

RECEIVED

By Current Planner at 11:10 am, Sep 30, 2024



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.

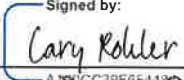
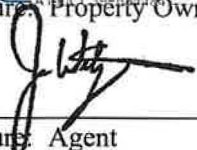
I understand all activity must be conducted in compliance with all applicable standards of MSB 17.60 and with all other applicable borough and state.

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: 2760802L002Applicant: 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 Paid

Date: 10/1/24

Receipt # 3529

By: MC

Check # 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



MATANUSKA-SUSITNA BOROUGH

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
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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.

Last Updated: 9/30/2024 11:00:01 AM

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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Think green, please don't print unnecessarily

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

Brenda Butler

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

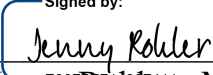
DocuSigned by:


Ian Rohler - Property Owner

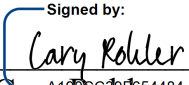
Silly Bear Cannabis LLC

DocuSigned by:

Elijah Rohrer - Member

Signed by:

Jenny Rohrer - Member

DocuSigned by:

Ian Rohrer - Member

Signed by:

Cary Rohrer - Member



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

Department of Commerce, Community, and Economic Development
ALCOHOL & MARIJUANA CONTROL OFFICE

[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:

Department of Commerce, Community, and Economic Development
DIVISION OF CORPORATIONS, BUSINESS &
PROFESSIONAL LICENSING

[State of Alaska](#) / [Commerce](#) / [Corporations, Business, and Professional Licensing](#) / [Search & Database Download](#) / [Business License](#) / License #2183350

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.

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CONTACT US

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: Oscar Lage

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

BUILDING CODES

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 / 80 = 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

