

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*

June 16, 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 2, 2025

B. INTRODUCTION 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)

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

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 2, 2025

(Pages 4-7)

MATANUSKA-SUSITNA BOROUGH

Edna DeVries, Mayor

PLANNING COMMISSION

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

PLANNING COMMISSION MEETING MINUTES June 2, 2025

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

The Matanuska-Susitna Borough Planning Commission's regular meeting was held on June 2, 2025, at the Matanuska-Susitna Borough Assembly Chambers, 350 E. Dahlia Avenue, Palmer, Alaska. Chair Wilfred Fernandez called the meeting to order at 6:00 p.m.

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

Absent/Excused: Commissioner Richard Allen
Commissioner Doug Glenn

Staff Present: 4 – Mr. Wade Long, Development Services Manager
Ms. Lacie Olivieri, Planning Department Admin
Mr. Rick Benedict, Current Planner
Ms. Shannon Bodolay, Assistant Borough Attorney
Ms. Raegan Visker, Legal intern

II. APPROVAL OF AGENDA

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

Commissioner Collins moved to postpone the public hearing for Resolution 25-10 to August 4, 2025. The motion was seconded by Commissioner Scoggin.

GENERAL CONSENT: The agenda was approved as amended without objection.

III. PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by Commissioner McCabe.

IV. CONSENT AGENDA

- A. MINUTES: Regular Meeting Minutes – May 19, 2025
- B. INTRODUCTION FOR PUBLIC HEARING QUASI-JUDICIAL MATTERS
(There were no introductions for public hearing quasi-judicial matters.)
- C. INTRODUCTION FOR PUBLIC HEARING LEGISLATIVE MATTERS

Resolution 25-10 A Resolution Of The Matanuska-Susitna Borough Planning Commission Recommending Approval Of An Ordinance Amending MSB 17.02 – Mandatory Land Use Permits, MSB 17.55 – Setback And Screening Easements, MSB 17.65 – Variances, MSB 17.80 – Nonconforming Structures, and MSB 17.125 – Definitions (Staff: Alex Strawn, Planning And Land Use Director)

Chair Fernandez read the Consent Agenda into the record.

GENERAL CONSENT: The Consent Agenda was approved without objection.

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

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

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

VIII. AUDIENCE PARTICIPATION (Three minutes per person.)

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

IX. PUBLIC HEARING QUASI-JUDICIAL MATTERS

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

Chair Fernandez read the resolution title into the record.

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

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

Chair Fernandez invited the applicant to present information.

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

Chair Fernandez opened the public hearing.

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

MOTION: Commissioner McCabe moved to approve Planning Commission Resolution 25-08. The motion was seconded by Commissioner Collins.

VOTE: The main motion passed without objection.

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 Carpenter: My name is Brendan Carpenter. It's my first meeting here I am taking over for former commissioner CJ Koan. You have all been so welcoming, I thank you. Looking forward to seeing how this runs.

Commissioner Collins: I appreciate everyone being here and how expeditiously the meeting went. I look forward to seeing you guys next time

Commissioner McCabe: I would just like to welcome Brendan Carpenter on board. Look forward to serving with you.

Commissioner Scoggin: No Comment

Chair Fernandez: Welcome, Commissioner Carpenter it's a great pleasure and privilege to serve with you. My line is always open if you ever have any questions, comments, or concerns. I just stepped in as the chair, so this is also something I get to learn, and we're all getting to be learning and running together. Some of us are veterans of the Planning Commission, so we

have a very good mix here. Always for the public, thank you so much for your engagement and participation. Your testimony is very valuable to us and does help us as we are coming to decisions.

Wade Long:

I appreciate it. I would like to welcome Mr. Brendan Carpenter to the Planning commission, District 3. We are happy to provide some orientation training to the new commissioner. And would also like to extend the training opportunities to all commissioners, if there are any topics of interest that you have please let us know. We have an open door policy, and you are welcome to come by at any time. I would also like to inform everyone that tomorrow night at the Assembly meeting is the opportunity for public hearing regarding the Bogard-Seldon Corridor Access Management Plan. On a final note I do need to advise the commission that one of your decisions in a quasi-judicial matter related to a marijuana retail next to a school, Shoreline Cannabis, had been appealed to the BOAA. The commissions decision was overturned there but the borough has appealed that ruling to the superior court. Please refrain from any Ex-parte communications with the applicant, members of the public, or interested parties regarding to the matter.

