

Application for License and Special Land Use Permit for Marijuana

Municipality of Anchorage
Clerk's Office/Planning Department
PO Box 196650
Anchorage, AK 99519-6650

APPLICANT

Name of Authorized Applicant (see 3 AAC 306.020(d)) (Last, First, MI):

Arias, Baltazar

Home Physical Address:

2411 Brittany Cr Anchorage, AK 99504

Contact Phone - Day:

907-223-0422

E-mail (required):

arias3893@aol.com

Home Mailing Address:

2411 Brittany Cr., Anchorage, AK 99504

Business Mailing Address:

1431 Muldoon Road, Anchorage

TYPE OF MARIJUANA ESTABLISHMENT PROPOSED

☐ Cultivation Facility (including Limited Cultivation Facility)

☐ Manufacturing Facility (including Concentrate Manufacturing Facility)

☐ Testing Facility

☒ Retail Sales Establishment

☐ On-Site Consumption Endorsement

Business Owner Name: Baltazar Holdings, LLC

Doing Business As Name: Sensimilla

State of Alaska Marijuana Control Board License Number: 35490

Other marijuana licenses applied for or approved on the property?

No

PROPERTY INFORMATION

Property Tax # (000-000-00-000): TBA

Site Street Address: 1431 Muldoon Road, Anchorage, AK 99504

Current Legal Description: (use additional sheet if necessary)

BALTAZAR LT 2A

Zoning District: B3SL

Lot Size: 8.265

Grid #: SW1441

Any dwelling units on the property? ☐ Yes ☒ No

Any liquor licenses on the property? ☐ Yes ☒ No

FACILITY OPERATIONAL INFORMATION

What is the licensed premises area in square feet?

1508.4

What will be the business days and hours of operation?

7 days a week from 8am - 12am

Accepted by

Chandra Harris

Poster & Affidavit

1 + Aff

Fee

\$1,700.00

Case Number

2026-0055

Meeting Date *9554:*

08/04/2026

License Number

35490

APPLICATION REQUIREMENTS (One of each applicable item is required for initial submittal, additional copies are required after initial submittal)

- 1 copy required: ☐ Signed application (original)
☐ Property owner letter of authorization (with original signature)
- 17 copies required: ☐ Signed application (copies)
☐ Criminal justice information and records as required by AMC 10.80.056
☐ Summary of community meeting/community meeting mailer
☐ Project narrative explaining the proposal, with an analysis of how the proposal meets the special land use permit for marijuana approval criteria set forth below
- For all marijuana establishments (AMC 21.03.105C.3.a.):
- ☐ Site plan(s) to scale depicting, with dimensions:
 - ☐ building footprint ☐ parking areas ☐ vehicle circulation and driveways ☐ loading facilities
 - ☐ landscaping ☐ pedestrian facilities ☐ required open space ☐ fences ☐ lighting
 - ☐ snow storage area or alternative strategy ☐ trash receptacle location and screening detail
 - ☐ freestanding sign location(s)
 - ☐ Security plan indicating how the applicant will comply with the requirements of municipal and state law and regulation
 - ☐ Waste disposal plan
- For marijuana cultivation facilities (AMC 21.03.105C.3.b.):
- ☐ Plan that specifies the methods to be used to prevent the growth of harmful mold
 - ☐ Projected amount of water that will be used
 - ☐ Projected amount of wastewater that will be discharged
 - ☐ Letter from the applicable electric utility stating that power capacity at the proposed location is sufficient for the intended use
 - ☐ Odor control plan indicating how the applicant will comply with the requirements of municipal and state law and regulation
 - ☐ Information on moisture and temperature controlled storage (AMC 10.80.535C.)
- For marijuana manufacturing facilities (AMC 21.03.105C.3.c.):
- ☐ Description of the type of products to be processed and the equipment to be used, including a list of any solvents, gases, chemicals, or other compounds that will be used, kept, or created at the manufacturing facility, the location of such materials, and how such materials will be stored
 - ☐ Certification of an industrial hygienist or professional engineer, as required in AMC subsection 21.05.055B.2.
 - ☐ Projected amount of water that will be used
 - ☐ Projected amount of wastewater that will be discharged
- For marijuana retail sales establishments (AMC 21.03.105C.3.d.):
- ☐ Neighborhood responsibility planning MOU or community engagement report, as required in AMC subsection 21.05.055B.4.

(Additional information may be required)

RECENT REGULATORY INFORMATION (Events that have occurred in the last 5 years for all or a portion of the site)

- ☐ Building or Land Use Permit for:
- ☐ Land Use Enforcement Action for:
- ☐ Nonconforming Determination requested for property? ☐ Yes ☐ No

MARIJUANA ESTABLISHMENTS NEAR PETITION SITE

Locate and provide the name and address of all licensed marijuana establishments within 1,000 feet of the petition site.
 (use additional sheet if necessary)

Name:	Address:
None	

SPECIAL LAND USE PERMIT FOR MARIJUANA APPROVAL CRITERIA (AMC 21.03.105C.7.)

The assembly may only approve a special land use permit for marijuana if, in the judgment of the assembly, the application meets the following approval criteria. Each criterion must have a response in as much detail as it takes to explain how the project satisfies the criterion. The burden of proof rests with the applicant. (In the B-2A, B-2B, and B-2C districts, please contact the Planning Department as the approval criteria are different.)

1. The proposed use is consistent with the comprehensive plan, all applicable provisions of this title [Title 21], and applicable state regulations.
2. The proposed use is consistent with the purpose and intent of the zoning district in which it is located, including any district-specific standards set forth in chapter 21.04.
3. The proposed use is consistent with applicable use-specific standards set forth in chapter 21.05.
4. The proposed use is compatible with uses allowed on adjacent properties, in terms of its scale, site design, operating characteristics (e.g., hours of operation, traffic generation, lighting, noise, odor, dust, and other external impacts).
5. The proposed use is appropriately located with respect to existing and/or planned water supply, power supply, fire and police protection, wastewater disposal, storm water disposal, and similar facilities and services.
6. Any significant adverse impacts anticipated to result from the use can and will be mitigated or offset to the maximum extent feasible.
7. The owner/operator of the establishment has no previous denials or revocations of a marijuana license or special land use permit, or previous documented violations of municipal or state law/regulation relating to marijuana establishments. Alternatively, the owner/operator has provided sufficient evidence of rehabilitation to the assembly.
8. The owner/operator of a marijuana retail establishment has meaningfully engaged in neighborhood responsibility planning with residents and other neighborhood businesses to mitigate concerns such as odor, parking, and security. Neighborhood responsibility planning guidelines may be included in AMC chapter 2.40.

SWORN STATEMENT LISTING ALL CRIMINAL CONVICTIONS, NOTWITHSTANDING THE FORM OF JUDGMENT AND INCLUDING WITHHELD JUDGMENTS, DEFERRED JUDGMENTS, AND BOND FORFEITURES, AGAINST EVERY OWNER AND MANAGER OF ANY OFFENSE OTHER THAN TRAFFIC INFRACTIONS FOR THE FIVE YEARS PRECEDING THE APPLICATION DATE, AS REQUIRED BY AMC 10.80.021A.

I, the applicant, hereby swear that the following is a complete list of all such convictions for each proposed owner and manager of the proposed establishment.

 (Signature)

 (Print Name)

(use additional sheet if necessary)

OTHER LICENSEES AND AFFILIATES (3 AAC 306.020)

List all other licensees and affiliates with their physical home addresses. (use additional sheet if necessary)

Last, First, MI:	Address:
Arias, Baltazar	7440 Tyone Court, Anchorage, AK 99504

Application for license and special land use permit for marijuana, continued

(initial) I hereby certify that I am owner of the property described above, or that I have permission from the owner to use the property described above, and that I am applying for a municipal license and special land use permit for marijuana in conformance with Title 10 and Title 21 of the Anchorage Municipal Code. My establishment will remain in conformance with municipal code at all times.

(initial) If I am applying for a license for a marijuana cultivation facility, marijuana manufacturing facility, or marijuana retail sales establishment, I swear that neither I nor any proposed licensee (as defined in 3 AAC 306.020(b)(2)), agent, or employee of the proposed licensee, have any ownership or financial interest in any marijuana testing facility. If I am applying for a license for a marijuana testing facility, I swear that neither I nor any proposed licensee, agent, or employee of the proposed licensee, have any ownership or financial interest in any marijuana cultivation facility, marijuana manufacturing facility, or marijuana retail sales establishment.

(initial) I hereby swear that no proposed licensee (as defined in 3 AAC 306.020(b)(2)) owes past-due taxes (property, business personal property, or other), fees (utility or other), or fines (traffic, library, trash, or other) to the municipality.

(initial) In accordance with AMC 10.80.056, I will immediately provide the Municipal Clerk with any communication from the state Marijuana Court of Board disclosing the substance of information received by the Board as a result of a criminal history record check.

(initial) I understand municipal code requirements regarding separation distance from protected land uses, and I attest that to the best of my knowledge, the proposed premises meets the separation requirements of Title 21 of the Anchorage Municipal Code.

(initial) I acknowledge that the Assembly may deny my application for a special land use permit for marijuana if it determines that my application does not meet the criteria listed in AMC 21.03.105C.7., and that the Assembly may deny my application for a marijuana establishment license for any of the reasons listed in AMC 10.80.080.

(initial) I understand that payment of the application fee is nonrefundable and is to cover the costs associated with processing this application, and that it does not assure approval of the license or special land use permit. I also understand that assigned hearing dates are tentative and may have to be postponed by the Planning Department, Municipal Clerk, or the Assembly, for administrative reasons or to meet legal requirements regarding notice and public hearings.

I state, under penalty of perjury, that my name and signature or mark are shown on this application and that I am the individual making the foregoing application and authorized agent for this business and affirm that the answers to the questions, the sworn statements regarding (1) a person other than the proposed licensee(s) may not have a direct or indirect financial interest in the business being issued the license per AMC 10.80.015A (2) listing all criminal convictions and (3) past due taxes, fines, and fees, and all other information contained in this application are true and complete to my knowledge. WARNING: I understand that it is illegal to falsely sign or forge a signature. Falsely signing this declaration is an offense and may be prosecuted. It is a crime to submit a false written statement. AMC 8.30.170 - Unsworn falsification in the second degree. Unsworn falsification is a class A misdemeanor. AS 11.56.220, AS 11.56.235, AS 11.56.240

DocuSigned by:

B. D. M.

Signature of Applicant

12/18/2023

Date

**COMMERCIAL MARIJUANA RETAIL
ESTABLISHMENT SPECIAL LAND USE
PERMIT NARRATIVE**

**Baltazar Holdings, LLC dba Sensimilla
a locally owned and operated business**

Submitted: _____, 2025
Hearing Date: _____

Prepared by:



JDW, LLC
Jana D. Weltzin, Esq.
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Anchorage, Alaska 99503
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907-231-3750

On behalf of:
Baltazar Holdings,
LLC

NARRATIVE

Introduction – our vision & our pledge to our community.

With great pleasure, we would like to introduce Baltazar Arias, the local owner of Baltazar's Tire Shop in Anchorage. Baltazar is a long-time Alaskan with great dedication and experience owning a small business. He is a man of integrity, and it is of utmost importance to him to conduct all business with the utmost responsibility and respect for the laws and rules of this community and the state and will exceed all requirements and conditions imposed on the project by the State of Alaska and this Honorable Assembly. The proposed Retail facility, Sensimilla, will be the first marijuana license owned and operated by Baltazar. Sensimilla seeks to employ 4 - 6 Anchorage residents. Baltazar is expanding his business portfolio, he has run Baltazar Tire Shop for many years and is looking forward to expanding into the marijuana industry and further serving his community by opening a Retail Marijuana Store in the Northeast community area.

Sensimilla has a strong commitment to following state and local regulations; the facility will have an inventory tracking system, maintain health and safety protocols according to industry standards, maintain high-level security and video surveillance, provide an employee training program, and follow efficient operating procedures. Storage functions and waste disposal processes will be carried out in the most prudent way allowed by regulation. Sensimilla is committed to giving back to the community and making Anchorage a thriving and vibrant place to live, work, and play.

Sensimilla aims to provide a compliant, customer-friendly, and quality-focused environment where employees and customers feel secure and comfortable in their surroundings. Sensimilla's staff respects their community's wishes and input and provides the unrivaled quality necessary to satisfy the needs of Alaska's adult recreational consumers. Sensimilla's central focus at the Retail Store is to ensure a high standard of care for all customers, products, and service to the community, reflecting their commitment to quality.

SPECIAL LAND USE PERMIT FOR MARIJUANA APPROVAL CRITERIA (AMC 21.03.105)

1. The proposed use is consistent with the comprehensive plan, all applicable provisions of (Title 21), and applicable state regulations.

Rigid adherence to applicable state laws and the policies and procedures set forth in our operational manual are fundamental to Sensimilla. We pledge to work diligently to ensure the following goals of our community and the Anchorage Bowl 2020 and 2040 Comprehensive Plan (2020 Plan & 2040 Plan)

Title 21.04.030(A)(1): Provide appropriately located areas consistent with the comprehensive plan that provide a full range of retail and service establishments and convenience and office uses needed by the municipality and protect such uses from the adverse effects of incompatible uses):

Sensimilla's use is correctly placed in a general business district (B-3), including other general business uses with no incompatible uses nearby. The surrounding uses are primarily service and retail, ranging from a coffee stand to a bank, O'Reilly Auto Parts, Chester Valley Veterinary Hospital, a Dentist Office and an American Legion. The location and development of the site into a marijuana retail establishment further Policy 7 of the 2020 Plan and Goal 7 of the 2040 Plan, as the proposed use is consistent with the surrounding uses. The proposed use in the proposed site is consistent with Goal number 2 of the 2040 Plan, as the redevelopment of this site into a marijuana retail store does not take up property that would otherwise be suitable for residential use, and it provides services and goods to community members that live in nearby residential homes. Additionally, this project requires substantial interior design renovations, parking improvements, and landscaping updates, furthering Policy 21.

