjacent lot is about 350 feet. There is a 15 foot utility easement between these two parcels. Additionally, the southern lot has about 20 feet steep transition uphill with heavy trees and brushes (see "Vicinity Plan" drawing).

Item #4

The proposed hours of operation is 9am to 10pm. There are no noise anticipated during the operation hours. It is estimated for costumers to purchase and leave the premises off the site

within 5 to 10 minutes. On-site consumption will be strictly prohibited. All products will be stored in a sealed containers at all times. There is no excessive odor anticipated.

Item #5

All existing trees will be kept in place as is. The landscaping area by the driveway will be replanted each summer season. Additionally, planted berms on both sides of the main entrance will be renovated with additional planted berms and decorative plants and will be re-vegetative every summer season (see "Site Plan" drawing).

Item #6

Magic Flower retail store will be located inside the existing structure at the north/ front end of the building (see "Overall Building Plan" drawing for details). A new internal single partition wall was constructed to subdivide the existing building and to separate it from the remainder of the building. The wall was built according to International Building Code with 2"x4" studs, R-21 insulation and gypsum board (see "Interior Wall Detail" drawing). The remainder of the building is utilized as a storage by the owner. It is currently filled with the retail items left from the previous business (garden supply).

The existing structure was previously owned and operated by "Brandy's Garden Supply". It is constructed out of 3 each 10 wide by 40' long office trailers. The inner space between the trailers has its own raised roof and concrete flooring (see "Overall Building Plan" and "Roofing Plan" drawings). The exterior front end of the structure was renovated by the previous owner about 5 years ago. New roofing, new exterior front wall with new open entrance canopy and concrete flooring were constructed. The new front exterior wall with canopy is stained in a low-dark natural wood color, while the exterior side walls were spray painted in a similar color gamma to match it.

Magic Flower intends to have signs on the facility containing the business name and logo visible to the general public. The sign will be hung by the front door entrance and in the landscape area by the driveway (see "Site Plan" drawing). It will be lid during the dark season hours by LED tuned down white/pink light. The lights will be mounted to the building structure with either stainless steel or hot-dipped galvanized metal brackets with nuts and bolts. There are no near by buildings located within the light glare area. The neighboring parcels are separated by the brush and trees. The exterior lights will be installed in such manner that will prevent light spillage and glare (if, any) to surrounding parcels.

Overview of Operation

Each shipment of marijuana and marijuana product that arrives at Magic Flower will be inspected by the licensee, designated employee, or manager before it is accepted and added to the store inventory. To ensure consistency, the shipment will be reconciled with the transport manifest, shipment labels, and packaging labels. All products will be weighed by a Magic Flower employee and reconciled with the weight listed on the manifest and labels. Any shipments with discrepancies will be rejected. Shipments that pass initial inspection will be accepted into the facility and entered into METRC, which will reconcile the sales transactions from the point-of-sale software with the inventory on hand and with METRC to ensure consistency and that any discrepancies are immediately addressed. Customers will be greeted near the store's entrance by a Magic Flower employee who checks their IDs and watches for signs of impairment and drive-through vehicle passenger regulations. Internet or telephone orders will be paid for and picked up in person by the consumer placing the order. Inside the retail store, when an

employee verifies a customer's ID, customers can browse the retail sales floor and view the menu of available products. Sales transactions will take place at the point-of-sale station. Once a sales transaction is complete, customers will be politely directed to the store exit. Magic Flower trains all employees on the importance of the limits on quantity sold per transaction and the exit packaging requirements outlined in the regulations.

Item #7

The nearest school ground to the proposed facility is the American Charter School. It is located at City Ctr, 244 S Sylvan Ste 110 Meadow Lakes, Wasilla, which is about 1.7 miles east of the proposed dispensary. This information was obtained via Matanuska Susitna Borough School District website: <https://www.matsuk12.us/> and direct contact with the Matanuska Susitna Borough School District.

Item #8 – Complete per email January 30, 25.

Item #9

The proposed dispensary will have 520 sq.ft. floor area. There will be constructed a total of 2 ea ADA-compliant parking spaces and 3 ea additional parking spaces. Please refer to "Site Plan" drawing for details. The proposed number of parking spaces meets ADA guidelines requirements.

March 19, 2025.

ATTACHMENT #3

License #36748

Conditional Use Permit for Marijuana Retail "MAGIC FLOWER"

RE: Request for Required Information dated March 12, 25

Item #1

Please refer to the updated "OVERAL BUILDING PLAN", "Vicinity Plan" and "Site Plan", "Drainage Plan" drawings. Magic Flower expects no more than seven (7) vehicles per hour at the peak hours of operation. It is estimated for costumers to purchase and leave the premises off the site within 5 to 10 minutes. All vehicles will enter the premises thru driveway and will drive straight for about 80 feet into the lot then turn left for 25 feet, the parking stalls will be on the left facing front of the retail store (see "Site Plan" drawing for details).

Item #2

a.

Magic Flower will abide by a strict no-loitering policy. A designated employee will perform frequent but random perimeter checks to ensure no loiterers are on the premises. All loiterers will be asked to leave and escorted off the premises. If loiterers do not comply, law enforcement will be contacted for backup. The exterior of the building will be well-lit and equipped with 24/7 video surveillance and signs that state "No Loitering." Signs will also be posted that bring notice to the video surveillance. Visitors will not be permitted to remain on the premises after their escorted visit and must leave the premises immediately.

Magic Flower will not sell, offer to sell, give, distribute, or deliver marijuana or marijuana products to any consumers who are: (1) not physically present on the licensed premises, including online and phone orders; (2) under the influence of an alcoholic beverage, inhalant, or controlled substance; or (3) not at least twenty-one (21) years of age at the time of purchase, as evidenced by valid government-issued photo identification. All customers will enter the store or utilize the exterior window, where a Magic Flower employee will check their ID. During this time, employees will be watching for signs of impairment. If it is determined that a customer is impaired, that individual will be safely escorted from the premises. Law enforcement will be contacted for back up when necessary.

b, c

Magic Flower's retail store will be equipped with a comprehensive security system, including a 24-hour monitoring alarm system, exterior lighting, and video surveillance. One entrance/exit will be designated for ingress and egress to ensure the smooth flow of customer traffic. The restricted access area behind the retail sales counter is strictly for employees. At least one employee will always be present behind the point of sale/display counter, ensuring customers do not enter the restricted access area. The entrance to the restricted access area will have prominent signage stating that the area is restricted and that the public must be escorted. The office door will remain closed and locked at all times. Security cameras are strategically placed throughout the retail store, allowing for 24-hour monitoring of all areas, including all entrances

and exits, restricted access areas, all windows, every portion of the office, the point-of-sale area, and the exterior of the building to monitor and identify all activity adjacent to the facility.

d, e

Magic Flower is committed to maintaining a secure environment. We ensure that adequate exterior lighting is installed throughout the property and will be sufficient to facilitate video surveillance. All exterior light fixtures and motion detection sensors will use commercial LED lights with extremely bright bulbs. The licensee or manager will ensure light fixtures are installed in such a way as to keep the exterior of the premises, signs, and doors well-lit and to allow surveillance cameras to clearly record individuals that are within twenty (20) feet from any entrance or exterior window. Exterior lighting, video surveillance recordings, and cameras will be inspected frequently by the licensee or manager to ensure that each light is functioning and sufficient lighting for surveillance. Additional lighting will be installed as/if needed, demonstrating our commitment to maintaining a high level of security. Some of the lighting will be motion sensitive if desired or on at all times. The exterior lighting will be mounted to the side of the building at 10 feet off the ground. An additional lighting will be installed at the main entrance canopy to cover parking area.

f

Magic Flower will be disposing of (1) marijuana that is identified as contaminated, infected, or otherwise rejected for quality; (2) marijuana and marijuana products that reach their expiration date; (3) any other materials or containers in contact with marijuana products that risk contamination; (4) any other marijuana or marijuana product deemed as waste by Magic Flower, an assigned employee, or AMCO official. Marijuana waste will be stored away from all other products in a locked container on the premises, away from all other marijuana products and currency, and rendered unusable before leaving the store. Marijuana waste will be rendered unusable by grinding the materials and mixing them with other compostable and non-compostable non-marijuana material, such as food waste, cardboard, paper, and yard waste, until the resulting mixture is no more than fifty percent (50%) of marijuana waste. Magic Flower will maintain a log on the status of all marijuana waste, tracking the type, date of disposal, date it was rendered unusable, the reason for wastage, and the waste's final destination. Magic Flower may incinerate the waste, compost it, contract a Mat-Su Borough waste management company, or have an assigned employee collect the waste mixture and dispose of it at the local waste station. All waste information will be recorded in the disposal log and securely stored as a business record.

Item #3

The proposed retail facility will be located within the existing structure on site (see "OVERALL BUILDING PLAN" drawing). The nearest approximate distance to the existing residential or commercial structure is about +/-125 feet on the adjacent eastern lot, which is a "Subaru" car lot. The residential building on the southern adjacent lot is about 350 feet. There is a 15 foot utility easement between these two parcels. Additionally, the southern lot has about 20 feet steep transition uphill with heavy trees and brushes (see "Vicinity Plan" drawing).

Item #4

The proposed hours of operation are:
9am to 10pm – Tuesday thru Saturday
10am to 6pm – Sundays
Closed – Mondays

There are no noise anticipated during the operation hours. It is estimated for costumers to purchase and leave the premises off the site within 5 to 10 minutes. On-site consumption will be strictly prohibited. All products will be stored in a sealed containers at all times. There is no excessive odor anticipated.

Item #5

All existing trees will be kept in place as is. The landscaping area by the driveway will be replanted each summer season. Additionally, planted berms on both sides of the main entrance will be renovated with additional planted berms and decorative plants and will be re-vegetative every summer season (see "Site Plan" drawing).

Item #6

The existing structure was previously owned and operated by "Brandy's Garden Supply" It consists of: 2 each 10 ft wide by 55 ft long and 1 each 10 ft wide by 32 ft long mobile/office trailers, and 19.5' wide by 55' long roofed area between trailers. The two larger mobile trailers are set upfront parallel to each other at 19.5 ft apart with the smaller trailer set against the back perpendicularly to them making a rectangular shape of the structure (see Top View drawing). A concrete pad and roofing was constructed between the mobile/office trailers. About 5 - 7 years ago, previous owner remodeled the building. A new roofing (over entire structure), new exterior front wall with new open entrance canopy with concrete flooring and main entrance double door were constructed. The new front exterior wall with canopy is stained in a low-dark natural wood color, while the exterior side walls were spray painted in a similar color gamma to match it. There are no residential buildings or any other structures on the lot. In the year 2015 a green house was demoed, which was located just west of the building.