Shannon Bodolay:

My name is Shannon Bodolay I'm one of the assistant borough attorneys. Welcome aboard Commissioner Carpenter. I wanted to introduce our intern. Raegan Visker is here with us this summer so she may be attending some of the meeting and she is helping our department on a lot of different things. Typically we break up the planning commission schedule in a few months but for the summer we try to break it up so that no one person is assigned to the whole summer. So I will be here for a meeting or two and then you will see the other attorneys rotate through and then we will get back to our schedule.

XVI. ADJOURNMENT

The regular meeting adjourned at 6:20 p.m.

WILFRED FERNANDEZ
Planning Commission Chair

ATTEST:

LACIE OLIVIERI
Planning Commission Clerk

Minutes approved: _____

PUBLIC HEARING QUASI-JUDICIAL

Resolution No. 24-33

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)

RECEIVED

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

Planning Commission Meeting

June 16, 2025

8 of 91

**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.

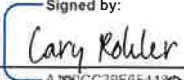
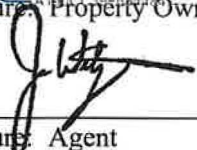
I understand all activity must be conducted in compliance with all applicable standards of MSB 17.60 and with all other applicable borough and state.

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 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

1000000000 341300 -	
Planning - Platting -	
2024 Item: 57	
1 @ \$1,500.0000	
1000000000 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
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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.

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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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

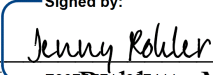
DocuSigned by:


Ian Rohler - Property Owner

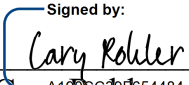
Silly Bear Cannabis LLC

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

[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: 

