



REGULAR PLANNING COMMISSION AGENDA

March 12, 2024 at 7:00 PM

Assembly Chambers/Zoom Webinar

<https://juneau.zoom.us/j/86091089409> or 1-253-215-8782 Webinar ID: 860 9108 9409

A. LAND ACKNOWLEDGEMENT

We would like to acknowledge that the City and Borough of Juneau is on Tlingit land, and wish to honor the indigenous people of this land. For more than ten thousand years, Alaska Native people have been and continue to be integral to the well-being of our community. We are grateful to be in this place, a part of this community, and to honor the culture, traditions, and resilience of the Tlingit people. Gunalchéesh!

B. ROLL CALL

C. REQUEST FOR AGENDA CHANGES AND APPROVAL OF AGENDA

D. APPROVAL OF MINUTES

1. January 9, 2024 Draft Minutes, Committee of the Whole and Regular Planning Commission - **APPROVED**

2. February 27, 2024 Draft Minutes, Regular Planning Commission - **APPROVED**

E. BRIEF REVIEW OF THE RULES FOR PUBLIC PARTICIPATION

F. PUBLIC PARTICIPATION ON NON-AGENDA ITEMS

G. ITEMS FOR RECONSIDERATION

H. CONSENT AGENDA

3. **USE2023 0019:** Conditional Use Permit for marijuana retail, cultivation and on-site consumption. - **APPROVED WITH CONDITIONS AS RECOMMENDED**

Applicant: Casey Wilkins

Location: 10011 Glacier Highway

DIRECTOR'S REPORT

This application was previously approved under USE2021 0005, but the Notice of Decision has expired. This would be the first on-site consumption approved in Juneau. On-site consumption is an endorsement on the state marijuana retail license. The project is located in Industrial zoning, which is intended to accommodate operations that are noisy or have noxious smells.

STAFF REPORT

Staff recommends the Planning Commission adopt the Director's analysis and findings and approve Conditional Use Permit USE2023 0019 with the requested conditions.

I. UNFINISHED BUSINESS

J. REGULAR AGENDA

4. **USE2024 0002:** Expansion of marijuana retail from approximately 430 square feet to 750 square feet - **APPROVED WITH CONDITIONS AS RECOMMENDED**

Applicant: Casey Wilkins

Location: 159 S. Franklin Street

DIRECTOR'S REPORT

This request is a modification of an existing approval for AK KUSH under USE2018 0006. This expansion results in the entire structure operating under state security and control regulations. The expanded retail area makes queuing on the sidewalk less likely. The structure crosses property lines, and staff is unable to determine if it encroaches. Conditions include lot consolidation and submission of an as-built.

STAFF RECOMMENDATION

Staff recommends the Planning Commission adopt the Director's analysis and findings and approve USE2024 0002 with conditions.

K. OTHER BUSINESS

L. STAFF REPORTS

M. COMMITTEE REPORTS

N. LIAISON REPORT

O. CONTINUATION OF PUBLIC PARTICIPATION ON NON-AGENDA ITEMS

P. PLANNING COMMISSION COMMENTS AND QUESTIONS

Q. EXECUTIVE SESSION

R. SUPPLEMENTAL MATERIALS

5. **Additional Materials Packet**

S. ADJOURNMENT

ADA accommodations available upon request: Please contact the Clerk's office 36 hours prior to any meeting so arrangements can be made for closed captioning or sign language interpreter services depending on the meeting format. The Clerk's office telephone number is 586-5278, TDD 586-5351, e-mail: city.clerk@juneau.gov.

DRAFT MINUTES

Agenda

Planning Commission

Committee of the Whole Meeting

CITY AND BOROUGH OF JUNEAU

Mandy Cole, Vice Chair

January 9, 2024

I. LAND ACKNOWLEDGEMENT – Read by Mr. Pedersen.

We would like to acknowledge that the City and Borough of Juneau is on Tlingit land, and wish to honor the indigenous people of this land. For more than ten thousand years, Alaska Native people have been and continue to be integral to the well-being of our community. We are grateful to be in this place, a part of this community, and to honor the culture, traditions, and resilience of the Tlingit people. Gunalchéesh!

II. ROLL CALL

Mandy Cole, Chair, called the Committee of the Whole Meeting of the City and Borough of Juneau (CBJ) Planning Commission (PC), held in Assembly Chambers of the Municipal Building, virtually via Zoom Webinar, and telephonically, to order at 5:35 p.m.

Commissioners present: Commissioners present in Chambers – Mandy Cole; Erik Pedersen; Matthew Bell; Adam Brown; Nina Keller; David Epstein; and Lacey Derr

Commissioners present via video conferencing – Jessalynn Rintala

Commissioners absent: Travis Arndt

Staff present: Jill Lawhorne, CDD Director; Sherri Layne, Law Assistant Municipal Attorney; Irene Gallion, Senior Planner; Minta Montalbo, Senior Planner; Ilsa Lund, Planner I; Lily Hagerup, CDD Administrative Assistant

III. REQUEST FOR AGENDA CHANGES AND APPROVAL OF AGENDA- None

IV. REGULAR AGENDA-

Commissioner Training

Director Lawhorne started by giving a brief overview of the material to be covered. She then proceeded to go over the staff organization chart for the Community Development Department (CDD) and explained the purview of several employees.

CDD will be taking on a major software migration that will streamline the processes of several CBJ departments and include a public interface that will allow applicants to track the progress of their applications.

The purpose of the PC is to protect and promote the common good and the Commission’s goals and policies are set by the Comprehensive Plan. The PC meets the second and fourth Tuesday of each month. Staff will email Commissioners when meeting materials are available.

Attorney Layne went over the Alaska Open Meetings Act (OMA) (Alaska Statute (AS) 29.20.020, AS 44.62.310). The OMA ensures that deliberations of the Commission are done in public. Chair Cole clarified that meeting logistics and scheduling are precluded from the OMA and members are expected to contact the chair with any scheduling conflicts. Ms. Layne then explained conflicts of interest. If the members have any questions about potential conflicts, they are encouraged to reach out to CBJ Department of Law for clarification.

Mrs. Lawhorne explained the types of applications that might come before the PC and how to read the Table of Permissible Uses (CBJ 49.25.300). Chair Cole asked that Mrs. Lawhorne go into further detail regarding findings and conditions on Conditional Use Permits (CUP). After a brief overview, Mrs. Lawhorne reminded the PC that, if they were to change staff’s findings or go against the recommendation of the Director, whatever the Commission decides must be legally defensible. Ms. Layne added that the more the PC articulates the findings for their decisions, the more easily defensible the decision is.

Phased permitting was discussed. The general rule is that the cumulative impact of an entire project needs to be considered and not just the impacts caused by an individual phase.

The appeals process was explained next. The PC was reminded that they currently have two pending appeals and should not be discussing those cases with members of the public. Appeals are a huge burden to staff. If the appellant is not represented by an attorney, then CDD or the PC also do not get an attorney during appeals. Typically, appeals whether at the Assembly or Commission level take six to nine months to process. It is not just a rehearing of the case. There has to be proof that the Director or the Commission were in error when a decision was made that goes against the Land Use Code.

Ms. Layne gave an overview of the Rules of Order. The Commission follows Robert's Rules of Order, but the PC also has their own Rules of Order. The Rules of Order and a cheat sheet on how to make motion are included in the binders of the Commission members. Mrs. Lawhorne added that PC that any member is allowed to call 'point of order,' or "point of information" if they have any questions regarding clarification on what is going on or would like to ask advice of Attorney Layne. Ms. Layne went on to explain how members are allowed to make amendments to motions. On any given motion, there are only two opportunities to make amendments. There is a motion to make an amendment, and a motion to amend the amendment. Any further amendment will need to be made to a new motion. Mrs. Lawhorne encouraged all members to read or reread the Rules of Order.

Regarding public comment, once the public comment period is closed, it takes a super-majority vote to reopen the public comment period. Mrs. Lawhorne reminded the PC that seeking guidance from CBJ staff outside of CDD can only be done during the public comment period. Members of the public are allowed to ask questions of the PC members – not staff—but in no way are the members of the PC obligated to answer questions posed by members of the public.

Commissioner Rintala sought clarification on when the Commission is no longer allowed to seek guidance from CBJ staff experts, like the Fire Chief. Mrs. Lawhorne clarified that the cut off is at the end of "Public Testimony." After that time, PC members are only allowed to direct questions to CDD staff.

Ms. Cloe asked additional CDD staff in the back of the room to introduce themselves to the Commission.

V. **COMMITTEE COMMENTS AND QUESTIONS-** None.

VI. **EXECUTIVE SESSION-** None.

VII. **ADJOURNMENT-** 6:38 p.m.

DRAFT MINUTES

Agenda

Planning Commission

Regular Meeting

CITY AND BOROUGH OF JUNEAU

Mandy Cole, Chair

February 27, 2024

I. LAND ACKNOWLEDGEMENT – Read by Lacey Derr

We would like to acknowledge that the City and Borough of Juneau is on Tlingit land, and wish to honor the indigenous people of this land. For more than ten thousand years, Alaska Native people have been and continue to be integral to the well-being of our community. We are grateful to be in this place, a part of this community, and to honor the culture, traditions, and resilience of the Tlingit people. Gunalchéesh!

II. ROLL CALL

Mandy Cole, Chair, called the Regular Meeting of the City and Borough of Juneau (CBJ) Planning Commission (PC), held in Assembly Chambers of the Municipal Building, virtually via Zoom Webinar, and telephonically, to order at 7:00 p.m.

Commissioners present: Commissioners present in Chambers – Mandy Cole, Chair; Erik Pedersen, Vice Chair; Matthew Bell, Deputy Clerk; David Epstein; Nina Keller; Adam Brown; Lacey Derr; Jessalynn Rintala

Commissioners present via video conferencing – Travis Arndt, Clerk;

Commissioners absent: None

Staff present: Scott Ciambor, CDD Planning Manager; Irene Gallion, CDD Senior Planner; Daniéle Gaucher, CDD Administrative Officer; Nicolette Chappell, CDD Administrative Coordinator; Ilsa Lund, CDD Planner I; Forest Courtney, CDD Planner II; Minta Montalbo, CDD Senior Planner; Sherri Layne, LAW Assistant Municipal Attorney

Assembly members: Paul Kelly, Assembly Liaison, via Zoom

III. REQUEST FOR AGENDA CHANGES AND APPROVAL OF AGENDA – None

IV. APPROVAL OF MINUTES

A. December 12, 2023 Draft Minutes, Regular Planning Commission

MOTION: *by Mr. Epstein to approve the December 12, 2023 Planning Commission Regular Meeting minutes.*

The motion passed with no objection.

V. BRIEF REVIEW OF THE RULES FOR PUBLIC PARTICIPATION – By Chair Cole

VI. PUBLIC PARTICIPATION ON NON-AGENDA ITEMS - None

VII. ITEMS FOR RECONSIDERATION - None

VIII. CONSENT AGENDA

ARF2023 0002: Alternative Residential Subdivision modification to increase surface parking and modify open space.

Applicant: Glacier Heights LLC

Location: 7400 Glacier Highway

DIRECTOR'S REPORT

The Alternative Residential Subdivision modification to increase surface parking and modify open space proposal eliminates underground parking in Buildings B,C and D, in favor of adding three-bedroom units to the 1- and 2-bedroom mix. The number of units does not change. Building B is moved northward due to unsuitable soils in the southwest corner, and Building B's previous footprint provides parking. Note that affordability bonuses were not a part of the original proposal, and the Commission does not have purview over the ownership style; whether apartments or condominiums.

STAFF RECOMMENDATION

Staff recommends the Planning Commission adopt the director's analysis and findings and APPROVE WITH CONDITIONS the Alternative Residential Subdivision modification to increase surface parking and modify open space for the Ridgeview Subdivision Phase 1, developing 96 dwelling units on approximately three acres at 7400 Glacier Highway in a D18 zone. Final proposed project: 444 units on 19.71 acres.

The approval is subject to the following ongoing conditions:

1. Plan and install a continuous vegetated barrier along the entire length of the development from the platted connection with Vista del Sol Drive along the shared property line to the development's property line at Glacier Highway. The vegetated barrier will be depicted on the preliminary and final plats of each Phase located in this area with an associated plat note. The vegetative buffer will be completed by phase, and required before the Temporary Certificate of Occupancy is issued.

- 2. The vegetative buffer on the west lot line shall be 15 feet wide, and can be reduced to five (5) feet with fence sufficient to provide a visual and acoustic buffer.
- 3. Establish unique names for the roadways in the subdivision.
- 4. Install signage where Vista del Sol Drive and the proposed subdivision road meet, with directional arrows depicting the split.
- 5. The developer will submit documentation of approval of the mailbox location by the United States Post Office.
- 6. Snow storage may be modified and approved by the Director if the area of snow storage provided per lot remains the same.

MOTION: *by Mr. Pedersen to accept staff’s findings, analysis, and recommendations, and approve ARF2023 0002.*

The motion passed with no objection.

IX. UNFINISHED BUSINESS– None

X. REGULAR AGENDA

USE2023 0009: Conditional Use Permit approval for Eaglecrest Ski Area’s Summer Development Plans
Applicant: Dave Scanlan, Eaglecrest General Manager
Location: 3000 Fish Creek Road

DIRECTOR'S REPORT

The applicant requests a Conditional Use Permit for amenities at Eaglecrest Ski area, a municipally owned ski area operated as a special revenue fund of the City and Borough of Juneau. In 2018, Eaglecrest began planning the expansion of summer operations to ensure the long-term, financial sustainability of the ski area. In 2019, the Eaglecrest Summer Operations Task Force was created to better understand the range of business models, costs, and potential revenues from summer operations investments. In 2021, the CBJ Assembly purchased a gondola from Austria, and has subsequently entered into a Revenue Sharing Agreement with Goldbelt, Inc.

Proposed amenities include a new aerial conveyance gondola with three stations and supporting tower structures, a Summit House resort lodge, construction access roads, mountain bike trails, Upper Fish Creek bridge crossings, a picnic pavilion near Cropley Lake, and a snow tubing park.

STAFF RECOMMENDATION

Staff recommends the Planning Commission adopt the Director's analysis and findings and APPROVE the requested Conditional Use Permit. The permit would allow the development of a gondola, Summit House lodge, and other amenities in a Rural Reserve (RR) Zone. Approval is subject to the following conditions:

- 1. The minimum required setback from the southern CBJ parcel boundary for the Summit House lodge structure is 25-feet.
- 2. The maximum allowed height is 45 feet.

