

MATANUSKA-SUSITNA BOROUGH PLANNING COMMISSION AGENDA

Edna DeVries, Mayor

PLANNING COMMISSION

Doug Glenn, District 1 – Vice-Chair
Richard Allen, District 2
Brendan Carpenter, District 3
Michael Collins, District 4
Linn McCabe, District 5
Wilfred Fernandez, District 6 – Chair
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*

July 21, 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: June 16, 2025

B. INTRODUCTION FOR PUBLIC HEARING: QUASI-JUDICIAL MATTERS

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.

Resolution 25-12 A Conditional Use Permit In Accordance With MSB 17.60 — Conditional Uses For The Operation Of A Marijuana Retail Facility Known As, Silly Bear Cannabis, Located At 8620 W. Gus's Court (Tax ID 2760B02L002), Within Township 17 North, Range 2 West, Section 8, Seward Meridian. (Applicant: Jana Weltzin for Silly Bear Cannabis, LLC; Staff: Rick Benedict, Current Planner)

X. PUBLIC HEARING: LEGISLATIVE MATTERS

Resolution 25-11 A Resolution Of The Matanuska-Susitna Borough Planning Commission Recommending The Matanuska-Susitna Borough Assembly Adopt The Fuller Lake, Lake Management Plan And An Ordinance Amending MSB 17.59 – Lake Management Plan Implementation (Staff: Rebecca Skjothaug, Current Planner)

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

June 16, 2025

(Pages 4-6)

MATANUSKA-SUSITNA BOROUGH

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

PLANNING COMMISSION MEETING MINUTES June 16, 2025

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

The Matanuska-Susitna Borough Planning Commission's regular meeting was held on June 16, 2025, at the Matanuska-Susitna Borough Assembly Chambers, 350 E. Dahlia Avenue, Palmer, Alaska. Acting Chair Doug Glenn called the meeting to order at 6:00 p.m.

***Indicates that the individual attended telephonically.**

Present: – Commissioner Doug Glenn
Commissioner Curt Scoggin*
Commissioner Linn McCabe*
Commissioner Richard Allen
Commissioner Brendan Carpenter

Absent/Excused: Commissioner Wilfred Fernandez
Commissioner Michael Collins

Staff Present: – Mr. Wade Long, Development Services Manager
Ms. Lacie Olivieri, Planning Department Admin

II. APPROVAL OF AGENDA

Acting Chair Glenn 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 Allen.

IV. CONSENT AGENDA

A. MINUTES: Regular Meeting Minutes – June 2, 2025

B. INTRODUCTION FOR PUBLIC HEARING QUASI-JUDICIAL MATTERS

(There were no introductions for public hearing quasi-judicial matters.)

Resolution 25-12

A Conditional Use Permit In Accordance With MSB 17.60 — Conditional Uses For The Operation Of A Marijuana Retail Facility Known As, Silly Bear Cannabis, Located At 8620 W. Guss Court (Tax ID 2760B02L002), Within Township 17 North, Range 2 West, Section 8, Seward Meridian; Public Hearing: July 21, 2025; (Applicant: Jana Weltzin for Silly Bear Cannabis, LLC; Staff: Rick Benedict, Current Planner)

C. INTRODUCTION FOR PUBLIC HEARING LEGISLATIVE MATTERS

Resolution 25-11

A Resolution Of The Matanuska-Susitna Borough Planning Commission Recommending The Matanuska-Susitna Borough Assembly Adopt The Fuller Lake, Lake Management Plan And An Ordinance Amending MSB 17.59 – Lake Management Plan Implementation; Public Hearing: July 21, 2025 (Staff: Rebecca Skjothaug, Current Planner)

Acting Chair Glenn 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.)

Esther Huddleston spoke out against the Fuller Lake Management Plan

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

IX. PUBLIC HEARING QUASI-JUDICIAL MATTERS

X. PUBLIC HEARING LEGISLATIVE MATTERS

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

XIV. COMMISSION BUSINESS

- A. Upcoming Planning Commission Agenda Items (*Staff: Alex Strawn*)
(*Commission Business was presented, and no comments were noted.*)

XV. DIRECTOR AND COMMISSIONER COMMENTS

Commissioner Allen: No Comment.

Commissioner Glenn: No comment.

Commissioner Carpenter: No Comment.

Commissioner McCabe: I had the opportunity to go out to the port today and get a presentation and I highly recommend it to any other commissioner. If there is an opportunity to get out there to see what a great diamond in the rough we have at Port MacKenzie, take advantage of it.

Commissioner Scoggin: No comment.

Wade Long: I just wanted to reiterate that we will be doing a public hearing to take public comments regarding the Fuller Lake Management plan on July 21st

XVI. ADJOURNMENT

The regular meeting adjourned at 6:11 p.m.

DOUG GLENN
Planning Commission Vice-Chair

ATTEST:

LACIE OLIVIERI
Planning Commission Clerk

Minutes approved: _____

QUASI-JUDICIAL PUBLIC HEARING

PC Resolution No. 25-12

A Conditional Use Permit In Accordance With MSB 17.60 — Conditional Uses For The Operation Of A Marijuana Retail Facility Known As, Silly Bear Cannabis, Located At 8620 W. Gus's Court (Tax ID 2760B02L002), Within Township 17 North, Range 2 West, Section 8, Seward Meridian. (Applicant: Jana Weltzin for Silly Bear Cannabis, LLC; Staff: Rick Benedict, Current Planner)

STAFF REPORT



MATANUSKA-SUSITNA BOROUGH

Planning and Land Use Department

Development Services Division

350 East Dahlia Avenue • Palmer, AK 99645

Phone (907) 861-7822

www.matsugov.us

DEVELOPMENT SERVICES DIVISION STAFF REPORT

Date: July 9, 2025

File Number: MARI-2024-010307

Applicant: Attorney Jana Weltzin, on behalf of Silly Bear Cannabis

Property Owner: Snowy Peaks Management SE

Request: Planning Commission Resolution 25-12
Conditional Use Permit for the Operation of a Marijuana Retail Facility in Accordance with MSB Chapter 17.60 – Conditional Uses

Location: 8620 W. Gus's Court
Tax ID# 2760B02L002

Size of Facility: Approximately 1,445 Square Feet

Reviewed By: Wade Long, Development Services Manager ^{wL}

Staff: Rick Benedict, Current Planner

Staff Recommendation: Conditional Approval

EXECUTIVE SUMMARY

A Conditional Use Permit (CUP) application has been submitted to operate a marijuana retail facility approximately 1,445 square feet in size at 8620 W. Gus's Court. MSB 17.60.030 requires a CUP to operate a marijuana retail facility within the borough. Unless this type of use is operated under a lawfully issued permit, a marijuana retail facility is declared to be a public nuisance. Operation of such land uses without a permit is prohibited.

The operation has been approved for a marijuana retail store license through the State of Alaska Alcohol and Marijuana Control Office (AMCO), which is currently in delegated status until the applicant obtains a CUP to operate at this location within the borough. The proposed use accesses West Gus's Court, for which a driveway permit from the borough is required.

LAND USE

Existing Land Use/Background:

The subject parcel is approximately one acre in size. It is part of the Scheele Solid subdivision and is situated south of and adjacent to West Gus's Court and north of and adjacent to West Parks Highway. Access to the subject parcel is from West Gus's Court via a proposed borough-permitted driveway. The property lies within the Meadow Lakes Community Council area. Borough assessment records indicate the subject property contains one commercial structure built in approximately 2024. The subject property was undeveloped prior to this construction and used for commercial equipment storage since the early 2000's.

Surrounding Land Uses:

The area surrounding the subject parcel consists of a mix of state and borough rights-of-way, commercial and residential uses, and several undeveloped parcels. Nearby commercial uses consist of a reflexologist, fireplace store, auto repair shop, U-Haul center, dog groomer, bar, and transit barn/park & ride.

Parcels adjoining the subject property include the following uses: to the north is West Gus's Court, to the south is West Parks Highway, and to the west and east are commercial uses. The proposed use will be located west of and approximately 345 feet from the closest residential parcel, and approximately 59 feet east of the nearest commercial parcel.

West Gus's Court is a borough-maintained roadway with a local classification and can support light commercial traffic. West Parks Highway is a state-maintained interstate with commercial traffic capacity. Within one mile in both directions, the frontage on Parks Highway consists of residential, commercial, industrial, and undeveloped land uses.

REVIEW OF APPLICABLE CRITERIA AND FINDINGS

MSB 17.03 – Public Notification

On May 30, 2025, staff mailed 23 notices to property owners within a 600-foot radius of the subject property, including those within the Scheele Solid subdivision and the Meadow Lakes Community Council. The Frontiersman published the public notice on June 4, 2025. Staff posted the application material on the borough website for public review on June 2, 2025. Staff also emailed public notices and a request for comments to borough divisions, outside agencies, and the Meadow Lakes Community Council on June 2, 2025. One public comment was received in opposition of the proposed use.

Section 17.60.100 General Standards

(A) A conditional use may be approved only if it meets with the requirements of this section in addition to any other standards required by this chapter:

(B) In granting a conditional use permit, the planning commission must make the following findings:

(1) the conditional use will preserve or not detract from the value, character, and integrity of the surrounding area;

Findings of Fact:

1. The subject parcel is within the Meadow Lakes Community Council area.

2. The subject parcel is 1.01 acres in size and is part of the Scheele Solid subdivision.
3. According to the application materials, the proposed AMCO licensed operation will be situated within a newly constructed commercial structure approximately 1,445 square feet in size.
4. According to the record, the new commercial structure was constructed in approximately 2024.
5. The subject parcel has frontage along West Gus's Court, which is classified as a local roadway maintained by the borough and can accommodate light commercial traffic.
6. The proposed use will access West Gus's Court, for which the applicant has applied for a driveway permit from the Borough's permitting center.
7. Parcels with West Gus's Court frontage are mostly for commercial use.
8. West Parks Highway is south of and adjacent to the subject property. It is classified as an interstate and maintained by the State of Alaska. It can accommodate the traffic associated with commercial use.
9. Randall Road and Scheele Drive provide access to West Gus's Court from West Parks Highway east and west of the proposed use.
10. Parcels with West Parks Highway frontage are used for various purposes, including residential, commercial, industrial, and undeveloped.
11. The proposed hours of operation are 8:00 a.m. to 10:00 p.m. Sunday through Thursday and 10:00 a.m. to midnight Fridays and Saturdays.
12. Various land uses, including commercial, residential, and undeveloped, exist within 1,000 feet of the subject property.

Discussion: The applicant applied for a borough driveway permit (D30675) on March 8, 2024, which is pending final inspection and permit issuance. Staff recommend a condition requiring that a final inspection and a borough-issued driveway permit be provided to the Planning Department prior to operating.

Conclusion of Law: Based on the findings above, with conditions, the proposed use will not detract from the value, character, and integrity of the surrounding area (MSB 17.60.100(B)(1)).

(2) that granting the conditional use permit will not be harmful to the public health, safety, convenience, and welfare;

Findings of Fact:

1. According to the application materials, the operation will not sell products to individuals who are under the influence of alcohol, inhalants, or controlled substances or who are not at least twenty-one (21) years of age, as evidenced by valid government-issued photo identification.
2. Consumption of marijuana is prohibited at the site.
3. People under 21 are prohibited from entering the facility.
4. According to the application materials, a no-loitering policy exists. Employees will randomly check the perimeter to ensure that no loiterers remain on the premises.

5. According to the application materials, signs stating “No Loitering” and noting the 24-hour alarm monitoring system will be mounted on the exterior of the facility.
6. According to the application materials, a security system plan, diversion control policy, and a loitering check plan are in place. The facility will have a 24-hour monitoring alarm system, exterior lighting, and video surveillance.
7. According to the application materials, commercial locking mechanisms and video surveillance secure entrances to capture individuals within 20 feet.
8. According to the application materials, inside video surveillance covers all areas (except the bathroom) 24/7, and footage is stored for a minimum of 40 days.
9. According to the application materials, access is continuously monitored and restricted to employees, licensees, AMCO agents, law enforcement, and pre-approved scheduled visitors.
10. According to the application materials, unescorted public access to restricted areas is not allowed, with signage indicating this. Distinct cameras are installed throughout and around the facility to deter unauthorized access.
11. According to the application materials, security monitors and video recording equipment are securely located onsite, and live footage is accessible to licensees/management via phone.
12. According to the application materials, alarm systems are monitored by a third-party security company and tested every six months.
13. According to the application materials, the proposed use has a training plan in place, which includes training of employees in all security measures.
14. According to the application materials, employees will be required to obtain a Marijuana Handler card from a state-approved provider before commencing employment. The number of on-site employees will be at least two.
15. According to the application materials, solid or liquid marijuana waste will be stored in a sealed, locked bucket under video surveillance in a restricted area, accessible only by authorized personnel.
16. According to the application materials, marijuana waste will be rendered unusable by grinding it into organic living soil (at a minimum 1:1 ratio with soil).
17. According to the application materials, the operation will maintain a log tracking waste for a minimum of three years.
18. According to the application materials, waste disposal will occur at a local landfill or transfer station, either by a licensee/employee or a third-party company.

Conclusion of Law: Based on the findings above, the proposed use will not adversely affect public health, safety, convenience, and welfare (MSB 17.60.100(B)(2)).

(3) that sufficient setback, lot area, buffers, or other safeguards are being provided to meet the conditions listed in subsections (B)(1) through (3) of this section; and

Findings of Fact:

1. The subject parcel is 1.01 acres in size and is part of the Scheele Solid subdivision.

2. According to the application materials, the proposed AMCO licensed operation will be situated within a newly constructed commercial structure approximately 1,445 square feet in size.
3. According to the application materials, the structure will meet all applicable setback requirements according to MSB 17.55.
4. The proposed use will be located west of and approximately 345 feet from the closest residential parcel, and approximately 59 feet east of the nearest commercial parcel.

Conclusion of Law: Based on the findings above, sufficient setbacks, lot area, buffers, and other safeguards are being provided (MSB 17.60.100(B)(3)).

(4) the conditional use fulfills all other requirements of this chapter pertaining to the conditional use in this section.

Finding of Fact:

1. The applicant submitted all required site plans and operational information.
2. The application included a signed authorization from the property owners granting Silly Bear Cannabis LLC permission to use the property for a retail marijuana store and authorizing JDW, LLC to apply for and obtain the CUP.

Conclusion of Law: Based on the above finding, the application material has met all of this chapter's requirements (MSB 17.60.100(B)(4)).

Section 17.60.150 General Standards for Marijuana Related Facilities

(A) In addition to the standards set forth by MSB 17.60.100, the planning commission shall weigh factors which contribute or detract from the development of a safe, convenient, and attractive community, including, but not limited to:

(1) any potential negative effect upon other properties in the area due to such factors as noise and odor.

Findings of Fact:

1. According to the application materials, the proposed use will not involve industrial equipment or processes that generate noise.
2. According to the application materials, the proposed marijuana retail store will not generate odors.
3. According to the application materials, all retail operations will occur indoors.
4. Consumption of marijuana is prohibited at the site.
5. According to the application materials, loitering will not be allowed.

Conclusion of Law: Based on the findings above, the proposed use will not negatively affect other properties due to factors such as noise and odor (MSB 17.60.150(A)(1)).

(2) the effectiveness of measures to reduce negative effects upon adjacent properties by:
(a) increased property line and right-of-way buffers;
(b) planted berms and landscaping;

(c) site and commercial structure design features which contribute to the character of the surrounding area.

Findings of Fact:

1. The subject parcel is 1.01 acres in size and is part of the Scheele Solid subdivision.
2. According to the application materials, the commercial structure housing the proposed operation is approximately 124' from the West Gus's Court right-of-way to the north, approximately 103' from the eastern property line, approximately 55' from the western property line, and approximately 38' from the West Parks Highway right-of-way to the south.
3. According to the record, the new commercial structure was constructed in approximately 2024.
4. According to the application materials, the operation will retain existing trees and vegetation on the perimeter of the subject parcel for visual screening.
5. According to the application materials, the operation will construct a compacted D1 gravel driveway and parking lot with asphalt ADA spaces.
6. According to the application materials, a rustic building design is incorporated into the plans to reduce adverse effects and contribute to the character of the surrounding area. The building will be painted dark grey with black trim and have LP Smart Slide 540 Series Engineered Wood Siding with a dark-stained post-beam patio.
7. According to the application materials, the operation will have 4 signs. One 3' x 3' sign will be placed on the front of the building, one 3' x 3' sign will be located at the driveway entrance, one 5' x 5' sign will be placed on the Highway side of the property and one 9' x 12' sign will be placed on the left side (Parks Hwy side) of the building.
8. According to the application materials, the signs will have the business name and logo, and will be constructed of either wood or metal with string lights on the sign perimeter and/or spotlights on the ground pointing up to the signs that will be turned on during business hours.
9. According to the application materials, LED exterior lighting will be installed at an unreachable height and downward facing to ensure mitigation of light pollution.

Conclusion of Law: Based on the findings above, measures are in place to reduce negative effects upon adjacent properties (MSB 17.60.150(A)(2)(a-c)).

(3) whether the use is compatible with the character of the surrounding area.

Findings of Fact:

1. The subject parcel is within the Meadow Lakes Community Council area.
2. The subject parcel is 1.01 acres in size and is part of the Scheele Solid subdivision.
3. According to the application materials, the proposed AMCO licensed operation will be situated within a newly constructed commercial structure approximately 1,445 square feet in size.
4. The subject parcel has frontage along West Gus's Court, which is classified as a local roadway maintained by the borough and can accommodate light commercial traffic.

5. The area surrounding the subject parcel consists of a mix of state and borough rights-of-way, commercial and residential uses, and several undeveloped parcels. Nearby commercial uses consist of a reflexologist, fireplace store, auto repair shop, U-Haul center, dog groomer, bar, and transit barn/park & ride.
6. Parcels adjoining the subject property include the following uses: to the north is West Gus's Court right-of-way, to the south is West Parks Highway right-of-way, and to the west and east are commercial uses.
7. The proposed use will be located west of and approximately 345 feet from the closest residential parcel, and approximately 59 feet east of the nearest commercial parcel.
8. According to the application materials, the commercial structure housing the proposed operation is approximately 124' from the West Gus's Court right-of-way to the north, approximately 103' from the eastern property line, approximately 55' from the western property line, and approximately 38' from the West Parks Highway right-of-way to the south.
9. Parcels with West Business Park Drive frontage are mostly commercial use.
10. The proposed hours of operation are 8:00 a.m. to 10:00 p.m. Sunday through Thursday, 10:00 a.m. to midnight on Fridays and Saturdays.
11. Various land uses, including commercial, residential, and undeveloped, exist within 1,000 feet of the subject property.

Conclusion of Law: Based on the findings above, the proposed use is compatible with the character of the surrounding area (MSB 17.60.150(A)(3)).

(B) At the time of their establishment, marijuana-related conditional uses shall meet the following requirements and not be located within:

- (1) One thousand feet of school grounds;*

(C) Separation distances referenced in subsection (B) of this section are measured in a direct line between the closest point of the facility within which the marijuana facility is located and the closest point on the lot or parcel of land upon which any of the above itemized uses are located.

Finding of Fact:

1. The closest schools (Little Hands Preschool and American Charter Academy) are approximately 6,895 feet northeast of the proposed use.

Conclusion of Law: Based on the findings above, the proposed use is more than 1,000 feet away from any school grounds (MSB 17.60.150(B)(1)).

(D) Prior to final approval of the permit the applicant shall provide written documentation demonstrating that:

- (1) all applicable licenses have been obtained as required by 3 AAC 306.005.*

Findings of Fact:

1. The State of Alaska Marijuana Control Board (AMCO) voted to approve Silly Bear Cannabis's Retail Marijuana Store License (36481) with delegation at the September 12, 2024, meeting.
2. Delegation means the AMCO director is authorized to issue the license once all outstanding approvals, including the fire marshal, local government, and the Department of Environmental Conservation-Food Safety Program, are received.
3. The application contained a copy of AMCO's delegated approval letter for Silly Bear Cannabis's Retail Marijuana Store License (36481).

Conclusion of Law: Based on the findings above, the applicant provided planning staff with documentation demonstrating they obtained all applicable licenses pertaining to 3 AAC 306.005 (MSB 17.60.150(D)(1)).

(2) from the fire marshal having jurisdiction, that the proposed conditional use is in full compliance with applicable fire code, including but not limited to AS 18.70.010 through 18.70.160, Fire Protection, and 13 AAC 50.025 through 50.080, Fire Code.

Findings of Fact:

1. A Full Plan Review for the Silly Bear Cannabis facility was conducted by the State of Alaska, Department of Public Safety, Division of Fire & Life Safety, and approved on March 8, 2024. The application contained a copy of the approved Full Plan Review.

Conclusion of Law: Based on the findings above, the proposed use will be in full compliance with all applicable fire codes (MSB 17.60.150(D)(2)).

Section 17.60.170 Standards for Marijuana Retail Facilities

(A) Marijuana retail facilities shall only be approved upon finding by the commission that the proposed facility is located on a parcel that is appropriate for commercial use. At a minimum, the commission shall consider:

- (1) proximity of the proposed use to existing businesses;*
- (2) proximity to parcels developed for residential use; and*
- (3) whether roads associated with the proposed use have been, or will be, appropriate for commercial use.*

Findings of Fact:

1. The proposed use will access West Gus's Court, for which the applicant has applied for a driveway permit from the Borough's permitting center.
2. West Gus's Court is a borough-maintained roadway with a local classification and can support light commercial traffic.
3. Parcels with West Business Park Drive frontage are mostly for commercial use.
4. The proposed hours of operation are 8:00 a.m. to 10:00 p.m. Sunday through Thursday and 10:00 a.m. to midnight Fridays and Saturdays.
5. Various land uses, including commercial, residential, and undeveloped, exist within 1,000 feet of the subject property.

6. West Parks Highway is south of and adjacent to the subject property. It is classified as an interstate and maintained by the State of Alaska. It can accommodate the traffic associated with commercial use.
7. Randall Road and Scheele Drive provide access to West Gus's Court from West Parks Highway east and west of the proposed use.
8. Parcels with West Parks Highway frontage are used for various purposes, including residential, commercial, industrial, and undeveloped.
9. The proposed use will be located west of and approximately 345 feet from the closest residential parcel, and approximately 59 feet east of the nearest commercial parcel.
10. The Institute of Transportation Engineers (ITE) Trip Generation, 11th Edition, shows a "Marijuana Dispensary" of approximately 1,445 square feet in an urban area is expected to produce approximately 36 trips per weekday PM hour based on the average trip start/end generation rates.

Conclusion of Law: Based on the findings above, the proposed use is located on a parcel that is appropriate for commercial use (MSB 17.60.170(A)(1-3)).

(B) The minimum number of parking spaces for retail facilities shall be one space per 350 square feet of net floor area. Each parking space shall be at least: 20 feet in length, ten feet wide, and have a vertical clearance of at least seven feet.

Findings of Fact:

1. According to the application materials, the proposed AMCO licensed operation will be situated within a newly constructed commercial structure approximately 1,445 square feet in size.
2. A marijuana retail facility with an area of 1,445 square feet is required to provide five parking spaces, one of which must be an Americans with Disabilities Act (ADA) compliant space.
3. According to the application materials, fifteen parking spaces will be provided; two of which will comply with ADA requirements.
4. According to the application materials, each parking space is 20 feet long and 10 feet wide.
5. According to the application materials, parking areas on the site have no vertical clearance limitations.

Conclusion of Law: Based on the findings above, the proposed use meets the minimum number of parking spaces for retail facilities (MSB 17.60.170(B)).

(C) Parking spaces shall be provided to comply with current Americans with Disabilities Act guidelines.

Findings of Fact:

1. A marijuana retail facility with an area of 1,445 square feet is required to provide five parking spaces, one of which must be an Americans with Disabilities Act (ADA) compliant space.

2. According to the application materials, fifteen parking spaces will be provided; two of which will comply with ADA requirements.

Discussion: Staff conducted a site visit on June 26, 2025, and observed that only one ADA parking space and one access aisle had been constructed to date out of the two proposed in the application narrative and site plans. In addition, ADA-required parking signage had not been installed according to ADA guidelines. Staff recommends that a condition requiring ADA parking spaces, access aisles, and ADA signage be installed prior to operating according to ADA guidelines, the application narrative, and site plans.

Conclusion of Law: Based on the findings above, with conditions, the proposed use will comply with current ADA parking space guidelines (MSB 17.60.170(C)).

(D) On-site consumption of marijuana is prohibited.

Findings of Fact:

1. Consumption of marijuana is prohibited at the site.

Conclusion of Law: Based on the finding above, consumption of marijuana on-site is prohibited (MSB 17.60.170(D)).

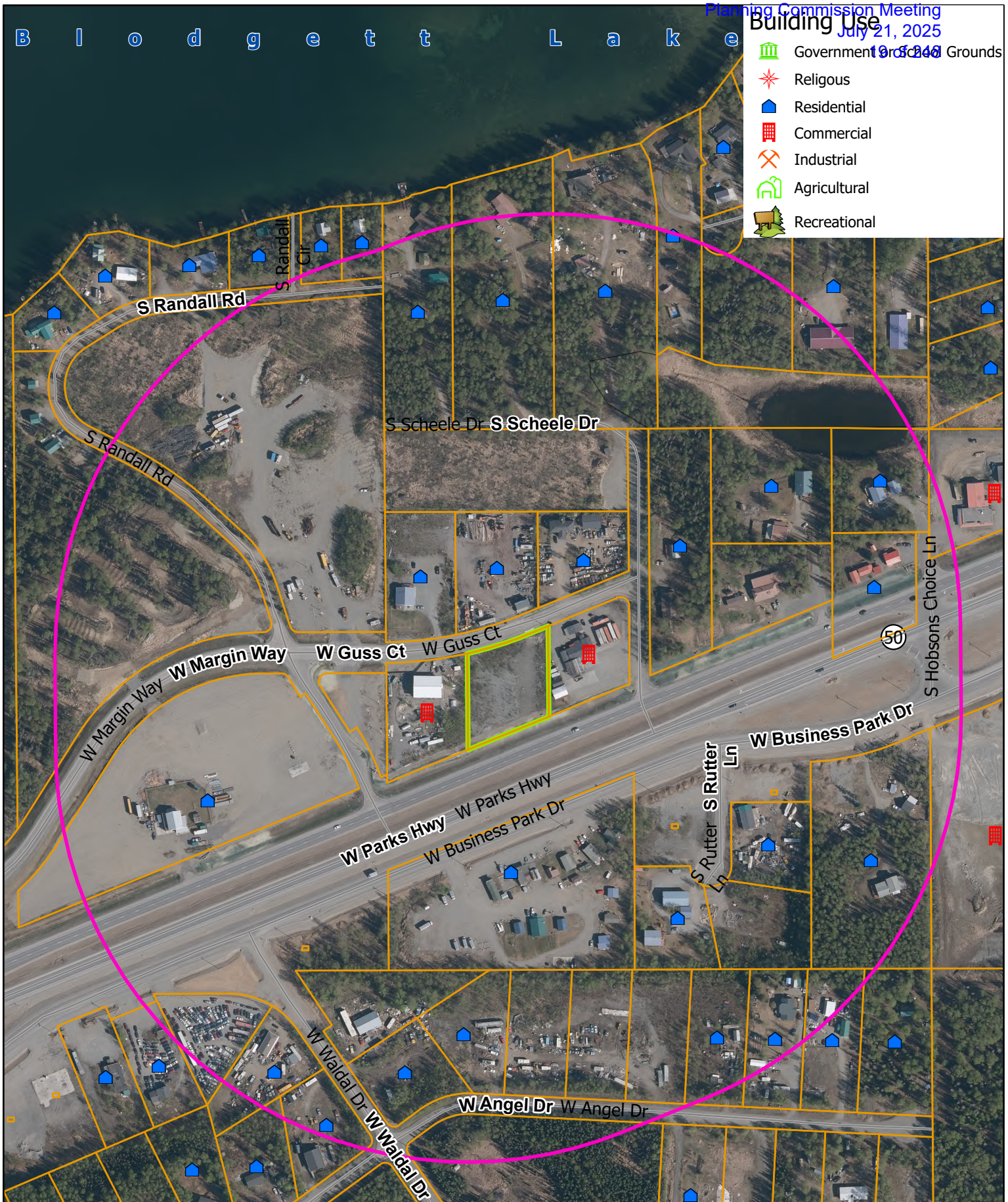
STAFF RECOMMENDATIONS

Staff recommend approval of a conditional use permit to operate a marijuana retail facility, approximately 1,445 square feet in size, at 8620 W. Gus's Court, Tax ID #2760B02L002. The proposed use meets all the standards in MSB 17.60.100, 17.60.150, and 17.60.170. Staff recommend approval of this permit with the following conditions:

1. Prior to operating, the applicant shall notify the Borough upon completion of the proposed driveway for access to West Gus's Court and provide the Planning Department with a copy of the final borough-issued driveway permit.
2. Prior to operating, ADA parking spaces, access aisles, and ADA signage must be installed according to ADA guidelines, the application narrative, and site plans. Proof of completion must be provided to the Planning Department.
3. The operation shall comply with all applicable state and local regulations.
4. All aspects of the operation shall comply with the description detailed in the application material and with the conditions of this permit. An amendment to the Conditional Use Permit shall be required prior to any expansion of the conditional use.
5. Borough staff shall be permitted to enter the premises, subject to this permit, to monitor compliance with permit requirements. Such access will, at minimum, be allowed on demand when activity is occurring, and/or with prior verbal or written notice, and/or at other times as necessary to monitor compliance. Denial of access to Borough staff shall be a violation of this Conditional Use Permit.
6. The hours of operation shall not exceed 8:00 a.m. to 10:00 p.m. Sunday through Thursday and 10:00 a.m. to midnight Fridays and Saturdays.
7. On-site consumption of marijuana and marijuana products is prohibited.
8. A drive-through window is not authorized at this location.

MAPS

- Building Use**
-  Government or School Grounds
 -  Religious
 -  Residential
 -  Commercial
 -  Industrial
 -  Agricultural
 -  Recreational



This map is solely for informational purposes only. The Borough makes no express or implied warranties with respect to the character, function, or capabilities of the map or the suitability of the map for any particular purpose beyond those originally intended by the Borough. For information regarding the full disclaimer and policies related to acceptable uses of this map, please contact the Matanuska-Susitna Borough GIS Division at 907-861-7858



**Land Use Map with
1000' buffer
2760B02L002**

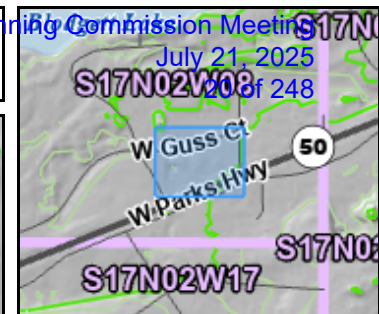
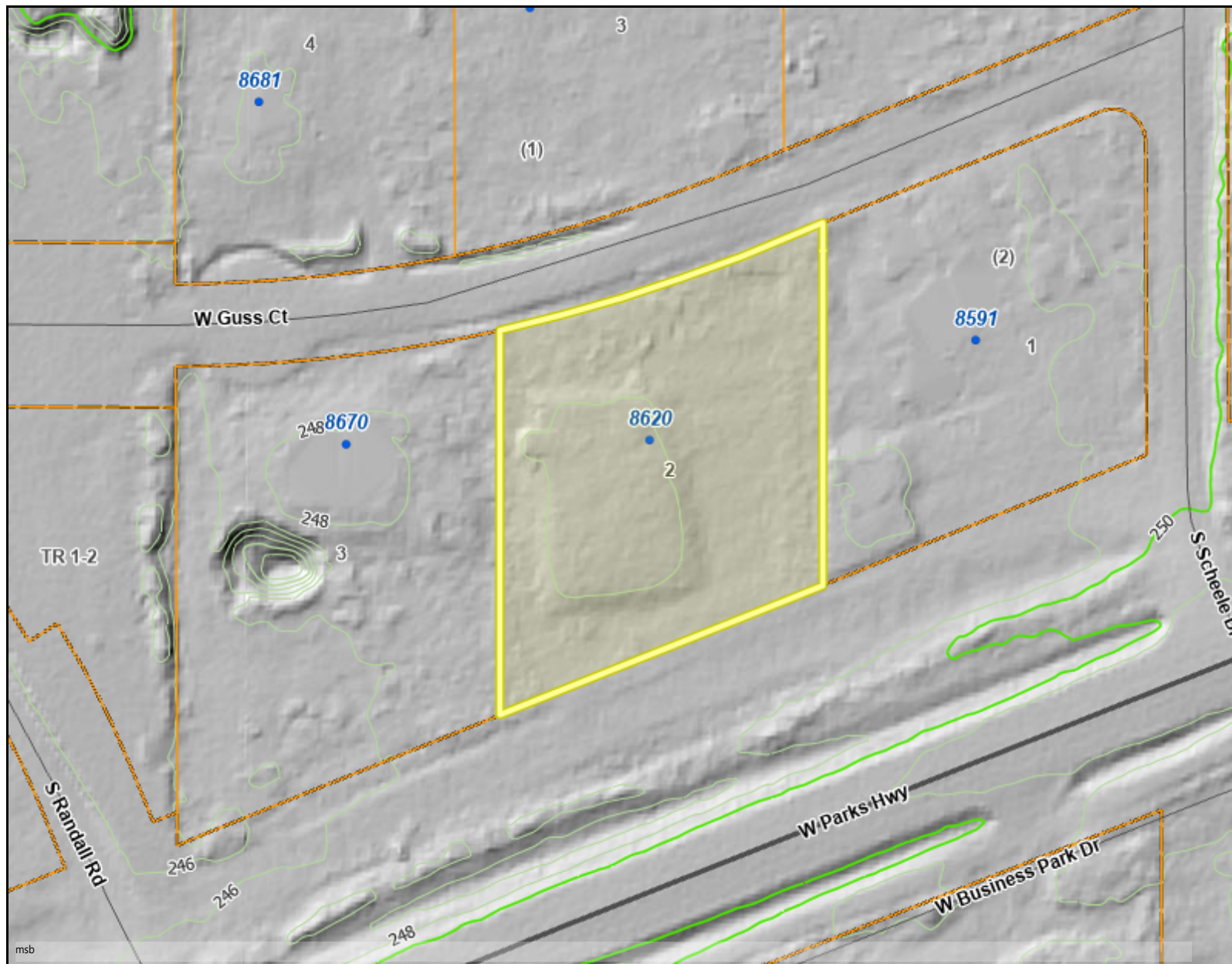
0 250 500 Feet





Matanuska-Susitna Borough

Planning Commission Meeting July 21, 2025



Legend

ParcelViewer

Roads

- Highway
- Minor Road

Mat-Su Borough Boundary



Address Numbers



Parcels



ROW and Easements



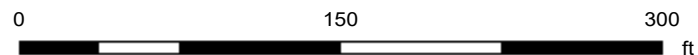
Section Lines



1 : 2257



THIS MAP IS NOT TO BE USED FOR NAVIGATION



WGS_1984_Web_Mercator_Auxiliary_Sphere

Date: 10/11/24

This map is solely for informational purposes only. The Borough makes no express or implied warranties with respect to the character, function, or capabilities of the map or the suitability of the map for any particular purpose beyond those originally intended by the Borough. For information regarding the full disclaimer and policies related to acceptable uses of this map, please contact the Matanuska-Susitna Borough GIS Division at 907-861-7858.

Notes

2019 Contours and Hillshade



Legend

ParcelViewer

Roads

- Highway
- Minor Road

Mat-Su Borough Boundary

Address Numbers

Parcels

ROW and Easements

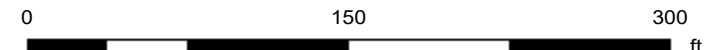
Section Lines

1 : 2257

THIS MAP IS NOT TO BE USED FOR NAVIGATION

Notes

2022 Bare Earth



This map is solely for informational purposes only. The Borough makes no express or implied warranties with respect to the character, function, or capabilities of the map or the suitability of the map for any particular purpose beyond those originally intended by the Borough. For information regarding the full disclaimer and policies related to acceptable uses of this map, please contact the Matanuska-Susitna Borough GIS Division at 907-861-7858.

Aerial Imagery - June 2024

8620 W Gus Court - Proposed Location

Legend

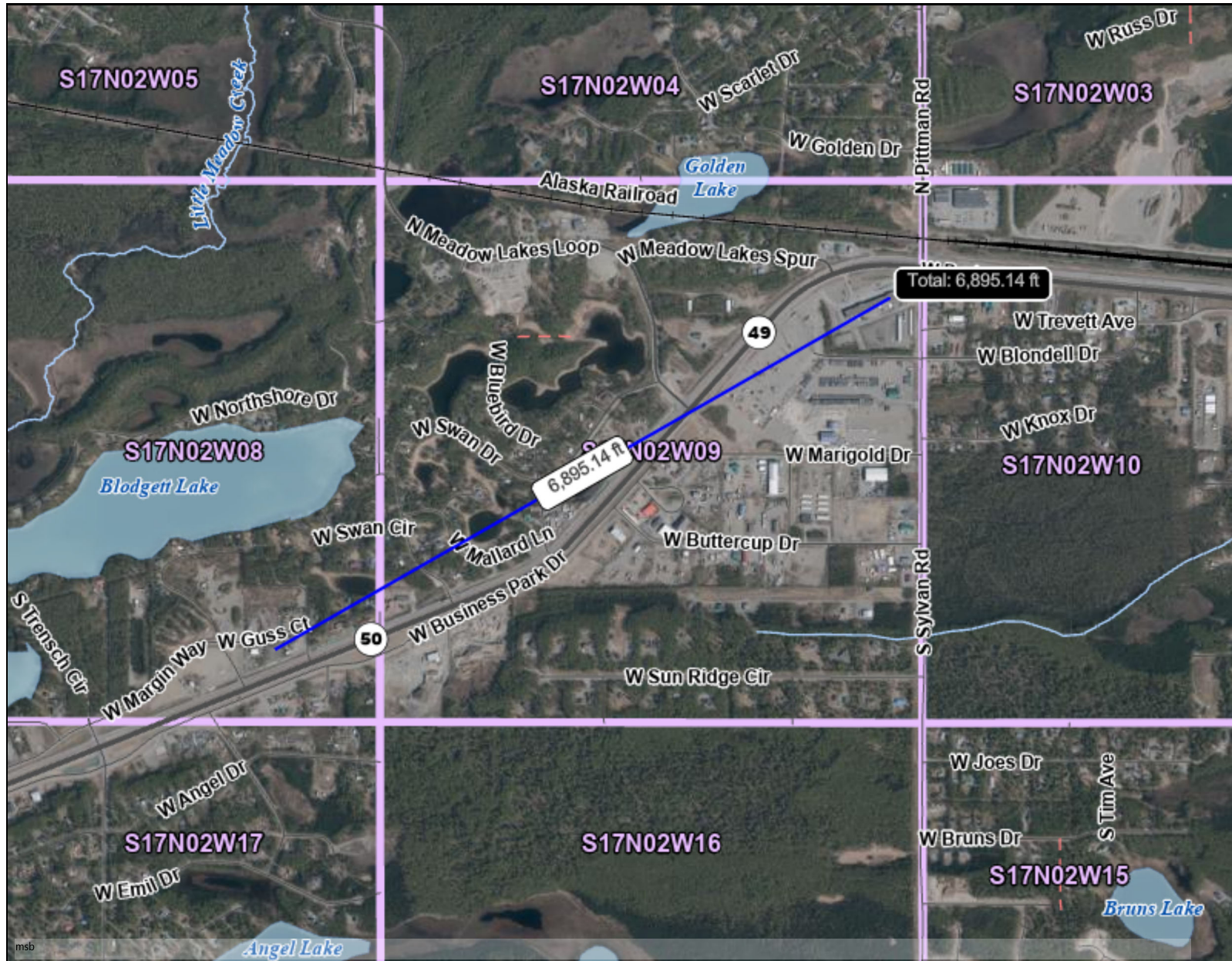
- Planning Commission Meeting July 21, 2025
- 8620 Gus's Ct
- 22 of 248
- Alaska Fireplace & Accessories
- Feature 1
- Sanctuary Bible Church
- Iceworm RV





Matanuska-Susitna Borough

Planning Commission Meeting
July 21, 2025
23 of 248



Legend

ParcelViewer

Road Mileposts



Roads

- Highway
- Medium Road
- Minor Road
- Private Road
- Not Constructed

Alaska Railroad



Mat-Su Borough Boundary



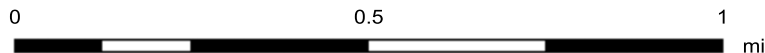
Section Lines



1 : 36112



THIS MAP IS NOT TO BE USED FOR NAVIGATION



WGS_1984_Web_Mercator_Auxiliary_Sphere

Date: 09/30/24

This map is solely for informational purposes only. The Borough makes no express or implied warranties with respect to the character, function, or capabilities of the map or the suitability of the map for any particular purpose beyond those originally intended by the Borough. For information regarding the full disclaimer and policies related to acceptable uses of this map, please contact the Matanuska-Susitna Borough GIS Division at 907-861-7858.