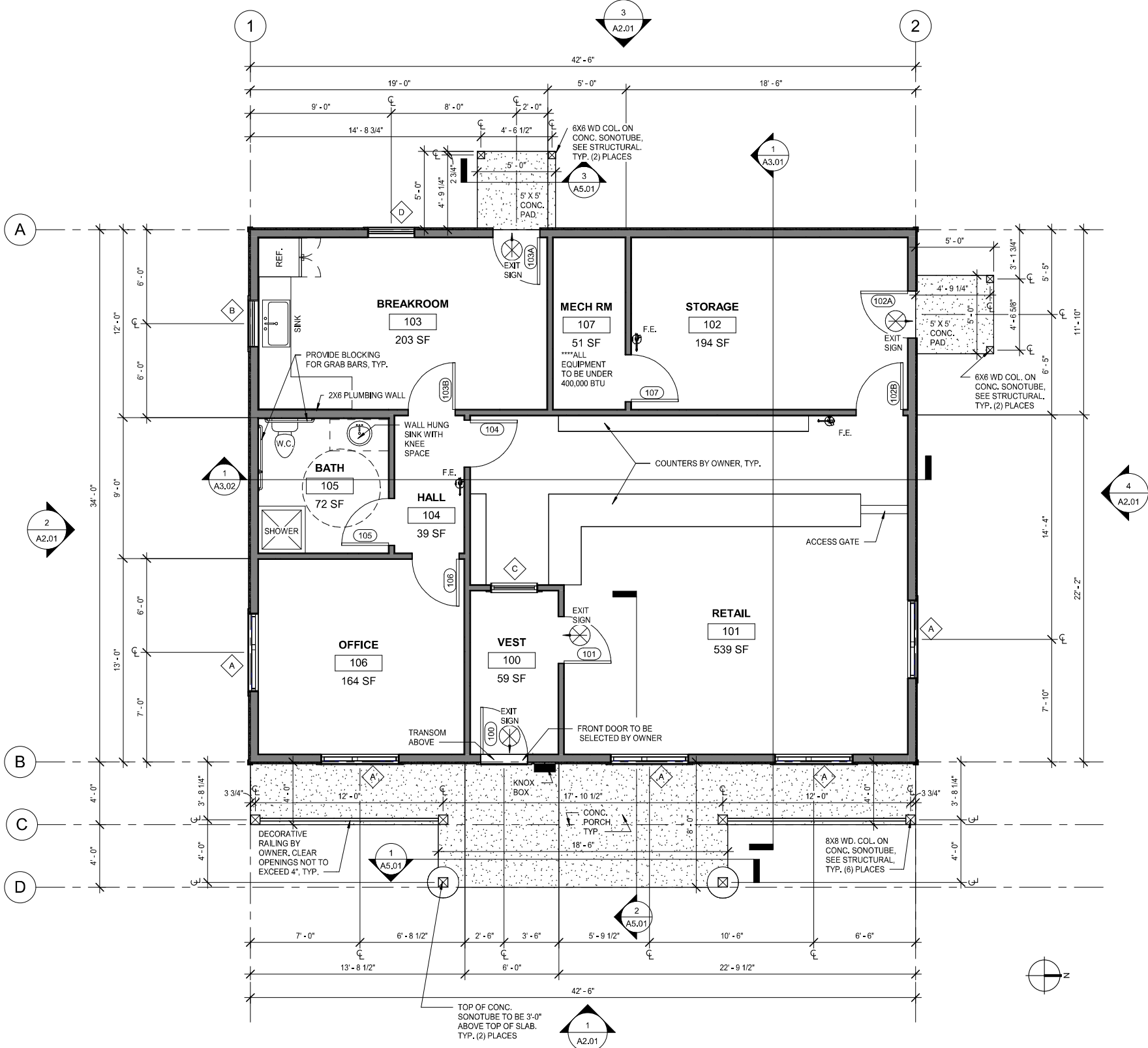
FIRE ALARM: NONE REQUIRED, NONE PROVIDED

KNOX BOX: PROVIDED PER STATE OF ALASKA REQUIREMENTS

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.



