



## Planning Commission

(907) 586-0715

PC\_Comments@juneau.gov

[www.juneau.org/community-development/planning-commission](http://www.juneau.org/community-development/planning-commission)

155 Heritage Way • Juneau, AK 99801

### PLANNING COMMISSION NOTICE OF DECISION

Date: March 27, 2024

File No.: USE2024 0002

**REVISED**

NorthWind Architects  
159 S Franklin Street  
Juneau, AK 99801  
shannon@northwindarch.com

Proposal: Modify USE2018 0010 - Expansion of marijuana retail from approximately 430 square feet to 750 square feet.

Property Address: 159 S Franklin Street

Legal Description: JUNEAU TOWNSITE BL H LT 1 FR

Parcel Code No.: 1C070B0H0030

Hearing Date: March 12, 2024

The Planning Commission, at its regular public meeting, adopted the analysis and findings listed in the attached memorandum dated February 24, 2024 and approved modification of USE2018 0010 - Expansion of marijuana retail from approximately 430 square feet to 750 square feet, to be conducted as described in the project description and project drawings submitted with the application and with the following conditions:

~~**Condition #1:** Applicant will provide an as-built prior to Temporary Certificate of Occupancy.~~

~~**Condition #2:** Applicant will consolidate two lots prior to Temporary Certificate of Occupancy.~~

**Condition #3:** The right-of-way will not be obstructed by business activities.

*Subsequent to the hearing, the as-built survey and lot consolidation were determined to not be needed. The Notice of Decision was revised at the March 26, 2024 Planning Commission Regular Meeting.*

Attachments: February 24, 2024 memorandum from Irene Gallion, Community Development, to the CBJ Planning Commission regarding USE2024 0002.

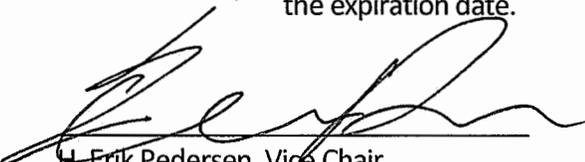
Additional Materials Packet for the Committee of the Whole followed by the Regular Planning Commission, March 12, 2024.

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, 2024, 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

  
\_\_\_\_\_

3/27/2024  
\_\_\_\_\_

Filed With City Clerk

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 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.