

**UNIVERSITY AREA COMMUNITY COUNCIL (UACC)  
RESOLUTION 2024-01**

**A Resolution of UACC AGAINST Obtaining a Variance for  
The Establishment of a Marijuana Facility**

**WHEREAS** The Anchorage Municipal Charter Art, VIII, Sec 8.01 establishes Community Councils as representatives for neighborhoods in planning and development; and

**WHEREAS** Community Councils are intended to reflect actual neighborhoods and provide guidance advice on management of lands within their boundaries; **and**

**WHEREAS** The **DHS Company, LLC**, Alaska Entity Number 10145253, to be know as Green Growcer 2, has applied for a Marijuana Retail License and its intended facility to be located at 2835 Rose Street, Unit 1, Anchorage Alaska 99508; **and**

**WHEREAS** The Green Growcer 2 will be located within 500 feet of two (2) Anchorage School District (ASD) Facilities (College Gate Elementary School and ASD Headquarters which encompasses Highland Charter Academy) (Attachment 1); **and**

**WHEREAS** MOA Title 21 Chapter 21.05.055 especially states, “marijuana establishments shall be separated from schools (items 2.c.i., 2.c.ii., and 2.c.iii. below) by at least 500 feet, as measured via a straight line from the lot line of the marijuana establishment to the closest lot line of the school.” Green Growcer 2 must apply and be approved of a zoning variance in order to obtain their license; **and**

**WHEREAS** Community business owners and local residents nearby and in surrounding areas have expressed their **disapproval** of the establishment of a marijuana facility within the MOA zoning criteria specifically established to protect our youth. Allowing a variance would be in total disregard to the rational of establishing such ordinance. (Attachment 2); **and**

**WHEREAS** The location of the proposed marijuana retail establishment **is not** in the best interest of the public..

**NOW THEREFORE** Be it resolved that UACC **OPPOSES** by a vote at our general membership meeting that the MOA **deny** granting of a zoning variance in order to obtain a license by Green Growcer 2 on the grounds that granting of such license would **not be in the best interest of the public.**

**Resolution Vote:** For: 11      Against: 2      Abstain: 1      Recuse: 1

This resolution was approved by the University Area Community Council this day of **March 6, 2024.**

*Albert K Milspaugh*

Al Milspaugh, Vice President, UACC

Copy To: MOA Mayor  
MOA Assembly Member  
MOA Clerk  
MOA P&Z Commission -  
MOA Special Land Use Permit for Marijuana Establishments -  
ASD Superintendent -  
ASD College Gate Elementary School Principal -  
ASD Highland Charter Academy Principal -  
ASD Board Chair -  
SOA Alcohol & Marijuana Control Office  
Green Growcer 2 Owner Hyon Yun

Atchs 3:

1. Green Growcer 2 Public Notice Application for Marijuana Establishment License
2. 500 Foot Boundary Overview Map
3. Christopher V. Hoke Letter dated March, 1 2024



# Public Notice

## Application for Marijuana Establishment License

**License Number:** 27380  
**License Status:** Initiated  
**License Type:** Retail Marijuana Store  
**Doing Business As:** Green Growcer 2  
**Business License Number:** 2115779  
**Email Address:** helenas62@yahoo.com  
**Latitude, Longitude:** 61.194542, -149.780138  
**Physical Address:** 2835 Rose Street  
Unit 1  
Anchorage, AK 99506  
UNITED STATES

### Licensee #1

**Type:** Entity  
**Alaska Entity Number:** 10145253  
**Alaska Entity Name:** DHS Company, LLC  
**Phone Number:** 907-227-8197  
**Email Address:** helenas62@yahoo.com  
**Mailing Address:** 2835 Rose Street  
Unit 1  
Anchorage, AK 99508  
UNITED STATES

### Entity Official #1

**Type:** Individual  
**Name:** Sun Kim  
**Phone Number:** 907-317-9072  
**Email Address:** 907sunkim@gmail.com  
**Mailing Address:** 2835 Rose Street  
Unit 1  
Anchorage, AK 99508  
UNITED STATES

### Entity Official #2

**Type:** Individual  
**Name:** Hyon Yun  
**Phone Number:** 907-227-8197  
**Email Address:** helenas62@yahoo.com  
**Mailing Address:** 2835 Rose Street  
Unit 1  
Anchorage, AK 99508  
UNITED STATES