Notes

American Charter and Meadow Lakes
Head Start

PUBLIC NOTICING

PERMIT CENTER – FEE RECEIPT FORM

Property Location: Tax ID 2760B02L002 Applicant: Silly Bear Cannabis

USE PERMITS (100.000.000.341.300)		Fee
8.35 Public Display of Fireworks		\$25.00
8.40.010 Liquor License - Alcohol & Marijuana Control Office (AMCO) Referrals for Matanuska Susitna Borough Review of Issuance, renewal or transfer (location, owner)		\$100.00
8.40.060 Liquor License Relocation		\$500.00
8.41.010 Marijuana License - Alcohol & Marijuana Control Office (AMCO) Referrals for Matanuska Susitna Borough Review of Issuance, renewal or transfer (location, owner)		\$100.00
8.52 Temporary Noise Permit		\$1000.00
8.55 Special Events Permit 500 – 1000 Attendees 1000+ Attendees		\$500.00 \$1,000.00
8.55 Special Events Permit Site Monitor Fee / Per Day		\$300.00
17.02 Mandatory Land Use Permits Commercial		\$50.00
17.04 Nancy Lake Special Land Use District CUP		\$1,500.00
17.06 Electrical Generating & Delivery Facility Application		\$500.00
17.08 Hay Flats Special Land Use District Exception Application		\$1000.00
17.17 Denali State Park Conditional Use Permit		\$1500.00
17.18 Chickaloon Special Land Use District CUP		\$1500.00
17.19 Glacier View Special Land Use District CUP		\$1500.00
17.23 Port MacKenzie Development Permit		\$1000.00
17.25 Talkeetna Special Land Use CUP		\$1500.00
17.25 Talkeetna Conditional Use Permit – Variance		\$1500.00
17.27 Sufton Special Land Use District CUP		\$1500.00
17.29 Flood Damage Prevention Development Permit		\$100.00
17.29 Flood Damage Prevention Development Permit –Variance		\$500.00
17.30.040 Earth Materials Extraction Admin. Permit		\$1000.00
17.30.050 Earth Materials Extraction CUP		\$1500.00
17.36 Residential Planned Unit Development Application – Concept Plan – up to 50 Lots Additional Lots or tracts being created – Per Lot		\$500.00 \$100.00
17.48 Mobile Home Park Application		\$500.00
17.52 Residential Land Use District App (Rezone)		\$1,000.00
17.52 Residential Land Use District CUP		\$1,500.00
17.55 Shoreline Setback Exception Application		\$300.00
17.60 Conditional Use Permit Application		\$1500.00
17.60 Transfer of Junkyard CUP		\$500.00

17.61	Commercial/Industrial Core Area Conditional Use Permit	\$1500.00
17.62	Coal Bed Methane Conditional Use Permits	\$1500.00
17.63	Racetracks Conditional Use Permit	\$1500.00
17.64	Waste Incinerator Conditional Use Permit	
17.65	Variance	\$1500.00
17.67	Tall Structures -	
	Network Improvement Permit	\$100.00
	Nonconforming Use	\$200.00
	Administrative Permit	\$500.00
	Conditional Use Permit	\$1500.00
17.70	Regulation of Alcoholic Beverage Conditional Use Permit	\$1500.00
17.73	Multi-Family Land Use Permit – add \$25.00 for each additional unit beyond 5 units.	\$500.00
17.75	Single-Family Residential Land Use District CUP	\$1500.00
17.76	Large Lot Single-Family Residential Land Use District	\$1500.00
17.80	Nonconforming Structures (Amnesty)	\$300.00
	Pre-Existing Legal Nonconforming (Grandfather)	\$300.00
17.90	Regulation of Adult Businesses – Conditional Use Permit	\$1500.00

RIGHT-OF-WAY FEES:		
	Driveway	\$50.00
<input type="checkbox"/>	Driveway Deposit {100,226.100}	\$150.00
	Construction	\$200.00
	Utility (Application Fee = \$100 ~ Distance Fee \$0.25/per lineal foot)	
	Encroachment	\$150.00
	Construction Bond {100,227.000}	

PLATTING PRE-APPLICATION CONFERENCE:		
	Pre-Application Fee	\$50.00

FEES:		
	Flood Plain Development Survey CD	\$10.00
	CD/DVD/DVD-R	\$7.50
	Construction Manual/Title 43	\$5.00
	Plat Map/Tax Map Copies/Mylar	\$5.00
	Color Maps	\$12.00
	Xerox Copies (B/W = \$0.25 ~ Color \$1.00/page 11X17 Color \$1.75/page)	
<input checked="" type="checkbox"/>	Advertising Fees	107.00
	Cultural Resources Books or Maps	
<input type="checkbox"/>	Citation Payment (If sent to collections – use total due from Courtview)	
	Thumb Drive 8GB = \$10; 16GB = \$15; 32GB = \$20	

\$ 107.00 Amount Paid Date: 6/17/2025 Receipt # 6343 By: MC
check #1370

Matanuska-Susitna Borough
Finance
350 E Dahlia Avenue
Palmer, AK 99645
907-861-8610
Welcome

06/19/2025 10:58AM Madeline C
000469-0003 000006343
Payment effective date 06/19/2025
Batch processing date 06/19/2025

MISCELLANEOUS RECEIPT

100000000 341300 -
Planning - Platting -
Fees
2025 57
1 @ \$107.00 \$107.00

\$107.00

Subtotal \$107.00
Total \$107.00

CHECK \$107.00
Check Number 1370

Change due \$0.00

Paid by: CARY & JENNY ROHLER

Comments: ADVERTISING FEES

Thank you for your payment

CUSTOMER COPY

From: [Rick Benedict](#)
To: [Brenda Butler](#)
Cc: [Jana Weltzin](#); [Silly Bear Cannabis, LLC](#)
Subject: Silly Bear Cannabis CUP - Public Hearing & Public Notice
Date: Friday, June 13, 2025 9:29:00 AM

Good morning,

The Conditional Use Permit application for the proposed marijuana retail facility known as Silly Bear Cannabis has been distributed for comments. In accordance with the requirements of MSB 17.03 – Public Notification, the applicant shall pay the cost of mailings or advertisements required by the ordinance specific to that action. The Matanuska-Susitna Borough must receive payment **before** the public hearing. Please be advised of the following charges:

Advertising:	\$94.50
Mailing:	<u>12.50</u>
TOTAL DUE:	\$107.00

The advertisement was published in the June 4, 2025, edition of the Frontiersman. Notifications were also mailed to all properties within 600 feet of the subject properties, the Scheele Solid Subdivision, and the Meadow Lakes Community Council.

The Borough Permit Center at 350 E. Dahlia Ave, Palmer, AK 99645, can be utilized to pay in person or by mail. We will happily answer any questions at licensereviews@matsugov.us or by calling the Permit Center at 907-861-7822.

The public hearing with the Planning Commission is scheduled for **July 21, 2025**. Public hearings begin at **6:00 p.m.** and are held in the public meeting hall located on the first floor of the Mat-Su Borough building. Attending or being represented at that meeting would be in your best interest.

Respectfully,

Rick Benedict – Current Planner
Development Services Division
Matanuska-Susitna Borough
(907)861-8527 direct



www.matsugov.us

Matanuska-Susitna Borough

Planning Commission Meeting
July 21, 2025
29 of 248

ABBREVIATED PLAT AGENDA CONFERENCE ROOM 110 350 EAST DAHLIA AVENUE, PALMER

REGULAR MEETING 8:30 A.M. June 11, 2025

1. UNFINISHED BUSINESS:

(None)

2. PUBLIC HEARINGS:

- A. **ROSE SUBDIVISION:** The request is to create three lots from Lot 2, Block 4, Sutton Estates, Plat No. 72-34 to be known as **ROSE SUBDIVISION**, containing 19.63 acres +/- . The property is located north of the Matanuska River, south of N. Moki Drive, and directly south and east of N. Glenn Highway (Tax ID # 4009B04L002); within the SE ¼ Section 29, Township 19 North, Range 03 East, Seward Meridian, Alaska. In the Sutton Community Council and in Assembly District #1. (Petitioner/Owner: Chris Rose / C.W Rose Revocable Trust, Staff: Matthew Goddard, Case #2025-063)
- B. **STEVENS LAKE RSB L11-12 B1:** The request is to create one lot by eliminating the common lot line between Lots 11 & 12, Block 1, Stevens Lake Subdivision, Plat No. 2006-165 to be known as **LOT 12A, BLOCK 1**, containing 4.34 acres +/- . The property is located EAST OF w. Parks Highway, north of Stevens Lake, south of Deception Creek, and directly east of W. Bow Tie Loop(Tax ID # 5942B01L011 / L012); within the NE ¼ Section 16, Township 19 North, Range 04 West, Seward Meridian, Alaska. In the Willow Community Council and in Assembly District #7. (Petitioner/Owner: Lindsay Cronin, Staff: Matthew Goddard, Case #2025-064)
- C. **LINDHOLM HOMESTEAD:** The request is to create one lot from Lots 9,10 & Tract A-1, Block 3, Homestead Estates Addn. I Div. II, Plat No. 81-115, to be known as **LINDHOLM HOMESTEAD**, containing 13.13 acres +/- . The parcel is located west of S. Knik-Goose Bay Road, north of White lake and directly east of S. Tuttle Road (Tax ID#s 2184B03L009/L010/TRA-1); within Section 23, Township 16 North, Range 03 West, Seward Meridian, Alaska. In the Knik-Fairview Community Council and Assembly District #5. (Petitioner/Owner: Gary & Cheri Lindholm, Staff: Fred Wagner, Case #2025-067)
- D. **ROBERTS COLONIAL PARK:** The request is to create one lot from Lots 1 & 2, Block 4, Colonial Park, Plat #78-71, to be known as **ROBERT'S COLONIAL PARK**, containing 2.44 acres +/- . The parcel is located southeasterly of E. Palmer-Wasilla Hwy, directly east of N. Hyer Road, and directly south of E. Columbus Way (Tax ID#s 1223B04L001/L002/); within Section 5, Township 17 North, Range 01 East, Seward Meridian, Alaska. In the South Lakes Community Council and Assembly District #3. (Petitioner/Owner: Glenn & Claudia Roberts Family Trust, Staff: Fred Wagner, Case #2025-069)

Publish Date: June 04, 2025

0625-01

ELECTION OFFICIALS NEEDED!

For the Mat-Su Borough Regular Election on
Tuesday, November 4, 2025

Don't delay, submit your application today!

The Borough Clerk's Office is recruiting for precinct officials and hand count officials. If you are interested in applying, you must complete and submit an application. Additional information and applications are available online at www.matsugov.us/elections or contact the Borough Clerk's Office at 907-861-8683. In order to serve, you must be a registered voter of the Borough and attend training. Training and compensation are provided.

Publish Date: June 04, 2025

0525-11

-ABANDONED VEHICLES SUBJECT TO DISPOSAL-

The following abandoned vehicles are subject to disposal by the Matanuska-Susitna Borough's Solid Waste Division. The vehicles were tagged as abandoned in the Matanuska-Susitna Borough right-of-way at the listed locations. You have the right to appeal pursuant to MSB 10.12.090.

Impound: 3920

Vehicle Description: Dodge Sportsman Motorhome **LIC:** Not Available

VIN: Not Available

MSB ROW Location: N. Williwaw Way, Wasilla, Alaska

Place of Impoundment: 1201 N 49th State St, Palmer, AK 99645

Impound: 3926

Vehicle Description: Black Subaru Sedan **LIC:** JTS191

VIN: JF1GE61678H515778

MSB ROW Location: W. Caribou, Wasilla, Alaska

Place of Impoundment: 1201 N 49th State St, Palmer, AK 99645

Impound: 3218

Vehicle Description: Burnt Motorhome **LIC:** Not Available

VIN: Not Available

MSB ROW Location: S. Fian Dr. Wasilla, Alaska

Place of Impoundment: 1201 N 49th State St, Palmer, AK 99645

The vehicles will be disposed of by auction or auto wrecker on or after June 28, 2025.



FOR MORE INFORMATION, call the MSB Solid Waste Division at (907) 861-7600.

Publish Date: June 04, 2025

0624-05



PUBLIC HEARING

Jana Weltzin, on behalf of Silly Bear Cannabis LLC, applied for a Conditional Use Permit under MSB 17.60 – Conditional Uses for the Operation of a Marijuana Retail Facility. The proposed operation is at 8620 W. Guss Court (Tax ID# 2760B02L002).

The Matanuska-Susitna Borough Planning Commission will conduct a public hearing concerning the application on **Monday, July 21, 2025, at 6:00 p.m.** in the Borough Assembly Chambers at 350 E. Dahlia Avenue in Palmer. This may be the only presentation of this item before the Planning Commission, and you are invited to attend. Planning Commission members may not receive or engage in ex-parte contact with the applicant, other interested parties in the application, or members of the public concerning the application or issues presented in the application.

Application materials may be viewed online at www.matsugov.us by clicking "All Public Notices & Announcements." For additional information, contact Rick Benedict, Current Planner, at (907) 861-8527. Provide written comments by e-mail to rick.benedict@matsugov.us, or by mail to MSB Development Services Division, 350 E. Dahlia Avenue, Palmer, AK 99645.

The public may provide verbal testimony at the meeting or telephonically by calling 1-855-290-3803. To be eligible to file an appeal from a decision of the Planning Commission, a person must be designated an interested party. See MSB 15.39.010 for the definition of an interested party. The procedures governing appeals to the Board of Adjustment and Appeals are contained in MSB 15.39.010-250, which is available on the Borough home page: www.matsugov.us, in the Borough Clerk's office, and at various libraries within the borough.

Comments are due on or before **June 27, 2025**, and will be included in the Planning Commission packet. Please be advised that comments received from the public after that date will not be included in the staff report but will be provided to the Commission at the meeting.

Publish Date: June 04, 2025

0625-03



Edna DeVries, Mayor
(907) 861-8682 - Work
(907) 795-8133 - Cell
Edna.DeVries@matsugov.us

Tim Hale, #1
(907) 590-8243
TimHaleDistrict1@gmail.com

Stephanie Nowers, #2
(907) 831-6299
StephanieNowersDistrict2@gmail.com

Dee McKee, #3
(907) 315-2802
Dee.McKee@matsugov.us

Maxwell Sumner, #4
(907) 232-6797
Maxwell.Sumner@matsugov.us

Bill Gamble, #5
(907) 232-0103
Bill.Gamble@matsugov.us

Dmitri Fonov, #6
(907) 861-8546
fonov@matsugov.us

Ron Bernier, #7
(907) 354-7877
Ron.Bernier@matsugov.us

To see a complete listing of all boards and commissions, please go to <http://www.matsugov.us/boards> and scroll to the bottom of the page, and click on membership.



www.matsugov.us

Matanuska-Susitna Borough

Planning Commission Meeting
July 21, 2025
30 of 248

MATANUSKA-SUSITNA BOROUGH NOTICE OF PUBLIC MEETINGS

All meetings of recognized boards, committees, and commissions of the Borough are open to the public and are held at Borough offices, 350 E. Dahlia Ave., Palmer, AK, unless specified otherwise. Three or more Assembly Members may be present at advertised public meetings of federal, state, and local governments or other entities. Meetings are scheduled as follows:

BOARD	DATE	TIME	LOCATION
Abbreviated Plat	06/04/25	8:30 am	Assembly Chambers
Board Of Ethics Case No. 25-01, Request For Advisory Opinion, Chris Motz, Requestor	06/04/25	1:00 pm	Assembly Chambers
Talkeetna Sewer & Water SSA No. 36 Board Of Supervisors	06/04/25	1:00 pm	Talkeetna Public Library & Teams ID: 219 084 064 569 Passcode: Rwkjk6
Platting Board (To Participate Telephonically Call 855-290-3803)	06/05/25	1:00 pm	Assembly Chambers
Library Citizens' Advisory Committee	06/09/25	5:00 pm	Assembly Chambers
Central Mat-Su FSA No. 130 Board Of Supervisors	06/09/25	6:00 pm	Central Mat-Su, Station 6-1
West Lakes FSA No. 136 Board Of Supervisors	06/09/25	6:00 pm	West Lakes, Station 7-3
Big Lake RSA No. 21 Board Of Supervisors	06/09/25	6:30 pm	Big Lake Lions Club
Caswell Lakes RSA No. 15 Board Of Supervisors	06/09/25	6:30 pm	Sheep Creek Lodge
Enhanced 911 Advisory Board (To Participate Telephonically Call 907-290-7880 Meeting ID: 439 105 588#)	06/10/25	9:00 am	Central Mat-Su, Station 6-5
Abbreviated Plat	06/11/25	8:30 am	Conference Room 110
Greater Willow RSA No. 20 Board Of Supervisors	06/11/25	7:00 pm	Willow Public Library Conference Room & Teams ID: 256 773 397 546 Passcode: JQ9rT3w3
MSB Fish & Wildlife Commission (To Participate Telephonically Call 907-290-7880 Conference ID: 123 236 754#)	06/12/25	4:00 pm	Assembly Chambers & Teams ID: 213 715 044 561 Passcode: mJ26N5BL
Greater Talkeetna RSA No. 29 Board Of Supervisors	06/12/25	6:30 pm	Zoom ID: 835 7007 0692 Passcode: 8eXPuv
Lazy Mountain RSA No. 19 Board Of Supervisors	06/12/25	7:00 pm	Lazy Mountain Bible Church, Building No. 2
Planning Commission (To Participate Telephonically Call 855-290-3803)	06/16/25	6:00 pm	Assembly Chambers
Assembly Special Meeting Re: Annual Evaluation Of The Clerk (To Prove Public Comment Telephonically Call 855-225-2326)	06/17/25	4:00 pm	Assembly Chambers
Assembly Regular Meeting (To Provide Public Comment Telephonically Call 855-225-2326)	06/17/25	6:00 pm	Assembly Chambers
Abbreviated Plat	06/18/25	8:30 am	Assembly Chambers
Water And Wastewater Advisory Board	06/18/25	2:30 pm	Assembly Chambers
Agriculture Advisory Board (To Participate Telephonically Call 907-290-7880 Conference ID: 625 235 317#)	06/18/25	4:30 pm	Assembly Chambers

If you would like further information on any of these meetings or are interested in serving on any of the advisory boards, please call the Borough Clerk's Office at 907-861-8683, Monday through Friday, 8 a.m. to 5 p.m. The Borough's website address is: <https://www.matsugov.us/publicmeetings>

Disabled persons needing reasonable accommodation in order to participate at a Borough Board/Commission meeting should contact the Borough ADA Coordinator at 907-861-8432 at least one week in advance of the meeting.

The Community Council meetings scheduled are: (Community Councils are not agencies or subgroups of the Borough. There may be a quorum of Mat-Su Borough advisory boards in attendance at community council meetings.)

Willow Area Community Organization	06/04/25	7:00 pm	Willow Community Center
Susitna Community Council	06/05/25	7:00 pm	Upper Susitna Community & Senior Center & Zoom ID: 289 753 3519 Passcode: hza3pk
Big Lake Community Council	06/10/25	7:00 pm	Big Lake Lions Club
Gateway Community Council	06/11/25	6:00 pm	Extreme Fun Center & Zoom ID: 891 2154 8496 Passcode: 046319
Butte Community Council	06/11/25	7:00 pm	Butte Community Center
Chickaloon Community Council (chickalonncc.com For Zoom Link)	06/11/25	7:00 pm	Chickaloon Community Center
Meadow Lakes Community Council (mlccak.org For Zoom Link)	06/11/25	7:00 pm	Meadow Lakes Senior Housing
Point MacKenzie Community Council	06/12/25	7:00 pm	Point MacKenzie Community Center
North Lakes Community Council Road & Traffic Safety Committee	06/15/25	3:00 pm	Boys & Girls Club Of America & Zoom ID: 867 5133 7458 Password: Teamwork
Knik-Fairview Community Council Board Meeting	06/18/25	6:30 pm	Settlers Bay Lodge

Publish Date: June 04, 2025

0625-04

PLATTING BOARD AGENDA ASSEMBLY CHAMBERS 350 E DAHLIA AVENUE PALMER

PLATTING BOARD MEETING 1:00 P.M. June 19, 2025

Ways you can participate in Platting Board meetings:
IN PERSON

IN WRITING: You can submit written comments by email to platting@matsugov.us or by mail to Matanuska-Susitna Borough, Platting Division, 350 E. Dahlia Avenue, Palmer, AK 99645

TELEPHONIC TESTIMONY: (Audio only)
(We are having intermittent technical difficulties with our software; if you would like to submit comments, please submit comments to the email address above by the Wednesday before the meeting.)

- 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: You can observe the meeting via the live stream video at:

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

1. CALL TO ORDER

- A. Roll Call and Determination of Quorum (by Secretary)
- B. Pledge of Allegiance
- C. Approval of Agenda

2. APPROVAL OF MINUTES

- A. June 5, 2025

3. AUDIENCE PARTICIPATION & PRESENTATIONS

- A. **PERSONS TO BE HEARD** (Three minutes per person for Items not scheduled for public hearing)

4. UNFINISHED BUSINESS

(None)

5. RECONSIDERATIONS/APEALS

(None)

6. PUBLIC HEARINGS

- A. **FOREST SONG ACRES:** The request is to create 7 lots from the NW ¼ NW1/4 NE1/4, Bradley Lake Subdivision, Plat #63-7, to be known as **FOREST SONG ACRES**, containing 10.0 acres +/- . The property is located north and west of the S. Glenn Highway, south of Canoe Lake, and directly north of E. Bradley Lake Avenue (Tax ID #3004-400000); within the NE ¼ Section 24, Township 17 North, Range 01 East, Seward Meridian, Alaska. In the Gateway Community Council and in Assembly District #2. (Petitioner/Owner: Andrew Raymond / Estate of Henry M. Raymond Jr, Staff: Matthew Goddard, Case # 2025-054)
- B. **BEAR STREET AGAPE:** The request is to vacate the Right of Way for E. Bear Cub Circle, eliminate the common lot lines between lots 17A, 17B, 16A, & 16B, and eliminate the screening easement between Lots 16A & 16B, of LOTS 16A, 16B, 17A, & 17B, BLOCK 2 BARRY'S ACRES NO.2 SUBDIVISION (Plat#84-142)(Tax ID #'s 2776B02L016A, 2776B02L016B, 2776B02L017A, 2776B02L017B), to be known as **BEAR STREET AGAPE**, containing 4.10 acres +/- . The property is located directly east of N. Bear Street and directly north of E. Bogard Road; within the SW ¼ Section 28, Township 18 North, Range 01 East, Seward Meridian, Alaska. In the North Lakes Community Council and in Assembly District #6. (Petitioner/Owner: Agape Fellowship, Staff: Chris Curlin, Case # 2025-056)
- C. **UTOPIA VIEW II:** The request is to create 42 lots and internal roads from Tract A, Utopia View Subdivision, Plat 2023-129, (8415000T00A) to be known as **UTOPIA VIEW II**, containing 62.05 acres +/- . The plat is located directly West of N. Utopia View Circle, North of W. Wintergreen Drive, West of Church Road, and South of W. Spruce Avenue, located within the NW ¼ Section 6, Township 17 North, Range 01 West, Seward Meridian, Alaska; and in Assembly District #007. (Petitioner/Owner: Foxglove, LLC, Staff: Matthew Goddard, Case # 2025-061)

7. ITEMS OF BUSINESS & MISCELLANEOUS

(None)

8. PLATTING STAFF & OFFICER COMMENTS

- A. Adjudicatory (If needed)
 - Definition: Law. To hear and settle an issue or a question regarding code.
- B. Upcoming Platting Board Agenda Items (Staff: Fred Wagner & Clerk: Kayla Kinneen)
 - July 3, 2025, Platting Board Meeting, we have 2 cases to be heard:
 - Smith Subdivision
 - Wolverine Woods

9. BOARD COMMENTS

10. ADJOURNMENT

Publish Date: June 04, 2025

0625-02



Edna DeVries, Mayor
(907) 861-8682 - Work
(907) 795-8133 - Cell
Edna.DeVries@matsugov.us

Tim Hale, #1
(907) 590-8243
(907) 795-8133 - Cell
TimHaleDistrict1@gmail.com

Stephanie Nowers, #2
(907) 831-6299
StephanieNowersDistrict2@gmail.com

Dee McKee, #3
(907) 315-2802
Dee.McKee@matsugov.us

Maxwell Sumner, #4
(907) 232-6797
Maxwell.Sumner@matsugov.us

Bill Gamble, #5
(907) 232-0103
Bill.Gamble@matsugov.us

Dmitri Fonov, #6
(907) 861-8546
fonov@matsugov.us

Ron Bernier, #7
(907) 354-7877
Ron.Bernier@matsugov.us

From: [Ben Borg](#)
To: [Rick Benedict](#)
Cc: [Petra Albecker](#); [Sierra Smith](#); [Lacie Olivieri](#)
Subject: Re: Request for Publication on 6/4/2025 - Silly Bear Cannabis CUP
Date: Wednesday, June 11, 2025 10:01:07 AM

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

Rick, someone else requested ad costs, so I figured I might as well calculate the cost for this ad while I was at it since you always ask:

WIDTH	3	C
HEIGHT	4.2	INCHES
AREA	12.600	C*INCHES
RATE	\$7.50	/(C*INCH)
COST/INSERTION	\$94.50	
#INSERTIONS	1	
TOTAL	\$94.50	

On Wed, May 28, 2025 at 1:38 PM Rick Benedict <Rick.Benedict@matsugov.us> wrote:

Hello Ben,

I am hoping to get the attached notice in the June 4, 2025, Frontiersman publication for Silly Bear Cannabis CUP application.

Respectfully,

Rick Benedict – Current Planner

Development Services Division

Matanuska-Susitna Borough

(907)861-8527 direct

--

Sincerely,
Ben Borg

Sales Representative, The Mat-Su Valley Frontiersman & The Anchorage Press



<https://www.frontiersman.com/> and <https://www.anchoragepress.com/>

5751 E Mayflower Ct, Wasilla, AK 99654

(907) 600-1696 OFFICE

(907) 987-2059 CELLULAR

[Subscriptions](#) | [Newsletter signup](#) | [Facebook](#) | [iOS app](#) | [Android app](#)

Support local journalism by subscribing to [The Frontiersman!](#)

From: [Ben Borg](#)
To: [Kayla Smith](#); [Rick Benedict](#); [Monika Antill](#); [Estelle Wiese](#); [Jamie Jokhy](#); [Melisa Orozco](#); [Petra Albecker](#)
Subject: 6.4 MSB Pages proofs
Date: Friday, May 30, 2025 2:29:19 PM
Attachments: [WCC790016 lr unlocked.pdf](#)
[WCC790019 lr unlocked.pdf](#)

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

See attached.

--

Sincerely,

Ben Borg

Sales Representative, The Mat-Su Valley Frontiersman & The Anchorage Press



<https://www.frontiersman.com/> and <https://www.anchoragepress.com/>

5751 E Mayflower Ct, Wasilla, AK 99654

(907) 600-1696 OFFICE

(907) 987-2059 CELLULAR

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Support local journalism by subscribing to [The Frontiersman!](#)

From: [Rick Benedict](#)
To: [Ben Borg](#)
Cc: [Petra Albecker](#); [Lacie Olivieri](#); [Sierra Smith](#)
Subject: FW: Request for Publication on 6/4/2025 - Silly Bear Cannabis CUP
Date: Thursday, May 29, 2025 9:29:00 AM
Attachments: [2760B02L002 Ad Layout.pdf](#)
[Ad Request Form.pdf](#)
[Newspaper Ad.docx](#)

Good morning,

I have a correction: The ad language has been modified and attached. The publish request date on the request form and ad layout remains the same. Thank you!

Respectfully,

Rick Benedict – Current Planner
Development Services Division
Matanuska-Susitna Borough
(907)861-8527 direct

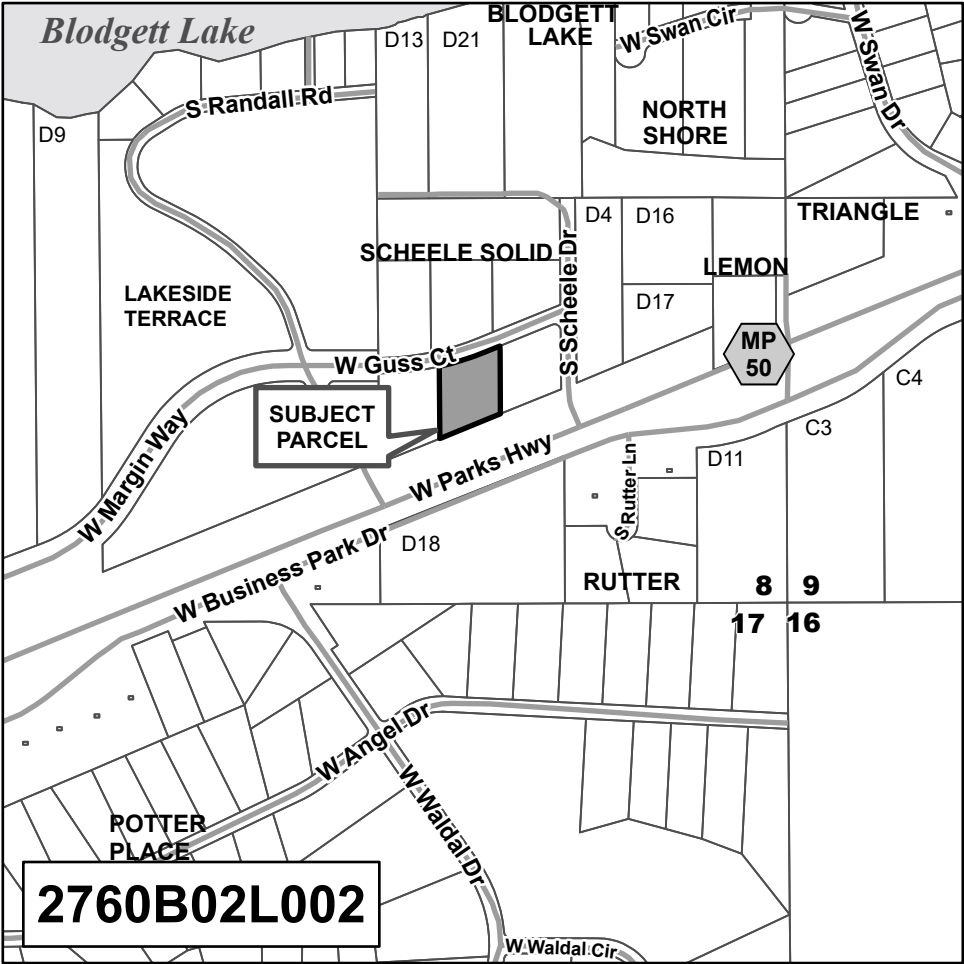
From: Rick Benedict
Sent: Wednesday, May 28, 2025 1:38 PM
To: Ben Borg <ben.borg@frontiersman.com>
Cc: Petra Albecker <petra.albecker@frontiersman.com>; Sierra Smith <Sierra.Smith@matsugov.us>; Lacie Olivieri <Lacie.Olivieri@matsugov.us>
Subject: Request for Publication on 6/4/2025 - Silly Bear Cannabis CUP

Hello Ben,

I am hoping to get the attached notice in the June 4, 2025, Frontiersman publication for Silly Bear Cannabis CUP application.

Respectfully,

Rick Benedict – Current Planner
Development Services Division
Matanuska-Susitna Borough
(907)861-8527 direct



ADVERTISEMENT ORDER

MATANUSKA-SUSITNA BOROUGH

350 East Dahlia Avenue
Palmer, Alaska 99645

Planning Commission Meeting
July 21, 2025
36 of 248

PUBLISHER	MANDATORY PUBLICATION DATES {By MSB Code}	PREFERRED PUB. DATES	DATES FOR FILLER ADS (space permitting)
FRONTIERSMAN (contract)	Wednesday, June 4, 2025		
Anchorage Daily News			
Talkeetna Good Times {publishes once a month}			

[X] Borough Page [] Classified/Legal [] Display Ad Acct #(100.120.113.422.000)

**THE ATTACHED MATERIAL MUST BE PRINTED IN ITS ENTIRETY ON THE DATES SHOWN ABOVE.
AN AFFIDAVIT OF PUBLICATION IS REQUIRED PRIOR TO PAYMENT.**

A PROOF IS REQUESTED ON DISPLAY ADS FOR APPROVAL, PRIOR TO PUBLICATION.

Please email display ad proof to Attn: Rick Benedict Email: rick.benedict@matsugov.us
and Sierra Smith Email: sierra.smith@matsugov.us

See attached Advertisement

Requested by: Rick Benedict, Current Planner _____ **Approved by:** _____
Emailed: 5-28-2025 Diskette: _____ **Date:** _____



Certificate of Bulk Mailing – Domestic

Fee for Certificate

Up to 1,000 pieces (1 certificate for total number)

For each additional 1,000 pieces, or fraction thereof

Duplicate Copy ☐

Use
Current
Price List
(Notice 123)

Postage: Mailers must affix meter, PC Postage[®] or (uncanceled) postage stamps here in payment of total fee due.



US POSTAGE IMPITNEY BOWES
ZIP 99645 \$ 012.50⁰
02 7W
0008035337 MAY 29 2025

Acceptance employee must cancel postage affixed (by round-date) at the time of mailing.

If payment of total fee due is being paid by Permit Imprint, include the *PostalOne!*[®] Transaction Number here: _____

Number of
Identical Weight
Pieces

23

Class of Mail

1st

Postage for
Each Mailpiece
Paid

☐ Verified

Number of
Pieces to the
Pound

45

Total Number of
Pounds

8.202

Total Postage Paid
for Mailpieces

\$15.87

Fee Paid

\$12.50

Mailed For

Permit Center

Mailed By

Betty Jean Black

Postmaster's Certification

It is hereby certified that the number of mailpieces presented and the associated postage and fee were verified. This certificate does not provide evidence that a piece was mailed to a particular address.

(Postmaster or Designee)



Instructions for Certificate of Bulk Mailing — Domestic Service

This service is available only at the time of mailing and is used to specify only the number of identical-weight pieces mailed; it does *not* provide evidence that a piece was mailed to a particular address. This certificate is available for domestic mailings of First-Class Mail®, First-Class Package Service®, Priority Mail®, USPS Retail Ground™, Media Mail®, Library Mail, Bound Printed Matter, Standard Mail® (excluding Customized MarketMail® and Marketing Parcels), and Parcel Select® (including Parcel Select Lightweight®) items.

1. Pay postage as appropriate — affix meter, PC Postage, or (uncanceled) postage stamps in payment of total fee due in the postage area, or if paying fee by permit imprint, enter information in the postage area at the top right of the form.
2. Present PS Form 3606-D and the mailing as follows:
 - When the mailing has fewer than 50 mailpieces *and* less than 50 pounds, present the form and mailing at a retail Post Office™ location.

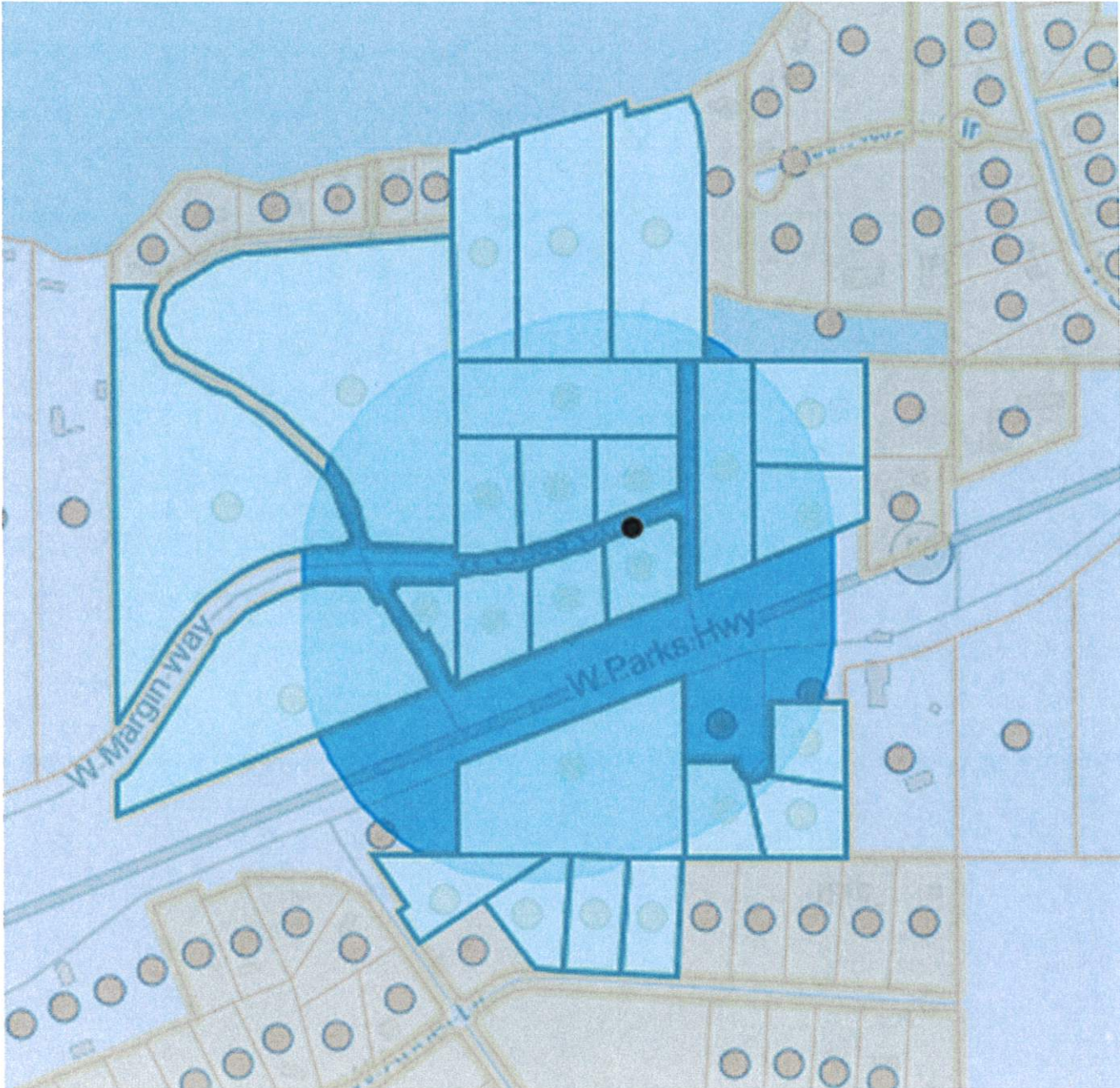
- When the mailing has at least 50 mailpieces *or* at least 50 pounds, present the form and mailing at a business mail entry unit (BMEU) or USPS-authorized detached mail unit (DMU).

3. The Postal Service™ certifies and postmarks (round-dates) the PS Form 3606-D at the time of mailing and then returns it to the mailer as the mailer's receipt.