Oscar Lage
Building Plans Examiner I

Authority: AS 18.70.080

Form: 12-741

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



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



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	

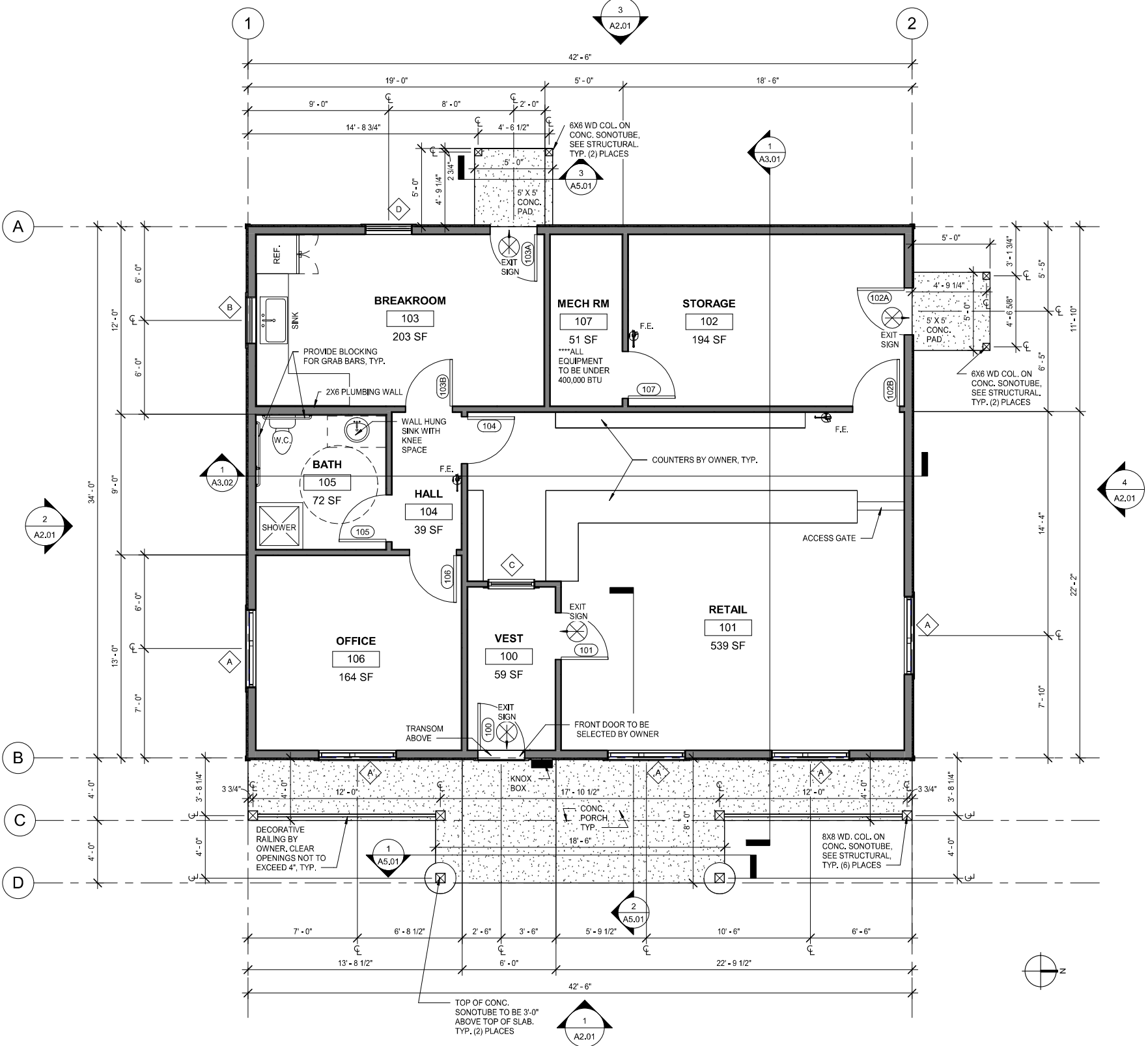
SHEET NO	
A1.02	

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	SECTION 309 TABLE 506.2 TABLE 506.2 TABLE 504.4 TABLE 1004.5
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	SECTION 1022
MEANS OF EGRESS:	REQUIRED: 24 X 2 = 4.8" PROVIDED: 3 X 36" = 172.8"	SECTION 1005
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	SECTION 1010
SPRINKLED:	NOT REQUIRED, NOT PROVIDED	SECTION 903
FIRE EXTINGUISHER:	2 REQUIRED, 3 FE PROVIDED - J.L. COSMIC 10E, 4A-60BC	
FIRE ALARM:	NONE REQUIRED, NONE PROVIDED	SECTION 907
KNOX BOX:	PROVIDED PER STATE OF ALASKA REQUIREMENTS	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 REQUIRED 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.



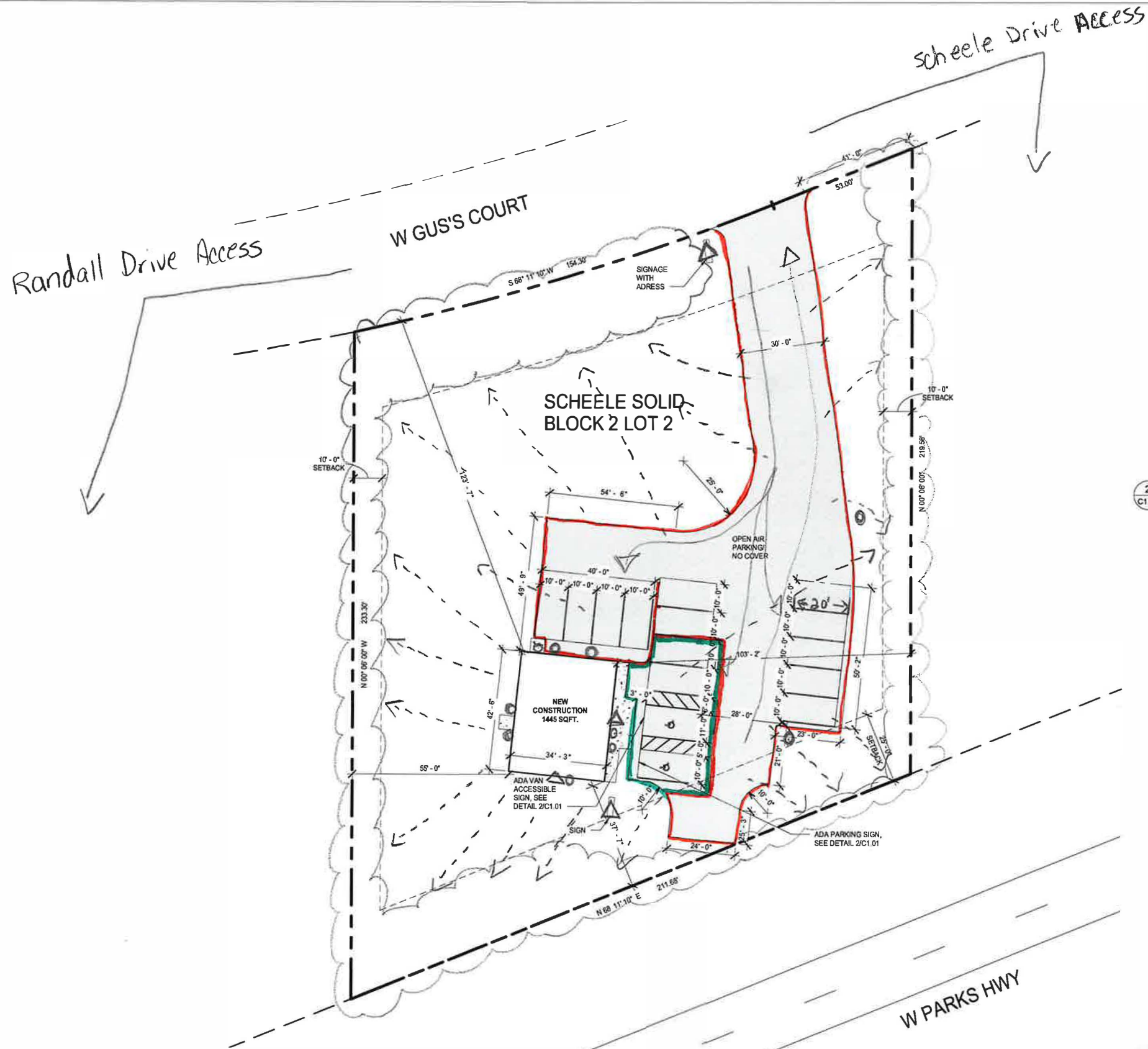
1 MAIN FLOOR
A1.02 1/4" = 1'-0"