The previous owner bought the existing "Brandy's Garden Supply" business in 2009. He stated, that the gardening business was established at least 25 years prior him taking over, which let us to believe that tit was established in the early 1980's. No other buildings were removed or constructed on the lot ever since. The existing mobile/office trailers were always utilized for commercial purpose only during "Brandy's Garden Supply" period and were never used for residential purpose. Unfortunately, Magic Flower could not find any historical records of what was the potential layout prior to "Brandy's Garden Supply". There are no visible traces on the ground of any previous buildings that could have been on the lot in the past. Magic Flower is under impression that the existing structure is made out of the original mobile trailers that were installed on the lot in the 1970's. Magic Flower proposes to continue utilize the existing structure, which, as described earlier, went thru a major remodeling in 2020.

Magic Flower retail store will be located inside the existing structure at the north/ front end of the building (see "Overall Building Plan" drawing for details). It will consists of two rooms: sales room (19.5 ft x 22.5 ft) and office (14 ft x10 ft), which totals to 580 sq. ft. area. The sales room has a new partition wall which is constructed at 22.5 ft from the front wall of the building subdividing the main roofed area between trailers (see "Overall Building Plan" drawing). The created area by the main entrance along with a small office room in the eastern trailer is the footprint of the proposed dispensary. The new partition wall is the only renovation needed in order for the dispensary to operate separately from the rest of the building. It was built according to International Building Code with 2"x4" studs, R-21 insulation and gypsum board (see "Interior Wall Detail" drawing). The office in the eastern trailer is existing and will be utilized as is. All other walls are existing.

The remainder of the subdivided space has an open area with the western trailer and it is used as a storage. It is currently completely filled with the retail items left from the previous business (garden supply). The small trailer in the back is/was utilized as a private bathroom. It has a single toilet with a double sink counter and a water heater. The rest of the space in the eastern trailer is utilized as a storage for various construction material (see "Overall Building Plan" drawing). There are no future plans for the building except for keeping it as an operational dispensary store and no future plans for "Not In Use Premises" areas other than making it a permanent storage.

Magic Flower intends to have signs on the facility containing the business name and logo visible to the general public. The sign will be hung by the front door entrance and in the landscape area by the driveway (see "Site Plan" drawing). It will be lit during the dark season hours by LED tuned down white/pink light. The lights will be mounted to the building structure with either stainless steel or hot-dipped galvanized metal brackets with nuts and bolts. There are no buildings located within the light glare area. The neighboring parcels are separated by the brush and trees. The exterior lights will be installed in such manner that will prevent light spillage and glare (if, any) to surrounding parcels.

All three outside advertisement signs will be 4 ft x 4 ft in. It will display the dispensary name "Magic Flower" in bright purple color which is wrapped around green cannabis leaf.

Overview of Operation

Each shipment of marijuana and marijuana product that arrives at Magic Flower will be inspected by the licensee, designated employee, or manager before it is accepted and added to the store inventory. To ensure consistency, the shipment will be reconciled with the transport manifest, shipment labels, and packaging labels. All products will be weighed by a Magic Flower employee and reconciled with the weight listed on the manifest and labels. Any shipments with discrepancies will be rejected. Shipments that pass initial inspection will be accepted into the facility and entered into METRC, which will reconcile the sales transactions from the point-of-sale software with the inventory on hand and with METRC to ensure consistency and that any discrepancies are immediately addressed. Customers will be greeted near the store's entrance by a Magic Flower employee who checks their IDs and watches for signs of impairment and drive-through vehicle passenger regulations. Internet or telephone orders will be paid for and picked up in person by the consumer placing the order. Inside the retail store, when an employee verifies a customer's ID, customers can browse the retail sales floor and view the menu of available products. Sales transactions will take place at the point-of-sale station. Once a sales transaction is complete, customers will be politely directed to the store exit. Magic Flower trains all employees on the importance of the limits on quantity sold per transaction and the exit packaging requirements outlined in the regulations.

Item #7

The nearest school ground to the proposed facility is the American Charter School. It is located at City Ctr, 244 S Sylvan Ste 110 Meadow Lakes, Wasilla, which is about 1.7 miles east of the proposed dispensary. This information was obtained via Matanuska Susitna Borough School District website: <https://www.matsuk12.us/> and direct contact with the Matanuska Susitna Borough School District.

Item #8 – Complete per email January 30, 25.

Item #9

The proposed dispensary will have 580 sq.ft. floor area. There will be constructed a total of 2 ea ADA-compliant parking spaces and 3 ea additional parking spaces. Please refer to "Site Plan" drawing for details. The proposed number of parking spaces meets ADA guidelines requirements.

From: [Yegor Esipov](#)
To: [Rick Benedict](#)
Subject: Fwd: 36748 dba Magic Flower Board Action Letter -
Date: Thursday, January 30, 2025 9:47:01 AM
Attachments: [36748 Board Action Letter Retail.pdf](#)
[Post Approval Instructions for Retail Licensees 2019-02-26.pdf](#)

[EXTERNAL EMAIL - CAUTION: Do not open unexpected attachments or links.]

Please see attached.

Thank you

----- Forwarded message -----

From: **Cruz, Regina T (CED)** <regina.cruz@alaska.gov>
Date: Wed, Jan 29, 2025 at 5:06 PM
Subject: RE: 36748 dba Magic Flower Board Action Letter -
To: Marijuana Licensing (CED sponsored) <marijuana.licensing@alaska.gov>, License
Reviews <license.reviews@matsugov.us>, alex.strawn@matsugov.us
<alex.strawn@matsugov.us>, Yegor Esipov <magicflowerak@gmail.com>

Resending with attachments.

Good Afternoon,

Please see the attached Board Action Letter and Post Approval instruction for your Marijuana Establishment.

Matanuska-Susitna Borough,

This is for your reference and no action needed on your part.

Best,

Regina Cruz

Licensing - AMCO



THE STATE
of **ALASKA**
GOVERNOR MIKE DUNLEAVY

**Department of Commerce, Community,
and Economic Development**

ALCOHOL & MARIJUANA CONTROL OFFICE

550 West Seventh Avenue, Suite 1600
Anchorage, AK 99501
Main: 907.269.0350

December 5, 2024

Yesip, LLC
DBA: Magic Flower
Via: magicflowerak@gmail.com

Re: Magic Flower #36748

Dear Egor Esipov,

At the November 20, 2024, meeting of the Marijuana Control Board in Anchorage, Alaska, the board passed a motion to approve your new retail marijuana store application, with delegation to the director. Delegation means that the board has authorized the director to issue the license once all outstanding approvals are received, including fire marshal approval, local government, Department of Environmental Conservation-Food Safety Program.

Attached are post-approval instructions and the pre-inspection checklist, which provide information on your next steps. Please note that the pre-inspection checklist is informational. You will be provided with an individualized checklist at the appropriate time.

Please contact marijuana.licensing@alaska.gov with any questions.

Sincerely,

A handwritten signature in black ink, appearing to be "Regina T. Cruz".

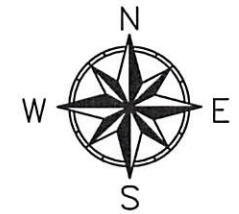
Regina T. Cruz
Licensing Examiner 3- Supervisor

cc: License File
Matanuska – Susitna Borough

POST-APPROVAL INSTRUCTIONS FOR MARIJUANA RETAIL STORES

The following steps are to be taken after your application for a marijuana retail store license has been approved by the board. You may not operate your business until the following requirements have been met.

1. When all other approvals (Local Government, Fire Marshal, DEC, etc.) have been met, you will be contacted by this office to notify you that your license status has been changed to "active-pending inspection" in our database. This doesn't mean you can open your doors or start operating your business. The status change is a necessary step so that you may be credentialed into METRC.
2. You, the licensee, must have your marijuana handler permit. All licensees, affiliates, agents, and employees (see 3 AAC 306.700(a)) must have their handler permit at the time of inspection.
3. You, the licensee, must take a METRC training class and pass the test.
<https://www.metroc.com/alaska>
4. Once you have passed the METRC test, place a request to the METRC Support Team to be credentialed into METRC.
5. Set up your facility in METRC and order labels. The labels should take 4-5 days to arrive.
6. When you have access to METRC, contact AMCO investigators at AMCO.enforcement@alaska.gov to schedule your initial "empty shelf" inspection. Don't schedule an initial inspection unless you are within two weeks from being 100% ready to operate your business. Review the pre-inspection checklist and be sure that you will have completed all items by the time of your inspection. Do not bring any marijuana into the facility before your initial inspection. AMCO staff will place your account in METRC on an administrative hold until the inspection. Depending on your location, it may be two weeks before an inspection can be performed due to state travel restrictions.
7. On the day of your inspection, the investigator will bring your license. If your facility matches what you've submitted to the board and all requirements are in place, you will receive your license, the administrative hold will be removed from METRC, and an "effective date" will be added in our database.
8. After the hold in METRC is removed, you may begin ordering and transporting marijuana and marijuana products from licensed cultivation and product manufacturing facilities. AMCO investigators will visit again to take a look at your store with marijuana and marijuana products in place.
9. Congratulations, you are now operating a marijuana retail store license in the State of Alaska!




Matanuska-Susitna Borough
Development Services

JAN 13 2025

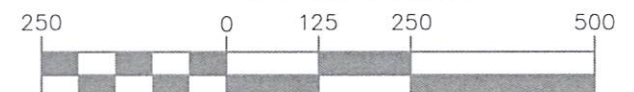
Received

VICINITY PLAN
MAGIC FLOWER
AMCO LIC #36748

KEY

 LOT LINE - LEGAL
DESCRIPTION - POTT
PL ADD#1 BLOCK 8 L

GRAPHIC SCALE



[State of Alaska](#) / [Commerce](#) / [Marijuana](#) / [License Search](#) / License #36748

LICENSE NUMBER 36748

[Return to Search Results](#)

License Number: 36748

License Status: Delegated

License Type: Retail Marijuana Store

Doing Business As: Magic Flower

Business License Number: 2136045

Issue Date:

Effective Date:

Expiration Date:

Email Address: magicflowerak@gmail.com

Physical Address: 8874 W. Business Park Dr.
Wasilla, AK 99623
UNITED STATES

Licensees: Yesip, LLC [10168515](#)

Entity Officials: Egor Esipov

Onsite Consumption Endorsement

Status:

Approval Date:

Issue Date:

Effective Date:

DIVISION OF CORPORATIONS, BUSINESS &
PROFESSIONAL LICENSING

[State of Alaska](#) / [Commerce](#) / [Corporations, Business, and Professional Licensing](#) / [Search & Database Download](#) / [Business License](#) / License #2136045

LICENSE DETAILS

License #: 2136045[Print Business License](#)**Business Name:** Magic Flower**Status:** Active**Issue Date:** 07/14/2021**Expiration Date:** 12/31/2025**Has Telemedicine:** No**Mailing Address:** 3120 Bettles Bay Loop
ANCHORAGE, AK 99515**Physical Address:** 12929 W. Denlow Dr.
Houston, AK 99694

Owners

Owner Name	Entity #	Entity Status
Yesip, LLC	10168515	Good Standing

Activities

Line of Business	NAICS	Professional License #
11 - Agriculture, Forestry, Fishing and Hunting	111998 - ALL OTHER MISCELLANEOUS CROP FARMING	

Endorsements

No Endorsements Found

License Lapse(s)

If this business license lapsed within the last four years the lapsed periods will appear below. Lapsed periods are the unlicensed period between an expiration date and renewal date.

