

**From:** [Megan Debenham](#)  
**To:** [!MAS Assembly Members](#)  
**Subject:** Support Assembly Resolution protesting renewal of AlaskaSense Marijuana License #10237  
**Date:** Monday, January 6, 2025 9:53:53 AM

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**[EXTERNAL EMAIL]**

Hello,

I am writing in support of the Anchorage Assembly's resolution protesting the renewal of AlaskaSense's (Cannabaska) marijuana cultivation license #10237. I do not believe that this license should be renewed because Cannabaska seems unable to control the odor from cultivation. I drive by Cannabaska at 521 Tudor almost daily, and nearly every time I drive by the odor is overwhelming. This has been an issue for several years. I and others have filed complaints, but the odor has not been resolved. The odor is detrimental to the neighborhood. It is Cannabaska's responsibility, as stated in Title 21, to ensure that "the odor of marijuana cannot be detected by a person with a normal sense of smell at any lot line of the subject property." Cannabaska has failed to do so.

To be clear, I am not protesting Cannabaska's retail license renewal. I am only protesting the cultivation license renewal.

Thank you for your consideration,

Megan Debenham

[DEBENHAM LLC](#)

Office Manager

2960 C Street, Suite 202

Anchorage, AK 99503

P: (██████████)

E: [megan@██████████](mailto:megan@██████████)

## Update on AlaskaSense dba Cannabaska Ventilation Fix/MTCC Special Meeting Request Letter

1 message

Rachel Lauesen <[REDACTED]>

Wed, Mar 19, 2025 at 5:36 PM

To: [REDACTED]

Cc: [REDACTED]

Dear Ms. Debenham,

I am in an attorney that represents AlaskaSense dba Cannabaska. I am in receipt of your January 6, 2025 comment about AlaskaSense's renewal, asserting that AlaskaSense's cultivation license should not be resolved because it failed to remedy odor issues. Attached is an update on the repairs of the ventilation system for your consideration and information.

Also, I know you are on the board of the Midtown Community Council. I sent an email today to Kris Stoechner and Ric Davidge, as well as the MTCC email address requesting a special meeting with the MTCC for AlaskaSense to address community concerns in accordance with the MOU signed by the MTCC and AlaskaSense. Attached is that letter.

Contrary to the narrative that appears to be going around, AlaskaSense does care about its neighbors and being a responsible, respectful operator. We do not know what we are unaware of. Had the MOU been followed, we would have known that you and others were expressing a concern. As far as we knew, there was a series of unsubstantiated complaints which, as you can see from the vandalism, could have been from someone trying to sabotage AlaskaSense's business and not reflective of any actual community concern or legitimate odor issue. This could all have been avoided/remedied if MTCC had followed the MOU instead of engaging in a campaign of complaints behind our back. However, it is not too late to start over. I look forward to a response, should you decide to respond.

Sincerely,

Rachel

—

Rachel B. Lauesen|Attorney  
The Lauesen Law Team, LLC

**Note New Mailing and Physical Address:** 521 W. 41st Avenue, Suite 102

Anchorage, Alaska 99503

Phone: 907-[REDACTED]

Fax: 907-[REDACTED]

Email: [REDACTED]

[www.lauesenlaw.com](http://www.lauesenlaw.com)

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2 attachments



2025-03-19 Ltr to Muni Clerks re Update on Ventilation with Encl.pdf

777K



**2025-03-19 FINAL request for meeting under MOU with MTCC:AlaskaSense w Encl.pdf**

17510K

**From:** [Brianna Kreis](#)  
**To:** [IMAS Assembly Members](#)  
**Subject:** Alaskasense/Canabaska License Renewal: Tudor Rd  
**Date:** Tuesday, February 25, 2025 6:17:10 AM

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**[EXTERNAL EMAIL]**

Good morning,

I am emailing regarding the status of the above dispensaries license renewal set for 03/07/25. I do not believe this location should be given the license renewal to continue to operate on Tudor Rd. This location has created a number of issues related to odor and complaints from patrons of the business I work for, across the street. Walking outside around the business park is no longer enjoyable as all anyone smells is the pungent odor of the dispensary. Patrons complain as they assume someone is smoking on our property. The multiple medical practices situated around this dispensary should not be subject to the odor wafting off of this building.

The Anchorage Muni should seriously consider terminating this license before medical practices move their locations elsewhere.

Thank you for your attention to this matter,

Brianna



Rachel Lauesen [REDACTED]

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## AlaskaSense dba Cannabaska Update on Ventilation Fix

1 message

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Rachel Lauesen <[REDACTED]>

Wed, Mar 19, 2025 at 5:52 PM

To: [REDACTED]

Cc: Elaine Leibert [REDACTED]

Dear Ms. Kreis,

I am in receipt of your February 25, 2025 email commenting on the renewal for the cultivation license for AlaskaSense dba Cannabaska. I am an attorney that represents AlaskaSense.