1440 SQUARE FEET

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

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

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

- 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 Line]	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

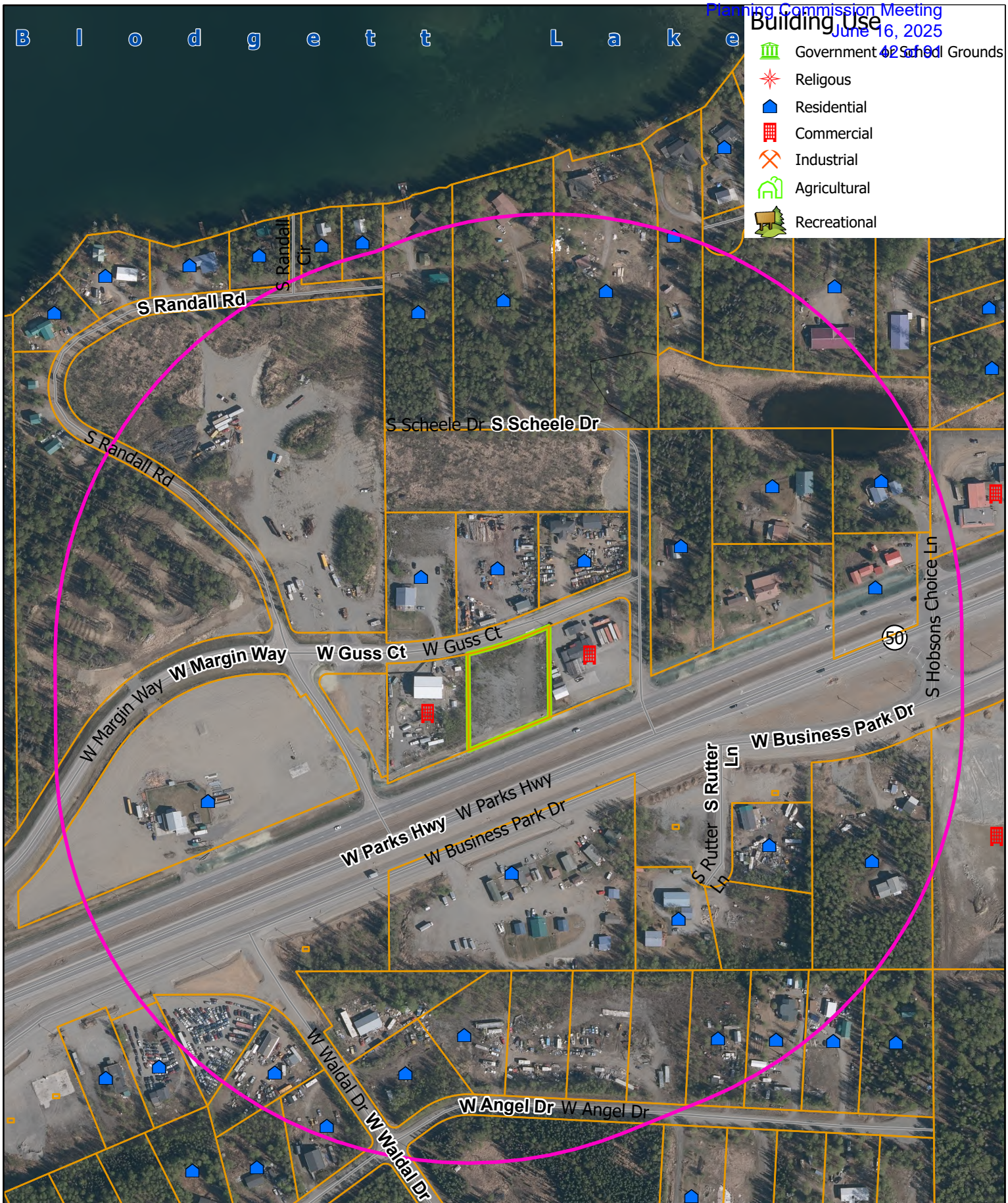
DRAWN BY	DATE
CAH	1/3/24
CHECKED	JOB NO.
AML	23041

SHEET CONTENTS
SCHEMATIC SITE PLAN

SHEET NO
C1.01

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

- Building Use**
-  Government
 -  Religious
 -  Residential
 -  Commercial
 -  Industrial
 -  Agricultural
 -  Recreational