Start Date	End Date
1/1/2023	6/15/2023

Plan Review Approval Letter & Certificate
Grantor: State of Alaska, Department of Public Safety, Division of Fire & Life Safety
Grantee: SCHULTZ WILLIAM H
Recording District:
Legal Description:

State of Alaska
Office of the State Fire Marshal
Plan Review

This is to certify that the plans for this building were reviewed by the *State Fire Marshal*
on 12/18/2024 for conformance with AS 18.70.010 -- 100; 13 AAC 50.027.

This certificate shall be posted in a conspicuous place on the premises named
Magic Flower and shall remain
posted until construction is completed.

NOTICE: Any changes or modifications to the approved plans **must** be resubmitted for
review by the *State Fire Marshal*.

Plan Review #: 2024ANCH0942 By: Oscar Lage

Authority: AS 18.70.080

Form: 12-741

(6/01) **Full Plan Review**

Oscar Lage
Building Plans Examiner I



Department of Public Safety

DIVISION OF FIRE AND LIFE SAFETY

Plan Review Bureau – Anchorage

5700 East Tudor Road

Anchorage, Alaska 99705-1225

Main: 907.269.2004

Fax: 907.269.0098

12/18/2024

Return to Applicant: Egor Esipov
3120 Bettles Bay Loop
Anchorage, AK 99515

SUBJECT: Magic Flower - Full Plan Review
ADDRESS: 8874 West Business Park Dr
CITY: Wasilla
PLAN REVIEW: 2024ANCH0942
TYPE OF CONTRUCTION: V-A
OCCUPANCY: M Mercantile
2021 INTERNATIONAL BUILDING AND FIRE CODE

Dear Egor Esipov:

Plans for the Full Plan Review have been reviewed by this office for conformity with the State Fire Safety Regulations and are hereby approved. Enclosed is a certificate of approval that must be posted on the premises until completion of the above project.

Other requirements have been identified for your project. An application with shop drawings for the Automatic Fire System must be submitted for review and approval within ninety (90) days and prior to the installation on the system.

It is prohibited to occupy this building until construction is completed, and if applicable, the Automatic Fire System(s) is installed, tested, and certified as operable. Any changes to the approved plans must be submitted to this office for review and approval.

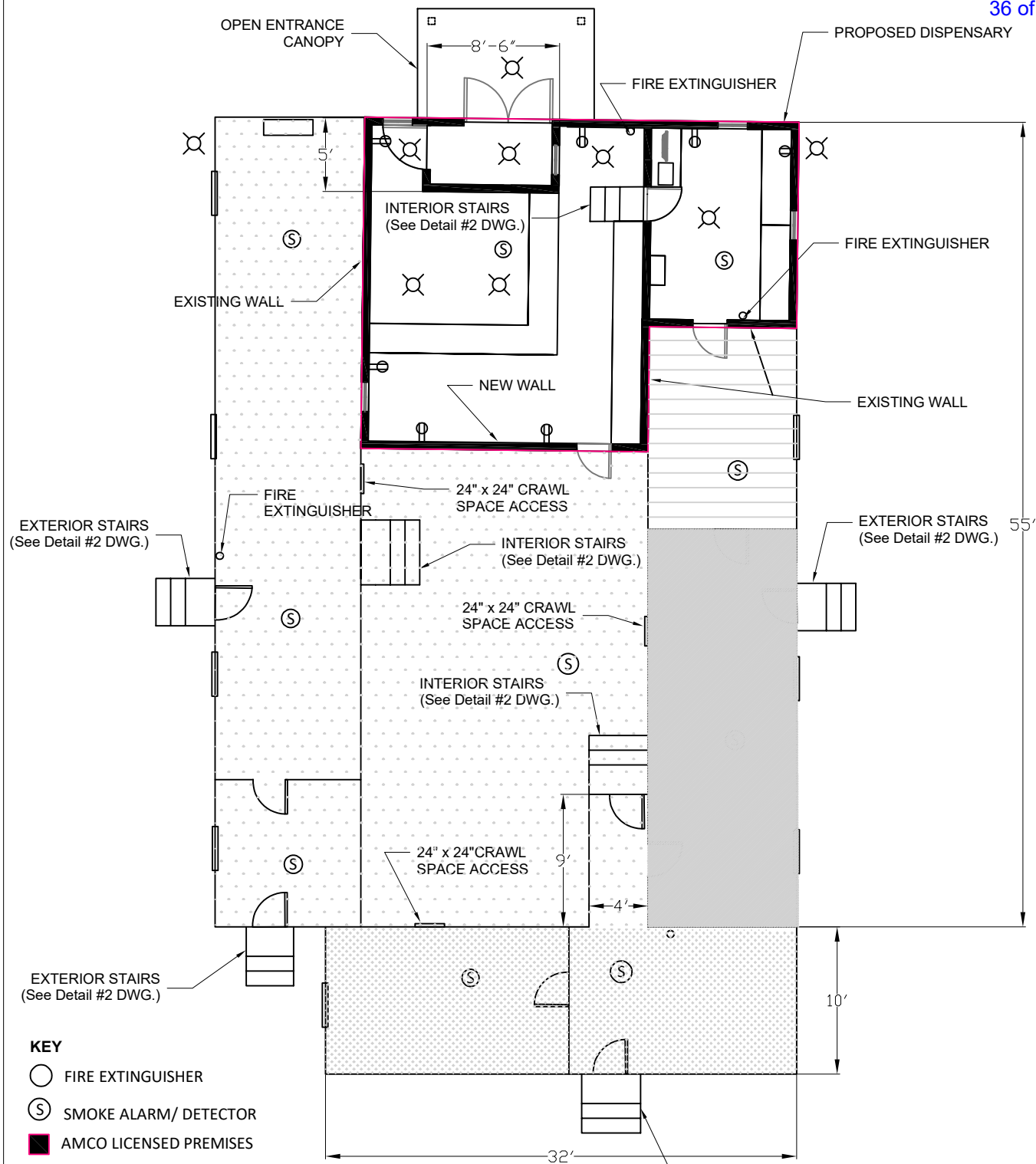
Approval of submitted plans is not approval of omissions or oversights by this office or noncompliance with any applicable regulations of the Municipal Government. The plans have not been reviewed for compliance with the federal Americans with Disabilities Act or structural requirements.

It must be understood that the inclusion of and compliance with State Fire Safety Regulations does not preclude the necessity of compliance with the requirements of local codes and ordinances.

If we can be of further assistance in this matter, please feel free to contact us at the address above.

Approved By:
Oscar Lage
Building Plans Examiner I
oscar.lage@alaska.gov

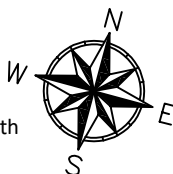
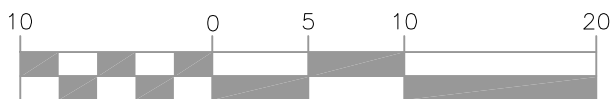
Enclosure: Approval Certificate



KEY

- FIRE EXTINGUISHER
- SMOKE ALARM/ DETECTOR
- AMCO LICENSED PREMISES

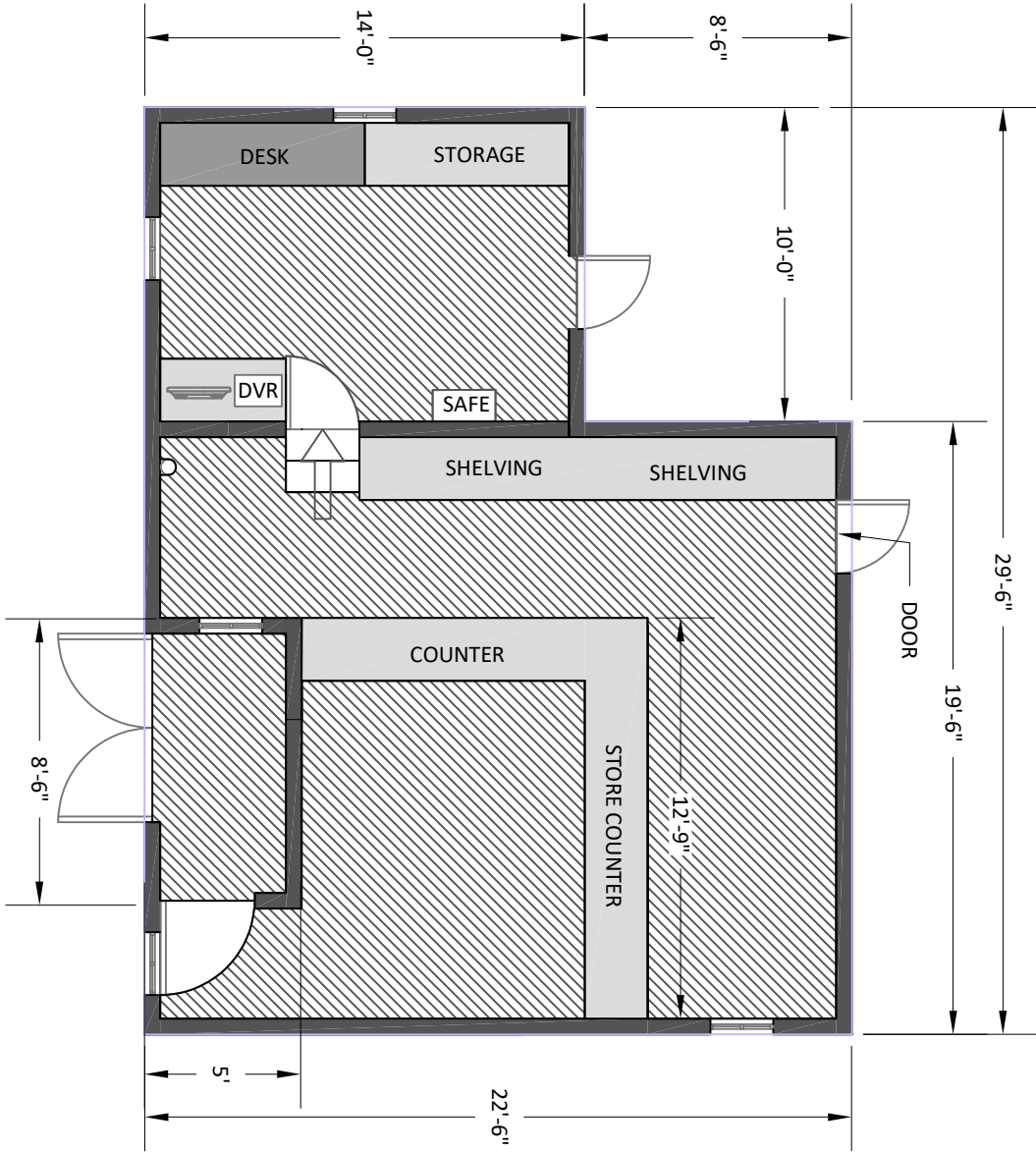
- NOT IN USE PREMISES, UTILIZED AS STORAGE. Filled with retail items from old business "Brandy's Garden Supply"
- PRIVATE BATHROOM AREA
- NOT IN USE PREMISES, UTILIZED AS STORAGE. Filled with miscellaneous construction materials.
- NOT IN USE PREMISES, UTILIZED AS STORAGE. Filled with miscellaneous documents from "Brandy's Garden Supply"



