



## Planning Commission

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

155 S. Seward Street • Juneau, AK 99801

### PLANNING COMMISSION NOTICE OF DECISION

Date: March 2, 2023

Case No.: USE2022 0012

Bobbi Epperly  
PO Box 34358  
Juneau, AK 99803

Proposal: Conditional Use Permit for “*Pederson Hill Farm*” – a flower and vegetable nursery with retail sales.

Property Address: 10460 Glacier Highway

Legal Description: USS 3260 LT 6A

Parcel Code No.: 4B2201020071

Hearing Date: February 28, 2023

The Planning Commission, at its regular public meeting, adopted the analysis and findings listed in the attached memorandum dated February 15, 2023, and APPROVED the Conditional Use Permit for a nursery with retail sales to be conducted as described in the project description and project drawings submitted with the application (and with the following conditions:)

1. Prior to commencement of use of the nursery, horses and horse corral shall be removed from Lot 6A.
2. Prior to commencement of the proposed use, wheel stops shall be installed in the customer parking area to define the location of parking spaces.
3. Prior to commencement of the proposed use, CDD-approved signage shall be posted for the van accessible parking space and a blue wheel stop shall be installed.

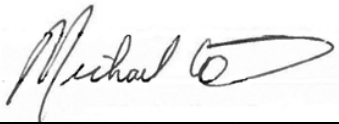
Attachments: February 15, 2023, memorandum from Jennifer Shields, Community Development, to the CBJ Planning Commission regarding USE2022 0012.

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, February 28, 2023.

Expiration Date: The permit will expire 18 months after the effective date, or August 28, 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.



Michael Levine, Chair  
Planning Commission

March 4, 2023

Date



Filed With City Clerk

March 6, 2023

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.