3. Expand the Lower Nordic Trail parking lot by a minimum of thirty (30) off-street parking spaces.
4. All exterior lighting fixtures shall be of a “full cutoff” design.
5. Prior to issuance of a Temporary Certificate of Occupancy, ESA shall ensure that all drainage, storm water, and stabilization improvements related to specific features and facilities are completed and functioning.
6. ESA shall minimize disturbance to the natural course of streams and drainage ways. Where disturbance is unavoidable, ESA will protect adjacent areas from contamination from storm water runoff and provide a drainage system or structures that will minimize the possibility of sedimentation and soil erosion on-site and downstream and maintain or enhance the general stream characteristics of the stream and its receiving waters.

STAFF PRESENTATION – Presented by Planning Manager Ciambor

APPLICANT PRESENTATION – Dave Scanlan, Eaglecrest General Manager, presented **USE2023 0009** explaining the project will allow additional revenue in the summer months which will in turn support winter programs.

QUESTIONS FOR APPLICANT

Mr. Epstein referred to the year-round tubing program and asked how you can go tubing in summer. Mr. Scanlan explained there would be an astroturf type of surface used in summer.

Ms. Derr asked for more information regarding the midway station. Specifically, the planned size and amenities that will be provided. Mr. Scanlan said it will be an elevated covered steel decking to be used for loading and off-loading passengers. There will be vault toilets available at Cropley Lake. If needed, they can add another vault toilet at the midway station. There will be road access to facilitate maintenance.

Ms. Rintala asked how bus parking would be accommodated. Mr. Scanlan said they foresee buses rotating through and not have much bus parking. There will be room for staging buses waiting for passengers.

Mr. Pedersen asked if there were anticipated parking pressures with gondola riders coming up. Mr. Scanlan said the lower parking lot will be expanded to add 30 more spaces and the Nordic lot is available for overflow parking on peak days. Eaglecrest has 15-passenger vans to provide circulator shuttle access to the overflow lot.

Ms. Cole asked Eaglecrest Board President Mike Satre for a timeline of the project and if it would be completed in phases. Mr. Satre said the project is planned to be built as presented and not in phases. If anything extra or other expansions are considered needed, they will come back to CDD for permits as necessary.

Ms. Cole asked when the project would start once the land use issue is resolved. Mr. Scanlan answered they hope to have a contract in place and start work in May and have the gondola ready for skiers for the 2025/2026 winter with summer gondola service starting summer of 2026.

PUBLIC COMMENT

Dave Hanna, via Zoom – Spoke in support saying this is an exciting and well researched project that will be good for the community.

ADDITIONAL APPLICANT QUESTIONS

Ms. Cole referred to the comments from DEC septic and drinking water divisions and asked Mr. Scanlan for his response to those comments. Mr. Scanlan said they have been working closely with DEC to comply with the potable and waste water concerns. They are currently working on one potable water recirculation permitting issue.

Ms. Rintala asked about the staff recommended condition concerning drainage and streams. Mr. Scanlan does not foresee any problem with complying with the recommended conditions.

Ms. Cole asked how they mitigate hazards in the area. Mr. Satre said this is a geologically different area from the downtown hazard zones. They are working with engineers concerning summer usage. Mr. Scanlan explained the extensive work they have done with the Army Corps of Engineers to mitigate and work around snow avalanche hazard areas.

COMMISSIONER DISCUSSION

Mr. Pedersen expressed concerns regarding parking and traffic circulation but said they do not rise to the level of requiring a condition.

Ms. Cole asked Mr. Ciambor whether a roundabout or light would be necessary at the bottom of Fish Creek Rd. Mr. Ciambor said it would not be needed. Mr. Epstein added that the intersection at Fish Creek Road is managed by the state and is not within CBJ purview.

MOTION: *by Mr. Pedersen to accept staff’s findings, analysis, and recommendations, and approve USE2023 0009.*

The motion passed with no objection.

CSP2023 0001:	City Project Review for Eaglecrest Ski Area’s Summer Development Plans
Applicant:	Dave Scanlan, Eaglecrest General Manager
Location:	3000 Fish Creek Road

DIRECTOR'S REPORT

The applicant requests a City Project Review recommendation for amenities at Eaglecrest Ski area, a municipally owned ski area operated as a special revenue fund of the City and Borough of Juneau.

Proposed amenities include a new aerial conveyance gondola with three stations and supporting tower structures, a Summit House resort lodge, construction access roads, mountain bike trails, Upper Fish Creek bridge crossings, a picnic pavilion near Cropley Lake, and a snow tubing park.

STAFF RECOMMENDATION

Staff recommends the Planning Commission adopt the Director's analysis and findings and forward a recommendation of APPROVAL to the CBJ Assembly for the requested gondola, Summit House lodge, and other amenities.

STAFF PRESENTATION – By Mr. Ciambor.

QUESTIONS FOR STAFF

Mr. Epstein asked for clarification of the difference between the CSP and USE permits. Attorney Layne explained that this CSP is before the Commission because it is over \$500,000. (This project exceeds \$10,000,000)

Ms. Cole explained that the Commission's duty in this case is not to approve or deny but to recommend for approval or not.

APPLICANT PRESENTATION

Mr. Satre asked for approval and was available for questions.

MOTION: *by Ms. Derr to accept staff's findings, analysis, and recommendations, and recommend approval of CSP2023 0001.*

The motion passed with no objection.

XI. OTHER BUSINESS – None

XII. STAFF REPORTS – Mr. Ciambor presented

- Long term planning update memo serves as the staff report for this meeting.
- Introduced new employees to the department
- Blueprint Downtown *Draft* is ready to come before the Commission for comments. The draft is live on the CBJ website and could be discussed at the March 26 public meeting.
- Comprehensive Plan and S. Douglas/W. Juneau Plans are also in the works

Ms. Cole suggested Blueprint Downtown could be heard at the March 26 meeting with public testimony or it could be introduced with a COW meeting before the public meeting.

Ms. Keller asked if they would have time to review it before the public meeting. She would prefer a COW earlier than March 26. Mr. Ciambor said if there needs to be a COW on March 12, there will be staff available.

Ms. Cole suggested a COW at 6:00 p.m. on March 12 with public hearing at the Regular PC meeting on March 26.

XIII. COMMITTEE REPORTS – no reports

XIV. LIAISON REPORTS – Assembly member Kelly reported on the recent Lands Committee meeting. There was an update on Mayflower Island. CBJ is in communication with the Douglas Indian Association. They heard a request regarding Renninger Subdivision asking to subdivide and purchase portions of Lots 4 and 5. Travel Juneau provided an update. They heard an update on Telephone Hill and the Sandberg request to purchase City property.

Mr. Kelly reported the Assembly COW approved option C regarding Telephone Hill. This will remove several buildings and add apartments.

Affordable Housing approved loans for subdivision construction projects.

Mr. Kelly expressed support for the downtown blueprint moving forward.

XV. CONTINUATION OF PUBLIC PARTICIPATION ON NON-AGENDA ITEMS - None

XVI. PLANNING COMMISSION COMMENTS AND QUESTIONS – Ms. Cole said she had sat in on the Telephone Hill discussion and was happy to see they went with the option that provided for the most density.

XVII. EXECUTIVE SESSION – None

XVIII. ADJOURNMENT – 8:16 p.m.

Next Regular Meeting March 12, 2024, 7:00 p.m. preceded by a Committee of the Whole meeting at 6:00 p.m.

Respectfully submitted by *Kathleen Jorgensen Business Assists (907)723-6134* 🇺🇸



Planning Commission

(907) 586-0715

PC_Comments@juneau.gov

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.



PLANNING COMMISSION STAFF
CONDITIONAL USE PERMIT USE2023 0019
HEARING DATE: MARCH 12, 2024

(907) 586-0715

CDD_Admin@juneau.gov

www.juneau.org/community-development

155 Heritage Way • Juneau, AK 99801

DATE: March 5, 2024
TO: Mandy Cole, Chair, Planning Commission
BY: Irene Gallion, Senior Planner
THROUGH: Jill Lawhorne, Director, AICP

PROPOSAL: Conditional Use Permit for marijuana retail, cultivation and on-site consumption.

STAFF RECOMMENDATION: Approval with conditions

KEY CONSIDERATIONS FOR REVIEW:

- This is Juneau's first on-site consumption application that would allow smoking.
- Marijuana retail and cultivation are conditional uses for Industrial Zoning.
- On-site consumption is an endorsement on the retail license.
- Industrially-zoned areas accommodate operations that are noisy or have noxious smells.

INFORMATION	
Property Owner	Alaska on Point Properties LLC
Applicant	Casey Wilkins
Property Address	10011 Glacier Highway
Legal Description	USS 1041 LT 2
Parcel Number	4B1701020020
Zoning	I (Industrial)
Land Use Designation	Light Industrial
Lot Size	17,534 square feet, 0.4025 acres
Water/Sewer	CBJ
Access	Glacier Highway/Jensine Street
Existing Land Use	Commercial
Associated Applications	NA

ALTERNATIVE ACTIONS:

1. **Amend:** require additional conditions, or delete or modify the recommended conditions.
2. **Deny:** deny the permit and adopt new findings for items 1-6 below that support the denial.
3. **Continue:** to a future meeting date if determined that additional information or analysis is needed to make a decision, or if additional testimony is warranted.

ASSEMBLY ACTION REQUIRED:

Assembly action is not required for this permit.

STANDARD OF REVIEW:

- Quasi-judicial decision
- Requires five (5) affirmative votes for approval
- Code Provisions:
 - 36.30.035
 - 49.15.330
 - 49.25.240
 - 49.40.210, 300(a)(2)
 - 49.65.1255, 1260
 - 49.80

The Commission shall hear and decide the case per 49.15.330(a) Conditional Use Permit. A conditional use is a use that may or may not be appropriate in a particular zoning district according to the character, intensity, or size of that or surrounding uses. The conditional use permit procedures is intended to afford the commission the flexibility necessary to make determinations appropriate to individual sites. The commission may attach to the permit those conditions listed in subsection (g) of this section as well as any further conditions necessary to mitigate external adverse impacts. If the commission determines that these impacts cannot be satisfactorily overcome, the permit shall be denied.

SITE FEATURES AND ZONING



SURROUNDING ZONING AND LAND USES	
North	Glacier Highway
South	Jensine Street
East (industrial)	Pavitt's Gym
West (Industrial)	Equipment

SITE FEATURES	
Anadromous	No
Flood Zone	No
Hazard	No
Hillside	No
Wetlands	No
Parking District	No
Historic District	No
Overlay Districts	No

BACKGROUND INFORMATION

Project Description – The applicant proposes (**Attachment A**):

Phase 1	<ul style="list-style-type: none"> • 798 square foot “front-facing” retail. • Modification of an existing caretaker residence into 927 square feet of storage.
Phase 2	<ul style="list-style-type: none"> • 927 square foot retail support, including offices, staff restrooms, observation areas and mechanical. • 685 square foot consumption patio. • 465 pet area (lawn).
Phase 3	<ul style="list-style-type: none"> • 1,285 square foot indoor cultivation area.

This is the second time this application has come before the Commission. USE2021 0005 was approved by the Commission but expired due to inactivity. The difference between USE2021 0005 is that, under this application, the upstairs caretaker apartment is instead storage.

This permit requests approval of all three phases. Construction of Phase 1 will be considered “substantial construction progress” for the purposes of evaluating the expiration date of the Notice of Decision. Subsequent phases, conforming to this proposal, could be constructed within 18 months of the last Certificate of Occupancy. If modifications are proposed a modified conditional use permit would be required. If subsequent phases would start after regulatory deadlines a new conditional use permit would be required for those phases.

Background – Alaska passed on-site consumption laws in April of 2019, then updated in March of 2021. Laws require:

- Consumption areas have to be separated from the rest of the property (with a secure door).
- Consumption areas have to have a separate ventilation system or be outdoors.
- Smoke-free areas from which employees can monitor consumption.
- Only product purchased on-site can be consumed.

On-site consumption is an endorsement of retail licensure. Retail Licensure must be re-applied for annually. Cultivation includes harvesting, drying, curing, packaging and labelling marijuana. Manufacture would be required if the application was extracting concentrate or manufacturing a marijuana edible. Marijuana regulations are at the Alaska Department of Commerce, Community and Economic Development's Alcohol & Marijuana Control Office web site: <https://www.commerce.alaska.gov/web/amco/Home.aspx>

The table below summarizes relevant history for the proposed development.

Item	Summary
BLD - 10936	(1977) Residence addition to business. Apparent addition of a wood shop.
BLD-0393301	(1989) Installation of a 1,000 gallon LPG Dispenser
SUB-W76-423	(1976) Subdivision of a fraction of USS 1041 into Lots 1, 2 and 3.
SUB-W67-107	(1967) Subdivision of a fraction of USS 1041 into Lots 1, 2 and 3. Never recorded.
CU-02-89	(1989) Conditional Use Permit for storage and sale of propane fuel.
BLD2013 0573	Replace oil tank and boiler with PL tank and boiler
PAC2020 0058	Pre-application conference for previous project.
USE2021 0005	Approval of marijuana retail, cultivation, and on-site consumption
BLD2022 0464	Remodel of existing space to create new marijuana retail AK Vibes.
PAC2023 0046	Pre-application conference for this project.
NCC2023 0054	Nonconforming certification for lot size (new requirement since last application).

ZONING REQUIREMENTS

Access from Glacier Highway is considered “front.”

Standard		Requirement	Proposed	Existing	Code Reference
Lot	Size, square feet	2,000	No change	17,534	49.25.400
	Width, linear feet	20	No change	90	49.25.400
	Depth, linear feet	60	No change	~195.26 ^A	49.25.400
Setbacks, linear feet	Front	10	No change	~52 ^B	49.25.400
	Rear	N/A	No change		49.25.400
	Side, east	0	No change	29.62 ^C	49.25.400
	Side, west	0	4.7 ^D	20.12 ^C	49.25.400
	Street Side	10	No change	38-56 ^B	49.25.400
Lot Coverage Maximum, square feet		None	3,785	3,229 ^C	49.25.400
Vegetative Cover Minimum		5%, 877 sq ft.	1,145 sq. ft.	~463	49.50.300
Height, feet	Permissible	None	Two story	Two story	49.25.400
	Accessory	None	Two story	Two story	49.25.400
Maximum Dwelling Units (One caretaker unit)		One	None	Demolish	49.25.500
Use		14.240 more than 500 feet of cultivation			49.25.300
		2.300 Marijuana retail store			49.25.300

A: Plat 94-26

B: ROW vacation scaled Plat 94-26, added to setbacks on as-built plat

C: Using as-built structure measurements.

D: Provided by Applicant’s architect.

- *metal fabrication;*
- *warehousing, trucking;*
- *animal kennels;*
- *crematoria;*
- *indoor and outdoor storage;*
- *car, boat, and heavy equipment sales; and*
- *repair and maintenance activities.*

Residential units should be limited to caretaker units where the occupant works directly for or owns the business for which the occupant is caretaking.

Condition: None.

Project Design – The facility will be an Alaska Marijuana Control Office (AMCO)-licensed premises.

The development would occur in three phases.