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Land Use Map with 1000' buffer 2760B02L002

0 250 500 Feet



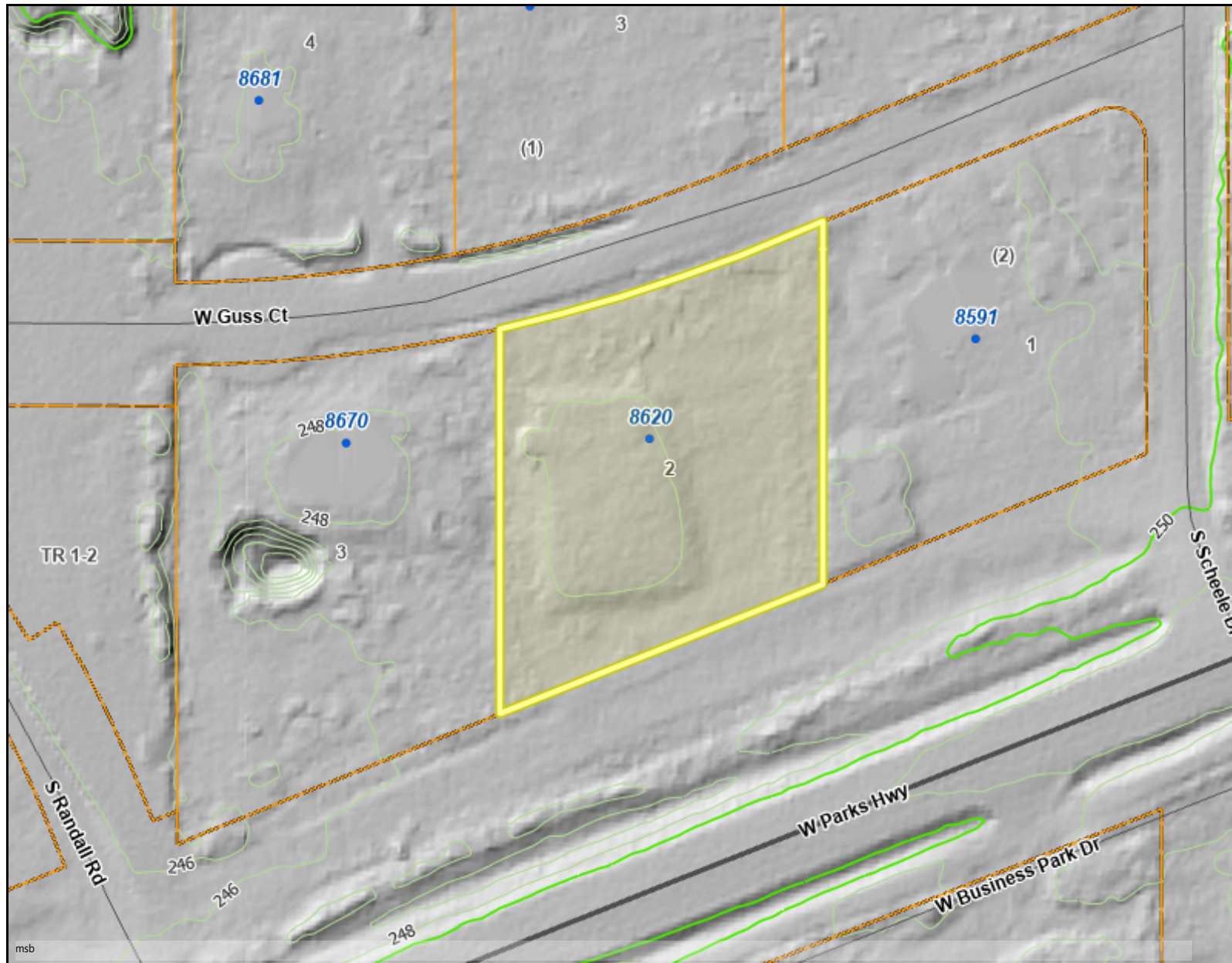


Matanuska-Susitna Borough

Planning Commission

June 16, 2025

Page 1 of 91



Legend

ParcelViewer

Roads

- Highway
- Minor Road

Mat-Su Borough Boundary

Address Numbers

Parcels

ROW and Easements

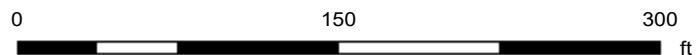
- ROW Road

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



Legend

ParcelViewer

Roads

- Highway
- Minor Road

Mat-Su Borough Boundary

Address Numbers

Parcels

ROW and Easements

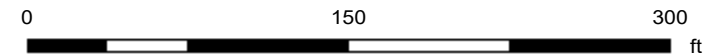
Section Lines

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