This project also furthers the goals of the 2040 plan, such as Goal Number 8, which proposes that Anchorage maintain, improve, and strategically expand parks, greenbelts, riparian corridors, and trial corridors to enhance land values because this new retail will result directly in increased income for the municipality (i.e., municipal marijuana sales tax), Sensimilla is furthering the ability to pay for goals, such as Goal 8 of the 2040 Plan.

Sensimilla will take all the necessary steps to ensure that its use of the premises does not negatively impact surrounding uses. As detailed in this application, there will be strict identification controls in place to ensure no persons under the age of 21 enter the facility by enforcing substantial security protections, video surveillance twenty-four hours per day, seven days a week, strict record retention policies, and many other safeguards to protect the facility from unauthorized entrance. Policy 22 of the Plan is also furthered by this application, which aims to provide suitable locations and applicable criteria for alcohol and retail sales. This proposed use is compatible with the surrounding uses and furthers the intent of commercial districts illustrated in Title 21 and the goals of the Anchorage 2020 and 2040 Plan.

Title 21.04.030(A)(2): Provide adequate area to meet the needs of future commercial development

The area of the facility is of adequate size for the intended retail use for the commercial sale of marijuana and marijuana products. The building has adequate, code-sufficient, and specifically assigned off-street parking. It is compatible with the future needs of commercial development.

Title 21.04.030(A)(6): Strengthen the Municipality's economic base and provide employment opportunities.

New marijuana establishments diversify our economic base and provide new employment opportunities for community members. This new retail establishment furthers Goal 1 of the 2040 Plan proposed use. Goal 1 emphasizes the need for commercial growth and acknowledges that economic growth is vital to improving the community's resiliency. As discussed infra, the use will create year-round employment for Anchorage community members. It will promote a healthy and safe environment for its crew members, and a team-like community is the type of environment Sensimilla is committed to achieving. Sensimilla is committed to providing safe, clean, controlled, and taxed cannabis to Alaska, which will help to take away power from the black market, limit diversion to minors, and keep cannabis where it belongs, in the hands of regulated and responsible

business owners, who will only provide it to consenting adults over the age of 21. Additionally, Baltazar has created multiple new employment opportunities throughout the city and has proven he is a compliant and safe operator who strives to diversify the economic base of Anchorage.

Title 21.04.030(A)(7): Provide for commercial land uses that meet the needs of and attract regional and statewide populations. in addition to local residents.

The proposed use is consistent with the purpose and intent of this provision and Policies 7, 27, and 31 of the 2020 Plan and Goal 1 of the 2040 Plan. As this application illustrates, Sensimilla is focused on creating opportunities for developing and diversifying our local economy while minimizing land use conflicts. The facility is in a general business district surrounded by other business uses and property utilized for business purposes. The application provides perfect year-round land use and does not conflict with the surrounding uses.

Title 21.04.030(A) (10): Protect Stream corridors, wetlands, and other important natural resources from the adverse impacts of industrial development.

The proposed use is consistent with Policy 40 of the Plan and the purpose and intent of this provision. Sensimilla is dedicated to integrating development with responsible stewardship of our resources. Sensimilla seeks not only to limit the impact of the proposed use but also to create a positive impact on the surrounding environment. Sensimilla believes that it is essential for employees and leadership to volunteer within the community and positively impact the immediate environment.

2. Proposed Land Use is consistent with the General Purpose and Intent of AMC 21.04.030 – B-3 General Business District:

Title 21 codifies the intent of general business districts, and this proposed use could not be a better fit for this district. The purpose and intent of the general business districts are as follows:

District with other business uses. Consistent with Policy 21 & Policy 25 and with the intent of this zoning district, the facility will be home to the new marijuana retail store.

The proposed use is consistent with the purpose and intent of this provision and consistent with 2020 Plan Policies 21 & 25 and LUP's 3.1 & 3.2 of the 2040 Plan. Regarding Policy 21, LUP 3.1 & 3.2, the project is designed to improve Anchorage's overall land use efficiency, compatibility with surrounding uses, and traffic flow (off-street parking and loading are provided). This proposed use furthers policy 25, LUP 3.1 & 3.2 due to the small scale, attractive, and non-obtrusive convenient shopping venue for persons over the age of 21 to obtain their desired cannabis products and accessories.

B-3: General Business District:

The proposed retail facility is located in a B-3 General District, outlined in AMC 21.04.030(D)(1), and intended primarily for general commercial uses in commercial centers and areas exposed to heavy traffic. These commercial uses are intended to be located on arterials or within commercial

centers of town and to be provided with adequate public services and facilities. Environmental impacts should be minimized. While B-3 district areas shall continue to meet the need for auto-related and other auto-oriented uses, the municipality intends that the B-3 district also provide safe and convenient personal mobility in other forms. Planning and design shall accommodate pedestrians and bicyclists. In addition to a wide range of commercial office, retail, and commercial services, other use categories, such as residential and community uses and mixed-use projects, are allowed. Sensimilla is helping to minimize land use impacts of industrial development on abutting non-business districts and complying with Policy 7 of the 2020 and 2040 Plan, in that the premises avoid incompatible uses joining one another as all other properties located near the premises are industrial properties. Goal 3 of the 2040 Plan is supported and furthered by providing new jobs in this specific Northeast Community area to absorb and capitalize on business growth in an existing commercial center.



3. The proposed use is consistent with applicable use-specific standards set forth in AMC 21.05:

Premises Containing Uses Where Children are Not Allowed:

The proposed use is consistent with this use-specific standard, as the facility will ensure that all individuals under the age of 21 are prohibited from accessing any portion of the premises. Consistent with Policy 31 of the Plan, this too will limit the impact on the community or surrounding vicinity by ensuring proper distance from protected land uses, maintaining a strict employee and visitor policy regulating individuals entering the building, having a 24/7 security monitoring system with cameras as well as working with the local community to ensure impacts that may arise are mitigated to the fullest extent. The proposed use will abide by all regulations set

forth in 21.05.055 in relation to not only the separation of protected use as it pertains to the minimum distance from specific use standards.

Licenses Required:

Sensimilla will ensure the store remains in good standing in the community and will obtain all necessary licenses and permits as outlined by the State of Alaska Marijuana Control Board and the Municipality of Anchorage before operations begin. Baltazar will work closely with local and state officials to ensure compliance with the necessary components to ensure a safe and secure business environment with minimal negative impacts on the surrounding community. Sensimilla will maintain compliant licenses and will retain good standing with AMCO.

Separation from Protected Land Uses:

The proposed use is consistent with the separation from protected land use standard as it falls outside of the 500 feet (shortest practicable pedestrian route from the entrance of the facility to the closest lot line of the protected use area) regulation that guides the placement of marijuana establishments within the community as stated herein. All marijuana establishments are required to be at least 500 feet away from the following uses: boarding schools, colleges or universities, elementary or middle schools, high schools, playgrounds, athletic fields, housing facilities owned by a public housing authority, child care center, homeless or transient shelter, habilitative care facility, community center, neighborhood recreational center, religious assembly, correctional institution, or correctional community residential center as well as 100 feet from an arcade with at least ten machines. The proposed premises' closest protected land use areas are as follows:

- Begich Middle School, 7440 Creekside Center Drive. (0.3 mi)
- Zion Worship Center 1251 Muldoon Road # 154 Ave (0.3 mi)
- Northridge Church, 7440 Creekside Center Drive (0.4 mi)
- Kids' Corps Inc 1251 Muldoon Road (0.3 mi)
- Mother's Den Daycare 1800 State Street #2844 (0.2 mi)
- Chanshtnu Muldoon Park 1031 Muldoon Road (733.8 feet)
- Windsong Park 1417 Carolyn Circle (0.2 mi)
- Chester Valley Elementary Athletic Field, 1751 Patterson Street (0.5 mi)
- Muldoon Elementary School Athletic Field, 525 Cherry Street (0.72 mi)
- Chester Valley Elementary Playground 7110 E 17th Ave (0.4 mi)
- Church of the Nazarene Hillcrest 2000 Muldoon Road (0.4 mi)
- Anchorage Cross and Anchor Church, 6505 DeBarr Rd (1.0 mi)
- Anchorage Military Youth Academy 1251 Muldoon Road (0.19 mi)

Prohibited with Alcohol License/Residential:

The proposed use will not have an alcohol license at the same establishment as the retail facility as outlined in 21.05.055(A)(3), nor will it be attached to residential use as outlined in 21.05.055

as outlined in 21.05.055(A)(3), nor will it be attached to residential use as outlined in 21.05.055 (A)(4).

Permanent Structure & Display of Land Use Approval Conditions:

The facility is in an existing permanent structure on a general business lot and meets all regulations that require the establishment to be located within a permanent structure. The team will ensure a Conditions Certificate is visible and near the entrance as applicable under this standard.

Accessory Uses and Structures:

Personal cultivation of marijuana will not occur on the proposed premises as an accessory use because it is prohibited by local regulation to have personal cultivation on any premises in which a licensed marijuana establishment is located.

4. The proposed use is compatible with uses allowed on adjacent properties in terms of scale, site design, operating characteristics (e.g., hours of operation, traffic generation, lighting, noise, odor, dust, and other external impacts):

Consistent with Policies 7 and 31 of the 2020 and 2040 Plan, the proposed use is compatible with adjacent properties and fits succinctly into the neighborhood's general business purpose in size and design. Each adjacent property is zoned as B-3 and R-2M, which are compatible with the proposed property and its proposed use. Adjacent lots are similarly set up with a building and parking areas as seen on the proposed property.



The retail facility is consistent with Policy 31 of the Plan. It will have lighting on the exterior of the building that will trigger when motion is detected but will remain off so as not to disturb other adjacent properties. Adjacent properties have outside lighting to facilitate security, both flood lights and security lights, with off-street Parking similar to the proposed premises. Minimal traffic

generation will be added on the street due to off-site Parking & deliveries. Adjacent properties have regular traffic generation from consistent traffic to O'Reilly's Auto Parts, Veterinary Hospital, American Legion, and Dentist office, along with Muldoon Road being a main thoroughfare in Anchorage.

The proposed use will meet all compatible uses allowed on adjacent properties and will improve the overall neighborhood as the premises will not emit odor, will not produce excess dust, will have limited noise as compared to adjacent properties, and will have off-street Parking and loading to cut down on traffic generation in front of the premises and on the street thus fitting in with adjacent property uses.

5. The proposed use is appropriately located with respect to existing and/or planned water supply, power supply, fire and police protection, wastewater disposal, stormwater disposal, and similar facilities and services:

Due to the proposed facility and use being located within the city limits of Anchorage, it is appropriately located with respect to existing and/or planned facilities and services. The following services and facilities used by the retail facility are listed below, including distance to the retail facility, service address, and other important information.

- Alaska State Troopers, public safety services: 5700 E. Tudor Rd (3.2 mi.)
- Anchorage Police Department, public safety services: 4501 Elmore Rd (4.6 mi.)
- Anchorage Fire Department (Station 6) fire safety services: 1301 Patterson St. (0.6 mi)
- Anchorage Municipal Light & Power: 1200 E. 1st Avenue (6.1 mi.)
- Enstar Natural Gas Company: 3600 Spenard Rd (7.4 mi.)
- Anchorage Water & Wastewater Utility: 3000 Arctic Blvd (6.7 mi.)
- Anchorage Recycling Center, solid waste, and wastewater disposal services: 6161 Rosewood St. (6.9 mi.)
- Alaska Waste, trash collection services: 6301 Rosewood St (7.1 mi.)
- Anchorage Regional Landfill, solid waste disposal services: 15500 E. Eagle River Rd. (10.4 mi.)
- Municipality of Anchorage, road maintenance services: 632 W. 6th Ave (6.5 mi.)

6. Any significant adverse impacts anticipated to result from the use can and will be mitigated or offset to the maximum extent feasible:

Sensimilla does not anticipate any significant adverse impacts as a result of the use; however, if any do become apparent, they will be mitigated or offset to the maximum extent feasible. Based on experience with current operations, Baltazar has not observed or experienced (or received any negative input from neighbors) that would lead him to anticipate any negative impacts on the surrounding properties and uses. Sensimilla will maintain overall security and possession of the building at all times with 24/7 video surveillance to ensure community and employee safety. All marijuana-related activities will occur indoors, and access will be restricted to authorized personnel only to ensure limited adverse impacts such as crime or minor exposure. Sensimilla will also ensure that the property is maintained clean and sanitary and follows all state laws/regulations regarding retail standards and disposal. Sensimilla will work proactively with state and local

regulators and the Northeast Community Council to ensure that any concerns voiced in the neighborhood are promptly addressed and any problem rectified reasonably and prudently.

7. **The owner/operator of the establishment has no previous denials or revocations of a marijuana license or special land use permit, or previous documented violations of municipal or state law/regulation relating to marijuana establishments:**

There is currently one (1) owner of the marijuana retail facility; Baltazar has not applied for a marijuana establishment license and special land use permit in the past. Baltazar has no documented municipal or state law/regulation violations relating to his current business and has applied for a retail Marijuana license. The MCB approved the application with delegation during the August 2023 MCB meeting in Nome, Alaska. Sensimilla will continue to work on obtaining state licensing requirements for the retail marijuana store.