Certificate of Bulk Mailing — Domestic service does not provide a record of delivery, and the Postal Service does not retain any copies of PS Form 3606-D. The mailer cannot use PS Form 3606-D as a certificate of mailing for individual mailpieces or itemized lists.

NUMBER	OWNER_1	NAME_2	MAILING_ADDRESS_LINE_A	MAILING_ADDRESS_LINE_B	MAILING_ADDRESS_CITY	MAILING_ADDRESS_STATE	MAILING_ADDRESS_ZIP
1	ALASKA STATE OF	DEPT OF TRANS & PUB FAC		PO BOX 196900	ANCHORAGE	AK	99519-6900
2	APERIMOOSE LLC			482 GREEN MEADOW AVE	THOUSAND OAKS	CA	91361
3	BOND BROTHERS LLC			PO BOX 870078	WASILLA	AK	99687
4	BOWEN RYAN & APRIL			813 S SCHEELE DR	WASILLA	AK	99623
5	BUTLER KENNETH W SR & ARLENE D		#13	8656 W BUSINESS PARK DR	WASILLA	AK	99623
6	COUSINEAU NATHAN			901 S SCHEELE DR	WASILLA	AK	99623-1030
7	EMERY LYNN M			PO BOX 298246	WASILLA	AK	99629-8246
8	FANNON LINK			PO BOX 520978	BIG LAKE	AK	99652-0978
9	FRANKE MATTHEW & LAURA	BALDWIN ALEXANDRA		PO BOX 940181	HOUSTON	AK	99694-0181
10	GOOD-FARM ELIJAH			8670 W GUS'S CT	WASILLA	AK	99623
11	HOWES RICHARD M III	HOWES ROBERT EDWARD		PO BOX 298263	WASILLA	AK	99629
12	KINNEY KIRKLIN D & CHANTAL C			PO BOX 298152	WASILLA	AK	99629-8152
13	MEADOW LAKES COMMUNITY COUNCIL			1210 N KIM DR	WASILLA	AK	99623-1921
14	MICHAUD DANIEL R	MICHAUD SUSAN L & MICHAUD JONATHAN D		PO BOX 873161	WASILLA	AK	99687-3161
15	MOWRER CHARLES L			PO BOX 298648	WASILLA	AK	99629
16	MOWRER CLAYTON L			211 BUCHERT RD	GILBERTSVILLE	PA	19525-8828
17	NAVROT DANIEL & LOUANNE		# 804	7362 W PARKS HWY	WASILLA	AK	99623
18	NELSON JAY DEE			8795 W PARKS HWY	WASILLA	AK	99623-4006
19	POLO NOLA E			677 N FORBES AVE	MONTEBELLO	CA	90640
20	RANDALL LLC		% TYLER A BOBO	PO BOX 871813	WASILLA	AK	99687
21	SENETHEP MASTER SENETHEP VICTOR	KHANTHACHACK EDDIE		8311 E 6TH AVE	ANCHORAGE	AK	99504-2135
22	SNOWY PEAKS MANAGEMENT SERVICES LLC			34645 W GAMWAY DR	SUTTON	AK	99674
23	TUCKER JASON M	MOON JIN		1130 S RUTTER LN	WASILLA	AK	99623

Mailing Map Silly Bear:



«NAME»
«ADDRESS_1»
«ADDRESS_2»
«ADDRESS_3»

The Matanuska-Susitna Borough Planning Commission will consider the following:

Jana Weltzin, on behalf of Silly Bear Cannabis LLC, applied for a Conditional Use Permit under MSB 17.60 – Conditional Uses for the Operation of a Marijuana Retail Facility. The proposed operation is at 8620 W. Guss Court (Tax ID# 2760B02L002).

The Matanuska-Susitna Borough Planning Commission will conduct a public hearing concerning the application on **Monday, July 21, 2025, at 6:00 p.m.** in the Borough Assembly Chambers at 350 E. Dahlia Avenue in Palmer. This may be the only presentation of this item before the Planning Commission, and you are invited to attend. Planning Commission members may not receive or engage in ex-parte contact with the applicant, other interested parties in the application, or members of the public concerning the application or issues presented in the application.

Application materials may be viewed online at www.matsugov.us by clicking “All Public Notices & Announcements.” For additional information, contact Rick Benedict, Current Planner, at (907) 861-8527. Provide written comments by e-mail to rick.benedict@matsugov.us, or by mail to MSB Development Services Division, 350 E. Dahlia Avenue, Palmer, AK 99645.

The public may provide verbal testimony at the meeting or telephonically by calling 1-855-290-3803. To be eligible to file an appeal from a decision of the Planning Commission, a person must be designated an interested party. See MSB 15.39.010 for the definition of an interested party. The procedures governing appeals to the Board of Adjustment and Appeals are contained in MSB 15.39.010-250, which is available on the Borough home page: www.matsugov.us, in the Borough Clerk’s office, and at various libraries within the borough.

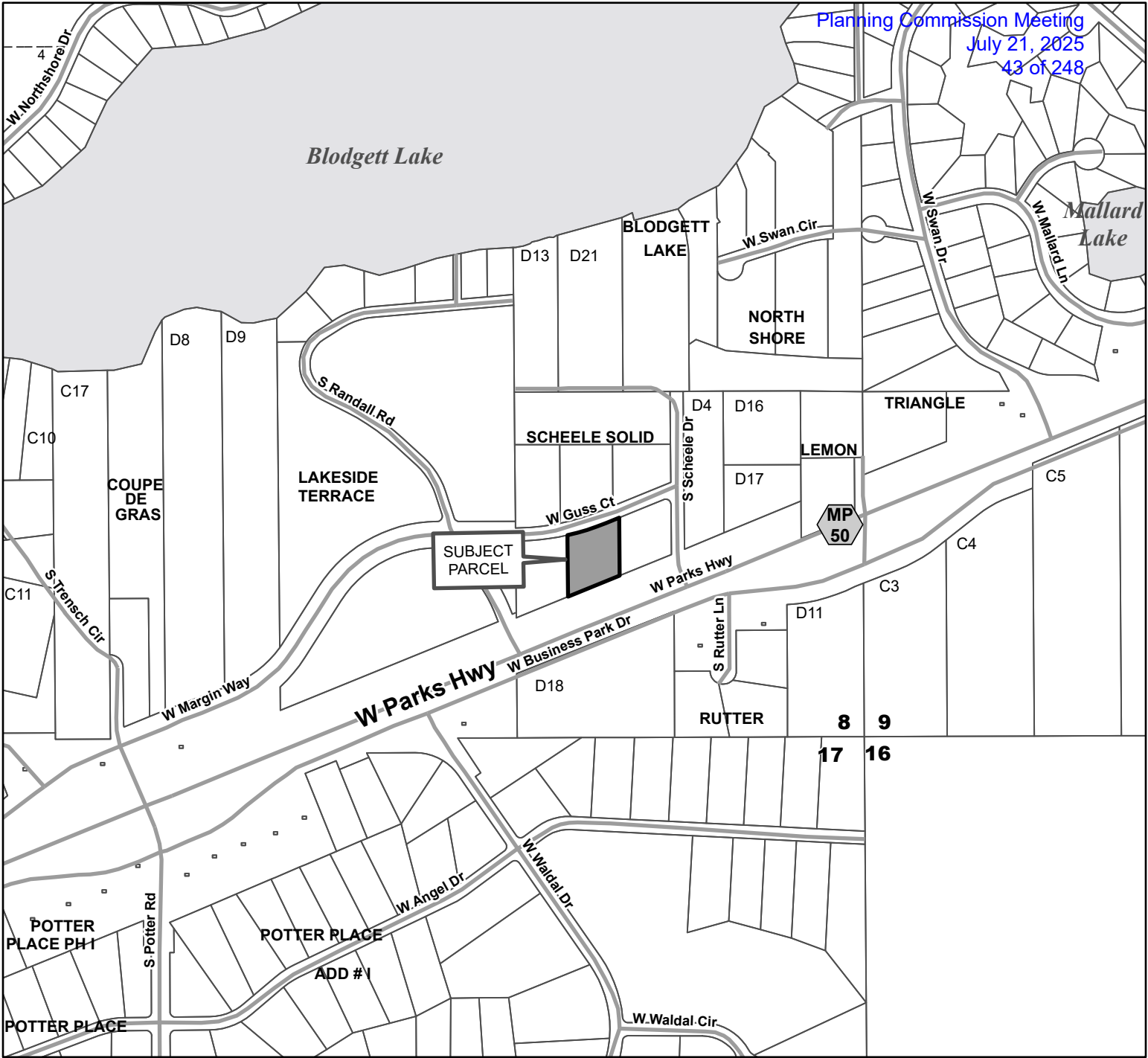
Comments are due on or before **June 27, 2025**, and will be included in the Planning Commission packet. Please be advised that comments received from the public after that date will not be included in the staff report but will be provided to the Commission at the meeting.

Name: _____ Mailing Address: _____

Location/Legal Description of your property: _____

Comments: _____

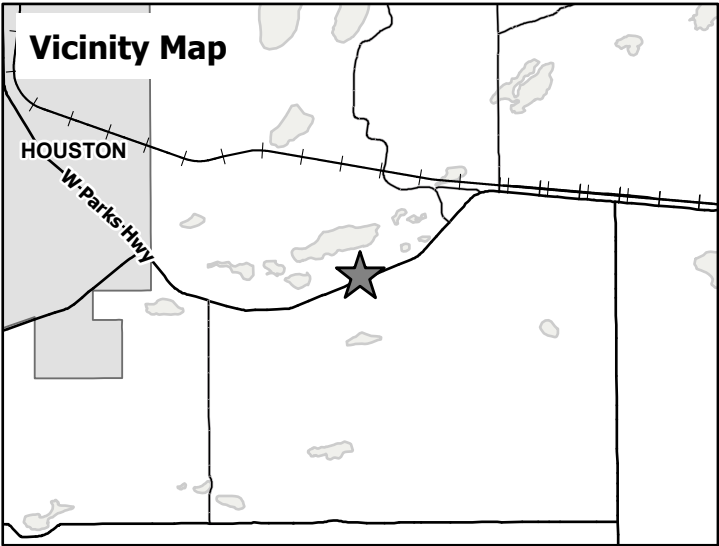
Note: Vicinity Map Located on Reverse Side



2760B02L002



This map is solely for informational purposes only. The Borough makes no express or implied warranties with respect to the character, function, or capabilities of the map or the suitability of the map for any particular purpose beyond those originally intended by the Borough. For information regarding the full disclaimer and policies related to acceptable uses of this map, please contact the Matanuska-Susitna Borough GIS Division at 907-861-7858.



From: [Rick Benedict](#)
To: [Sierra Smith](#)
Cc: [Lacie Olivier](#)
Subject: FW: Public Notice Mailing Request
Date: Thursday, May 29, 2025 9:34:00 AM
Attachments: [2760B02L002 Main Layout.pdf](#)
[Public Notice Mailing.docx](#)

Okay, Sierra, update: new hearing date is July 21.

I have updated and attached the public notice mailing. With the new date, we have a bit more time, so if the mailings can go out NLT June 6, end of next week, that would be great. Thank you!!!

Rick

From: Rick Benedict
Sent: Wednesday, May 28, 2025 1:04 PM
To: Sierra Smith <Sierra.Smith@matsugov.us>
Cc: Lacie Olivier <Lacie.Olivieri@matsugov.us>
Subject: Public Notice Mailing Request

Hi Sierra,

I hate doing this, but I need to request a short turnaround for a public notice mailing. I need to ensure this notice gets out to allow for the required timeframe for public response prior to the scheduled PC hearing of July 7, 2025.

I'm requesting a public notice mailing, if possible, by COB Monday, June 2nd. This is for a CUP application for a marijuana retail store under MSB 17.60 from Silly Bear Cannabis LLC. The notice must be mailed to all property owners within 600 feet of the exterior boundary of the subject property, 8620 W. Guss Court (Tax ID# 2760B02L002). Notice is also needed to all property owners within Scheele Solid Subdivision and to the Meadow Lakes Community Council at:

1210 N. Kim Drive, Ste B
Wasilla, AK 99623-1921

I have attached the draft notice mailing in Word and the area map. Let me know if you have any questions.

Thank you,

Rick Benedict – Current Planner
Development Services Division
Matanuska-Susitna Borough
(907)861-8527 direct

From: [Rick Benedict](#)
To: [Rick Benedict](#)
Bcc: [DEC Agency Reviews](#); ["msb.hpc@gmail.com"](#); ["mearow@matanuska.com"](#); ["row@mtasolutions.com"](#); ["row@enstarnaturalgas.com"](#); ["GCI ROW"](#); [Tom Adams](#); [Charlyn Spannagel](#); [Alex Strawn](#); [Jason Ortiz](#); [Permit Center](#); [Fred Wagner](#); [Planning](#); [John Aschenbrenner](#); [License Reviews](#); ["amco.localgovernmentonly@alaska.gov"](#); [Lesley Norris](#); [Land Management](#); ["lmb@matsugov.us"](#); [Michelle Olsen](#); ["Kyler Hylton](#); [ben.white@alaska.gov](#); [Huling, Kristina N \(DOT\)](#); [colton.percy@alaska.gov](#); [Brian Davis](#); [Jeffrey Anderson](#); [Fire Code](#); [Katrina Kline](#); ["sarah.myers@alaska.gov"](#); [dnr.scro@alaska.gov](#); [usswcd@mtaonline.net](#); [Tawnya Hightower](#); [Land Management](#); [regpagemaster@usace.army.mil](#); [MSB Farmers](#); [hsfirewise@gmail.com](#); [jedediahcox@gmail.com](#); [rdnukem62@gmail.com](#); [cmich@mtaonline.net](#); [camdenyehle@gmail.com](#); [hgert@mtaonline.net](#); [abcannon123@live.com](#); [tcbhunter@gmail.com](#); [sledwards4959@gmail.com](#); [tishelink@yahoo.com](#); [dancingqueen1959@icloud.com](#); [tim.swezey@mlccak.org](#); [psfisher@gci.net](#); [moose1@mtaonline.net](#); [Sierra Smith](#); [Wade Long](#); [robinson@mtaonline.net](#); [jazzchance@gmail.com](#); [praizer34@gmail.com](#); [aehuddleston@outlook.com](#); [Code Compliance](#); [Kendra Johnson](#); [Ron Bernier](#)
Subject: Request for Review and Comments: MSB 17.60 – Conditional Use for Marijuana Retail Facility
Date: Monday, June 2, 2025 2:05:00 PM

Good Afternoon,

Applicant: Attorney Jana Weltzin, for Silly Bear Cannabis, LLC.

Location: 8620 W. Guss Court (Tax ID# 2760B02L002), within Township 17 North, Range 02 West, Section 08, Seward Meridian, RSA 27

An application for a Conditional Use Permit under MSB 17.60 – Conditional Use for Marijuana Related Facilities. The Planning Commission will conduct a public hearing on this request on July 21, 2025.

Application materials may be viewed online at www.matsugov.us by clicking on 'All Public Notices & Announcements'. A direct link to the application material is here:

[Matanuska-Susitna Borough - Public Hearing Notice for Conditional Use Permit Application for a Marijuana Retail Facility](#)

Comments are due on or before June 27, 2025, and will be included in the Planning Commission packet for the Commissioner's review and information. Please be advised that comments received from the public after that date will not be included in the staff report to the Planning Commission. Thank you for your review.

Respectfully,

Rick Benedict – Current Planner
Development Services Division
Matanuska-Susitna Borough
(907)861-8527 direct

From: [Rick Benedict](#)
To: [Rick Benedict](#)
Bcc: firemedic5602@gmail.com; firemedic5602@gmail.com; rdnukem62@gmail.com; cmich@mtaonline.net
Subject: Request for Review and Comments: MSB 17.60 – Conditional Use for Marijuana Retail Facility
Date: Wednesday, June 4, 2025 2:11:00 PM

Good Afternoon,

Applicant: Attorney Jana Weltzin, for Silly Bear Cannabis, LLC.

Location: 8620 W. Guss Court (Tax ID# 2760B02L002), within Township 17 North, Range 02 West, Section 08, Seward Meridian, RSA 27

An application for a Conditional Use Permit under MSB 17.60 – Conditional Use for Marijuana Related Facilities. The Planning Commission will conduct a public hearing on this request on **July 21, 2025**.

Application materials may be viewed online at www.matsugov.us by clicking on 'All Public Notices & Announcements'. A direct link to the application material is here:

[Matanuska-Susitna Borough - Public Hearing Notice for Conditional Use Permit Application for a Marijuana Retail Facility](#)

Comments are due on or before **June 27, 2025**, and will be included in the Planning Commission packet for the Commissioner's review and information. Please be advised that comments received from the public after that date will not be included in the staff report to the Planning Commission. Thank you for your review.

Respectfully,

Rick Benedict – Current Planner
Development Services Division
Matanuska-Susitna Borough
(907)861-8527 direct

Site Visit Photos

Top photo, view to east from western boundary subject parcel, proposed use center photo

Planning Commission Meeting
July 21, 2025
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Bottom photo, view to southeast from northwestern corner of subject parcel, proposed use center photo

Top photo, view to south from northern boundary subject parcel, proposed use top right photo



Planning Commission Meeting
July 21, 2025
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Bottom photo, view to northeast from southwest corner of subject parcel, proposed use center photo

Top photo, view to north from southern boundary subject parcel, proposed use left center photo

Planning Commission Meeting
July 21, 2025
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Application narrative and site plans call for 2 ADA parking spaces, only one constructed at time of site visit. No ADA signs installed.

Bottom photo, view to north, only one ADA compliant space constructed.

Top photo, view to northeast from southwest corner boundary of subject parcel, proposed use center photo

Planning Commission Meeting
July 21, 2025
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Bottom photo, view to north from southern boundary of subject parcel, proposed use center photo

Top photo, view to northwest from southeast corner boundary of subject parcel, proposed use center photo



Planning Commission Meeting
July 21, 2025
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Bottom photo, view to west from eastern boundary of subject parcel, proposed use center photo

Top photo, view to south from West Gus's Court, proposed access driveway bottom left, proposed use top right

Planning Commission Meeting
July 21, 2025
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Bottom photo, view to west from West Gus's Court, proposed access driveway bottom center, proposed use top right



Top photo, southern side view of proposed use center photo with paved area for ADA spaces and proposed access depicted.

Planning Commission Meeting
July 21, 2025
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Bottom photo, western side view of proposed use center photo with gravel parking area depicted.

Top photo, western side view of proposed use center photo with gravel parking area and surrounding area depicted.



Planning Commission Meeting
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Aerial view to the east from over the subject parcel depicting the surrounding area.

Aerial view to the south from over the subject parcel depicting the surrounding area

Planning Commission Meeting

July 21, 2025

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Aerial view to the west from over the subject parcel depicting the surrounding area

Aerial view to the north from over the subject parcel depicting the surrounding area

Planning Commission Meeting
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Aerial view to the west from over the subject parcel depicting the nearest neighboring marijuana retail facility.

Top photo, view to east depicting nearest school grounds over 1-mile to the east of the proposed use.

Planning Commission Meeting
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Aerial overhead view of the subject parcel depicting the adjoining uses.

Top photo, view to north depicting West Parks Hwy in foreground and surrounding area, proposed use center right.

Planning Commission Meeting
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Bottom photo, view to north depicting South Randall Road providing access to West Gus's Court via West Parks Hwy.

Top photo, view to west depicting West Parks Hwy and surrounding area, proposed use top center left.

Planning Commission Meeting
July 21, 2025
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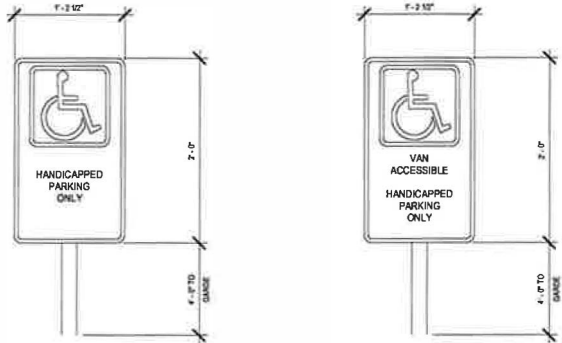
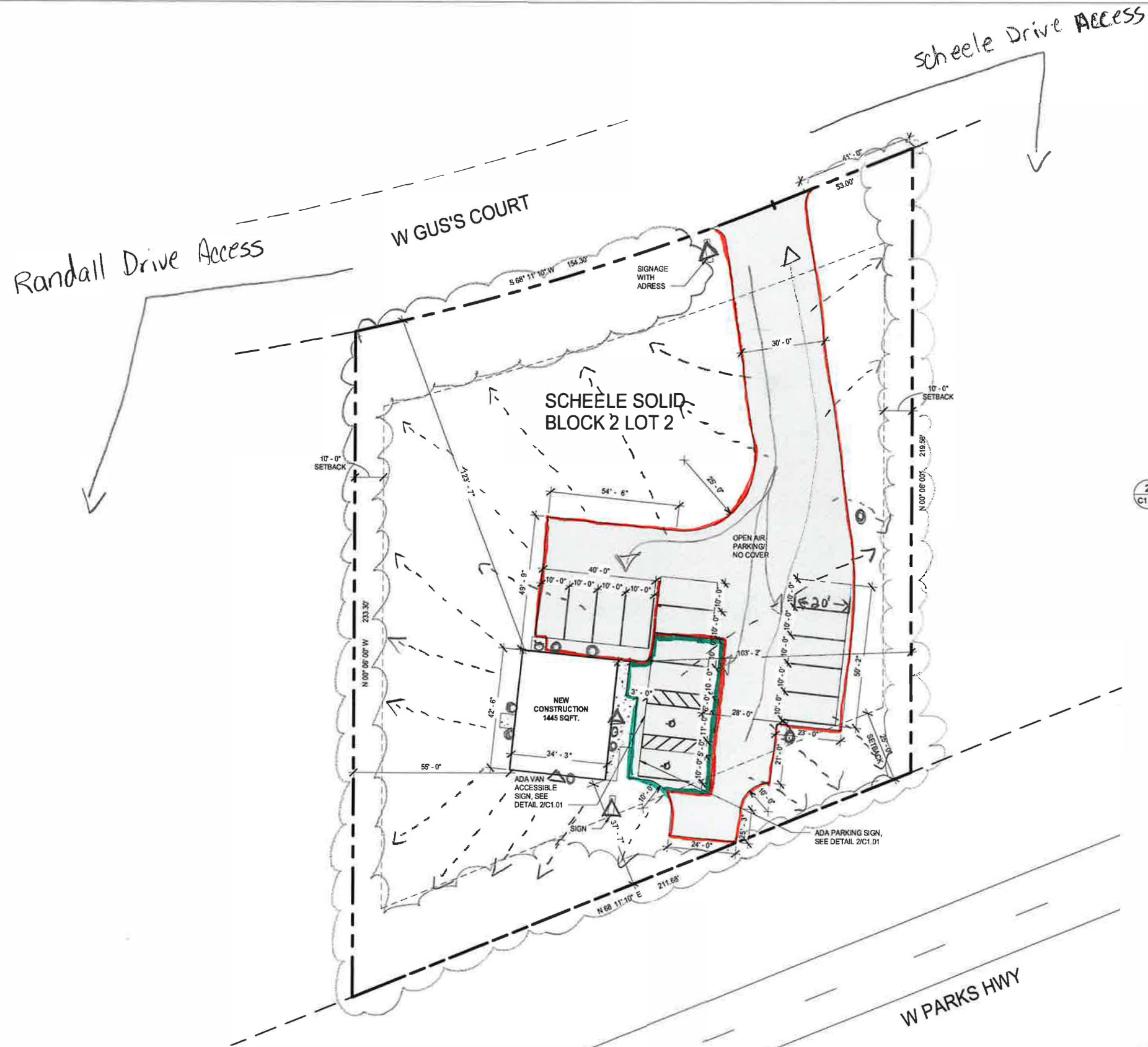
Bottom photo, view to north depicting West Parks Hwy in foreground and surrounding area, proposed use center photo.



Driveway with pending borough permit to subject parcel from West Gus's Court, view to southwest.

SITE PLAN

Alder
Architecture & Design, LLC
5050 E Dunbar Dr Ste C,
Wasilla, AK 99654
907-357-ALDR(2537)
AlderArchitecture@gmail.com



- CHARACTER WIDTH TO HEIGHT RATIO BETWEEN 3.5 AND 1:1
- CHARACTER STROKE WIDTH TO HEIGHT RATIO BETWEEN 1.5 AND 1:10
- CHARACTERS AND BACKGROUND SHALL HAVE AN EGGSHELL, MATTE, OR OTHER NON-GLARE FINISH
- CHARACTERS AND BACKGROUND SHALL CONTRAST; EITHER LIGHT CHARACTERS ON DARK BACKGROUND OR DARK CHARACTERS ON LIGHT BACKGROUND

2 ADA SIGNAGE
C1.01 1" = 1'-0"

- cloud natural vegetation
- ingress / egress
- > drainage
- △ signage locations
- exterior lighting
- D1 Compacted Gravel
- Asphalt

LEGEND

---	PROPERTY LINE
---	SETBACK
-X-X-X-X-X-X-X-	FENCE
[Solid Grey Box]	NEW CONSTRUCTION
[Hatched Box]	ASPHALT

FRONT SETBACKS 25 FEET
SIDE SETBACKS 10 FEET

ADDRESS: 8620 W GUS'S COURT
LEGAL: SCHEELER SOLID, BLOCK 2, LOT 2
PLAT #64-130
LOT SQFT: 43,063
SITE INFORMATION BASED OFF SURVEY
COMPLETED BY DEMMING & ASSOCIATES
LAND SURVEY JUNE 4TH, 1984

SILLY BEAR CANNABIS
8620 W GUS'S COURT
WASILLA, ALASKA 99623

REVISIONS

NO.	DESCRIPTION	DATE

DRAWN BY	DATE
CAH	1/3/24
CHECKED	JOB NO.
AML	23041

SHEET CONTENTS
SCHEMATIC SITE PLAN

SHEET NO
C1.01

Schematic Site Plan
Scale: 1" = 40' (11X17 Sheet)

RECEIVED

By Current Planner at 11:08 am, Sep 30, 2024

CODES:

2021 INTERNATIONAL BUILDING CODE w/ STATE OF ALASKA AMENDMENTS
2021 INTERNATIONAL MECHANICAL CODE w/ STATE OF ALASKA AMENDMENTS
2021 INTERNATIONAL FUEL GAS CODE w/ STATE OF ALASKA AMENDMENTS
2021 INTERNATIONAL FIRE CODE w/ STATE OF ALASKA AMENDMENTS
2020 NFPA 70, NATIONAL ELECTRIC CODE
2017 NATIONAL ELECTRIC SAFETY CODE, ANSI C2-2017
ALL CURRENT STATE OF ALASKA AMENDMENTS TO APPLY

OCCUPANCY:

M

CONSTRUCTION TYPE:

V-B

AREA:

ALLOWABLE: 9,000 SF
ACTUAL: 1,445 SF

HEIGHT:

ALLOWABLE: 1 STORY
ACTUAL: 1 STORY

OCCUPANT LOAD:

FIRST FLOOR
M 1445 SF / 60 = 24 OCCUPANTS
TOTAL: 24 OCCUPANTS

EXITING:

2 EXITS REQUIRED, 3 EXITS PROVIDED

MEANS OF EGRESS:

REQUIRED: 24 X 2 = 4.8"
PROVIDED: 3 X 36" = 172.8"

DOOR OPERATIONS:

<50 OCCUPANTS PANIC HARDWARE IS NOT REQUIRED FOR EXIT DOORS
-EGRESS DOORS SHALL BE READILY OPERABLE FROM THE EGRESS SIDE WITHOUT THE USE OF A KEY OR SPECIAL KNOWLEDGE OR EFFORT
-HARDWARE, DOOR HANDLES, PULLS, LATCHES, LOCKS AND OTHER OPERATING DEVICES ON DOORS REQUIRED TO BE ACCESSIBLE BY CHAPTER 11 SHALL NOT REQUIRE TIGHT GRASPING, TIGHT PINCHING OR TWISTING OF THE WRIST TO OPERATE

SPRINKLED:

NOT REQUIRED, NOT PROVIDED

FIRE EXTINGUISHER:

2 REQUIRED, 3 FE PROVIDED - J.L. COSMIC 10E, 4A-60BC

FIRE ALARM:

NONE REQUIRED, NONE PROVIDED

KNOX BOX:

PROVIDED PER STATE OF ALASKA REQUIREMENTS

BUILDING CODES

SECTION 309

TABLE 506.2

TABLE 506.2

TABLE 504.4

TABLE 1004.5

SECTION 1022

SECTION 1005

SECTION 1010

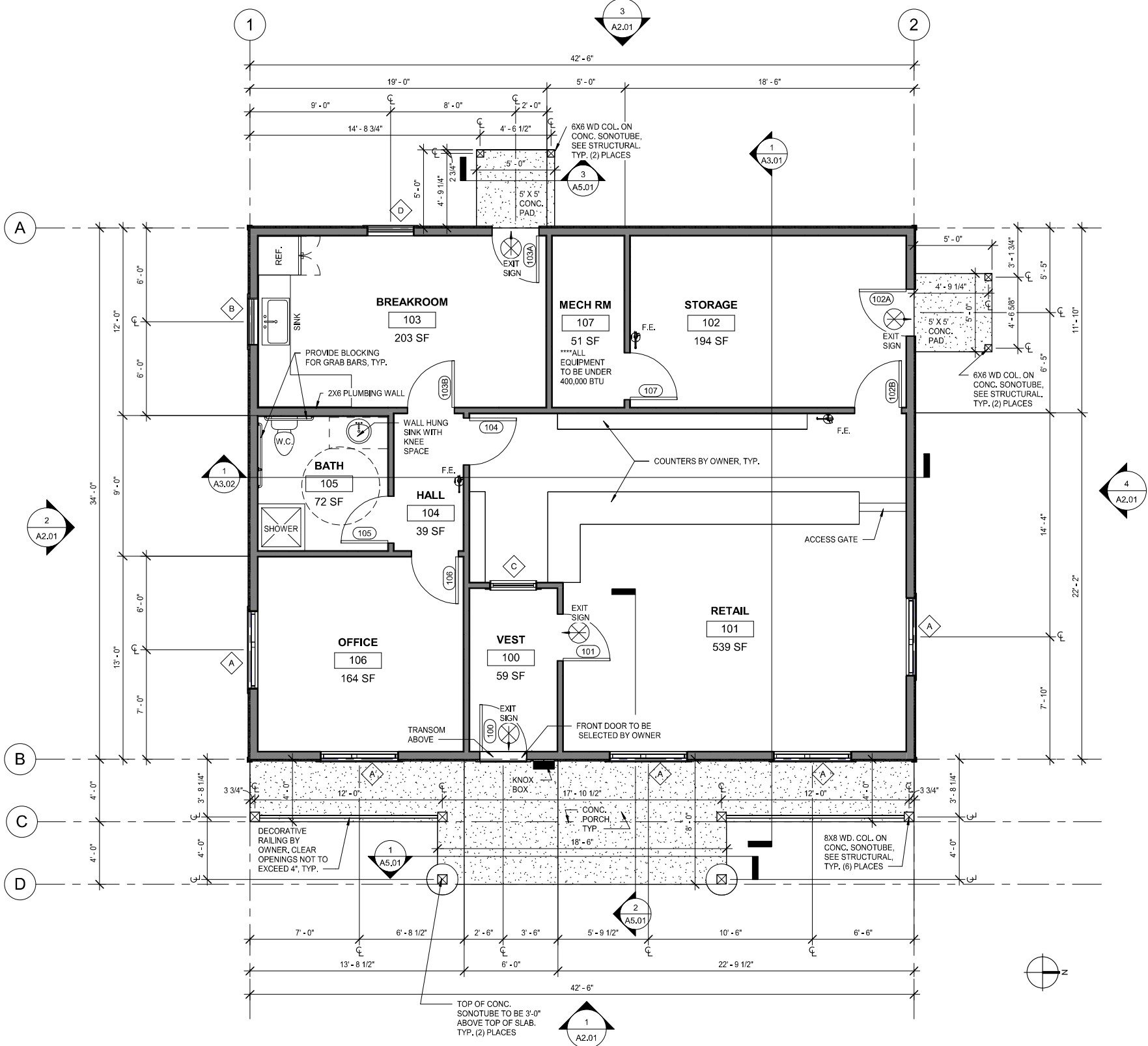
SECTION 903

SECTION 907

IFC SECTION 506.1

GENERAL CONSTRUCTION NOTES

- ALL PLATES OR ANY WOOD PRODUCTS IN CONTACT WITH ANY CONCRETE WILL BE TREATED WOOD PRODUCTS. SEE STRUCTURAL.
- ALL EXTERIOR DIMENSIONS ARE TO OUTSIDE FACE OF CONCRETE. ALL INTERIOR DIMENSIONS ARE TO FACE OF STUD UNLESS OTHERWISE NOTED.
- PROVIDE SOUND BATT INSULATION AROUND ALL TOILETS & BETWEEN ALL UNITS. STC RATING NO LESS THAN 50.
- WALL AND CEILING FINISHES SHALL HAVE A FLAME-SPREAD CLASSIFICATION OF NOT GREATER THAN 200.
- ALL INTERIOR WALLS TO BE 2X4 CONSTRUCTION @ 16" O.C. UNLESS OTHERWISE NOTED.
- ALL SMOKE DETECTORS TO BE CODE COMPLIANT.
- PROVIDE AT LEAST ONE (1) C.O. DETECTOR PER FLOOR.
- OWNER/CONTRACTOR RESPONSIBLE FOR ALL SITE RELATED ISSUES INCLUDING BUT NOT LIMITED TO SOILS, PROPERTY LINES, GRADING-FOUNDATION STEPS, SETBACKS, SEPTIC SYSTEM, WELL, ZONING, UTILITY EASEMENTS, ETC.
- ALL WINDOW CALL OUTS, SIZES AND HEADER HEIGHTS IN WINDOW SCHEDULE, ALL GLAZING TO BE LOW-E. SEE SCHEDULE AND SPECIFICATIONS.
- ALL FINAL EXTERIOR AND INTERIOR FINISHES, COLORS AND CASEWORK TO BE SELECTED BY OTHERS.
- THESE DRAWINGS ARE BASED ON THE CURRENT INFORMATION AVAILABLE. FIELD CONDITIONS WHICH DIFFER MATERIALLY FROM THOSE DEPICTED HEREIN SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT PRIOR TO PROCEEDING.
- THESE DRAWINGS ARE INTENDED TO CONVEY A GENERAL SENSE OF REQUIRED WORK, AND DO NOT ADDRESS EVERY FIELD CONDITION. CONTRACTOR SHALL PROVIDE ALL LABOR, MATERIALS AND EQUIPMENT REQUIRED TO PROVIDE A COMPLETE FACILITY.
- CONTRACTOR SHALL COMPLY WITH STATE, LOCAL AND FEDERAL REGULATIONS REGARDING DEMOLITION, HANDLING AND DISPOSAL OF REGULATED MATERIALS. CONTRACTOR SHALL ALSO COMPLY WITH FEDERAL AND STATE OSHA REQUIREMENTS FOR WORKER PROTECTION.
- UPON COMPLETION OF THE WORK, ALL AFFECTED AREAS SHALL BE FINAL CLEANED TO INCLUDE FINISHES, SURFACES, AND FIXTURES AND IDENTIFIED AS EXISTING TO REMAIN.
- ALL WORK WILL BE INSTALLED IN ACCORDANCE WITH THE PROVISIONS OF THE 2021 INTERNATIONAL BUILDING CODE, AND ALL OTHER STATE AND LOCAL CODES, INCLUDING ALL AMENDMENTS.
- DO NOT SCALE THE DRAWINGS TO OBTAIN CONSTRUCTION DIMENSIONS.
- ALL INFORMATION SHOULD BE FIELD VERIFIED BEFORE WORK PROCEEDS. ANY DISCREPANCIES FOUND BETWEEN DRAWINGS, DISCIPLINES OR FIELD CONDITIONS, CONTACT THE ARCHITECT IMMEDIATELY.
- ALL DOCUMENTS AND MATERIALS PRODUCED DURING THE PROJECT ARE INSTRUMENTS OF SERVICE. THE ARCHITECT SHALL RETAIN ALL COMMON LAW, STATUTORY AND OTHER RESERVED RIGHTS, INCLUDING COPYRIGHT. THE ARCHITECT SHALL HAVE THE RIGHT TO USE PHOTOGRAPHS OR DRAWING OF THE PROJECT FOR PROMOTIONAL OR OTHER PURPOSES.

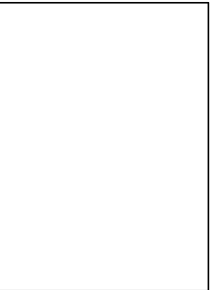


1440 SQUARE FEET

Planning Commission Meeting
July 24, 2024
66 of 248

Alder
Architecture & Design, LLC

5050 E Dunbar Dr Ste C,
Wasilla, AK 99654
907-357-ALDR(2537)
AlderArchitecture@gmail.com



SILLY BEAR CANNABIS
8620 W GUS'S COURT
WASILLA, ALASKA 99623

REVISIONS		
NO.	DESCRIPTION	DATE

DRAWN BY	DATE
CAH	1/12/24
CHECKED	JOB NO.
AML	23041

SHEET CONTENTS	
LIFE SAFETY & MAIN FLOOR PLAN	

SHEET NO	
A1.02	

22x34 SHEET IS FULL SCALE
11x17 SHEET IS HALF SCALE

APPLICATION MATERIAL



MATANUSKA-SUSITNA BOROUGH

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: 17N, Range: 2W, Section: 8, Meridian: Seward

MSB Tax ID# 52760B02L002

SUBDIVISION: SCHEELE SOLID BLOCK(S): 2, LOT(S): 2

STREET ADDRESS: 8620 W Guss Ct. Wasilla, AK 99623

FACILITY / BUSINESS NAME: Silly Bear Cannabis LLC

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

ROHLER CARY & JENNY ROHLER ELIJAH, ROHLER IAN

Mailing: 34645 W Gamway Dr, Sutton AK 99674

Phone: Hm Fax

Wk 907-521-0681 Cell 907-521-0681

E-mail sales@sillybearcannabis.com

Name of Agent / Contact for application

Attorney Jana Weltzin, Esq

Mailing: 901 Photo Ave, Second Floor

Anchorage, AK 99503

Phone: Hm Fax 360-483-3750

Wk 907-231-3750 Cell

E-mail Jana@jdw counsel.com

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.	Attached
Signage – Existing and Proposed.	Attached
Location and dimensions for all access points to and from the site to public rights-of-way or public access easements.	Attached
Buffering – Fences, vegetation, topography, berms, and any landscaping	Attached
Drainage	Attached
Vehicular and pedestrian circulation patterns.	Attached
Exterior site lighting.	Attached
Location and dimensions of parking areas to be provided	Attached
Scale and north arrow using standard engineering intervals such as 1" = 30', 1" = 50' or similar as required by project size.	Attached

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

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?	Yes, please review narrative
Will the granting of the conditional use permit be harmful to the public health, safety, convenience and welfare?	No
Are sufficient setbacks, lot area, buffers and other safeguards being provided?	Yes
Does the conditional use fulfill all other requirements of MSB Chapter 17.60 pertaining to the conditional use in this section?	Yes
Describe measures taken to prevent any potential negative effect upon other properties in the area due to such factors as noise and odor.	Contained in narrative
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 	Contained in narrative
Describe how this use is compatible with the character of the surrounding area.	contained in narrative
Current status of State License application process – 17.60.150 (D) (1)	Submitted to AMCO

17.60.170 Standards for Marijuana Retail Facilities:	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. 	Attached
Provide information showing minimum parking standards have been met as required by MSB 17.60.170 (B) and (C).	Attached

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

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

MSB Tax account #(s) 52760B02L002 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.