NOTES:

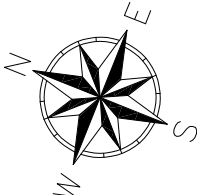
1. All Fire Extinguishers are: KIDDE 5.5 lb Extinguisher Capacity, 3A:40B:C, Monoammonium Phosphate, FX340SC.

PROJECT:	MAGIC FLOWER DISPENSARY STORE
FOR:	PLAN REVIEW BY ALASKA STATE FIRE MARSHAL OFFICE
DRAWING TITLE:	OVERALL BUILDING PLAN - 2
DATE:	12/11/24
ADDRESS:	8874 W. BUSINESS PARK DR., WASILLA, AK



MAGIC FLOWER
LIC # 36748
TOTAL FLOOR ARE = 580 SQ. FT.

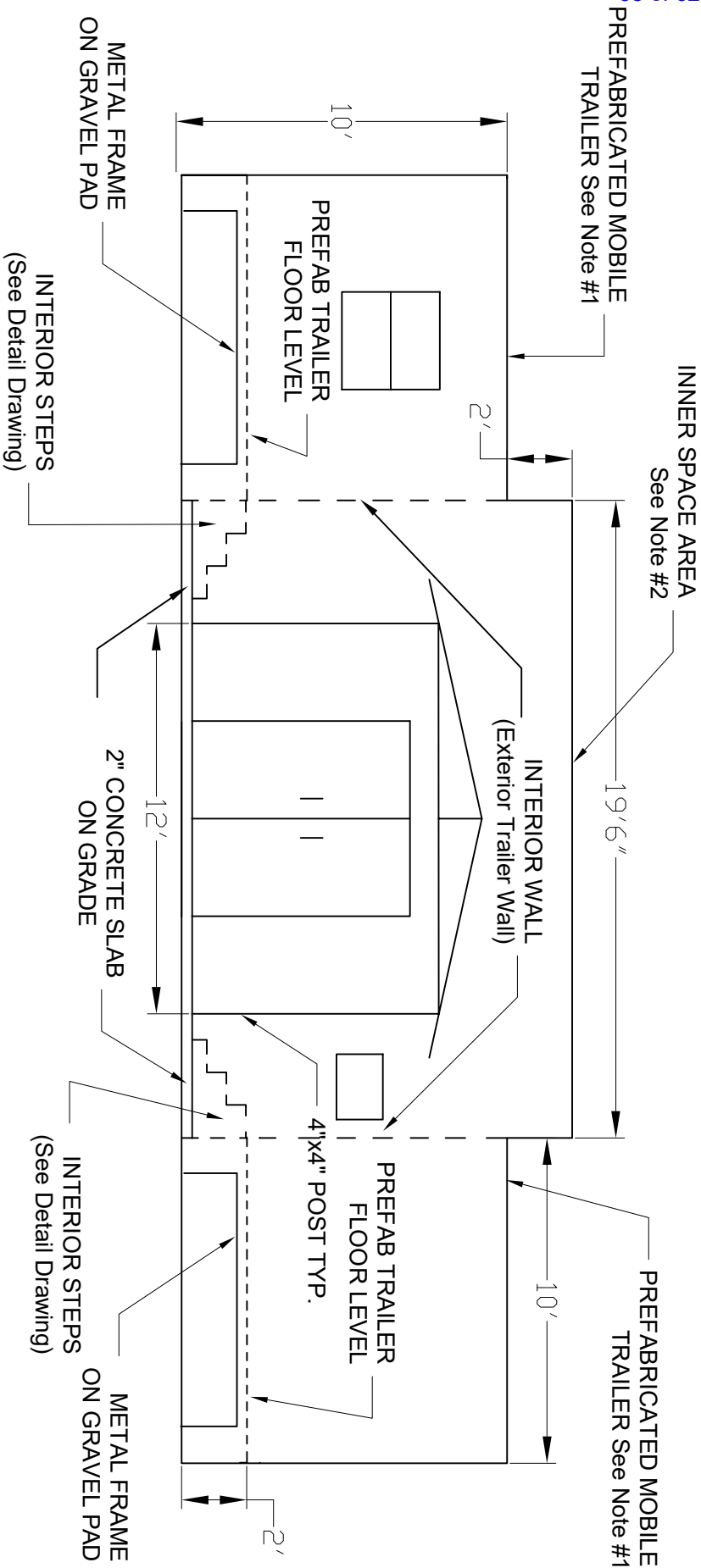
- KEY**
- LICENSED PREMISES/RIGHT TO POSSESSION
 - RESTRICTED ACCESS AREA
 - LICENSED, NOT RESTRICTED
 - SHELVING/STORAGE/COUNTER
 - DESK



GRAPHIC SCALE



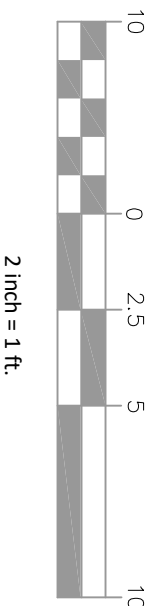
1 inch = 6 ft.



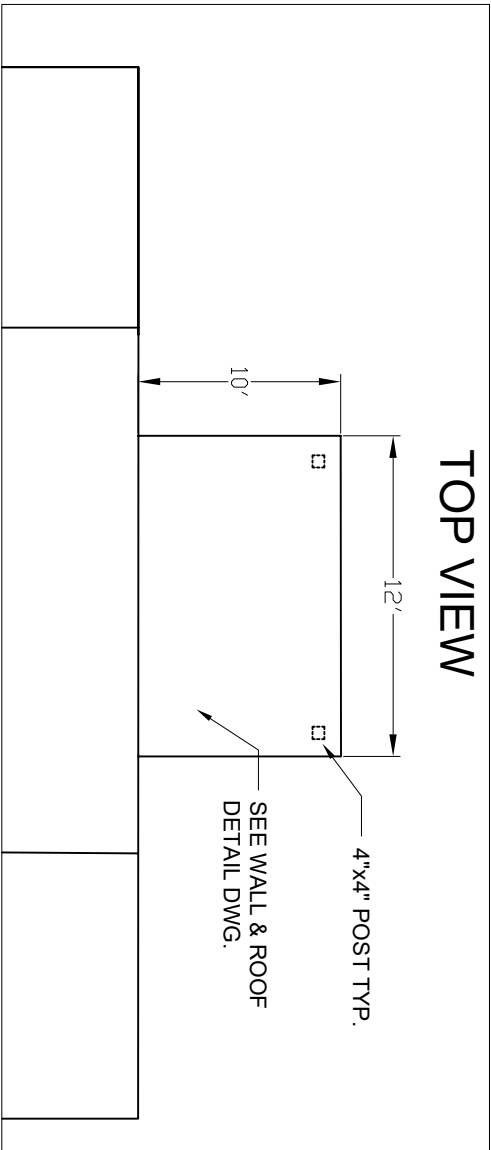
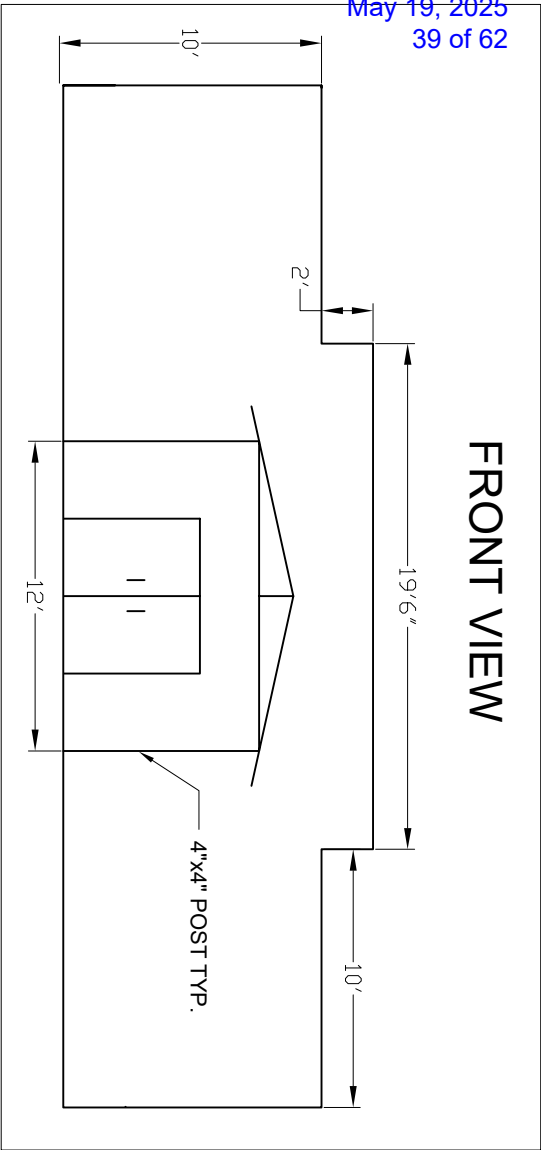
NOTES:

1. This is an existing building that is constructed of 3 each prefabricated mobile/office trailers and in-between space area, see Top View Drawing.
2. All 3 ea prefab mobile trailers stand on metal frame 2 ft above the ground level. Trailers are made of off: metal siding, 2"x4" studs, F16 fiberglass insulation and sheetrock.
3. The roof on inner space area is made of: 2"x10" Joists with fiberglass insulation, 1.5" plywood, roof underlayment and tar felt paper, fiberglass insulation.