1 MAIN FLOOR
A1.02 1/4" = 1'-0"

1440 SQUARE FEET

RECEIVED

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



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

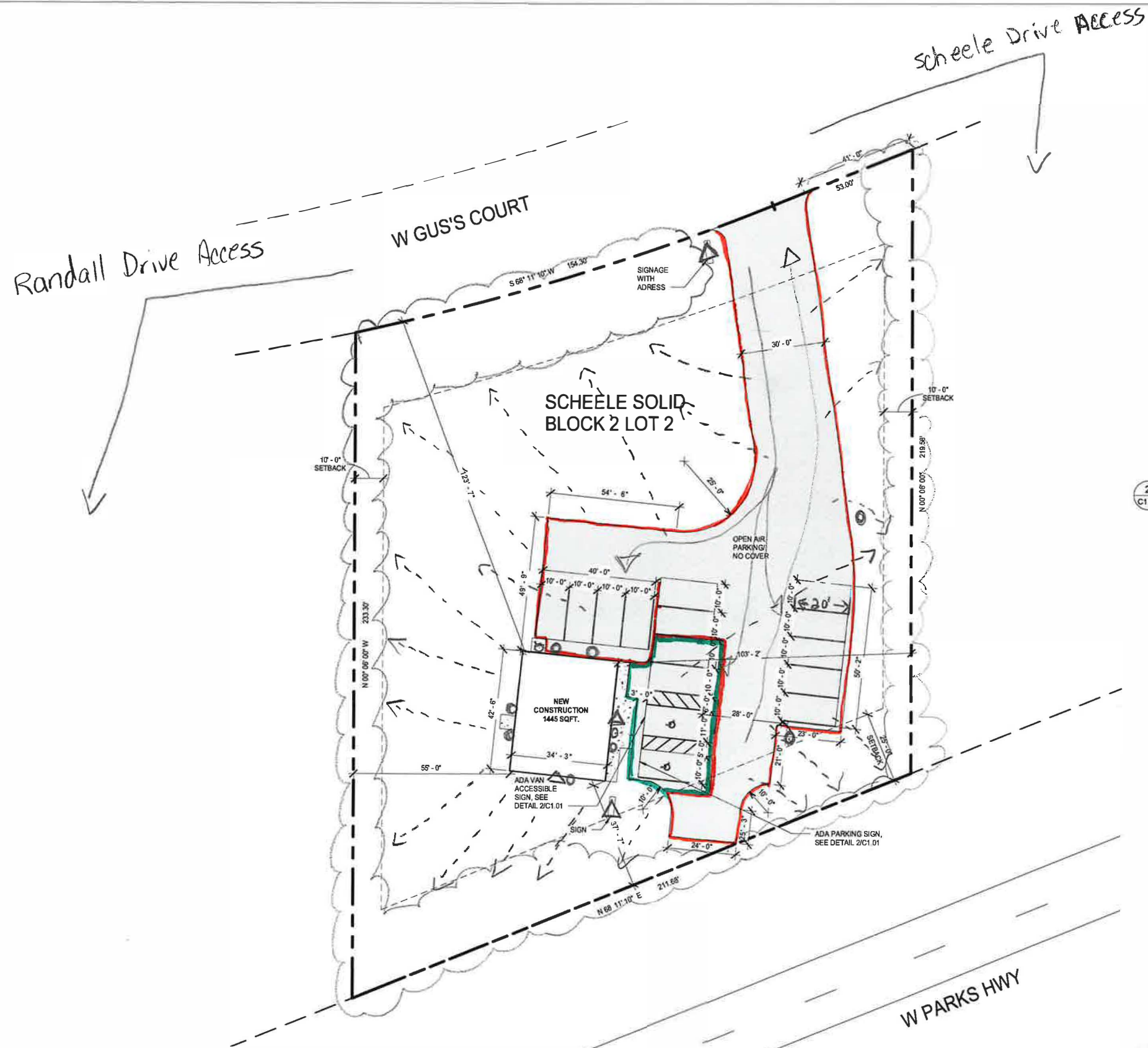
REVISIONS		
NO.	DESCRIPTION	DATE

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

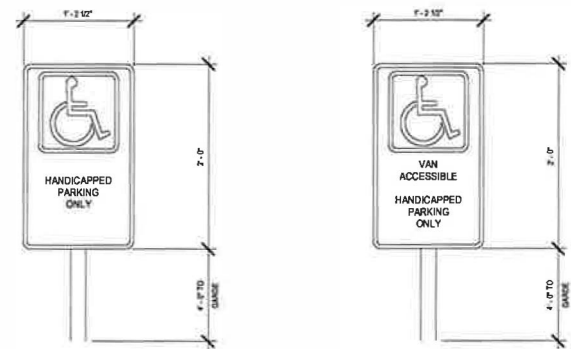
SHEET CONTENTS
LIFE SAFETY & MAIN FLOOR PLAN

SHEET NO
A1.02

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



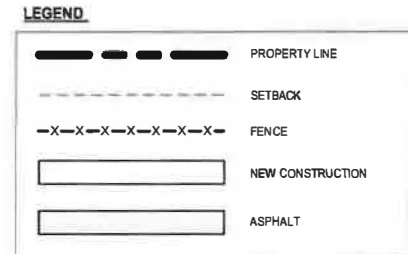
Schematic Site Plan
Scale: 1" = 40' (11X17 Sheet)