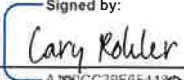
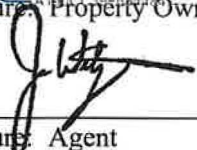
I understand all activity must be conducted in compliance with all applicable standards of MSB 17.60 and with all other applicable borough and state.

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.

Signed by:		
	Cary Rohler	9/6/2024
Signature: Property Owner	Printed Name	Date
	Attorney Jana Weltzin, Esq.	9/9/2024
Signature: Agent	Printed Name	Date

PERMIT CENTER – FEE RECEIPT FORM

Property Location: 2760802L002

Applicant: Silly Bear Cannabis

USE PERMITS (100.000.000.341.300)	Fee
8.35 Public Display of Fireworks	\$25.00
8.40.010 Liquor License - Alcohol & Marijuana Control Office (AMCO) Referrals for Matanuska Susitna Borough Review of Issuance, renewal or transfer (location, owner)	\$100.00
8.40.060 Liquor License Relocation	\$500.00
8.41.010 Marijuana License - Alcohol & Marijuana Control Office (AMCO) Referrals for Matanuska Susitna Borough Review of Issuance, renewal or transfer (location, owner)	\$100.00
8.52 Temporary Noise Permit	\$1000.00
8.55 Special Events Permit 500 – 1000 Attendees 1000+ Attendees 8.55 Special Events Permit Site Monitor Fee / Per Day	\$500.00 \$1,000.00 \$300.00
17.02 Mandatory Land Use Permits Commercial	\$50.00
17.04 Nancy Lake Special Land Use District CUP	\$1,500.00
17.06 Electrical Generating & Delivery Facility Application	\$500.00
17.08 Hay Flats Special Land Use District Exception Application	\$1000.00
17.17 Denali State Park Conditional Use Permit	\$1500.00
17.18 Chickaloon Special Land Use District CUP	\$1500.00
17.19 Glacier View Special Land Use District CUP	\$1500.00
17.23 Port MacKenzie Development Permit	\$1000.00
17.25 Talkeetna Special Land Use CUP	\$1500.00
17.25 Talkeetna Conditional Use Permit – Variance	\$1500.00
17.27 Sutton Special Land Use District CUP	\$1500.00
17.29 Flood Damage Prevention Development Permit	\$100.00
17.29 Flood Damage Prevention Development Permit –Variance	\$500.00
17.30.040 Earth Materials Extraction Admin. Permit	\$1000.00
17.30.050 Earth Materials Extraction CUP	\$1500.00
17.36 Residential Planned Unit Development Application – Concept Plan – up to 50 Lots Additional Lots or tracts being created – Per Lot	\$500.00 \$100.00
17.48 Mobile Home Park Application	\$500.00
17.52 Residential Land Use District App (Rezone)	\$1,000.00
17.52 Residential Land Use District CUP	\$1,500.00
17.55 Shoreline Setback Exception Application	\$300.00
X 17.60 Conditional Use Permit Application	\$1500.00
17.60 Transfer of Junkyard CUP	\$500.00

17.61	Commercial/Industrial Core Area Conditional Use Permit	\$1500.00
17.62	Coal Bed Methane Conditional Use Permits	\$1500.00
17.63	Racetracks Conditional Use Permit	\$1500.00
17.64	Waste Incinerator Conditional Use Permit	
17.65	Variance	\$1500.00
17.67	Tall Structures -	
	Network Improvement Permit	\$100.00
	Nonconforming Use	\$200.00
	Administrative Permit	\$500.00
	Conditional Use Permit	\$1500.00
17.70	Regulation of Alcoholic Beverage Conditional Use Permit	\$1500.00
17.73	Multi-Family Land Use Permit – add \$25.00 for each additional unit beyond 5 units.	\$500.00
17.75	Single-Family Residential Land Use District CUP	\$1500.00
17.76	Large Lot Single-Family Residential Land Use District	\$1500.00
17.80	Nonconforming Structures (Amnesty)	\$300.00
	Pre-Existing Legal Nonconforming (Grandfather)	\$300.00
17.90	Regulation of Adult Businesses – Conditional Use Permit	\$1500.00

RIGHT-OF-WAY FEES:		
	Driveway	\$50.00
<input type="checkbox"/>	Driveway Deposit {100.226.100}	\$150.00
	Construction	\$200.00
	Utility (Application Fee = \$100 ~ Distance Fee \$0.25/per lineal foot)	
	Encroachment	\$150.00
	Construction Bond {100.227.000}	

PLATTING PRE-APPLICATION CONFERENCE:		
	Pre-Application Fee	\$50.00

FEES:		
	Flood Plain Development Survey CD	\$10.00
	CD/DVD/DVD-R	\$7.50
	Construction Manual/Title 43	\$5.00
	Plat Map/Tax Map Copies/Mylar	\$5.00
	Color Maps	\$12.00
	Xerox Copies (B/W = \$0.25 ~ Color \$1.00/page 11X17 Color \$1.75/page)	
	Advertising Fees	
	Cultural Resources Books or Maps	
<input type="checkbox"/>	Citation Payment (If sent to collections – use total due from Courtview)	
	Thumb Drive 8GB = \$10; 16GB = \$15; 32GB = \$20	

\$ 1,500 Amount PaidDate: 10/1/24Receipt # 3529By: MCCheck # 5040

Revised: 11/28/23

Matanuska-Susitna Borough
Finance
350 E Dahlia Avenue
Palmer, AK 99645
907-861-8610
Welcome

10/03/2024 03:55PM Madeline C
000193-0007 000003529
Payment Effective Date 10/03/2024

MISCELLANEOUS RECEIPT

100000000 341300 -	
Planning - Platting -	
2024 Item: 57	
1 @ \$1,500.0000	
100000000 341300 -	
Planning - Platting -	
Map Fees	\$1,500.00

	\$1,500.00
Subtotal	\$1,500.00
Total	\$1,500.00
 CHECK	 \$1,500.00
Check Number 5040	

Change due	\$0.00

Paid by: JDW, LLC

Comments: CONDITIONAL USE PERMIT
APPLICATION

Thank you for your payment

CUSTOMER COPY



Real Property Detail for Account: 52760B02L002

Site Information

Account Number	52760B02L002	Subdivision	SCHEELE SOLID
Parcel ID	38427	City	None
TRS	S17N02W08	Map HO10	Tax Map
Abbreviated Description (Not for Conveyance)	SCHEELE SOLID BLOCK 2 LOT 2		

Site Address

8620 W Guss Ct

Ownership

Owners	ROHLER CARY & JENNY ROHLER ELIJAH ROHLER IAN	Buyers	
Primary Owner's Address	34645 W GAMWAY DR SUTTON AK 99674	Primary Buyer's Address	

Appraisal Information

Year	Land Appraised	Bldg. Appraised	Total Appraised	Assessment Year	Land Assessed	Bldg. Assessed	Total Assessed ¹
2024	\$79,000.00	\$0.00	\$79,000.00	2024	\$79,000.00	\$0.00	\$79,000.00
2023	\$79,000.00	\$0.00	\$79,000.00	2023	\$79,000.00	\$0.00	\$79,000.00
2022	\$79,000.00	\$0.00	\$79,000.00	2022	\$79,000.00	\$0.00	\$79,000.00

Building Information

Building Item Details

Building Number	Description	Area	Percent Complete
-----------------	-------------	------	------------------

Tax/Billing Information

Year	Certified	Zone	Mill	Tax Billed	Recorded Documents Date	Type	Recording Info (offsite link to DNR)
2024	Yes	0038	13.91	\$1098.89	7/10/2023	WARRANTY DEED (ALL TYPES)	Palmer 2023-011823-0
2023	Yes	0038	13.683	\$1080.95	4/21/2021	QUITCLAIM DEED (ALL TYPE)	Palmer 2021-011057-0
2022	Yes	0038	14.638	\$1156.41	7/27/2018	QUITCLAIM DEED (ALL TYPE)	Palmer 2018-015212-0

Tax Account Status ²

Status	Tax Balance	Farm	Disabled Veteran	Senior	Total ³	LID Exists
Current		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00 No

Land and Miscellaneous

Gross Acreage	Taxable Acreage	Assembly District	Precinct	Fire Service Area	Road Service Area
1.01	1.01	Assembly District 007	27-415	136 WEST LAKES FSA	027 Meadow Lakes RSA

¹ Total Assessed is net of exemptions and deferments, rest, penalties, and other charges posted after Last Update Date are not reflected in balances.

² If account is in foreclosure, payment must be in certified funds.

³ If you reside within the city limits of Palmer or Houston, your exemption amount may be different.

From: [Brenda Butler](#)
To: [Rick Benedict](#)
Cc: [Silly Bear Cannabis LLC](#); [Jana Weltzin](#)
Subject: Re: Silly Bear Cannabis LLC DBA Silly Bear Cannabis LLC License #36481 CUP Application
Date: Monday, May 5, 2025 10:39:49 AM
Attachments: [Site Plan BB.pdf](#)
[MSB CUP Narrative - Silly Bear Cannabis - Corrected CUP Narrative - Corrected.pdf](#)

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

Good morning Rick,

Please find the attached corrected narrative and updated site plan to address the items outlined in your 4-1-2025 RFAI.
Let us know if you can deem the application complete and schedule the CUP for the next PC hearing.

Thank you and happy Monday!

On Tue, Apr 1, 2025 at 11:43 AM Rick Benedict <Rick.Benedict@matsugov.us> wrote:

Good morning Brenda,

I've conducted a follow-up review of the amended application materials. Several areas require clarification and/or modification, and I've attached a request for additional information.

Please let me know if you need clarification on any of it.

Respectfully,

Rick Benedict – Current Planner

Development Services Division

Matanuska-Susitna Borough

(907)861-8527 direct

From: Brenda Butler <brenda@jdwcounsel.com>

Sent: Monday, March 3, 2025 5:02 PM

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

Cc: Silly Bear Cannabis LLC <sales@sillybearcannabis.com>; Jana Weltzin <jana@jdwcounsel.com>;
Randi Baker <randi@jdwcounsel.com>

Subject: Re: Silly Bear Cannabis LLC DBA Silly Bear Cannabis LLC License #36481 CUP Application

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

Good evening Rick,

Apologies for the delay, please find the attached JDW response letter, updated narrative and site plan to address your RFAI.

Let us know if there is anything else you need in order to deem this application complete.

Thank you and have a wonderful evening.

On Fri, Oct 11, 2024 at 4:04 PM Brenda Butler <brenda@jdwcounsel.com> wrote:

Received, thank you Rick,

We will get you the requested information as soon as possible.

Have a wonderful weekend.

On Fri, Oct 11, 2024 at 3:27 PM Rick Benedict <Rick.Benedict@matsugov.us> wrote:

Brenda,

I have attached a request for additional information concerning the Silly Bear Cannabis CUP application. If you have any questions, please contact me.

Respectfully,

Rick Benedict – Current Planner

Development Services Division

Matanuska-Susitna Borough

(907)861-8527 direct

From: Brenda Butler <brenda@jdwcounsel.com>

Sent: Friday, September 27, 2024 4:35 PM

To: Rick Benedict <Rick.Benedict@matsugov.us>; Peggy Horton
<Peggy.Horton@matsugov.us>

Cc: Silly Bear Cannabis LLC <sales@sillybearcannabis.com>; Jana Weltzin
<jana@jdwcounsel.com>; Randi Baker <randi@jdwcounsel.com>

Subject: Silly Bear Cannabis LLC DBA Silly Bear Cannabis LLC License #36481 CUP Application

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

Good Afternoon Peggy and Rick,

Please find the attached application and corresponding attachments for a retail marijuana conditional use permit.

Fees are in the mail.

Please confirm receipt of this email submission and all 9 of its attachments.

Thank you and have a wonderful weekend!

--

***** Please REPLY ALL when responding to this Email *****

Brenda Butler

JDW Counsel

Senior Paralegal, Notary Public

& Accounts Payable/Receivable
901 Photo Avenue, Second Floor
Anchorage, Alaska 99503
Phone: 907-231-3750
Fax: 360-483-3750
brenda@jdwcounsel.com
info@jdwcounsel.com

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***** Please REPLY ALL when responding to this Email *****

Brenda Butler

JDW Counsel
Senior Paralegal, Notary Public
& Accounts Payable/Receivable
901 Photo Avenue, Second Floor
Anchorage, Alaska 99503
Phone: 907-231-3750
Fax: 360-483-3750
brenda@jdwcounsel.com
info@jdwcounsel.com

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Brenda Butler

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brenda@jdwcounsel.com
info@jdwcounsel.com

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*** Please REPLY ALL when responding to this Email***

Brenda Butler

JDW Counsel
Senior Paralegal
Notary Public/Remote Online Notary
& Accounts Payable/Receivable
901 Photo Avenue, Second Floor
Anchorage, Alaska 99503
Phone: 907-231-3750
Fax: 360-483-3750
brenda@jdwcounsel.com
info@jdwcounsel.com

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RETAIL MARIJUANA STORE CONDITIONAL
USE PERMIT NARRATIVE
SILLY BEAR CANNABIS LLC
DBA Silly Bear Cannabis LLC
a locally owned and operated business

Submitted: _____, 2024

Prepared by:



JDW, LLC
Jana D. Weltzin, Esq.
901 Photo Avenue, Second Floor
Anchorage, AK 99503
jana@jdwcounsel.com
630-913-1113
907-231-3750

On behalf of:
Silly Bear Cannabis LLC

Introduction:

We are pleased to introduce Cary, Jenny, Ian, and Eli Rohler. Cary and Jenny, who have been happily married for 26 years, were born and raised in Pennsylvania. In 2011, Cary and Jenny made a wonderful decision and moved to the Mat-Su Valley with their five young sons. Upon arrival to Alaska with his family, Cary began his career in the oil industry on the North Slope. Cary is currently employed by Pollard Wireline as a Slickline Operator/Supervisor on a rotational schedule. Cary holds associate degrees in Mechanical Engineering Technology and Process Technology. Jenny has been a full-time Stay-at-Home/Homeschooling mom since the move to Alaska. Jenny's work experience before having children, was in banking and as a server during her children's younger years. Cary and Jenny, with the help of their sons, built their home in Glacier View in 2015. Now that their sons have grown, Cary and Jenny enjoy spending time with their adult children and grandson riding, hunting, fishing, and camping. Now, they are busy building a retail store and starting a business in the Matanuska Susitna Valley with two of their sons.

Ian Rohler is 26 years old and a resident of Big Lake. Ian spent his high school years as a member of the Matanuska Susitna Youth Court. In 2017, Ian received his associate degree in Diesel Power Technology from UAA and is currently employed as Lead Mechanic for Pollard Wireline on the North Slope on a rotational schedule. Prior to the current Lead Mechanic position, Ian worked for the Matanuska Susitna Borough as a Fleet Mechanic for Emergency Services. Ian thoroughly enjoys time with family, fishing, and riding.

Eli Rohler is 22 years old and proudly bought his first home in Big Lake last spring. Before graduating high school in 2020, Eli was an active participant in Academic Decathlon competitions with IDEA Homeschool. He also worked as a server for Long Rifle Lodge for two years during high school. He was then employed by Pollard Wireline on the North Slope for three years. He worked as a Lead Hand/Crane Operator on a Slickline Unit on a rotational schedule. Eli is currently working full-time completing the building project and opening our retail store. He enjoys spending time with his 2-year-old Aussie, family, friends and riding machines in summer and winter.

This Conditional Use Permit ("CUP") application for a Retail Marijuana Store requests approval from this Honorable Commission. Silly Bear Cannabis LLC's retail application has been approved with delegation by the Marijuana Control Board "MCB" during the September 2024 meeting.

Required attachments for a marijuana retail facility conditional use permit narrative:

Is the conditional use compatible with and will it preserve or not materially detract from the value, character, and integrity of the surrounding area?

√ The proposed use is compatible with adjacent properties. It fits succinctly into the area as there is a mix of uses in the area – the area consists of large lots that house commercial uses such as a reflexologist, a fireplace & accessory store, an auto repair shop, U-Haul rentals, a dog

groomer (which is temporarily closed), a bar and Valley Transit bus barn/park & ride. The property faces W Parks Highway and is situated for commercial use. The entire licensed area, including the restroom, pack/prep/inventory storage rooms, and the retail sales floor, will be approximately 1,445 square feet. The proposed use fits into the surrounding uses' harmony in size and design. The facility is on a 1.01-acre lot off the W Parks Highway on Guss Ct, with access from Scheele Dr. Randall Road, in the SCHEELE SOLID subdivision of the Matanuska-Susitna Borough. A mixture of commercial use, residential use, and vacant lots border the property's surrounding area. There are no sensitive uses within the required 1000-foot as-the-crow-flies measurement outlined in MSB 17.60; the closest sensitive use is American Charter Academy located at 244 Sylvan Road, which is 1.28 miles from the facility. The precautionary steps taken to identify the nearest school grounds were: checking the Matanuska-Susitna Borough School District website, checking the Matanuska-Susitna Borough GIS property search and verifying the ownership of each parcel of land within the 1000-foot buffer zone and by the applicant standing on the property and using "School Finder" on Apple Maps. The separation distance was measured in a direct line between the closest point of the facility within which the marijuana facility is located and the closest point in the strip mall where the Charter School is located, in compliance with 17.60.

Therefore, the proposed use does not detract from the surrounding area's character, value, or integrity. However, the applicants are aware of the residential uses nearby. They will take extra care to be responsive to neighbors if any concerns arise regarding the commercial nature of this proposed use. The facility will not produce any undue noise pollution and has an odor control method in place. It is not expected that the retail facility will generate smell, but regardless the retail will have odor controls. LED exterior lighting will be installed at an unreachable height and downward facing to ensure mitigation of light pollution. This retail facility will be operated by knowledgeable licensees who are well-versed in compliance due to their engineering backgrounds and North Slope employment, which will aid in smooth operations, ordinance compliance, regulation compliance, etc., the aforementioned will ensure that this use does not detract from the value, character, and integrity of the surrounding area. The neighboring uses that face W Parks Hwy include a fireplace accessory store and a dog groomer (which is temporarily closed); across the W Parks Hwy, a major throughway, there is a U-Haul dealer/moving supply store.

Steps have been taken to reduce the potential adverse effects of the proposed use upon adjacent properties. The facility design utilizes an urban/commercial landscape screening and larger than required setbacks.

The distance from the proposed facility to the nearest commercial structure, His and Hers Healing, is 187.2 feet from the proposed facility. The distance from the proposed facility to the nearest residential structure is 412.8 feet. These were both measured in a direct line between the closest point of the facility within which the marijuana facility is located and the closest point on the lot or parcel of land upon which any of the above-itemized uses are located.

The applicants will ensure that the proposed use will not emit odor, will not produce excess dust, will have limited noise, and will have sufficient parking and loading in order to cut down on traffic generation in front of the facility and on the side streets thus fitting in with adjacent property

uses. The facility design utilizes natural landscape screening in the back of the lot and meets the required setback from the side street. The proposed use will meet all compatible uses allowed on adjacent properties and will improve the overall neighborhood as the premises. As detailed in the attached site plan, there will be ample space for parking on the premises and will have appropriate accessibility spaces under the Americans with Disabilities Act.

√ The facility will be equipped with a 24-hour monitoring alarm system, exterior lighting, and video surveillance. Commercial locking mechanisms and video surveillance secure all entrances to capture individuals within 20 feet. Inside the licensed premises, video surveillance will cover all areas of the facility (except for the bathroom) 24/7 (stored for a minimum of 40 days) to monitor and identify all activity. Customers must have their identification checked immediately upon entering the store. All customers will be observed for signs of impairment to ensure that Silly Bear Cannabis LLC does not sell marijuana or marijuana products to anyone who is already intoxicated.

√ In the event that a non-employee or non-agent needs access to a restricted area, the company's visitor policy will be strictly followed. Visitors must present a valid photo ID, obtain a visitor badge, which must be visibly worn at all times in restricted areas and sign into the Silly Bear Cannabis LLC visitor log. Prior approval from a Licensee or management is required for all visitors except for AMCO officials, law enforcement, or agents of the Matanuska-Susitna Borough. Unscheduled and unexpected visitors are not permitted.

√ Access will be continuously monitored and restricted to maintain the security of the facility and all marijuana products. Only employees, licensees, AMCO agents, law enforcement, and pre-approved scheduled visitors will be granted access. Additionally, Silly Bear Cannabis LLC will have signage clearly indicating that unescorted public access is not allowed on any door or entry point that accesses a restricted access area. Distinct and apparent cameras will be installed throughout and around the facility to deter unauthorized access.

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

√ No – Silly Bear Cannabis LLC's retail establishment has a security system plan, diversion control policies, and a loitering check plan for the retail facility.

√ The facility is a commercial marijuana retail facility and will only allow access to those who are at least 21 years of age or older. No persons will be allowed access to any marijuana or marijuana products at any time unless under the direct supervision of a Silly Bear Cannabis LLC licensee or employee, as all marijuana and marijuana products must be stored in the restricted access area per AMCO regulations. The Licensees do not intend to apply for an onsite consumption endorsement, and no customers will be allowed to consume anywhere on the property, including personal vehicles. A Silly Bear Cannabis LLC employee shall perform regular parking lot and perimeter checks throughout the day, at frequent but unscheduled intervals, so no member of the public picks up on a scheduled pattern, to ensure that no persons are loitering and that no customers are consuming product on the property.

✓ All marijuana and marijuana products will be displayed in locked display cabinets for customers to view. The area behind the sales counter/display case will be restricted access, and signage will be displayed accordingly. Employees will open the display case from within the restricted access area and place the product into exit packaging at the cash register before handing it to the customer. Once a customer's transaction is complete, they will be instructed by an employee to exit the retail store.

✓ In order to ensure Silly Bear Cannabis LLC will only allow access to persons over the age of 21, the retail establishment will check the ID of every person attempting to enter the retail store. Anyone under 21 or who does not produce a valid photo ID issued by a federal or state agency authorized to issue ID cards will be asked to leave the premises, no matter how familiar the employee is with the customer. Any employee checking IDs will have a valid marijuana handler permit and be trained to recognize altered/forged photo IDs.

Additional protections to ensure the prevention of any negative impact on the public health, safety, convenience, and welfare:

✓ The facility will have a 24-hour monitoring alarm system, bright, prominent exterior lighting that is downward facing to minimize light pollution to neighboring lots, and video surveillance. Commercial locking mechanisms and video surveillance secure all entrances to capture individuals within 20 feet. Inside the licensed premises, video surveillance will cover all areas of the facility (except the bathroom) 24/7 (stored for a minimum of 40 days) to monitor and identify all activity. All visitors must be pre-approved by a licensee or a manager (except AMCO agents, MSB agents, and law enforcement). To maintain the security of the facility and all marijuana products, access to the facility will constantly be monitored and restricted. Access to restricted areas will only be granted to employees and licensees, AMCO agents, MSB agents, law enforcement, and the limited exception of scheduled pre-approved visitors and those customers over the age of 21. Distinct and apparent cameras will be placed throughout and around the facility to encourage people not to attempt unauthorized access.

✓ On-site video surveillance will continuously monitor all areas of the premises where marijuana is present, including areas where marijuana is packaged, sold, and stored. Employees will perform mandatory weekly inventory counts, check counts against METRC records, audit point-of-sale reports to ensure no diversion or inversion, and document the reports as official business records. Silly Bear Cannabis LLC will not tolerate theft, inversion, or diversion, and all employees will complete mandatory training to recognize such activity. Silly Bear Cannabis LLC's management team understands that diversion can happen in two ways - inversion and diversion - and it is as equally profitable to divert product from the legal system into the illegal market as it is to invert product from the illegal system into the legal market. If an employee is caught stealing marijuana OR infusing the facility with non-regulated black-market product, Silly Bear Cannabis LLC will notify local law enforcement immediately, comply with all directives, and provide all necessary information and records for the investigation. Silly Bear Cannabis LLC will take the necessary steps to ensure that illegal conduct by an employee does not compromise the facility's license and legitimate business operations. Once a theft is reported, the licensees or manager will

update the product records in the tracking system, as needed, to maintain an accurate and comprehensive accounting for all marijuana products and inventory. The licensee(s) and/or manager will comply with all inquiries and investigation requests from AMCO. Documentation related to marijuana theft will be maintained as a business record for five (5) years and made available to AMCO upon request. Video recordings will be stored for forty (40) days. Cameras will provide a full view of the entryway, retail sales area, point of sale system, cash registers, safes, money counting areas, and marijuana/marijuana product storage areas. Security monitors and video recording equipment will be securely located onsite.

✓ Qualified candidates will be hired on a probationary period, during which they will receive training and evaluation specific to their position. Training will include marijuana industry trends, customer care, food handling, safety precautions and procedures, legal issues, and state and federal regulations. Training will be refreshed as needed and when new regulations or products are introduced. Employees will be required to demonstrate their knowledge of these concepts before their training will be considered complete. Informative packets will be provided to employees and supplemented/updated as needed. These packets will cover Marijuana cannabinoids, strain ratios, marijuana benefits and risks, local community concerns to address, general Alaska marijuana law, employment regulations, store policies, security and safety procedures, measures for the prevention of diversion, inversion, and theft; recognizing forged, altered, or invalid identification, as well as signs of intoxication; in-depth information about job duties and responsibilities; response procedures for robberies, earthquakes, and other emergencies; statutes regarding confidentiality. Employees will receive performance evaluations to ensure that they have retained their training information and that the store remains compliant. As proper safety and security procedures are of utmost importance to Silly Bear Cannabis LLC, the most up-to-date reading materials will always be available to employees. Prior to beginning work, employees will be expected to understand the following: (1) Alaska laws, regulations, and codes governing the marijuana industry and marijuana establishments; (2) all of the permitting requirements to act as a marijuana handler (including obtaining a Marijuana Handler card from a state-approved course provider before commencing employment) and to work in a marijuana establishment; (3) Silly Bear Cannabis LLC standards, operational protocol, and best practices concerning marijuana retail sales; (4) general safety procedures and security protocol; (5) how to think defensively if threatening situations occur, and how to recognize the signs of impairment, drug abuse, and instability; (6) in-depth information about our particular strains and marijuana related products; (7) in-depth information on the requirements of each room, task, and system; (8) the general federal, state, and local employment regulations by which Silly Bear Cannabis LLC is governed; and (9) retail-specific education. To ensure full coverage for each position, all employees will be cross-trained on the requirements of each job.

✓ Silly Bear Cannabis LLC will have “No Loitering” signs clearly posted on the facility's exterior. If an employee suspects a person is loitering outside the licensed premises, they will be given a verbal warning to leave the premises or law enforcement will be notified. Trained employees will maintain periodic checks around the property to deter unauthorized entrance or loitering around the facility. The exterior lighting system will keep the premises well-lit during

closed hours and provide extra lighting for all surveillance recordings. Exterior lighting will be shielded and downward direction to mitigate any unwanted light pollution. A Licensee or employee will frequently check exterior lighting to ensure that all fixtures are fully operational. A licensee, or employee will check surveillance footage to ensure that lighting is adequate to prevent dark spots and capture the best facial image of every person who approaches the facility. If there are any issues with the quality of the surveillance capture, the lighting will be calibrated, and/or additional lighting will be installed. All outdoor lighting will be shielded to protect against inclement weather and vandalism. The shielding will also prevent light pollution on the surrounding properties by directing light downwards.

√ The facility's architectural design incorporates lighting to project light onto the building and downward. The alarm system will monitor for intrusions with motion detectors on the facility windows, entrances, and exits, including emergency exits and restricted access areas, which include secured storage, the office, and storage areas during closed hours. Live security footage will also be accessible to the licensees and management via their cellular phones so they may keep an eye on the facility even when they are away. Any unauthorized or attempted intrusion will prompt an automatic electronic alert to the security company, which will contact local law enforcement and a licensee or manager. All alarm systems and devices will be tested every six (6) months.

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

√ As described previously, Silly Bear Cannabis LLC is on a 1.01-acre parcel. This application and layout meet the required setbacks, buffers, and lot area. The entire retail operation is enclosed in a commercial-grade building.

√ There will be plenty of on-site parking for this use, including accessible spaces.

1. √ The facility has incorporated measures to reduce the adverse effects it may have on the surrounding properties, including, but not limited to, natural landscaping around the facility, compacted D1 gravel driveway and parking lot with 2 asphalt 10' w x 20' l parking spaces and 2 asphalt 10' w with 5' aisle x 20' l ADA parking spaces in front of the building, and a rustic design that will not detract from the surrounding area's character. Natural vegetation surrounds the property. It consists of trees and bushes that line the property. The presence of natural vegetation such as trees and bushes and creates a visual screen that prevents the facility from outside perspectives. This barrier ensures that people on adjacent properties or in public areas nearby will have minimal visual exposure to the facility. Also, the foliage acts as a sound barrier, absorbing and dampening noise that might otherwise travel beyond the property boundaries. This natural sound insulation reduces the likelihood of any noise reaching neighboring properties, thereby minimizing any auditory impact on the surrounding area.

The proposed retail store will be painted dark grey with black trim and designed to include LP Smart Slide 540 Series Engineered Wood Siding with a dark-stained post-beam patio, which will give the building a rustic feel and look.

√ The facility has an odor control method that will not produce noise pollution. A robust security plan and the “no loitering” policy will be implemented and thoroughly communicated to all employees. Additional safeguards include the following:

√ The lighting fixtures with sturdy housings will be positioned at an inaccessible height to deter vandalism and common obstructions. The LED bulbs will be exceptionally bright to maximize visibility and deter crime. A licensee or an employee will check the exterior lighting daily, at inconspicuous intervals to ensure that each light in the system is operational and that each mount is positioned for optimum recording clarity and to deter unauthorized presence on the premises. The building’s architectural design incorporates downward/shielded lighting to prevent light from encroaching on neighboring properties or right of way.

√ A third-party security company will install the alarm system and continuously monitor the electronic notifications if the alarm is triggered. The security company will periodically visit to check and maintain the equipment as needed.

Does the conditional use fulfill all other requirements of MSB Chapter 17.60 pertaining to the conditional use of this section?

√ Yes.

Describe measures being taken to prevent potential negative effects upon other properties in the area due to such factors as noise and odor.

The proposed use will produce very little noise compared to adjacent properties. Silly Bear Cannabis LLC does not anticipate any noise from the facility, and if any noise is to be produced, it will be comparable to surrounding land uses. The W Parks Hwy’s use fluctuates during “rush hour.” the roads that serve the facility only access approximately eight parcels of land and do not seem to be used to their maximum capacity; therefore, any increase in traffic flow on the roads serving the area will be sufficient to serve the area with this new proposed retail use.

Silly Bear Cannabis LLC will abide by a strict “no odor” policy per MSB 17.60.150(A)(1) that will ensure no odor is detectable by the public from outside the facilities. This use is a retail establishment and should not have any issues with odor seeping out from the retail to the outside air. However, in an abundance of caution, odor control methods will be utilized and will consist of several methods meant to eliminate odors, such as sealed marijuana containers and air sanitizers throughout the building and when transporting marijuana to/from the premises. All marijuana at the retail facility will be either pre-packaged in smell-proof packaging for sale, deli-style enclosed jars that are only opened to take the product out for sale to a customer and is repacked before exiting the facility, or in enclosed jars in small amounts for customers to smell.

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

√ The facility is compatible with the surrounding area's character as it exists on a property with commercial, residential, vacant, and wooded neighboring lots. The vicinity includes a couple of vacant land parcels that remain undeveloped, contributing to the area’s Alaskan atmosphere,

which aligns well with the nature of a marijuana retail store. The surrounding parcels and their uses are an excellent fit for a marijuana retail store.

Current status of State License Application Process.

The Marijuana Control Board approved the application with delegation during their September meeting. *(see attached board action letter)*

Waste Management

Storage of any solid or liquid marijuana waste - Silly Bear Cannabis does not anticipate generating much marijuana waste as it is a retail establishment. If there is any solid or liquid marijuana waste, Silly Bear Cannabis will store liquid and solid marijuana in a sealed and locked bucket to be rendered unusable. This bucket is kept under video surveillance in a restricted area and only accessible by an authorized employee, licensee, or agent. All waste is recorded in METRC and logged as an official business record. Marijuana waste is ground together into a fine course before grinding again into organic living soil to render it unusable. The unusable marijuana waste is sealed and locked in a bucket that contains soil. The waste buckets are stored in a restricted access area, away from trash receptacles, under video surveillance, and only accessible by authorized personnel. Each bucket is filled with 3 gallons of soil to ensure a minimum 1:1 ratio between marijuana waste material and the soil. There is very little, if any, marijuana waste produced by this retail establishment (returned or expired products are the only marijuana waste generated).

Silly Bear Cannabis employees, agents, and licensees are trained to identify all marijuana plant waste materials and marijuana product waste: stalks, leaves, stems, damaged marijuana products, returned marijuana products, expired marijuana products, leftover residue, and material from pre-packaging waste that takes place at the Silly Bear Cannabis facility (Example: converting 1 ounce of flower to pre-rolled and packed marijuana cigarettes).

Silly Bear Cannabis will either assign a licensee, employee or contract with a third-party waste management company to take waste to the local landfill or transfer station for disposal of its marijuana waste that has been rendered unusable. A record of the final destination and the delivery date of marijuana rendered unusable are to be kept. These records are filed in the high-security room and maintained for at least three (3) years.

Misc. Items and Information.

Please see the attached parking layout diagram, which complies with MSB 17.60.170(B)&(C).

To be a good neighbor of and consider the region operations near the retail establishment to be a proposed neighbor and takes into consideration cooperation with the residents near the retail establishment, it shall be 8 am -10 pm Sunday through Thursday and 10 am - midnight on

Fridays and Saturdays. However, depending on customer demand, the store will likely reduce or extend hours on certain days.

The number of on-site employees will be at least 2, depending on employee shifts, season, and other store needs.

Silly Bear Cannabis LLC has been reviewed and approved by the State of Alaska Fire Marshal – See the certificate of approval.

The logo for the store is understated and simple, showing a brown bear's head with a green cannabis leaf behind the bear head over the words "Silly Bear Cannabis" on a black background. Logo on next page.



Silly Bear Cannabis LLC will have 4 signs. One 3' x 3' sign will be placed on the front of the building, one 3' x 3' sign will be located at the driveway entrance, one 5' x 5' sign will be placed on the Highway side of the property and one 9' x 12' sign will be placed on the left side (Parks Hwy side) of the building. The signs will have the business name and logo. Signs will be either wood or metal with string lights on the sign perimeter and/or spotlights on the ground pointing up to the signs that will be turned on during business hours.

Thank you for your dedication to the Community and for your thoughtful consideration of this conditional land use application.

September 5, 2024

Owner & Agent Permission Letter for Use and Occupancy of Premises

Matanuska-Susitna Borough
Planning and Land Use Department
Development Services Division
350 East Dahlia Avenue
Palmer, Alaska 99645

Re: Silly Bear Cannabis LLC – Owner & Agent Authorization

Dear Planning Office:

We, Cary, Jenny, Elijah, and Ian Rohler, hereby grant Silly Bear Cannabis LLC permission to lease and use our property at 8620 W Guss Court, Wasilla, AK 99623, as a Marijuana Retail Store. I am aware that Silly Bear Cannabis LLC will be commercially selling marijuana and marijuana products on this property once the Matanuska-Susitna Borough approves the conditional use permit.

We, Cary, Jenny, Elijah, and Ian Rohler, members of Silly Bear Cannabis LLC authorize Jana Weltzin, Esq and her firm of JDW, LLC, to take all necessary actions to apply for and obtain one (1) conditional use permits for the operation of a Marijuana Retail Store of the property owned by Cary, Jenny, Elijah, and Ian Rohler located at 8620 W Guss Court, Wasilla, AK 99623.

If you have any questions regarding this correspondence, please feel free to contact me.

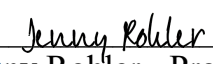
Sincerely,

DocuSigned by:

Elijah Rohler - Property Owner

Signed by:

Cary Rohler - Property Owner

Signed by:

Jenny Rohler - Property Owner

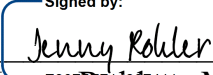
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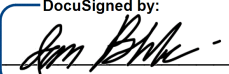
Ian Rohler - Property Owner

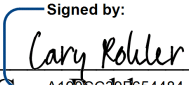
Silly Bear Cannabis LLC

DocuSigned by:

Elijah Rohrer - Member

Signed by:

Jenny Rohrer - Member

DocuSigned by:

Ian Rohrer - Member

Signed by:

Cary Rohrer - Member



After Recording Return to:
Snowy Peaks Management Services, LLC
34645 W Gamway Dr.
Sutton, AK 99674

QUITCLAIM DEED FOR ALASKA
A.S. 34.15.040

The GRANTOR, JENNY ROHLER and CARY ROHLER, wife and husband, as Tenants by the Entirety, with rights of survivorship, as to an undivided one-third interest; ELIJAH ROHLER, an unmarried person, as to an undivided one-third interest; and IAN ROHLER, an unmarried person, as to an undivided one-third interest; as Tenants in Common, whose address is 34645 W. Gamway Drive, Sutton, AK 99674 for and in consideration of the sum of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION, in hand paid, conveys and warrants to Snowy Peaks Management Services, LLC whose mailing address is 34645 W Gamway Drive, Sutton, AK 99674, the following described real property:

Lot 2, Block 2, SCHEELE SOLID SUBDIVISION, according to the official plat thereof, filed under Plat Number 84-130, in the records of the Palmer Recording District, Third Judicial District, State of Alaska.

SUBJECT TO reservations, exceptions, easements, covenants, conditions and restrictions of record, if any.

Date: 3/18/2025

Jenny J. Rohler
Grantor - Jenny Rohler

Date: 3-18-2025

Cary Rohler
Grantor - Cary Rohler

Date: 3-18-2025

Snowy Peaks Management Services, LLC
Grantee - Snowy Peaks Management Services, LLC - Ian Rohler - its Member

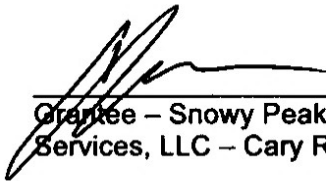
Date: 3-18-2025

Elijah Rohler
Grantee - Snowy Peaks Management Services, LLC - Elijah Rohler - its Member

Date: 3/18/2025

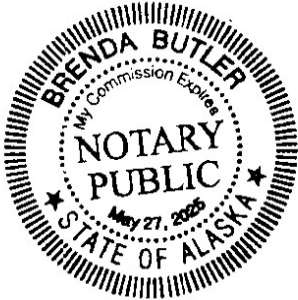
Jenny J. Rohler
Grantee - Snowy Peaks Management Services, LLC - Jenny Rohler - its Member

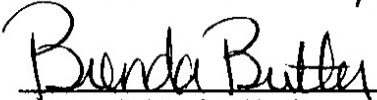
Date: 3-18-2025


Grantlee – Snowy Peaks Management
Services, LLC – Cary Rohler - its Member

STATE OF ALASKA }
 }
THIRD JUDICIAL DISTRICT }

The foregoing instrument was acknowledged before me on the 18th day of March,
2025, by Jenny & Cary Rohler.




Notary Public for Alaska
My Commission Expires: May 27, 2025





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

September 24, 2024

Silly Bear Cannabis LLC
DBA: Silly Bear Cannabis LLC
Via: sales@sillybearcannabis.com

Re: Silly Bear Cannabis #36481

Dear Ian Rohler,

At the September 12, 2024, meeting of the Marijuana Control Board in Fairbanks, 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 "RT Cruz".

