

Submitted by:

Prepared by:

For Reading:

**ANCHORAGE, ALASKA
AO NO. 2026-____**

AN ORDINANCE AMENDING AMC SECTIONS 21.09.020, 21.09.040(C)(2)(b)ii), AND 21.09.050(A)(5) TABLE 21.09-2 “TABLE OF ALLOWED USES” TO ALLOW MORE FLEXIBILITY FOR SMALL FORMS OF HOUSING AND RELOCATABLE DWELLING UNITS IN THE gR-1, gC-5 and gC-8 ZONING DISTRICTS

(Planning and Zoning Commission Case No. 2026-00__

WHEREAS, the Assembly finds that as a resort community, Girdwood faces high external housing demand and has seen a drastic increase in short term rentals in the last 10 years, making it challenging for year-round residents of Girdwood to obtain housing, and raising concerns among residents that the character of this beloved and close-knit community will be lost as community members, especially working and middle class families, will be increasingly priced out of the housing market; and

WHEREAS, to meet the housing needs in Girdwood, the development of housing that is at least 50% occupied as primary residences whether owner occupied or leased on a five-month to yearly basis should be prioritized; and

WHEREAS, Girdwood has an estimated immediate need to add at least 150-300 units of year-round permanent housing for residents to its inventory and this demand will be updated through the Girdwood Area Plan that is underway; and

WHEREAS, the Assembly finds that the Girdwood community seeks some relief to the housing pressures experienced by current and future full-time residents of Girdwood, specifically by providing more stable long-term rental property and more attainable housing to those at 120 percent and below area median incomes; and

WHEREAS,; one way to provide more stable long-term rental property and more ; attainable housing to those at 120 percent and below area median incomes is to reduce current zoning regulations restricting what property may be used for residential purposes; and

43 **WHEREAS**, current zoning regulations for Girdwood as set forth in AMC 21.09 do
44 not permit use of “mobile homes” or “relocatable housing” in zoning districts gC-5
45 and gC-8 and;
46

47 **WHEREAS**, permitting use of “mobile homes” or “relocatable housing” in zoning
48 districts gC-5 and gC-8 can reasonably be expected to increase the supply of more
49 attainable housing to those at 120 percent and below area median incomes
50 residential property in Girdwood thereby providing more stable long-term rental
51 property and more attainable housing to those at 120 percent and below area
52 median incomes; and
53

54 **WHEREAS**, AO-2025-45 was adopted to expand the allowable uses of relocatable
55 homes in all areas of Anchorage except Girdwood ; and
56

57 **WHEREAS**, ; similarly expanding the allowable uses of relocatable homes in the gC-
58 5, gR-1 and gC-8 zoning districts in Girdwood is in the public interest; and
59

60
61 **WHEREAS**,; **WHEREAS**, one of the goals of the Anchorage 2020—Anchorage Bowl
62 Comprehensive Plan is for a balanced, diverse supply of affordable, quality housing,
63 located in safe and livable neighborhoods with amenities and infrastructure, that
64 reflects Anchorage’s varied social, cultural, and physical environment; and,
65

66 **WHEREAS**, Policy #59 of the Anchorage 2020—Anchorage Bowl Comprehensive
67 Plan calls for the Municipality to recognize mobile home parks, co-ops, and common
68 ownership interests as viable, affordable housing choices and neighborhood
69 lifestyle options; and,
70

71 **WHEREAS**, Goal #3 of the Anchorage 2040 Land Use Plan calls for Anchorage’s
72 neighborhoods to provide a range of places to live, meeting the housing needs of
73 residents at all income levels, household sizes, interests, ages, abilities, and races
74 and ethnicities; and,
75

76 **WHEREAS**,; and
77

78
79 **WHEREAS**, following required public noticing, [insert summary of public process
80 here] ; now, therefore,
81

82 **THE ANCHORAGE ASSEMBLY ORDAINS:**
83

84 **Section 1. Amendment of AMC 21.09.040(B)(2)(a)(ii).** AMC 21.09.040(B)(2)(a)(ii)
85 is hereby amended to read as follows [deletions are overstruck, new language is
86 underlined]:

87
88 a. gR-1 (Alyeska Highway Mixed Residential) district.