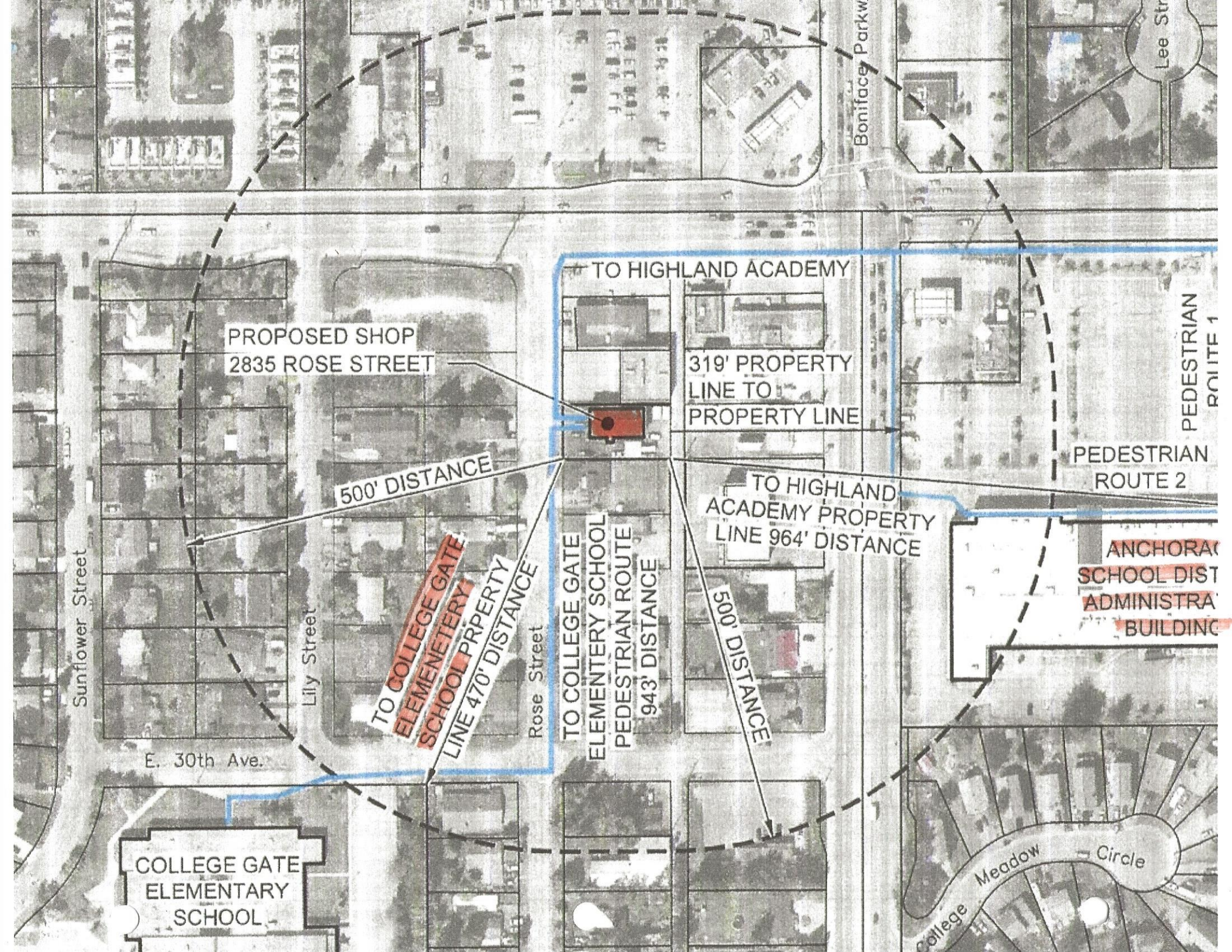
### Entity Official #3

**Type:** Individual  
**Name:** Dan Kim  
**Phone Number:** 907-440-0147  
**Email Address:** patgomsly@gmail.com  
**Mailing Address:** 2835 Rose Street  
Unit 1  
Anchorage, AK 99508  
UNITED STATES

*Note: No affiliates entered for this license.*

Interested persons may object to the application by submitting a written statement of reasons for the objection to their local government, the applicant, and the Alcohol & Marijuana Control Office (AMCO) not later than 30 days after the director has determined the application to be complete and has given written notice to the local government. Once an application is determined to be complete, the objection deadline and a copy of the application will be posted on AMCO's website at <https://www.commerce.alaska.gov/web/amco>. Objections should be sent to AMCO at [marijuana.licensing@alaska.gov](mailto:marijuana.licensing@alaska.gov) or to 550 W 7th Ave, Suite 1600, Anchorage, AK 99501.