- Phase 1 includes initial retail development, and modification of an upstairs caretaker facility into storage. The apartment interior finishes and kitchen have been removed. A bathroom will be removed at a later date (**Attachment B**).
- Phase 2 will expand the retail support and construct a 685 square foot consumption patio. 465 square feet of lawn is intended to expand greenspace and provide a place for pets.
- Phase 3 will develop the cultivation area.

The Community Development Department does not have a building permit or Certificate of Occupancy for the commercial part of the structure. The CDD Building Department can do an after-the-fact inspection, either before issuing a building permit, or during remodel.

Under state law, on-site consumption is an endorsement on the retail license (**3 AAC 306.080**). Consumables may include smoking bud or flower, or edibles containing marijuana. State law does not allow sale of concentrate for on-site consumption. The consumption area is limited to products purchased on site. Food or non-alcoholic beverages without marijuana may be sold. Alcohol and tobacco may not be consumed on-site.

CBJ recently entry into a Compliance Order by Consent with the Alaska Department of Environmental Conservation to address violations of wastewater limits. During building permit review, CBJ's Public Works Department will require a wastewater sample port, and evaluate other mitigation measures the development may require.

Condition: None.

Traffic – A traffic impact analysis IS NOT required [CBJ 49.40.300(a)(2)]. The project will generate less than 250 Average Annual Daily Traffic.

The Institute of Transportation Engineers' Trip Generation Manual (9th Edition) does not have data specifically for the uses proposed. For this application we used similar projections:

- Marijuana retail (including Phase 2 expansion) – Pharmacy/drugstore without drive-through window (page 1795, Volume 3)
- Storage – Warehousing (page 202, Volume 2)
- On-site consumption (including pet area) - Drinking place (page 1862, Volume 3)
- Marijuana cultivation – General light industrial (page 102, Volume 2)

Use	Total Sq. Ft.	Trips Generated	Total Trips
Pharmacy/drugstore	1725	90.06 per 1,000 sq. ft.	155.35
Storage	927	3.56 per 1,000 sq. ft.	3.30
Drinking place	1,150	11.34 per 1,000 sq. ft.	13.04
General light industrial	1285	6.97 per 1,000 sq. ft.	8.96
Total ADTs:			180.65

Condition: None.

Vehicle Parking & Circulation – Off-street parking analysis used the following parking categories [CBJ 49.40.210]:

- Marijuana retail (including Phase 2 expansion) – Retail
- Storage – Warehouse, Storage and Wholesale Business
- On-site consumption (including pet area) - Restaurants and Alcoholic Beverage Dispensaries
- Marijuana cultivation – Warehouse, Storage and Wholesale Business

Off-street parking requirement calculates to 13.72, which is rounded down to 13.

Use	Total Sq. Ft.	Spaces Required	Total Spaces
Retail	1,725	1 per 300 sq. ft.	5.75
Storage	927	1 per 1,000 sq. ft.	0.93
Restaurants/Dispensaries	1,150	1 per 200 sq. ft.	5.75
Warehouse (Cultivation)	1285	1 per 1,000 sq. ft.	1.29
Total Off-Street Parking Requirement:			13
Off-Street Loading Spaces Required:			1
ADA Accessible Off-Street Spaces Required:			1

The site plan shows 14 off-street parking spaces, including one ADA-van-accessible off-street parking space.

One loading space will be required on the site plan submitted with building permits.

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.

Noise – Industrially-zoned areas are intended to accommodate noise. Noise may include socializing patrons in the outdoor consumption area, and possible entertainment. Expected noise is consistent with that expected in an Industrial District.

Condition: None.

Lighting - The applicant will use lighting to discourage loitering and illegal entry. Lenses will prevent spillage onto adjacent lots. The lighting plan and lighting cut sheet are included the application packet.

Condition: None.

Vegetative Cover & Landscaping – Required vegetative cover is five percent, or 877 square feet. The applicant is proposing 1254 square feet, including:

- A 465 square foot pet area.
- 717 square foot vegetated drainage area.
- 72 square feet of planters.

Condition: None.

Habitat - No anadromous streams are on the property. No natural resources are mapped in the 2013 Comprehensive Plan.

Condition: None.

Drainage and Snow Storage – Modifications to existing drainage will be reviewed during the building permit process.

In addition to the drainage area, submitted plans show 681 square feet of snow storage, highlighted in blue.



Condition: None.

- CBJ Title 36 allows outdoor on-site consumption with a state retail license with on-site consumption endorsement.
- The state regulations do not require outdoor filtration.
- The AMCO Marijuana Control Board considers air intake of proximate structures when considering the on-site consumption endorsement.
- Industrial Zoning accommodates “Odor...inherent in industrial activity.”
- Title 49 requires that systems prohibit odors outside of the licensed premises.

Building air from the cultivation area will be filtered. The outdoor consumption area has no provision to filter air. Occupied structures are approximately 80 feet to the west of the consumption area, 70 feet to the east, and 120 feet to the south.

- Neighboring uses
- The location of air intake vents on neighboring structures
- Sight-obscuring wall or fence around the outdoor marijuana consumption area,
- Objections of property owners, residents, and occupants within 250 feet (Note: CBJ public notice code requires 500 foot radius).

Of note: Use Permit applications for marijuana have traditionally included a condition for waste disposal:

All waste containing marijuana product shall be stored in a locked enclosure until transported to the CBJ landfill.

Alaska Administrative Code 3 AAC 306.740 “Waste disposal” outlines state requirements, including compliance with local laws. CBJ code does not specify that waste be contained in a locked container.

Functionally, marijuana operations have to comply with state rules on waste management (**3 AAC 306.740**), and premises security (**3 AAC 306.715**). The security makes the building a “locked enclosure.”

Given the Commission’s recent inclinations away from conditioning items covered by existing codes, laws or practices, staff is not recommending this condition.

Condition: None.

Public Health, Safety, and Welfare –

The site is approximately 770 feet to a Capital Transit bus stop to the east on Glacier Highway, near the intersection with Industrial Boulevard. The site is approximately 1,000 feet from a Capital Transit bus stop to the west on Glacier Highway, near the intersection with Sherwood Lane.



The 2019 Average Annual Daily Traffic (AADT) reported by Alaska Department of Transportation and Public Facilities for this part of Glacier Highway was 16,454, and 3,110 for Industrial Boulevard. Data was not collected for Jensine Street or Bentwood Place.

Glacier Highway has no sidewalk in this area. A wide curb borders the highway. Across Glacier Highway is a bike path. A pedestrian underpass at Brotherhood Bridge provides access to neighborhoods on both sides of the

highway. Patrons wishing to avoid walking along Glacier Highway can reduce exposure by taking Bentwood Place to Industrial Boulevard to Glacier Highway. This limits the Glacier Highway walk to 200 feet. Industrial Boulevard has sidewalk on the west side and connects to the trail system and pedestrian underpass at the intersection with Glacier Highway.

CBJ 49.65.1255 requires posting a sign saying, *“Marijuana can impair concentration, coordination and judgment. Do not operate a vehicle or machinery under its influence.”*

The Alaska Department of Health and Human Services outlines health impacts of marijuana at <http://dhss.alaska.gov/dph/director/pages/marijuana/facts.aspx>.

CBJ’s Second Hand Smoke Control Code [CBJ 36.30.035] requires signage where smoking is prohibited, and at entrances.

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.

Property Value or Neighborhood Harmony – Staff finds this use is in harmony with the zoning for the area and will not decrease property value.

The consumption area will be operated in accordance with state regulations and other city codes. The smell from an outdoor consumption area may extend beyond the licensed premises. The AMCO approval process will determine and mitigate impacts.

CBJ 49.65.1260 requires a ventilation and odor system that prohibits the detection of noxious odors from outside the licensed premises.

Alaska Administrative Code 3 AAC 306.370(c)(4) allows outdoor consumption if compatible with uses in the surrounding area. CBJ’s smoking ordinance allows outdoor consumption if carried out in accordance with state regulations.

Marijuana retail is a conditional use in Industrial Zoning, and Industrial Zoning is intended for operations that might be loud or odorous. The development guidelines in the 2013 Comprehensive Plan recognize that industrial land be designated considering, “Distance from sensitive receptors, such as homes, schools and hospitals, to potential off-site impacts generated by industry including noise, dust, fumes, odors and nighttime light glare.” [Page 135, 10.7DG2(C)]. Other conditional uses for industrial property could be heavy manufacturing, rock crushing, landfills, or horse stables, none of which are required to contain noise or odors on their property.

Neighbors include a local gym and health facility, apparent construction equipment storage, and a university research facility.

Condition: None.

AGENCY REVIEW

CDD conducted an agency review comment period between February 19, 2024, and February 23, 2024 (**Attachment C**), and received the following comments:

Agency	Summary
ADOT&PF	A new driveway permit will be required.
CBJ Building Department	No issues at this time.
CBJ Code Enforcement	Enforcement issues with Applicant's other properties have been addressed.

PUBLIC COMMENTS

CDD conducted a public comment period between January 31, 2024, and February 19, 2024 (**Attachment D**). Public notice was mailed to property owners within 500 feet of the proposed development. A public notice sign was also posted on-site two weeks prior to the scheduled hearing (**Attachment E**). No public comments were submitted at time of writing this staff report.

CONFORMITY WITH ADOPTED PLANS

The proposed development conforms with the 2013 Comprehensive Plan.

PLAN	Chapter	Page No.	Item	Summary
2013 Comprehensive Plan	10	136	Implementing Action 10.7-IA2	Reserve for land uses that require Industrial Zoning. Both marijuana retail and cultivation are industrial uses.
	11	148	Light Industrial (LI)	Complies with the Land Use Designation for industrial uses.
	5	44	Policy 5.1	Proposed development promotes a diverse economy.
	5	58	Policy 5.11	Proposed development expands a local business; provides year-round employment; and provides tax revenue to support local services.

FINDINGS

Conditional Use Permit Criteria –

1. *Is the application for the requested Conditional Use Permit complete?*

Analysis: No further analysis needed.

Finding: Yes. The application contains the information necessary to conduct full review of the proposed operations. The application submittal, including the appropriate fees, substantially conforms to the requirements of CBJ Chapter 49.15.

2. *Is the proposed use appropriate according to the Table of Permissible Uses?*

Analysis: The application is for Special Use Permit for marijuana retail, cultivation, and on-site consumption at 10011 Glacier Highway in an Industrial Zone. The uses are listed for the Industrial District in CBJ 49.25.300:

- Section 2.300 for marijuana retail.
- Section 14.240 for marijuana cultivation of 500 square feet or more.

On-site consumption is an endorsement under the marijuana retail license.

Finding: Yes. The requested permit is appropriate according to the Table of Permissible Uses.

3. *Will the proposed development comply with the other requirements of this chapter?*

Analysis: The proposed site design complies with CBJ zoning and second-hand smoke regulations. The project complies with state regulations, including those for outdoor on-site consumption.

Finding: Yes. With the recommended conditions, the proposed development will comply with Title 49, including parking, lighting, vegetative cover, noise and odors.

4. *Will the proposed development materially endanger the public health, safety, or welfare?*

Analysis: The risks associated with marijuana consumption can be likened to those of alcohol, such as dangers associated with over-use and equipment operation. Risks can be mitigated through user behaviors.

Finding: No. The requested Special Use Permit for marijuana retail, cultivation, and on-site consumption at 10011 Glacier Highway in an Industrial Zone, will not materially endanger the public health or safety.

5. *Will the proposed development substantially decrease the value of or be out of harmony with property in the neighboring area?*

Analysis: On-site consumption was recently legalized and is a new neighbor in the Industrial Zoning District. Impacts to neighbors would seem to be less than those of an asphalt plant, rock crusher, or a vehicle maintenance facility using solvents, all permissible uses in the Industrial Zoning District.

Finding: No. The requested Special Use Permit for marijuana retail, cultivation, and on-site consumption at 10011 Glacier Highway in an Industrial Zone will not substantially decrease the value or be out of harmony

with the property in the neighboring area.

6. Will the proposed development be in conformity with the Land Use Plan, Thoroughfare Plan, or other officially adopted plans?

Analysis: Marijuana retail and cultivation are permissible uses in Industrial Zoning. On-site consumption is an endorsement on the marijuana retail license. Land Use maps show the area “Light Industrial.”

Finding: Yes. The proposed Special Use Permit for marijuana retail, cultivation, and on-site consumption at 10011 Glacier Highway in an Industrial Zone, with the recommended conditions, will be in conformity with the 2013 Comprehensive Plan.

RECOMMENDATION

Staff recommends the Planning Commission adopt the Director's analysis and findings and **APPROVE** the requested Special Use Permit. The permit would allow the development of marijuana retail, cultivation, and on-site consumption at 10011 Glacier Highway in an Industrial Zone.

The approval is subject to 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.

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.

STAFF REPORT ATTACHMENTS

Item	Description
Attachment A	Application
Attachment B	Additional application materials
Attachment C	Agency query/comments
Attachment D	Public Notification
Attachment E	Public Notice Sign



DEVELOPMENT PERMIT APPLICATION

NOTE: Development Permit Application forms must accompany all other Community Development Department land use applications. This form and all documents associated with it are public record once submitted.

To be completed by Applicant	PROPERTY LOCATION							
	Physical Address: 10011 Glacier Hwy Juneau AK 99801							
	Legal Description(s) (Subdivision, Survey, Block, Tract, Lot): USS 1041 LT 2							
	Parcel Number(s): 4B1701020020							
	<input type="checkbox"/> This property is located in the downtown historic district <input type="checkbox"/> This property is located in a mapped hazard area, if so, which _____							
	LANDOWNER/ LESSEE							
	Property Owner: Alaska OnPoint Properties LLC	Contact Person: Casey Wilkins						
	Mailing Address: 2521 E MT Village Dr - Wasilla AK 99683	Phone Number(s): 907-957-3877						
	E-mail Address: cwilkins907@gmail.com							
	LANDOWNER/ LESSEE CONSENT							
Required for Planning Permits, not needed on Building/ Engineering Permits.								
Consent is required of all landowners/ lessees. If submitted with the application, alternative written approval may be sufficient. Written approval must include the property location, landowner/ lessee's printed name, signature, and the applicant's name.								
I am (we are) the owner(s) or lessee(s) of the property subject to this application and I (we) consent as follows:								
A. This application for a land use or activity review for development on my (our) property is made with my complete understanding and permission.								
B. I (we) grant permission for the City and Borough of Juneau officials/employees to inspect my property as needed for purposes of this application.								
<table border="0"> <tr> <td>Landowner/Lessee (Printed Name)</td> <td>Title (e.g.: Landowner, Lessee)</td> </tr> <tr> <td>X <u>Casey Wilkins</u></td> <td></td> </tr> <tr> <td>Landowner/Lessee (Signature)</td> <td>Date: 12/12/2023</td> </tr> </table>			Landowner/Lessee (Printed Name)	Title (e.g.: Landowner, Lessee)	X <u>Casey Wilkins</u>		Landowner/Lessee (Signature)	Date: 12/12/2023
Landowner/Lessee (Printed Name)	Title (e.g.: Landowner, Lessee)							
X <u>Casey Wilkins</u>								
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Landowner/Lessee (Printed Name)	Title (e.g.: Landowner, Lessee)							
X _____								
Landowner/Lessee (Signature)	Date							
<p>NOTICE: The City and Borough of Juneau staff may need access to the subject property during regular business hours. We will make every effort to contact you in advance, but may need to access the property in your absence and in accordance with the consent above. Also, members of the Planning Commission may visit the property before a scheduled public hearing date.</p>								
APPLICANT								
If same as LANDOWNER, write "SAME"								
Applicant (Printed Name): SAME	Contact Person:							
Mailing Address:	Phone Number(s):							
E-mail Address:								
<table border="0"> <tr> <td>X <u>Casey Wilkins</u></td> <td>Date of Application: 12/14/2023</td> </tr> <tr> <td>Applicant's Signature</td> <td></td> </tr> </table>			X <u>Casey Wilkins</u>	Date of Application: 12/14/2023	Applicant's Signature			
X <u>Casey Wilkins</u>	Date of Application: 12/14/2023							
Applicant's Signature								

DEPARTMENT USE ONLY BELOW THIS LINE

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

For assistance filling out this form, contact the Permit Center at 586-0770.