GRAPHIC SCALE

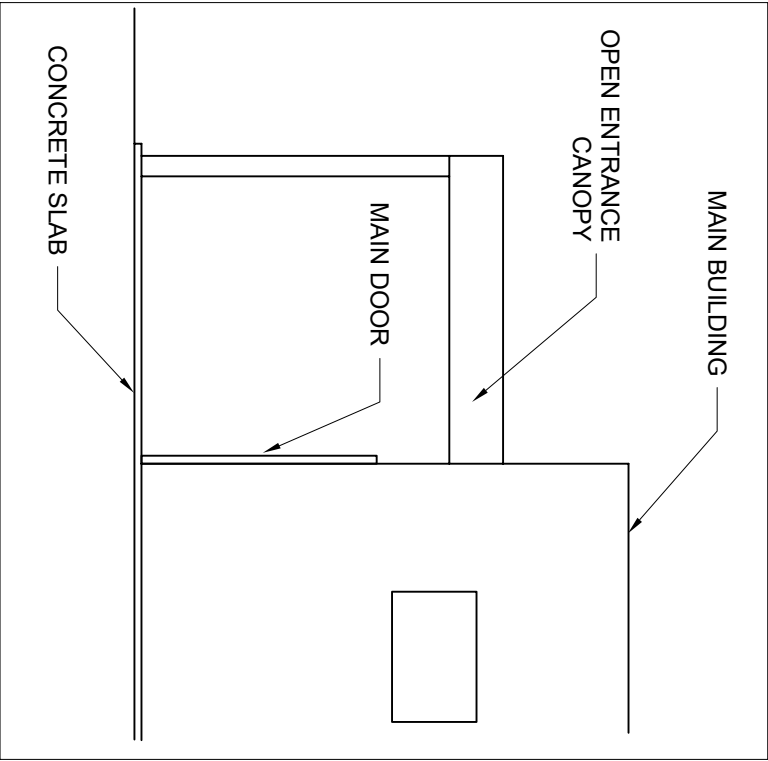


PROJECT:	MAGIC FLOWER DISPENSARY STORE
FOR:	MATANUSKA BOROUGH PERMIT
DRAWING TITLE:	FRONT VIEW
DATE: 3/15/25	ADDRESS: 8874 W. BUSINESS PARK DR., WASILLA, AK



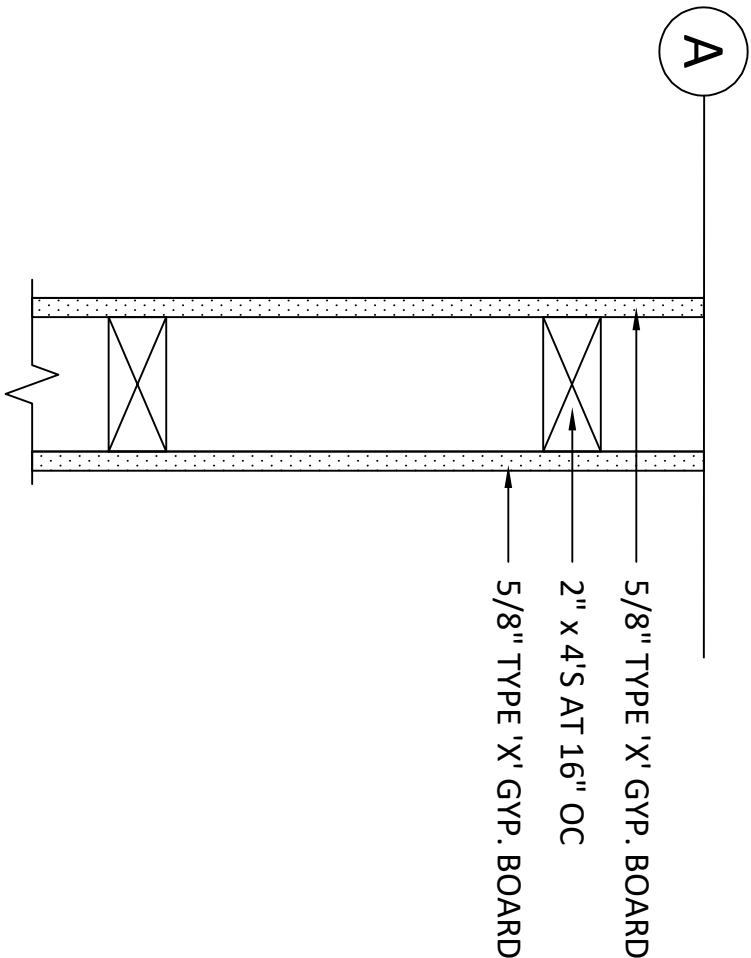
NOTES:

- 1. Open front door canopy set on 2 ea 4"x4" posts. The roofing canopy is made of 2"x4" with T111 siding.
- 2. See roofing detail on Detail drawing.



PROJECT:	MAGIC FLOWER DISPENSARY STORE
FOR:	PLAN REVIEW BY ALASKA STATE FIRE MARSHAL OFFICE
DRAWING TITLE:	OPEN ENTRANCE CANOPY DETAIL
DATE: 12/11/24	ADDRESS: 8874 W. BUSINESS PARK DR., WASILLA, AK

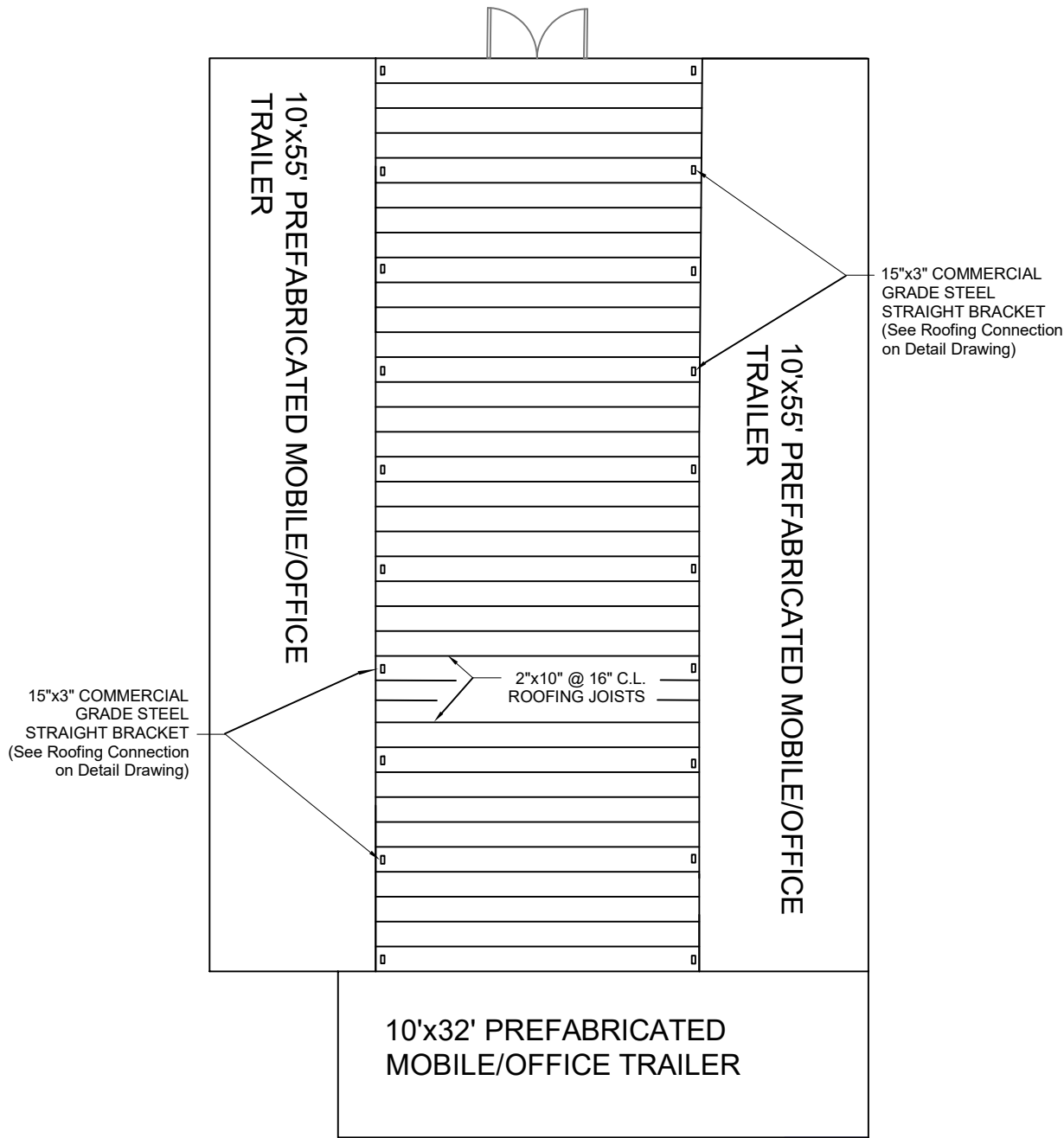
INTERIOR WALL TYPE LEGEND



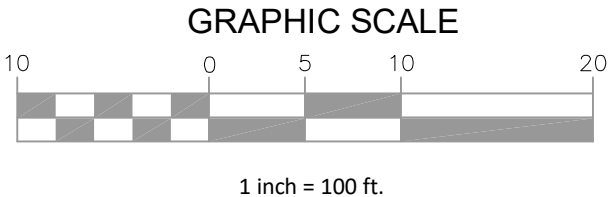
NOTE:

- 1. TYPICAL DETAIL FOR ALL INTERIOR WALL.
- 2. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST ADOPTED EDITION OF THE INTERNATIONAL BUILDING CODE (IBC) AS AMENDED BY THE STATE OF ALASKA AND THE AUTHORITY HAVING JURISDICTION.
- 3. PROVIDE $\frac{5}{8}$ " WATER RESISTANT GYP. BD. IN LIEU OF $\frac{5}{8}$ " TYPE 'X' GYP. BD. AT SHOWER INSERT LOCATION.