Regina T. Cruz
Licensing Examiner 3- Supervisor

cc: License File
Matanuska-Susitna Borough

[State of Alaska](#) / [Commerce](#) / [Marijuana](#) / [License Search](#) / License #36481

LICENSE NUMBER 36481

[Return to Search Results](#)

License Number: 36481

License Status: Delegated

License Type: Retail Marijuana Store

Doing Business As: Silly Bear Cannabis LLC

Business License Number: [2183350](#)

Issue Date:

Effective Date:

Expiration Date:

Email Address: sales@sillybearcannabis.com

Physical Address: 8620 W. Guss Ct
Wasilla, AK 99623
UNITED STATES

Licensees: Silly Bear Cannabis LLC [10238774](#)

Entity Officials: Ian Rohler
Elijah Rohler
Jenny Rohler
Cary Rohler

Onsite Consumption Endorsement

Status:

Approval Date:

Issue Date:

Effective Date:

LICENSE DETAILS

License #: 2183350

Print Business License

Business Name: Silly Bear Cannabis LLC

Status: Active

Issue Date: 07/14/2023

Expiration Date: 12/31/2026

Has Telemedicine: No

Mailing Address: 34645 W Gamway Dr
Sutton, AK 99674

Physical Address: 8620 W. Guss Ct
Wasilla, AK 99623

Owners

Owner Name	Entity #	Entity Status
Silly Bear Cannabis LLC	10238774	Good Standing

Activities

Line of Business	NAICS	Professional License #
44-45 - Retail Trade	455219 - ALL OTHER GENERAL MERCHANDISE RETAILERS	
44-45 - Retail Trade	459420 - GIFT, NOVELTY, AND SOUVENIR RETAILERS	
44-45 - Retail Trade	459991 - TOBACCO, ELECTRONIC CIGARETTE, AND OTHER SMOKING SUPPLIES RETAILERS	
44-45 - Retail Trade	459999 - ALL OTHER MISCELLANEOUS RETAILERS	

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.

No Lapses on record for the last 4 years.

Plan Review Approval Letter & Certificate

Grantor: State of Alaska, Department of Public Safety, Division of Fire & Life Safety

Grantee: BENEDICT RICHARD & DEBRA LVG TR BENEDICT R A & BIALKA-BENEDICT D TRES

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 3/5/2024 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 Silly Bear Cannabis 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 #: 2024ANCH0042

By: 

Authority: AS 18.70.080

Form: 12-741

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

Oscar Lage
Building Plans Examiner I



THE STATE
of ALASKA
GOVERNOR MIKE DUNLEAVY

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

03/08/2024

Return to Applicant: Anna Lee
Alder Architecture & Design
259 S. Alaska Street
Palmer, AK 99645

Return to Applicant: Anna Lee
Alder Architecture & Design
259 S. Alaska Street
Palmer, AK 99645

SUBJECT: Silly Bear Cannabis - Full Plan Review
ADDRESS: 8620 W Gus's Ct
CITY: Wasilla
PLAN REVIEW: 2024ANCH0042
TYPE OF CONSTRUCTION: V-B
OCCUPANCY: M Mercantile
2021 INTERNATIONAL BUILDING AND FIRE CODE

Dear Anna Lee:

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

Driveway Permit

Permit #:	30676	Permit Status:	
Applicant Name:	Jenny Rohler	Owner Name:	Cary Rohler, Jenny Rohler, Ian Rohler, Eli Rohler
Estimated Completion Date:	8/30/2024	Application Date:	3/8/2024
Tax ID:			

Download Permit PDF (if available):

NOTIFY CONSTRUCTION IS COMPLETE

CANCEL

From: [Brandon Tucker](#)
To: ["sales@sillybearcannabis.com"](mailto:sales@sillybearcannabis.com)
Subject: 8620 W Guss Ct
Date: Friday, August 30, 2024 10:46:00 AM

AUTHORIZATION TO CONSTRUCT DRIVEWAY

PERMIT: D30675

TAX PARCEL ID: 2760B02L002

August 30, 2024

All driveway installations shall comply with MSB Title 11.12. This authorization will expire **one year** from the date of this notice.

Call before you dig. Dial 811 to have utilities located before starting any dirt work.

Please check each item listed below is complete before requesting final inspection.

- Ditch, driveway apron, and culvert end clear of rocks larger than 6" and any debris.
- If culvert exists, dented culvert ends opened to original shape to maintain flow capacities.
- Negative 2% grade away from the roadway for the first 10ft. of the driveway.
- Minimum two-foot paved apron for the entire width of the driveway if the roadway is paved.
- Edge clearance is equal to or greater than the radius of the driveway curve return, a minimum of 6 feet.
- Driveway intersects the roadway at a 90-degree angle.
- Driveway shall be at least 35' from neighboring driveways.
- Driveway width is no more than 25ft. at the property line.

When driveway construction is complete, please call the Inspection Request Line at 861-7822 (option 2) or email PermitCenter@matsugov.us to request a final inspection. Be sure to reference the permit number shown above.

Sincerely,

Brandon Tucker

Permit Technician

[Matanuska-Susitna Borough Permit Center](#)

350 E Dahlia Ave

Palmer AK 99645

P (907) 861-7871

F (907) 861-8158

CORRESPONDENCE

From: [Silly Bear Cannabis, LLC](#)
To: [Rick Benedict](#)
Cc: [Brenda Butler](#); [Jana Weltzin](#)
Subject: Re: Silly Bear Cannabis LLC DBA Silly Bear Cannabis LLC License #36481 CUP Application
Date: Thursday, May 29, 2025 9:52:41 AM

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

Good morning, Rick.

Thanks so much for letting us know. We'll look forward to meeting you at the July 21st meeting.

Have a great day!

Jenny
907-521-0681

Respectfully,

Silly Bear Cannabis, LLC Management

Physical Address:
8620 W. Guss Ct
Wasilla, AK 99623

Mailing Address:
34645 W Gamway Dr.
Sutton, AK 99674

Jenny Rohler 907-521-0681
Cary Rohler 907-521-0702
Ian Rohler 907-521-0641
Eli Rohler 907-707-9876

On Thu, May 29, 2025 at 9:21 AM Rick Benedict <Rick.Benedict@matsugov.us> wrote:

Good morning Jenny,

I'm sorry, but the Planning Clerk has informed me that the Planning Commission had voted to remove the July 7th Public Hearing from their schedule when they last voted on the matter. I had been provided with a schedule that still included that date as an option, which is not correct. With that said, I apologize again, and we will have to schedule the hearing for the next available option, which is Monday, July 21st.

I have already begun the process for public notice according to code requirements. The notice will be mailed to residents within 600' of the subject parcel and to the Meadow Lakes Community

Council and published in the Frontiersman newspaper next week.

Respectfully,

Rick Benedict – Current Planner

Development Services Division

Matanuska-Susitna Borough

(907)861-8527 direct

From: Silly Bear Cannabis, LLC <sales@sillybearcannabis.com>

Sent: Wednesday, May 28, 2025 1:24 PM

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

Cc: Brenda Butler <brenda@jdwccounsel.com>; Jana Weltzin <jana@jdwccounsel.com>

Subject: Re: Silly Bear Cannabis LLC DBA Silly Bear Cannabis LLC License #36481 CUP Application

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

Yes July 7 will work for us.

Thank you for all of your help,

Jenny Rohler

907-521-0681

Respectfully,

Silly Bear Cannabis, LLC Management

Physical Address:

8620 W. Guss Ct
Wasilla, AK 99623

Mailing Address:

[34645 W Gamway Dr.](#)
[Sutton, AK 99674](#)

Jenny Rohler 907-521-0681

Cary Rohler 907-521-0702

Ian Rohler 907-521-0641

Eli Rohler 907-707-9876

On Wed, May 28, 2025 at 12:43 PM Rick Benedict <Rick.Benedict@matsugov.us> wrote:

Hi Jenny,

Thanks for the updated site plan and for correcting the issue. I can now deem your application complete. I'm attempting to schedule a public hearing for Monday, July 7, 2025, provided the Planning Clerk can confirm the date with me and public notice goes out in time according to code requirements.

Please reply and confirm that July 7 is an acceptable date to schedule the Planning Commission public hearing. Once confirmed, I will notify you ASAP of confirmation from the clerk.

Thank you,

Rick Benedict – Current Planner
Development Services Division
Matanuska-Susitna Borough

(907)861-8527 direct

From: Silly Bear Cannabis, LLC <sales@sillybearcannabis.com>
Sent: Wednesday, May 28, 2025 10:21 AM
To: Rick Benedict <Rick.Benedict@matsugov.us>
Cc: Brenda Butler <brenda@jdwccounsel.com>; Jana Weltzin <jana@jdwccounsel.com>
Subject: Re: Silly Bear Cannabis LLC DBA Silly Bear Cannabis LLC License #36481 CUP Application

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

Hello Rick, Please find the attached revised site plan dated 5-28-25 with the corrected Scale (1" = 40' on a 11x17 Sheet) and Seal removed. Thank you for your time and clarification this morning.

Have a wonderful day,

Jenny Rohler

907-521-0681

On Tue, May 27, 2025 at 1:34 PM Silly Bear Cannabis, LLC
<sales@sillybearcannabis.com> wrote:

Hello Rick,

Thanks for getting back to us. The site plan that was submitted is scaled for a 22x34 sheet. 11x17 is half scale. Please let me know as soon as possible if that helps and if the site plan provided on 5-5-25 will work as submitted.

Thank you,

Cary Rohler

907-521-0702

Respectfully,

Silly Bear Cannabis, LLC Management

Physical Address:

8620 W. Guss Ct

Wasilla, AK 99623

Mailing Address:

[34645 W Gamway Dr.](#)

[Sutton, AK 99674](#)

Jenny Rohler 907-521-0681

Cary Rohler 907-521-0702

Ian Rohler 907-521-0641

Eli Rohler 907-707-9876

On Tue, May 27, 2025 at 12:18 PM Rick Benedict <Rick.Benedict@matsugov.us>
wrote:

Good afternoon,

Staff have completed reviewing the updated application materials submitted on May 5, 2025. Please see the attached request for additional information, and feel free to contact me with any questions.

Respectfully,

Rick Benedict – Current Planner

Development Services Division

Matanuska-Susitna Borough

(907)861-8527 direct

From: Brenda Butler <brenda@jdwcounsel.com>

Sent: Monday, May 5, 2025 10:37 AM

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

Cc: Silly Bear Cannabis LLC <sales@sillybearcannabis.com>; Jana Weltzin
<jana@jdwcounsel.com>

Subject: Re: Silly Bear Cannabis LLC DBA Silly Bear Cannabis LLC License #36481 CUP
Application

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

Good morning Rick,

Please find the attached corrected narrative and updated site plan to address the items outlined in your 4-1-2025 RFAI.

Let us know if you can deem the application complete and schedule the CUP for the next PC hearing.

Thank you and happy Monday!

On Tue, Apr 1, 2025 at 11:43 AM Rick Benedict <Rick.Benedict@matsugov.us> wrote:

Good morning Brenda,

I've conducted a follow-up review of the amended application materials. Several areas require clarification and/or modification, and I've attached a request for additional information.

Please let me know if you need clarification on any of it.

Respectfully,

Rick Benedict – Current Planner

Development Services Division

Matanuska-Susitna Borough

(907)861-8527 direct

From: Brenda Butler <brenda@jdwcounsel.com>

Sent: Monday, March 3, 2025 5:02 PM

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

Cc: Silly Bear Cannabis LLC <sales@sillybearcannabis.com>; Jana Weltzin
<jana@jdwcounsel.com>; Randi Baker <randi@jdwcounsel.com>

Subject: Re: Silly Bear Cannabis LLC DBA Silly Bear Cannabis LLC License #36481 CUP
Application

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

Good evening Rick,

Apologies for the delay, please find the attached JDW response letter, updated narrative and site plan to address your RFAI.

Let us know if there is anything else you need in order to deem this application complete.

Thank you and have a wonderful evening.

On Fri, Oct 11, 2024 at 4:04 PM Brenda Butler <brenda@jdwcounsel.com> wrote:

Received, thank you Rick,

We will get you the requested information as soon as possible.

Have a wonderful weekend.

On Fri, Oct 11, 2024 at 3:27 PM Rick Benedict <Rick.Benedict@matsugov.us> wrote:

Brenda,

I have attached a request for additional information concerning the Silly Bear Cannabis CUP application. If you have any questions, please contact me.

Respectfully,

Rick Benedict – Current Planner

Development Services Division

Matanuska-Susitna Borough

(907)861-8527 direct

From: Brenda Butler <brenda@jdwcounsel.com>

Sent: Friday, September 27, 2024 4:35 PM

To: Rick Benedict <Rick.Benedict@matsugov.us>; Peggy Horton
<Peggy.Horton@matsugov.us>

Cc: Silly Bear Cannabis LLC <sales@sillybearcannabis.com>; Jana Weltzin
<jana@jdwcounsel.com>; Randi Baker <randi@jdwcounsel.com>

Subject: Silly Bear Cannabis LLC DBA Silly Bear Cannabis LLC License #36481 CUP Application

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

Good Afternoon Peggy and Rick,

Please find the attached application and corresponding attachments for a retail marijuana conditional use permit.

Fees are in the mail.

Please confirm receipt of this email submission and all 9 of its attachments.

Thank you and have a wonderful weekend!

--

*** Please REPLY ALL when responding to this Email***

Brenda Butler

JDW Counsel
Senior Paralegal, Notary Public
& Accounts Payable/Receivable
[901 Photo Avenue](#), Second Floor
Anchorage, Alaska 99503
Phone: 907-231-3750
Fax: 360-483-3750
brenda@jdwcounsel.com
info@jdwcounsel.com

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Think green, please don't print unnecessarily

--

***** Please REPLY ALL when responding to this Email*****

Brenda Butler

JDW Counsel
Senior Paralegal, Notary Public
& Accounts Payable/Receivable
[901 Photo Avenue](#), Second Floor
Anchorage, Alaska 99503
Phone: 907-231-3750
Fax: 360-483-3750
brenda@jdwcounsel.com
info@jdwcounsel.com

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Brenda Butler

JDW Counsel
Senior Paralegal, Notary Public
& Accounts Payable/Receivable
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--

***** Please REPLY ALL when responding to this Email *****

Brenda Butler

JDW Counsel

Senior Paralegal

Notary Public/Remote Online Notary

& Accounts Payable/Receivable

[901 Photo Avenue](#), Second Floor

Anchorage, Alaska 99503

Phone: 907-231-3750

Fax: 360-483-3750

brenda@jdwcounsel.com

info@jdwcounsel.com

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Think green, please don't print unnecessarily

--

Respectfully,

Silly Bear Cannabis, LLC Management

Physical Address:

8620 W. Guss Ct
Wasilla, AK 99623

Mailing Address:

[34645 W Gamway Dr.](#)

[Sutton, AK 99674](#)

Jenny Rohler 907-521-0681

Cary Rohler 907-521-0702

Ian Rohler 907-521-0641

Eli Rohler 907-707-9876



Planning and Land Use Department

March 3, 2025

Attn: Rick Benedict

350 East Dahlia Avenue

Palmer, Alaska 99645

Sent via e-mail

RE: Conditional Use Permit Application for Silly Bear Cannabis, LLC.

LOCATION: 8620 W. Gus's Court, Tax ID #2760B02L002

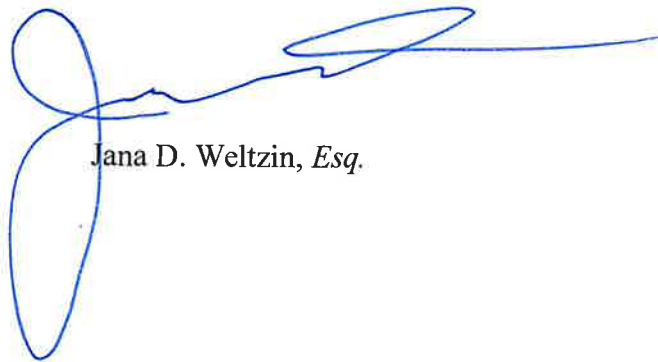
Hello Rick,

This letter is in response to your request for additional information letter dated 10/11/2024.

1. Attached is the updated narrative that provides the information requested to ensure the facility will meet the standards set forth in MSB 17.60.150(B.)
 - a. The nearest school grounds are Houston High School, 3.5 miles from the facility per MSB 17.60.010.
 - b. The updated narrative describes the steps taken to identify the nearest school grounds
 - i. See page 3, Paragraph 1
 - c. The updated narrative describes the location of the vegetation and its intended purpose.
 - i. See Page 8, Paragraph 1
 - ii. See the Site plan for a visual reference
 - d. The updated narrative contains the distance to each facility and the method used to measure the distance
 - i. See Page 3, Paragraphs 1,2.
 - e. Lighting information such as height, type and direction
 - i. See Page 7, Paragraph 2
 - ii. See Page 5, Paragraph 5.
2. The updated site plan includes all items listed on pages 2,3 of the application including;
 - a. Dimensions of the proposed structure to the property line
 - i. The north and east dimension so north and east dimensions from the proposed building to the north and east lot lines are provided on the updated site plan.

- b. The updated site plan demonstrates the vertical clearance requirement of seven feet for parking.
 - c. The updated site plan shows the location of the ADA required van accessible parking sign.
 - d. The updated site plan contains the scale in standard engineering intervals.
3. The updated narrative describes Silly Marijuana-related waste, There will be very little, however the licensees have an AMCO approved waste management plan.
- a. See Page 9, Paragraph 4

Truly and Sincerely Yours,

A handwritten signature in blue ink, consisting of a large loop on the left and a long, horizontal stroke extending to the right.

Jana D. Weltzin, *Esq.*



MATANUSKA-SUSITNA BOROUGH

Planning and Land Use Department

Development Services Division

350 East Dahlia Avenue • Palmer, AK 99645

Phone (907) 861-7822

www.matsugov.us

April 1, 2025

The Rohler's through JDW Counsel
901 Photo Avenue, 2nd Floor
Anchorage, AK 99503

SUBJECT: Conditional Use Permit Application – Request for Required Information
LOCATION: 8620 W. Gus's Court, Tax ID #2760B02L002

Dear applicant's,

Borough staff has reviewed the updated application narrative and site plan submitted on March 3, 2025, for a Conditional Use Permit to operate a marijuana retail facility under MSB 17.60 on the above-referenced property. It has been determined that the following information needs to be provided and/or clarified to process this request.

1. The updated narrative is inaccurate concerning the operation's setback distance to existing school grounds regarding standards under MSB 17.60.150(B).
 - a. Please update the narrative to correctly identify the closest existing school grounds and distance as defined in MSB 17.60.010.
 - b. According to borough records, at least one parcel with school grounds exists to the northeast of the proposed operation, closer than Houston High School.
 - c. The narrative wasn't sufficient to describe the precautionary steps taken by the applicant to identify the nearest school grounds to comply with setback requirements. Such steps can include contacting the Alaska Department of Education & Early Learning and Matanuska-Susitna Borough School District to verify existing school locations nearest the proposed use.
 - d. MSB 17.60.010 defines "school grounds" as a lot or parcel with facilities primarily used for the academic education of children or young people, usually under 18 years of age.
2. The updated narrative is inaccurate concerning the operation's landscaping plan. The narrative directs the reader to reference the site plans for a visual perspective of the proposed landscaping. The updated site plans submitted to the borough on March 3, 2025, do not portray the landscaping described in the updated narrative.

3. The site plan must include all the items listed on pages 2 and 3 of the application form.
 - a. The updated site plans submitted to the borough on March 3, 2025, do not portray the landscaping described in the updated narrative received on the same date. In addition, the narrative directs the reader to reference the site plans for a visual perspective of the proposed landscaping.
 - b. The updated site plans and narrative conflict regarding the proposed parking area. The site plan indicates the parking area will be constructed of asphalt. However, the application narrative, page 7, item #1, states the parking lot will be constructed of compacted D1 gravel. Certain parking area surface types can affect drainage and seasonal runoff and affect neighboring uses. Please clarify this item in the narrative and/or site plan.
 - c. The updated site plans do not include the locations of all proposed advertisement signage, as described in the narrative.
 - d. The updated site plans do not include the exterior site lighting locations.
 - e. The updated site plans do not include arrows and contours to demonstrate drainage patterns for the entire parcel.
 - f. The updated site plans do not depict the vehicular and pedestrian circulation patterns for the operation. To reduce clutter, this information can be included on a copy of the updated site plan.
4. Upon receipt of the finalized site plan, staff will forward it to MSB PD&E for review and comment concerning the drainage and access plans.

Once an application has been completed, staff will begin the public notice process. Should you have any questions or require additional information, please feel free to contact me by phone or email.

Respectfully,

Rick Benedict

Rick Benedict
MSB Current Planner
907-861-8527 Direct



MATANUSKA-SUSITNA BOROUGH

Planning and Land Use Department

Development Services Division

350 East Dahlia Avenue • Palmer, AK 99645

Phone (907) 861-7822

www.matsugov.us

May 27, 2025

The Rohler's through JDW Counsel
901 Photo Avenue, 2nd Floor
Anchorage, AK 99503

SUBJECT: Conditional Use Permit Application – Request for Required Information
LOCATION: 8620 W. Gus's Court, Tax ID #2760B02L002

Dear applicants,

Borough staff has reviewed the updated application narrative and site plan submitted on May 5, 2025, for a Conditional Use Permit to operate a marijuana retail facility under MSB 17.60 on the above-referenced property. It has been determined that the following information needs to be provided to process this request.

1. The site plan must be to scale as described on the application to 1" = 50' or less.
 - a. The provided site plan indicates the use of a scale of 1" = 20'. However, when printed or viewed electronically in standard formats, scaling is not accurate.
 - b. Please provide the site plans electronically that are to scale or a hard copy in a scale of 1" = 50' or less to include all the details depicted on the May 5, 2025, version.
 - c. If you are providing the site plans electronically, please indicate in which format they should be printed to depict proper scaling.

Once an application has been completed, staff will begin the public notice process. Should you have any questions or require additional information, please feel free to contact me by phone or email.

Respectfully,

Rick Benedict

Rick Benedict
MSB Current Planner
907-861-8527 Direct



MATANUSKA-SUSITNA BOROUGH

Planning and Land Use Department

Development Services Division

350 East Dahlia Avenue • Palmer, AK 99645

Phone (907) 861-7822

www.matsugov.us

October 11, 2024

The Rohler's through JDW Counsel
901 Photo Avenue, 2nd Floor
Anchorage, AK 99503

SUBJECT: Conditional Use Permit Application – Request for Required Information
LOCATION: 8620 W. Gus's Court, Tax ID #2760B02L002

Dear applicant's,

Borough staff has reviewed the application material, and the site plan(s) submitted on October 1, 2024, for a Conditional Use Permit to operate a marijuana retail facility under MSB 17.60 on the above-referenced property. It has been determined that the following information needs to be provided and/or clarified to process this request.

1. The narrative submitted is insufficient and does not provide adequate information to show how the facility/operation will meet the standards in MSB 17.60.150(B). The code requires marijuana-related facilities not to be located within 1,000 feet of school grounds.
 - a. Identify the closest school grounds as defined in MSB 17.60.010.
 - b. Provide a narrative to describe what steps the applicant took to identify the nearest school grounds as defined by code.
 - c. The narrative states that existing natural vegetation will be used as visual barriers. However, the narrative and/or the site plans do not describe the location of the existing vegetation.
 - d. Prove the approximate distance in feet of the proposed facility to the nearest commercial and residential structures.
 - e. Provide lighting information such as the height, type, and direction.
2. The site plan needs to include all the items listed on pages 2 and 3 of the application form.
 - a. Show the dimensions of the proposed structure to all property lines. The north and east dimensions from the proposed building to the north and east lot lines were not provided.
 - b. Vertical clearance requirement of at least seven feet for parking.
 - c. Location of ADA-required van-accessible parking sign.
 - d. Provide the site plan to scale using standard engineering intervals such as 1" = 30', 1" = 50', or similar as required by the project size. If scaled to nonstandard

intervals, staff was unable to verify the information on the site plan, so the site plan scaling is not accurate. If available, staff requests an electronic copy of the original site plans be emailed.

3. Will there be any marijuana-related waste derived from the use? If so, please detail the disposal method and where the waste is disposed of (i.e., borough landfill or transfer station).

Once an application has been completed, staff will begin the public notice process. Should you have any questions or require additional information, please feel free to contact me at the above mailing address, phone: 861-8527, or email: rick.benedict@matsugov.us.

Respectfully,

Rick Benedict

Rick Benedict
MSB Current Planner
907-861-8527

From: [Rick Benedict](#)
To: [Brenda Butler](#)
Cc: [Silly Bear Cannabis LLC](#); [Jana Weltzin](#); [Randi Baker](#)
Subject: RE: Silly Bear Cannabis LLC DBA Silly Bear Cannabis LLC License #36481 CUP Application
Date: Tuesday, April 1, 2025 11:43:00 AM
Attachments: [RFAI 4-1-2025.pdf](#)

Good morning Brenda,

I've conducted a follow-up review of the amended application materials. Several areas require clarification and/or modification, and I've attached a request for additional information.

Please let me know if you need clarification on any of it.

Respectfully,

Rick Benedict – Current Planner
Development Services Division
Matanuska-Susitna Borough
(907)861-8527 direct

From: Brenda Butler <brenda@jdwcounsel.com>
Sent: Monday, March 3, 2025 5:02 PM
To: Rick Benedict <Rick.Benedict@matsugov.us>
Cc: Silly Bear Cannabis LLC <sales@sillybearcannabis.com>; Jana Weltzin <jana@jdwcounsel.com>; Randi Baker <randi@jdwcounsel.com>
Subject: Re: Silly Bear Cannabis LLC DBA Silly Bear Cannabis LLC License #36481 CUP Application

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Apologies for the delay, please find the attached JDW response letter, updated narrative and site plan to address your RFAI.

Let us know if there is anything else you need in order to deem this application complete.

Thank you and have a wonderful evening.

On Fri, Oct 11, 2024 at 4:04 PM Brenda Butler <brenda@jdwcounsel.com> wrote:

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We will get you the requested information as soon as possible.

Have a wonderful weekend.

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Thank you and have a wonderful weekend!

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Cc: [Silly Bear Cannabis LLC](#); [Jana Weltzin](#)
Subject: RE: Silly Bear Cannabis LLC DBA Silly Bear Cannabis LLC License #36481 CUP Application
Date: Tuesday, May 27, 2025 12:16:00 PM
Attachments: [RFAI 5-27-2025.pdf](#)

Good afternoon,

Staff have completed reviewing the updated application materials submitted on May 5, 2025. Please see the attached request for additional information, and feel free to contact me with any questions.

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To: Rick Benedict <Rick.Benedict@matsugov.us>
Cc: Silly Bear Cannabis LLC <sales@sillybearcannabis.com>; Jana Weltzin <jana@jdw Counsel.com>
Subject: Re: Silly Bear Cannabis LLC DBA Silly Bear Cannabis LLC License #36481 CUP Application

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Subject: RE: Silly Bear Cannabis LLC DBA Silly Bear Cannabis LLC License #36481 CUP Application
Date: Friday, October 11, 2024 3:27:00 PM
Attachments: [RFAI 10-11-2024.pdf](#)

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Matanuska-Susitna Borough
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Subject: Re: Silly Bear Cannabis LLC DBA Silly Bear Cannabis LLC License #36481 CUP Application
Date: Monday, March 3, 2025 5:03:25 PM
Attachments: [JDW Response to RFAI - Silly Bear Cannabis.pdf](#)
[MSB CUP Narrative - Silly Bear Cannabis - Corrected CUP Narrative - Corrected.pdf](#)
[23041 Silly Bear CannabisSITE.pdf](#)

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Cc: [Silly Bear Cannabis LLC](#); [Jana Weltzin](#)
Subject: Re: Silly Bear Cannabis LLC DBA Silly Bear Cannabis LLC License #36481 CUP Application
Date: Monday, May 5, 2025 10:39:49 AM
Attachments: [Site Plan BB.pdf](#)
[MSB CUP Narrative - Silly Bear Cannabis - Corrected CUP Narrative - Corrected.pdf](#)

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From: [Silly Bear Cannabis, LLC](#)
To: [Rick Benedict](#)
Cc: [Brenda Butler](#); [Jana Weltzin](#)
Subject: Re: Silly Bear Cannabis LLC DBA Silly Bear Cannabis LLC License #36481 CUP Application
Date: Wednesday, May 28, 2025 10:22:02 AM
Attachments: [Site Plan BB Rev 5-28-25.pdf](#)

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

Hello Rick, Please find the attached revised site plan dated 5-28-25 with the corrected Scale (1" = 40' on a 11x17 Sheet) and Seal removed. Thank you for your time and clarification this morning.

Have a wonderful day,

Jenny Rohler
907-521-0681

On Tue, May 27, 2025 at 1:34 PM Silly Bear Cannabis, LLC <sales@sillybearcannabis.com> wrote:

Hello Rick,

Thanks for getting back to us. The site plan that was submitted is scaled for a 22x34 sheet. 11x17 is half scale. Please let me know as soon as possible if that helps and if the site plan provided on 5-5-25 will work as submitted.

Thank you,

Cary Rohler
907-521-0702

Respectfully,

Silly Bear Cannabis, LLC Management

Physical Address:
8620 W. Guss Ct
Wasilla, AK 99623

Mailing Address:
34645 W Gamway Dr.
Sutton, AK 99674

Jenny Rohler 907-521-0681
Cary Rohler 907-521-0702
Ian Rohler 907-521-0641
Eli Rohler 907-707-9876

On Tue, May 27, 2025 at 12:18 PM Rick Benedict <Rick.Benedict@matsugov.us> wrote:

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Rick Benedict – Current Planner

Development Services Division

Matanuska-Susitna Borough

(907)861-8527 direct

From: Brenda Butler <brenda@jdwcounsel.com>

Sent: Monday, May 5, 2025 10:37 AM

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

Cc: Silly Bear Cannabis LLC <sales@sillybearcannabis.com>; Jana Weltzin <jana@jdwcounsel.com>

Subject: Re: Silly Bear Cannabis LLC DBA Silly Bear Cannabis LLC License #36481 CUP Application

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

Good morning Rick,

Please find the attached corrected narrative and updated site plan to address the items outlined in your 4-1-2025 RFAI.

Let us know if you can deem the application complete and schedule the CUP for the next PC hearing.

Thank you and happy Monday!

On Tue, Apr 1, 2025 at 11:43 AM Rick Benedict <Rick.Benedict@matsugov.us> wrote:

Good morning Brenda,

I've conducted a follow-up review of the amended application materials. Several areas require clarification and/or modification, and I've attached a request for additional information.

Please let me know if you need clarification on any of it.

Respectfully,

Rick Benedict – Current Planner

Development Services Division

Matanuska-Susitna Borough

(907)861-8527 direct

From: Brenda Butler <brenda@jdwcounsel.com>

Sent: Monday, March 3, 2025 5:02 PM

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

Cc: Silly Bear Cannabis LLC <sales@sillybearcannabis.com>; Jana Weltzin <jana@jdwcounsel.com>; Randi Baker <randi@jdwcounsel.com>

Subject: Re: Silly Bear Cannabis LLC DBA Silly Bear Cannabis LLC License #36481 CUP Application

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

Good evening Rick,

Apologies for the delay, please find the attached JDW response letter, updated narrative and site plan to address your RFAI.

Let us know if there is anything else you need in order to deem this application

complete.

Thank you and have a wonderful evening.

On Fri, Oct 11, 2024 at 4:04 PM Brenda Butler <brenda@jdwcounsel.com> wrote:

Received, thank you Rick,

We will get you the requested information as soon as possible.

Have a wonderful weekend.

On Fri, Oct 11, 2024 at 3:27 PM Rick Benedict <Rick.Benedict@matsugov.us> wrote:

Brenda,

I have attached a request for additional information concerning the Silly Bear Cannabis CUP application. If you have any questions, please contact me.

Respectfully,

Rick Benedict – Current Planner

Development Services Division

Matanuska-Susitna Borough

(907)861-8527 direct

From: Brenda Butler <brenda@jdwcounsel.com>

Sent: Friday, September 27, 2024 4:35 PM

To: Rick Benedict <Rick.Benedict@matsugov.us>; Peggy Horton
<Peggy.Horton@matsugov.us>

Cc: Silly Bear Cannabis LLC <sales@sillybearcannabis.com>; Jana Weltzin <jana@jdwounsel.com>; Randi Baker <randi@jdwounsel.com>

Subject: Silly Bear Cannabis LLC DBA Silly Bear Cannabis LLC License #36481 CUP Application

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

Good Afternoon Peggy and Rick,

Please find the attached application and corresponding attachments for a retail marijuana conditional use permit.

Fees are in the mail.

Please confirm receipt of this email submission and all 9 of its attachments.

Thank you and have a wonderful weekend!

--

*** Please REPLY ALL when responding to this Email***

Brenda Butler

JDW Counsel
Senior Paralegal, Notary Public
& Accounts Payable/Receivable
[901 Photo Avenue](#), Second Floor
Anchorage, Alaska 99503
Phone: 907-231-3750
Fax: 360-483-3750
brenda@jdwounsel.com
info@jdwounsel.com

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immediately notify the sender by telephone at 630-913-1113 and delete or destroy any copy of this message. Thank you.

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Brenda Butler

JDW Counsel
Senior Paralegal, Notary Public
& Accounts Payable/Receivable
[901 Photo Avenue](#), Second Floor
Anchorage, Alaska 99503
Phone: 907-231-3750
Fax: 360-483-3750
brenda@jdwcounsel.com
info@jdwcounsel.com

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JDW Counsel
Senior Paralegal, Notary Public
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Brenda Butler

JDW Counsel
Senior Paralegal
Notary Public/Remote Online Notary
& Accounts Payable/Receivable
[901 Photo Avenue](#), Second Floor
Anchorage, Alaska 99503
Phone: 907-231-3750
Fax: 360-483-3750
brenda@jdwcounsel.com
info@jdwcounsel.com

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Think green, please don't print unnecessarily

--

Respectfully,

Silly Bear Cannabis, LLC Management

Physical Address:
8620 W. Guss Ct
Wasilla, AK 99623

Mailing Address:

34645 W Gamway Dr.
Sutton, AK 99674

Jenny Rohler 907-521-0681
Cary Rohler 907-521-0702
Ian Rohler 907-521-0641
Eli Rohler 907-707-9876

From: Anna Lee
To: Rick Benedict
Subject: RE: Site plan info needed for Silly Bear Cannabis
Date: Wednesday, January 29, 2025 4:22:39 PM
Attachments: [Site plan info needed for Silly Bear Cannabis](#)

[EXTERNAL EMAIL - CAUTION: Do not open unexpected attachments or links.]
Thank you for your help with this. We will get it streamlined out. Have a great day.

Thanks so much,
Anna M. Lee, AIA, NCARB, LEED AP
Principal Architect

5050 E Dunbar Dr. Ste #C
Walla, Alaska 99654
Office: 907-857-4128 (2137)
Cell: 907-882-1543
E-mail: Anna.M.Lee@alderarch.com
www.alderarch.com



From: Rick Benedict <rick.benedict@matsugov.us>
Sent: Wednesday, January 29, 2025 4:20 PM
To: Anna Lee <Anna.M.Lee@alderarch.com>
Subject: RE: Site plan info needed for Silly Bear Cannabis

The drawings provided by the applicant in the emailed application were scanned, and do not appear to be the original documents. They are not to scale. An emailed version of the original site plans, to scale, is sufficient.

Yes, vertical means up (above) the parking stall. If parking is unobstructed, a note on the site plan and/or detailed in the application narrative is sufficient.

Respectfully,

Rick Benedict – Current Planner
Development Services Division
Matanuska-Susitna Borough
(907)861-8527 direct

From: Anna Lee <Anna.M.Lee@alderarch.com>
Sent: Wednesday, January 29, 2025 4:12 PM
To: Rick Benedict <rick.benedict@matsugov.us>; Peggy Horton <Peggy.Horton@matsugov.us>
Subject: RE: Site plan info needed for Silly Bear Cannabis

[EXTERNAL EMAIL - CAUTION: Do not open unexpected attachments or links.]
I don't know what was sent to you, but our drawings are always to scale. Did the owner send you something else?

Then just to clarify, 7' vertical just means up? Headroom? Obvious it is just sky above. How do you want that noted?

Thanks so much,
Anna M. Lee, AIA, NCARB, LEED AP
Principal Architect

5050 E Dunbar Dr. Ste #C
Walla, Alaska 99654
Office: 907-857-4128 (2137)
Cell: 907-882-1543
E-mail: Anna.M.Lee@alderarch.com
www.alderarch.com



From: Rick Benedict <rick.benedict@matsugov.us>
Sent: Wednesday, January 29, 2025 4:02 PM
To: Anna Lee <Anna.M.Lee@alderarch.com>; Peggy Horton <Peggy.Horton@matsugov.us>
Subject: RE: Site plan info needed for Silly Bear Cannabis

Good afternoon Anna,

The question in the 10/15/2024 request letter referred to ADA parking stall requirements for a minimum clearance of 7'. I have attached ADA help aid materials for reference on the topic.

Narrative in the application and noted on the site plans concerning how this requirement will be met, or simply ADA parking is unobstructed vertically will be sufficient. Staff is unable to insert assumptions about development, so clarity within the application is helpful.

Let me know if this helps or not.

Respectfully,

Rick Benedict – Current Planner
Development Services Division
Matanuska-Susitna Borough
(907)861-8527 direct

From: Anna Lee <Anna.M.Lee@alderarch.com>
Sent: Wednesday, January 29, 2025 3:48 PM
To: Rick Benedict <rick.benedict@matsugov.us>; Peggy Horton <Peggy.Horton@matsugov.us>
Subject: FW: Site plan info needed for Silly Bear Cannabis

[EXTERNAL EMAIL - CAUTION: Do not open unexpected attachments or links.]
Hello Rick and Peggy,
Scroll below. I need to assist with what you are asking for. I am not sure what the 7' vertical means?

Thanks so much,
Anna M. Lee, AIA, NCARB, LEED AP
Principal Architect

5050 E Dunbar Dr. Ste #C
Walla, Alaska 99654
Office: 907-857-4128 (2137)
Cell: 907-882-1543
E-mail: Anna.M.Lee@alderarch.com
www.alderarch.com



From: Silly Bear Cannabis, LLC <sbcs@sillybearcannabis.com>
Sent: Wednesday, January 29, 2025 12:38 PM
To: Anna Lee <Anna.M.Lee@alderarch.com>
Subject: Re: Site plan info needed.

Yes, you're site plan was sent to them.

Attorney emails:
Brenda@lawcounsel.com
Jan@lawcounsel.com
Rapid@lawcounsel.com

Boroughs emails:
Rick.Benedict@matsugov.us
Peggy.Horton@matsugov.us

Respectfully,

Silly Bear Cannabis, LLC Management

Physical Address:
8620 W. Guss Ct
Wasilla, AK 99623

Mailing Address:
34645 W. Gameway Dr.
Sutton, AK 99674

Jenny Rohrer 907-521-0081
Cary Rohrer 907-521-0702
Ian Rohrer 907-521-0641
Eli Rohrer 907-707-9876

On Wed, Jan 29, 2025 at 12:24 PM Anna Lee <Anna.M.Lee@alderarch.com> wrote:
Send me their email so you don't have to try and interpret stuff. Do you send the drawings we gave you? They are to scale.

Thanks so much,
Anna M. Lee, AIA, NCARB, LEED AP
Principal Architect

5050 E Dunbar Dr. Ste #C
Walla, Alaska 99654
Office: 907-857-4128 (2137)
Cell: 907-882-1543
E-mail: Anna.M.Lee@alderarch.com
www.alderarch.com



From: Silly Bear Cannabis, LLC <sales@sillybearcannabis.com>
Sent: Wednesday, January 29, 2025 12:22 PM
To: Anna Lee <anna.lee@alderarch.com>
Subject: Re: Site plan info needed.

This is what was sent from the Borough to our attorney.

2. The site plan needs to include all the items listed on pages 2 and 3 of the application form. a. Show the dimensions of the proposed structure to all property lines. The north and east dimensions from the proposed building to the north and east lot lines were not provided. b. Vertical clearance requirement of at least seven feet for parking. c. Location of ADA-required van-accessible parking sign. d. Provide the site plan to scale using standard engineering intervals such as 1" = 30', 1" = 50', or similar as required by the project size. If scaled to nonstandard Page 1 of 2 Providing Outstanding Borough Services to the Matanuska-Susitna Community, intervals, staff was unable to verify the information on the site plan, so the site plan scaling is not accurate. If available, staff requests an electronic copy of the original site plans be emailed.