Case Number	Intake Initials
USE23-019	EPS
	Date Received
	12/19/2023

6/7/2023 Page 1 of 1



ALLOWABLE/CONDITIONAL USE PERMIT APPLICATION

See reverse side for more information regarding the permitting process and the materials required for a complete application.

NOTE: Must be accompanied by a DEVELOPMENT PERMIT APPLICATION form.

To be completed by Applicant.

PROJECT SUMMARY

Marijuana Retail, On-Site Consumption and Cultivation Project with AK Vibes

TYPE OF ALLOWABLE OR CONDITIONAL USE PERMIT REQUESTED

- ☐ Accessory Apartment – Accessory Apartment Application (AAP)
☒ Use Listed in 49.25.300 – Table of Permissible Uses (USE)
 Table of Permissible Uses Category: 2.3 Marijuana retail and 14.245 Marijuana Cultivation

IS THIS A MODIFICATION or EXTENSION OF AN EXISTING APPROVAL?

☐ YES – Case # _____ ☒ NO

UTILITIES PROPOSED

WATER: ☒ Public ☐ On Site

SEWER: ☒ Public ☐ On Site

SITE AND BUILDING SPECIFICS

Total Area of Lot 17534 square feet Total Area of Existing Structure(s) 4160 square feet

Total Area of Proposed Structure(s) 4160 square feet

EXTERNAL LIGHTING

- Existing to remain ☐ No ☒ Yes – Provide fixture information, cutoff sheets, and location of lighting fixtures
 Proposed ☐ No ☒ Yes – Provide fixture information, cutoff sheets, and location of lighting fixtures

ALL REQUIRED DOCUMENTS ATTACHED

☒ Narrative including:

- ☒ Current use of land or building(s)
☒ Description of project, project site, circulation, traffic etc.
☒ Proposed use of land or building(s)
☒ How the proposed use complies with the Comprehensive Plan

If this is a modification or extension include:

- ☐ Notice of Decision and case number
☐ Justification for the modification or extension
☐ Application submitted at least 30 days before expiration date

☒ Plans including:

- ☒ Site plan
☒ Floor plan(s)
☒ Elevation view of existing and proposed buildings
☒ Proposed vegetative cover
☒ Existing and proposed parking areas and proposed traffic circulation
☒ Existing physical features of the site (e.g.: drainage, habitat, and hazard areas)

-----DEPARTMENT USE ONLY BELOW THIS LINE-----

ALLOWABLE/CONDITIONAL USE FEES				
	Fees	Check No.	Receipt	Date
Application Fees	\$ 500	CURR 11		
Admin. of Guarantee	\$			
Adjustment	\$			
Pub. Not. Sign Fee	\$ 50			
Pub. Not. Sign Deposit	\$ 100			
Total Fee	\$ 650			

This form and all documents associated with it are public record once submitted.

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

For assistance filling out this form, contact the Permit Center at 586-0770.

Case Number

USE23-019

Date Received

12/19/2023

Allowable/Conditional Use Permit Application Instructions

Allowable Use permits are outlined in CBJ 49.15.320, Conditional Use permits are outline in CBJ 49.15.330

Pre-Application Conference: A pre-application conference is required prior to submitting an application. There is no fee for a pre-application conference. The applicant will meet with City & Borough of Juneau and Agency staff to discuss the proposed development, the permit procedure, and to determine the application fees. To schedule a pre-application conference, please contact the Permit Center at 586-0770 or via e-mail at permits@juneau.org.

Application: An application for an Allowable/Conditional Use Permit will not be accepted by the Community Development Department until it is determined to be complete. The items needed for a complete application are:

1. **Forms:** Completed Allowable/Conditional Use Permit Application and Development Permit Application forms.
2. **Fees:** Fees generally range from \$350 to \$1,600. Any development, work, or use done without a permit issued will be subject to double fees. All fees are subject to change.
3. **Project Narrative:** A detailed narrative describing the project.
4. **Plans:** All plans are to be drawn to scale and clearly show the items listed below:
 - A. Site plan, floor plan and elevation views of existing and proposed structures
 - B. Existing and proposed parking areas, including dimensions of the spaces, aisle width and driveway entrances
 - C. Proposed traffic circulation within the site including access/egress points and traffic control devices
 - D. Existing and proposed lighting (including cut sheets for each type of lighting)
 - E. Existing and proposed vegetation with location, area, height and type of plantings
 - F. Existing physical features of the site (i.e. drainage, eagle trees, hazard areas, salmon streams, wetlands, etc.)

Document Format: All materials submitted as part of an application shall be submitted in either of the following formats:

1. Electronic copies in the following formats: .doc, .txt, .xls, .bmp, .pdf, .jpg, .gif, .xlm, .rtf (other formats may be preapproved by the Community Development Department).
2. Paper copies 11" X 17" or smaller (larger paper size may be preapproved by the Community Development Department).

Application Review & Hearing Procedure: Once the application is determined to be complete, the Community Development Department will initiate the review and scheduling of the application. This process includes:

Review: As part of the review process the Community Development Department will evaluate the application for consistency with all applicable City & Borough of Juneau codes and adopted plans. Depending on unique characteristics of the permit request the application may be required to be reviewed by other municipal boards and committees. During this review period, the Community Development Department also sends all applications out for a 15-day agency review period. Review comments may require the applicant to provide additional information, clarification, or submit modifications/alterations for the proposed project.

Hearing: All Allowable/Conditional Use Permit Applications must be reviewed by the Planning Commission for vote. Once an application has been deemed complete and has been reviewed by all applicable parties the Community Development Department will schedule the requested permit for the next appropriate meeting.

Public Notice Responsibilities: Allowable/Conditional Use requests must be given proper public notice as outlined in CBJ 49.15.230:

The Community Development Department will give notice of the pending Planning Commission meeting and its agenda in the local newspaper a minimum of 10-days prior to the meeting. Furthermore, CDD will mail notices to all property owners within 500-feet of the project site.

The Applicant will post a sign on the site at least 14 days prior to the meeting. The sign shall be visible from a public right-of-way or where determined appropriate by CDD. Signs may be produced by the Community Development Department for a preparation fee of \$50, and a \$100 deposit that will be refunded in full if the sign is returned within seven days of the scheduled hearing date. If the sign is returned between eight and 14 days of the scheduled hearing \$50 may be refunded. The Applicant may make and erect their own sign. Please contact the Community Development Department for more information.

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED



RE: Conditional Use Permit (CUP) Application- Marijuana Cultivation and Retail
by Alaska Vibes

7 December 2023

Site Location:

10011 Glacier Highway
Juneau, Alaska 99801

Project Overview

Alaska Vibes, LLC seeks to open a marijuana retail facility at 10011 Glacier Highway, with a proposed outdoor consumption area with consumption by smoking or vaping. Additionally, a small cultivation facility will be located at the south end of the building. The building exterior will not undergo significant changes at this time, nor will its footprint be expanded, but the interior will be remodeled and the enclosed outdoor consumption area will be constructed. The construction, design and components will all comply with state and local requirements. An attached accessory dwelling unit is not allowable with an on-site consumption area. The upstairs residential unit has undergone significant demolition and will be used as storage by the retail location for t-shirts, bags, cleaning supplies, and other retail/commercial products that are not under AMCO regulations.

Existing Site & Building: The site's legal description USS 1041 LT 2 is listed as 17,534 SF on the City and Borough of Juneau Parcel Viewer. The existing building is 4,160 SF. The property is bordered by Glacier Highway to the north, Pavitt Plaza LLC to the east, Brentwood Place to the South and SJ Rentals LLC to the West. The site is flat with a band of vegetation on the west property line. There is enough parking on site for the uses described.

Zoning

Use: The property at 10011 Glacier Highway is currently zoned industrial (I). Marijuana retail sales and cultivation are all allowable uses in the Industrial zoning district with approved Conditional Use Permits.

Sean M Boily AIA
Principal Architect

James Bibb AIA
Principal Architect

David Hurley AIA
Principal Architect

126 Seward Street
Juneau, AK 99801

p.907.586.6150
f.907.586.6181

NorthWind
Architects, LLC

Setbacks: The building currently complies with the required setbacks (10' front, rear and street side yard). There is a side yard setback of 0'-0" in the industrial zone, so the proposed outdoor consumption area would comply with this requirement.

Utilities: The site is served by municipal sewer and water. Additional plumbing fixtures will need to be added in Phase II, and will be proposed in the building permit process. Electricity is provided via underground conduit to the building. An electrical and mechanical engineer will be engaged for Phase III of the project.

Habitat: The property is bordered on all sides with significant development of road ways and of private property. There is a band of vegetation on the west side of the property of alder trees and long grasses bordering SJ Rentals property that meets the requirements for 5% vegetative cover in the industrial zone. This band will be preserved between the properties, and additional vegetation will be added with the grass pet area and the long planter in front of the covered outdoor patio. Rainwater from the proposed covered patio will drain into the vegetative swale.

Development Schedule and Noise: Improvements to the property will occur during normal working hours (7AM-6PM). Sound and noise consistent with construction may occur during this time. Once operational, the retail location may be staffed between 8AM and 12AM, with the bulk of the traffic occurring between 10AM and 8PM. Noise generated by activities on site are expected to be kept minimal- customers talking in the outdoor consumption area or movement of materials from the cultivation will likely be the primary sources of noise, beyond traffic entering and exiting the property, however the traffic noise from Glacier Highway is more substantial.

The estimated maximum number of employees on-site at any time is 6.

Property Value & Neighborhood Harmony: The proposed use at 10011 Glacier Highway matches the current mixed industrial and commercial uses currently in the area. Neighboring property owners should not be affected by the proposed operations and may benefit from the increased visitation to the site. The aesthetic for the covered area will be similar to a brew pub or coffee café, a gathering place for people to enjoy light imbibing of product in a safe environment. Negative impacts from noise and traffic are expected to be minimal.

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f.907.586.6181

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Public Health & Safety: On-site operations will minimize threats and risk to public safety and the natural environment. No chemicals, nutrients or nutrient-enriched solutions will enter the local waterways or sewer system. Waste will be disposed of properly and in a way that minimizes additions to the landfill. All disposal will be done in accordance to state law.

Lighting: Surface-mounted exterior lighting will discourage loitering and unlawful entry. Lenses will prevent light spillage onto adjacent properties and the roadways.

Parking, Traffic & Circulation: There may be an increase in traffic to the site compared to past uses as a U-Haul rental and childcare facility. However, the traffic level will be congruous with the existing industrial/commercial uses in the area. Parking for the retail and employees will be on site, as required by CBJ code. Vehicular traffic access to the site is provided via Glacier Highway and Bentwood Place, with a one-way traffic lane from Bentwood Place to the retail parking along Glacier Highway. Project will have 14 parking spaces, 2 to the south for the cultivation area, 12 for the retail/office/consumption area, 1 of which is ADA compliant for van access. (See table below) Small passenger vans may be used by the property owner to transport people safely from a downtown location to the valley onsite consumption area.

<u>Parking Requirements</u>			
Use Type	SF of Use	Spaces per SF	Spaces Req
Agriculture	1285 SF	1 Per 1000	1
Mercantile/ Office	1725 SF	1 Per 300	6
Outdoor Patio	813 SF	1 Per 300	3
Mercantile Storage	927 SF	1 Per 1000	1
			11
			1
			14
			Total
			Req ADA spaces
			Planned Parking

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Commercial Marijuana Establishment CUP Application Requirements

Site Plan: The attached Site Plan shows the layout of the site and proposed uses of the different parts of the building. Due to state law, the entire first floor of the building will be an Alcohol and Marijuana Control Office (AMCO) licensed premises.

Security Plan: Please see attached Elec Floor Plan for layout of video surveillance and exterior lighting. The state requires extensive security measures, such as lighting, video surveillance, protocols for visitors and prevention of those under the age of 21, security and alarm systems, product tracking, transportation and labeling of products, restricted access areas and more. The clients are well versed with the State Law's surrounding both retail and cultivation, with several stores and facilities in Juneau and around the state of Alaska. These restrictions include but do are not limited to:

- All doors leading to restricted access areas (the north entry to retail space, south entry to cultivation area, west entry to offices) will have commercial grade locks. Required signage states "Restricted Access Area. Visitors must be escorted" will be posted on the rear exterior door and the employee-only door leading from the commercial outdoor patio area into the observation area for employees only. Video surveillance will record both entry points.
- Exterior lighting will be sufficient to facilitate surveillance, as well as discourage loitering.
- All areas where marijuana is grown, cured, processed, and packaged, or where marijuana waste is destroyed will be monitored by video surveillance. Areas where marijuana or marijuana products are sold or consumed will also be under video surveillance.
- The services of an alarm company will be contracted for the purpose of maintaining a secure facility. All exterior ground floor windows and each exterior door will be connected to the alarm system.

Waste Disposal Plan: All waste, trash, and wastewater disposal will meet federal, state and local requirements.

- Marijuana will be disposed of per AMCO required protocols, including the notification of AMCO for proposed waste disposal.

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- Expired growing medium will be mixed with marijuana waste and taken off-site for composting.
- Non-marijuana waste will be picked up by the local waste hauler weekly.

Screening Plan: Secured doors, opaque window coverings, and fencing will prevent observation of facility and activities occurring inside. (See elevations)

Ventilation and Filtration Plan: Significant efforts will be made to prevent nuisance odors from affecting the area. The State of Alaska has significant requirements to ensure onsite consumption of marijuana will not detract from the area.