PROJECT:	MAGIC FLOWER DISPENSARY STORE
FOR:	PLAN REVIEW BY ALASKA STATE FIRE MARSHAL OFFICE
DRAWING TITLE:	INTERIOR WALL DETAIL
DATE: 12/11/24	ADDRESS: 8874 W. BUSINESS PARK DR., WASILLA, AK



- NOTES:
- 1. Metal brackets placed one every 6 feet along the roof wall.
 - 2. The roof is build directly above concrete pad (See Front View Drawing..



PROJECT:	MAGIC FLOWER DISPENSARY STORE
FOR:	PLAN REVIEW BY ALASKA STATE FIRE MARSHAL OFFICE
DRAWING TITLE:	TOP VIEW
DATE: 11/18/24	ADDRESS: 8874 W. BUSINESS PARK DR., WASILLA, AK

From: [Yegor Esipov](#)
To: [Rick Benedict](#)
Subject: Re: Marijuana Retail Facility CUP Application - Request for Additional Information
Date: Sunday, March 23, 2025 3:44:39 PM
Attachments: [Drainage Plan.pdf](#)
[Site Plan 3 1.pdf](#)
[CUP 3-Site Plan 1 13.pdf](#)

[EXTERNAL EMAIL - CAUTION: Do not open unexpected attachments or links.]

Hello Mr. Benedict,

Please see attached updated drawings per RFAI 3-21-2025.

Best regards,

Egor Esipov
907-365-9983

On Fri, Mar 21, 2025 at 11:14 AM Rick Benedict <Rick.Benedict@matsugov.us> wrote:

Mr. Esipov,

Thank you for the updated information. We are almost there. I have one remaining item needing correction or clarification. Please see the attached request for additional information and a supporting map for reference.

Thank you,

Rick Benedict – Current Planner

Development Services Division

Matanuska-Susitna Borough

(907)861-8527 direct

From: Yegor Esipov <magicflowerak@gmail.com>
Sent: Wednesday, March 19, 2025 6:06 PM
To: Rick Benedict <Rick.Benedict@matsugov.us>
Subject: Re: Marijuana Retail Facility CUP Application - Request for Additional Information

[EXTERNAL EMAIL - CAUTION: Do not open unexpected attachments or links.]

Hello Mr. Benedict,

Please see attached files addressing the request letter. Feel free to contact me with any questions or concerns.

Regards,

Egor Esipov

907-365-9983

On Thu, Mar 13, 2025 at 11:37 AM Rick Benedict <Rick.Benedict@matsugov.us> wrote:

Thank you, our goal is to review updates within 2 weeks. There are times we are unable to meet that depending on season and applicant loads. I'll do my best to review updates as quickly as possible.

Respectfully,

Rick Benedict – Current Planner

Development Services Division

Matanuska-Susitna Borough

(907)861-8527 direct

From: Yegor Esipov <magicflowerak@gmail.com>

Sent: Thursday, March 13, 2025 11:34 AM

To: Rick Benedict <Rick.Benedict@matsugov.us>

Subject: Re: Marijuana Retail Facility CUP Application - Request for Additional Information

[EXTERNAL EMAIL - CAUTION: Do not open unexpected attachments or links.]

Thank you for getting back to me! I will get those answered by Monday. Am I going to be put at the end of the line again? (

On Wed, Mar 12, 2025 at 4:14 PM Rick Benedict <Rick.Benedict@matsugov.us> wrote:

Mr. Esipov,

Thank you for your patience. Spring is a very busy time of year in the Planning Department. I have reviewed your updated application materials and have attached a request letter.

After review, please contact me if you need clarification.

Respectfully,

Rick Benedict – Current Planner

Development Services Division

Matanuska-Susitna Borough

(907)861-8527 direct

From: Yegor Esipov <magicflowerak@gmail.com>

Sent: Wednesday, February 5, 2025 11:33 AM

To: Rick Benedict <Rick.Benedict@matsugov.us>

Subject: Re: Marijuana Retail Facility CUP Application - Request for Additional Information

[EXTERNAL EMAIL - CAUTION: Do not open unexpected attachments or links.]

Hello Mr. Benedict,

Please see attached drawings and documents concerning additional information requested for retail store CUP application.

Feel free to contact me with any questions or concerns.

Respectfully,

Egor Esipov

Magic Flower

907-365-9983

On Tue, Jan 28, 2025 at 12:51 PM Rick Benedict <Rick.Benedict@matsugov.us>
wrote:

Good morning Mr. Esipov,

Please find attached a request for additional information concerning your recent marijuana retail store CUP application. If you have any questions, please give me a call.

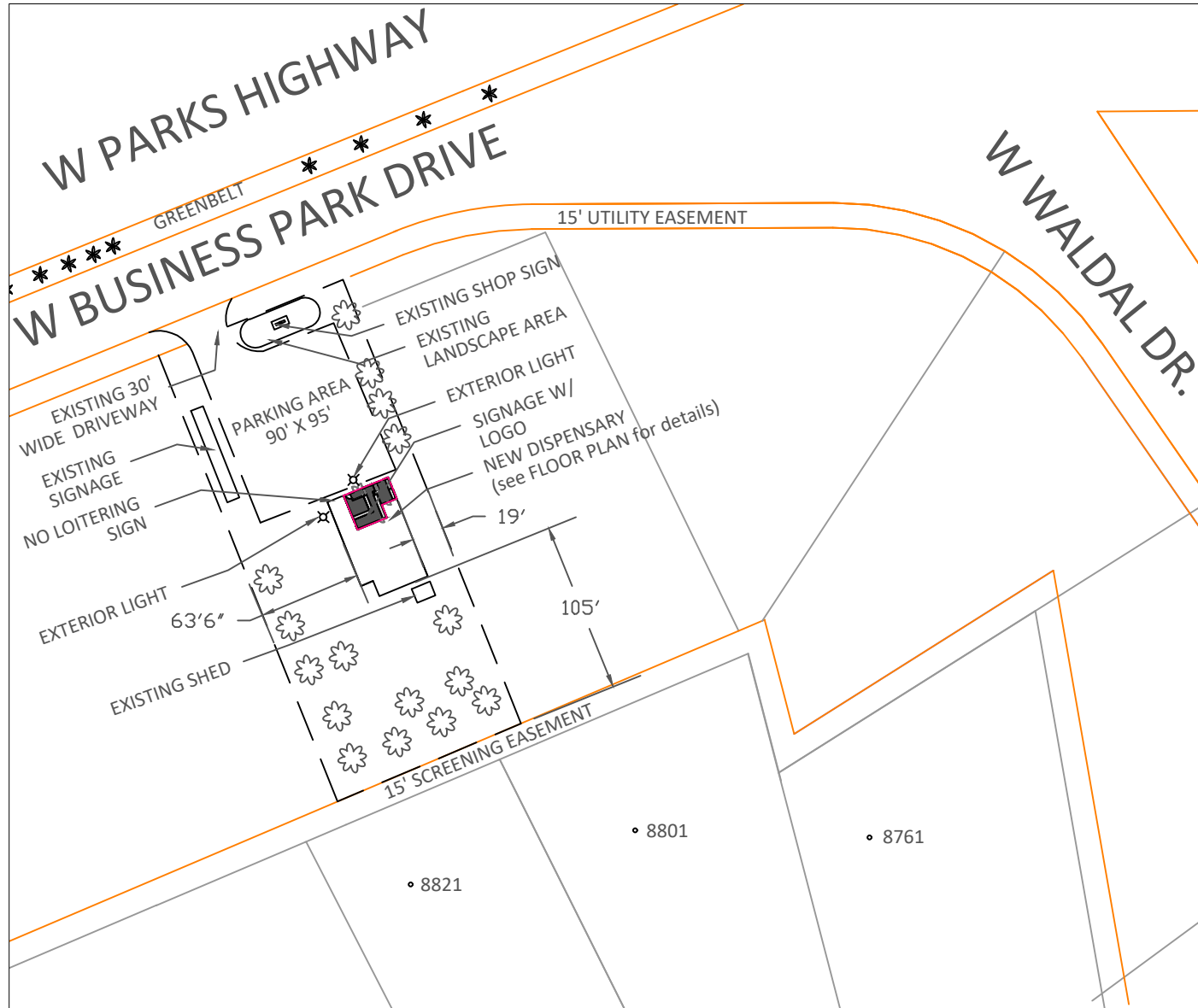
Respectfully,

Rick Benedict – Current Planner

Development Services Division






Matanuska-Susitna Borough

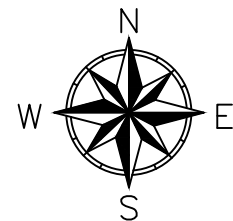
(907)861-8527 direct



MAGIC FLOWER
LIC # 36748

KEY / NOTES

-  NEW LICENSED DISPENSARY PREMISES
-  UNLICENSED AREA/EXISTING BUILDING
-  LOT LINE - LEGAL DESCRIPTION - POTTER PL ADD#1 BLOCK 8 LOT 6
-  DRIVE'WAY AND PARKING AREA
-  TREES