June 16, 2025

45 of 91

8620 Gus's Ct

Alaska Fireplace & Accessories

Feature 1

Sanctuary Bible Church

Iceworm RV

Google Earth

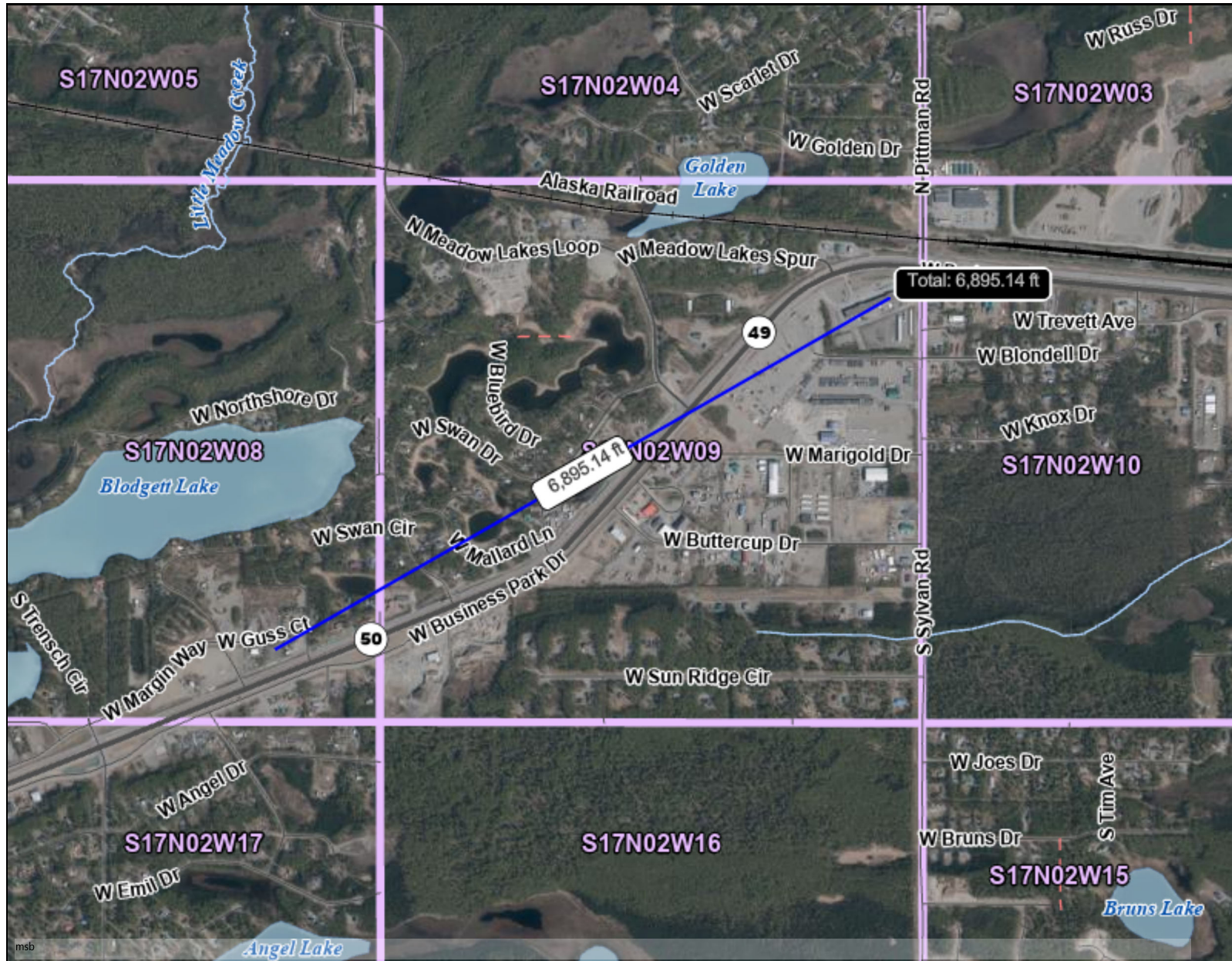
Image © 2024 Airbus

700 ft



Matanuska-Susitna Borough

Planning Commission Meeting
June 16, 2025
46 of 91



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

Notes

American Charter and Meadow Lakes Head Start

INTRODUCTION FOR PUBLIC HEARING LEGISLATIVE

Resolution No. 25-11

**A Resolution Of The Matanuska-Susitna Borough
Planning Commission Recommending That The
Matanuska-Susitna Borough Adopt The Fuller Lake,
Lake Management Plan And An Ordinance Amending
MSB 17.59 – Lake Management Plan Implementation**