- Continually-running carbon filters will reduce odors the ambient air in the cultivation area, as well as air exhausted. Carbon filters will be maintained and replaced per manufacturer's specifications.
- CBJ Code 36.60.030 allows smoking outdoors for a marijuana facility licensed by the state and in compliance with regulations adopted by the Marijuana Control Board. In addition to the stringent security measures mentioned above, additional regulation and requirements include:
 - Freestanding licensed retail marijuana store with an approved onsite consumption endorsement;
 - The consumption area being fully enclosed by a sight-obscuring wall or fence and separated from the remainder of the premises by a secure door;
 - Limitations on the amount of marijuana or marijuana product sold for consumption on the premises;
 - Prohibition on the consumption of tobacco or tobacco products in the consumption area;
 - A smoke-free area for employees to monitor the marijuana consumption area;
 - Protocols and training for employees to identify overconsumption;
 - Protocols and training for preventing marijuana from another source from entering the consumption area;
 - A finding by the board to be compatible with the surrounding area after considering neighborhood uses, location of air intake vents of neighboring buildings, sight-obscuring wall or fencing, objections by property owners within 500' (a notice will be sent to all property owners within 500' of the boundaries of the property).

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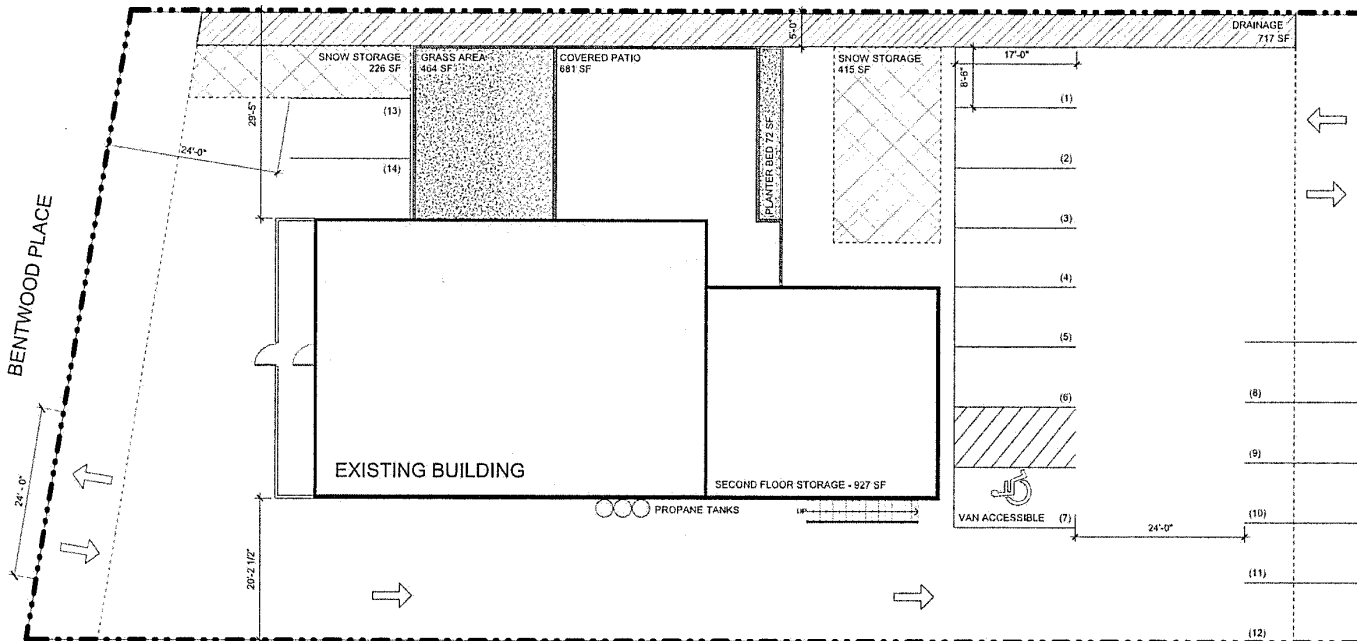
- **Mold Prevention and Wastewater Discharge:** Cleanliness and sanitation is a priority. Appropriate hand washing equipment and procedures will be in place to ensure proper hygiene. Cultivation and retail facilities (including the outdoor consumption area) will be cleaned as necessary to maintain a high level of cleanliness and sanitation
 - Below is a list of chemicals, fertilizers and additives expected to be used at the cultivation facility:

Product	Class	Manufacturer
Forge	Bacteria additive	Blacksmith Bioscience
Cal-Mag Plus	Supplement	Botanicare
Pure Blend Pro Grow	Nutrient - vegetative	Botanicare
Silica Blast	Supplement	Botanicare
Pure Bloom Pro Bloom	Nutrient - flowering	Botanicare
Type A	Nutrient - flowering	RX Green Technologies
Type B	Nutrient - flowering	RX Green Technologies
FloraBloom	Nutrient	General Hydroponics
FloraMicro	Nutrient	General Hydroponics
FloraGro	Nutrient	General Hydroponics
Clonex Rooting Gel	Growth Regulator	
Clonex Clone Solution	Clone nutrient	
Coco-Wet	Aids in nutrient absorption	
Great White Mycorrhizae	Nutrient	
H2O2 Liquid Oxygen	Increases nutrient uptake	
General Hydroponics	pH Up	
General Hydroponics	pH Down	
Armor Si	Nutrient	
Botanicare Hydroguard		
Botanicare Power Clone		
RX Green Energy		

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1 SITE PLAN
1/8" = 1'-0"

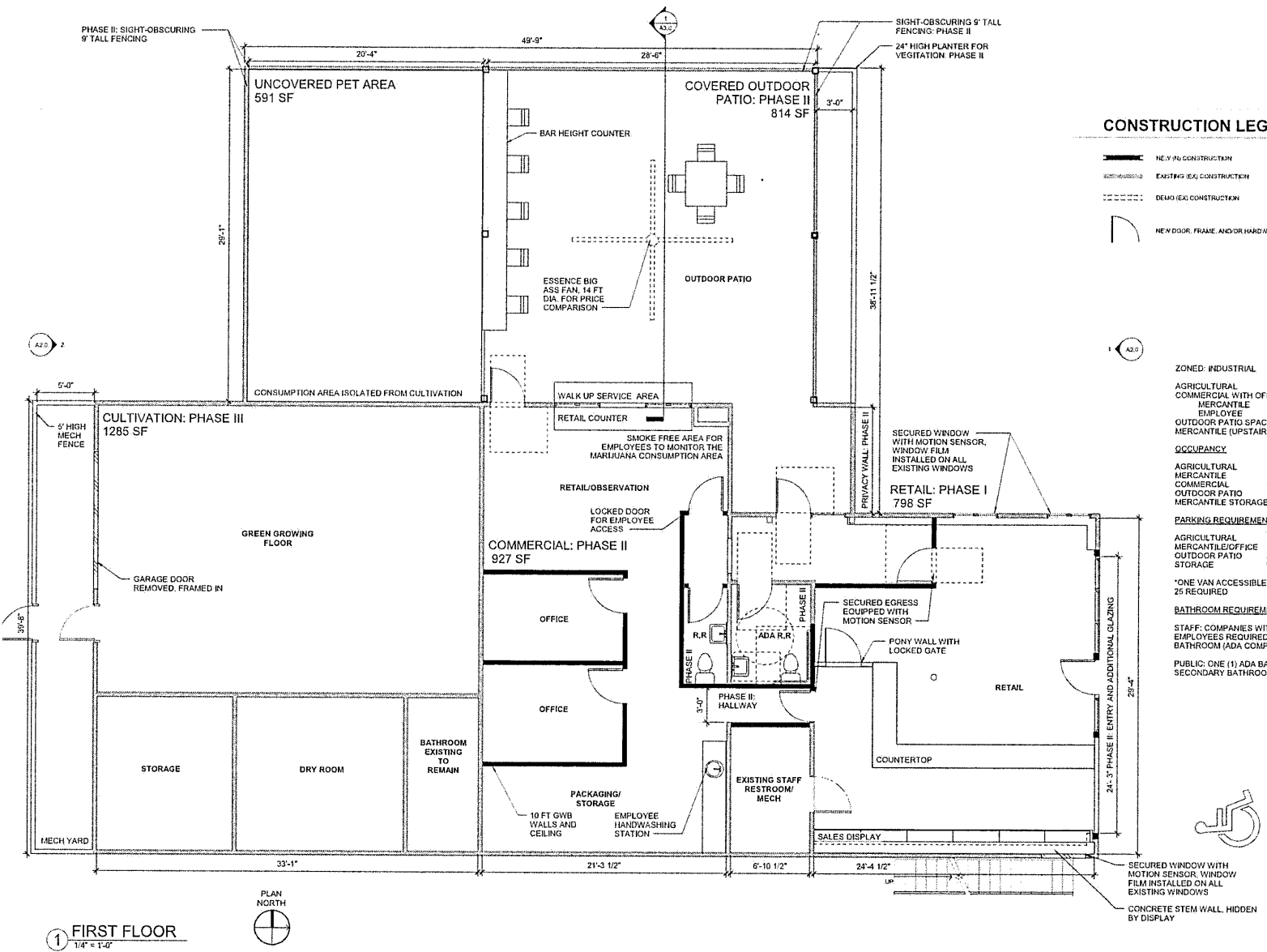


SHEET NO. **A0.1**

PLOT DATE 12/19/2023

ISSUE DATE 12/19/2023

Attachment A- Application



CONSTRUCTION LEGEND

- NEW (N) CONSTRUCTION
- EXISTING (EX) CONSTRUCTION
- DEMOLITION (EX) CONSTRUCTION
- NEW DOOR, FRAME, AND/OR HARDWARE

ZONED: INDUSTRIAL

AGRICULTURAL	1285 SF
COMMERCIAL WITH OFFICES	1725 SF
MERCANTILE	927 SF
EMPLOYEE	927 SF
OUTDOOR PATIO SPACE	813 SF
MERCANTILE (UPSTAIRS) STORAGE	927 SF

OCCUPANCY

	PER SF	# OF OCC.
AGRICULTURAL	300 GROSS	5
MERCANTILE	60 GROSS	14
COMMERCIAL	300 GROSS	3
OUTDOOR PATIO	15 NET	2
MERCANTILE STORAGE	1	2

PARKING REQUIREMENTS*

	PER SF	# SPACES
AGRICULTURAL	1000 GROSS	1
MERCANTILE/OFFICE	300 GROSS	1
OUTDOOR PATIO	300 GROSS	3
STORAGE	1000 GROSS	1

*ONE VAN ACCESSIBLE ADA PARKING SPOT PER 25 REQUIRED

BATHROOM REQUIREMENTS

STAFF: COMPANIES WITH LESS THAN 15 EMPLOYEES REQUIRED TO OFFER ONE UNISEX BATHROOM (ADA COMPLIANT)

PUBLIC: ONE (1) ADA BATHROOM, ONE (1) SECONDARY BATHROOM, BOTH UNISEX

ALASKA VIBES RENOVATION

SHEET TITLE
FLOOR PLAN

CHECKED JB
DRAWN SCG

SHEET # **A1.0**
PLOT DATE 12/06/2023
ISSUE DATE 12/07/2023

NOT FOR CONSTRUCTION

24' X 36' X 10' 0"

N
NorthWind
Architects, LLC

108 Second St.
Juneau, AK 99801
PH 907.586.1515
WWW.NORTHWINDAK.COM

IF THE ABOVE DIMENSIONS DO NOT MEASURE UP, THE DIMENSIONS SHOWN ON THE DRAWING SHALL BE USED. THE DIMENSIONS SHALL BE USED TO DETERMINE THE REQUIRED EFFECTIVE LABEL SIZE.

USE2023 0019 PUBLIC DOCUMENTS

NOT FOR CONSTRUCTION



IF THE ABOVE DIMENSIONS DO NOT MEASURE LINE PLANT EXACTLY, THE DRAWING SHALL HAVE BEEN DIMENSIONED OR REDUCED, AFFECTING ALL LABEL SCALES.

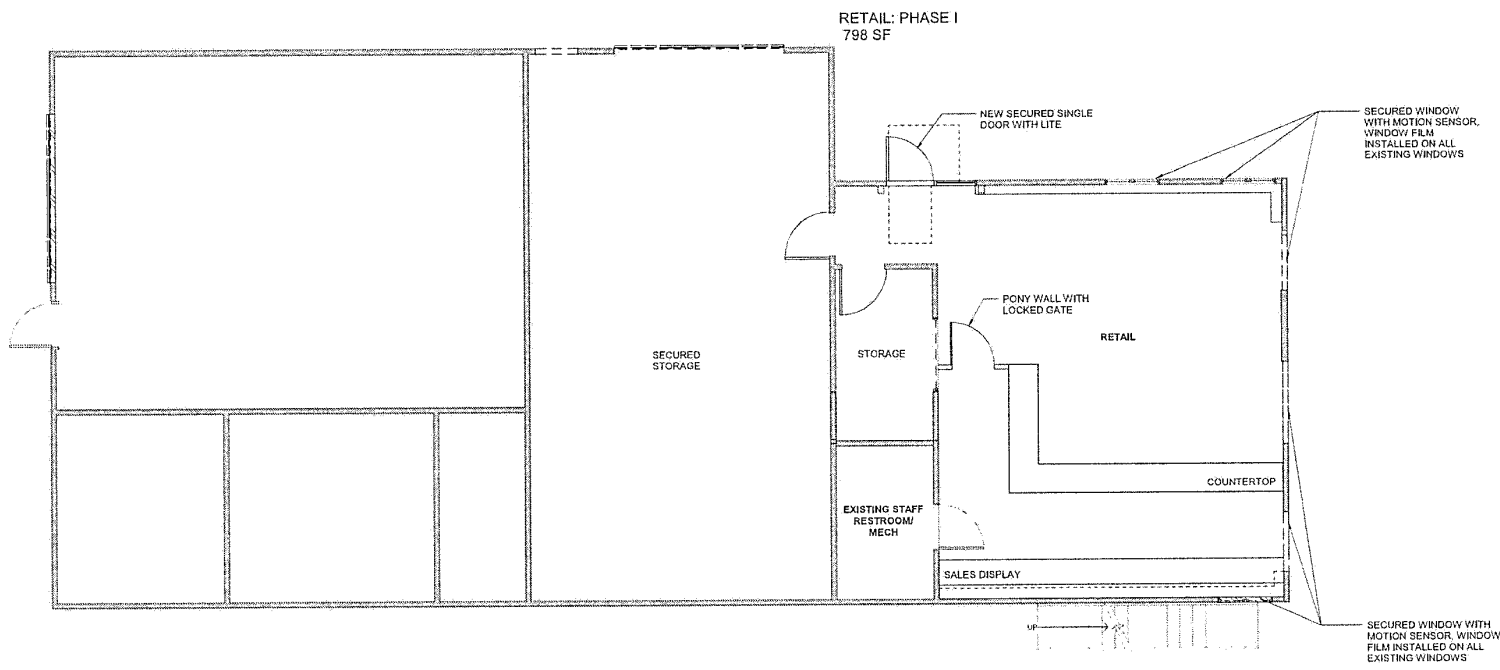
USE2023 0019 PUBLIC DOCUMENTS

ALASKA VIBES RENOVATION

10011 GLACIER HIGHWAY
JUNEAU, AK

SHEET TITLE:	
FIRST FLOOR PHASE I	
CHECKED	JB
DRAWN	SCC
DATE	DATE

SHEET #	A1.1
PLUT DATE	12/07/2023
ISSUE DATE	12/07/2023



1 FIRST FLOOR PLAN- PHASE I
1/4" = 1'-0"

Attachment A- Application

NOT FOR CONSTRUCTION

XXXXXX

W

N

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748 Second St
Juneau, AK 99801
907.586.1110
www.northwindak.com