89 i. Location. The gR-1 district is located in two sections along Alyeska Highway
90 from just north of the railroad to just past the junction with Crow Creek Road and
91 encompasses already-sewered, established and largely developed residential
92 neighborhoods characterized generally by single-family detached and two-family
93 development.

94 ii. Intent. The intent of this district is to continue the existing pattern of
95 development as dwelling units are constructed on the remaining undeveloped lots,
96 and to permit development of hostels, inns and multiple-family housing. Relocatable
97 dwelling units on individual lots are allowed in this district.

98 iii. District-specific standard. More than one principal structure may be
99 allowed on any lot or tract by administrative site plan review.

100
101
102 **Section 2. Amendment of AMC 21.09.040(C)(2)(e)(ii).** AMC 21.09.040(C)(2)(e)(ii)
103 is hereby amended to read as follows [deletions are overstruck, new language is
104 underlined]:

105
106 ii. *Intent.* This district is the southern extension of the new townsite.
107 Development in this district is intended to include a blending of commercial,
108 institutional, residential and park uses, with new and modified access routes
109 established. Small commercial lots are anticipated along the extension of south
110 Hightower, where a main street character, similar to the north townsite area, is
111 intended. This may differ from larger lot commercial development at the south end
112 of the commercial district, where a larger structure (grocery store) is anticipated.
113 Although buildings are likely to be larger than in new townsite areas north of the
114 Alyeska Highway, the desired character is expected to be compatible with
115 Girdwood's mining town origins, using elements such as human-scale building
116 massing; varied rooflines; protected entries; traditional window forms; well-detailed
117 retail frontages; and use of natural materials. Relocatable dwelling units on
118 individual lots are allowed in this district.

119
120
121 **Section 3. Amendment of AMC 21.09.040(C)(3)(a).** AMC 21.09.040(C)(3)(a) is
122 hereby amended to read as follows [deletions are overstruck, new language is
123 underlined]:

124
125 a. Ground-floor residential. In the gC-2, ~~gC-5~~, and gC-7, ~~and gC-8~~ commercial
126 districts, residential uses are permitted only on an upper story above the ground floor.
127 Commercial and/or other non-residential uses shall occupy the ground floor.

128

129 **Section 4. Amendment of AMC 21.09.040(C)(3)(b).** AMC 21.09.040(C)(3)(b) is
130 hereby amended to read as follows [deletions are overstruck, new language is
131 underlined]:

132 b. Arcades and covered walkways in the New Girdwood Townsite. In the gC-
133 5, gC-7, gC-8 and gC-9 districts, arcades or roofed walkways are required along the
134 street face of all new commercial buildings and as part of any application for
135 modification or redevelopment. In the gaps between buildings within these districts,
136 privately maintained walkways are required. Development standards for arcades
137 and walkways on building frontages are established in subsection 21.09.080 E.5.d.

138

139

140 **Section 5. Amendment of Table 21.09-2.** AMC 21.09.050(A)(5) titled Table of
141 Allowed Uses is hereby amended as follows:

142

143

144 A. A new "Use Type" row labeled "Relocatable Dwelling Unit is added to the
145 Household Living Use Category.

146

147 B. A new "Use Type" row labeled "Relocatable Dwelling Unit Community, is added
148 to the Household Living Use Type column.

149

150 C. A "P" is added to the gC-5 column in the Dwelling Unit Relocatable Use Type
151 row.

152

153 D. A "P" is added to the gC-5 column in the Relocatable Dwelling Unit Community,
154 Use Type row.

155

156 E. A "P" is added to the gC-8 column in the Dwelling Unit Relocatable, Use Type
157 row.

158

159 F. A "P" is added to the gC-8 column in the Relocatable Dwelling Unit Community,
160 Use Type row.

161

162 G. A "P" is added to the gR-1 column in the Relocatable Dwelling Unit
163 Community, Use Type row.

164

165 H. A "P" is added to the gR-1 column in the Dwelling Unit Relocatable, Use Type
166 row.

167

168

169

170

171 **Section 6. Amendment of AMC 21.09.060(B)(1).** AMC 21.09.060(B)(1)
172 Amendment of Table 21.09-2. AMC 21.09.060(B)(1) titled Table of Dimensional

Standards Girdwood Residential Districts for the R-1 Alyeska Highway mixed residential district is hereby amended as follows:

A. A new "Use Type" row labeled "Relocatable Dwelling Unit Community, is added to the Uses Column.

B. "Dwelling, single family detached" is hereby amended to read: "Dwelling, single family detached, relocatable dwelling unit".