**POSTING DATE** \_\_\_\_\_



PROPOSED SHOP  
2835 ROSE STREET

TO HIGHLAND ACADEMY

319' PROPERTY  
LINE TO  
PROPERTY LINE

500' DISTANCE

TO HIGHLAND  
ACADEMY PROPERTY  
LINE 964' DISTANCE

PEDESTRIAN  
ROUTE 2

ANCHORAGE  
SCHOOL DISTRICT  
ADMINISTRATIVE  
BUILDING

Sunflower Street

Lily Street

Rose Street

Boniface Parkway

Lee Street

PEDESTRIAN  
ROUTE 1

E. 30th Ave.

COLLEGE GATE  
ELEMENTARY  
SCHOOL

TO COLLEGE GATE  
ELEMENTARY SCHOOL  
PEDESTRIAN ROUTE  
943' DISTANCE

500' DISTANCE

TO COLLEGE GATE  
ELEMENTARY SCHOOL  
PEDESTRIAN ROUTE  
470' DISTANCE

College Meadow Circle

March 1, 2024

University Area  
Community Council

Planning and Zoning Department  
Municipality of Anchorage  
P.O. Box 196650  
Anchorage, Alaska 99519-6650

Subject: Opposition to Zoning Variance Application for Marijuana Establishment at 2835 Rose, Anchorage, AK 99508 (March 6, 2024 meeting)

Dear Community Council,

I am writing to express my strong opposition to the application for a zoning variance by the owner of the property located at 2835 Rose St., Anchorage, Alaska 99508. This applicant seeks a variance in order to operate a marijuana establishment, within close proximity to College Gate Elementary School, the Anchorage School District Headquarters, and a church, which is a direct violation of local zoning laws designed to protect such institutions and the communities they serve. Myself and others whom operate businesses directly adjacent (2825 Rose St. #202, Anchorage, AK 99508) vehemently oppose this variance, including: Capra LLC, Universal Capture 360 LLC, Hoke Law, Dean Jackson Consulting, Set in Stone Consulting LLC, and other businesses in the building.

As a resident of this community, concerned neighbor, and business operator in the commercial building next-door, I am deeply troubled by the impact that granting this variance will have. It will affect our neighborhood's safety, security, and overall well-being. The presence of a marijuana establishment so close to educational and religious institutions poses significant concerns, including but not limited to:

**Safety Concerns for Children and Youth:** The proximity of the proposed establishment to schools increases the risk of exposure to and interest in marijuana among minors, undermining the efforts of educational institutions to promote a healthy and drug-free environment for our children.

**Community Character and Well-being:** The establishment of a marijuana business in close proximity to a church and schools is inconsistent with the family-oriented nature of our community and could negatively impact the community's well-being and cohesion.

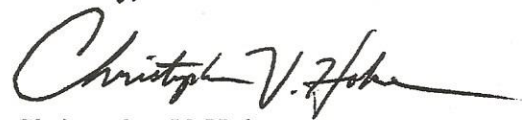
Increased Traffic and Noise: The operation of a marijuana establishment will lead to result in increased vehicle and foot traffic, leading to higher noise levels, disturbances in a primarily residential area and criminal activity in the immediate vicinity and the parking lots of adjacent businesses.

Property Values: The presence of this type of such business, selling marijuana, will negatively impact the property values in our neighborhood, affecting homeowners and residents alike, ultimately negatively affecting the tax-base of the surrounding residences and commercial buildings.

If all of these issues are not enough, the variance will have effects on the neighborhood as a whole, and direct effects on adjacent property owners and business owners alike. . . and all of the effects are negative. I understand the importance of supporting local businesses and economic development, but it is crucial that this does not come at the expense of the community's safety, character, and values. I urge this Community Council to as strongly as possible send a clear message to the applicant and the Planning and Zoning Board – this variance is unwanted and dangerous to the neighborhood, and it violates local ordinances (Title 21, 21.05.055) which requires that “all marijuana establishments shall be located at least 500 feet away from a school.” Other municipal language suggests that such a variance should only be considered when there are extraordinary circumstances unique to the real property seeking the variance. There are not. The circumstance prompting the variance is that the building setback is not in accordance with the Anchorage Municipal Code. This is not an extraordinary circumstance, it is a circumstance general to all properties in violation of the code. The owner’s lack of due diligence is not an extraordinary circumstance upon which this Council should begin to consider a grant of a variance of this kind.

Thank you for considering my concerns and those of other neighbors who are united in opposition to this application. We trust that the Community Council shares the same values that will inform its position on this variance application to preserve the integrity and safety of our community.

Sincerely,

A handwritten signature in black ink that reads "Christopher V. Hoke". The signature is written in a cursive style with a long, sweeping underline.

Christopher V. Hoke