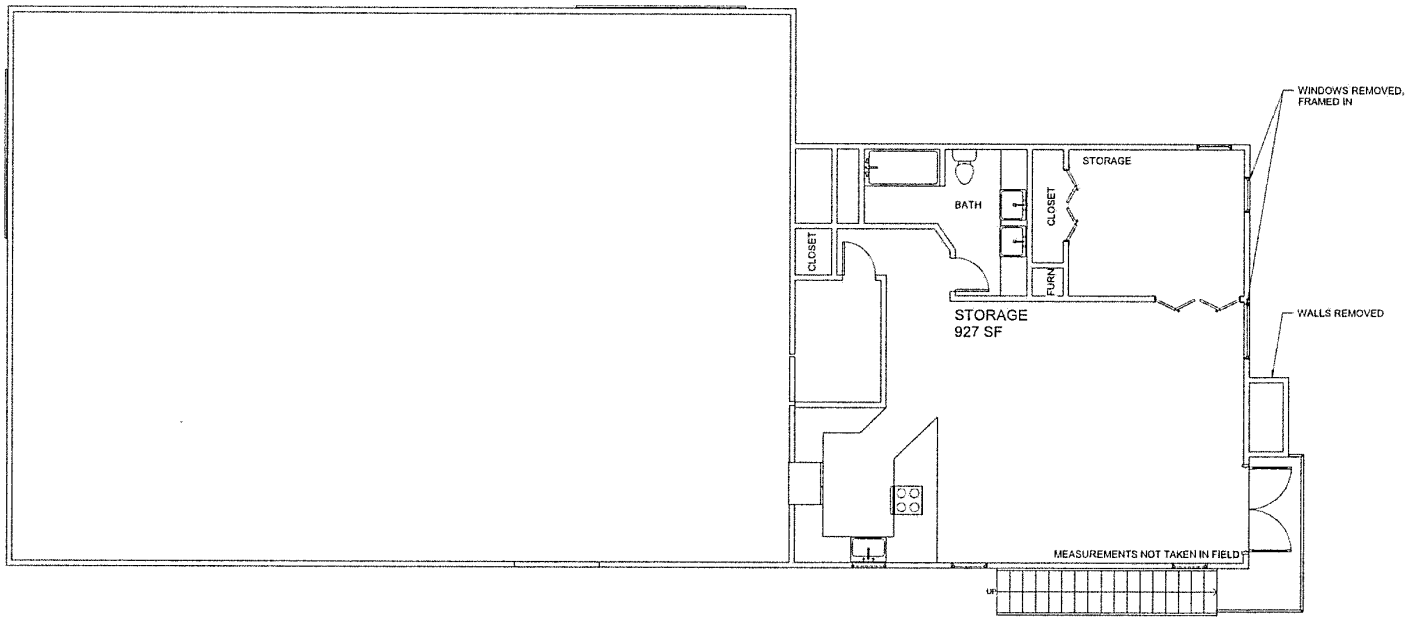
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ALASKA VIBES RENOVATION

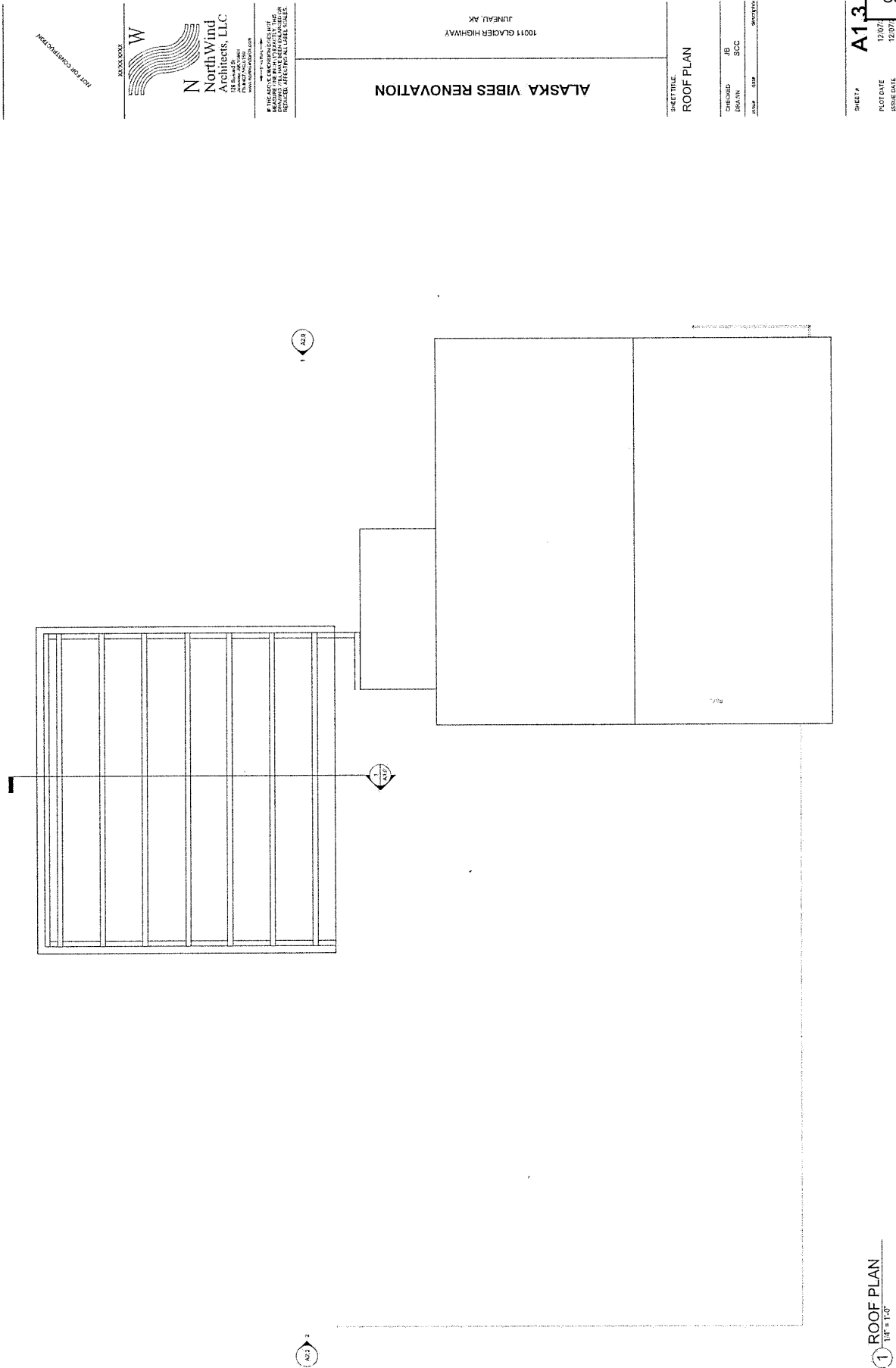
10011 GLACIER HIGHWAY
JUNEAU, AK

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SECOND FLOOR PLAN	
DRAWN BY	JB
CHECKED BY	SCC
DATE	DATE

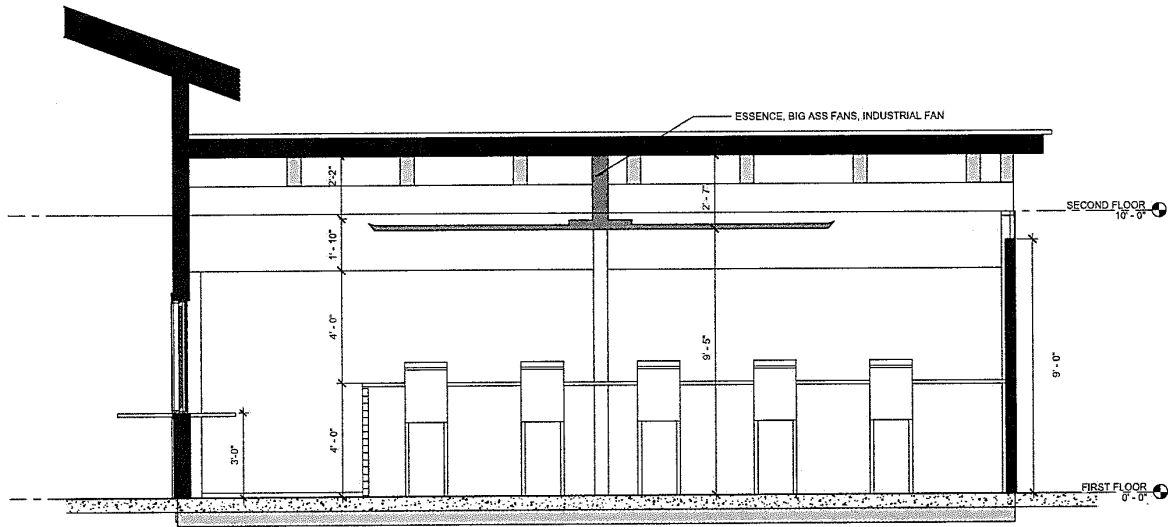
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PLAT DATE	12/07/2023
ISSUE DATE	12/07/2023



① SECOND FLOOR
1/4" = 1'-0"







1 SECTION THROUGH PATIO
1/2" = 1'-0"

Section H, Item 3.

NOT FOR CONSTRUCTION

33/03/0000



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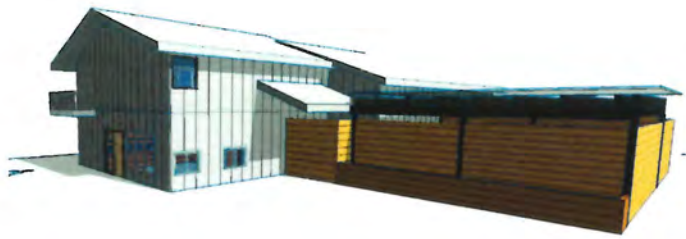
ALASKA VIBES RENOVATION

10011 GLACIER HIGHWAY
JUNEAU, AK

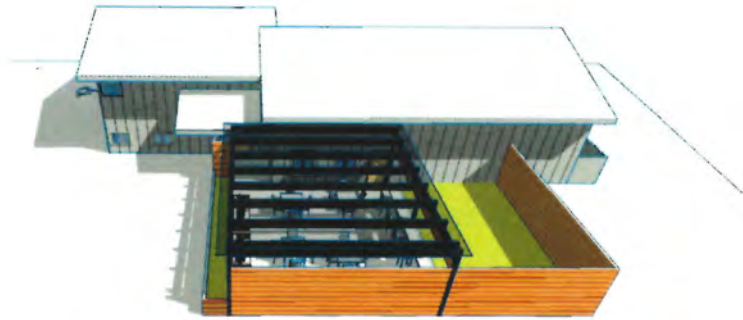
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DRAWN	SCC		
ISSUE	DATE	DESCRIPTION	

SHEET #		A3.0
PLOT DATE	12/07/2023	
ISSUE DATE	12/07/2023	

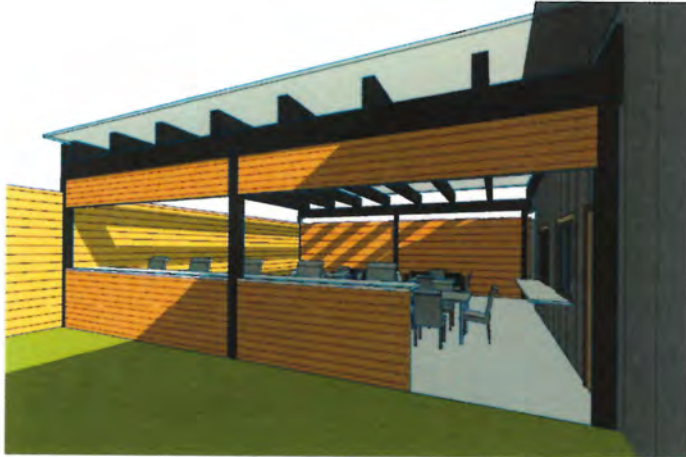
Attachment A- Application



① EXTERIOR RENDERING



② EXTERIOR RENDERING



③ PATIO RENDERING



④ PATIO RENDERING

NOT FOR CONSTRUCTION

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W
N
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IF THE ABOVE DIMENSIONS DOES NOT
MEASURE ONE PART IT'S EXACTLY, THIS
DRAWING WILL HAVE BEEN ENLARGED OR
REDUCED, AFFECTING ALL LABEL SCALES

ALASKA VIBES RENOVATION

10011 GLACIER HIGHWAY
JUNEAU, AK

SHEET TITLE:
RENDERINGS

CHECKED DRAWING	Checker Author
issue	date
	designs

SHEET # **G0.2**

PLOT DATE 12/07/23
ISSUE DATE 12/07/2023



(907) 586-0715
 CDD_Admin@juneau.gov
 www.juneau.org/community-development
 155 Heritage Way • Juneau, AK 99801

AK Vibes USE Renewal

Case Number: PAC2023 0046
 Applicant: Shannon Crossley, NorthWind Architects
 Property Owner: Alaska On Point Properties LLC
 Property Address: 10011 Glacier Highway
 Parcel Code Number: 4B1701020020
 Site Size: 17,534 square feet (nonconforming)
 Zoning: Industrial
 Existing Land Use: Vacant Building

Conference Date: November 1, 2023

Report Issued: November 16, 2023

DISCLAIMER: Pre-application conferences are conducted for the purpose of providing applicants with a preliminary review of a project and timeline. Pre-application conferences are not based on a complete application and are not a guarantee of final project approval.

List of Attendees

Note: Copies of the Pre-Application Conference Report will be emailed, instead of mailed, to participants who have provided their email address below.

Name	Title	Email address
Tara Smith	Applicant	Tara@alaskankushcompany.com
Shannon Crossley	Applicant	Shannon@northwindarch.com
Irene Gallion	Planning	Irene.Gallion@juneau.gov
Nate Watts	Code Compliance Officer	Nate.Watts@juneau.gov
David Sevdy	Permitting	David.Sevdy@juneau.gov

Pre-Application Conference Final Report

Conference Summary

Questions/issues/agreements identified at the conference that weren't identified in the attached reports.