- 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



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

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

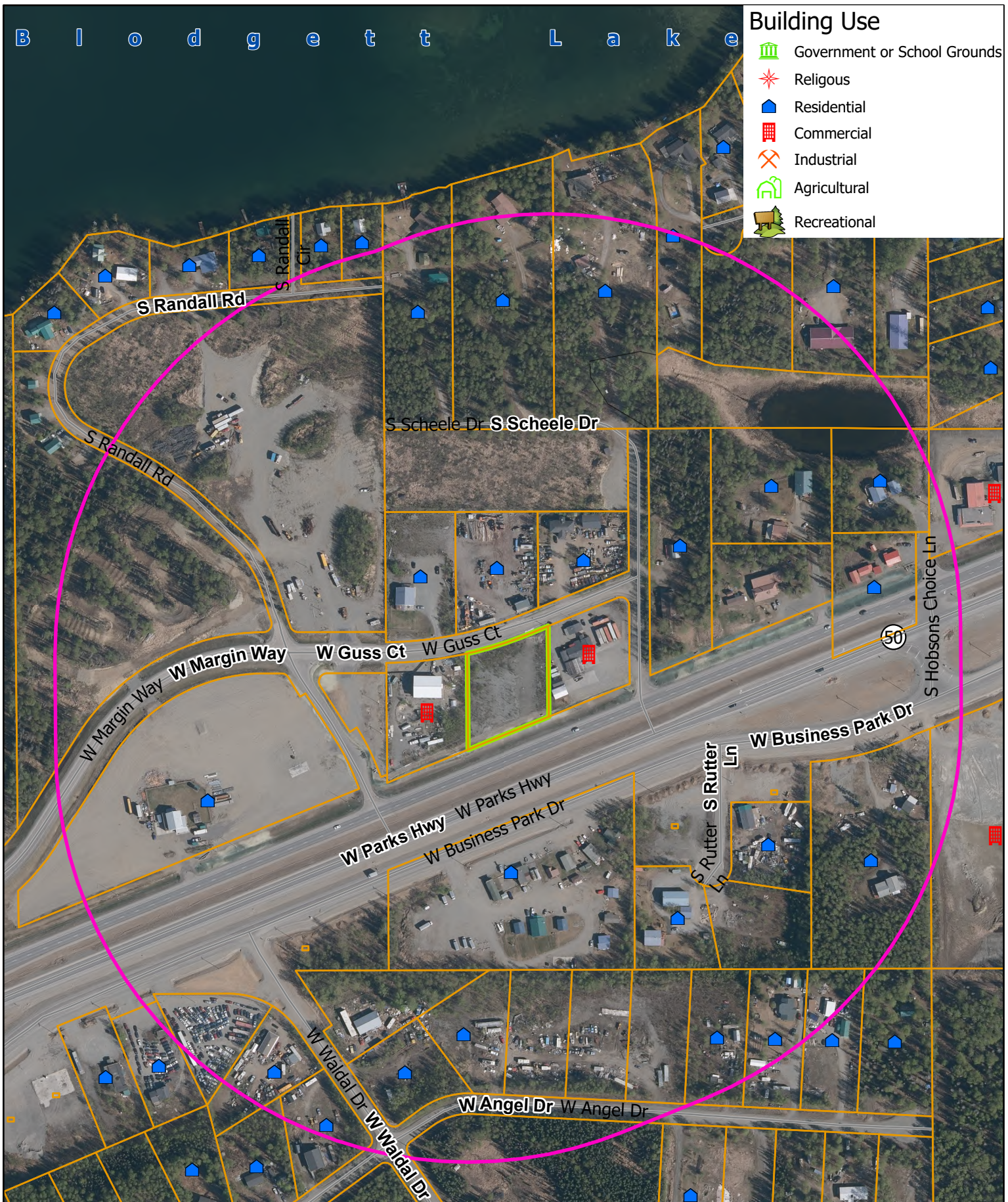
DRAWN BY	DATE
CAH	1/3/24
CHECKED	JOB NO.
AML	23041

SHEET CONTENTS
SCHEMATIC SITE PLAN

SHEET NO
C1.01

Building Use

-  Government or School Grounds
-  Religious
-  Residential
-  Commercial
-  Industrial
-  Agricultural
-  Recreational