8. **The owner/operator of a marijuana retail establishment has meaningfully engaged in neighborhood responsibility planning with residents and other neighborhood businesses to mitigate concerns such as odor, Parking, and security:**

Sensimilla has participated in five (5) community Council meetings (Northeast Community Council area) on September 21st, October 20th, and November 16th, 2023, and hosted a community meeting on October 20th, 2023 (see attached community council agendas and community meeting mailer). An updated MOU was presented to the Northeast Community Council on December 17, 2024 and Sensimilla attended two more Community Council meetings, one on February 20th, 2025 and another on March 20, 2025.

See attached for the Community Engagement report.

Sensimilla will continue to engage with the Northeast community council and residents to address any concerns that may arise to support best business practices and ensure safety and cohesion within the local community.

Application Requirements:

Sensimilla's team will ensure that the establishment complies with all requirements outlined in the project narrative and approval process, including the following required items:

Upgrades to the Facility:

The following is an estimated break-down of improvements to the facility necessary to bring the building to code:

Mechanical: \$30,0000.00

Electrical: \$30,0000.00

Architectural/Structural/Fire: \$25,000.00

Landscaping and Parking are not required as a part of this project.

For All Marijuana Establishments:

Site Plan:

See the Site Plans in Appendix A for more information on site demographics, including building footprint, parking areas, landscaping, pedestrian facilities, required open space, fences, lighting, snow storage area or alternative strategy, trash receptacle location, and screening detail.

Security Plan:

See the Security Plan in Appendix B for information on how the applicant will comply with municipal and state laws & regulations requirements.

Waste Disposal Plan:

See the Waste Disposal Plan in Appendix C for information on how the applicant will comply with the requirements of municipal and state laws & regulations.

Appendix A-Site Plan

The site plans include; building footprint, parking areas, driveways, landscaping, pedestrian facilities, required open space, fences, lighting, snow storage area or alternative strategy, trash receptacle location, and screening detail. Note that the site will not have any free-standing sign locations.

Appendix B- Security Plan

As part of Sensimilla's commitment to the security of employees, community, and overall public safety, Sensimilla will maintain a comprehensive security plan that will focus on ensuring the overall premises and restricted access areas as outlined in 3 AAC 306.710(a) and parking areas are under video surveillance and safe and secure at all times.

Sensimilla will restrict access to any part of the licensed premises where marijuana is stored, stocked, dispensed for sale, packaged, or displayed. Each entrance to a restricted access area will be marked with regulation-compliant "Restricted Access Area" and Visitors Must Be Escorted." signage. Visitors will be limited to not more than five (5) per authorized employee. In a restricted area, the licensee, employee, and agent will wear an identification badge that clearly shows their title and role. Individuals under the age of 21 are not allowed, and visitors must show identification as outlined in 3 AAC 306.710, obtain a visitor pass, and be escorted at all times.

Video surveillance will maintain a 360° view of the exterior premises and interior of the premises, including restricted access areas as outlined in 3 AAC 306.720 (1). Cameras will be placed with a full view of the entrance and exit of all interior and exterior doors, parking lot, point of sales, any place where marijuana and marijuana products will be stored or displayed, and all restricted access areas without any blockage of views per 3 AAC 306.720(b).

Video surveillance monitors will be located in the restricted access area office and will ensure that the last 40 days are recorded (including time and date) and stored to comply with regulatory requirements (3 AAC 306.720(d)(e)). All security records will be accessible to law enforcement, Peace Officers, staff, and/or Directors of the Marijuana Control Board as requested.

Sensimilla's retail facility has exterior lighting to help facilitate surveillance, a security alarm system on all exterior doors and windows, and continuous video monitoring. Commercial-grade, non-residential door locks are used on all exterior entry points into the licensed premises. In the case of an unauthorized breach of the premises, local law enforcement and the licensee, designated employee and/or a manager will be notified immediately; Sensimilla will enforce strict policies and procedures to prevent the diversion of marijuana or marijuana products, prevent loitering (3 AAC 306.715), and ensure methods are put in place and maintained to ensure that the public cannot observe marijuana from outside the facility.

Should the retail store need to transfer product, it will be in a sealed package, locked safe, or secure storage compartment in a transporting vehicle (3 AAC 306.750). Sensimilla will keep records of all products in the electronic inventory tracking system to ensure overall compliance with state and local laws/regulations.

Appendix C- Waste Disposal Plan

The Retail store does not intend to have much waste. Still, if there is waste due to expired or returned product, Sensimilla will store, manage, and dispose of any solid waste determined by the Board in compliance with applicable federal, state, and local laws and regulations as outlined in 3 AAC 306.740(a).

Sensimilla will ensure that health and safety standards are met and reasonable precautions are taken while storing, managing, and disposing of solid waste as outlined in 3 AAC 306.740.

Waste is defined as marijuana plant waste, including stalks, leaves, and stems that have not been processed with a solvent, solid marijuana sample plant waste in possession of a marijuana testing facility, and other waste as determined by the Marijuana Control Board.

Solid Waste

Waste will be weighed using an industrial scale as outlined below and in compliance with 3 AAC 306.745 and logged into the electronic inventory tracking system in preparation for rendering it unusable and disposing of it (3 AAC 306.745(b)(1)). The marijuana solid waste will be combined and ground up with compostable or non-compostable material. Management will ensure that the final disposal mixture is comprised of no more than fifty percent (50%) of marijuana waste by

volume.

Unusable solid waste will be taken to a solid waste facility transfer station or incinerator via a third-party waste management company, and a record of the final destination will be maintained as part of the business record (3 AAC 306.740(c)(2)).

Upon rendering an item unusable, the following information will be recorded in the electronic inventory tracking system:

1. A description of and reason for the marijuana being disposed of
2. The date of disposal;
3. The final destination of the waste;
4. Confirmation that the marijuana was rendered unusable before disposal;
5. The method of disposal; and
6. The name and permit number of the agent responsible for disposal.

Owner Permission Letter for Use and Occupancy of Premises

City of Anchorage
Planning and Zoning Commission
4700 Elmore Road
Anchorage, AK 99507

Date: December 18, 2023

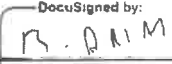
Re: Baltazar Holdings, LLC DBA: Sensimilla 1431 Muldoon Road, Anchorage, AK 99504

Dear Zoning Office,

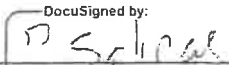
The ARIAS-SALINAS TRUST hereby grants permission for Baltazar Holdings, LLC, doing business as Sensimilla, to lease and use the property located at 1431 Muldoon Road Anchorage, AK 99504, as a retail marijuana store. ARIAS-SALINAS TRUST is aware that Sensimilla will sell marijuana on this property once a license is granted by the Alcohol & Marijuana Control Board and once the Anchorage Assembly approves the special land use permit.

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

Sincerely,

DocuSigned by:


(Baltazar Arias) Representative of ARIAS-SALINAS TRUST
Property Owner

DocuSigned by:


(Patricia Salinas) Representative of ARIAS-SALINAS TRUST
Property Owner

September 28, 2023

Dear Neighbors and Property Owners,

This communication is to notify you of an upcoming Community Meeting for the Northeast community area, in which Baltazar Holdings, LLC will be discussing and introducing their new marijuana retail store. Baltazar Holdings, LLC dba Sensimilla is applying for a Special Land Use Permit to operate a commercial marijuana retail store. If you have received this letter, you own or reside on property within 500 feet of the proposed establishment. Baltazar Holdings, LLC invites you to their community meeting to come and voice any questions or concerns regarding the new proposed facility.

MEETING TIME AND DATE: October 20th, 2023 at Noon (12pm)

MEETING LOCATION: 1431 Muldoon Road, Anchorage, Alaska 99504 and Via ZOOM

<https://us02web.zoom.us/j/89512587675>

Meeting ID: 895 1258 7675

Passcode: 509504

One tap mobile

+16694449171,,89512587675#,,,,*509504# US

+16699006833,,89512587675#,,,,*509504# US (San Jose)

COMPANY NAME AND LICENSE NUMBER: Baltazar Holdings, LLC DBA Sensimilla

License # 35490

COMPANY LOCATION: 1431 Muldoon Road Anchorage, AK 99504

During this meeting, we will share our plans for the property, and hopefully, you will share your concerns and thoughts so we can proactively engage in the community and positively impact the surrounding area.

We look forward to meeting you at the October 20th meeting.

Thank you,

Arias Baltazar
Owner of Sensimilla
907-223-0422
arias3893@aol.com

Community Engagement Summary

Baltazar Holdings, LLC (dba Sensimilla)

Baltazar Holdings, LLC has actively engaged with the Northeast Anchorage community in support of its application for a Special Land Use Permit (SLUP) for a proposed retail marijuana store. Multiple public meetings and communications have been conducted to provide transparency, answer questions, and ensure community concerns are heard and addressed.

Engagement Timeline & Activities

- Participated in Northeast Community Council (NECC) meetings on Sept. 21, Oct. 19, Nov 6, Nov 16, 2023, Jan 16 2025 and Feb 20, 2025.
- Hosted a community meeting at the proposed location and via Zoom on Oct. 20, 2023.
- Sent mailers to all property owners within 500 feet of the site in accordance with SLUP notification requirements.
- Provided detailed presentations on the business model, compliance with Title 21, and addressed community feedback.
- Held a meeting with Assembly Member Karen Bronga and Rep. Donna Mears to discuss further community concerns.

Key Community Concerns & Responses

- Proximity to Parks and Schools: Confirmed compliance with Title 21's sensitive use distance requirements using a certified survey.
- Product Supply Stability: Addressed closures of some cultivators and affirmed reliable sourcing remains.
- Safety and Security: Explained mandatory video surveillance, no-loitering policies, and how footage has assisted law enforcement.
- Site Visibility: Responded to concerns with proposals for sight-obscuring fencing and potential community murals.

Community Feedback

- Many community members expressed support, highlighting Baltazar's history of community involvement and job creation.
- Some residents expressed concern over youth exposure, traffic, and nearby recreational spaces.
- A straw poll vote on Oct. 19, 2023, resulted in 31 in support, 13 opposed, and 6 abstaining.

Operational Changes & MOU Proposal

- Management of the retail store was transferred to GOOD, LLC (GOOD Cannabis), a reputable operator in the Alaska marijuana industry.
- A Memorandum of Understanding (MOU) was introduced to establish clear expectations around operations, security, and communication.
- On Nov. 16, 2023, the NECC approved the MOU by a vote of 45 in favor, 9 opposed, and 5 abstained.
- Due to new opportunities for GOOD, LLC (GOOD Cannabis) the Management Agreement with Sensimilla did not move forward.
- A revised MOU was submitted for consideration to the NECC following management changes.
- On February 20th, Attorney Jana Weltzin, her Senior Paralegal Brenda Butler and Baltazar attended the NECC meeting that would determine whether the NECC would sign the amended MOU. At the beginning of the meeting, the President of the NECC made sure to mention that all community members who want to vote on any matter that is on the agenda had to sign in, have their residency verified and get a voter card in order to have their vote count (See attached agenda *please note this is the first time that voter cards and residency verification has been implemented). A Northeast Community business owner was denied the ability to vote due to not having their lease on them proving that they in fact did business within the community council boundaries. **While** Attorney Weltzin was presenting the retail store and the updated MOU, the NECC members were handing out ballots to community members who held a blue voting card. After Attorney Weltzin's presentation and questions regarding distances to other businesses were asked and answered, the NECC members went around to collect the voter ballots (community members ended up collecting a bunch of them as they went to hand theirs in), the ballots were counted, and it was determined that the MOU passed. Moments later, the NECC President approached Attorney Weltzin and said, "We need to talk". Attorney Weltzin was informed that the NECC members that counted the ballots got the numbers backwards and the MOU failed. The in-person votes were 34 in favor and 34 opposed, the members that were attending virtually did NOT have voters' cards nor is it clear how online attendees had their residency verified prior to the vote. Next on the agenda was a NECC amendment (attached) to change Title 21 to increase distances from marijuana facilities and to clarify Memorandum of Understanding between licensees and the Community Councils etc. – it is the second time that Baltazar's MOU was on the agenda for voting purposes and the second time a resolution was to be voted on either against Baltazar's Special Land Use application or to amend Title 21 that could affect Baltazar's Special Land Use Permit application. After the Resolution presentation by Steve Johnson, Chair of the Alcohol and Marijuana committee, it was announced that the NECC "couldn't find the ballots" so a hand vote was taken (without residency verification as there were no ballots provided to blue card holding voting members OR residency verification for members attending via zoom). Baltazar and his legal team were hopeful that the community and community council would understand the importance of the commitment that a signed MOU would solidify.

Baltazar will continue to be a good neighbor and prove that a retail marijuana store in the area will not have any negative effects on the community in which he has lived and worked for decades.

Continued Commitment

Sensimilla is committed to ongoing engagement and being a responsible community partner. The business will:

- Maintain open lines of communication with NECC and local residents.
- Attend community council meetings when invited.
- Ensure compliance with all local and state regulations.
- Maintain security and operational transparency.
- Respond promptly to any community issues or complaints.
- Provide a direct point of contact for the public.