MATANUSKA-SUSITNA BOROUGH

47 of 91

Planning and Land Use Department

Planning Division

350 East Dahlia Avenue • Palmer, AK 99645

Phone (907) 861-7833

www.matsugov.us

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.

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 05, 2025

ASSEMBLY ACTION:

MANAGER RECOMMENDATION: Introduce and set for public hearing.

APPROVED BY MICHAEL BROWN, BOROUGH MANAGER: _____

Route To:	Department/Individual	Initials	Remarks
	Originator R. SKJOTHAUG		
	Planning Director		
	Borough Attorney		
	Borough Clerk		

ATTACHMENT(S): Fiscal Note: YES ____ NO X

Draft FULLER LAKE, Lake Management Plan (26 pp)

Planning Commission Resolution No. 26-30 (4 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 Beverly 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) Tabulating and Noticing 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:

The Fuller Lake, Lake Management Plan was developed with intensive public feedback through public meetings, written and verbal comment, and a ballot process for both the initiation and implementation of the Lake Management Plan.

The process met or exceeded all requirements found in MSB 15.24.031 *Initiating and Amending Lake Management Plans*, and meets the Assembly-established guidelines for appropriate regulations based on lake size.

The Fuller Lake LMP is the will of the majority of shoreline property owners.

With that knowledge, staff respectfully recommends the Matanuska-Susitna Borough Assembly adopt the Fuller Lake, Lake Management

Plan and amend MSB 17.59, Lake Management Plan Implementation, to include the regulations found in the Fuller Lake, Lake Management Plan.



Fuller Lake


Lake Management Plan

PREPARED BY:

Matanuska-Susitna Borough Planning Division

Adopted by the Matanuska-Susitna Borough ORD 25-079

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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

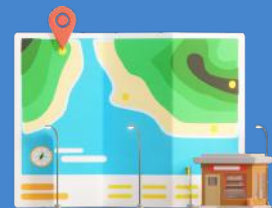
- **Fuller Lake is located in the Meadow Lakes Community Council area.** According to the Alaska Lake Database, Fuller Lake is 38 acres with a maximum depth of 5'9."
- **Public access** is currently found through a walking path at the end of Meadow Lakes Elementary School's playground, which navigates 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
June 16, 2025
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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
June 16, 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
June 16, 2025
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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.



MATANUSKA-SUSITNA BOROUGH

Planning Commission Meeting

June 16, 2025

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Planning and Land Use Department

Planning Services Division

350 East Dahlia Avenue • Palmer, AK 99645

Phone (907) 861-8439

rodney.fodge@matsugov.us

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_YmlzNzg5NTetZTgyOC00NjdILWlwZjltYTRiOWExN2ZIODdl%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

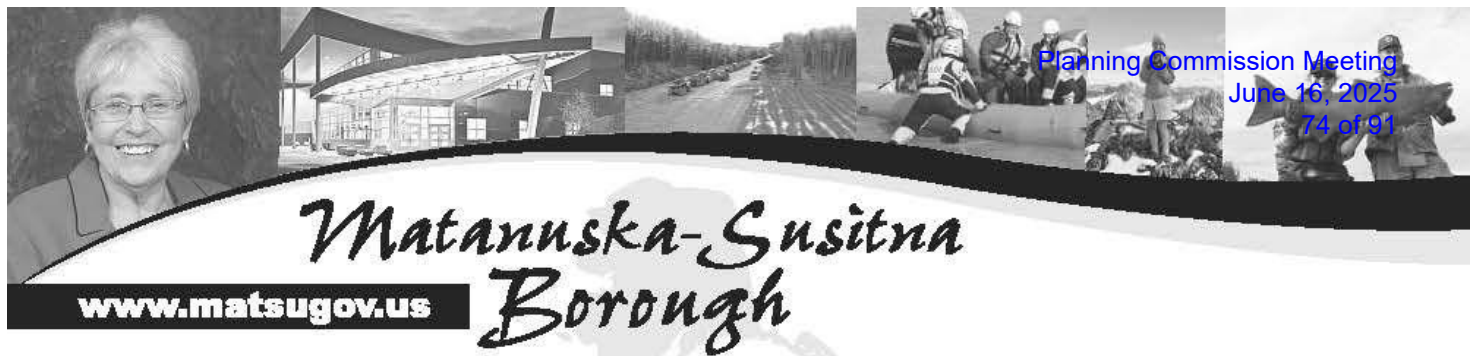
MSB Fuller Lake Management Plan website: <https://fullerlmp.matsugov.us>