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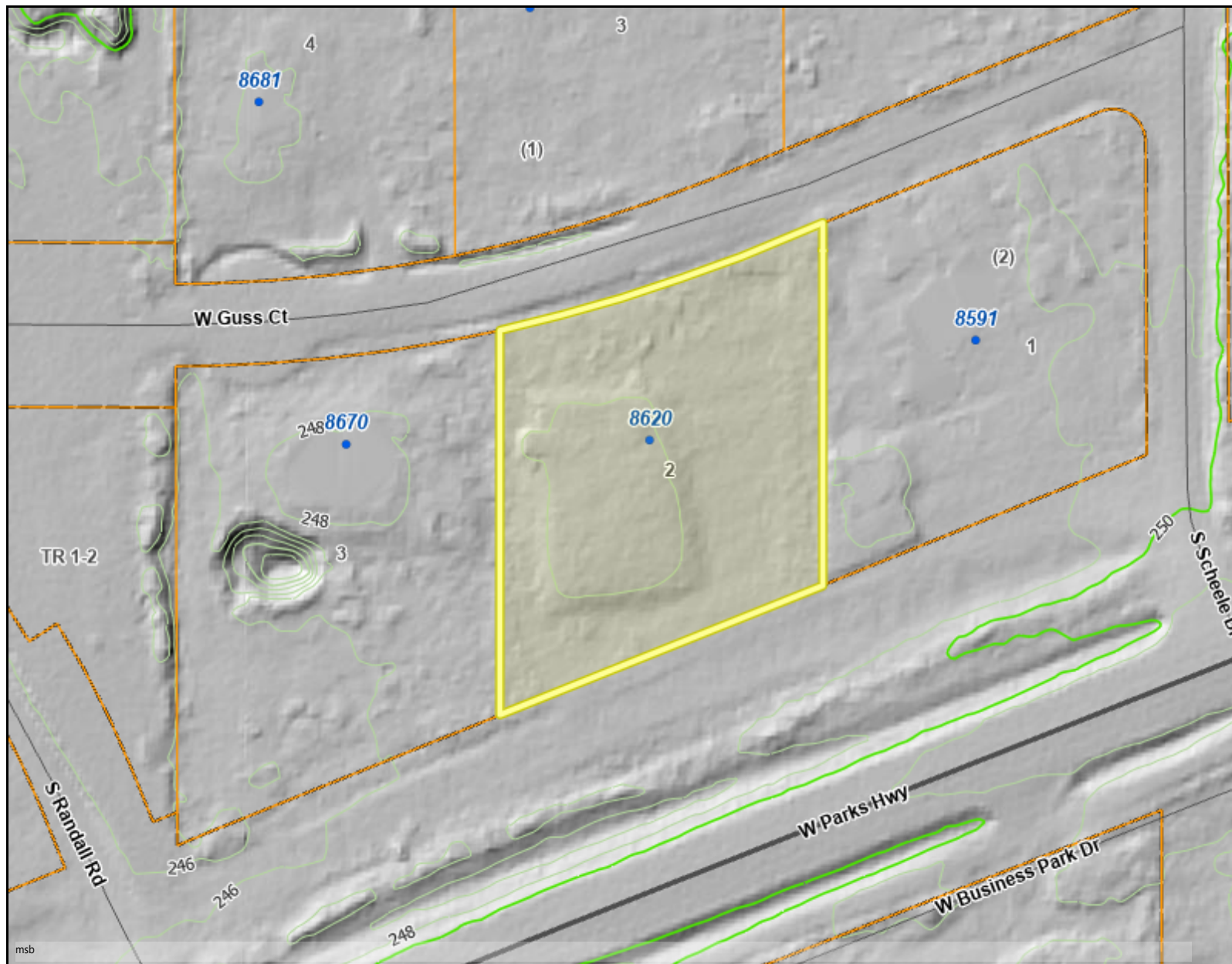
**Land Use Map with
1000' buffer
2760B02L002**

0 250 500 Feet





Matanuska-Susitna Borough



Legend

ParcelViewer

Roads

- Highway
- Minor Road

Mat-Su Borough Boundary



Address Numbers



Parcels



ROW and Easements

- ROW Road

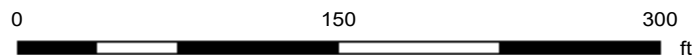
Section Lines



1 : 2257



THIS MAP IS NOT TO BE USED FOR NAVIGATION



WGS_1984_Web_Mercator_Auxiliary_Sphere

Date: 10/11/24

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Notes

2019 Contours and Hillshade



Matanuska-Susitna Borough



Legend

ParcelViewer

Roads

- Highway
- Minor Road

Mat-Su Borough Boundary



Address Numbers



Parcels



ROW and Easements

- ROW Road

Section Lines



1 : 2257



THIS MAP IS NOT TO BE USED FOR NAVIGATION

Notes

2022 Bare Earth

0 150 300
ft

WGS_1984_Web_Mercator_Auxiliary_Sphere

Date: 10/11/24

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Aerial Imagery - June 2024

8620 W Gus Court - Proposed Location

Legend

- 8620 Gus's Ct
- Alaska Fireplace & Accessories
- Feature 1 Sanctuary Bible Church
- Iceworm RV