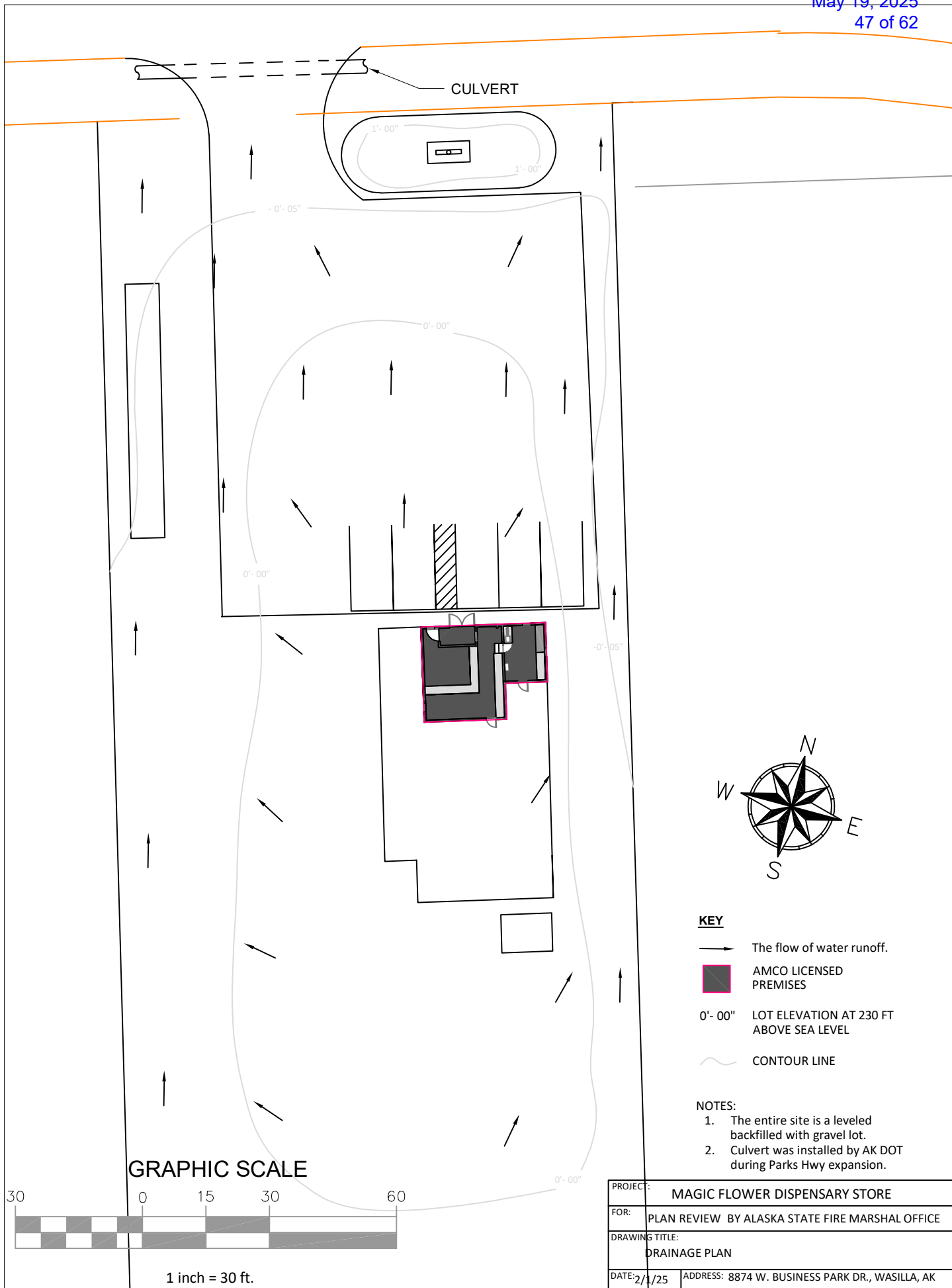


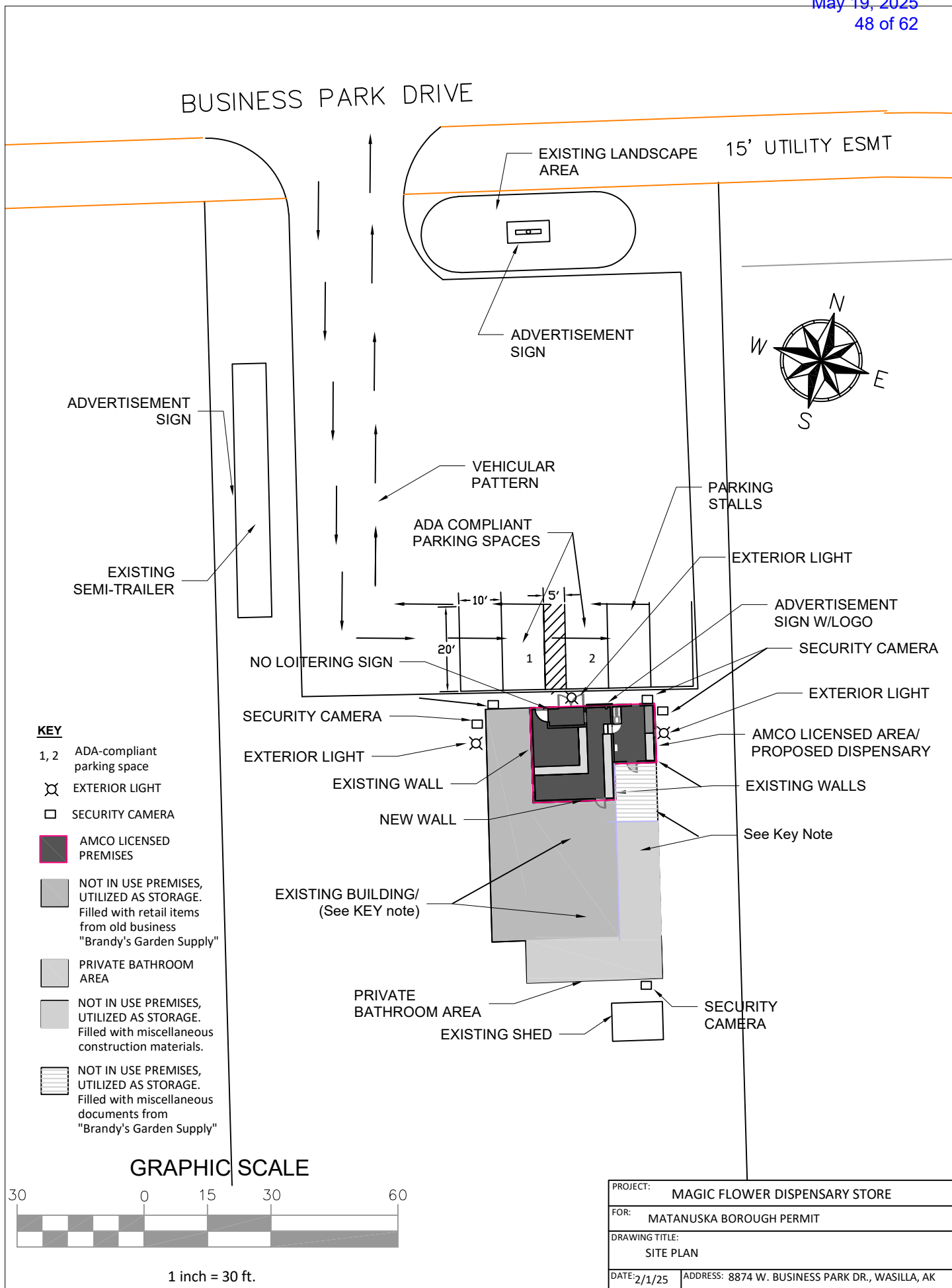
GRAPHIC SCALE



1 inch = 100 ft.

SITE PLAN





PUBLIC HEARING LEGISLATIVE

Resolution No. 25-09

A Resolution of the Matanuska-Susitna Borough Planning Commission Recommending Approval of an Ordinance Modifying the Intent, Notification, and Appeal Process for MSB 17.05 – Essential Service Utilities. (Staff Alex Strawn, Planning and Land Use Director)

CODE ORDINANCE

Sponsored by:
Introduced:
Public Hearing:
Action:

**MATANUSKA-SUSITNA BOROUGH
ORDINANCE SERIAL NO. 25-050**

AN ORDINANCE OF THE MATANUSKA-SUSITNA BOROUGH ASSEMBLY MODIFYING
THE INTENT, NOTIFICATION, AND APPEAL PROCESS FOR MSB 17.05
ESSENTIAL SERVICE UTILITIES.

BE IT ENACTED:

Section 1. Classification. This ordinance is of a general and
permanent nature and shall become a part of the Borough Code.

Section 2. Amendment of section. MSB 17.05.010 is hereby
amended to read as follows:

(A) The purpose of this chapter is to provide for
public participation in the decisionss affecting the
installation of essential service utilities in such a
manner that they enhance the health, safety and general
welfare of borough residents and properties while
minimizing negative impacts. This chapter recognizes the
importance and benefits of essential services, while
ensuring that all reasonable and feasible mitigation
measures are taken by the utilities to protect the scenic
qualities of the Matanuska Susitna Borough and general
welfare of its residents. Essential services should be
installed in cognizance of existing and projected
demands for such services.

Section 3. Amendment of Section. MSB 17.05.040 is hereby amended to read as follows:

(A) [ALL PROPOSED] Prior to commencement of construction of Type II essential service utilities, [SHALL REQUIRE] a public involvement program in accordance with a public participation plan as submitted by the utility is required in all areas of the borough excluding the cities of Houston, Palmer, Wasilla, and the Port MacKenzie special use district boundary.

(B) Within 20 calendar days of receipt of the proposed public participation plan, the director shall provide the applicant with written acknowledgement of receipt of the plan, along with any recommendations concerning the proposed process. The public involvement program, at a minimum, must contain the following:

(1) Minimum requirements.

(a) the utility's public involvement program must comply with established state and federal guidelines governing the utility including adequate public notice, public process, public meetings, or public hearings;

(b) if no established state or federal guidelines apply to the proposed action, the utility shall follow its own utility board adopted guidelines

for public notification and involvement;

(c) if there are no established state, federal or utility board adopted guidelines, the public involvement program will consist of the minimum requirements outlined in subsection (B)(2) of this section, Public Involvement; and

(d) if a state, federal or utility board adopted public involvement program is used, they must at least meet or exceed the minimum guidelines in subsection (B)(2) of this section, Public Involvement.

(2) Public involvement.

(a) a minimum of [ONE] two public meetings^s will be held by the utility and shall be held in an area central to the area impacted by proposed action;

(b) a minimum of one formal public hearing will be held by the utility later in the process to allow for formal public testimony. The public hearing will be held in an area central to the area impacted by proposed action; and

(c) notice of the public meetings^s and public hearing to occur a minimum of 15 days in advance of the public meeting or public hearing. The public notice will include:

(i) [THREE] two notices in both the print and digital editions of a newspaper of general circulation within the borough;

(ii) public postings in local areas such as libraries, public buildings, schools, stores, laundromats, lodges, on the utility's website, and on the Matanuska-Susitna Borough's website, etc.;

(iii) public service announcements on local radio stations starting 15 days before the public meeting; and

(iv) mailings, as appropriate, including notification of all affected community councils; and[.]

(v) contact information to which public comments can be provided, including an email and mailing address.

(C) Implementation of the public involvement program shall commence within 120 days from the issuance date of written acknowledgement.

(D) Upon completion of the public involvement program elements, the applicant shall create and submit to the director a decisional document that describes how the public involvement program was implemented, [THE NATURE] a summary of public comments s and concerns, the

chosen course of action, an estimated timeline for construction, and a brief description of the proposed process for addressing public concerns during the future phases of the project [AND THE PUBLIC'S APPEAL PROCESS]. Copies of all written public comments and an audio record, if available, shall be included in the decisional document.

(E) Within 30 days of receipt of the decisional document, the director shall issue a permit if the utility has met the minimum requirements for public involvement required by this chapter.