C. Dimensional standards are added for the Relocatable Dwelling Unit Community Use type using the following language:

See 21.05.030(A)(8)(b)

NOTE: the above language applies existing single family residential dimensional standards for minimum lot size, setbacks and lot coverage for relocatable dwelling units on individual lots in the gR-1 district. For any new trailer parks the standards used by Anchorage will apply. No change to minimum lot sizes, setbacks etc. in gC-5 and gC-8.

NOTE: MOBILE DWELLING UNITS NOT ALLOWED IN FLOODPLAIN

SEE- PZC Case No. 2025-0045 for background information. AO2025-112 is source document.:

Section 7. Amendment of AMC 21.09.070(K)(1)(a). AMC 21.09.040(K)(1)(a) is hereby amended to read as follows [deletions are overstruck, new language is underlined]:

K. Snow management.

1. Commercial, community, industrial, and residential uses.

a. Applicability.

i. Single-family, two-family, relocatable and townhouse dwellings on individual lots are exempt from this section.

ii. Applicants in Girdwood may instead comply with the generally applicable snow storage provisions of subsection 21.07.040F., except that storage of snow is prohibited in natural vegetation areas required by subsection 21.09.070E.4.

Section 8. Amendment of AMC 21.09.070(M)(2)(b). AMC 21.09.070(M)(2)(b) is hereby amended to read as follows [deletions are overstruck, new language is underlined]:

218
219
220
221
222
223
224
225
226
227
228
229
230
231
232
233
234
235
236
237
238
239
240
241
242
243
244
245
246
247
248
249
250
251
252
253
254
255
256
257
258
259
260

b. Single-family, two-family, relocatable dwelling unit and townhouse. The sign standards of Section 21.12.050 shall apply to a single-family dwelling, relocatable dwelling unit, duplex or townhome, except only one freestanding identification sign shall be allowed for any residential subdivision.

Section 9. Amendment of AMC 21.09.080(A). AMC 21.09.080(A) is hereby amended to read as follows [deletions are overstruck, new language is underlined]:

21.09.080 - Building design standards.

A. Purpose and general goals. The design standards establish control over certain aspects of the design of multiple-family, commercial, and resort development in order to retain the visual beauty and character of Girdwood Valley's natural landscape and to reduce the visual and physical problems arising from poor site planning. Except as modified by an approved development master plan, these standards apply to new or remodeled development, as noted in the specific applicability statements, and related new accessory structures. Specific purposes include:

- 1. To preserve and reinforce the unique natural qualities of the site;
- 2. To fit the building into the land in a way to keep natural landforms and features intact; and
- 3. To treat the building as an integral part of the natural environment and an attractive addition to the Girdwood community.

The standards contained in this section shall not apply to relocatable dwelling units.

No part of Chapter 21.09, is meant to preclude, discourage, or inhibit the design, installation, or implementation of ecologically sound methods of harnessing and utilizing wind, solar, hydro, or other sources of renewable energy in Girdwood.

Section 10. This Ordinance shall become effective immediately upon passage and approval by the Anchorage Assembly.

PASSED AND APPROVED by the Anchorage Assembly this _____ day of _____, 2026.