As a preliminary matter, AlaskaSense is unaware that there were issues with odors, as it did not receive any complaints for two years to either AMCO or the Municipality of Anchorage. The complaints that it received in the summer 2024 were all investigated by AMCO and/or the Muni, both government entities were unable to substantiate that the odor was coming from the Cannabaska facility. There are numerous legal and illegal grows throughout Anchorage. Under Alaska law, a legal personal grow must be concealed. An illegal grow would be concealed for obvious reasons.

You might not be aware of the fact that Cannabaska was vandalized in early October, as set forth in the letter. We do acknowledge that the ventilation system is compromised because 11 HVAC units were destroyed by axes by two individuals that climbed the fence. Since then, Cannabaska has occasionally had to open the door to allow cool air in for the safety and comfort of our employees. We are in the process of fixing it, as you can see from the attached letter.

I am definitely interested in knowing when you smell cannabis odor and where so I can figure out what is going on. Cannabaska is definitely committed to being a good neighbor and does not want to do anything that is in violation of the law or that is disturbing to those around its building. We respect and care about the lives and businesses of those around us. If it is coming from us, we want to know so we can ensure that the air is balanced correctly, etc.

Please feel free to contact me at any time if you have any questions or concerns. If you want to set up a meeting to talk to the owner directly, I can accommodate that for sure. :)

Sincerely,

Rachel

—

Rachel B. Lauesen|Attorney

The Lauesen Law Team, LLC

**Note New Mailing and Physical Address:** 521 W. 41st Avenue, Suite 102

Anchorage, Alaska 99503

Phone: [REDACTED]

Fax: [REDACTED]

Email: [REDACTED]

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**2025-03-19 Ltr to Muni Clerks re Update on Ventilation with Encl.pdf**

777K

**From:** [Charlene Howe](#)  
**To:** [!MAS Assembly Members](#)  
**Subject:** Strong marijuana smell  
**Date:** Friday, February 28, 2025 7:18:17 PM

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[EXTERNAL EMAIL]

I am in a business located near the corner of Tudor and C St. and the smell is very pungent of the marijuana even near my location, and especially driving west. I strongly oppose renewing their license.

Thank you,

Charlene Howe



Rachel Lauesen [REDACTED]

## AlaskaSense dba Cannabaska Update on Ventilation Fix

1 message

Rachel Lauesen [REDACTED]

Wed, Mar 19, 2025 at 5:58 PM

To: [REDACTED]

Cc: Elaine Leibert [REDACTED]

Dear Ms. Howe,

I am in receipt of your email dated February 28, 2025, commenting on the renewal for the AlaskaSense dba Cannabaska cultivation license. I am an attorney that represents AlaskaSense.

According to your comment, you strongly oppose renewal of the AlaskaSense license on the basis that you detect odor all the way at your business on the corner of Tudor and C Street.

As a preliminary matter, AlaskaSense is unaware that there were issues with odors, as it did not receive any complaints for two years to either AMCO or the Municipality of Anchorage. The complaints that it received in the summer 2024 were all investigated by AMCO and/or the Muni, and both government entities were unable to substantiate that the odor was coming from the Cannabaska facility. There are numerous legal and illegal grows throughout Anchorage. Under Alaska law, a legal personal grow must be concealed. An illegal grow would be concealed for obvious reasons.

You might not be aware of the fact that Cannabaska was vandalized in early October, as set forth in the attached letter. We do acknowledge that the ventilation system is compromised because 11 HVAC units were destroyed by axes by two individuals that climbed the fence. Since then, Cannabaska has occasionally had to open the door to allow cool air in for the safety and comfort of our employees. We are in the process of fixing it, as you can see from the attached letter.

I am definitely interested in knowing when you smell cannabis odor and where so I can figure out what is going on. Cannabaska is definitely committed to being a good neighbor and does not want to do anything that is in violation of the law or that is disturbing to those around its building. We respect and care about the lives and businesses of those around us. If it is coming from us, we want to know so we can ensure that the air is balanced correctly, etc.

Please feel free to contact me at any time if you have any questions or concerns. If you want to set up a meeting to talk to the owner directly, I can accommodate that.