The following is a list of issues, comments and proposed actions, and requested technical submittal items that were discussed at the pre-application conference.

Should we do multiple CUPs as the project goes on?

Getting a new CUP and getting a modified CUP are basically the same Commission process. The most time efficient option seems to be to develop the best fit scenario and apply for the entire project. Then, as modifications come up, modify the CUP. That way, you only have to get updated CUPs for the items that change. Also, the Commission will be more comfortable looking at the project as a whole.

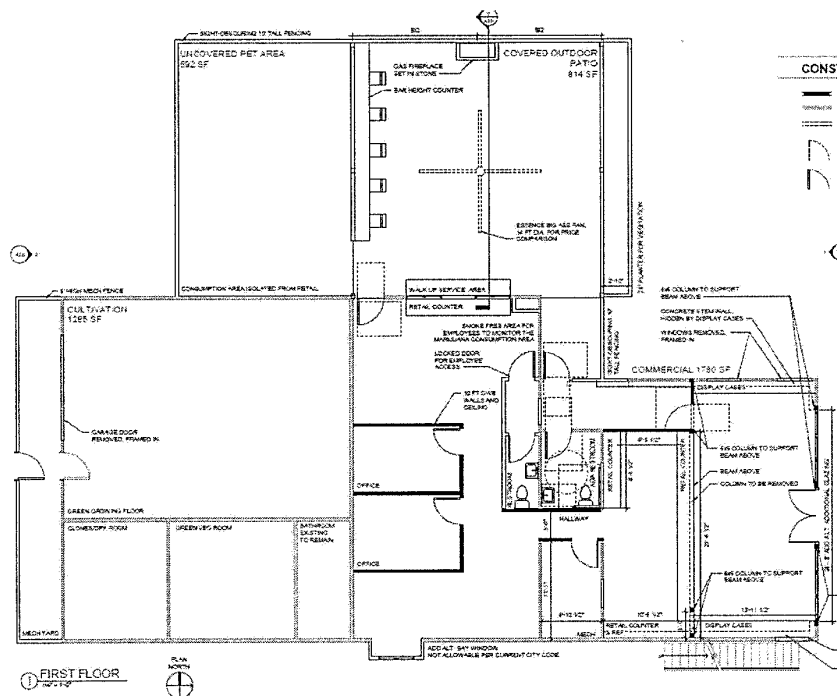
Project Overview

The Applicant applied for and received a conditional use permit for retail, cultivation and on-site consumption (USE2021 0005). As building permits were pursued, the use of the site changed from that permitted, including the provision of manufacture, and extensive office space.

The applicant has new representation and would like to re-apply for their permit. Changes *may* include:

- Addition of manufacture.
- Downtown courtesy van.
- No caretaker's permit – use upstairs as business-related storage.

Analysis below is based on the site plan submitted with this pre-application request:



Pre-Application Conference Final Report

Lot size is nonconforming and will require certification (see below).

Conditional Use Permit Process:

- Submit the application and back-up materials (listed on ten back of the application).
 - Electronic submissions accepted at Permits@juneau.gov. Note that the permit center will call you for payment when the application is processed. Applications are submitted in the order in which they are received, and it may be a few days before you get a call.
- The project will be assigned to a planner. They will review submitted materials, and coordinate where necessary. When the planner assesses the file is complete, they will schedule a hearing before the Planning Commission.
 - A notice will be sent to property owners within 500 feet of the project.
 - There will be two newspaper ads for the case.
 - The Applicant is required to post a Public Notice sign, which will be provided by CDD. The sign must be posted two weeks before the hearing.
 - Staff will prepare a report analyzing the project and make a recommendation to the Commission. The report will be publicly available the week before the hearing.
- At the Planning Commission meeting, the project can be:
 - On the Consent Agenda, where it will be passed without discussion.
 - On the Regular Agenda:
 - The Director will briefly describe the project.
 - The Applicant has 15 minutes to describe the project.
 - The public has the opportunity to comment. There is usually a time limit of two to three minutes.
 - The Applicant has time to respond to issues raised.
 - Public comment is closed and there is no additional opportunity to participate.
- The Planning Commission will either:
 - Approve the project
 - Approve the project with conditions (the most common outcome)
 - Deny the project, OR
 - Continue the project – if more information is required or if the Commission runs out of time.
- The decision can be appealed for 20 days after the Notice of Decision is filed with the City Clerk. If the decision is appealed, the Applicant can continue with their project at their own risk.

Videos of the Planning Commission activities are posted on Assembly's Minutes and Agendas site.
<https://juneau-ak.municodemeetings.com/>

Planning Division

1. **Zoning – Industrial**
2. **Table of Permissible Uses –**
 - a. **Marijuana Retail**, paragraph 2.300, requires a conditional use permit.
 - b. **Marijuana Cultivation**, paragraph 14.240/14.245, requires a conditional use permit.
 - c. **Marijuana Manufacture**, paragraph 4.220, requires a conditional use permit.
 - d. **Marijuana Consumption**

Pre-Application Conference Final Report

- i. On-site consumption is an endorsement under the Alaska Administrative Code [3 AAC 3.6.370(c)(4)].
 - ii. CBJ's smoking ordinance allows outdoor consumption in accordance with state regulations [CBJ 36.60.030(2)].
 - e. **Offices.** Office space under 2,500 square feet must be subordinate to primary use. Office space as a stand-alone use (for instance, rented out) is not allowed in Industrial zoning UNLESS over 2,500 square feet (Paragraph 3.400)
3. **Setbacks** – based on a 1983 as-built.

Setback	Cardinal Direction	Required	Actual
Front	North	10 feet	52 feet (scaled)
Side	East	10 feet	20.12 feet
Side	West	10 feet	29.62 feet
Street side	South	10 feet	11.57 feet

- 4. **Height** – No height limit.
- 5. **Access** – Primarily from Glacier Highway, with secondary access via Jensine Street.
- 6. **Parking & Circulation**– Square footages used to calculate parking were pulled from the figure, rather than from the key on the right.

Change of use may change the number of parking spaces required.

Use	Total Square Feet	Spaces Required	Total Spaces
Retail	1,780	1 per 300 square feet	5
Restaurants/Dispensaries	814	1 per 200 square feet	4
Warehouse (cultivation)/storage	1285+878	1 per 1,000 square feet	2
Manufacture		1 per 1,000 square feet	
TOTAL PARKING REQUIRED			11
Total ADA			1
Total Loading			

Up to 25 parking spaces requires one ADA space [CBJ 49.40.210(b)].

Total square footage is 4,757. Commercial facilities less than 5,000 square feet do not require a loading space [CBJ 49.40.210(c)].

Pre-Application Conference Final Report

7. **Lot Coverage** – No maximum.
8. **Vegetative Coverage** – Five percent, or 877 square feet. The proposal shows 592 square feet of pet grass area, 463 square feet of vegetated drainage area, and 50 square feet of planters, for 1,105 square feet of vegetative cover.
9. **Lighting** – Lighting will need to be downward cast, and not fall on neighboring property.
10. **Noise** – Noise is anticipated to be in keeping with the industrial area.
11. **Flood** – The structure is not in a Special Flood Hazard Area.
12. **Hazard/Mass Wasting/Avalanche/Hillside Endorsement** – The lot is not in a mapped hazard area, and no slopes in excess of 18 percent are being created or cut.
13. **Wetlands** – None present.
14. **Habitat** – Check with the U.S. Fish and Wildlife on the presence of eagle nests in the area. The presence of eagle nests may impact construction scheduling. No anadromous waterbodies are on the subject parcel, or within 50 feet.
15. **Plat Restrictions** – None noted.
16. **Traffic** – According to CBJ 49.40.300(a)(2) a traffic impact analysis IS NOT required. The project will generate less than 250 Average Annual Daily Traffic.

The Institute of Transportation Engineers' Trip Generation Manual (9th Edition) does not have data specifically for the uses proposed. For this application we used similar projections:

- Marijuana retail – Pharmacy/drugstore without drive-through window (page 1795, Volume 3)
- Marijuana cultivation – General light industrial (page 102, Volume 2)
- On-site consumption – Drinking place (page 1862, Volume 3)
- Marijuana manufacturing – Manufacturing (page 173, Volume 2)

Use	Total Sq. Ft.	Trips Generated	Total Trips
Pharmacy/drugstore	1780	90.06 per 1,000 sq. ft.	160
General light industrial	1285+878	6.97 per 1,000 sq. ft.	15
Drinking place	814	11.34 per 1,000 sq. ft.	9
Manufacturing		3.82 per 1,000 sq. ft.	
Total ADTs:			184

This project will directly access Glacier Highway. Contact Alaska Department of Transportation and Public Facilities to check on any access issues:

Arthur Drown
 Right of Way Agent
 Property Management, Right of Way
 Department of Transportation & Public Facilities

Pre-Application Conference Final Report

Southcoast Region
 6860 Glacier Hwy, Juneau, AK 99801
 (907)465-4517
Arthur.Drown@alaska.gov

17. **Nonconforming situations** – A nonconforming certification will be required because the lot size is less than 36,000 square feet [CBJ 49.35.210(b)(3), Ordinance 2013-9].

Building Division

18. **Building** – Any proposed changes shall be reviewed during the permitting process. Demolition plans & architectural plans stamped by an architect licensed within the State of Alaska shall be required. Engineering may be required if there are structural changes proposed.
19. **Outstanding Permits**
- a. BLD20220464 – “Remodel of existing space to create new marijuana retail AK Vibes” (*Contingent upon renewal of USE permit to continue review process*).
 - b. BLD-0393301 – “INSTALLATION OF A 1000 GALLON LPG DISPENSER”

General Engineering/Public Works

20. **Engineering** – N/A
21. **Drainage** – N/A
22. **Utilities** – N/A

Fire Marshal

23. **Fire Items/Access** – From PAC20-058: “The use of ethanol for THC extraction is prohibited by the State Fire Marshal and will not be allowed for this operation. Fire Marshal will review plans during the building permit review.”

Other Applicable Agency Review

24. This project will directly access Glacier Highway. Contact Alaska Department of Transportation and Public Facilities to check on any access issues:

Arthur Drown
 Right of Way Agent
 Property Management, Right of Way
 Department of Transportation & Public Facilities
 Southcoast Region
 6860 Glacier Hwy, Juneau, AK 99801
 (907)465-4517
Arthur.Drown@alaska.gov

List of required applications

Based upon the information submitted for pre-application review, the following list of applications must be submitted in order for the project to receive a thorough and speedy review.

1. Development Permit Application
2. Conditional Use Permit Application
3. Nonconforming Certification Review

Pre-Application Conference Final Report

Additional Submittal Requirements

Submittal of additional information, given the specifics of the development proposal and site, are listed below. These items will be required in order for the application to be determined Counter Complete.

1. A copy of this pre-application conference report.

Exceptions to Submittal Requirements

Submittal requirements that staff has determined **not** to be applicable or **not** required, given the specifics of the development proposal, are listed below. These items will **not** be required in order for the application to be reviewed.

1. N/A

Fee Estimates

The preliminary plan review fees listed below can be found in the CBJ code section 49.85.

Based upon the project plan submitted for pre-application review, staff has attempted to provide an accurate estimate for the permits and permit fees which will be triggered by your proposal.

1. Conditional Use Permit: \$500 for Class II application.
2. Nonconforming Certification Review: No cost if submitted with another development permit application.
3. Public Notice sign: \$150, with \$100 refundable if the sign is returned before the Monday following the Commission meeting.
4. If you decide to pursue manufacture, check in with CBJ Wastewater at (907) 586-0393. Get in writing if any additional wastewater provisions, such as a sample port, are required for your operations. Note that CBJ is operating under a Compliance Order by Consent with the Alaska Department of Environmental Conservation to address violation of wastewater limits.
5. Note that the eventual marijuana licensure will be \$250. A conditional use permit is required for licensure.

For informational handouts with submittal requirements for development applications, please visit our website at www.juneau.org/community-development.

Submit your Completed Application

You may submit your application(s) online via email to permits@juneau.gov

OR in person with payment made to:

City & Borough of Juneau, Permit Center
230 South Franklin Street
Fourth Floor Marine View Center
Juneau, AK 99801

Phone: (907) 586-0715

Web: www.juneau.org/community-development

Attachments:

49.15.330 – if a Conditional Use Permit
Development Permit Application (DPA)

Pre-Application Conference Final Report

Conditional Use Permit Application (USE)

Nonconforming Certification Application (NCC)

49.15.330 Conditional use permit.

- (a) *Purpose.* A conditional use is a use that may or may not be appropriate in a particular zoning district according to the character, intensity, or size of that or surrounding uses. The conditional use permit procedure is intended to afford the commission the flexibility necessary to make determinations appropriate to individual sites. The commission may attach to the permit those conditions listed in subsection (g) of this section as well as any further conditions necessary to mitigate external adverse impacts. If the commission determines that these impacts cannot be satisfactorily overcome, the permit shall be denied.
- (b) *Preapplication conference.* Prior to submission of an application, the developer shall meet with the director for the purpose of discussing the site, the proposed development activity, and the conditional use permit procedure. The director shall discuss with the developer, regulation which may limit the proposed development as well as standards or bonus regulations which may create opportunities for the developer. It is the intent of this section to provide for an exchange of general and preliminary information only and no statement by either the developer or the director shall be regarded as binding or authoritative for purposes of this code. A copy of this subsection shall be provided to the developer at the conference.
- (c) *Submission.* The developer shall submit to the director one copy of the completed permit application together with all supporting materials and the permit fee.
- (d) *Director's review procedure.*
 - (1) The director shall endeavor to determine whether the application accurately reflects the developer intentions, shall advise the applicant whether or not the application is acceptable and, if it is not, what corrective action may be taken.
 - (2) After accepting the application, the director shall schedule it for a hearing before the commission and shall give notice to the developer and the public in accordance with section 49.15.230.
 - (3) The director shall forward the application to the planning commission together with a report setting forth the director's recommendation for approval or denial, with or without conditions together with the reasons therefor. The director shall make those determinations specified in subsections (1)(A)—(1)(C) of subsection (e) of this section.
 - (4) Copies of the application or the relevant portions thereof shall be transmitted to interested agencies as specified on a list maintained by the director for that purpose. Referral agencies shall be invited to respond within 15 days unless an extension is requested and granted in writing for good cause by the director.
 - (5) Even if the proposed development complies with all the requirements of this title and all recommended conditions of approval, the director may nonetheless recommend denial of the application if it is found that the development:
 - (A) Will materially endanger the public health or safety;
 - (B) Will substantially decrease the value of or be out of harmony with property in the neighboring area; or
 - (C) Will not be in general conformity with the land use plan, thoroughfare plan, or other officially adopted plans.
- (e) *Review of director's determinations.*
 - (1) At the hearing on the conditional use permit, the planning commission shall review the director's report to consider:
 - (A) Whether the proposed use is appropriate according to the table of permissible uses;

