

Resolution 25-12
HANDOUT



FW: ADA handicap parking space question.

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

Date Wed 7/16/2025 8:53 AM

To Lacie Olivieri <Lacie.Olivieri@matsugov.us>

 2 attachments (933 KB)

Letter to the Planning Commission 7-15-2025.docx; Site Plan BB Rev 7-15-25.pdf;

Morning Lacie,

The applicant emailed a modification request to the Planning Commission concerning the original site plan and parking for the proposed use. Can we please add this email and the attached documents as handouts at Monday's PC public hearing?

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: Tuesday, July 15, 2025 8:01 PM

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

Subject: Re: ADA handicap parking space question.

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

Hello Rick,

Attached is the revised site plan and letter for the planning commission. Please let me know if any additional information is needed.

Thank you for all your help through this process.

Cary Rohler

15 July 2025

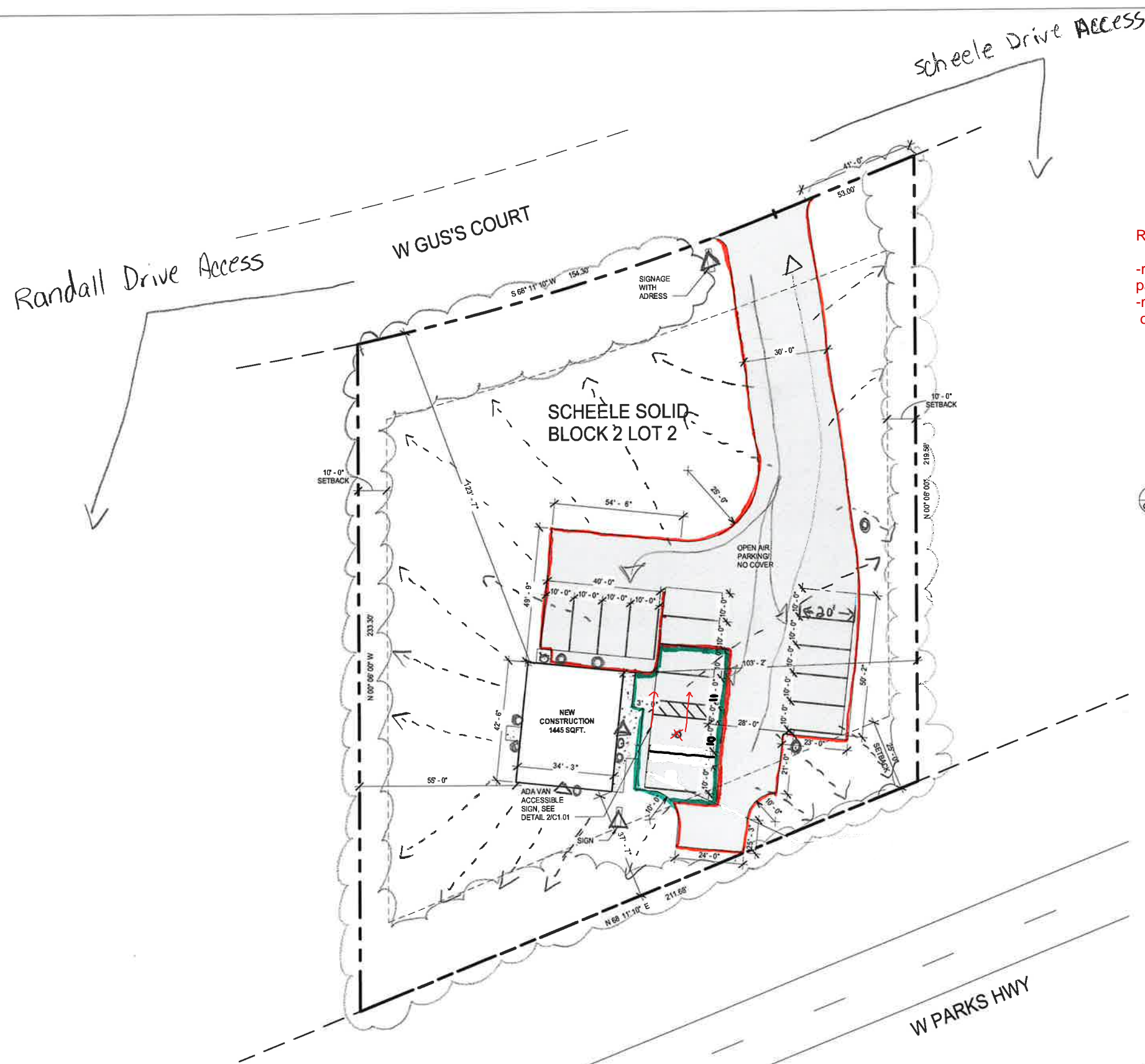
Dear Planning Commission,

The Silly Bear Cannabis Team is formally requesting an amendment to our site plan in reference to the ADA handicap parking spaces. We have revised the site plan (dated 7-15-25) to show only 1 van accessible space. According to the *Guide to the ADA Accessibility Standard* found on [access-board.gov](https://www.access-board.gov) (section 202.8) only 1 van accessible space and no standard space is required for a parking lot of 1-25 spaces. With ours only being 15 parking spaces we feel that we meet this requirement of only having 1 van accessible space.

Thank you for your time in reviewing this and your consideration for accepting the revised site plan.

Warm regards,

Cary Rohler



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

Revised Site Plan 7-15-25

- removed 1 standard ADA parking space.
- moved van accessible ADA parking one space to the right.



- 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"

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

LEGEND

	PROPERTY LINE
	SETBACK
	FENCE
	NEW CONSTRUCTION
	ASPHALT

FRONT SETBACKS 25 FEET
SIDE SETBACKS 10 FEET

ADDRESS: 8620 W GUS'S COURT
LEGAL: SCHEELE SOLID, BLOCK 2, LOT 2
PLAT: #84-130
LOT SQFT: 43,863

SITE INFORMATION BASED OFF SURVEY
COMPLETED BY DEMMING & ASSOCIATES
LAND SURVEY JUNE 4TH, 1984

July 21, 2025
3 of 3
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	1/3/24
CHECKED	JOB NO.
AML	23041

SHEET CONTENTS
SCHEMATIC SITE PLAN

SHEET NO
C1.01