Sincerely,

Rachel

—

Rachel B. Lauesen|Attorney  
The Lauesen Law Team, LLC

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Anchorage, Alaska 99503

Phone: [REDACTED]

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**2025-03-19 Ltr to Muni Clerks re Update on Ventilation with Encl.pdf**

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**From:** [Shawna Ragan](#)  
**To:** [IMAS Assembly Members](#)  
**Subject:** Alaskasense/Cannabaska's Marijuana Cultivation License renewal  
**Date:** Thursday, March 6, 2025 2:54:55 PM

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**[EXTERNAL EMAIL]**

Subject: Concerns Regarding Renewal of Alaskasense/Cannabaska's Marijuana Cultivation License Dear Anchorage Assembly, I hope this email finds you well. My name is Shawna Ragan, and I am a psychotherapist, mother, and business owner with an office located about one block from the Alaskasense/Cannabaska building. I am writing to express my strong opposition to the upcoming renewal of their marijuana cultivation license. As a psychotherapist, I work with many patients who have complex trauma histories. For some of these individuals, the smell of marijuana can trigger very strong trauma responses due to their past experiences. Additionally, I have several clients who have chosen to eliminate marijuana use from their lives. The pervasive smell of marijuana, which at times can be detected within my office, creates unnecessary challenges for their sobriety and mental health. As a business owner and mother, I am deeply concerned about the impact of the marijuana cultivation facility on my family and business. My children occasionally accompany me to my office, and our youngest has noticed the strong odor of marijuana since Cannabaska opened approximately a block away. I personally do not wish to be exposed to the smell of marijuana smoke, either inside or outside my office, and I certainly do not want my children to be exposed to it. While I respect the rights of individuals to choose to smoke marijuana, I believe it is crucial to consider the rights of others who choose not to be exposed to it. The current location of Alaskasense/Cannabaska infringes on the rights of those who do not wish to be exposed to marijuana and its effects. I urge you to deny the renewal of their license to protect our community, our children, and the well-being of those who seek a safe and supportive environment for their mental health and sobriety. Thank you for your attention to this matter. I trust that you will consider the concerns of the community and make a decision that prioritizes the health and safety of all residents. Sincerely,



Shawna Ragan, MSCP, LPC, LCMHC, SEP  
Connections Counseling, LLC

P: [REDACTED]

ConnectionsAK.com



Rachel Lauesen [REDACTED]

## AlaskaSense dba Cannabaska Update on Ventilation Fix

1 message

Rachel Lauesen [REDACTED]

Wed, Mar 19, 2025 at 6:22 PM

To: [REDACTED]

Cc: Elaine Leibert [REDACTED]

Dear Ms. Ragan,

I am in receipt of your emailed comment to the Assembly dated March 6, 2025 expressing your objection to the renewal of the AlaskaSense aka Cannabaska cultivation license. In your email, you state that you are a psychotherapist with an office that appears to be .2 miles from the Cannabaska building. Your email states that you smell the odor of marijuana smoke inside and outside your office, and that this has a negative impact on your clients, you, and your family.

If the AlaskaSense license is not renewed, there is a significant possibility that you will still smell marijuana smoke at your business, as there are a lot of people that smoke marijuana on the streets, in their cars, in their homes, and in their yards.

Cannabaska was unaware that there were any issues with odors, as it did not receive any complaints for two years to either AMCO or the Muni. The complaints that it received in the summer of 2024 were all investigated by AMCO and/or the Muni, and both government entities were unable to substantiate that the odor was coming from the Cannabaska building. Under Alaska law, people that have legal, personal grows are required to conceal those grows. People that have illegal grows conceal their grows for obvious reasons.

You might not be aware of the fact that Cannabaska was vandalized in early October, as set forth in the attached letter. We do acknowledge that the ventilation system is compromised because 11 HVAC units were destroyed by axes by two individuals that climbed the fence. Since then, Cannabaska has occasionally had to open the door to allow cool air in for the safety and comfort of our employees. We are in the process of fixing it, as you can see from the attached letter.

I am definitely interested in knowing when you smell cannabis odor and where so I can figure out what is going on. Cannabaska is definitely committed to being a good neighbor and does not want to do anything that is in violation of the law or that is disturbing to those around its building. We respect and care about the lives and businesses of those around us. If it is coming from us, we want to know so we can ensure that the air is balanced correctly, etc. I am even willing to go with you to the trailer park across the street to sniff around and see if that is the source of the odor you are smelling so you do not have to go alone.

We also want you to know that we do not allow consumption of cannabis on-site, so no one would ever be smoking marijuana on our property. Ever.

Please feel free to contact me at any time if you have any questions or concerns. If you want to set up a meeting to talk to the owner directly, I can accommodate that for sure. :)

Sincerely,

Rachel

—

Rachel B. Lauesen|Attorney  
The Lauesen Law Team, LLC

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