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

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

MATANUSKA-SUSITNA BOROUGH PUBLIC NOTICE

Type: Salvage Timber Sale (MSB008133)

Tax ID: 16N04W03C003

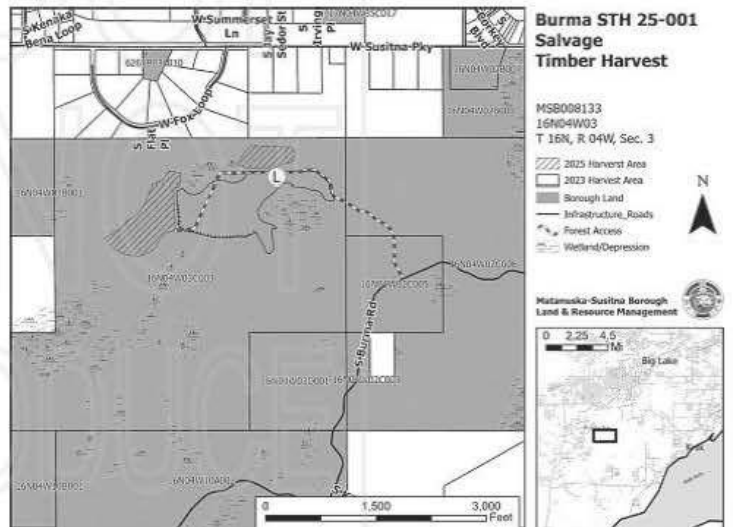
The Matanuska-Susitna Borough (Borough) Land & Resource Management Division is proposing an over-the-counter salvage timber sale on Borough owned parcel tax ID 16N04W03C003. This parcel is located south of Big Lake and W. Susitna Parkway, just west of South Burma Road. Forest management activities will 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) 861-8882 - Work
(907) 256-1193 - Cell
Edna.DeVries@matsugov.us

Tim Hale, #1
(907) 580-5240
Tim.Hale@district3@gmail.com

Stephanie Hovers, #2
(907) 831-0229
StephanieHoversDevic@gmail.com

Dee McKee, #3
(907) 379-0630
Dee.McKee@matsugov.us

Vacant, #4

Bill Gamble, #5
(907) 252-0103
Bill.Gamble@matsugov.us

Dmitri Fonov, #6
(907) 861-8546
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 <http://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

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 38.05.127 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
June 18, 2025
81 of 91



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.

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

Lacee Olivieri, Planning Clerk

(SEAL)

YES:

NO:

CODE ORDINANCE

Sponsored by: Borough Manager
Introduced: 08/05/25
Public Hearing: 08/19/25
Adopted: --/--/25
Reconsideration Filed: --/--/25
Reconsideration Passed: --/--/25
Amended: --/--/25
Adopted: --/--/25

**MATANUSKA-SUSITNA BOROUGH
ORDINANCE SERIAL NO. 25-079**

AN ORDINANCE OF THE MATANUSKA-SUSITNA BOROUGH ASSEMBLY ADOPTING MSB 15.24.030, THE FULLER LAKE, LAKE MANAGEMENT PLAN AND AMENDING MSB 17.59, LAKE MANAGEMENT PLAN IMPLEMENTATION.

BE IT ENACTED:

Section 1. Classification. Sections 1, 2, and 8 of this

ordinance are noncode, Sections 3, 4, 5, 6, and 7 are of a general and permanent nature and shall become a part of the Borough Code.

Section 2. Adoption of plan. The Assembly does hereby adopt the Fuller Lake, Lake Management Plan.

Section 3. Amendment of paragraph. MSB 15.24.030 (C) is hereby amended as follows:

(43) Fuller Lake, Lake Management Plan, adopted 2025.

Section 4. 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 5. Amendment of paragraph. MSB 17.59.060 (D) (4) is hereby amended to read 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 6. 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 7. 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 8. 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. McKACHNIE, 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

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MEMORANDUM

DATE: June 4, 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)
- Craft Cannabis Cabin – Marijuana Retail Facility; 1842B01L007 (Staff: Rick Benedict)
- 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)