Respectfully,

Silly Bear Cannabis, LLC Management

Physical Address:
8620 W. Guss Ct
Wasilla, AK 99623

Mailing Address:
[36645 W Garmey Dr,](#)
[Sutton, AK 99674](#)

Jenny Rohler 907-521-0681
Cary Rohler 907-521-0702
Ian Rohler 907-521-0641
Eli Rohler 907-707-8876

On Wed, Jan 29, 2025 at 12:18 PM Silly Bear Cannabis, LLC <sales@sillybearcannabis.com> wrote:

I think it means there's at least 7' of clearance in the parking space. Which there is nothing overhead so the clearance is infinite in this case?

Respectfully,

Silly Bear Cannabis, LLC Management

Physical Address:
8620 W. Guss Ct
Wasilla, AK 99623

Mailing Address:
[36645 W Garmey Dr,](#)
[Sutton, AK 99674](#)

Jenny Rohler 907-521-0681
Cary Rohler 907-521-0702
Ian Rohler 907-521-0641
Eli Rohler 907-707-8876

On Wed, Jan 29, 2025 at 12:14 PM Anna Lee <anna.lee@alderarch.com> wrote:

What does this mean?

"vertical clearance of 7 feet added to the parking dimensions"

Thanks so much,
Anna M. Lee, AIA, NCARB, LEED AP
Principal Architect

[3700 E. Dunbar Dr. Ste 40](#)
[Wasilla, Alaska 99607](#)
[www.amaa.com](#) P.O. Box 1917
Cell: 907-882-1541
E-mail: anna.lee@alderarch.com
www.alderarch.com



From: Silly Bear Cannabis, LLC <sales@sillybearcannabis.com>
Sent: Wednesday, January 29, 2025 12:02 PM
To: Anna Lee <anna.lee@alderarch.com>
Subject: Site plan info needed.

Hello Anna,

We need to have some information added to our site plan for the borough CLUP. I'm attaching a couple of drawings that were submitted. When we had Acutek stake out the property we had them adjust the building a little bit from where you had it. Acutek's survey is attached so you can see the new dimensions from the west and south. We need to have north and east dimensions from building to property lines. We also need to have ADA vertical clearance added and sign placement. The handicapped sign will be mounted on a post in front of the parking space. Below is what was sent from our attorney on what is needed. Let us know if you have any questions and if you can help us out with this.

From Attorney:

Also, we need you to have your site plan designer include the following:
- add dimensions on the proposed structures to all property lines.
- North and east dimensions from the proposed building to the north and east lot lines.
- vertical clearance of 7 feet added to the parking dimensions
- location of the ADA required sign and a digital copy

- a digital copy (direct from the designer) of the revised site plan so staff can scale the site plan properly if the scale stays at 1" = 20'.

Thank you,

Cary

Respectfully,

Silly Bear Cannabis, LLC Management

Physical Address:

8620 W. Guss Ct.

Wasilla, AK 99623

Mailing Address:

[25545 W. Guss Ct.](#)

[Summit, AK 99674](#)

Jenny Rohler 907-521-0681

Cary Rohler 907-521-0702

Ian Rohler 907-521-0641

Eli Rohler 907-707-8876

From: [Rick Benedict](#)
To: [Brenda Butler](#)
Cc: [Silly Bear Cannabis LLC](#); [Jana Weltzin](#); [Randi Baker](#)
Subject: RE: Silly Bear Cannabis LLC DBA Silly Bear Cannabis LLC License #36481 CUP Application
Date: Wednesday, March 26, 2025 3:15:00 PM

Good afternoon Brenda,

I would like to provide you with the status of staff's review of the updated application materials submitted earlier this month. I am beginning the review of the materials tomorrow and expect a response to you within the next 3 business days.

I apologize for the delay. However, with springtime construction activities ramping up, increasing permit applications, and training two new Current Planners, I have not been able to conduct a review earlier.

That said, if my review concludes with a determination of a complete application, we should be able to schedule your client for a public hearing in mid-June. Thank you for your patience and I'll follow up soon with an update.

Respectfully,

Rick Benedict – Current Planner
Development Services Division
Matanuska-Susitna Borough
(907)861-8527 direct

From: Brenda Butler <brenda@jdw Counsel.com>
Sent: Monday, March 3, 2025 5:02 PM
To: Rick Benedict <Rick.Benedict@matsugov.us>
Cc: Silly Bear Cannabis LLC <sales@sillybearcannabis.com>; Jana Weltzin <jana@jdw Counsel.com>; Randi Baker <randi@jdw Counsel.com>
Subject: Re: Silly Bear Cannabis LLC DBA Silly Bear Cannabis LLC License #36481 CUP Application

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

Good evening Rick,

Apologies for the delay, please find the attached JDW response letter, updated narrative and site plan to address your RFAI.

Let us know if there is anything else you need in order to deem this application complete.

Thank you and have a wonderful evening.

On Fri, Oct 11, 2024 at 4:04 PM Brenda Butler <brenda@jdw Counsel.com> wrote:

Received, thank you Rick,

We will get you the requested information as soon as possible.

Have a wonderful weekend.

On Fri, Oct 11, 2024 at 3:27 PM Rick Benedict <Rick.Benedict@matsugov.us> wrote:

Brenda,

I have attached a request for additional information concerning the Silly Bear Cannabis CUP application. If you have any questions, please contact me.

Respectfully,

Rick Benedict – Current Planner
Development Services Division
Matanuska-Susitna Borough
(907)861-8527 direct

From: Brenda Butler <brenda@jdwounsel.com>

Sent: Friday, September 27, 2024 4:35 PM

To: Rick Benedict <Rick.Benedict@matsugov.us>; Peggy Horton <Peggy.Horton@matsugov.us>

Cc: Silly Bear Cannabis LLC <sales@sillybearcannabis.com>; Jana Weltzin
<jana@jdwounsel.com>; Randi Baker <randi@jdwounsel.com>

Subject: Silly Bear Cannabis LLC DBA Silly Bear Cannabis LLC License #36481 CUP Application

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

Good Afternoon Peggy and Rick,

Please find the attached application and corresponding attachments for a retail marijuana conditional use permit.

Fees are in the mail.

Please confirm receipt of this email submission and all 9 of its attachments.

Thank you and have a wonderful weekend!

--

***** Please REPLY ALL when responding to this Email*****

Brenda Butler

JDW Counsel
Senior Paralegal, Notary Public
& Accounts Payable/Receivable
901 Photo Avenue, Second Floor

Anchorage, Alaska 99503
Phone: 907-231-3750
Fax: 360-483-3750
brenda@jdwcounsel.com
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Phone: 907-231-3750
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Brenda Butler

JDW Counsel
Senior Paralegal, Notary Public

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Fax: 360-483-3750
brenda@jdwcounsel.com
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Agency Comments

From: [Huling, Kristina N \(DOT\)](#)
To: [Rick Benedict](#)
Cc: [Baski, Sean M \(DOT\)](#); [Beckwith, Morris R \(DOT\)](#); [Bosin, Anna D \(DOT\)](#); [Kutcher, Gabe J \(DOT\)](#); [Rearden, Devki \(DOT\)](#); [Brad Sworts](#)
Subject: DOT&PF CUP M10307 Comment Letter - Silly Bear Cannabis (Parks MP 50)
Date: Tuesday, June 17, 2025 10:10:28 AM
Attachments: [6-17-25 DOT&PF CUP M10307 Comment Letter - Silly Bear Cannabis.pdf](#)

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

Rick,

Attached are agency comments for the Silly Bear Cannabis M10307 Conditional Use Permit.

Thank you,

Kristina Huling

Mat-Su Area Planner | 907.269.0509
Alaska DOT&PF, Anchorage; Planning

From: Rick Benedict <Rick.Benedict@matsugov.us>
Sent: Monday, June 2, 2025 2:06 PM
To: Rick Benedict <Rick.Benedict@matsugov.us>
Subject: Request for Review and Comments: MSB 17.60 – Conditional Use for Marijuana Retail Facility

CAUTION: This email originated from outside the State of Alaska mail system. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good Afternoon,

Applicant: Attorney Jana Weltzin, for Silly Bear Cannabis, LLC.

Location: 8620 W. Guss Court (Tax ID# 2760B02L002), within Township 17 North, Range 02 West, Section 08, Seward Meridian, RSA 27

An application for a Conditional Use Permit under MSB 17.60 – Conditional Use for Marijuana Related Facilities. The Planning Commission will conduct a public hearing on this request on July 21, 2025.

Application materials may be viewed online at www.matsugov.us by clicking on 'All Public Notices & Announcements'. A direct link to the application material is here:

[Matanuska-Susitna Borough - Public Hearing Notice for Conditional Use Permit Application for a Marijuana Retail Facility](#)

Comments are due on or before June 27, 2025, and will be included in the Planning Commission packet for the Commissioner's review and information. Please be advised that comments received from the public after that date will not be included in the staff report to the Planning Commission. Thank you for your review.

Respectfully,

Rick Benedict – Current Planner
Development Services Division
Matanuska-Susitna Borough
(907)861-8527 direct



THE STATE
of **ALASKA**
GOVERNOR MICHAEL J. DUNLEAVY

Planning Commission Meeting
July 21, 2025
160 of 248
Department of Transportation and
Public Facilities

4111 Aviation Avenue
P.O. Box 196900
Anchorage, AK 99519-6900
Main: 907-269-0520
Fax: 907-269-0521
dot.alaska.gov

June 17, 2025

Rick Benedict, Planner II
Development Services Division
Matanuska-Susitna Borough
350 East Dahlia Avenue
Palmer, AK 99645

[Sent Electronically]

Re: Conditional Use Permit M10307 Review

Dear Mr. Benedict:

The Alaska Department of Transportation and Public Facilities (DOT&PF) Central Region has reviewed the following conditional use permits and have the following comments:

- **CUP M10307 – Conditional Use Permit for Marijuana Related Facilities – MSB 17.60 – Silly Bear Cannabis LLC (Parks Highway MP 50)**
 - No objections to the conditional use permit.
 - No direct access to the Parks Highway will be permitted, all access must be through Gus's Court, as shown.
 - Ensure that all site design and improvements are outside of the Parks Highway right of way.

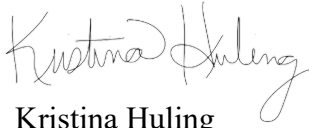
All properties accessing DOT&PF roads must apply to Right of Way for a driveway permit and/or approach road review, subject to provisions listed in 17 AAC 10.020. Any previously issued access permits become invalid once the property undergoes a platting action or change in use and must be reissued.

We recommend the petitioner verify all section line easements and DOT&PF road rights-of-way adjacent to their property. For assistance, the petitioner may contact the Engineering group within the Right of Way section in DOT&PF at (907) 269-0700. The petitioner is liable to remove any improvements within the easements and rights-of-way that impede the operation and maintenance of those facilities even if they are not shown on the plat, so it is in the petitioner's best interest to identify the exact locations and widths of any such easements or rights-of-way before they improve the property.

If any section line easements or road rights-of-way exist within the bounds of their plat, we recommend the petitioner dedicate them. If there is an existing right-of-way or easement, the petitioner is unable to develop that portion of the property yet continues to pay property taxes on it; dedicating will remove that cost to the petitioner.

If there are any questions regarding these comments please feel free to contact me at (907) 269-0509 or kristina.huling@alaska.gov.

Sincerely,



Kristina Huling
Mat-Su Area Planner, DOT&PF

cc: Sean Baski, Highway Design Chief, DOT&PF
Gabe Kutcher, Acting Property Management Supervisor, Right of Way, DOT&PF
Devki Rearden, Engineering Associate, DOT&PF
Morris Beckwith, Right of Way, DOT&PF
Brad Sworts, Pre-Design & Engineering Div. Manager, MSB
Anna Bosin, Traffic & Safety Engineer, DOT&PF

From: [Tim Swezey](#)
To: [Rick Benedict](#)
Cc: [Meadow Lakes Community Council](#)
Subject: Re: Request for Review and Comments: MSB 17.60 – Conditional Use for Marijuana Retail Facility
Date: Monday, June 2, 2025 2:14:05 PM

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

Thank you for the update. We will put this information on Facebook today, and this will be included in correspondence in the community council email meeting notice before the June 11th council meeting.

Tim Swezey,
Meadow Lakes Community Council Inc.

Meadow Lakes Community Council
1210 N. Kim Drive, Suite B
Wasilla, AK 99623-1921

Voice Mail: [907-232-2845](tel:907-232-2845)

Email: tim.swezey@mlccak.org

Website: www.mlccak.org

MLCC Facebook Page: <https://www.facebook.com/mlccak/>

Park Facebook Page: <https://www.facebook.com/MeadowLakesPark/>



On Mon, Jun 2, 2025 at 2:06 PM Rick Benedict <Rick.Benedict@matsugov.us> wrote:

Good Afternoon,

Applicant: Attorney Jana Weltzin, for Silly Bear Cannabis, LLC.

Location: 8620 W. Guss Court (Tax ID# 2760B02L002), within Township 17 North,

Range 02 West, Section 08, Seward Meridian, RSA 27

An application for a Conditional Use Permit under MSB 17.60 – Conditional Use for Marijuana Related Facilities. The Planning Commission will conduct a public hearing on this request on July 21, 2025.

Application materials may be viewed online at www.matsugov.us by clicking on ‘All Public Notices & Announcements’. A direct link to the application material is here:

[Matanuska-Susitna Borough - Public Hearing Notice for Conditional Use Permit Application for a Marijuana Retail Facility](#)

Comments are due on or before June 27, 2025, and will be included in the Planning Commission packet for the Commissioner’s review and information. Please be advised that comments received from the public after that date will not be included in the staff report to the Planning Commission. Thank you for your review.

Respectfully,

Rick Benedict – Current Planner

Development Services Division

Matanuska-Susitna Borough

(907)861-8527 direct

Rick Benedict

From: Kendra Johnson
Sent: Monday, June 16, 2025 8:43 AM
To: Rick Benedict
Subject: 8620 W GUSS CT

Rick,

I was in the area where this location has a permit in for a CUP and captured a couple photos for you. Appears they have paved the 2' entrance for the driveway permit and installed the paved parking area according to the site plan.

4 spaces paved- 1 ADA w/path lines

No sign hung yet but the pavement is marked

Kendra









Sent from my iPhone

From: [Kendra Johnson](#)
To: [Rick Benedict](#)
Subject: RE: Request for Review and Comments: MSB 17.60 – Conditional Use for Marijuana Retail Facility
Date: Wednesday, June 11, 2025 10:51:20 AM

Rick,

There are no open/active Code Compliance Cases on this parcel.

The site plan provided shows that the building will meet the required setbacks per MSB 17.55.

At this time Code Compliance does not have any objections to the CUP for the proposed Marijuana Retail Facility

Kendra Johnson, CFM

Senior Code Compliance Officer
(907)861-7861 office
(907)861-7822 Permit Center

From: Rick Benedict <Rick.Benedict@matsugov.us>
Sent: Monday, June 2, 2025 2:06 PM
To: Rick Benedict <Rick.Benedict@matsugov.us>
Subject: Request for Review and Comments: MSB 17.60 – Conditional Use for Marijuana Retail Facility

Good Afternoon,

Applicant: Attorney Jana Weltzin, for Silly Bear Cannabis, LLC.

Location: 8620 W. Guss Court (Tax ID# 2760B02L002), within Township 17 North, Range 02 West, Section 08, Seward Meridian, RSA 27

An application for a Conditional Use Permit under MSB 17.60 – Conditional Use for Marijuana Related Facilities. The Planning Commission will conduct a public hearing on this request on **July 21, 2025**.

Application materials may be viewed online at www.matsugov.us by clicking on 'All Public Notices & Announcements'. A direct link to the application material is here:

[Matanuska-Susitna Borough - Public Hearing Notice for Conditional Use Permit Application for a Marijuana Retail Facility](#)

Comments are due on or before June 27, 2025, and will be included in the Planning Commission packet for the Commissioner's review and information. Please be advised that comments received from the public after that date will not be included in the staff report to the Planning Commission. Thank you for your review.

Respectfully,

Rick Benedict – Current Planner
Development Services Division
Matanuska-Susitna Borough
(907)861-8527 direct

From: [Fred Wagner](#)
To: [Rick Benedict](#)
Subject: RE: Request for Review and Comments: MSB 17.60 – Conditional Use for Marijuana Retail Facility
Date: Monday, June 2, 2025 2:08:54 PM

Platting has no comments or concerns.

Sincerely,

Fred Wagner, PLS
MSB Platting Officer
(907)861-7870 Office
(907)355-8507 Cell

From: Rick Benedict <Rick.Benedict@matsugov.us>
Sent: Monday, June 2, 2025 2:06 PM
To: Rick Benedict <Rick.Benedict@matsugov.us>
Subject: Request for Review and Comments: MSB 17.60 – Conditional Use for Marijuana Retail Facility

Good Afternoon,

Applicant: Attorney Jana Weltzin, for Silly Bear Cannabis, LLC.

Location: 8620 W. Guss Court (Tax ID# 2760B02L002), within Township 17 North, Range 02 West, Section 08, Seward Meridian, RSA 27

An application for a Conditional Use Permit under MSB 17.60 – Conditional Use for Marijuana Related Facilities. The Planning Commission will conduct a public hearing on this request on July 21, 2025.

Application materials may be viewed online at www.matsugov.us by clicking on 'All Public Notices & Announcements'. A direct link to the application material is here:

[Matanuska-Susitna Borough - Public Hearing Notice for Conditional Use Permit Application for a Marijuana Retail Facility](#)

Comments are due on or before June 27, 2025, and will be included in the Planning Commission packet for the Commissioner's review and information. Please be advised that comments received from the public after that date will not be included in the staff report to

the Planning Commission. Thank you for your review.

Respectfully,

Rick Benedict – Current Planner
Development Services Division
Matanuska-Susitna Borough
(907)861-8527 direct

From: [Rick Benedict](#)
To: [Lacie Olivieri](#)
Cc: [Sierra Smith](#)
Subject: RE: PC Transmittal - Silly Bear CUP - July 7 Hearing Date
Date: Thursday, May 29, 2025 9:08:00 AM
Attachments: [Planning Commission - Transmittal Form.pdf](#)
[image001.png](#)

No worries, thanks for the update and corrected schedule. Yes, let's please schedule it for the 7/21 hearing date. I have updated the PC Transmittal and attached it for your record.

Rick

From: Lacie Olivieri <Lacie.Olivieri@matsugov.us>
Sent: Thursday, May 29, 2025 8:15 AM
To: Rick Benedict <Rick.Benedict@matsugov.us>
Cc: Sierra Smith <Sierra.Smith@matsugov.us>
Subject: Re: PC Transmittal - Silly Bear CUP - July 7 Hearing Date

Hi Rick,

I apologize for the confusion, but I had to update the PC schedule. The schedule approved by the Planning Commission in December did not include a meeting on July 7th. I accidentally included July 7th in my version, that I must have sent to you.

We can hold the public hearing on July 21 instead. I have attached the schedule that the Planning Commission approved in December for your reference.

Thank you for your understanding,

Lacie Olivieri

Planning Department Administrative Specialist
Matanuska-Susitna Borough
350 East Dahlia Avenue
Palmer, AK 99645
907.861.7851
<https://www.matsugov.us/>



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

Sent: Wednesday, May 28, 2025 1:26 PM
To: Lacie Olivieri <Lacie.Olivieri@matsugov.us>
Cc: Sierra Smith <Sierra.Smith@matsugov.us>
Subject: PC Transmittal - Silly Bear CUP - July 7 Hearing Date

Hi Lacie,

I have a request. Can we please get this applicant on the PC calendar for a public hearing on Monday, July 7th? The transmittal form is attached. I need a Reso # when you get a chance.

Thank you

Rick Benedict – Current Planner
Development Services Division
Matanuska-Susitna Borough
(907)861-8527 direct

Public Comments

From: [Chloe Jin](#)
To: [Rick Benedict](#)
Subject: Comment on proposed Marijuana retail
Date: Monday, June 23, 2025 4:41:05 PM
Attachments: [Doc - Jun 23 2025 - 4-37 PM.pdf](#)

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

Chloe

23

TUCKER JASON M MOON JIN
1130 S RUTTER LN
WASILLA AK 99623

The Matanuska-Susitna Borough Planning Commission will consider the following:

Jana Weltzin, on behalf of Silly Bear Cannabis LLC, applied for a Conditional Use Permit under MSB 17.60 – Conditional Uses for the Operation of a Marijuana Retail Facility. The proposed operation is at 8620 W. Guss Court (Tax ID# 2760B02L002).

The Matanuska-Susitna Borough Planning Commission will conduct a public hearing concerning the application on **Monday, July 21, 2025, at 6:00 p.m.** in the Borough Assembly Chambers at 350 E. Dahlia Avenue in Palmer. This may be the only presentation of this item before the Planning Commission, and you are invited to attend. Planning Commission members may not receive or engage in ex-parte contact with the applicant, other interested parties in the application, or members of the public concerning the application or issues presented in the application.

Application materials may be viewed online at www.matsugov.us by clicking “All Public Notices & Announcements.” For additional information, contact Rick Benedict, Current Planner, at (907) 861-8527. Provide written comments by e-mail to rick.benedict@matsugov.us, or by mail to MSB Development Services Division, 350 E. Dahlia Avenue, Palmer, AK 99645.

The public may provide verbal testimony at the meeting or telephonically by calling 1-855-290-3803. To be eligible to file an appeal from a decision of the Planning Commission, a person must be designated an interested party. See MSB 15.39.010 for the definition of an interested party. The procedures governing appeals to the Board of Adjustment and Appeals are contained in MSB 15.39.010-250, which is available on the Borough home page: www.matsugov.us, in the Borough Clerk’s office, and at various libraries within the borough.

Comments are due on or before **June 27, 2025**, and will be included in the Planning Commission packet. Please be advised that comments received from the public after that date will not be included in the staff report but will be provided to the Commission at the meeting.

Name: Jin Moon Mailing Address: P.O. Box 873891, Wasilla 99687

Location/Legal Description of your property: 1130 S Rutter Lane, Wasilla

Comments: My house is right cross the proposed operation. I strongly against it! I'm a single Mom, with a teen boy and a 4 years old daughter. I don't like any Marijuana involved business around our home and life. Please don't let this Marijuana store ruin our peace.

DRAFT

**PLANNING COMMISSION
RESOLUTION**

By: Rick Benedict
Introduced: June 16, 2025
Public Hearing: July 21, 2025
Action:

MATANUSKA-SUSITNA BOROUGH
PLANNING COMMISSION RESOLUTION NO. PC 25-12

A RESOLUTION OF THE MATANUSKA-SUSITNA BOROUGH PLANNING COMMISSION
APPROVING A CONDITIONAL USE PERMIT FOR THE OPERATION OF A MARIJUANA
RETAIL FACILITY AT 8620 W. GUS'S COURT, TAX ID#2760B02L002.

WHEREAS, an application has been received from Attorney Jana Weltzin on behalf of Silly Bear Cannabis for a conditional use permit for the operation of a marijuana retail facility at 8620 W. Gus's Court, TAX ID#2760B02L002; and

WHEREAS, MSB 17.60.030(A)(4) requires a conditional use permit for the operation of a marijuana retail facility; and

WHEREAS, unless this type of use is maintained under and in accordance with a lawfully issued permit, marijuana retail facilities are declared to be a public nuisance; and

WHEREAS, the subject parcel is within the Meadow Lakes Community Council area; and

WHEREAS, various land uses, including commercial, residential, and undeveloped, exist within 1,000 feet of the subject property; and

WHEREAS, consumption of marijuana is prohibited at the site;
and

WHEREAS, people under 21 are prohibited from entering the facility; and

WHEREAS, according to the application materials, the proposed use has a training plan in place, which includes training of employees in all security measures; and

WHEREAS, according to the application materials, the structure will meet all applicable setback requirements according to MSB 17.55; and

WHEREAS, the applicant submitted all required site plans and operational information; and

WHEREAS, according to the application materials, the proposed use will not involve industrial equipment or processes that generate noise; and

WHEREAS, according to the application materials, the proposed marijuana retail store will not generate odors; and

WHEREAS, according to the application materials, all retail operations will occur indoors; and

WHEREAS, according to the application materials, loitering will not be allowed; and

WHEREAS, the closest schools (Little Hands Preschool and American Charter Academy) are approximately 6,895 feet northeast of the proposed use; and

WHEREAS, the State of Alaska Marijuana Control Board (AMCO) voted to approve Silly Bear Cannabis's Retail Marijuana Store

License (36481) with delegation at the September 12, 2024, meeting;
and

WHEREAS, the application contained a copy of AMCO's delegated approval letter for Silly Bear Cannabis's Retail Marijuana Store License (36481); and

WHEREAS, delegation means the AMCO director is authorized to issue the license once all outstanding approvals, including the fire marshal, local government, and the Department of Environmental Conservation-Food Safety Program, are received; and

WHEREAS, a marijuana retail facility with an area of 1,445 square feet is required to provide five parking spaces, one of which must be an Americans with Disabilities Act (ADA) compliant space; and

WHEREAS, according to the application materials, fifteen customer parking spaces will be provided; two of which will comply with ADA requirements; and

WHEREAS, according to the application materials, each traditional parking space is 20 feet long and 10 feet wide; and

WHEREAS, according to the application materials, parking areas on the site have no vertical clearance limitations; and

WHEREAS, the subject parcel is 1.01 acres in size and is part of the Scheele Solid subdivision; and

WHEREAS, according to the application materials, the proposed AMCO licensed operation will be situated within a newly constructed commercial structure approximately 1,445 square feet in size; and

WHEREAS, according to the record, the new commercial structure was constructed in approximately 2024; and

WHEREAS, the subject parcel has frontage along West Gus's Court, which is classified as a local roadway maintained by the borough and can accommodate light commercial traffic; and

WHEREAS, the proposed use will access West Gus's Court, for which the applicant has applied for a driveway permit from the Borough's permitting center; and

WHEREAS, parcels with West Gus's Court frontage are mostly for commercial use; and

WHEREAS, West Parks Highway is south of and adjacent to the subject property. It is classified as an interstate and maintained by the State of Alaska. It can accommodate the traffic associated with commercial use; and

WHEREAS, Randall Road and Scheele Drive provide access to West Gus's Court from West Parks Highway east and west of the proposed use; and

WHEREAS, parcels with West Parks Highway frontage are used for various purposes, including residential, commercial, industrial, and undeveloped; and

WHEREAS, the proposed hours of operation are 8:00 a.m. to 10:00 p.m. Sunday through Thursday and 10:00 a.m. to midnight Fridays and Saturdays; and

WHEREAS, according to the application materials, the operation will not sell products to individuals who are under the influence of alcohol, inhalants, or controlled substances or who are not at least twenty-one (21) years of age, as evidenced by valid government-issued photo identification; and

WHEREAS, according to the application materials, a no-loitering policy exists. Employees will randomly check the perimeter to ensure that no loiterers remain on the premises; and

WHEREAS, according to the application materials, signs stating "No Loitering" and noting the 24-hour alarm monitoring system will be mounted on the exterior of the facility; and

WHEREAS, according to the application materials, a security system plan, diversion control policy, and a loitering check plan are in place. The facility will have a 24-hour monitoring alarm system, exterior lighting, and video surveillance; and

WHEREAS, according to the application materials, commercial locking mechanisms and video surveillance secure entrances to capture individuals within 20 feet; and

WHEREAS, according to the application materials, inside video surveillance covers all areas (except the bathroom) 24/7, and footage is stored for a minimum of 40 days; and

WHEREAS, according to the application materials, access is continuously monitored and restricted to employees, licensees, AMCO agents, law enforcement, and pre-approved scheduled visitors; and

WHEREAS, according to the application materials, unescorted public access to restricted areas is not allowed, with signage indicating this. Distinct cameras are installed throughout and around the facility to deter unauthorized access; and

WHEREAS, according to the application materials, security monitors and video recording equipment are securely located onsite, and live footage is accessible to licensees/management via phone; and

WHEREAS, according to the application materials, alarm systems are monitored by a third-party security company and tested every six months; and

WHEREAS, according to the application materials, employees will be required to obtain a Marijuana Handler card from a state-approved provider before commencing employment. The number of on-site employees will be at least two; and

WHEREAS, according to the application materials, solid or liquid marijuana waste will be stored in a sealed, locked bucket under video surveillance in a restricted area, accessible only by authorized personnel; and

WHEREAS, according to the application materials, marijuana waste will be rendered unusable by grinding it into organic living soil (at a minimum 1:1 ratio with soil); and

WHEREAS, according to the application materials, the operation will maintain a log tracking waste for a minimum of three years; and

WHEREAS, according to the application materials, waste disposal will occur at a local landfill or transfer station, either by a licensee/employee or a third-party company; and

WHEREAS, the proposed use will be located west of and approximately 345 feet from the closest residential parcel, and approximately 59 feet east of the nearest commercial parcel; and

WHEREAS, the application included a signed authorization from the property owners granting Silly Bear Cannabis LLC permission to use the property for a retail marijuana store and authorizing JDW, LLC to apply for and obtain the CUP; and

WHEREAS, according to the application materials, the commercial structure housing the proposed operation is approximately 124' from the West Gus's Court right-of-way to the north, approximately 103' from the eastern property line, approximately 55' from the western property line, and approximately 38' from the West Parks Highway right-of-way to the south; and

WHEREAS, according to the application materials, the operation will retain existing trees and vegetation on the perimeter of the subject parcel for visual screening; and

WHEREAS, according to the application materials, the operation will construct a compacted D1 gravel driveway and parking lot with asphalt ADA spaces; and

WHEREAS, according to the application materials, a rustic building design is incorporated into the plans to reduce adverse effects and contribute to the character of the surrounding area. The building will be painted dark grey with black trim and have LP Smart Slide 540 Series Engineered Wood Siding with a dark-stained post-beam patio; and

WHEREAS, according to the application materials, the operation will have 4 signs. One 3' x 3' sign will be placed on the front of the building, one 3' x 3' sign will be located at the driveway entrance, one 5' x 5' sign will be placed on the Highway side of the property and one 9' x 12' sign will be placed on the left side (Parks Hwy side) of the building; and

WHEREAS, according to the application materials, the signs will have the business name and logo, and will be constructed of either wood or metal with string lights on the sign perimeter and/or spotlights on the ground pointing up to the signs that will be turned on during business hours; and

WHEREAS, according to the application materials, LED exterior lighting will be installed at an unreachable height and downward facing to ensure mitigation of light pollution; and

WHEREAS, the area surrounding the subject parcel consists of a mix of state and borough rights-of-way, commercial and residential uses, and several undeveloped parcels. Nearby commercial uses consist of a reflexologist, fireplace store, auto repair shop, U-Haul center, dog groomer, bar, and transit barn/park & ride; and

WHEREAS, parcels adjoining the subject property include the following uses: to the north is West Gus's Court right-of-way, to the south is West Parks Highway right-of-way, and to the west and east are commercial uses; and

WHEREAS, a Full Plan Review for the Silly Bear Cannabis facility was conducted by the State of Alaska, Department of Public Safety, Division of Fire & Life Safety, and approved on March 8, 2024. The application contained a copy of the approved Full Plan Review; and

WHEREAS, West Gus's Court is a borough-maintained roadway with a local classification and can support light commercial traffic; and

WHEREAS, the Institute of Transportation Engineers (ITE) Trip Generation, 11th Edition, shows that a "Marijuana Dispensary" of approximately 1,445 square feet in an urban area is expected to

produce approximately 36 trips per weekday PM hour based on the average trip start/end generation rates; and

WHEREAS, the Planning Commission has reviewed this application with respect to standards set forth in MSB 17.60.100, 17.60.150 and 17.60.170; and

WHEREAS, the Planning Commission conducted a public hearing on July 21, 2025, on this matter.

NOW, THEREFORE, BE IT RESOLVED, that the Matanuska-Susitna Borough Planning Commission hereby adopts the aforementioned findings of fact and makes the following conclusions of law supporting approval of Planning Commission Resolution 25-12:

1. The proposed use, with conditions, will not detract from the value, character, and integrity of the surrounding area (MSB 17.60.100(B)(1)).
2. The proposed use, with conditions, will not be harmful to the public health, safety, convenience, and welfare (MSB 17.60.100(B)(2)).
3. Sufficient setbacks, lot area, buffers or other safeguards are being provided (MSB 17.60.100(B)(3)).
4. The application material meets all of the requirements of this chapter (MSB 17.60.100(B)(4)).
5. The proposed use, with conditions, will not negatively affect other properties due to factors such as noise and odor (MSB 17.60.150(A)(1)).

6. Measures are in place, with conditions, to reduce negative affects upon adjacent properties (MSB 17.60.150 (A) (2) (a-c)).
7. The proposed use, with conditions, is compatible with the character of the surrounding area (MSB 17.60.150 (A) (3)).
8. The proposed use is more than 1,000 feet away from any school grounds (MSB 17.60.150 (B) (1)).
9. The applicant has provided documentation demonstrating all applicable licenses pertaining to 3 AAC 306.005 have been obtained (MSB 17.60.150 (D) (1)).
10. The applicant has provided documentation demonstrating the proposed use is in full compliance with all applicable fire code (MSB 17.60.150 (D) (2)).
11. The proposed use is located on a parcel that is appropriate for commercial use (MSB 17.60.170 (A) (1-3)).
12. The proposed use meets the minimum number of parking spaces for retail facilities (MSB 17.60.170 (B)).
13. The proposed use complies with current ADA parking space guidelines (MSB 17.60.170 (C)).

BE IT FURTHER RESOLVED, that the Planning Commission finds this application does meet the standards of MSB 17.60 and does hereby approve the conditional use permit for the operation of a marijuana retail facility, with the following conditions:

1. Prior to operating, the applicant shall notify the borough upon completion of the proposed driveway for access to West Gus's Court and provide the Planning Department with a copy of the final borough-issued driveway permit.
2. Prior to operating, ADA parking spaces, access aisles, and ADA signage must be installed according to ADA guidelines, the application narrative, and site plans. Proof of completion must be provided to the Planning Department.
3. The operation shall comply with all applicable state and local regulations.
4. All aspects of the operation shall comply with the description detailed in the application material and with the conditions of this permit. An amendment to the Conditional Use Permit shall be required prior to any expansion of the conditional use.
5. Borough staff shall be permitted to enter the premises, subject to this permit, to monitor compliance with permit requirements. Such access will, at minimum, be allowed on demand when activity is occurring, and/or with prior verbal or written notice, and/or at other times as necessary to monitor compliance. Denial of

access to Borough staff shall be a violation of this Conditional Use Permit.

6. The hours of operation shall not exceed 8:00 a.m. to 10:00 p.m. Sunday through Thursday and 10:00 a.m. to midnight Fridays and Saturdays.
7. On-site consumption of marijuana and marijuana products is prohibited.
8. A drive-through window is not authorized at this location.

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

Wilfred Fernandez, Chair

ATTEST

Lacie Olivieri, Planning Clerk

(SEAL)

YES:

NO:

PUBLIC HEARING LEGISLATIVE

PC Resolution No. 25-11

A Resolution Of The Matanuska-Susitna Borough Planning Commission Recommending The Matanuska-Susitna Borough Assembly Adopt The Fuller Lake, Lake Management Plan And An Ordinance Amending MSB 17.59 –" Lake Management Plan Implementation (Staff: Rebecca Skjothaug, Current Planner)

(Page 192-247)



MATANUSKA-SUSITNA BOROUGH

Planning and Land Use Department

Planning Division

350 East Dahlia Avenue • Palmer, AK 99645

Phone (907) 861-7833

www.matsugov.us

Planning Commission Meeting

July 21, 2025

192 of 248

PLANNING DIVISION STAFF REPORT

DATE: June 16, 2025

SUBJECT: Fuller Lake, Lake Management Plan

RESOLUTION NO.: Planning Commission Resolution

REVIEWED BY: Alex Strawn, Planning & Land Use Director
Wade Long, Development Services Manager

STAFF: Rebecca Skjothaug, Current Planner

SUMMARY STATEMENT

Lake Management Planning History:

The Matanuska-Susitna Borough (MSB) adopted the first Lake Management Plan (LMP) in 1995. Since then, there have been forty-two LMPs adopted by the Borough Assembly. The Fuller Lake LMP was initiated in the summer of 2024 for the same reasons as the 42 lakeside communities before them: as populations grow, there is an increase in conflicting uses of the land and water being developed. When this happens, the residents have an option of initiating an LMP to resolve conflict among current neighbors while setting a standard for incoming residents. The LMP process is a grassroots planning option, meaning that LMPs must be initiated by a lake community. Once initiated, the residents work together to develop the regulations they think are appropriate for the lake. The Borough's Planning Department staff act as researchers, writers, and neutral meeting facilitators throughout the process.

Lake Management Plans provide guidance for how the surface of the lake is used and makes recommendations concerning public access and education of lake users to meet the goals of the plan. Certain aspects of the plan can be implemented as enforceable regulations through MSB 17.59. In 1999, the Borough Assembly adopted Ordinance NO. 99-103 which established guidelines for appropriate regulations based on the lake size. Residents also have the power to develop their own regulations to be included in a Lake Management Plant. According to the Alaska Department of Fish & Game, Fuller Lake measures 39 surface acres with an average depth of 5 feet 9 inches. The adopted guidelines for a lake of this size are as follows: No Wake Zone of 100

feet from shoreline; Quiet Hours 10pm to 8am; Personal Watercraft Restriction; 10 Horsepower Limit.

Fuller Lake, Lake Management Plan Process:

Residents of Fuller Lake, located within the Meadow Lakes Community Council, began the petition process for a Lake Management Plan (LMP) in 2024. In June of 2024, residents submitted a valid petition to the Matanuska-Susitna Borough (MSB) Planning Department. For an LMP petition to be considered valid, it must show that over fifty percent of all shoreline property owners are in favor of initiating a LMP. Sixty-one percent of lake residents signed the petition.

The next step in the LMP process as defined in MSB 15.24.031. This section of MSB Code requires staff to open all LMP meetings to the public and advertise the meetings in the newspaper. Staff additionally kept the public up to date with regular emails to the resident email list and a project website that was open to the public and updated regularly with information, meeting videos, and draft plans. Staff also posted information on Facebook about upcoming meetings and had several updates in the Planner Platform.

Planning staff scheduled two public meetings for Fuller Lake residents to discuss their concerns, ideas, and to work towards a consensus for regulations to be included in the Lake Management Plan. The first meeting was held on October 10, 2024, in person at the Wasilla Public Library and had a Microsoft Teams component so residents could join virtually. Planning staff gave an overview of what to expect from the LMP process and then provided an opportunity for residents to voice their concerns regarding usage conflicts on Fuller Lake. Residents were then divided into small groups where they developed some ideas for regulation packages including quiet hours, a no-wake zone, and options for motorized watercraft and personal watercraft use. At the end of the meeting, residents voted to have another meeting to further discuss regulations. The second meeting was held on October 17, 2024, in person at the Wasilla Public Library and had a Microsoft Teams component so residents could join virtually. In the meeting, residents worked through their ideas and concerns together and also agreed to a follow-up meeting.

Staff scheduled the final meeting for November 7, 2024. The meeting was held at the Wasilla Public Library and on Microsoft Teams. The focus of the third meeting was to finalize regulations for Fuller Lake and review a rough draft of the LMP. During discussions, parcel owners remained divided on whether to implement a full ban on personal watercraft or adopt a time-share usage approach. The goal of the final meeting was to come to an agreement on the regulations that would be included in an LMP so that residents could cast a final vote that would show if residents supported bringing the Fuller Lake, Lake Management Plan forward to the Planning Commission and Assembly for adoption into MSB Code.

However, after three meetings, residents were unable to come to consensus on the regulations they wanted to be included in the LMP. Because residents were not able to come to a consensus regarding the regulations that would be included, Planning staff initiated a secondary ballot. The conclusion of the secondary ballot established the final LMP regulations in the draft plan.