Chair

261 ATTEST:

262

263

264

265

266 _____
Municipal Clerk

267

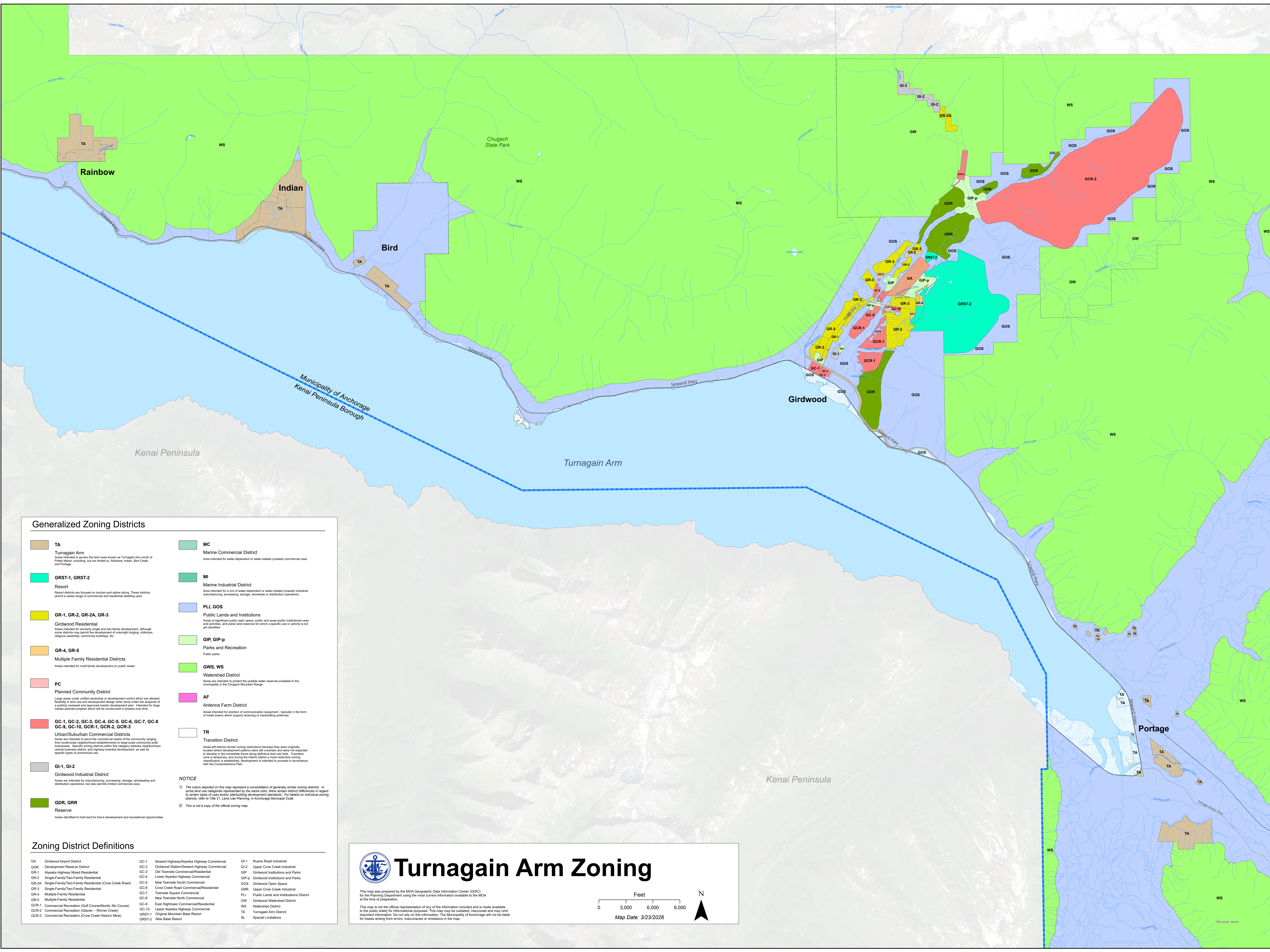
|

GHEC Proposed additions to Section 9:

Skirting around the base of the mobile dwelling

Connection to sewer

Street facing façade (siding) to match that of the main dwelling



Generalized Zoning Districts

TA Turnagain Arm Areas intended to govern the land uses known as Turnagain Arm south of Foster Marsh, including, but not limited to, Rainbow, Indian, Bird Creek, and Portage.	MC Marine Commercial District Area intended for water-dependent or water-related (coastal) commercial uses.
GRST-1, GRST-2 Resort Resort districts are focused on tourism and alpine skiing. These districts permit a varied range of commercial and residential dwelling uses.	MI Marine Industrial District Area intended for a mix of water-dependent or water-related (coastal) industrial manufacturing, processing, storage, wholesale or distribution operations.
GR-1, GR-2, GR-2A, GR-3 Girdwood Residential Areas intended for primarily single and two-family development, although some districts may permit the development of overnight lodging, childcare, religious assembly, community buildings, etc.	PLI GOS Public Lands and Institutions Areas of significant public open spaces, public and quasi-public institutional uses and activities, and public land reserves for which a specific use or activity is not yet identified.
GR-4, GR-5 Multiple Family Residential Districts Areas intended for multi-family development on public sewer.	GIP, GIP-p Parks and Recreation Public parks.
PC Planned Community District Large areas under unified ownership or development control which are allowed flexibility in later use and development design when done under the auspices of a publicly reviewed and approved master development plan. Intended for large master-planned projects which will be constructed in phases over time.	GWS, WS Watershed District Areas are intended to protect the potable water reserves available to the municipality in the Chugach Mountain Range.
GC-1, GC-2, GC-3, GC-4, GC-5, GC-6, GC-7, GC-8, GC-9, GC-10, GCR-1, GCR-2, GCR-3 Urban/Suburban Commercial Districts Areas are intended to serve the commercial needs of the community ranging from small-scale neighborhood establishments to large-scale community-wide businesses. Specific zoning districts within the category address neighborhood, central business district, and highway-oriented development, as well as specific types of commercial use.	AF Antenna Farm District Areas intended for erection of communication equipment, typically in the form of metal towers which support receiving or transmitting antennas.
GI-1, GI-2 Girdwood Industrial District Areas are intended for manufacturing, processing, storage, wholesaling and distribution operations, but also permits limited commercial uses.	TR Transition District Areas left without stricter zoning restrictions because they were originally zoned for other uses and are still under development and were not expected to develop in the immediate future along definitive land use lines. Transition zones are temporary, and during the interim a more restrictive zoning classification is established, development is intended to proceed in accordance with the Comprehensive Plan.
GDR, GRR Reserve Areas identified to hold land for future development and recreational opportunities.	

NOTICE

1) The colors depicted on this map represent a consolidation of generally similar zoning districts. In some land use categories represented by the same color, there remain distinct differences in regard to certain types of uses and/or subdivision development standards. For details on individual zoning districts, refer to Title 21, Land Use Planning, in Anchorage Municipal Code.

2) This is not a copy of the official zoning map.

Zoning District Definitions

GA Girdwood Airport District	GC-1 Seward Highway/Alyeska Highway Commercial	GI-1 Ruess Road Industrial
GDR Development Reserve District	GC-2 Glenwood Station/Seward Highway Commercial	GI-2 Upper Crow Creek Industrial
GR-1 Alyeska Highway Mixed Residential	GC-3 Old Townsite Commercial/Residential	GIP Girdwood Institutions and Parks
GR-2 Single-Family/Two-Family Residential	GC-4 Lower Alyeska Highway Commercial	GIP-p Girdwood Institutions and Parks
GR-2A Single-Family/Two-Family Residential (Crow Creek Road)	GC-5 New Townsite South Commercial	GOS Girdwood Open Space
GR-3 Single-Family/Two-Family Residential	GC-6 Crow Creek Road Commercial/Residential	GRR Upper Crow Creek Industrial
GR-4 Multiple-Family Residential	GC-7 Townsite Square Commercial	PLI Public Lands and Institutions District
GR-5 Multiple-Family Residential	GC-8 New Townsite North Commercial	GW Girdwood Watershed District
GCR-1 Commercial Recreation (Golf Course/Nordic Ski Course)	GC-9 East Higlowater Commercial/Residential	WS Watershed District
GCR-2 Commercial Recreation (Cresler - Winner Creek)	GC-10 Upper Alyeska Highway Commercial	TA Turnagain Arm District
GCR-3 Commercial Recreation (Crow Creek Historic Mine)	GRST-1 Original Mountain Base Resort	RL Special Limitations
	GRST-2 New Base Resort	

Turnagain Arm Zoning

This map was prepared by the MDA Geographic Data Information Center (GDIC) for the Planning Department using the most current information available to the MDA at the time of preparation.

This map is not the official representation of any of the information included and is made available to the public solely for informational purposes. This map may be outdated, inaccurate and may omit important information. Do not rely on this information. The Municipality of Anchorage will not be liable for losses arising from errors, inaccuracies or omissions in the map.

Map Date: 3/23/2026

Municipality of Anchorage Planning Department
Current Planning Division
PO Box 196650
Anchorage, Alaska 99519-6650
Phone: 907-343-7943

CASE NO: 2026-0062

PLANNER: Elizabeth Appleby

REQUEST: Review and Recommendation by Planning and Zoning Commission to the Anchorage Assembly of a Draft Ordinance amending Anchorage Municipal Code Chapter 21.05.040, Community Uses: Definitions And Use-Specific Standards To Provide Clarity On The Review Process For Park Master Plans in Turnagain Arm.

COMMENTS AND MEETING SCHEDULE

Planning and Zoning Commission
Loussac Library Assembly Chambers
3600 Denali Street
Anchorage, Alaska

Hearing Date: Monday, June 08, 2026

Agency Comments Due: Monday, May 04, 2026

Council Comments Due: Monday, May 11, 2026

COMMUNITY COUNCIL(S):

All Community Councils
Federation of Community Councils
CERAB



Municipality of Anchorage

Planning Department

Memorandum



DATE: April 14, 2026

TO: Reviewing Agencies

SUBJECT: 2026-0062, Amendment to Anchorage Municipal Code Title 21 Chapter 21.05.040G.2.b., Use-Specific Standards for Turnagain Arm public or private parks, to Clarify the Review Process for Park Master Plans

The purpose of this ordinance is to eliminate confusion regarding reviews of park plans for parks located in Turnagain Arm area, which includes Girdwood. The need for this Title 21 amendment came to light in pondering how to direct review of the forthcoming *Girdwood Parks Plan*. The proposed amendment updates the review process to match the existing review process for park projects in Anchorage. The intent is not to add any new requirements, but to provide clarity in the code so that a park plan goes through a park master plan review process, like they do in Anchorage, and not a site plan review process. The code change does not adjust the threshold for reviews.

Your comments will be submitted to the Planning and Zoning Commission for a public hearing scheduled for **Monday, June 8, 2026, at 6:30 p.m. in the Assembly Chambers of the Z.J. Loussac Library, 3600 Denali Street, Anchorage**. Recommendations from the Commission will be forwarded to the Assembly.

Submit written comments in the following ways:

by CityView: <http://munimaps.muni.org/planning/allcomments.cfm>
(insert case number 2026-0062)

by email: Anchorage2040@muni.org

by fax: (907) 343-7927

by mail: Current Planning Division
MOA Planning Department
P.O. Box 196650
Anchorage, AK 99519-6650

If you have questions, please contact Elizabeth Appleby at 907-343-7925 in the Planning Department.

Attachment: Draft Ordinance



THE STATE
of **ALASKA**
GOVERNOR MIKE DUNLEAVY

Department of Commerce, Community,
and Economic Development

ALCOHOL & MARIJUANA CONTROL OFFICE
550 West 7th Avenue, Suite 1600
Anchorage, AK 99501
Main: 907.269.0350

May 6, 2026

Licensee: The Herbal Cache LLC
 DBA: The Herbal Cache LLC
 VIA email: brent.carse@gmail.com
 Local Government: Municipality of Anchorage
 Via Email: miranda.honest@anchorageak.gov, liza.spano@anchorageak.gov,
elizabeth.appleby@anchorageak.gov, shawn.odell@anchorageak.gov, gloria.stewart@anchorageak.gov,
lori.blake@anchorageak.gov, bradley.larson@anchorageak.gov, elaine.quiboloy-reid@anchorageak.gov
 Community Council: Girdwood
 Via Email: gbos@muni.org

BCC: amco.admin@alaska.gov

Re: Retail Marijuana Store License Combined Renewal Notice

License Number:	#19277
License Type:	Retail Marijuana Store
Licensee:	The Herbal Cache LLC
Doing Business As:	The Herbal Cache LLC
Physical Address:	158 Holmgren Place Suite 101 Girdwood, AK 99587 UNITED STATES
Designated Licensee:	Brent Carse
Phone Number:	907-764-7108
Email Address:	brent.carse@gmail.com

License Renewal Application Endorsement Renewal Application

Dear Licensee:

After reviewing your renewal documents, AMCO staff has deemed the application complete for the purposes of 3 AAC 306.035(c).