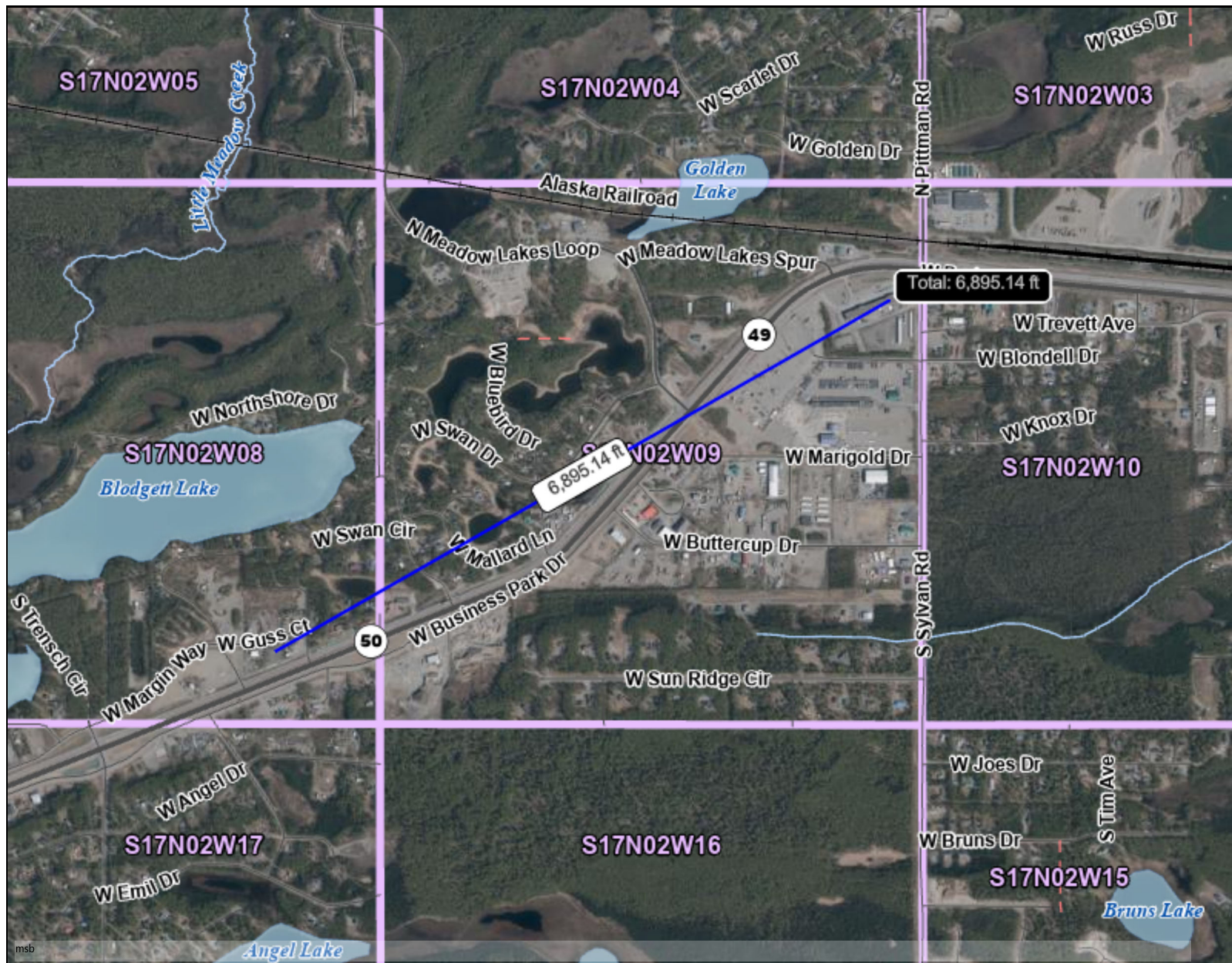


Google Earth

Image © 2024 Airbus



Matanuska-Susitna Borough



- 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

0 0.5 1 mi

WGS_1984_Web_Mercator_Auxiliary_Sphere

Date: 09/30/24

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Notes

American Charter and Meadow Lakes Head Start