Secondary Ballot Process

Staff mailed 28 ballots to the shoreline property owners for a secondary ballot to finalize the Fuller LMP draft. The secondary ballot had two options to ban personal watercraft usage on Fuller Lake, or to have a timeshare option for the use of personal watercraft.

The secondary ballot count is as follows:

Between November 14, 2024, and January 13, 2025, 17 ballots were returned to the MSB, and 12 properties voted in banning the use of personal watercraft, which made the final count 71% in support of a full ban on the use of personal watercraft on Fuller Lake. Planning staff sent a written letter to all residents detailing the ballot count along with an email outlining the secondary ballot count. Staff also posted a public notice on the Fuller Lake, Lake Management Plan website.

While it was very clear that the primary issue was jet ski use, there were several notable themes that residents agreed on. These issues are discussed at length in the LMP. Below is a brief summary of the top three issues:

General Concerns:

The Fuller Lake community identified a number of concerns in their lakeshore community (listed below) and also found agreement on many of the issues and possible solutions. Meeting attendees unanimously agreed that maintaining healthy and welcoming habitat for migratory birds is a high priority. The group had concerns that high-speed motorized activity on the lake could have negative impacts to nesting swans and loons or could harm their young, especially during peak nesting and rearing timeframes.

Wildlife & Environmental Protection:

A representative from the US Fish & Wildlife Service was able to provide more information regarding general Best Management Practices to protect migratory birds and encourage their return, and determined that in Southcentral Alaska, peak nesting times would fall between April 20-July 15. Additionally, they identified that, *"Under the Migratory Bird Treaty Act (MBTA), unless permitted by regulations and under authorization by the US Fish and Wildlife Service (Service), it is unlawful, "at any time, by any means or manner, to pursue, hunt, take, capture, kill, attempt to take, capture, or kill... any migratory bird, [or] any part, nest, or egg of any such bird," even if take of that nest is incidental to an otherwise lawful activity."* This information was considered by residents when making final decisions on Fuller Lake regulations.

Due to the shallow depth of Fuller Lake (5'9" maximum), community members expressed concerns regarding lake bottom disturbance from the high-speed use of personal watercraft on the lake. Some residents noted seeing churned up mud from the bottom of the lake wash up on shore. There were concerns about how this type of disturbance impacts overall water quality, shoreline erosion, and algae growth on the lake.

Motorized Watercraft/Personal Watercraft Use:

Residents spoke both for and against motorized use on Fuller Lake. Many of the concerns discussed stemmed from high-speed motorized use, but there were also residents who expressed concerns over losing the ability to use motorized craft on the lake. Though a small number of residents utilize personal watercraft, many residents want to continue using smaller electric motors. There was consensus that the use of low horsepower electric motors should continue to be allowed.

Final Ballot Process:

The final regulation options for the Fuller Lake LMP were developed by the shoreline property owners of Fuller Lake. Planning staff mailed ballot packets and a final ballot to 28 shoreline property owners, March 8, 2025, and gave residents until May 27, 2025, to send back their ballot.

Regulations for the final ballot and Fuller Lake, LMP draft included:

- **Quiet hours between the hours of 10:00 pm and 8:00 am, Sunday through Saturday.** Motorized uses producing continuous or repetitive noise are regulated for the hours and lakes specified below. Examples of regulated uses include high-speed joyriding, practicing aircraft “touch and goes,” engine testing, and racing. This restriction does not prohibit the operation of aircraft, boats, or other vehicles traveling directly to their destination.
- **No-wake zone 50 feet from the shoreline.** The no-wake zone shall extend from the shoreline of the lake, the designated horizontal distance into the water.
- **Motorized watercraft uses are restricted to a maximum of five horsepower motor limit.** Motorized watercraft uses are restricted as noted.
- **Personal watercraft use is banned.** A secondary ballot resulted in 12 votes supporting a ban on personal watercraft and 5 votes in favor of a timeshare option, resulting to a full prohibition of personal watercraft on Fuller Lake.

The Final Ballot Count:

Ballots mailed: 28

Ballots Returned: 23

In Favor of Fuller LMP (YEA): 14

Against Fuller LMP (NEA): 9

61 % majority in favor of Fuller Lake, LMP

Legislation:

The attached draft code ordinance, Ordinance No. 25-079, will be submitted to the Assembly as part of the adoption process. This legislation is included for your information. The ordinance adopts the Fuller Lake, Lake Management Plan under MSB 15.24.030(C), and amends MSB 17.59 to implement the regulations that the community voted on as they are defined in the Lake Management Plan.

Staff Recommendations:

The Fuller Lake, Lake Management Plan was developed with intensive public feedback through public meetings, written and verbal comment, and ballot process for both the initiation and implementation of the Lake Management Plan. This LMP is the will of the shoreline property owners of Fuller Lake.

Staff respectfully recommends the adoption of the Planning Commission Resolution 25-11, recommending the adoption of the Fuller Lake, Lake Management Plan.

MATANUSKA-SUSITNA BOROUGH INFORMATION MEMORANDUM

IM No. 25-143

SUBJECT: AN ORDINANCE OF THE MATANUSKA-SUSITNA BOROUGH ASSEMBLY ADOPTING MSB 15.24.030(C) (43) FULLER LAKE, LAKE MANAGEMENT PLAN AND AMENDING MSB 17.59, LAKE MANAGEMENT PLAN IMPLEMENTATION.

AGENDA OF: August 5, 2025

ASSEMBLY ACTION:

AGENDA ACTION REQUESTED: Introduce and set for public hearing.

Route To	Signatures
Originator	<u> X </u>
Department Director	<u> X </u>
Finance Director	<u> X </u>
Borough Attorney	<u> X </u>
Borough Manager	<u> X </u>
Borough Clerk	<u> X </u>

ATTACHMENT (S) : Draft FULLER LAKE, Lake Management Plan (26 pp)
MSB 17.59 (12 pp)
Planning Commission Resolution No. 25-___ (pp)
Ordinance Serial No. 25-079 (5 pp)

SUMMARY STATEMENT:

Lake Management Planning Quick Facts

- The Matanuska-Susitna Borough (MSB) has adopted 42 Lake Management Plans since 1995.
- There are eight Lake Management Plans (LMP) within the Meadow Lakes Community Council Area where Fuller Lake is located.
- MSB Residents initiate LMPs to resolve conflict among current neighbors and set standards for incoming residents.
- LMPs are initiated through a petition process that requires the signatures of 50% of all shoreline property owners.
- The Borough's Planning Department staff act as researchers, writers, and neutral meeting facilitators throughout the process.
- In 1999, the Borough Assembly adopted Ordinance NO. 99-103 which established guidelines for appropriate regulations based on lake size.
- According to the Alaska Department of Fish & Game, Fuller Lake measures 39 surface acres with an average depth of 5 feet and 9 inches. The Assembly adopted guidelines for a lake this size are as follows: No Wake Zone of 100 feet from shoreline; Quiet Hours 10pm to 8am; Personal Watercraft Restriction; 10 Horsepower Limit.
- The majority of shoreline property owners voted in favor of a Lake Management Plan for Fuller Lake with restricted motorized use and a ban on personal watercraft.

Fuller Lake, Lake Management Plan Process

MSB 15.24.031 *Initiating and Amending Lake Management Plans* is the governing code for this process. Below is a summary of how Planning staff and Fuller Lake residents met and exceeded those requirements.

MSB 15.24.031(A) (1) Petition

In June 2024, residents of Fuller Lake submitted a valid

petition to the Matanuska-Susitna Borough (MSB) Planning Department requesting the implementation of an LMP. For an LMP petition to be considered valid, it must contain signatures of at least 50% of all shoreline property owners. **Sixty-one percent of lake residents signed the petition.**

MSB 15.24.031(A) (2) Initiation Ballot

Planning staff is required to mail a ballot to every shoreline parcel within 60 days of receiving a valid petition. The ballot allows residents to indicate whether they support or oppose initiating an LMP. Staff mailed 28 ballots using borough tax assessment records for mailing addresses on July 15, 2024, with a required return date of September 13, 2024.

MSB 15.24.031(A) (3) - (5) Noticing and Counting Initiation Ballots Between July 15, 2024, and September 13, 2024, 19 ballots were returned to the MSB, and 15 properties voted in favor of an LMP, which made the final count **79% in support of initiating an LMP**. Planning staff sent a written letter to all residents detailing the ballot count and emailed notification to the Meadow Lakes Community Council, District 7 Assemblyperson Ron Bernier, and the Borough Manager. Staff also posted a public notice at the public access in the Frontiersman and borough website.

MSB 15.24.031(A) (6) Public Participation

This section of MSB Code requires staff to open all LMP meetings to the public and advertise the meetings in the newspaper. Staff additionally kept the public up to date with regular emails to the resident email list and a project website that was open to the public and updated regularly with information, meeting videos, and draft plans. Staff also posted information on Facebook about upcoming meetings and had several updates in the Planner Platform.

Planning staff scheduled two public meetings for Fuller Lake residents to discuss their concerns, ideas, and to work towards a consensus for regulations to be included in the Lake Management Plan. The first meeting was held on October 10, 2024, in person at the Wasilla Public Library and had a Microsoft Teams component so residents could join virtually.

Planning staff gave an overview of what to expect from the LMP process and then provided an opportunity for residents to voice their concerns regarding usage conflicts on Fuller Lake. Residents were then divided into small groups where they developed some ideas for regulation packages including quiet hours, a no-wake zone, and options for motorized watercraft and personal watercraft use.

The second meeting was held on October 17, 2024, in person at the Wasilla Public Library and had a Microsoft Teams component so residents could join virtually. In the meeting, residents worked through their ideas and concerns together and agreed to a follow-up meeting.

Staff scheduled the final meeting for November 7, 2024. The meeting was held at the Wasilla Public Library and on Microsoft Teams. The focus of the third meeting was to finalize regulations for Fuller Lake and review a rough draft of the LMP. During discussions, parcel owners remained divided on whether to implement a full ban on personal watercraft or adopt a time-share usage approach. The goal of the final meeting was to come to an agreement on the regulations that would be included in an LMP so that residents could cast a final vote that would show if residents supported bringing the Fuller Lake, Lake Management Plan forward to the Planning Commission and Assembly for adoption into MSB Code.

However, after three meetings, residents were unable to come to consensus on the regulations they wanted to be included in the LMP. Because residents were not able to come to a consensus regarding the regulations that would be included, Planning staff initiated a secondary ballot. The conclusion of the secondary ballot established the final LMP regulations in the draft plan.

Secondary Ballot Process

Staff mailed 28 ballots to the shoreline property owners for a secondary ballot to finalize the Fuller LMP draft. The secondary ballot had two options to ban personal watercraft usage on Fuller Lake, or to have a timeshare option for the use of personal watercraft.

The secondary ballot count is as follows:

Between November 14, 2024, and January 13, 2025, 17 ballots were returned to the MSB, and 12 properties voted in banning the use of personal watercraft, which made the final count 71% in support of a full ban on the use of personal watercraft on Fuller Lake. Planning staff sent a written letter to all residents detailing the ballot count along with an email outlining the secondary ballot count. Staff also posted a public notice on the Fuller Lake, Lake Management Plan website.

The Final Ballot Process

After the conclusion of a 60-day draft review process conducted by Fuller Lake shoreline property owners; the final ballot was distributed. Staff mailed 28 ballots to the shoreline property owners of Fuller Lake with the agreed upon LMP regulations.

The final ballot count is as follows:

Between March 8, 2025, and May 27, 2025, 23 ballots were returned to the MSB, and 14 shoreline property owners voted in favor of the LMP, which made the final count 61% in support of the Fuller Lake Management Plan. Planning staff sent a written letter to all residents detailing the ballot count along with an email outlining the next steps. Staff also posted a public notice on the Fuller Lake, Lake Management Plan website.

RECOMMENDATION OF ADMINISTRATION:

Staff respectfully recommends adoption of this ordinance.



Fuller Lake


Lake Management Plan

PREPARED BY:

Matanuska-Susitna Borough Planning Division

Adopted by the Matanuska-Susitna Borough ORD 25-079

Table of Contents



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4.3	Community Planning Resources
4.4	Best Management Practices for Development around Waterbodies

1.0 Introduction

The Matanuska-Susitna Borough (MSB) adopted the first Lake Management Plan (LMP) in 1995. Since then, there have been forty-three LMPs adopted by the Borough Assembly, including Fuller Lake. The Fuller Lake LMP was initiated in the summer of 2024 for the same reasons as the 42 lakeside communities before them. As populations grow, there is an increase in conflicting uses of the land and water. When this happens, residents have an option to initiate an LMP. The LMP's purpose is to resolve conflict among current neighbors and the public while setting a standard for incoming residents. The development of an LMP is a grassroots planning effort, meaning that the process must be initiated by a majority of shoreline residents. Once initiated, residents work together to develop the regulations they think are appropriate for the lake. The MSB's Planning Department staff supports the community, acting as researchers, writers, and neutral meeting facilitators throughout the process.

The Fuller Lake LMP provides general lake information, as well as the legal framework the MSB uses to regulate waterbodies within its boundary. The Issues Summary and Community Goals represent the community's voice and intent behind the regulations included in this plan. This information was captured through direct communications with shoreline residents and during a series of public meetings. Plan Implementation will provide the framework for MSB code-enforced regulations.

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Lake Management
Plans Adopted by the
MSB Assembly



Borough code for
LMP's:
MSB 15.24
MSB 17.59



Developed by
shoreline residents,
for the community,
and voted on by the
MSB assembly.

1.1 About Fuller Lake

- **Fuller Lake is located in the Meadow Lakes Community Council area.** According to the Alaska Lake Database, Fuller Lake is 38 acres with a maximum depth of 5'9."
- **Public access** is currently found through a walking path at the end of Meadow Lakes Elementary School's playground, which navigates to a dock for viewing access to the lake. The pathway is not clearly marked but is accessible through a small section of the school's tree line. Beyond the access point of the fence, the path runs parallel to the length of the school's fence line, and once near the end, the trail becomes wider and leads to the lake's viewing dock. The school also has a key for access through a locked gate behind the soccer field.
- **Lake residents** enjoy many recreational activities in the warmer months such as kayaking, paddle boarding, canoeing, and bird watching.
- **Shoreline residents** have noted swans and loons residing on the lake, and have identified the presence of nesting sites along the shoreline.
- **Due to the lake's depth**, the lake does not provide fishing opportunities, and is not stocked by the Alaska Department of Fish & Game (ADF&G).



Fuller Lake is 38 acres with a max depth of 5' 9."



Migratory birds are a source of pride and joy for all Fuller Lake residents.



Public access is located near the Meadow Lakes Elementary School.

1.2 Borough Code

The MSB uses two titles in the Borough Code to manage and implement LMPs. The first is Title 15, specifically section 15.24.031, Initiating and Amending Lake Management Plans. The second is Title 17, specifically Chapter 17.59, Lake Management Plan Implementation.

MSB
15.24

Initiates & Amends Lake Management Plans

Title 15, specifically section 15.24.031, Initiating and Amending Lake Management Plans, defines the process that any shoreline property owner can initiate to create or update an LMP. An update to an LMP can be initiated two years after a plan has been adopted by the MSB Assembly. The next page outlines more details about Fuller Lake's process and timeline.

MSB
17.59

Implements Lake Management Plans

Title 17, specifically Chapter 17.59, Lake Management Plan Implementation transforms what residents defined in the LMP process into regulations that MSB Code Compliance Officers can enforce. All MSB plans must undergo a public process that includes review by the Planning Commission and review and vote by the Borough Assembly.

LMP's provide guidance for how the surface of the lake is used and identify regulations along with best management practices. In 1999, the MSB Assembly adopted guidelines (MSB ORD 99-103) outlining appropriate regulations for different sizes of lakes. At 38 acres, Fuller Lake falls in the below 75 acre category. The recommendations below are only suggested guidelines and the actual regulations in each LMP will vary based on community desires and unique lake characteristics:

LAKES HAVING A SURFACE OF 75 ACRES OR LESS may recommend the following:

- No wake zone - 50 feet from shoreline
- Quiet hours - 10 p.m. to 8 a.m.
- No use of personal watercraft on the lake
- Motorized use - 10 horsepower limit



2.0 Fuller Lake LMP Process

Planning Commission Meeting
July 21, 2025
206 of 248

In June, 2024, Fuller Lake residents submitted a valid petition, initiating the development of a Lake Management Plan for Fuller Lake



Petition:

Validated June 2024
49 Shoreline Property Owners
30 Signatures acquired (61%)



Ballot:

Deadline Sept 13, 2024
28 shoreline parcels
Yea = 15 (79%)
Nea = 4
(No Response = 9)



Public Meetings:

October 10, 2024
October 17, 2024
November 7, 2024



Ballot #2: Personal Watercraft

Deadline January 13, 2025
28 shoreline parcels
Yea (Timeshare) = 5
Nea (Ban) = 12 (71%)
(No Response = 11)



Public Review Draft/Revisions

Jan/Feb 2025



Final Ballot

March 28, 2025
May 27, 2025



Planning Commission & Assembly

June-August
2025

2.1 Public Meeting Review



Public Meetings

During October and November, 2024, MSB Planning staff held three public meetings at the Wasilla Public Library and via Microsoft Teams. Staff described the LMP process, documented concerns and goals of residents, and facilitated small and large group discussions.

Meeting 1:

The meeting opened with introductions of MSB staff and community members, followed by an overview of the process and timeline for developing Lake Management Plans (LMPs). In the second half, participants reviewed potential regulations. A large group exercise focused on identifying concerns and goals for Fuller Lake, which was followed by small group discussions on regulation options and potential compromises. Community members were encouraged to research viable solutions to support a healthy LMP.

Meeting 2:

The meeting began with a review of the LMP process and project timeline. Community members revisited previously identified concerns and goals for the plan. MSB staff facilitated a group discussion aimed at reaching consensus on proposed regulations. The meeting concluded with preparations for the final session.

Meeting 3:

The focus of the third meeting was to finalize regulations for Fuller Lake and review a rough draft of the LMP. During discussions, parcel owners remained divided on whether to implement a full ban on personal watercraft or adopt a time-share usage approach. As a result, a second certified ballot was initiated to gather feedback from parcel owners before finalizing the draft plan.

2.2 Issues Summary

The Fuller Lake community identified a number of concerns in their lakeshore community (listed below), and also found agreement on many of the issues and possible solutions. Meeting attendees unanimously agreed that maintaining healthy and welcoming habitat for migratory birds is a high priority. The group had concerns that high speed motorized activity on the lake could have negative impacts to nesting swans and loons or could harm their young, especially during peak nesting and rearing timeframes.

A representative from the US Fish & Wildlife Service was able to provide more information regarding general Best Management Practices to protect migratory birds and encourage their return, and determined that in Southcentral Alaska, peak nesting times would fall between April 20-July 15. Additionally, they identified that, *"Under the Migratory Bird Treaty Act (MBTA), unless permitted by regulations and under authorization by the US Fish and Wildlife Service (Service), it is unlawful, "at any time, by any means or manner, to pursue, hunt, take, capture, kill, attempt to take, capture, or kill... any migratory bird, [or] any part, nest, or egg of any such bird," even if take of that nest is incidental to an otherwise lawful activity."* This information was taken into account by residents when making final decisions on Fuller Lake regulations.

COMMUNITY VOICED CONCERNS:

- Wildlife Preservation
- Personal Watercraft
- Safety of non-powered boat users
- Loud/fast watercraft
- Loss of quiet, residential neighborhood
- Shoreline erosion
- Lake bottom disturbance
- Water Quality
- Loss of motorized use
- Small Aircraft Use
- Possible future subdivision activity impacts



Issues Summary



Residents discussed the importance of maintaining the tranquility of their lakeshore community, expressed desire to have an LMP in place to help mitigate conflicts with future Fuller Lake residents and possible future subdivision activity impacts. Though the group agreed current shoreline parcel owners may have the same goals regarding lake usage, they recognized the possibility that property ownership could change in the future. An LMP would provide a set of guidelines that would need to be respected by all shoreline residents and offers current owners peace of mind for the future.

Due to the shallow depth of Fuller Lake (5'9" maximum), community members expressed concerns regarding lake bottom disturbance from the high speed use of personal watercraft on the lake. Some residents noted seeing churned up mud from the bottom of the lake wash up on shore. There were concerns about how this type of disturbance impacts overall water quality, shoreline erosion, and algae growth on the lake.

Many of the concerns discussed stemmed from high speed motorized use, but there were also residents who expressed concerns over losing the ability to use motorized craft on the lake. Though a small number of residents utilize personal watercraft, many residents want to continue using smaller electric motors. There was consensus that the use of low horsepower electric motors should continue to be allowed.

Residents expressed concerns over small aircrafts using the lake and the noise disruption this can cause. Though the MSB does not have the ability to regulate aircraft directly, the MSB's LMP code does identify the use of quiet hour regulations on the lake includes aircraft "touch and goes."

When reviewing the suite of possible code-enforceable regulations in the public meetings, the group discussed winter motorized use and agreed it is not a concern at this time. One of the residents regularly uses a snow machine to create a path on the lake for residents to cross country ski, and this use was supported by all residents in attendance at the public meetings. Because the lake is shallow and is not stocked by ADF&G, the community saw no need to pursue regulations pertaining to ice house registration, and also did not see the need to incorporate special permit regulations at this time.

2.3 Community Goals

Residents have a common desire and commitment to maintain the quiet, residential, and safe recreational characteristics Fuller Lake offers and to provide a supportive habitat for migratory birds.

Environment

- Protect migratory bird nesting areas
- Be respectful of the environment and the wildlife that nest and take refuge of the lake

Safety

- Balance of motorized vs. non-motorized use
- Respectful use of aircraft on the lake

Property Damage

- Protect shoreline property of fellow residents
- Prevent shoreline erosion & lake bottom disturbance

Quality of Life

- Maintain quiet, residential character of the lake
- Build community
- Ensure neighbors can all enjoy their hobbies

3.0 Plan Implementation

After three public meetings, Fuller Lake shoreline residents recommended the regulations outlined below. They were adopted into Title 17.59 of MSB Code on August, 2025 by OR 25-079. This means that the regulations are enforceable by the MSB Code Compliance Officers.



Fuller Lake Regulations

Adopted Month xx, 2025 into MSB 17.59:
Lake Management Plan Implementation

- **Quiet hours between the hours of 10:00 pm and 8:00 am, Sunday through Saturday.** *Motorized uses producing continuous or repetitive noise are regulated for the hours and lakes specified below. Examples of regulated uses include high-speed joyriding, practicing aircraft "touch and goes," engine testing, and racing. This restriction does not prohibit the operation of aircraft, boats, or other vehicles traveling directly to their destination.*
- **No-wake zone 50 feet from the shoreline.** *The no-wake zone shall extend from the shoreline of the lake, the designated horizontal distance into the water.*
- **Motorized watercraft uses are restricted to a maximum of five horsepower motor limit.** *Motorized watercraft uses are restricted as noted.*
- **Personal watercraft use is banned.** *A secondary ballot resulted in 12 votes supporting a ban on personal watercraft and 5 votes in favor of a timeshare option, resulting to a full prohibition of personal watercraft on Fuller Lake.*

If a resident wants to report an incident, they email Code Compliance at code.compliance@matsugov.us. Reports must include a time-stamped photo or video of the alleged misuse of the lake.

The first step in a Code Compliance complaint will normally be from an educational standpoint. An officer will come to the lake and communicate with the residents about the regulations. If the resident continues to act in violation of the Lake Management Plan regulations, the Code Compliance Officer may issue a citation.

3.1 Plan Implementation

In addition to implementing the regulations outlined on the previous page, Fuller Lake residents agreed on additional strategies to achieve their community goals:

Maintain Current Public Access:

The public access on Fuller Lake does exist, but it is undeveloped and relatively difficult to access. The majority of public meeting attendees agreed they would like to maintain the access as it is, and there is not a desire to make improvements or increase accessibility at this time.

Post Educational Signage:

The shoreline residents would like to improve knowledge and understanding of the regulations that are enforced on Fuller Lake. Because there is a public access, the community would like to place weather-proof signage at the public access point, clearly stating the enforceable regulations and intent behind them. A copy of the final adopted plan and regulations will also be mailed to all Fuller Lake residents after adoption by the MSB Assembly.

Encourage Shoreline Best Management Practices:

Maintaining natural vegetation near shoreline was also identified as a tool to maintain water quality and high value nesting habitats. Meeting attendees expressed agreement to learn more about, and abide by, shoreline development best management practices to help support healthy habitat for wildlife on the lake. Appendix 4.4 of this plan, *Voluntary Best Management Practices for Development Around Waterbodies*, provides helpful guidance for shoreline property owners. US Fish & Wildlife Services also recommended avoiding vegetation clearing, ground disturbance, and other activities that can destroy active bird nests (and eggs or young) during the window of peak activity (<https://www.fws.gov/alaska-bird-nesting-season>).

4.0 Appendices



4.1 Parcel/Lake Map

4.2 Process Documents (ballots, correspondence, etc)

4.3 Community Planning Resources

**4.4 Best Management Practices for
Development around Waterbodies**

Location Map



Planning Commission Meeting
July 21, 2025
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4.1 Parcel/Lake Map



This map is solely for informational purposes only. The Borough makes no express or implied warranties with respect to the character, function, or capabilities of the map or the suitability of the map for any particular purpose beyond those originally intended by the Borough. For information regarding the full disclaimer and policies related to acceptable uses of this map, please contact the Matanuska-Susitna Borough GIS Division at 907-861-7858

Fuller Lake Lake Management Plan

0 500 Feet

- Lakes
- 50' No Wake Zone
- Roads
- Unconstructed
- R.O.W. or Easement

- Impacted Parcels
- BOROUGH
- Parcels



Map date: Thursday, November 21, 2024

4.2 Process Documents/Correspondence

Planning Commission Meeting
July 21, 2025
215 of 248



MATANUSKA-SUSITNA BOROUGH
350 East Dahlia Avenue • Palmer, AK 99645
Phone (907) 861-7801
www.matsugov.us

June 25, 2024

RE: Initiation of Lake Management Plan for Fuller Lake

Dear Fuller Lake shoreline Property Owner, Fuller Lake Heights, Block 3 Lot 2.

The Matanuska-Susitna Borough Planning Services Division has received a valid petition (per MSB 15.24) requesting the initiation of a lake management plan for Fuller Lake.

Lake management plans include:

- An overview of the petition and public participation process;
- A brief description of the character and goals of the Fuller Lake community; and
- A list of community-chosen restricted uses to be adopted into MSB Code 17.59, *Lake Management Plan Implementation*.

Using this sheet and the enclosed prepaid envelope, please vote on whether or not to start the process to create a lake management plan.

PLEASE RETURN THIS SHEET NO LATER THAN 09/13/2024

Planning Division staff will notify Fuller Lake shoreline property owners of the result of this vote once it is verified and tallied. If more than 50 percent of Fuller Lake shoreline property owners are in favor of starting a lake management plan, the planning process will begin. The lake management planning process includes:

- At least three public meetings conducted to draft the lake management plan for Fuller Lake;
- Circulation of the plan for a 30 day public review period;
- Two public hearings conducted before the plan is voted upon by the borough assembly
- If the assembly votes to adopt the lake management plan, the list of restricted uses from the plan will become enforceable through borough code (MSB 17.59).

If you would like to participate in the development of the lake management plan and/or receive updates on the process, please provide your email and/or phone number. Thank you!

Email: _____ Phone: _____

Respectfully,

Rodney Fodge, Long-Range Planner

BALLOT

Return no later than:

09/13/2024

☐ **YES** - I am in favor of starting the process to create a lake management plan for Fuller Lake.

☐ **NO** - I am NOT in favor of starting the process to create a lake management plan for Fuller Lake.



Monday, Sept 16, 2024

Subject: Lake Management Plan, Ballot Results for Initiating a Lake Management Plan

Greetings Fuller Lake Property Owner,

On June 24, 2024, the Matanuska-Susitna Borough (MSB) Planning and Land Use Department received a valid petition from residents of Fuller Lake requesting the initiation of a lake management plan (MSB 15.24). On June 27, 2024, staff distributed ballots to all shoreline parcels (28 in total) asking residents to provide their preference for or against a lake management plan. The ballot period closed on September 13, 2024, and the final ballot count is as follows: 28 ballots were received; 15 voted in favor of a lake management plan; 4 opposed a lake management plan, and 9 didn't respond. With 54% of respondents in favor, the MSB will move forward with developing a lake management plan for Fuller Lake.

The next step in this process is to hold public meeting(s). This will give the residents of Fuller Lake a chance to meet and discuss current uses and issues on the lake and to learn about the menu of enforceable regulations (MSB Code 17.59) the Borough can include in the plan for Assembly adoption into the Borough Code.

At this time, two Fuller Lake Public Meetings are scheduled. If, after two meetings, residents require more time for discussion, we will schedule a third meeting. The two scheduled meetings are as follows:

- **In-Person and Virtual Meeting: Thursday, October 10, 2024 – 5:00-7:00 pm @ Wasilla Public Library** (*virtual attendance via Microsoft Teams will be available using this link:*

https://teams.microsoft.com/l/meetup-join/19%3ameeting_ODEzMzE0ZWltMTlhOC00MzRlTlhY2YtMjVkbWVhYjYjNiNzc4%40thread.v2/0?context=%7b%22Tid%22%3a%22870c68b8-580c-4b1b-a27e-a44623e37916%22%2c%22Oid%22%3a%2259c880ae-a563-46f6-86af-5c40a93fc01c%22%7d

- **In-Person and Virtual Meeting: Thursday, October 17, 2024** – 5:00-7:00 pm on Microsoft Teams Virtual Meeting – use this link to join the meeting:

https://teams.microsoft.com/l/meetup-join/19%3ameeting_YmlzNzg5NTetZTgyOC00NjdILWlwZjltYTRiOWExN2ZlODdl%40thread.v2/0?context=%7b%22Tid%22%3a%22870c68b8-580c-4b1b-a27e-a44623e37916%22%2c%22Oid%22%3a%2259c880ae-a563-46f6-86af-5c40a93fc01c%22%7d

In addition to this notice, we will be advertising the meeting in the Frontiersman, and posting notices at the Wasilla Public Library and the Fuller Lake public access. Staff has also developed a project webpage to keep residents updated. The webpage link is: <https://fullerImp.matsugov.us/>.

If you have any questions regarding the results of the Fuller Lake, Lake Management Plan process, please contact Rodney Fodge at 907-861-8439 or by email at rodney.fodge@matsugov.us. Your participation in developing the Fuller Lake, Lake Management Plan is encouraged and welcomed!

Thank you for your interest and involvement in planning in the Mat-Su Borough.

Sincerely,

Rodney Fodge
Long-Range Planner
MSB Planning and Land Use Department



MATANUSKA-SUSITNA BOROUGH

Planning and Land Use Department

350 East Dahlia Avenue • Palmer, AK 99645

Phone (907) 861-8439

rodney.fodge@matsugov.us

PUBLIC NOTICE

Fuller Lake Lake Management Plan Initiation

MSB 15.24.031 INITIATING AND AMENDING LAKE MANAGEMENT PLANS

Pursuant to MSB 15.24.031(A)(6) The MSB Planning Department shall post a notice at the public access points of the lake once a lake management plan has been initiated. On September 13, 2024 ballots from the Fuller Lake, shoreline owners were tallied and a majority of respondents were in favor of initiating a lake management plan.

PUBLIC MEETINGS HAVE BEEN SCHEDULED:

10 Oct 2024, 5:00 – 7:00 PM, Wasilla Public Library

17 Oct 2024, 5:00 – 7:00 PM, Wasilla Public Library

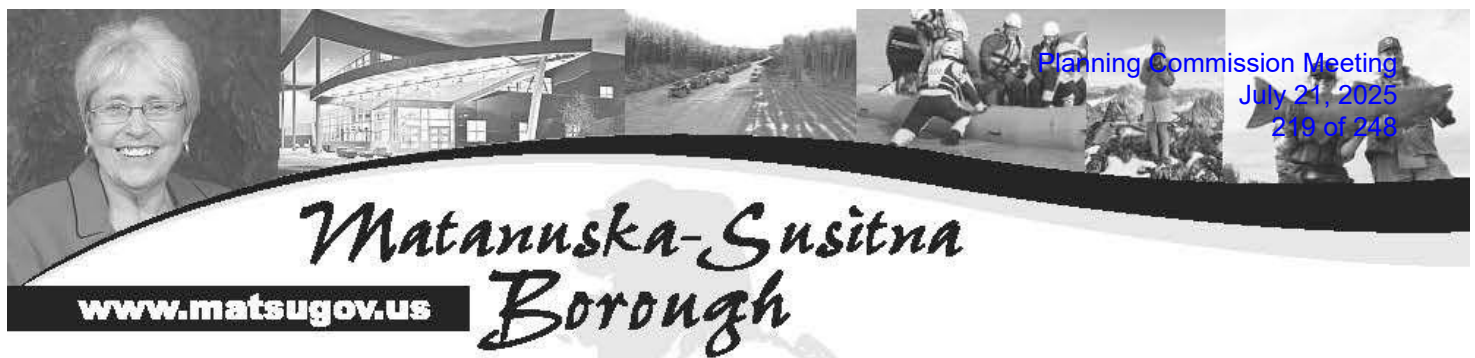


MSB Fuller Lake Management Plan website: <https://fullerlmp.matsugov.us>

The MSB website contains information on the ballot results and web links for the public meetings, which will be used for public outreach throughout the lake management plan drafting process.

MSB Contact for more information:

Rodney Fodge, 907-861-8439, rodney.fodge@matsugov.us



www.matsugov.us

Matanuska-Susitna Borough

MATANUSKA-SUSITNA BOROUGH PLANNING COMMISSION AGENDA

MATANUSKA-SUSITNA BOROUGH PUBLIC NOTICE

REGULAR MEETING 6:00 p.m. October 7, 2024

Ways you can participate in the meetings:

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: September 16, 2024

B. INTRODUCTION FOR PUBLIC HEARING: QUASI-JUDICIAL MATTERS

Resolution 24-30 A Conditional Use Permit In Accordance With MSB 17.67 — Tall Structures Including Telecommunications Facilities, Wind Energy Conversion Systems, And Other Tall Structures, For Six Meteorological Towers Up To 197 Feet Tall, Located On Little Mount Susitna, Within Township 15 North, Range 9 West, Section 5, Township 16 North, Range 9 West, Sections 16, 29, 32 And 33, And Township 16 North, Range 10 West, Section 13, Seward Meridian. (Applicant: Chad Allen For Little Mount Susitna Wind, LLC; Staff: Rick Benedict, Current Planner)

C. INTRODUCTION FOR PUBLIC HEARING: LEGISLATIVE MATTERS

Resolution 24-29 A Resolution Of The Matanuska-Susitna Borough Planning Commission Recommending Approval Of An Ordinance Amending MSB 17.73 To Clarify That Mobile Home Parks Are Not Permitted In The Matanuska-Susitna Borough. (Staff: Alex Strawn, Planning And Land Use Director)

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 24-28 A Resolution Of The Matanuska-Susitna Borough Planning Commission Recommending Adoption Of The Fiscal Year (FY) 2026 Capital Improvement Program (CIP). (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.

Publish Date: September 20, 2024

0924-29

MEETING NOTICE FOR THE PROPOSED FULLER LAKE, LAKE MANAGEMENT PLAN

Residents of Fuller Lake have provided a valid petition, and have voted in favor of initiating a lake management plan for Fuller Lake. Two public meetings have been scheduled to discuss the proposed Fuller Lake, Lake Management Plan. All members of the public are welcome to attend the meetings to discuss the proposal.

Meeting 1: 5-7 pm on October 10th, 2024, at the Wasilla Public Library, Wasilla, Alaska, and on Microsoft Teams.

Meeting 2: 5-7 pm on October 17th, 2024 at the Wasilla Public Library, Wasilla, Alaska, and on Microsoft Teams.

Links can be found at: fullerlmp.matsugov.us

Publish Date: September 20, 2024

0924-21

-ABANDONED VEHICLE SUBJECT TO DISPOSAL-

The following abandoned vehicle is subject for disposal by the Matanuska-Susitna Borough's Land & Resource Management Division. The vehicle was tagged as abandoned at the Jim Creek Recreation Area, 17704 E Sullivan Ave, Palmer, AK 99645:

- 2007 Gray Volkswagen Jetta, no doors and no hood

The vehicles will be towed to the Mat-Su Central Landfill and disposed of by an auto wrecker on or after September 30, 2024.

For more information, please call the MSB Land & Resource Management Division at (907) 861-7863.

Publish Date: September 20, 2024

0924-09

Type: Salvage Timber Sale (MSB008133)

Tax ID: 16N04W03C003

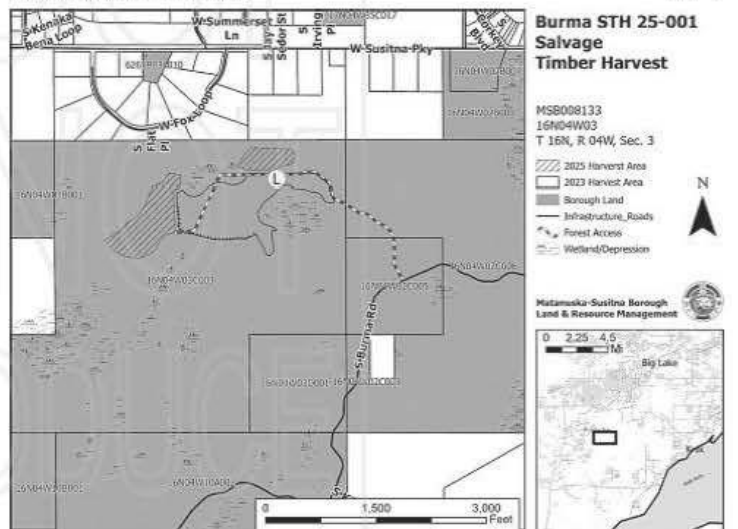
The Matanuska-Susitna Borough (Borough) Land & Resource Management Division is proposing an over-the-counter salvage timber sale on Borough owned parcel tax ID 16N04W03C003. This parcel is located south of Big Lake and W. Susitna Parkway, just west of South Burma Road. Forest management activities will continue to focus on approximately 17 acres targeting the removal of over-mature white birch and small amounts of beetle-killed spruce. Access to the designated harvest area will be along an existing forest access trail from South Burma Rd on Borough owned parcels 16N04W02C005 and 16N04W02C006. This proposed harvest area is adjacent to a nearly completed timber harvest as shown on the following map. A 100-foot strip of trees will be left between the harvest areas and along wetlands, resulting in a patchwork of unharvested timber leaving a range of habitat types.

Tree species composition is highly comprised of over-mature white birch with minor components of white spruce and quaking aspen. An overstory removal is the recommended treatment, salvaging the declining white birch and dead spruce. This treatment aims to facilitate natural regeneration of hardwoods and promote the release of residual live spruce trees in both the understory and midstory. An estimated volume of 119 cords of timber is expected to be extracted from the 17-acre timber harvest area.

Supporting material is available for public inspection during normal business hours on the 2nd floor of the Borough Building in the Land & Resource Management office or visit the Public Notice Section on the Borough's web page, www.matsugov.us. Public comment is invited on this request. If you have any comments please mail or deliver them to the Borough offices at the address indicated above, no later than October 12, 2024. If you have questions about this request call Emerson Krueger at 907-861-7867 between 8 am - 5 pm or you can send an e-mail to: LMB@matsugov.us (please refer to MSB008133 South Burma 2025 Salvage Timber Sale when submitting comments).

Publish Date: September 20, 2024

0924-18



MATANUSKA-SUSITNA BOROUGH PUBLIC NOTICE

Type: Salvage Timber Sale (MSB008132)

Tax ID: 16N05W04A002; 16N05W10B002

16N05W09A001; 17N05W28A001

17N05W33B001; 5695000T00A-1

The Matanuska-Susitna Borough (Borough) Land & Resource Management Division is proposing an over-the-counter salvage timber sale on Borough owned parcels tax ID 16N05W04A002, 16N05W09A001, 16N05W10B002, 17N05W28A001, 17N05W33B001, and 5695000T00A-1. These parcels are located west of Big Lake and west of the Little Susitna River. Forest management activities would focus on approximately 1,000 acres targeting the removal of over-mature white birch and beetle-killed spruce. Access to the designated harvest area will be off W. Susitna Parkway. A 100-foot buffer between the harvest area and wetlands and waterbodies will be required to reduce any negative visual effects and protect water quality.