(1) The approved permit and decisional document shall be posted on the MSB website upon being issued, and shall remain on the website for the duration of the appeal period.

Section 4. Amendment of Section. MSB 17.05.050 is hereby amended to add the following definition:

• "Reasonable and feasible" means those mitigation measures available and capable of being implemented after consideration of both capital and operational costs, schedule, existing technology, logistics, environmental impact, and ability to obtain all necessary approvals for implementation.

Section 5. Adoption of Section. MSB 17.05.060 is hereby

adopted to read as follows:

17.05.060 APPEAL PROCEDURE

(A) The provisions of MSB 15.39 govern appeals from a decision of director, except that written notice of appeal shall be filed within 90 days from the date on which the permit is issued.

Section 6. Effective date. This ordinance shall take effect upon adoption.

ADOPTED by the Matanuska-Susitna Borough Assembly this - day of -, 2025.

EDNA DeVRIES, Borough Mayor

ATTEST:

LONNIE R. McKECHNIE, CMC, Borough Clerk


(SEAL)

SUBJECT: AN ORDINANCE OF THE MATANUSKA-SUSITNA BOROUGH ASSEMBLY MODIFYING THE INTENT, NOTIFICATION, AND APPEAL PROCESS FOR MSB 17.05 ESSENTIAL SERVICE UTILITIES.

AGENDA OF: April 1, 2025

ASSEMBLY ACTION:

AGENDA ACTION REQUESTED: Refer to the Planning Commission for 90 days.

Route To	Signatures
Originator	<div>3 / 1 8 / 2 0 2 5</div> <div>X A l e x S t r a w n</div> <div>Signed by: Alex</div>
Department Director	<div>3 / 1 8 / 2 0 2 5</div> <div>X A l e x S t r a w n</div> <div>Signed by: Alex</div>
Finance Director	<div>3 / 2 1 / 2 0 2 5</div> <div> R e c o v e r a b l e S i g n a t u r e</div> <div>X C h e y e n n e H e i n d e l</div> <div>Signed by: Cheyenne Heindel</div>
Borough Attorney	<div>3 / 2 1 / 2 0 2 5</div> <div>X N i c h o l a s S p i r o p o u l o s</div> <div>Signed by: Nicholas Spiropoulos</div>
Borough Manager	<div>3 / 2 1 / 2 0 2 5</div> <div>X M i c h a e l B r o w n</div> <div>Signed by: Mike Brown</div>
Borough Clerk	<div>3 / 2 4 / 2 0 2 5</div> <div>X L o n n i e M c K e c h n i e</div> <div>Signed by: Lonnie McKechnie</div>

ATTACHMENT (S) : Ordinance Serial No. 25-050 (6 pp)
MSB 17.05 Essential Service Utilities (3 pp)
PC Resolution 25-__ (pp)

SUMMARY STATEMENT:

This ordinance is at the request of Assembly Members Hale and Gamble.

MSB 17.05 governs the installation and public involvement procedures for essential service utilities within the Matanuska-Susitna Borough. The amendments aim to refine the existing procedures to enhance public participation and streamline the notification and appeal processes.

Key amendments

1. The ordinance will clarify the intent of MSB 17.05.
2. Refinement of the Public Process:
 - An additional public meeting will be required to increase community involvement and feedback opportunities before final decisions are made.
 - The notification process for public meetings will be streamlined and clarified.
3. Clarification of the contents within the decisional document
4. Introduction of a formal permitting stage:
 - Upon completion of the public involvement program elements, the applicant shall create and submit to the director a decisional document that describes how the public involvement program was implemented and the other information already required by MSB 17.05.040(D). The Planning and Land Use Director will review the materials solely to ensure the application has followed the public process required by code. If so, a permit will be issued. If not, a permit will be denied. If the applicant or an interested party believes the Director erred in his determination about the public process, the decision is subject to appeal to the Board of Adjustments and Appeals.

Updating the public process for essential service utilities within the Borough is in accordance with goal LU-1 of the Borough-wide Comprehensive Plan (2005 Update):

Goal (LU-1): Protect and enhance the public safety, health, and welfare of Borough residents.

Policy LUI-I: Provide for consistent, compatible, effective, and efficient development within the Borough.

RECOMMENDATION OF ADMINISTRATION: Refer this legislation to the Planning Commission for 90-day review.

CHAPTER 17.05: ESSENTIAL SERVICE UTILITIES

Section

17.05.010 Purpose

17.05.020 Applicability

17.05.030 Type I essential service utility

17.05.040 Type II essential service utility

17.05.050 Definitions

17.05.010 PURPOSE.

(A) The purpose of this chapter is to provide for public participation in the decision affecting the installation of essential service utilities in such a manner that they enhance the health, safety and general welfare of borough residents and properties while minimizing negative impacts. This chapter recognizes the importance and benefits of essential services, while ensuring that all feasible mitigation measures are taken to protect the scenic qualities of the Matanuska Susitna Borough. Essential services should be installed in cognizance of existing and projected demands for such services.

(Ord. 07-076, § 2 (part), 2007)

17.05.020 APPLICABILITY.

(A) This chapter applies to all areas of the borough except within the city boundaries of Houston, Palmer, Wasilla, and the Port MacKenzie special use district boundary. This chapter applies to municipal utilities that extend beyond city boundaries and the port district boundary into unincorporated borough lands.

(Ord. 22-062, § 2, 2022; Ord. 07-076, § 2 (part), 2007)

17.05.030 TYPE I ESSENTIAL SERVICE UTILITY.

(A) All proposed Type I essential service utilities, when installed or extended in any public way or borough-owned land, shall require a permit issued by the borough in accordance with MSB 11.30.030.

(Ord. 07-076, § 2 (part), 2007)

17.05.040 TYPE II ESSENTIAL SERVICE UTILITY.

(A) All proposed Type II essential service utilities shall require a public involvement program in accordance with a public participation plan as submitted by the utility in all areas of the borough excluding the cities of Houston, Palmer, Wasilla, and the Port MacKenzie special use district boundary.

(B) Within 20 calendar days of receipt of the proposed public participation plan, the director shall provide the applicant with written acknowledgement of receipt of the plan, along with any recommendations concerning the proposed process. The public involvement program, at a minimum, must contain the following:

(1) *Minimum requirements.*

- (a) the utility's public involvement program must comply with established state and federal guidelines governing the utility including adequate public notice, public process, public meetings, or public hearings;
- (b) if no established state or federal guidelines apply to the proposed action, the utility shall follow its own utility board adopted guidelines for public notification and involvement;
- (c) if there are no established state, federal or utility board adopted guidelines, the public involvement program will consist of the minimum requirements outlined in subsection (B)(2) of this section, Public Involvement; and
- (d) if a state, federal or utility board adopted public involvement program is used, they must at least meet or exceed the minimum guidelines in subsection (B)(2) of this section, Public Involvement.

(2) *Public involvement.*

- (a) a minimum of one public meeting will be held by the utility and shall be held in an area central to the area impacted by proposed action;
- (b) a minimum of one formal public hearing will be held by the utility later in the process to allow for formal public testimony. The public hearing will be held in an area central to the area impacted by proposed action; and
- (c) notice of the public meeting and public hearing to occur a minimum of 15 days in advance of the public meeting or public hearing. The public notice will include:
 - (i) three notices in a newspaper of general circulation within the borough;
 - (ii) public postings in local areas such as libraries, public buildings, schools, stores, laundromats, lodges, on the utility's website, and on the Matanuska-Susitna Borough's website, etc.;
 - (iii) public service announcements on local radio stations starting 15 days before the public meeting; and

(iv) mailings, as appropriate, including notification of all affected community councils.

(C) Implementation of the public involvement program shall commence within 120 days from the issuance date of written acknowledgement.

(D) Upon completion of the public involvement program elements, the applicant shall create and submit to the director a decisional document that describes how the public involvement program was implemented, the nature of public comment, the chosen course of action, timeline for construction, and the public's appeal process. Copies of all written public comments and an audio record, if available, shall be included in the decisional document.

(Ord. 22-062, § 2, 2022; Ord. 07-076, § 2 (part), 2007)

17.05.050 DEFINITIONS.

- "Type I essential service utility" means any above or below ground structures or facilities used for utility distribution including:

(1) "Electricity distribution" means medium voltage (less than 50KV) power lines, low voltage electrical substations and pole-mounted transformers; and low voltage (less than 1,000V) distribution wiring to provide service to individual customers; and

(2) "Service pipeline" means a distribution line that transports gas, oil, water, or sewage from a common source of supply to the meter set assembly or distribution endpoint to provide service to individual customers.

- "Type II essential service utility" means any aboveground or below ground structures or facilities used for utility transmission including:

(1) "Electricity transmission" means high-voltage (50KV or higher) power lines, high-voltage electrical substations and pole-mounted transformers, and high-voltage distribution or transmission wiring; and

(2) "Transmission pipeline" means pipelines installed for the purpose of transmitting gas, oil, water, or sewage from a source or sources of supply to one or more distribution centers, to one or more large volume customers, or a pipeline installed to interconnect sources of supply. In typical cases, transmission lines differ from distribution lines in that they operate at higher pressures, are longer, and the distance between connections is greater.

(Ord. 07-076, § 2 (part), 2007)

By: A. Strawn
Introduced:
Public Hearing:
Action:

MATANUSKA-SUSITNA BOROUGH
PLANNING COMMISSION RESOLUTION NO. 25-09

A RESOLUTION OF THE MATANUSKA-SUSITNA BOROUGH PLANNING COMMISSION
RECOMMENDING APPROVAL OF AN ORDINANCE MODIFYING THE INTENT,
NOTIFICATION, AND APPEAL PROCESS FOR MSB 17.05 ESSENTIAL SERVICE
UTILITIES.

WHEREAS, MSB 17.05 governs the installation and public
involvement procedures for essential service utilities within the
Matanuska-Susitna Borough; and

WHEREAS, Assembly Ordinance 25-050 aims to refine the
existing procedures to enhance the public participation and
streamline the notification and appeal processes; and

WHEREAS, the proposed amendments support the goals and
objectives of the Matanuska-Susitna Borough Comprehensive Plan.

NOW, THEREFORE, BE IT RESOLVED, that the Matanuska-Susitna
Borough Planning Commission hereby recommends approval of Assembly
Ordinance 25-050.

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ADOPTED by the Matanuska-Susitna Borough Planning Commission
on this __ day of _____, 2025.

WILFRED FERNANDEZ, Chair

ATTEST

Lacie Olivieri, Planning Clerk

(SEAL)

YES:

NO: