

LIMITED MODIFICATION OF EXISTING CONDITIONAL USE PERMIT NO. 176020180010 / PLANNING COMMISSION RESOLUTION NO. 19-06. REQUEST IS LIMITED SOLELY TO MODIFICATION OF CONDITION NO. 5 – HOURS OF OPERATION. NO OTHER MODIFICATION TO THE APPROVED CONDITIONAL USE IS PROPOSED.



MATANUSKA-SUSITNA BOROUGH

Planning and Land Use Department

Development Services Division

350 East Dahlia Avenue • Palmer, AK 99645

Phone (907) 861-7822 • Fax (907) 861-8158

Email: permitcenter@matsugov.us

CONDITIONAL USE PERMIT FOR MARIJUANA RELATED FACILITIES – MSB 17.60

Carefully read instructions and applicable borough code. Fill out forms completely. Attach information as needed. Incomplete applications will not be processed.

Application fee must be attached:

- ☒ \$1,500 for Marijuana Retail Facility
☐ \$1,500 for Marijuana Cultivation Facility

Prior to the public hearing, the applicant must also pay the mailing and advertising fees associated with the application. Applicants will be provided with a statement of advertising and mailing charges. Payment must be made prior to the application presentation before the Borough Planning Commission.

Required Attachments for a Marijuana Cultivation Facility:

- ☐ Wastewater and Waste Material Disposal Plan – 17.60.160 (A)
☐ Odor Mitigation and Ventilation Plan – 17.60.160 (B)
☐ Hazardous Chemicals Information – 17.60.160 (C)
☐ Security plan – 17.60.160 (D)

Required Attachments for Both Retail and Cultivation Facilities:

- ☒ Documentation demonstrating full compliance with applicable fire code – 17.60.150 (D) (2)

Subject Property: Township: 17N, Range: 01W, Section: 07, Meridian: Seward

MSB Tax ID# 7267B01L001A

SUBDIVISION: MCCALLISTER RSB T/B & B/1 L/2 BLOCK(S): 1, LOT(S): 1A

STREET ADDRESS: 266 S McCallister Drive, Wasilla, AK 99654

FACILITY / BUSINESS NAME: Scorpion Grass

Ownership: A written authorization by the owner must be attached for an agent or contact person, if the owner is using one for the application. Is authorization attached? ☐ Yes ☐ No ☐ N/A

Name of Property Owner

McCallister Investment Group, LLC

Mailing: 1500 Bogard Road

Wasilla, AK 99654

Phone: Hm _____ Fax _____

Wk _____ Cell 818-307-2398

E-mail dhacker@amgland.com

Name of Agent / Contact for application

Jana Weltzin, Esq

Mailing: 901 Photo Avenue, Second Floor

Anchorage, AK 99503

Phone: Hm _____ Fax _____

Wk 907-231-3750 Cell _____

E-mail jana@jdwccounsel.com

Site Plan – Attach a detailed, to scale, site plan clearly showing the following information:	N/A – No modification proposed
Proposed and existing structure(s) on the site. Indicate which structure(s) will be used for the proposed use. Dimensions and locations of all existing and proposed structures on the site in relationship to all property lines.	N/A – No modification proposed
Signage – Existing and Proposed.	N/A – No modification proposed
Location and dimensions for all access points to and from the site to public rights-of-way or public access easements.	N/A – No modification proposed
Buffering – Fences, vegetation, topography, berms, and any landscaping	N/A – No modification proposed
Drainage	N/A – No modification proposed
Vehicular and pedestrian circulation patterns.	N/A – No modification proposed
Exterior site lighting.	N/A – No modification proposed
Location and dimensions of parking areas to be provided	N/A – No modification proposed
Scale and north arrow using standard engineering intervals such as 1" = 30', 1" = 50' or similar as required by project size.	N/A – No modification proposed

Map – Attach a detailed, to scale, vicinity map clearly showing the following information:	Attached
Identify all existing land uses within 1,000 feet.	N/A – No modification proposed
Scale and north arrow using standard engineering intervals such as 1" = 30', 1" = 50' or similar as required by project size.	N/A – No modification proposed

In order to grant a conditional use permit under MSB 17.60, the Planning Commission must find that each of the following requirements have been met. Explain the following in detail:	Attached
Is the conditional use compatible with and will it preserve or not materially detract from the value, character and integrity of the surrounding area?	See attached limited modification narrative
Will the granting of the conditional use permit be harmful to the public health, safety, convenience and welfare?	See attached limited modification narrative
Are sufficient setbacks, lot area, buffers and other safeguards being provided?	Yes
Does the conditional use fulfill all other requirements of MSB Chapter 17.60 pertaining to the conditional use in this section?	Yes
Describe measures taken to prevent any potential negative effect upon other properties in the area due to such factors as noise and odor.	See attached limited modification narrative
Describe measures taken to reduce negative effects upon adjacent properties by: - Increased property line and right-of-way buffers - Planted berms and landscaping - Site and building design features which contribute to the character of the surrounding area	See attached limited modification narrative
Describe how this use is compatible with the character of the surrounding area.	See attached limited modification narrative
Current status of State License application process – 17.60.150 (D) (1)	Active/Operating

17.60.170 Standards for Marijuana Retail Facilities:	Attached
Describe how the subject parcel is appropriate for the proposed conditional use. Include information detailing: • The proximity of the proposed use to existing businesses; • The proximity of parcels developed with residential uses; • Whether the roads associated with the proposed use have been, or will be, appropriate for commercial use; and • Proposed hours of operations.	N/A - No modification to approved location of licensed premises
Provide information showing minimum parking standards have been met as required by MSB 17.60.170 (B) and (C).	N/A - No modification to approved site plan

Floor Plan for Marijuana Retail Facilities – Attach a detailed, to scale, floor plan clearly showing the following information:	Attached
Dimensions of all structures.	N/A – No modification to approved floor plan or licensed premises
Interior floor plans (specific location of the use or uses to be made of the development).	proposed.
Net floor area square footage calculations.	

OWNER'S STATEMENT: I am owner of the following property:

MSB Tax account #(s) 7267B01L001A and, I hereby apply for approval of a conditional use permit to operate a marijuana related facility on the property as described in this application.

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

I understand that other rules such as local, state and federal regulations, covenants, plat notes, and deed restrictions may be applicable and other permits or authorization may be required. I understand that the borough may also impose conditions and safeguards designed to protect the public's health, safety and welfare and ensure the compatibility of the use with other adjacent uses.

I understand that it is my responsibility to identify and comply with all applicable rules and conditions, covenants, plat notes, and deed restrictions, including changes that may occur in such requirements.

I grant permission for borough staff members to enter onto the property as needed to process this application and monitor compliance. Such access will at a minimum, be allowed when the activity is occurring and, with prior notice, and at other times necessary to monitor compliance.

The information submitted in this application is accurate and complete to the best of my knowledge.

<u><i>Daniel Hacker</i></u>	Daniel Hacker - Member of JDC Investment Group, LLC	10 / 06 / 2026
Signature: Property Owner	Managing Member of McCallister Investment Group, LLC	Date
<u><i>Jana Weltzin</i></u>	Jana Weltzin, Esq	10/07/2026
Signature: Agent	Printed Name	Date

Title	MSB CUP Application - 15788 Retail.pdf
File name	MSB%20CUP%20Appli...5788%20Retail.pdf
Document ID	b5824e9a45cfe0ed82443b694ce14d0ee73b9fe5
Audit trail date format	MM / DD / YYYY
Status	● Signed

This document was requested from app.clio.com

Document History



10 / 06 / 2026
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Sent for signature to Daniel Hacker (dhacker@amgland.com) by services@clio.com acting on behalf of brenda@jdwccounsel.com
IP: 66.58.136.155



10 / 06 / 2026
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Signed by Daniel Hacker (dhacker@amgland.com)
IP: 64.4.231.87



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The document has been completed.

STATE OF ALASKA - MARIJUANA CONTROL BOARD

LICENSE NUMBER **15789**

FORM CONTROL **MJ-136**

MARIJUANA ESTABLISHMENT LICENSE 2026-2027

TYPE OF LICENSE: Standard Marijuana Cultivation
Facility

RENEWAL APPLICATION DUE BY: 6/30/2027

ISSUE DATE: 9/25/2026

EXPIRATION DATE: **08/31/2027**

EFFECTIVE DATE: 9/25/2026

LOCAL GOVERNMENT: Matanuska-Susitna Borough

D/B/A:

SCORPION GRASS
266 S. McCallister Dr. Suite 2
Wasilla, AK 99654

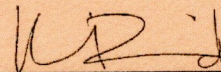
Mail Address:

L & J Ventures, Inc.
1500 Bogard Road
Wasilla, AK 99654

This license cannot be transferred without permission
of the Marijuana Control Board

☐ Special restriction - see reverse side

ISSUED BY ORDER OF THE
MARIJUANA CONTROL BOARD



DIRECTOR, Kevin Richard

THIS LICENSE MUST BE POSTED IN A VISIBLE PLACE ON THE PREMISES

**APPLICATION TO MODIFY EXISTING
CONDITIONAL USE PERMIT – PLANNING
COMMISSION RESOLUTION NO. 19-06 –
LIMITED MODIFICATION OF CONDITION NO. 5
(HOURS OF OPERATION)**

L & J VENTURES, INC., dba Scorpion Grass
A locally owned and operated business

Submitted: _____, 2026

Prepared by:



JDW, LLC
Jana D. Weltzin, Esq.
901 Photo Avenue, Second Floor
Anchorage, AK 99503
jana@jdwcounsel.com
630-913-1113
907-231-3750

On behalf of:

SCORPION GRASS

Introduction:

Scorpion Grass is an existing marijuana retail facility at 266 S. McCallister Drive, Suite 1, operating under the Conditional Use Permit approved by the Matanuska-Susitna Borough Planning Commission through Resolution No. 19-06 on January 21, 2019.

This application does not request approval of a new conditional use. It requests a limited modification of Condition No. 5 of Resolution No. 19-06 solely to allow the retail facility to open one hour earlier each day.

Existing Condition No. 5 provides: “The hours of operation shall not exceed 9:00 a.m. - 10:00 p.m., daily.” Scorpion Grass requests that Condition No. 5 be amended to provide: “The hours of operation shall not exceed 8:00 a.m. - 10:00 p.m., daily.”

No expansion of the licensed premises, alteration of the approved use, increase in floor area, change to parking or access, change to security measures, change to odor controls, change to exterior lighting, or other operational modification is proposed. The existing CUP and all conditions not expressly modified by this request will remain in effect.

Required findings for modification of the existing marijuana retail facility conditional use permit:

Is the conditional use compatible with and will it preserve or not materially detract from the value, character, and integrity of the surrounding area?

✓ The Planning Commission previously found in Resolution No. 19-06 that the retail use, with conditions, would not detract from the value, character, or integrity of the surrounding area. The requested one-hour earlier opening does not alter the premises, footprint, access, parking, setbacks, buffers, landscaping, lighting, security, odor controls, or character of the approved use. The basis for the Commission’s prior finding therefore remains unchanged.

Will the granting of the conditional use permit be harmful to public health, safety, convenience, and welfare?

✓ No. The Planning Commission previously found that the approved retail use would not be harmful to public health, safety, convenience, or welfare. The requested modification does not alter the facility’s security plan, access controls, age restrictions, surveillance, diversion controls, or prohibition against onsite consumption. Opening at 8:00 a.m. rather than 9:00 a.m. does not materially alter the basis for the Commission’s prior finding.

Are there sufficient setbacks, lot area, buffers, and other safeguards being provided?

✓ Yes. The Planning Commission previously found that sufficient setbacks, lot area, buffers, and other safeguards were provided. No change to the site, building footprint, setbacks, buffers, parking, landscaping, or other physical safeguards is proposed as part of this limited hours modification.

Does the conditional use fulfill all other requirements of MSB Chapter 17.60 pertaining to the conditional use of this section?

✓ Yes. Except for the requested amendment to Condition No. 5, Scorpion Grass will continue to operate under Resolution No. 19-06 and the existing CUP conditions, together with all applicable Borough and State requirements.

Describe measures being taken to prevent potential negative effects upon other properties in the area due to such factors as noise and odor.

✓ The Planning Commission previously found that the approved retail use would not negatively affect other properties due to noise or odor. The requested modification does not change the nature of the retail use or its existing noise- and odor-control measures. The facility will simply be permitted to open one hour earlier.

Describe how use is compatible with the character of the surrounding area.

✓ The Planning Commission previously found that the retail use is compatible with the character of the surrounding area. No change to the use, premises, building, site design, access, parking, or surrounding land-use relationship is proposed. The requested change in opening time does not alter the basis for that prior finding.

Current status of State License Application Process.

The retail facility is currently active and operating under State of Alaska marijuana retail license #15788.

Misc. Items and Information.

The previously approved site plan, parking layout, floor plan, and other application materials remain unchanged and are incorporated by reference except as expressly modified by this application.

Requested hours of operation: 8:00 a.m. to 10:00 p.m., daily. This request changes only the earliest permissible opening time from 9:00 a.m. to 8:00 a.m.; the existing 10:00 p.m. closing time remains unchanged.

No change to staffing levels is requested or required as part of this operating hour modification.

No change to the approved facility, fire-safety configuration, or existing fire-code compliance is proposed as part of this hours modification.



Thank you for your consideration of this limited request to modify Condition No. 5 of Planning Commission Resolution No. 19-06.

Alaska Department of Commerce, Community, and Economic Development

Division of Corporations, Business, and Professional Licensing

PO Box 110806, Juneau, AK 99811-0806

This is to certify that

SCORPION GRASS

1500 BOGARD RD, WASILLA, AK 99654

owned by

L & J VENTURES, INC.

is licensed by the department to conduct business for the period

November 5, 2024 to December 31, 2026

for the following line(s) of business:

11 - Agriculture, Forestry, Fishing and Hunting; 31-33 - Manufacturing; 44-45 - Retail Trade



This license shall not be taken as permission to do business in the state without having complied with the other requirements of the laws of the State or of the United States.

This license must be posted in a conspicuous place at the business location.
It is not transferable or assignable.

Julie Sande
Commissioner

Alaska Department of Commerce, Community, and Economic Development

Division of Corporations, Business, and Professional Licensing

PO Box 110806, Juneau, AK 99811-0806

This is to certify that

SCORPION GRASS

1500 BOGARD RD, WASILLA, AK 99654

owned by

L & J VENTURES, INC.

ENDORSEMENT: 1062162 - 1

Endorsement Type: *Tobacco Products, Electronic Smoking Products, or Products Containing Nicotine*

Effective November 5, 2024 through December 31, 2026

This business license has an endorsement for the physical address shown below:

266 S MCCALLISTER DR, WASILLA, AK 99654



This license shall not be taken as permission to do business in the state without having complied with the other requirements of the laws of the State or of the United States.

This license must be posted in a conspicuous place at the business location.
It is not transferable or assignable.

Julie Sande
Commissioner

Alaska Department of Commerce, Community, and Economic Development

Division of Corporations, Business, and Professional Licensing

PO Box 110806, Juneau, AK 99811-0806

This is to certify that

SCORPION GRASS

1500 BOGARD RD, WASILLA, AK 99654

owned by

L & J VENTURES, INC.

ENDORSEMENT: 1062162 - 2

Endorsement Type: *Tobacco Products, Electronic Smoking Products, or Products Containing Nicotine*

Effective August 5, 2024 through December 31, 2024

This business license has an endorsement for the physical address shown below:

1551 E TUDOR RD, ANCHORAGE, AK 99507



This license shall not be taken as permission to do business in the state without having complied with the other requirements of the laws of the State or of the United States.

This license must be posted in a conspicuous place at the business location.
It is not transferable or assignable.

Julie Sande
Commissioner

Alaska Department of Commerce, Community, and Economic Development

Division of Corporations, Business, and Professional Licensing

PO Box 110806, Juneau, AK 99811-0806

This is to certify that

SCORPION GRASS

1500 BOGARD RD, WASILLA, AK 99654

owned by

L & J VENTURES, INC.

ENDORSEMENT: 1062162 - 3

Endorsement Type: *Tobacco Products, Electronic Smoking Products, or Products Containing Nicotine*

Effective November 5, 2024 through December 31, 2026

This business license has an endorsement for the physical address shown below:

1150 HUFFMAN PARK DRIVE, ANCHORAGE, AK 99515



This license shall not be taken as permission to do business in the state without having complied with the other requirements of the laws of the State or of the United States.

This license must be posted in a conspicuous place at the business location.
It is not transferable or assignable.

Julie Sande
Commissioner