Contact

Baltazar Arias – Owner

📞 (907) 223-0422



Brenda Butler <brenda@jdwcounsel.com>

Sensimilla & NECC MOU

4 messages

Jana Weltzin <jana@jdwcounsel.com>

Fri, Dec 13, 2024 at 4:43 PM

To: Northeast Community Council <northeastcommunitycouncil@gmail.com>

Cc: Baltazar Arias <arias3893@aol.com>, Brenda Mills <brenda@jdwcounsel.com>, Randi Baker <randi@jdwcounsel.com>, Jana Weltzin <jana@jdwcounsel.com>

Hi Ron - I am reaching out because GOOD Cannabis is no longer going to be managing the Sensimilla store. We will be submitting the Special Land Use Permit application soon for Mr. Baltazar and we wanted to update the MOU with the community council. What would be the appropriate method to have the Council consider executing this amended MOU?

Thanks so much in advance and happy Holidays!

Jana D. Weltzin, Esq.

JDW, LLC

Principal Owner

901 Photo Avenue

Anchorage, Alaska 99503

jana@jdwcounsel.com

907-231-3750 Office Line

630-913-1113 Cell

*Licensed in Alaska and Arizona

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Think green, please don't print unnecessarily



MOU Draft Baltazar Holdings, LLC & NECC V.4Rb.pdf

243K

AGENDA

Creekside Park Elementary- Gymnasium

Northeast Community Council (NECC)

Doors open at 6:30 PM

In-person meeting

7500 E 6th Ave, Anchorage, AK 99504

February 20, 2025 | 7pm

[Zoom Link to Join](#) Meeting ID: 833 4733 9174

Approx. Time		Lead
6:30 pm	Doors Open Please sign in	
7:00	Welcome & Call to Order	Pamela Raygor
7:01	Pledge of Allegiance	Member
7:03	Roll Call & Board Introduction	Murray Crookes
7:06	Minutes' Approval: January Responses to requests for Information (intended to address specific inquiries made to Board, Committees, and Public Officials)	David Weber
7:09	Treasurer's Report: \$2,126.62 as of February Finance Policy	John Cunningham
	Federation of Community Council Executive Director Introduction (3 min)	Arianna Bellizzi
7:13	NECC Community Members' Concerns an opportunity for members to share concerns with the Board, Representatives, and general membership. (no more than 2 min each person) Introduction of Muldoon placemaking idea. A full presentation will be at the March 20, 2025 General Meeting. To preview the idea: https://muldooncommunity.org/	Miles Brodsky
7:21	NECC Council Committee Reports (Limit 3 min including discussion unless otherwise noted) Alcohol & Marijuana, Bylaws, CIP, Parks & Trails, NECC Patrol, Nunaka Valley Patrol, Spirit of Muldoon Picnic, Art & Placemaking (vacant)	Committee Chairs
	Nunaka Valley Elementary Repurposing Ad Hoc Report on School Board Testimony	Kristi Wood
7:36	NECC Community Leadership Updates as available (Limit 3 min. each, including questions) JBER , Police Department , Fire Department , Muldoon Public Library , PTAs, Bartlett Area Principal Group	
7:45	Elected Representatives (Limit 3 min. each, including questions) Mayor's Report School Board Member Report Assembly Member Report State House & Senate Representatives Report	Mayor's Office Anchorage School Board Assembly Members State Legislators

8:09	Old Business includes Action Items (Limit 3 min including discussion) Nunaka Valley North Park Improvements Resolution 2025-02 – Action Item	David Weber
8:12	Presentations (Limit 3 min including discussion unless otherwise noted) Highland Academy STrEaM Academy Anchorage Park Foundation (5 min) Muni Parks & Rec	Kristi Wood intro Diana Rhoades Melanie Hess
8:26	New Business Non-Action Items (Limit 3 min including discussion unless otherwise noted) NECC Bylaws Revision – 1 st Reading Marijuana Zoning Resolution 2025-03 – 1 st Reading Baltazar Holdings, LLC Marijuana Establishment MOU – 1 st Reading (5 min)	Nate Martin Steve Johnson Baltazar Arias & Brenda Butler
8:40	Community Announcements - Events/Meeting Announcements (1 min each)	
8:45	Next NECC Regular Meeting: March 20, 2025 Adjourn (no later than)	

Notes and Announcements:

- Presentations and subjects are timed. **Brevity is important to ensure all have the opportunity to participate.**
- Please sign in when attending a meeting. If possible, choose to be notified of meetings by email. NECC email: info@communitycouncils.org or northeastcommunitycouncil@gmail.com
- The NECC has a web page maintained by the Federation of Community Councils (FCC). Minutes for meetings, agendas, and other documents (as well as NECC contact information) can be found at <http://communitycouncils.org/servlet/content/23.html>

— **Contact Your Board and Committee Chairs:** Please cc all board communications to:

northeastcommunitycouncil@gmail.com

President: Pamela Raygor (2026),

northeastcommunitycouncil@gmail.com

Vice President, Chair of Picnic Committee: Murray

Crookes (2025) munrahcito@gmail.com

Secretary: David Weber (2025),

davidweber34@gmail.com

Treasurer: John Cunningham (2027),

strangesoundsak@gmail.com

Parliamentarian, Co-Chair of Bylaws Committee:

Nate Martin (2027), ncmartin.necc@gmail.com

Member, Chair of Parks & Trails Committee: Stu

Grenier (2026), 907-337-5127 stug907@gmail.com

Member: Stephanie Taylor (2027),

staylorak@outlook.com

Member: Ron Meehan (2025),

Member: Mary O'Loughlin (2026),

maryoloughlin460@gmail.com

FCC Delegate: Pamela Raygor

northeastcommunitycouncil@gmail.com

Chair of CIP Committee: Kyle Rehberg,

kyle.rehberg@gmail.com

Chair of Alcohol & Marijuana Committee: Steve

Johnson, thebeesknowthis@gmail.com

Chair Community Art & Placemaking Committee:

Vacant

Northeast Community Patrol: Paul Robard,

907-575-7285

Nunaka Valley Community Patrol: Aaron Pascar

907-726-7038

Elections Ad Hoc: Vacant

Nunaka Valley Elementary Repurposing Ad Hoc:

Kristi Wood, bikemoredriveless@hotmail.com

AGENDA
Northeast Community Council (NECC)
General Meeting
In-person meeting

March 20, 2025 | 7pm
Creekside Park Elementary- Gymnasium
Doors open at
6:30 PM
7500 E 6th Ave, Anchorage, AK
99504

[Zoom Link to Join](#)
Meeting ID: 833 4733 9174

NECC Voting member participants must sign-in & verification of residence is required.
Voting cards will be distributed once residence is verified.

Standing Rules: Business will be conducted in the manner established at previous NECC meetings, in bylaws or Robert's Rules of Order. Members are encouraged to participate, if they wish, within the agenda time constraints. No member may speak a second time until others have had the opportunity to do so, within a fixed time. During a debate on an action item, comments will be limited to 2 minutes per person, 3 individuals may speak to an issue per side, in support of or opposing any motion, as recognized by the Chair. The maker of a motion is not counted as one of the three speakers in support of or opposing any motion. Maximum debate on any subject shall be limited to 20 minutes unless otherwise allotted.

Time		Lead
6:30 pm	Doors Open Muni Candidates Meet & Greet	Stephanie Taylor
7:00	Welcome & Call to Order Reminder: NECC Voting members must sign-in & verification of residence is required.	Pamela Raygor
7:01	Pledge of Allegiance	Member
7:02	2025 Candidates for Office Introductions (no more than 1 min per candidate)	John Cunningham
7:08	Board Introduction	Murray Crookes
7:10	Minutes' Approval: February Note responses to previous requests for Information	David Weber
7:11	Treasurer's Report (\$ _____ as of March) FCC Report	John Cunningham Pamela Raygor
7:13	NECC Community Members' Concerns an opportunity for members to share concerns with the Board, Representatives, and general membership. (no more than 2 min per person)	
7:18	NECC Council Committee Reports (Limit 3 min incl. discussion unless otherwise noted) Alcohol & Marijuana, Art & Placemaking, Bylaws, CIP, Elections Ad Hoc, Parks & Trails, NECC Patrol, Nunaka Valley Patrol, Nunaka Valley Elementary Repurposing Ad Hoc, Spirit of Muldoon Picnic Art & Placemaking Committee Report (Limit 8 min) Nunaka Valley Elementary Repurposing Ad Hoc Committee	Committee Chairs Mary McQuilkin Kristi Wood

7:41	Community Leadership Updates as available (Limit 3 min each incl. discussion) JBER , Police Department , Fire Department , Muldoon Public Library , PTAs, Bartlett Area Principal Group, Rotary	
7:56	Elected Representatives (Limit 3 min including discussion unless otherwise noted) Mayor's Report (One representative's report per meeting, per district office will rotate each month) School Board Member Report (alternating, NECC has a total of 7 representatives) Assembly Member Report (alternating, NECC has a total of 4 representatives) State House Representatives Report (alternating, NECC has a total of 6 representatives) State Senator Report (alternating, NECC has a total of 3 representatives)	Mayor's Office Anchorage School Board Assembly Members State Legislators
8:11	Old Business includes Action Items (Limit 3 min incl. discussion unless otherwise noted) Action Items will be voted on by ballot and announced at the end of Old Business. Only properly registered, confirmed voting members will be provided a ballot. Please, hold up your voting card to receive a ballot. Marijuana Zoning Resolution 2025-03 – Action Item (10 min) Baltazar Holdings, LLC Marijuana Establishment MOU – Action Item (10 min) NECC Bylaws – 2 nd Draft Voting results announced	Steve Johnson/ David Weber Baltazar Arias Nate Martin
8:37	Presentations (Limit 3 min including discussion unless otherwise noted) State of Alaska DOT & Public Facilities - Pedestrian Safety (20 min)	Anna Bosin
8:57	New Business Non-Action Items (Limit 3 min each including discussion) Resolution Requesting Code Changes to Restrict Illegal Camping on Streets in the Municipality of Anchorage (Resolution 25-04) Elections Ad Hoc Committee - Nomination open taken from the floor Nominations may also be submitted via email through April 15 th : northeastcommunitycouncil@gmail.com	Jenny Kimble Murray Crookes
9:06	Community Announcements of Events/Meetings (Limit 1 min ea.)	
9:10	Next NECC Regular Meeting: April 17, 2025 Annual Meeting Adjourn	

Notes and Announcements:

- Presentations and subjects are timed **Brevity is important to ensure all have the opportunity to participate.**
- Please sign in when attending a meeting. If possible, choose to be notified of meetings by email. NECC email: info@communitycouncils.org or northeastcommunitycouncil@gmail.com

- The NECC has a web page maintained by the Federation of Community Councils (FCC). Minutes for meetings, agendas, and other documents (as well as NECC contact information) can be found at <http://communitycouncils.org/site/Content/23.html>
- North East Community Council FaceBook: <https://www.facebook.com/groups/661549615815790>
- Verify you reside in the Northeast Community Council

Contact Your Board and Committee Chairs: Please cc all board communications to:

northeastcommunitycouncil@gmail.com

President: Pamela Raygor (2026),

northeastcommunitycouncil@gmail.com

Vice President, Chair of Picnic Committee: Murray

Crookes (2025) murrayahcro@smail.com

Secretary: David Weber (2025),

davidweber34@gmail.com

Treasurer: John Cunningham (2027),

sizangesoundsak@gmail.com

Parliamentarian, Co-Chair of Bylaws Committee:

Nate Martin (2027), nemartin.nacc@gmail.com

Member, Chair of Parks & Trails Committee: Stu

Grenier (2026), 907-337-5127 stug907@gmail.com

Member: Stephanie Taylor (2027),

staylorak@outlook.com

Member: Ron Meehan

(2025), northeastcommunitycouncil@gmail.com

Member: Mary O'Loughlin (2026),

maryoloughlin460@gmail.com

FCC Delegate: NECC President

northeastcommunitycouncil@gmail.com

Chair of CIP Committee: Kyle Rehberg,

rehberg1392@sbcglobal.net

Chair of Alcohol & Marijuana Committee: Steve

Johnson, thebeesknowthis@gmail.com

Chair Community Art & Placemaking Committee:

Mary McQuilkin

Northeast Community Patrol: Paul Robard,

907-575-7285

Nunaka Valley Community Patrol: Aaron Pascal

907-726-7038

Elections Ad Hoc: Murray Crookes,

northeastcommunitycouncil@gmail.com

Nunaka Valley Elementary Repurposing Ad Hoc:

Kristi Wood, bikemoredriveless@hotmail.com

Minutes

Northeast Community Council (NECC)

March 20, 2025 | 7pm

Creekside Park Elementary-Gymnasium

7500 E 6th Ave, Anchorage, AK 99504

Board Members Present

Pamela Raygor, President | **Murray Crookes**, Vice President | **Dave Weber**, Secretary | **John Cunningham**, Treasurer | **Nate Marin**, Parliamentarian | **Stephanie Taylor**, Member | **Stu Grenier**, Member | **Mary O'Loughlin**, Member

95~ people in attendance in person and online.

Pamela Raygor called the meeting to order at approximately 7:00pm.

Pledge of Allegiance – Stuart Sims

2025 Candidates for Office Introductions

Yarrow Silvers, Assembly Candidate, introduced herself.

Margo Bellamy, ASD Board Candidate, introduced herself.

Max Anthony Cox, ASD Board Candidate, introduced himself.

Daniel George, Assembly Candidate, introduced himself.

Daniel Volland, Assembly Candidate, introduced himself.

Alex Rosales, ASD Board Candidate, introduced himself.

Board Roll Call – Murray Crookes

Minutes Approval: February Meeting

Dave Weber made a motion to approve the February 2025 general meeting minutes, Stephanie Taylor seconded. None opposed. February 2025 minutes approved.

Treasurer's Update

John Cunningham: \$2,226.62 in the bank as of March

FCC Report

Pamela Raygor: Provided the following report from the Federation of Community Councils (FCC) Board of Delegates meeting on March 19, 2025:

1. Mt. Spur volcano may erupt – be prepared to meet remotely. FCC office will assist with notices, etc.
2. New FCC website will launch mid-April. Training before, during, after transition. One liaison/ Point of Contact per Council.
3. Future training.
4. Brief review of Vision thru Action 2025 summit held this last weekend.
 - a. Facilitator

- b. In-person networking and collaboration.
 - c. Common themes
 - d. Future training opportunities
 - e. Waiting on take aways from strategic plan discussion
 - f. Documents will be posted on website
5. Small budget for mailings, very small need to determine a fair process. Standard rotating requests and periods
- Motion and 2nd to suspend current mailing policy to use this year's funds to notify residents' directly affected by the 10-year boundary review. We will wait on Assembly's action, do some homework, looking toward fall to act. Passed unanimously.
6. Bylaw update needed Formed a bylaw ad hoc committee with a proposed deadline at the end of the year.

7:00 p.m. Part II

Council reports: Wildfire concerns. Mid-town District Plan. NECC – Action Item resolutions, April elections.

Mary from Mayor's office – reported on a meeting with District 1 Arts Grant – closes April 14th (\$100K). Closed Mayor's community grants – will announce results in May. "Name snow graders" contest. Reminder to get in CIP Surveys. Providing bonds and levies information link – vote April 1st. Requested that question be emailed to her and she will follow through. Continued focus on Mayor's priorities: public safety, homelessness, and preparedness.

Carl Jacobs, School Board report – ban on cell phones in classes, approved reuse plan AK Native at Lake Hood, Stream at Nunaka. Will reengage rightsizing– more to come. Reduction of services, programs, invest in tutoring. More resizing timeline – discussed in fall for next fiscal year.

APD Presentation – regarding Bonds on ballot to upgrade Elmore building heat and make ADA compliant and two other buildings. Police cars currently lasting 14 years, 100-200K miles, would like to retire cars before they are crushed to help pay for upgrades. For instance, ASD upgrades every 5 years.

Daniel McKenna-Foster & Melisa Babb, Muni Planning Department – The Worksheet, 10-year comprehensive plan, not named yet. Title 1 info is being updated regularly. Planning & Zoning Commission review. April 14th work session, May for the kick off, anticipate finalizing by the end of year. No concerted outreach effort planned, limiting public engagement to work accomplished through the Planning & Zoning Commission. New AO 2025-40 – changes made Muni led with PZC – need to have them come to council meetings. Discussion on zoning for parks, designated parks versus dedicated parks.

Melinda Grant, ACDA – Midtown Development Plan, April public hearings. Effort with Northstar, Spenard, Midtown Councils. Activating public spaces to reduce crime. New housing economic analysis report online also. Title 1 standards. Comment period is still open. Hope to complete it in June.

Community Concerns and Activities (opportunity for community members to share concerns, requests for the council, and upcoming needs/activities, up to 2 minutes)

No concerns made.

Committee Updates – 2 minutes

Steve Johnson, Alcohol and Marijuana Committee: Yielded time for further discussion about the resolution later in the meeting.

Nate Martin, Bylaws Committee: Have the final draft of the bylaws prepared to present today. Yielded further time to discuss bylaws draft later in the meeting.

Pamela Raygor, CIP Committee: Kyle Rehberg, Chair, is currently travelling. He will be posting a [CIP survey](#) on Facebook where people can rank their top choices for the CIP list. There will also be CIP meetings at a later date. Kyle is looking for members to join the CIP Committee.

Stu Grenier, Parks & Trails Committee: There is a rumor that someone died at Centennial Park this winter. Stu called the Ombudsman and they said to call the APD Records department. APD Records won't give names or cause of death. Also on Channel 2 news the past week taking footage of a family and others moving furniture at Centennial Park and simultaneously there was a volunteer or Parks and Recreation employee cleaning the Park in the same area. Neighbors and Stu talked to the people moving into the park and the people left, there was no violence and no police.

Dave Weber: Added that he went to a Parks & Recreation Commission meeting last week to support Nunaka Valley North Park and support NECC suggested proposals for the park. The pickleball courts were moved west, but the other suggestions in the NECC resolution on Nunaka North Park that included extending accessible pay surface to the swings and adding a handicap chair were not implemented, so the Committee will need to follow up on that. Also, during the Commission meeting there was a presentation on the bicycle superhighway.

Stephanie Taylor, Picnic Committee: Saturday June 14 is the Spirit of Muldoon Block party. There is a donation jar back on the table for the picnic. The committee is looking for someone to be donating a grill to the picnic. The committee is trying to get people scheduled to do performance during the picnic committee meeting. The American Legion will be doing a flag ceremony and a flag retirement ceremony since the picnic is scheduled on Flag Day.

Pamela Raygor, Nunaka Valley Elementary Repurposing Ad Hoc Committee: Kristi Wood, Chair, is not in attendance. Steam is moving into Nunaka Valley. The committee is hoping to inspire the school board to move former Nunaka students to Baxter Elementary

Mary McQuilken, Art & Placemaking Committee: Introduced herself and played a youtube video for a proposal on a placemaking improvements. [Sign Art Idea Video](#)

Murray Crookes, Election Committee: Yielded time to talk about elections later on elections.

Community Leadership Updates (3 minutes each)

Jim Curran, Muldoon Library: Has one more bag to give out for the first person with their Library card. There is sad news, Destin Mimosier, long time librarian who helped establish the Muldoon Library in 2007 passed away. She was a friend to Jim and had a huge impact on Jim. Proposition 6 has new carpeting for Eagle River Library and new windows for Loussac Library. So, Jim encourages voting for it.

Muldoon Library will have Narcan training tomorrow. Jim has seen that Narcan save lives. On April 5th there will be a vaccine clinic at the Muldoon Library. Bear awareness is also coming back to the Muldoon Library.

David Crystal, Bartlett Area Principal Group: There are a few new principles in the areas. Kerry Anderson will be at Chester Valley. Karen Bjorkman will be at Wonder Park Elementary. Terry Galloway will be at Baxter Elementary. Bartlett High School Basketball won their conference and Kennedy Gaines was named player of the year. She averaged 27 points as a freshman. The big state test starts next week, it's a long test but the kids do well. The school climate and connectedness survey ends tomorrow. Also, ASD is preparing in case Mt. Spurr erupts. So please update emergency contact information with ASD "Parent Connect".

Maureen Retzel, Rotary Club of Anchorage Gateway: Introduced Rose Headway. The Rotary has been in the community for 25 years doing service. At Muldoon Elementary there is a reading program. At Muldoon Elementary they lost one of our staff, but that lady had 3 years in a row encouraged her 2nd grade students to read to the "Top of Denali" many times. The Rotary is going to be at the Spirit of Muldoon Picnic as well supporting the community.

Rose Headway: From 3:30 – 4:40 every Tuesday there is the reading program at Muldoon Elementary. If people are interested in volunteering let her know. The Rotary Club has a park cleanup at the rest area around Chanshtnu Muldoon. The Rotary also donates meals around Thanksgiving meals and Christmas time.

School Board Member Report (limit 3 min. each, including questions)

Member Bellamy: Asks NECC members to approve Proposition 1. It includes security safety and upgrades district wide. Major renovation and replacement at certain schools, such as Bartlett High School, and upgrades for snow equipment. The bonds are \$68.3M, and is \$12.93 per 1,000 of assessed property value. Many schools were constructed in the 60s and 70s They are exceeding the typical functional lifespan of 30-50 years. So this money is needed to make sure the Anchorage School District can maintain the schools.

Pete Peterson: How much debt is being retired?

Member Bellamy: Didn't have the information available, but I will get it back to the NECC. Member Bellamy informed NECC after the meeting that the bond debt that has been retired over the last two fiscal years is \$100M.

Pamela Raygor: Can you talk about the cell phones?

Member Bellamy: Yes, ASD passed a policy to restrict cell phone usage during the school day. The policy is flexible based on school situation, but it will be the same for each school that there is no cell phone usage during the day.

Assembly Member Report (3 minutes each, including questions)

Member George Martinez: Rotates attending NECC meetings with Assembly Member Karen Bronga. There are a couple items on the bond propositions that effect the community council area, specifically #3 and #9. The Centennial Improvements are on the bond, Nunaka Valley Parks, and Goose Lake Park. Chugach Parks Access in the Basher area is also on the bond. The proposed sales tax will not be proceeding at this time.

Member Martinez went to the national association of counties. The central theme was what was happening at the federal level and for Anchorage, what the FEMA response will be in event of a disaster, especially considering Mt. Spur. There are big concerns with wildfire in the South and East of town. Member Martinez is working on a food security ordinance. The Muldoon Farmers market is in jeopardy at the moment and if you are interested in helping out and keeping it going see Member Martinez. Member Martinez wants to see people celebrating the "Muldoon Moment".

State House & Senate Representatives Report (limit 3 min. each, including questions)

Rep. Donna Mears: The Anchorage Legislative Delegation throughout Anchorage will be at the town hall at UAA on April 5th. [Link to Meeting](#). Rep. Mears wants to thank those that came out to the town hall two weeks ago. It was a doorbuster. There is a lot of uncertainty about jobs from what is happening at the federal level. US Sen. Murkowski and US Sen. Sullivan addressed the Alaska State Legislature, and the Legislature got to talk to them about issues in the state that are coming to light as a result of federal cuts. For example, US Sen. Sullivan wasn't aware the weather balloon launches weren't happening because it was a probationary employee running who was let go.

It's really important to know what the budget is. It'll be through the house by the NECC April Meeting. It's important to hear what community needs are and the scope and scale of what is needed to build the State is important to have. One of Rep. Mears main priorities is working on energy. There's some bills in the Energy Committee and one of them are big and fancy. But there's lots of little tweaks to take a holistic approach to energy infrastructure.

CONTACT: Office: 907-465-3438, Cell 907-632-6382, Email: Rep.Donna.Mears@akleg.gov

Rep. Ted Eischeid: A big thing that happened in State House was passing House Bill 69, increasing the base student allocation by \$1000. The bill has been sent to the State Senate and the Senate Education Committee is taking testimony on it. Tomorrow afternoon you can make your testimony on it.

Federal Employees are important to the State of Alaska. Ted learned a lot more of that recently with Sen. Murkowski and Sullivan meeting with the legislature and that Medicaid effects 250,000 Alaskans, that's 1/3 of Alaskans. Ted hopes NECC members follow that closely. On the morning of April 5, Ted will have a constituent Coffee meeting at Kavas Pancake House on Muldoon and Boundary Ave. That will help people learn what Ted is doing and Ted will also learn what is important to people. Ted really enjoys when people come to his office, especially young people. Ted had three different groups of teenagers come to Juneau and tell Ted their hopes, dreams, and fears.

CONTACT: Office: 907-465-2095, Email: Rep.Ted.Eischeid@akleg.gov

Sen. Bill Wielechowski: Thanks people who came out to the constituent meeting a week ago at Begich Middle School. There was much dialogue with US Senators Murkowski & Sullivan. Sen. Wielechowski applauded the opening up of ANWAR and NPRA but encouraged Sullivan to increase the % that Alaska gets in royalties from those lands. Under the Statehood Act Alaska is supposed to get 90% of oil royalties, but now it's 50%. However, in NPRA the state gets virtually nothing as the state royalties actually go to the North Slope Borough. The companies that work on those lands get to write them off in their state taxes. Conoco is able to write off their costs at a 35% rate. Alaska is thus losing \$500M per year where the Willow field is being developed. Through the Budget Reconciliation Act Sen. Wielechowski asked US Sen. Sullivan to have 40% of royalties of NPRA go to the state instead of the North Slope Borough.

Appointed by the Senate to negotiate with the Governor's office on Education. It's been more discussions than negotiations. Sen. Wielechowski had a bill to ban cell phones and that has went well. Sen. Wielechowski has been evaluating in the Resource Committee that there are about \$1B that have been paused and pausing has resulted in job loss across Alaska. The Committee urged the US Senators to keep those going.

CONTACT: Phone: 907-269-0120, Email: Senator.Bill.Wielechowski@akleg.gov

Old Business

Baltazar Holdings, LLC Marijuana Establishment MOU – Action Item

Pamela Raygor: Normally the council is able to vote in a virtual Zoom room for those voting on Zoom, but there are technical difficulties so votes must be made publicly in the chat.

Jana Weltzin, Esq., JDW LLC: This is Baltazar's legal team's fifth meeting at NECC. The group from Fairbanks that was going to manage the shop backed out. This MOU is for Baltazar so now Baltazar will be managing the shop. The shop will be understated and it will have 24hr and 7 days a week cameras. It has a loitering policy. Baltazar staff will have to circle the shop and clear people out, that must happen by law. At Brown Jug close to this building, you see people hanging around, so you cannot do that at a marijuana store. You must be an Alaskan to have a marijuana business and there are marijuana excise taxes which goes to the State of Alaska and 5% retail tax which is supposed to go to early childhood education comes out to be about \$5M a year.

All marijuana owners and staff have to go through a vetting process. They have to go through a marijuana handlers permit course and sales tracking process. This shop has no intention of on-site consumption.

Baltazar Arias: Baltazar was here last time and the only thing Baltazar can do today is just let the NECC know that the people from Fairbanks are no longer involved. NECC already voted and approved a previous MOU with Baltazar.

Dave Ulmer: You saw the video shown before. How do more marijuana shops improve the areas in Anchorage?

Jenna Weltzin: Many places around town that were run down have turned into new looking buildings because they are fixed up because marijuana places is fixing up on it. Marijuana establishments can't get a bank note because of federal law so they have to move into really crappy buildings so they don't have debt. So there are former crack houses that have been turned into really beautiful buildings because of marijuana businesses.

Shelly: Does not like the explanation. There are children in this community and there are problems already in this community. Shelly is a concerned citizen and asks how many more marijuana businesses does NECC need? The tax is there, but the money doesn't cycle back to Muldoon. It might in a small way. Shelly would like to know more about that.

Jana Weltzin: The 5% that goes to the municipality goes to early childhood education. However, marijuana businesses also help capture crime. Cameras captured on the facility will help police in that investigation and have helped in investigations. You cannot step into the facility without being carded and being 21 so you cannot target kids and marijuana sold is supposed to be child resistant packaging and not branded/advertised to children.

Investing in the community means being able to buy from a diverse number of businesses in the community. Jana believes NECC does not need another liquor store and Walmart. Jana thinks there are three marijuana stores in the NECC area.

Pamela Raygor: There are ballots in front of NECC members to vote. Pamela also had dialogue with the audience about what is being voted on.

There was a mix-up and the ballot count was accidentally read backwards. There was a recount and the ballot count was restated.

For: 38 Against: 51 Abstain: 0 – MOU Does Not Pass

Someone made a point of order regarding the equal time for discussion to speak about the MOU. There was dialogue about Roberts Rules and that discussion is made within the time allotted on the agenda.

Marijuana Zoning Resolution 2025-03 – Action Item

Steve Johnson: Marijuana came to Anchorage in the 1970s and was accepted. There's been a change of heart that has expressed itself in many areas of the city. At NECC there is an opportunity to feel comfortable. Now that marijuana has come and there has been seen an outbreak of a number of stores. Can it just be accepted? The council discussed many of these issues and municipal code tells how a community council is supposed to communicate with a new business. It's similar to other code and types of discussion and is the same code the marijuana committee is supposed to be following. There is an extensive in code about how a council can communicate with a new marijuana business. But if a new business doesn't want to do that, and if you want to open up a marijuana store, you can just put an ad in a newspaper. The assembly should clarify as to how that works.

Because this is a legal business and a lot of money is on the table. If you have more businesses that sell the same thing you got then there will be a lot of competition. The council wants to help business neighbors thrive. In order to do that this resolution is asking to extend the zoning laws much like Eagle River. The council shouldn't want to have one store next to another. There are already pot stores in NECC. This resolution is to ask the assembly on how the council can help the assembly to change the laws to develop the community so that the assembly doesn't have to regulate themselves. So, this resolution is the best opportunity the council has.

Dave Ulmer: Did you say NECC wants to help marijuana businesses thrive?

Steve Johnson: No, this resolution would make it harder to establish a marijuana business here.

Someone asked about if 25% of profit from marijuana shops goes to maintenance of the roads.

Steve Johnson: Not sure what happens with the money that comes in from pot shops.

Someone asked if the resolution would limit like business next to each other.

Steve Johnson: No, it would limit the amount of space in where you can put in a marijuana business.

Someone asked about studies of other shops that are within the same distance of Begich Middle School.

Steve Johnson: Doesn't understand exactly all the parameters, but does know that Eagle River asked for the same distances and there is not one pot shop there.

Someone stated that they are not against marijuana and have lived in the neighborhood behind Baltazar's their whole life, but is concerned about the youth and what they will be exposed to.

Pamela Raygor: There were ballots for this but now vote will need to be taken by a show of voting cards. Pamela also had dialogue with the audience about what is being voted on.

For: 49 Against: 34 Abstain: 1 - Resolution Passes

NECC Bylaws – 2nd Draft

Nate Martin: Introduced the bylaws. There is a report of the bylaws online and how our community council operates and what the Bylaws Committee has been doing in the past year. In August and July the members met to establish a timeline for the Bylaws. As a result of a few months of work a draft was prepared by January. A second draft was made in February after initial feedback and lots of discussion. Tonight, there is a final draft presented. You can download the final draft online as well. In the April meeting NECC will vote on these Bylaws. The current Bylaws required a 30-day notice period to review Bylaws so no changes can be made now. A big thing that was talked about was the bylaws relating to finance, voting and attending and using technology in the council. When the President resigned the committee realized they needed to clarify the roles. There were also reformatting and other clarifications made. Instead of a 30-day notice requirement of amendments to the bylaws, the Bylaws Committee simply amended it so that notifications of amendments must be made at least one general meeting in advance of the April annual meeting for a vote.

Shelly: Wasn't clear to Shelly when one could request and make an amendment to the Bylaws. There is no clear way forward as she could come to the meeting and make an amendment.

Nate Martin: The amendment goes through the bylaws committee to the executive board and then is presented to the general council membership. There is also an online form created for this process and will be used for future requested amendments

Pamela Raygor: Submit a bylaw amendment to the bylaw committee and they will bring it forward and the council will vote on it. Most changes will be made at the annual meeting where the board pushes the process vs. a member pushing the process.

Presentations

State of Alaska DOT & Public Facilities - Pedestrian Safety

Not present

New Business (limit 3 min. each, including questions)

Resolution Requesting Code Changes to Restrict Illegal Camping on Streets in the Municipality of Anchorage (Resolution 25-04)

Jenny Kimbal: This resolution came about because of the parking of campers and other vehicles on E 6th. There was an RV that was allowed to stay there for 205 days. There are instances of violence, drug paraphernalia, the absence of youth in the park, and disposing of human excrement next to the porta potty. There were many hours for the police coming that had to monitor the situation with no actual resolution to the situation. This resolution is dear to Jenny and to children at this school and who play in the park. This resolution is to get the police department to act in code and react more promptly in more detail.

Gary Brant: Lives on Old Harbor. There is a sign with a 2-hour parking limit and the police or assembly are dropping the ball on that. One or Two people calling the assembly does not cut it. It should have been handled and Old Harbor neighbors got together so all people would call and get the job done

Jenny Kimble: The biggest thing Jenny wants to change is the identification of something being a nuisance is that it's four citations as any period of time, and not just the four consecutive citations.

Michelle Shangin: Been a resident on 6th Ave across from Creekside Park for eighteen years and the RV/Camping has brought other criminal activity such a vehicle dumping, people renting out the RV, and for the 18 years she's lived here the elders have lived and walked around Creekside Park are now scared to walk down the street. It is so disheartening to see the community here that you have illegal camping, tents camping across the softball field, and now children have to take an alternate route. It really takes Michelle's heart.

Elections Ad Hoc Committee - Nomination open taken from the floor

Murray Crookes: The Elections Committee will take nominations from the floor for the NECC Board seats. You can email nominations to the Board till April 15. If there is anyone who would like to nominate someone, they can be nominated today. You can email northeastcommunitycouncil@gmail.com to submit your nomination.

Someone nominates David Weber

Stu Grenier: Nominates Mary McQuilken

Stu Grenier: Nominates Selina Metoyer

Community Announcements:

Murray Crookes: Made an announcement that he would like to thank the council for all the work over the years. Murray has been coming to meetings since 2018. Murray will be moving to Sitka and he will be here through the NECC Picnic, then will be packing up.

There was applause in respect for Murray's service to the NECC.

Selina Metoyer: The community is in danger of losing the Muldoon Farmers Market. Catholic Social Services was supposed to take it over. But due to happenings in DC there is a need for younger folks to step up and take care of this non-profit that has been taking care of the community for years.

Pamela Raygor: NECC will use the community council email to help with this.

Pamela Raygor adjourned the meeting for the good of the order at approximately 9:00 pm.

Upcoming NECC meeting: Thursday, April 17, 2025, at Creekside Park Elementary.

**Respectfully Submitted,
Dave Weber, Secretary**

Resolution 2025-03
Northeast Community Council (NECC)

2nd Reading March 20, 2025

Requested Action for Clarity in Municipal Code and Zoning for Marijuana Establishments

WHEREAS, the NECC has several licensed marijuana sales establishments within and adjacent to its boundaries;

WHEREAS, extensive code has been written in AMC [2.40.060](#) and AMC [21.05.055](#) regarding the conditional use standards of marijuana sales establishments;

WHEREAS, AMC 2.40.060B and 21.05.055B-4 outlines "Neighborhood responsibility planning"⁽¹⁾, which is inadequately written, allowing for informal communication, and allowing community council input to be bypassed if a marijuana establishment documents the "status of community engagement efforts";

WHEREAS, AMC 2.40.060B establishes suggested language for a Memorandum of Understanding (MOU) between marijuana establishments and community councils, and that there is "No Formal Partnership"⁽²⁾ upon signing a MOU, and it is to be used for informative purposes only;

WHEREAS, at least two marijuana establishments within the NECC boundaries have not been recorded as coming before the community council with a MOU;

WHEREAS, for at least one marijuana establishment within 1,000 feet NECC boundaries, NECC had not been notified under AMC 2.40.060A of the establishment, nor has NECC any record of the establishment coming before the community council with a MOU;

WHEREAS, the marijuana industry engages in the public interest of intoxication and stronger tools and code can help control public concerns;

WHEREAS, the Municipality is at a saturation point with marijuana establishments seemingly on every major road and intersection in the Municipality;

WHEREAS, capping the number of licenses and permits is an option to address saturation, but it is not an adequate tool to control saturation as it can immediately make high value of such permits;

WHEREAS, an updated version of the current zoning laws, setting greater distances from Anchorage Bowl Parks, Schools, Religious Assemblies, etc. could create a more restrictive development of marijuana establishments and meaningfully influence more desirable community outcomes for prime storefront real estate;

WHEREAS, authority to approve or deny municipal licenses and permits rests exclusively with the Municipality Assembly, burdening the Assembly with regulatory oversight;

WHEREAS, changes to stronger language in obtaining community council input and implementing more restrictive zoning laws could control public concerns and relieve Municipal Assembly time in regulatory oversight by preemptively limiting undesirable locations of marijuana business development;

NOW, THEREFORE, BE IT RESOLVED, the NECC requests the Municipality revise language to strengthen AMC 21.05.055 to require formal communications to exist between marijuana establishments and community councils prior to licensing and permitting approval;

BE IT FURTHER RESOLVED, the NECC requests marijuana establishments be distanced greater than 1,000 feet from designated areas⁽³⁾ within NECC community council boundaries.

Resolution Vote: For _____ Against: _____ Abstain: _____

Pamela Raygor, President, NECC

Dave Weber, Secretary, NECC

(1) AMC 21.05.055B-4.b.iv as written:

Assembly issuance of special land use permits for marijuana establishments, related licensing, associated endorsements, and regulation of marijuana establishments under AMC title 10 require engagement by the community council. The owner/operator of a marijuana retail sales establishment is encouraged to engage in neighborhood responsibility planning with neighborhood residents and other businesses. Where available, this may be done in conjunction with the community council. A copy of an informal memorandum of understanding (MOU) outlining the elements confirmed with the community council may be included with the application. In the absence of a MOU, the applicant may include applicant's report on the **status of community engagement efforts**.

(2) Excerpt of AMC 2.40.060B as written:

IV. NO FORMAL PARTNERSHIP

This Agreement is mutually beneficial to the Community Council and the Marijuana Store. The parties understand and acknowledge that they do not intend to create a formal partnership. Nothing in this agreement shall be construed or interpreted to create any fiduciary responsibility between them. Neither party shall have any authority, express or implied, to act for or to assume any obligation or responsibility on behalf of the other party. Neither party shall be responsible for the liabilities of the other. The parties understand that non-compliance with this Agreement carries no penalties, but instead shall be information provided to the Anchorage Municipal Assembly for consideration during original and subsequent license and land use actions.

(3) NECC requests marijuana establishments shall be located at least 1,000 feet away, measured in a straight line from the closest lot line of the proposed marijuana establishment, to the closest lot line of any of the following uses:

- | | |
|---|--|
| i.Boarding school. | xi.Neighborhood recreation centers. |
| ii.Elementary or middle school. | xii.Religious assemblies. |
| iii.High school. | xiii.Correctional institutions. |
| iv.Playground. | xiv.Athletic fields. |
| v.A housing facility owned by a public housing authority. | xv.Correctional community residential centers. |
| vi.Child care center. | |
| vii.Homeless and transient shelters. | |
| viii.Habilitative care facilities. | |
| ix.Dedicated Parks | |
| x.Community centers. | |



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Dear Municipality of Anchorage Planning Department,

This letter is to explain the circumstances surrounding the first community meeting conducted for the proposed Baltazar Holdings retail marijuana store in compliance with Anchorage Municipal Code Title 2.

The Northeast Community Council placed the Baltazar Holdings retail marijuana store on its September 21st 2023 community council agenda without prior notice to or coordination with the licensee. Because the project was scheduled for discussion before the community council without the applicant's knowledge, the licensee determined it was appropriate to hold a separate community meeting to ensure compliance with the public outreach requirements under Title 21 and to provide surrounding residents and stakeholders with an opportunity to receive information and provide feedback regarding the proposed use.

To ensure transparency and meaningful community engagement, the licensee organized a community meeting that was held both in person at the proposed facility location and virtually via Zoom to allow broader participation. In addition, notification letters were mailed to property owners and occupants within a 500-foot radius of the proposed location in accordance with Anchorage Municipal Code requirements.

These actions were taken to ensure that the surrounding community had an opportunity to learn about the project, ask questions, and provide input consistent with the intent of the municipal public notice and community outreach provisions.

Please let us know if the Planning Department requires any additional documentation or information regarding the meeting or the outreach conducted.

Truly and Sincerely Yours,



Jana D. Weltzin, Esq.

March 17, 2026

Dear Neighbors and Property Owners,

This communication is to notify you of an upcoming Community Meeting for the Northeast community area, in which Baltazar Holdings, LLC will be discussing and introducing their new marijuana retail store. Baltazar Holdings, LLC dba Sensimilla is applying for a Special Land Use Permit to operate a commercial marijuana retail store. If you have received this letter, you own or reside on property within 500 feet of the proposed establishment. Baltazar Holdings, LLC invites you to their community meeting to come and voice any questions or concerns regarding the new proposed facility.

MEETING TIME AND DATE: April 13, 2026 at Noon (12pm)

MEETING LOCATION: 1431 Muldoon Road, Anchorage, Alaska 99504 and Via ZOOM

Join Zoom Meeting

<https://us02web.zoom.us/j/84339053650>

Meeting ID: 843 3905 3650

Passcode: 603258

+13462487799,,84339053650#,,,,*603258# US (Houston)

+16694449171,,84339053650#,,,,*603258# US

COMPANY NAME AND LICENSE NUMBER: Baltazar Holdings, LLC DBA Sensimilla

License # 35490

COMPANY LOCATION: 1431 Muldoon Road Anchorage, AK 99504

During this meeting, we will share our plans for the property, and hopefully, you will share your concerns and thoughts so we can proactively engage in the community and positively impact the surrounding area.

We look forward to meeting you at the April 13th meeting.

Thank you,

Arias Baltazar

Owner of Sensimilla

907-223-0422

arias3893@aol.com

Community Meeting Summary
Special Land Use Permit Application – Baltazar Holdings
Meeting #7 – April 13, 2026 | 12:00 PM

Purpose of Meeting

This meeting was conducted to satisfy Title 21 public notice requirements for the Special Land Use Permit (SLUP) application for a proposed marijuana retail establishment at **7985 East 16th Avenue, Anchorage, Alaska**. The meeting was required due to the passage of time since the prior notice and represents the **seventh community meeting** on this application.

Attendance

- Approximately six (6) community members attended in person
- One (1) community member attended via Zoom
- Applicant (Baltazar Arias – Baltazar Holdings)
- Legal counsel (Jana Weltzin, Esq. and Senior Paralegal Brenda Mills – JDW Counsel via Zoom)

Application Background

The proposed retail establishment has been presented to the Community Council and surrounding neighborhood six prior times, with ongoing dialogue regarding operations and management. The current proposal reflects a refined operational model in which Mr. Baltazar will directly manage and operate the establishment.

No material changes have been made to the site plan or application since prior submissions.

Community Feedback and Discussion

Community members expressed concerns primarily focused on location, proximity, and potential impacts, including:

- Proximity to a playground and elementary school
- Perceived impacts on children and neighborhood character
- Concerns regarding nearby medical facilities
- Potential traffic and general activity associated with the use

A representative from the Cook Inlet Tribal Council raised a question regarding the proximity of a youth center located at 7710 Grass Creek Road, and whether it may fall within the applicable 500-foot setback requirement.

Applicant Response and Clarifications

The applicant and counsel addressed these concerns as follows:

- The proposed location has been reviewed for compliance with Anchorage Municipal Code (Title 21) and applicable setback requirements
- Required distances are measured using property lines and pedestrian access routes, consistent with municipal standards
- Based on available municipal data, the Planning Department has not identified the referenced youth center as a qualifying protected use; however, the applicant committed to further review and verification
- Medical facilities are not protected uses under current code
- The proposed use is a permitted conditional use subject to Assembly approval

Public Process and Next Steps

It was emphasized during the meeting that:

- The application has not yet received final approval
- The Anchorage Assembly will conduct a public hearing, providing an additional opportunity for community input
- The Assembly will ultimately determine whether the SLUP meets the applicable approval criteria under Title 21

Summary

The meeting provided an additional opportunity for public engagement and discussion regarding the proposed use. Community concerns were primarily related to proximity and perceived impacts; however, the applicant has demonstrated ongoing participation in the public process and has addressed regulatory compliance requirements.

A Zoom generated AI transcript is available upon request.

The application remains under review, and all concerns raised will be part of the public record for consideration by the Anchorage Assembly.

LICENSEE

LICENSE #: 35490
 DBA: SENSIMILLA
 ADDRESS: 1431 MULDOON ROAD
 CITY: ANCHORAGE
 STATE: ALASKA
 ZIP CODE: 99504

AREA: 1,606 SQUARE FEET



KEY PLAN

LEGEND

RESTRICTED ACCESS
 AREA (1,450 SF)

RETAIL SALES AREA
 (830 SF)

DISPLAY AREAS W/
 MARIJUANA

DISPLAY AREAS W/O
 MARIJUANA

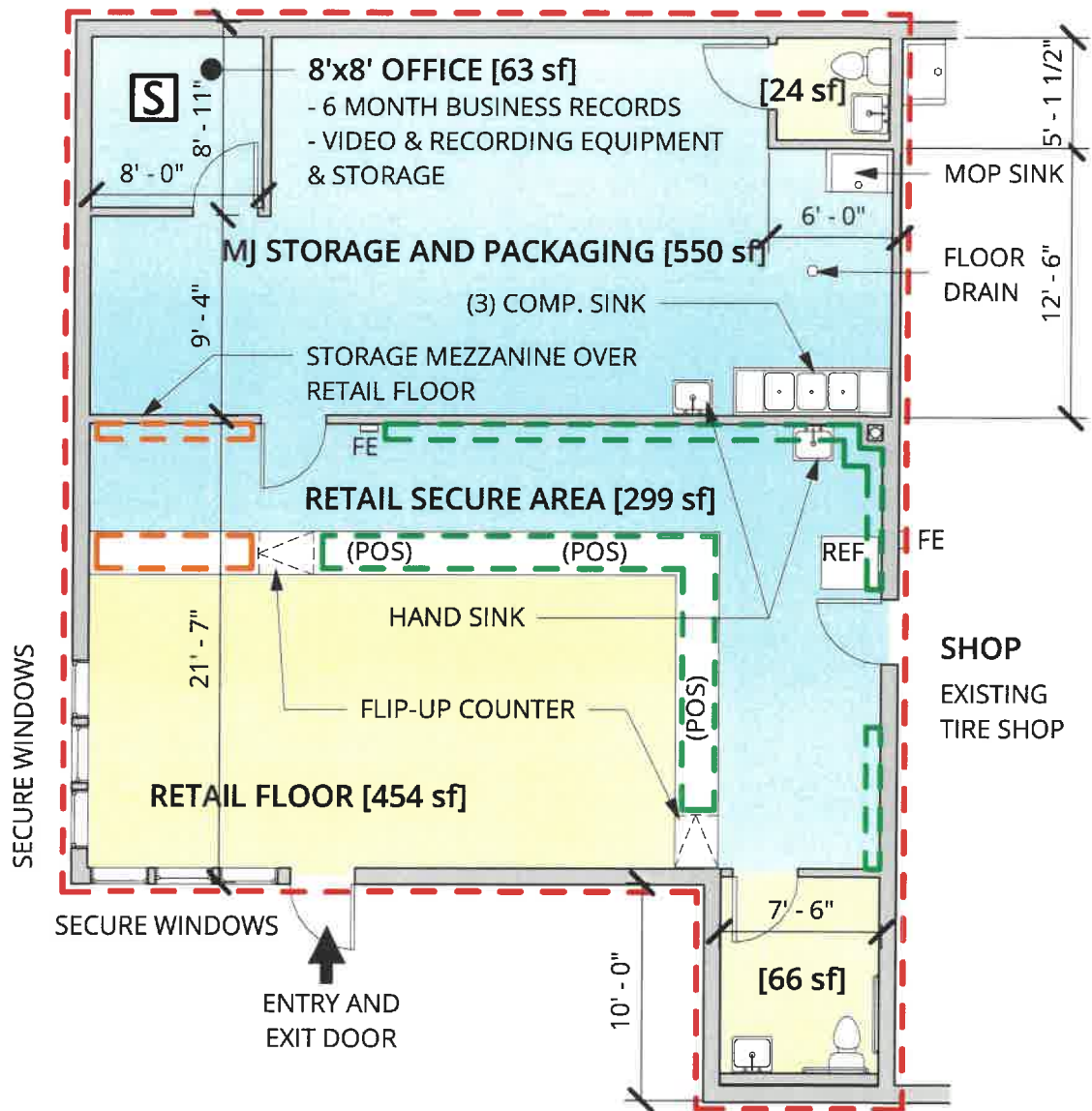
PROPOSED LICENSED
 PREMISES

S SURVEILLANCE
 EQUIPMENT

(POS) POS SYSTEM
 (TYP 3)

FE FIRE
 EXTINGUISHER

REF REFRIGERATOR



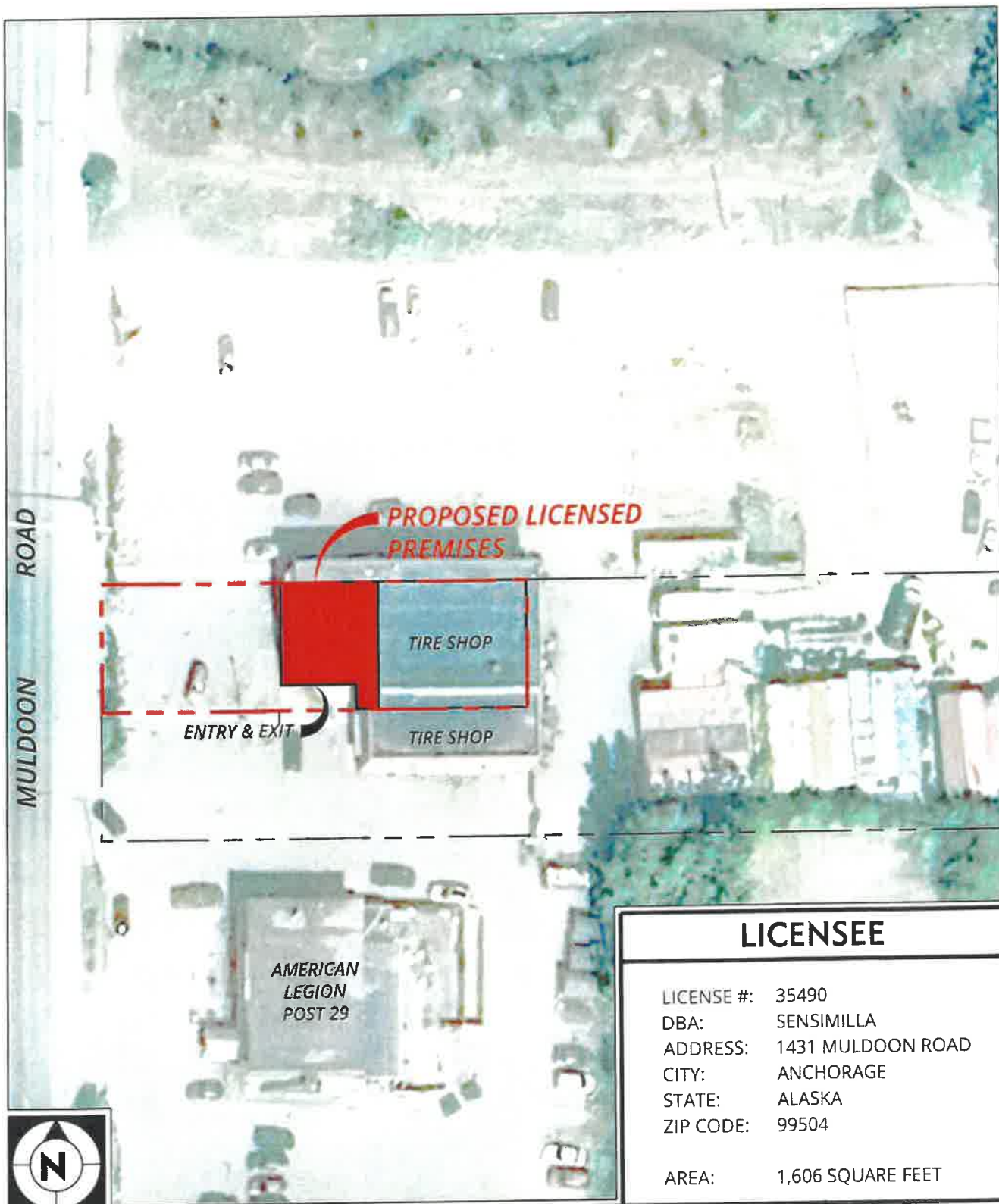
ICG
 Lantech Inc
 architecture • engineering • surveying
 250 H Street, Anchorage, AK 99501
 LCGAK.com • (907) 243-8985

BALTAZAR ARIAS
 1431 MULDOON RETAIL TI

PREMISES DIAGRAM 1,2 & 5

DESIGNED BY: UMD
 DRAWN BY: UMD
 DATE: 03/11/26
 JOB NO: 1512.01

PD 1,2,5



LICENSEE

LICENSE #: 35490
DBA: SENSIMILLA
ADDRESS: 1431 MULDOON ROAD
CITY: ANCHORAGE
STATE: ALASKA
ZIP CODE: 99504

AREA: 1,606 SQUARE FEET



ICG
Lantern Inc

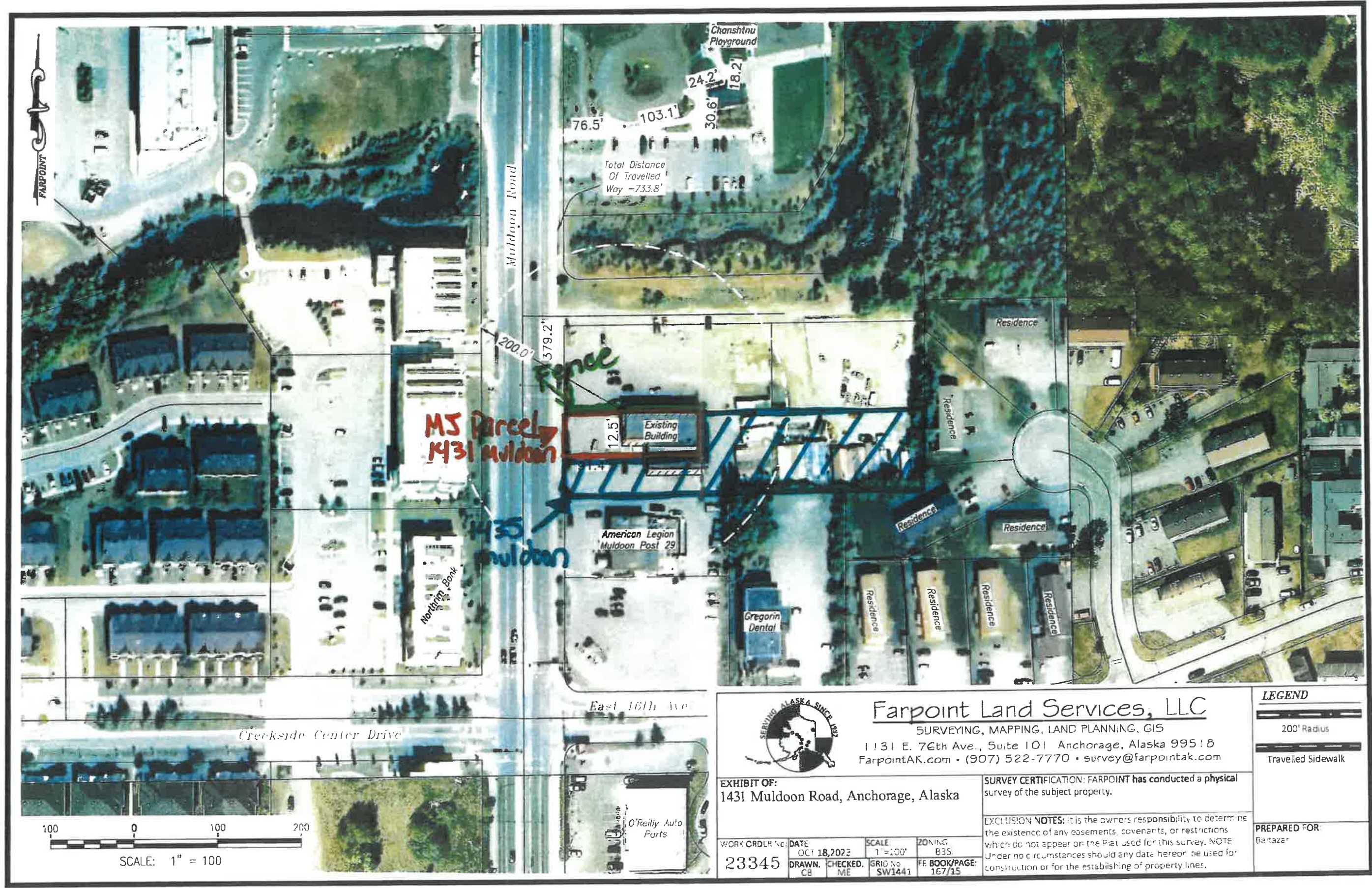
multimedia • engineering • surveying
250 H Street, Anchorage, AK 99501
LCGAK.com (907) 243-8985

BALTAZAR ARIAS
1431 MULDOON RETAIL TI

PREMISES DIAGRAM 4

DESIGNED BY: CRS
DRAWN BY: CRS
DATE: 06/03/24
JOB NO: 1512.01

PD 4



Farpoint Land Services, LLC
SURVEYING, MAPPING, LAND PLANNING, GIS
1131 E. 76th Ave., Suite 101 Anchorage, Alaska 99518
FarpointAK.com • (907) 522-7770 • survey@farpointak.com

EXHIBIT OF:
1431 Muldoon Road, Anchorage, Alaska

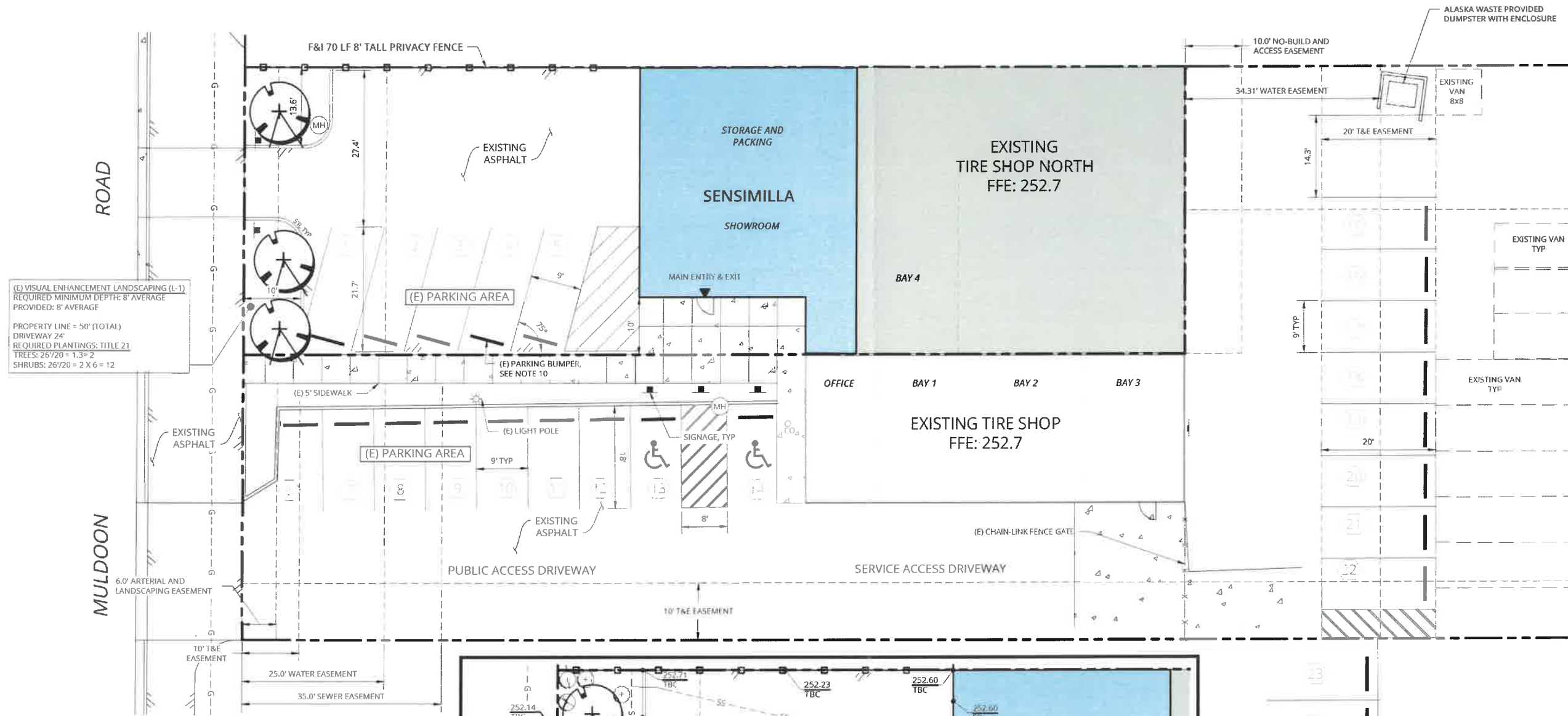
SURVEY CERTIFICATION: FARPOINT has conducted a physical survey of the subject property.

WORK ORDER No: **23345**
DATE: **OCT 18, 2023**
DRAWN: **CB** CHECKED: **ME**
SCALE: **1" = 100'**
GRID No: **SW1441**
ZONING: **B3S**
FE BOOK/PAGE: **167/15**

EXCLUSION NOTES: It is the owners responsibility to determine the existence of any easements, covenants, or restrictions which do not appear on the Plat used for this survey. NOTE Under no circumstances should any data hereon be used for construction or for the establishing of property lines.

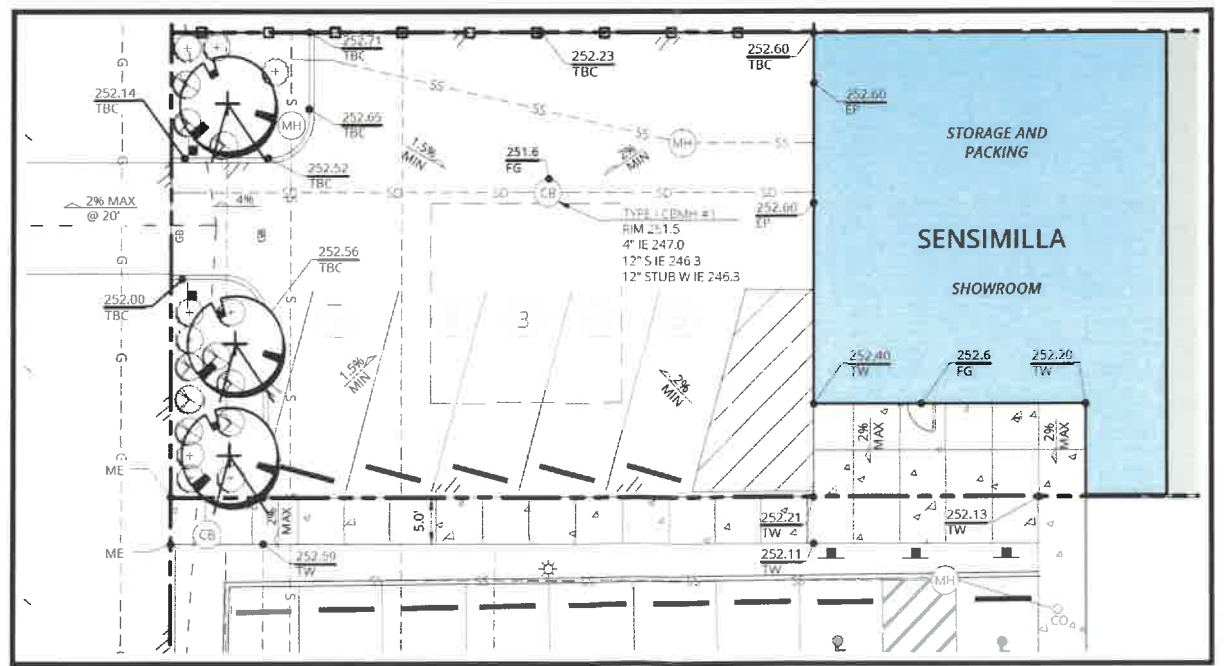
LEGEND
200' Radius
Travelled Sidewalk

PREPARED FOR:
Bartazar



SHEET NOTES

1. ALL UNUSABLE AND UNSUITABLE EXCAVATION MATERIAL (I.E., ORGANICS, DEBRIS, MUCK, OR CONTAMINATED SOIL) SHALL BE DISPOSED OF OFFSITE AT A CONTRACTOR FURNISHED DISPOSAL SITE.
2. HOURS OF OPERATION ARE 7AM TO 7PM, UNLESS OTHERWISE APPROVED BY THE ENGINEER AND THE MUNICIPALITY. THE CONTRACTOR SHALL FOLLOW ALL MUNICIPALITY OF ANCHORAGE REGULATIONS FOR NOISE, HOURS OF OPERATIONS AND DUST CONTROL.
3. ALL SNOW DISPOSAL SHALL BE HAULED TO AN APPROVED SNOW DISPOSAL SITE.
4. PAVEMENT MARKINGS FOR PARKING STALLS SHALL BE IN ACCORDANCE WITH MUTCD 2009 SECTION 3B.19 AND AMC 21.07.090 J10. PARKING STALLS SHALL BE STRIPED 4" WIDE WITH WHITE PAINT. PROVIDE THE "INTERNATIONAL SYMBOL ACCESSIBILITY PARKING SPACE MARKING" FOR ADA PARKING STALLS INSIDE THE WHITE MARKINGS. PROVIDE BLUE MARKINGS FOR THE VAN ACCESSIBLE AISLES.



LEGEND

PROPOSED LICENSED PREMISES/RIGHT TO POSSESSION

LICENSEE

LICENSE #: 35490
DBA: SENSIMILLA
ADDRESS: 1431 MULDOON ROAD
CITY: ANCHORAGE
STATE: ALASKA
ZIP CODE: 99504

AREA: 1,606 SQUARE FEET

LCG
Lantech Inc
architecture • engineering • surveying
250 H Street, Anchorage, AK 99501
LCGAK.com • (907) 243-8985

BALTAZAR ARIAS
1431 MULDOON RETAIL TI
PREMISES DIAGRAM 3

DESIGNED BY: CRS
DRAWN BY: CRS
DATE: 06/03/2024
JOB NO: 1512.01

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