



Planning Commission

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www.juneau.org/community-development/planning-commission

155 Heritage Way • Juneau, AK 99801

**PLANNING COMMISSION  
NOTICE OF DECISION**

Date: March 20, 2024

File No.: USE2023 0019

Casey Wilkins  
PO Box 240122  
Douglas, AK 99824  
Cwilkins907@gmail.com

- Proposal: Conditional Use Permit for marijuana retail, cultivation and on-site consumption.
- Property Address: 10011 Glacier Highway
- Legal Description: USS 1041 LT 2
- Parcel Code No.: 4B1701020020
- Hearing Date: March 12, 2024

The Planning Commission, at its regular public meeting, adopted the analysis and findings listed in the attached memorandum dated March 12, 2024, and approved the Conditional Use Permit for marijuana retail, cultivation and on-site consumption, to be conducted as described in the project description and project drawings submitted with the application and with the following conditions:

**Condition #1:** Prior to issuance of a Temporary Certificate of Occupancy, wheel stops shall be placed in the parking lot to define the location of parking spaces.

**Condition #2:** Prior to issuance of a Temporary Certificate of Occupancy, CBJ-approved signage shall be posted for the accessible parking space prior to commencement of the proposed use.

**Condition #3:** Prior to issuance of a Temporary Certificate of Occupancy, all pavement markings, including directional arrows, parking space stripes, and other markings shown on the project site plan, shall be applied to the parking and circulation area as shown on the site plan in a medium designed for such purposes.

Casey Wilkins  
File No: USE2023 0019  
March 20, 2024  
Page 2 of 3

**Condition #4:** Before issuance of a Temporary Certificate of Occupancy, required signage includes:

- "Smoking in Designated Areas Only" at the entrance to the facility.
- "No Smoking" signs in the retail and cultivation areas.
- "Designated Smoking Area Entrance" on the entrance to the consumption area.
- "Exiting Designated Smoking Area" on exits from the consumption area.

Signage will be clear and legible.

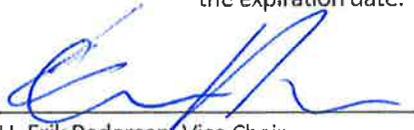
Attachments: March 5, 2024 memorandum from Irene Gallion, Community Development, to the CBJ Planning Commission regarding USE2023 0019.

This Notice of Decision does not authorize construction activity. Prior to starting any project, it is the applicant's responsibility to obtain the required building permits.

This Notice of Decision constitutes a final decision of the CBJ Planning Commission. Appeals must be brought to the CBJ Assembly in accordance with CBJ 01.50.030. Appeals must be filed by 4:30 P.M. on the day twenty days from the date the decision is filed with the City Clerk, pursuant to CBJ 01.50.030(c). Any action by the applicant in reliance on the decision of the Planning Commission shall be at the risk that the decision may be reversed on appeal (CBJ 49.20.120).

Effective Date: The permit is effective upon approval by the Commission, March 12, 2024.

Expiration Date: The permit will expire 18 months after the effective date, or September 12, 2026, if no Building Permit has been issued and substantial construction progress has not been made in accordance with the plans for which the development permit was authorized. Application for permit extension must be submitted thirty days prior to the expiration date.



H. Erik Pedersen, Vice Chair  
Planning Commission

3/26/24

Date



Filed With City Clerk

3/27/2024

Date

cc: Plan Review

**NOTE:** The Americans with Disabilities Act (ADA) is a federal civil rights law that may affect this development project. ADA regulations have access requirements above and beyond CBJ-adopted regulations. Owners and designers are responsible for compliance with

Casey Wilkins  
File No: USE2023 0019  
March 20, 2024  
Page 3 of 3

ADA. Contact an ADA - trained architect or other ADA trained personnel with questions about the ADA: Department of Justice (202) 272-5434, or fax (202) 272-5447, NW Disability Business Technical Center (800) 949-4232, or fax (360) 438-3208.