Tree species composition is highly comprised of over-mature white birch with minor components of white spruce and quaking aspen. The recommended treatment is a seed-tree cut (leaving 5-10 trees/acre) harvesting the over-mature white birch and dead spruce. This treatment aims to facilitate natural regeneration of hardwoods and enhance growing conditions for residual trees. This treatment aims to facilitate natural regeneration of hardwoods and promote the release of residual live spruce trees in both the understory and midstory. An estimated volume of 7,000 cords of timber is expected to be extracted from the 1,000-acre harvest area.

Supporting material is available for public inspection during normal business hours on the 2nd floor of the Borough Building in the Land & Resource Management office or visit the Public Notice Section on the Borough's web page, www.matsugov.us. Public comment is invited on this request. If you have any comments please mail or deliver them to the Borough offices at the address indicated above, no later than October 16, 2024. If you have questions about this request call Emerson Krueger at 907-861-7867 between 8 am - 5 pm or you can send an e-mail to: LMB@matsugov.us (please refer to MSB008132 Moraine Ridge Salvage Timber Sale when submitting comments).

Publish Date: September 20, 2024

0924-20



Edna DeVries, Mayor
(907) 861-8552 - Work
(907) 256-1130 - Cell
Edna.DeVries@matsugov.us

Tim Hale, #1
(907) 580-5240
Tim.Hale@district3@gmail.com

Stephanie Hovers, #2
(907) 831-0229
StephanieHovers@district3@gmail.com

Dee McKee, #3
(907) 375-0530
Dee.McKee@matsugov.us

Vacant, #4

Bill Gamble, #5
(907) 252-0103
Bill.Gamble@matsugov.us

Dmitri Fonov, #6
(907) 861-8546
dmitri.fonov@matsugov.us

Ron Bernier, #7
(907) 354-7577
Ron.Bernier@matsugov.us

To see a complete listing of all boards and commissions, please go to <https://www.matsugov.us/boards> and scroll to the bottom of the page, and click on membership.

ADVERTISEMENT ORDER

350 East Dahlia Avenue
MATANUSKA-SUSITNA BOROUGH
 Palmer, Alaska 99645

PUBLISHER	MANDATORY PUBLICATION DATES {By MSB Code _____}	DATES FOR FILLER ADS (space permitting)
FRONTIERSMAN (contract)	Friday, October 25	Wednesday, October 30 Friday, November 1
Anchorage Daily News (MATA 0070)		
Copper River Record {Publishes twice a month}		
Talkeetna Times {Publishes twice a month}		

[X] Borough Page [] Classified/Legal [] Display

THE ATTACHED MATERIAL MUST BE PRINTED IN ITS ENTIRETY ON THE DATES SHOWN ABOVE.
 AN AFFIDAVIT OF PUBLICATION IS REQUIRED PRIOR TO PAYMENT.

A PROOF IS REQUESTED ON DISPLAY ADS FOR APPROVAL, PRIOR TO PUBLICATION.

PLEASE SEND BILLING TO THE PLANNING DIVISION, LACIE OLIVIERI/MAIJA DISALVO

Please email display ad proof to Attn: Lacie Olivieri email lacie.olivieri@matsugov.us
 And Maija DiSalvo email maija.disalvo@matsugov.us

SEE ATTACHED

Requested by: Lacie Olivieri
 Approved by: Maija DiSalvo
 Emailed: X

**FULLER LAKE – LAKE MANAGEMENT PLAN
PUBLIC MEETING #3**

The Mat-Su Borough Planning Division will be hosting the third public meeting for the Fuller Lake community on Thursday, November 7th from 5:15 pm – 6:45 pm at the Wasilla Public Library and via Microsoft Teams. The community has hosted two meetings so far to discuss potential regulations for the lake.

Meeting details and additional information regarding the MSB Lake Management Plan process, Fuller Lake, and next steps can be found on the project website: <https://fullerlmp.matsugov.us/>



MATANUSKA-SUSITNA BOROUGH

Planning and Land Use Department

Planning Services Division

350 East Dahlia Avenue, Palmer, Alaska 99645-6488

Phone 907-861-7822 • planning@matsugov.us

Planning Commission Meeting

July 21, 2025

221 of 248

November 15, 2024

RE: Initiation of Lake Management Plan for Fuller Lake

Dear Fuller Lake shoreline Property Owner #

The Matanuska-Susitna Borough Planning Services Division held three public meetings with the Fuller Lake community, working to draft a Lake Management Plan (LMP) for Fuller Lake. The group has reached consensus on the following regulations to include in the draft plan:

- Quiet hours from 10:00 pm – 8:00 am, Sunday through Saturday
- No-wake zone 50 feet from the shoreline
- Motorized watercraft use restricted to a maximum of five horsepower (*motorized watercraft use does not apply to personal watercraft, as defined below*)

After three meetings, the group was NOT able to reach consensus on the regulations of personal watercraft. MSB code 17.59 defines personal watercraft as follows:

"Personal watercraft" means vehicles known as jet skis, wave runners, and similar acrobatic or stunt equipment.

An additional regulation must be in place to regulate the use of personal watercraft. The boxed ballot options on the right are the two regulation options discussed by the group. Please select which option you would prefer to see included in the draft LMP.

Using this sheet and the enclosed prepaid envelope, please vote on which personal watercraft restrictions you would like included in the DRAFT Fuller Lake LMP. PLEASE RETURN THIS SHEET NO LATER THAN 01/13/2025.

BALLOT

to determine personal watercraft regulations*

Return no later than:

01/13/2025

I prefer the draft Fuller Lake LMP includes the following personal watercraft regulation:

☐ A ban on personal watercraft use

☐ A timeshare restriction on personal watercraft use as follows:

Personal watercraft use is allowed between July 16-September 15 annually, on Sundays, Mondays and Tuesdays only.

**This is not a vote in favor or against the final LMP. This is a ballot to help determine which personal watercraft regulations Fuller Lake parcel owners prefer to see in the draft plan.*

NEXT STEPS:

- A draft Fuller Lake LMP will be out for public comment for 30 days.
- MSB staff will have an additional 30 days to make updates.
- The final LMP will be mailed to Fuller Lake parcel owners, along with a final ballot to vote on whether or not to adopt the final LMP.
- If 60% of respondents are in favor of adopting the LMP, it will move forward to the MSB Planning Commission & MSB Assembly for adoption, with additional opportunity for public comment.



MATANUSKA-SUSITNA BOROUGH
350 East Dahlia Avenue • Palmer, AK 99645
Phone (907) 861-7801
www.matsugov.us

February 5, 2025

RE: Secondary Ballot Results & Fuller LMP Draft

Dear Fuller Lake Shoreline Property Owner

The Matanuska-Susitna Borough Planning Services Division held three public meetings with the Fuller Lake community, working to draft a Lake Management Plan (LMP) for Fuller Lake. The group has reached consensus on the following regulations to include in the draft plan:

- Quiet hours from 10:00 pm – 8:00 am, Sunday through Saturday
- No-wake zone 50 feet from the shoreline
- Motorized watercraft use restricted to a maximum of five horsepower (*motorized watercraft use does not apply to personal watercraft, as defined below*)

After three meetings, the group was NOT able to reach a consensus on the regulations of personal watercraft. MSB code 17.59 defines personal watercraft as follows:

"Personal watercraft" means vehicles known as jet skis, wave runners, and similar acrobatic or stunt equipment.

A secondary ballot regarding personal watercraft usage on Fuller Lake was sent by certified mail to all 28 parcel owners surrounding the lake. The Matanuska-Susitna Borough (MSB) Planning Staff received 17 responses. Of those, 11 voted to ban the use of personal watercraft on the lake, while 5 voted in favor of a timeshare. Based on the results of this ballot, the plan includes a ban on personal watercraft on Fuller Lake.

NEXT STEPS:

- [The Fuller Lake Management Draft Plan](#) is now available at fullerlmp.matsugov.us. The public comment period will be open for 30 days, concluding on **March 7, 2025**.
- MSB staff will have an additional 30 days to make updates.
- The final LMP will be mailed to Fuller Lake parcel owners, along with a final ballot to vote on whether or not to adopt the final LMP.
- If 60% of respondents are in favor of adopting the LMP, it will move forward to the MSB Planning Commission & MSB Assembly for adoption, with additional opportunity for public comment.

Please submit your comments to Rebecca.Skjothaug@matsugov.us, 907-861-8608

Providing Outstanding Borough Services to the Matanuska-Susitna Community



MATANUSKA-SUSITNA BOROUGH

Planning and Land Use Department

Planning Services Division

350 East Dahlia Avenue, Palmer, Alaska 99645-6488

Phone 907-861-7822 • planning@matsugov.us

March 28, 2024

RE: Final Ballot – Fuller Lake Management Plan

Dear Fuller Lake shoreline Property Owner #

The **Matanuska-Susitna Borough Planning Services Division** held three public meetings with the Fuller Lake community and conducted two certified ballots to finalize regulations for the **Fuller Lake Management Plan (LMP)**. Through this process, the community has reached a consensus on the following regulations to be included in the final **Lake Management Plan**. The final LMP was edited after the draft plan was made available for a 30-day review period ending 03/07/2025.

- Quiet hours from 10:00 pm – 8:00 am, Sunday through Saturday
- No-wake zone 50 feet from the shoreline
- Motorized watercraft use is restricted to a maximum of five horsepower (*motorized watercraft use does not apply to personal watercraft, as defined below*)
- A ban on personal watercraft

Instructions to Voters:

Please read the proposed Lake Management Plan before voting. Mark your choice by placing an "X" in the box next to your selection.

Only one ballot per lakeshore parcel will be counted. Each ballot is numbered in order to ensure that there will not be multiple votes per parcel.

Use this sheet and the enclosed prepaid envelope to submit your vote on the final Fuller Lake Management Plan.

Please return this sheet no later than May 27, 2025.

FINAL BALLOT

Return no later than:

05/27/2025

- ☐ Yes – I am in favor of the Fuller Lake Management Plan
- ☐ No – I am NOT in favor of the Fuller Lake Management Plan

NEXT STEPS:

- Final ballot results will be distributed to Fuller Lake parcel owners on 05/28/2025.
- If 60% of respondents are in favor of adopting the LMP, it will move forward to the MSB Planning Commission & MSB Assembly for adoption, with additional opportunity for public comment.
- If the assembly votes to adopt the LMP, the list of restricted uses from the plan will become enforceable through borough code (MSB 17.59).

Please contact Rebecca.Skjothaug@matsugov.us, 907-861-7862 for more information.



MATANUSKA-SUSITNA BOROUGH
350 East Dahlia Avenue • Palmer, AK 99645
Phone (907) 861-7801
www.matsugov.us

May 28, 2025

RE: Final Ballot Results & Next Steps

Dear Fuller Lake Shoreline Property Owner

The Matanuska-Susitna Borough Planning Services Division held three public meetings with the Fuller Lake community, working to draft a Lake Management Plan (LMP) for Fuller Lake. A secondary ballot regarding personal watercraft usage on Fuller Lake was sent by certified mail to all 28 parcel owners surrounding the lake. The group has reached consensus on the following regulations to include in the draft plan:

- Quiet hours from 10:00 pm – 8:00 am, Sunday through Saturday
- No-wake zone 50 feet from the shoreline
- Motorized watercraft use restricted to a maximum of five horsepower (*motorized watercraft use does not apply to personal watercraft, as defined below*)
- Ban on personal watercraft on Fuller Lake. *"Personal watercraft" means vehicles known as jet skis, wave runners, and similar acrobatic or stunt equipment.*

A final ballot was mailed on March 7, 2025, to 28 parcel owners surrounding Fuller Lake. The ballot period concluded on May 27, 2025, and presented two options: "yea," in support of the Fuller LMP, and "nea," in opposition to it. Borough staff received 23 completed ballots. Of these, 14 were in favor ("yea") and 9 were opposed ("nea"), resulting in 61% of responding parcel owners supporting the Fuller LMP.

NEXT STEPS:

- The Fuller Lake Management will be introduced to the Planning Commission at 6:00 pm June 16, 2025.
- Public hearing and testimony for the Planning Commission will be held on July 21, 2025, at 6:00 pm. Public participation is encouraged.
- Fuller Lake Management Plan will be introduced to the Assembly on August 5, 2025, at 6:00 pm.
- Tentative - Public hearing and testimony for the Assembly will be held on August 19, 2025, at 6:00 pm. Public participation is encouraged.

**All meetings will be held at the DSJ Building, 350 E. Dahlia Ave. Palmer, 99645; available online and telephonically. See agenda for more information. **

Providing Outstanding Borough Services to the Matanuska-Susitna Community

4.3 Community Planning Resources

Community Planning Resources and Information

Federal:

Regarding Migratory Birds: Migratory birds, which include loons and grebes, are protected by the Migratory Bird Treaty Act. The Act, among other things, prohibits the “take” of migratory birds. Destruction of nest sites, eggs, or the birds themselves are a violation of the Act.

State of Alaska:

Susitna Southeast Area Plan (2008), Palmer-Wasilla Region

Document can be found on the Mining, Land & Water website under “Land Use Planning”

Regarding Public Waterbodies: Land that is currently owned by the State of Alaska, and is adjacent to a navigable or public waterbody has special access requirements. Alaska Statute (AS 38.05.127) requires access to the surface waters of navigable and public waterways, typically through a “to” easement. Additionally, land adjacent to navigable or public waters may be subject to an “along” easement, which provides a 50-foot public use easement along the waterway adjacent to the ordinary high-water mark. These easements are created when the State or Borough obtains patents to their lands and stay with the property when the land is disposed of. State and Borough lands transferred prior to the adoption of AS 8.05.127 are not usually subject to the “to” and “along” easements. Also, lands patented by the federal government are not usually subject to the “to” and “along” easements.

Matanuska-Susitna Borough:

Borough-wide Comprehensive Plan: <https://matsugov.us/plans/borough-wide-comprehensive-plan>

4.4 Best Management Practices for Development around Waterbodies

Planning Commission Meeting
July 21, 2025
226 of 248



HOW CAN YOU HELP PROTECT WATER QUALITY?

Voluntary Best Management Practices For Development around Waterbodies

Best Management Practice	Rationale
Maintain the natural shoreline or riparian habitat. <ul style="list-style-type: none"> Preserve a minimum 75 foot wide buffer of continuous, undisturbed native vegetation along at least 50% of the parcel's shoreline or stream bank. Along remaining 50% of shoreline, limit vegetation removal to what is necessary to accommodate paths, docks, or other limited development. 	<p>Protects water quality by reducing nutrient loading in lakes and minimizing temperature changes to stream environments.</p> <p>Provides flood control and reduces erosion and sedimentation.</p> <p>Protects fish and wildlife habitat by providing cover, nest sites and spawning areas.</p>
Minimize impervious surfaces on shoreline lots. <ul style="list-style-type: none"> Limit to maximum of 25% of lot area. Minimize as much as possible within 75 feet of the water's edge. 	<p>Impervious surfaces such as pavement, roof tops, and compacted soil allow runoff to enter waterbodies more readily.</p> <p>Runoff in residential or commercial areas may contain phosphorus and other nutrients that lead to oxygen deficits and algal blooms.</p>
Avoid adding sand beaches or adding fill material to lakeshore, stream banks or wetland areas.	<p>Sand or fill reduces water clarity, is harmful to aquatic life and may contain phosphorus that enriches waterbodies.</p>
Adhere to the state of Alaska's 100 foot waterbody separation for septic systems and outhouses, and keep septic systems in good working order.	<p>Bacterial contamination from poorly maintained or leaking septic systems or outhouses is a human health concern.</p> <p>Nutrients from poorly functioning septic systems or outhouses are waterbody pollutants.</p>
Use landscaping practices that will reduce degradation of waterbodies, including: <ul style="list-style-type: none"> Test soils to see if fertilizers are needed and use sparingly. Design a smaller lawn to reduce fertilizer use. Use native species that grow well without fertilizer. Avoid fertilizer use completely within 50 feet of the water's edge. 	<p>Lawns are often over-fertilized, which leads to harmful levels of nutrients in the water.</p> <p>Lawns are not as effective as natural vegetation for pollution filtration.</p> <p>Lawns do not provide protective cover for fish and wildlife populations that are part of the waterbody system.</p>
Maintain at least a 75' distance from the water's edge for: <ul style="list-style-type: none"> Additional permanent or accessory buildings. Driveways, roads and other impervious surfaces. Livestock or dog quarters or yards. Manure or compost piles. Long-term vehicle or equipment storage. <p>Exceptions may include boathouses, floatplane hangers, marinas, piers and docks that need to be closer than 75 feet to serve their purposes.</p>	<p>Protects human health and water quality by reducing contamination from animal waste, compost, fuels, sediment and other substances that pollute waterbodies.</p>

Mat-Su Borough Ordinance 05-023 established voluntary measures that property owners can use to protect the quality of our lakes, streams and wetlands. For more information, contact the Matanuska-Susitna Borough, Department of Planning and Land Use at 861-8556.

CHAPTER 17.59: LAKE MANAGEMENT PLAN IMPLEMENTATION

Section

17.59.005 Definitions

17.59.010 Intent

17.59.020 Applicability

17.59.060 Limitation of uses

17.59.070 Violations, enforcement, and penalties

17.59.005 DEFINITIONS.

(A) For the purpose of this chapter the following definitions shall apply unless the context clearly indicates or requires a different meaning.

- (1) "Ice house" means a structure utilized for ice fishing and left on the frozen surface of a lake for a period of more than 24 hours.
- (2) "Motor vehicle" means an automotive vehicle with rubber tires for use on highways.
- (3) "Motorized watercraft use" means the operation of watercraft powered or propelled by a force other than human muscular power, gravity, or wind. This definition does not include airplanes as motorized watercraft when landing, taking off, or taxiing on a water body.
- (4) "No wake" means the slowest possible speed a boat or personal watercraft can go and still provide maneuverability.
- (5) "Personal watercraft" means vehicles known as jet skis, wave runners, and similar acrobatic or stunt equipment.
- (6) "Special permit" means a permit approved by the planning director for a special purpose and limited to a specific time to conduct an event that otherwise would involve activities in violation of one or more provisions of this chapter.
- (7) "Time share" means restrictions do not apply on Thursday, Friday, Saturday, and all three-day weekends mandated by federal holiday (Memorial Day, Fourth of July, and Labor Day).

- (8) "Wake" means the track in the water left after the passage of a watercraft or other vehicle.

(Ord. 06-107, § 4, 2006; Ord. 99-052(AM), § 2 (part), 1999)

17.59.010 INTENT.

This chapter is a measure to implement and to further the goals and objectives of the lake management plans adopted by the borough as part of the borough's comprehensive plan referenced in MSB [15.24.030](#)(C).

(Ord. 99-052(AM), § 2 (part), 1999)

17.59.020 APPLICABILITY.

This chapter shall apply only to lakes, waterways, water bodies and watercourses specified herein.

(Ord. 99-052(AM), § 2 (part), 1999)

17.59.060 LIMITATION OF USES.

(A) The limitations noted herein shall apply only to lakes specified.

(B) *Quiet hours.* Motorized uses producing continuous or repetitive noise are regulated for the hours and lakes specified below. Examples of regulated uses include high-speed joyriding, practicing aircraft "touch and goes," engine testing, and racing. This restriction does not prohibit the operation of aircraft, boats, or other vehicles traveling directly to their destination.

- (1) The hours of 11 p.m. to 8 a.m., Sunday through Saturday, are designated as quiet hours for the following lakes:

- (a) Big Lake.
- (b) West Papoose Lake.
- (c) Whiskey Lake.
- (d) Morvro Lake.

- (2) The hours of 10 p.m. to 8 a.m., Sunday through Saturday, are designated as quiet hours for the following lakes:

- (a) Crystal Lake.
- (b) John Lake.

- (c) Lake Five.
- (d) Little Question Lake.
- (e) Memory Lake.
- (f) Question Lake.
- (g) Rainbow Lake.
- (h) Unnamed lake located within T25N, R4W, Section 30, S.M., AK between Question Lake and the Talkeetna Spur Road.
- (i) Unnamed lake located within T25N, R4W, Section 31, S.M., AK between Question Lake and the Talkeetna Spur Road.
- (j) Walby Lake.
- (k) Diamond Lake.
- (l) Christiansen Lake.
- (m) Neklasen and Lower Neklasen Lakes.
- (n) Marion Lake.
- (o) Long Lake (Houston).
- (p) Three Mile Lake.
- (q) Wolverine Lake.
- (r) Little Lonely Lake.
- (s) Jean Lake.
- (t) Liten Lake.
- (u) Shirley Lake.
- (v) Florence Lake.

(w) Carpenter Lake.

(x) Stevens Lake.

(y) Sunbeam and Suncrest Lakes.

(z) Little Beaver Lake.

(aa) Caswell Lake.

(bb) Beverly Lake.

(3) The hours of 7 p.m. to 9 a.m., Sunday through Saturday, are designated as quiet hours for the following lakes:

(a) Honeybee Lake.

(b) Lake of the Woods.

(4) The hours of 10 p.m. to 8 a.m., Sunday through Thursday, and 11 p.m. to 8 a.m., Friday and Saturday, are designated as quiet hours for the following lakes:

(a) Blodgett Lake.

(b) Knik Lake.

(c) Twin Island Lake.

(5) The hours of 9 p.m. to 9 a.m., Sunday through Saturday, are designated as quiet hours for the following lakes:

(a) Paradise Lake.

(b) Jacobsen Lake.

(C) *No-wake zone.* No-wake zones along shorelines are established as noted below. The no-wake zone shall extend from the shoreline of the lake, the designated horizontal distance into the water as noted below:

(1) 150 feet from the shoreline.

- (a) Big Lake.
 - (b) Whiskey Lake.
- (2) 100 feet from the shoreline.
- (a) West Papoose Lake.
 - (b) Diamond Lake.
 - (c) Marion Lake.
 - (d) Long Lake (Houston).
 - (e) Shirley Lake.
 - (f) Florence Lake.
 - (g) Carpenter Lake.
 - (h) Stevens Lake.
 - (i) Morvro Lake.
 - (j) Jacobsen Lake.
 - (k) Suncrest Lake.
 - (l) Caswell Lake.
- (3) 50 feet from the shoreline at the public boat dock.
- (a) Crooked Lake.
- (4) 100 feet from the shoreline except when a waterskier is leaving dock or shore.
- (a) Neklasen Lake.
 - (b) Beverly Lake.
- (5) No wake speed zone on lake.

(a) Little Lonely Lake.

(b) Liten Lake.

(D) *Motorized watercraft use*. Motorized watercraft uses are restricted as noted on the following lakes and waterways.

(1) Motorized watercraft uses are prohibited on:

(a) Lake Five.

(b) Little Question Lake.

(c) Meadow Creek.

(d) Unnamed lake located within T25N, R4W, Section 30, S.M., AK between Question Lake and the Talkeetna Spur Road.

(e) Unnamed lake located within T25N, R4W, Section 31, S.M., AK between Question Lake and the Talkeetna Spur Road.

(f) Lower Neklasen Lake.

(g) portions of the inlet creek and outlet creek on Whiskey Lake.

(h) Liten Lake.

(i) Oriana Lake.

(j) Little Beaver Lake.

(2) Personal watercraft are prohibited on:

(a) Blodgett Lake.

(b) Bonnie Lake.

(c) Doubloon Lake.

(d) Island Lake.

- (e) Ravine Lake.
- (f) Upper Bonnie Lake.
- (g) West Papoose Lake.
- (h) Diamond Lake.
- (i) Christiansen Lake.
- (j) Marion Lake.
- (k) Long Lake (Houston).
- (l) Three Mile Lake.
- (m) Wolverine Lake.
- (n) Whiskey Lake.
- (o) Little Lonely Lake.
- (p) Jean Lake.
- (q) Liten Lake.
- (r) Shirley Lake.
- (s) Florence Lake.
- (t) Carpenter Lake.
- (u) Stevens Lake.
- (v) Paradise Lake.
- (w) Jacobsen Lake.
- (x) Sunbeam and Suncrest Lakes.
- (y) Lake of the Woods.

- (z) Caswell Lake.
- (3) Motorized watercraft uses are restricted to electric motors only on:
- (a) Honeybee Lake.
 - (b) Upper Bonnie Lake.
 - (c) Toad Lake.
 - (d) Wolverine Lake.
 - (e) Jean Lake.
 - (f) Paradise Lake.
 - (g) Sunbeam Lake.
 - (h) Lake of the Woods.
- (4) Motorized watercraft uses are restricted to a maximum of five horsepower motor limit on:
- (a) Fish Lake.
 - (b) Knik Lake.
 - (c) Marilee Lake.
 - (d) Question Lake.
- (5) Motorized watercraft uses are restricted to a maximum of six horsepower motor limit on:
- (a) Wolf Lake.
- (6) Motorized watercraft uses are restricted to a maximum of 10 horsepower motor limit on:
- (a) Blodgett Lake.
 - (b) John Lake.
 - (c) Memory Lake.

(d) Rainbow Lake.

(e) Ravine Lake.

(f) Twin Island Lake.

(g) Walby Lake.

(h) Diamond Lake.

(i) Long Lake (Houston).

(j) Three Mile Lake.

(k) Little Lonely Lake.

(l) Florence Lake.

(m) Jacobsen Lake.

(n) Suncrest Lake.

(7) Motorized watercraft uses are restricted to a maximum of 15 horsepower motor limit on:

(a) Christiansen Lake.

(8) A lake wide no wake zone, except for Thursdays, Fridays, the first and third Saturdays of the month, the second and fourth Sundays of the month, national holidays and three-day weekends resulting from national holidays:

(a) Neklasen Lake.

(9) Motorized watercraft used are restricted to a lake wide no wake speed zone except on Thursday, Friday, Saturday, and all three-day weekends mandated by federal holiday (Memorial day, Fourth of July, and Labor Day):

(a) Marion Lake.

(10) Motorized amphibious vehicles, which are a type of motorized watercraft, are prohibited on the following lakes:

(a) Three Mile Lake.

(11) Motorized watercraft uses are restricted to a maximum of 10 horsepower motor limit, on a time share basis, on:

(a) Carpenter Lake.

(b) Stevens Lake.

(12) Motorized watercraft uses are restricted to a maximum of 25 horsepower motor limit on:

(a) Morvro Lake.

(13) Motorized watercraft uses over 15 horsepower, excluding electric motors, are prohibited except for Sunday through Tuesday and all three-day federal holidays on:

(a) Beverly Lake.

(14) Personal motorized watercraft uses are prohibited except for Sunday through Tuesday and all three-day federal holidays on:

(a) Beverly Lake.

(E) *Special Permit.* A special permit may be issued by the planning director waiving boat motor limits for the transport of building materials on the following lakes and waterways:

(1) Lake Five.

(2) Little Question Lake.

(3) Question Lake.

(4) Unnamed lake located within T25N, R4W, Section 30, S.M., AK between Question Lake and the Talkeetna Spur Road.

(5) Unnamed lake located within T25N, R4W, Section 31, S.M., AK between Question Lake and the Talkeetna Spur Road.

(6) Christiansen Lake.

(F) *Winter motor vehicle control.* Motor vehicles are prohibited from the surface of the following lakes when ice covered.

- (1) Lake Five.
- (2) Little Question Lake.
- (3) Question Lake.
- (4) Unnamed lake located within T25N, R4W, Section 30, S.M., AK between Question Lake and the Talkeetna Spur Road.
- (5) Unnamed lake located within T25N, R4W, Section 31, S.M., AK between Question Lake and the Talkeetna Spur Road.
- (6) Walby Lake.
- (7) Wolf Lake.
- (8) Carpenter Lake.

(G) *Ice houses.*

(1) *Registration.* Prior to locating an ice house on the frozen water of the lakes designated below, the ice house must be registered with the borough; pertinent registration information must be prominently displayed on the exterior of the ice house structure:

- (a) Big Lake;
- (b) Lake Five;
- (c) Little Question Lake;
- (d) Question Lake;
- (e) Unnamed lake located within T25N, R4W, Section 30, S.M., AK between Question Lake and the Talkeetna Spur Road;
- (f) Unnamed lake located within T25N, R4W, Section 31, S.M., AK between Question Lake and the Talkeetna Spur Road;

(g) Diamond Lake;

(h) Little Lonely Lake.

(2) *Separations.*

(a) Registered ice houses shall not be located closer than 75 feet from the high water mark of the lake;

(b) Registered ice houses shall not be located closer than 30 feet in any direction from another ice house.

(3) *Sanitation.* During any time period a registered ice house is being used and public toilets are not available, the ice house shall be equipped with a portable toilet or other device to capture human waste. Human waste shall be removed from the ice house and deposited in a private or public sewage system or composting toilet.

(4) *Removal of ice house.* The owner of the registered ice house shall remove the ice house, together with its contents and debris, before the ice loses its ability to support equipment to move the ice house out of water. (Ord. 23-065, § 2, 2023; Ord. 22-078, §§ 4—7, 2022; Ord. 14-082, §§ 4—6, 2014; Ord. 13-102, § 2, 2013; Ord. 10-039, §§ 4, 5, 6, 2010; Ord. 08-073, §§ 4, 5, 2008; Ord. 08-042, §§ 4—8, 2008; Ord. 08-019, §§ 4—7, 2008; Ord. 08-006, §§ 4, 5, 6, 2008; Ord. 07-035, §§ 4, 5, 6, 2007; Ord. 07-024(AM), §§ 4—8, 2007; Ord. 06-107, §§ 5—9, 2006; Ord. 06-079, §§ 4—7, 2006; Ord. 06-074(AM), §§ 4, 5, 6, 2006; Ord. 06-019, §§ 4, 5, 6, 2006; Ord. 06-018, §§ 4—7, 2006; Ord. 05-063, §§ 4—8, 2005; Ord. 04-146, §§ 2—5, 2004; Ord. 04-140, §§ 2, 3, 4, 2004; Ord. 02-209, § 2, 2002; Ord. 02-201, § 2, 2002; Ord. 01-191, §§ 2—5, 2001; Ord. 00-177(AM), §§ 2—5, 2000; Ord. 00-006(AM), §§ 2—5, 2000; Ord. 99-149, §§ 2—6, 1999; Ord. 99-067, §§ 2—6, 1999; Ord. 99-052(AM), § 2 (part), 1999)

17.59.070 VIOLATIONS, ENFORCEMENT, AND PENALTIES.

(A) Except as otherwise specified in this chapter violations of this chapter are infractions.

(B) Remedies, enforcement actions, and penalties shall be consistent with the terms and provisions of MSB [1.45](#).

(Ord. 99-052(AM), § 2 (part), 1999)

By: R. Skjothaug
Introduced: June 16, 2025
Public Hearing: July 21, 2025
Action:

MATANUSKA-SUSITNA BOROUGH
PLANNING COMMISSION RESOLUTION NO. 25-11

A RESOLUTION OF THE MATANUSKA-SUSITNA BOROUGH PLANNING COMMISSION
RECOMMENDING THE MATANUSKA-SUSITNA BOROUGH ASSEMBLY ADOPT THE
FULLER LAKE, LAKE MANAGEMENT PLAN AND AN ORDINANCE AMENDING MSB
17.59 - LAKE MANAGEMENT PLAN IMPLEMENTATION

WHEREAS, the Matanuska-Susitna Borough's Comprehensive Plan includes the goals to 1) protect and enhance the public safety, health, and welfare of Borough residents and 2) protect and enhance the Borough's natural resources including watersheds, groundwater supplies, and air quality; and

WHEREAS, the overall objective for Rural Residential Areas in the Meadow Lakes Community Comprehensive Plan is to maintain the low-density residential pattern and to protect environmental quality, particularly the quality of surface and subsurface water used for domestic purposes; and

WHEREAS, the Matanuska-Susitna Borough Assembly was given the power to regulate motorized use on waterways by the voters; and

WHEREAS, the Fuller Lake, Lake Management Plan provides management guidelines to protect the public health, safety, and welfare of all residents and visitors to the lake; and

WHEREAS, the Lake, Lake Management Plan was initiated with a valid petition signed by the owners of sixty-one percent of shoreline property owners around Fuller Lake; and

WHEREAS, a ballot was mailed to 28 shoreline properties around Fuller Lake to gauge community interest in initiating a Lake Management Plan; and

WHEREAS, fifteen ballots returned showing a seventy-nine percent majority in favor of initiating a Lake Management Plan on September 13, 2024; and

WHEREAS, following the ballot process, the Planning Department facilitated three public meetings, both in person and virtual, to provide several opportunities for public involvement; and

WHEREAS, the Fuller Lake community was extremely involved in the development of the Fuller Lake, Lake Management Plan; and

WHEREAS, the shoreline property owners of the Fuller Lake identified their concerns for safety, water quality, loss of wildlife and wildlife habitat, protection of personal property, and protection of the quiet recreational character of the lake; and

WHEREAS, it was identified that use of personal watercraft and motorized watercraft has created hazardous conditions to nesting birds and other non-motorized users; and

WHEREAS, the use of personal watercraft on Fuller Lake shall be banned and motorized watercraft restricted to five horsepower to protect against shoreline erosion, habitat disturbance as well as personal property damage to docks; and

WHEREAS, the Fuller Lake, Lake Management Plan acknowledged the will of the residents by concluding all requested regulations in the final mail-in ballot including quiet hours between the hours of 10:00 pm and 8:00 am, no-wake zone fifty feet from the shoreline, motorized watercraft uses are restricted to a maximum of five horsepower, and personal watercraft use is banned; and

WHEREAS, sixty-one percent of ballots returned prove that a majority of shoreline property are in favor of a Lake Management Plan for Fuller Lake; and

NOW, THEREFORE, BE IT RESOLVED, that the Matanuska-Susitna Borough Planning Commission hereby recommends the Borough Assembly adopt the Fuller Lake, Lake Management Plan; and

BE IT FURTHER RESOLVED, the Matanuska-Susitna Borough Planning Commission hereby recommends the Borough Assembly adopt Ordinance Serial No. 25-079 adopting the Fuller Lake, Lake

Management Plan and amending MSB 17.59 - Lake Management Plan
Implementation.

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

Wilfred Fernadez, Chair

ATTEST

Lacie Olivieri, Planning Clerk

(SEAL)

YES:

NO:

CODE ORDINANCE

Sponsored by:
Introduced:
Public Hearing:
Action:

**MATANUSKA-SUSITNA BOROUGH
ORDINANCE SERIAL NO. 25-079**

AN ORDINANCE OF THE MATANUSKA-SUSITNA BOROUGH ASSEMBLY ADOPTING MSB 15.24.030(C)(43), FULLER LAKE, LAKE MANAGEMENT PLAN; AND AMENDING MSB 17.59.060, LAKE MANAGEMENT PLAN IMPLEMENTATION.

BE IT ENACTED:

Section 1. Classification. Sections 1, and 7 of this ordinance are noncode, Sections 2, 3, 4, 5, and 6 are of a general and permanent nature and shall become a part of the Borough Code.

Section 2. Adoption of paragraph. MSB 15.24.030(C)(43) is hereby adopted as follows:

(43) Fuller Lake, Lake Management Plan, adopted 2025.

Section 3. Amendment of paragraph. MSB 17.59.060(B)(2) is hereby amended to read as follows:

(2) The hours of 10 p.m. to 8 a.m., Sunday through Saturday, are designated as quiet hours for the following lakes:

- (a) Crystal Lake.
- (b) John Lake.
- (c) Lake Five.
- (d) Little Question Lake.
- (e) Memory Lake.

(f) Question Lake.

(g) Rainbow Lake.

(h) Unnamed lake located within T25N, R4W, Section 30, S.M., AK between Question Lake and the Talkeetna Spur road.

(i) Unnamed lake located within T25N, R4W, Section 31, S.M., AK between Question Lake and the Talkeetna Spur road.

(j) Walby Lake.

(k) Diamond Lake.

(l) Christiansen Lake.

(m) Neklasen and Lower Neklasen Lakes.

(n) Marion Lake.

(o) Long Lake (Houston).

(p) Three Mile Lake.

(q) Wolverine Lake.

(r) Little Lonely Lake.

(s) Jean Lake.

(t) Liten Lake.

(u) Shirley Lake.

(v) Florence Lake.

(w) Carpenter Lake.

(x) Stevens Lake.

(y) Sunbeam and Suncrest Lakes.

(z) Little Beaver Lake.

(aa) Caswell Lake.

(bb) Beverly Lake.

(cc) Fuller Lake.

Section 4. Amendment of paragraph. MSB 17.59.060 (D) (4) is hereby amended as follows:

(4) Motorized watercraft uses are restricted to a maximum of five horsepower motor limit on:

(a) Fish Lake

(b) Knik Lake

(c) Marilee Lake

(d) Question Lake

(e) Fuller Lake

Section 5. Amendment of paragraph. MSB 17.59.060 (D) (2) is hereby amended to read as follows:

(2) Personal watercraft are prohibited on:

(a) Blodgett Lake.

(b) Bonnie Lake.

(c) Doubloon Lake.

(d) Island Lake.

(e) Ravine Lake.

(f) Upper Bonnie Lake.

- (g) West Papoose Lake.
- (h) Diamond Lake.
- (i) Christiansen Lake.
- (j) Marion Lake.
- (k) Long Lake (Houston).
- (l) Three Mile Lake.
- (m) Wolverine Lake.
- (n) Whiskey Lake.
- (o) Little Lonely Lake.
- (p) Jean Lake.
- (q) Liten Lake.
- (r) Shirley Lake.
- (s) Florence Lake.
- (t) Carpenter Lake.
- (u) Stevens Lake.
- (v) Paradise Lake.
- (w) Jacobsen Lake.
- (x) Sunbeam and Suncrest Lakes.
- (y) Lake of the Woods.
- (z) Caswell Lake.

(aa) Fuller Lake

Section 6. Amendment of paragraph. MSB 17.59.060(15) is hereby amended to read as follows:

(15) No-wake zone 50 feet from the shoreline:

(a) Fuller Lake

Section 7. 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)

COMMISSION BUSINESS

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MATANUSKA-SUSITNA BOROUGH

Planning and Land Use Department

350 East Dahlia Avenue • Palmer, AK 99645

Phone (907) 861-7822

www.matsugov.us

MEMORANDUM

DATE: July 9, 2025

TO: Planning Commission

FROM: Alex Strawn, Planning and Land Use Director



SUBJECT: Tentative Future PC Items

Upcoming PC Actions

Quasi-Judicial

- Houdini's Herbs – Marijuana Retail Facility; 8164B01L001A (Staff: Rebecca Skjothaug)
- Ficklin Gravel Products LLC – Earth Materials Extraction; 16N04W03A009 (Staff: Rick Benedict)
- Butte Land Co. – Earth Materials Extraction; 17N02E35A024 (Staff: Natasha Heindel)
- Harman Northeast – Earth Materials Extraction; 18N01W15B015 (Staff: Rick Benedict)
- Williams – Variance; 6272000L007 (Staff: Rebecca Skjothaug)
- Stenger – Variance; 6194000L002-B (Staff: Rebecca Skjothaug)
- Three Bears Alaska Inc. – Core Area Conditional Use Permit; 58211000L001 (Staff: Rick Benedict)
- Alaska Gravel Company – Earth Materials Extraction; 21N04W18L004 (Staff: Rebecca Skjothaug)
- Scott – Variance; 3274000L009 (Staff: Rebecca Skjothaug)

Legislative

- Historic Preservation Plan (HPP) (Staff: Maggie Brown)
- MSB Borough-Wide Comprehensive Plan (Staff: Jason Ortiz)
- Transit Development Plan (Staff: Jason Ortiz)
- Amending MSB 17.59 Standardized Definitions for Lake Management Regulations (Staff: Alex Strawn)
- Hazard Mitigation Plan (Staff: Wade Long)