Your application will now be sent electronically, in its entirety, to your local government, your community council (if your proposed premises is in Anchorage or certain locations in the Mat-Su Borough), and to any

non-profit agencies who have requested notification of applications. The local government has 60 days to protest your application per 3 AAC 306.060.

At the May 15, 2017 Marijuana Control Board meeting, the board delegated to AMCO Director the authority to approve renewal applications. However, the board is required to consider this application independently if you have been issued any notices of violation for this license, if your local government protests this application, or if a public objection to this application is received within 30 days of this notice under 3 AAC 306.065.

If AMCO staff determines that your application requires independent board consideration for any reason, you will be sent an email notification regarding your mandatory board appearance. Upon final approval, your 2026/2027 license will be provided to you during your annual inspection. If our office determines that an inspection is not necessary, the license will be mailed to you at the mailing address on file for your establishment.

Please feel free to contact us through the marijuana.licensing@alaska.gov email address if you have any questions.

Dear Local Government:

AMCO has received a complete renewal application and/or endorsement renewal application for a marijuana establishment within your jurisdiction. This notice is required under 3 AAC 306.035(c)(2). Application documents will be sent to you separately via ZendTo.

To protest the approval of this application pursuant to 3 AAC 306.060, you must furnish the director **and** the applicant with a clear and concise written statement of reasons for the protest within 60 days of the date of this notice, and provide AMCO proof of service of the protest upon the applicant.

3 AAC 306.060 states that the board will uphold a local government protest and deny an application for a marijuana establishment license unless the board finds that a protest by a local government is arbitrary, capricious, and unreasonable. If the protest is a "conditional protest" as defined in 3 AAC 306.060(d)(2) and the application otherwise meets all the criteria set forth by the regulations, the Marijuana Control Board may approve the license renewal, but require the applicant to show to the board's satisfaction that the requirements of the local government have been met before the director issues the license.

At the May 15, 2017, Marijuana Control Board meeting, the board delegated to AMCO Director the authority to approve renewal applications with no protests, objections, or notices of violation. However, if a timely protest or objection is filed for this application, or if any notices of violation have been issued for this license, the board will consider the application. In those situations, a temporary license will be issued pending board consideration.

If you have any questions, please email amco.localgovernmentonly@alaska.gov.

Sincerely,



Kevin Richard, Director
907-269-0350

Alcohol & Marijuana Control Office

License Number: 19277

License Status: Active-Operating

License Type: Retail Marijuana Store

Doing Business As: THE HERBAL CACHE LLC

Business License Number: 1078189

Designated Licensee: Brent Carse

Email Address: brent.carse@gmail.com

Local Government: Anchorage (Municipality of)

Local Government 2:

Community Council: Girdwood

Latitude, Longitude: 60.963400, -149.135900

Physical Address: 158 Holmgren Place Suite 101
Girdwood, AK 99587
UNITED STATES

Licensee #1

Type: Entity

Alaska Entity Number: 10089476

Alaska Entity Name: The Herbal Cache LLC

Phone Number: 907-764-7108

Email Address: Ak.powder@hotmail.com

Mailing Address: PO Box 822
Girdwood, AK 99587
UNITED STATES

Entity Official #1

Type: Individual

Name: Brent Carse

[REDACTED]

[REDACTED]

Phone Number: 907-764-7108

Email Address: Ak.powder@hotmail.com

Mailing Address: PO Bo 822
Girdwood, AK 99587
UNITED STATES

Note: No affiliates entered for this license.



Alaska Marijuana Control Board

Form MJ-20: 2026-2027 Renewal Application Certifications

What is this form?

This renewal application certifications form is required for all marijuana establishment license renewal applications. Each person signing an application for a marijuana establishment license must declare that he/she has read and is familiar with AS 17.38 and 3 AAC 306. A person other than a licensee may not have direct or indirect financial interest (as defined in 3 AAC 306.015(e)(1)) in the business for which a marijuana establishment license is issued, per 3 AAC 306.015(a).

This form must be completed and submitted to AMCO's main office by each licensee (as defined in 3 AAC 306.020(b)(2)) before any license renewal application will be considered complete.

Section 1 – Establishment Information

Enter information for the licensed establishment, as identified on the license application.

Licensee:	The Herbal Cache LLC	License Number:	19277		
License Type:	Retail Marijuana Store				
Doing Business As:	The Herbal Cache LLC				
Premises Address:	158 Holmgren Place Suite 101				
City:	Girdwood	State:	AK	ZIP:	99587

Section 2 – Individual Information

Enter information for the individual licensee who is completing this form.

Name:	Brent Carse
Title:	Owner

Section 3 – Violations & Charges

Read each line below, and then sign your initials in the box to the right of any applicable statements:

Initials

I certify that I have **not** been convicted of any criminal charge in the previous two calendar years.

I certify that I have **not** committed any civil violation of AS 04, AS 17.38, or 3 AAC 306 in the previous two calendar years.

I certify that a notice of violation has **not** been issued for this license between July 1, 2025 to June 30, 2026.

Sign your initials to the following statement **only if you are unable to certify one or more of the above statements:**

Initials

I have attached a written explanation for why I cannot certify one or more of the above statements, which includes the type of violation or offense, as required under 3 AAC 306.035(b).

RECEIVED

MAY 03 2026

Dept. of Commerce



Form MJ-20: Renewal Application Certifications

Section 4 – Certifications

Read each line below, and then sign your initials in the box to the right of each statement:

Initials

I certify that no person other than a licensee listed on my marijuana establishment license renewal application has a direct or indirect financial interest, as defined in 3 AAC 306.015(e)(1), in the business for which the marijuana establishment license has been issued.

BC

I certify that I meet the residency requirement under AS 43.23 or I have submitted a residency exception affidavit (MJ-20a) along with this application.

BC

I certify that this establishment complies with any applicable health, fire, safety, or tax statute, ordinance, regulation, or other law in the state.

BC

I certify that the license is operated in accordance with the operating plan currently approved by the Marijuana Control Board.

BC

I certify that I am operating in compliance with the Alaska Department of Labor and Workforce Development's laws and requirements pertaining to employees.

BC

I certify that I have not violated any restrictions pertaining to this particular license type, and that this license has not been operated in violation of a condition or restriction imposed by the Marijuana Control Board.

BC

I certify that I understand that providing a false statement on this form, the online application, or any other form provided by or to AMCO is grounds for rejection or denial of this application or revocation of any license issued.

BC

As an applicant for a marijuana establishment license renewal, I declare under penalty of unsworn falsification that I have read and am familiar with AS 17.38 and 3 AAC 306, and that this application, including all accompanying schedules and statements, is true, correct, and complete. I agree to provide all information required by the Marijuana Control Board in support of this application and understand that failure to do so by any deadline given to me by AMCO staff may result in additional fees or expiration of this license.

Signature of licensee

Brent Carse

Printed name of licensee

RECEIVED

Mar 01 2026

Dept. of Commerce

AMCO Page 2 of 2

**Municipality
of
Anchorage**



*P.O. Box 390
Girdwood, Alaska 99587
<http://www.muni.org/gbos>*

Suzanne LaFrance, Mayor

*GIRDWOOD VALLEY SERVICE AREA BOARD OF SUPERVISORS
Jennifer Wingard, Chair
Brian Burnett, Kellie Okonek, Amanda Tuttle, Nick Crews*

LETTER OF NON-OBJECTION

May 18, 2026

TO: Municipal Clerk's Office
RE: The Herbal Cache #M19277 Renewal

The Girdwood Board of Supervisors (GBOS), by a vote of X in favor X opposed at the Girdwood Board of Supervisors May 18, 2026 Regular meeting, has no objection to the marijuana retail renewal listed below:

M19277 THE HERBAL CACHE 158 Holmgren Pl., Ste. 101 Girdwood

The Girdwood Land Use Committee recommended Non-Objection by XX to XX at their May 11, 2026 regular meeting.

Jennifer Wingard
Land Use Supervisor

Date