-
- (B) Whether the application is complete; and
 - (C) Whether the development as proposed will comply with the other requirements of this title.
- (2) The commission shall adopt the director's determination on each item set forth in paragraph (1) of this subsection (e) unless it finds, by a preponderance of the evidence, that the director's determination was in error, and states its reasoning for each finding with particularity.
- (f) *Commission determinations; standards.* Even if the commission adopts the director's determinations pursuant to subsection (e) of this section, it may nonetheless deny or condition the permit if it concludes, based upon its own independent review of the information submitted at the hearing, that the development will more probably than not:
- (1) Materially endanger the public health or safety;
 - (2) Substantially decrease the value of or be out of harmony with property in the neighboring area; or
 - (3) Lack general conformity with the comprehensive plan, thoroughfare plan, or other officially adopted plans.
- (g) *Specific conditions.* The commission may alter the director's proposed permit conditions, impose its own, or both. Conditions may include one or more of the following:
- (1) *Development schedule.* A reasonable time limit may be imposed on construction activity associated with the development, or any portion thereof, to minimize construction-related disruption to traffic and neighborhood, to ensure that development is not used or occupied prior to substantial completion of required public or quasi-public improvements, or to implement other requirements.
 - (2) *Use.* Use of the development may be restricted to that indicated in the application.
 - (3) *Owners' association.* The formation of an association or other agreement among developers, homeowners or merchants, or the creation of a special district may be required for the purpose of holding or maintaining common property.
 - (4) *Dedications.* Conveyance of title, easements, licenses, or other property interests to government entities, private or public utilities, owners' associations, or other common entities may be required.
 - (5) *Performance bonds.* The commission may require the posting of a bond or other surety or collateral approved as to form by the city attorney to guarantee the satisfactory completion of all improvements required by the commission. The instrument posted may provide for partial releases.
 - (6) *Commitment letter.* The commission may require a letter from a public utility or public agency legally committing it to serve the development if such service is required by the commission.
 - (7) *Covenants.* The commission may require the execution and recording of covenants, servitudes, or other instruments satisfactory in form to the city attorney as necessary to ensure permit compliance by future owners or occupants.
 - (8) *Revocation of permits.* The permit may be automatically revoked upon the occurrence of specified events. In such case, it shall be the sole responsibility of the owner to apply for a new permit. In other cases, any order revoking a permit shall state with particularity the grounds therefor and the requirements for reissuance. Compliance with such requirements shall be the sole criterion for reissuance.
 - (9) *Landslide and avalanche areas.* Development in landslide and avalanche areas, designated on the landslide and avalanche area maps dated September 9, 1987, consisting of sheets 1—8, as the same may be amended from time to time by assembly ordinance, shall minimize the risk to life and property.
 - (10) *Habitat.* Development in the following areas may be required to minimize environmental impact:

Created: 2023-09-11 09:44:18 [EST]

(Supp. No. 154)

(A) Developments in wetlands and intertidal areas.

- (11) *Sound*. Conditions may be imposed to discourage production of more than 65 dBa at the property line during the day or 55 dBa at night.
- (12) *Traffic mitigation*. Conditions may be imposed on development to mitigate existing or potential traffic problems on arterial or collector streets.
- (13) *Water access*. Conditions may be imposed to require dedication of public access easements to streams, lake shores and tidewater.
- (14) *Screening*. The commission may require construction of fencing or plantings to screen the development or portions thereof from public view.
- (15) *Lot size or development size*. Conditions may be imposed to limit lot size, the acreage to be developed or the total size of the development.
- (16) *Drainage*. Conditions may be imposed to improve on and off-site drainage over and above the minimum requirements of this title.
- (17) *Lighting*. Conditions may be imposed to control the type and extent of illumination.
- (18) *Other conditions*. Such other conditions as may be reasonably necessary pursuant to the standards listed in subsection (f) of this section.

(Serial No. 87-49, § 2, 1987; Serial No. 2006-15, § 2, 6-5-2006; Serial No. 2015-03(c)(am), § 9, 8-31-2015 ; Serial No. 2017-29, § 3, 1-8-2018, eff. 2-8-2018)

Created: 2023-09-11 09:44:18 [EST]

(Supp. No. 154)



DEVELOPMENT PERMIT APPLICATION

NOTE: Development Permit Application forms must accompany all other Community Development Department land use applications. This form and all documents associated with it are public record once submitted.

To be completed by Applicant	PROPERTY LOCATION	
	Physical Address 10011 Glacier Hwy Juneau AK 99801	
	Legal Description(s) (Subdivision, Survey, Block, Tract, Lot) USS 1041 LT 2	
	Parcel Number(s) 4B1701020020	
	<input type="checkbox"/> This property is located in the downtown historic district <input type="checkbox"/> This property is located in a mapped hazard area, if so, which _____	
	LANDOWNER/ LESSEE	
	Property Owner Alaska OnPoint Properties LLC	Contact Person Casey Wilkins
	Mailing Address 2521 E MT Village Dr - Wasilla AK 99683	Phone Number(s) 907-957-3877
	E-mail Address cwilkins907@gmail.com	
	LANDOWNER/ LESSEE CONSENT	
Required for Planning Permits, not needed on Building/ Engineering Permits. Consent is required of all landowners/ lessees. If submitted with the application, alternative written approval may be sufficient. Written approval must include the property location, landowner/ lessee's printed name, signature, and the applicant's name.		
I am (we are) the owner(s) or lessee(s) of the property subject to this application and I (we) consent as follows: A. This application for a land use or activity review for development on my (our) property is made with my complete understanding and permission. B. I (we) grant permission for the City and Borough of Juneau officials/employees to inspect my property as needed for purposes of this application.		
Landowner/Lessee (Printed Name) _____ Title (e.g.: Landowner, Lessee) _____ X <u>Casey Wilkins</u> _____ Date <u>12/12/2023</u> Landowner/Lessee (Signature) _____		
Landowner/Lessee (Printed Name) _____ Title (e.g.: Landowner, Lessee) _____ X _____ Date _____ Landowner/Lessee (Signature) _____		
NOTICE: The City and Borough of Juneau staff may need access to the subject property during regular business hours. We will make every effort to contact you in advance, but may need to access the property in your absence and in accordance with the consent above. Also, members of the Planning Commission may visit the property before a scheduled public hearing date.		
APPLICANT		
Applicant (Printed Name) <u>SAME</u> If same as LANDOWNER, write "SAME" Contact Person _____		
Mailing Address _____ Phone Number(s) _____		
E-mail Address _____		
X <u>Casey Wilkins</u> _____ Date of Application <u>12/14/2023</u> Applicant's Signature _____		

DEPARTMENT USE ONLY BELOW THIS LINE

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

For assistance filling out this form, contact the Permit Center at 586-0770.

Case Number <u>NCC23-054</u>	Intake Initials <u>EPS</u>
	Date Received <u>12/14/2023</u>



APPLICATION FOR A NONCONFORMING CERTIFICATION REVIEW

See reverse side for more information regarding the permitting process and the materials required for a complete application.

NOTE: Must be accompanied by a DEVELOPMENT PERMIT APPLICATION form.

TYPE OF NONCONFORMING SITUATION (CHECK ALL THAT MAY APPLY)

☐ USE ☐ STRUCTURE ☐ DENSITY ☐ PARKING ☒ LOT

Have you submitted a narrative that fully explains the above listed nonconforming situations? YES ☒ NO ☐

The narrative should explain the nature of the nonconforming situation(s). Be specific, state past and present uses of the building, property, etc.

List all relevant information being submitted. Include this material and an as-built or site plan with the application.

Relevant information to show that the *situation was allowed when established* may include: building or land use permits, recorded plats, zoning codes or maps, dated photographs.

Situation	Type of Documentation
Undersized Lot for Development along Major Arterial Roadway	Narrative with historic site survey

Relevant information to show that the *situation was maintained over time* may include: business licenses, dated photographs, insurance records and maps, utility bills, property tax records, business license, telephone listing, advertisement in dated publications, leases.

Maintained Situation	Type of Documentation
Undersized Lot for Development along Major Arterial Roadway	Narrative with historic site survey

NOTE: If an as-built survey is not submitted, the Community Development Department may not be able to issue a Nonconforming Certificate for setbacks. As-built surveys should show the property in its current condition.

ALL REQUIRED MATERIALS ATTACHED

☒ Complete Application (Per CBJ 49.30.310)

- ☒ Narrative
☒ As-built survey or similar document
☒ Documentation
☐ Fees

NONCONFORMING CERTIFICATION REVIEW FEES:

	Fees	Check No.	Receipt	Date
Application Fees	\$ _____			
Admin. of Guarantee	\$ _____			
Adjustment	\$ _____			
Total Fee	\$ <u>4</u> _____			

Please call Tara Smith at 907-796-9394 for payment.

This form and all documents associated with it are public record once submitted.

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

For assistance filling out this form, contact the Permit Center
907-586-0770.

Case Number	Date Received
NCC23-054	12/14/2023

Nonconforming Certification Application Instructions

Nonconforming Situations is outlined in CBJ 49.30.310

Pre-Application Conference: A pre-application conference is **NOT** required prior to submitting an application. It is highly recommended that applicants meet with a planner to discuss the nonconforming situation(s) and necessary or appropriate documentation for submittal. Staff may have access to documentation that the applicant does not. Please contact the Permit Center at 907-586-0770 or via e-mail at permits@juneau.org.

Application: An application for a Nonconforming Certificate will not be accepted by the Community Development Department until it is determined to be complete. The items needed for a complete application are:

1. **Forms:** Completed application for Nonconforming Certificate and Development Permit Application forms.
2. **Fees:** Fee is \$150. If submitted in conjunction with a development permit, the fee is waived. All fees are subject to change.
3. **Project Narrative:** A detailed narrative describing the nonconforming situation(s).

Document Format: All materials submitted as part of an application shall be submitted in either of the following formats:

1. Electronic copies in the following formats: .doc, .txt, .xls, .bmp, .pdf, .jpg, .gif, .xlm, .rtf (other formats may be preapproved by the Community Development Department).
2. Paper copies 11" X 17" or smaller (larger paper size may be preapproved by the Community Development Department).

Application Review: Once the application is determined to be complete, the Community Development Department will initiate the review and scheduling of the application. This process includes:

Review: As part of the review process, the Community Development Department will evaluate the application for consistency with all applicable City & Borough of Juneau codes. Depending on the details of the permit request, the application may require review by other City & Borough of Juneau departments. Applicants may be required to provide additional information and clarification.

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED



18 December 2023

Re: 10011 Glacier Highway Application for Nonconforming Certification Review

The existing commercial building at 10011 Glacier Highway was built around 1976, according to CBJ parcel viewer. Our client is not proposing to alter the existing building footprint. The proposed development has site improvements listed, such as an outdoor covered patio, landscaping, and parking striping.

The lot is less than 36,000 square feet and undersized for being adjacent to an major arterial roadway. According to CBJ parcel viewer, the lot size is 17,534 SF.

Please see attached survey (Figure 1) of property, completed in 1983.

Sean M Boily AIA
Principal Architect

James Bibb AIA
Principal Architect

David Hurley AIA
Principal Architect

126 Seward Street
Juneau, AK 99801

p.907.586.6150
f.907.586.6181

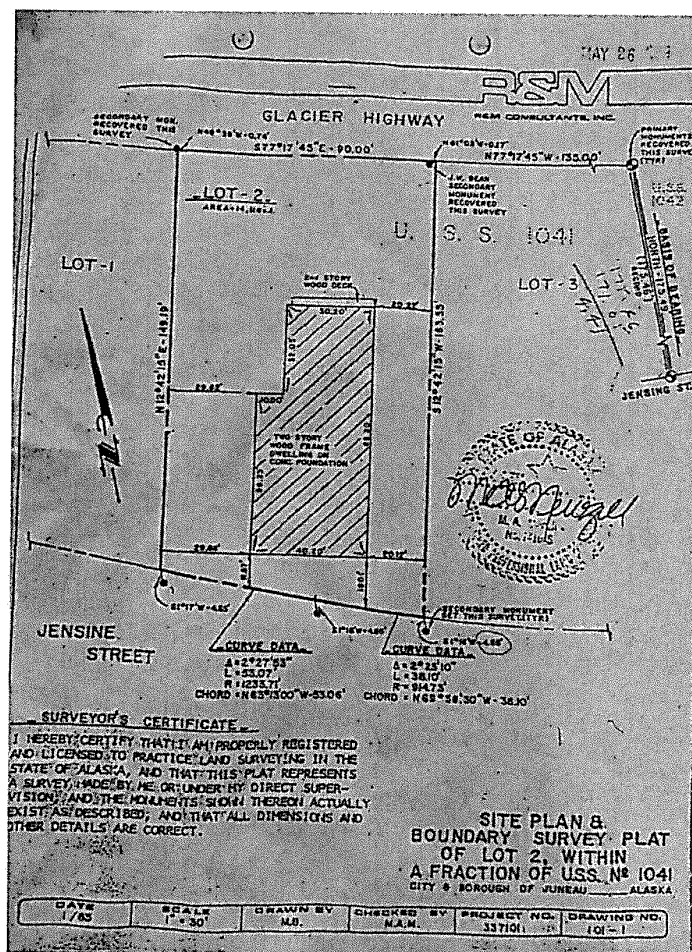


Figure 1: 1983 Survey of 10011 Glacier Highway

Irene Gallion

From: Shannon Crossley <shannon@northwindarch.com>
Sent: Wednesday, February 21, 2024 11:53 AM
To: Irene Gallion
Cc: James Bibb
Subject: Re: USE23-19: Glacier
Attachments: ALASKA VIBES RENOVATION_PC.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

Irene,

Here are the updated sheets! The SF's were a little off because the outdoor spaces were made smaller and captions weren't updated, I apologize!

We weren't required to have a loading area the last time we obtained a CUP, please let me know if the orientation doesn't work. It's obviously a very limited site and there aren't a ton of places to put it, but I can recommend we remove the mech yard for the cultivation if we need to.

I just spoke to the owner and he has done some demo in the apartment already because it use to house an indoor cigarette smoker for 20 years, but doesn't want to spend a lot of money up there. Does a demo plan need to be included in the CUP? What should be indicated as demoed?

Thank you!

Shannon

From: Irene Gallion <Irene.Gallion@juneau.gov>
Sent: Monday, February 19, 2024 11:01 AM
To: Shannon Crossley <shannon@northwindarch.com>
Subject: RE: USE23-19: Glacier

Hi Shannin,

Thank you for the clarifications! Attached are some red lines where the numbers on our submitted plans don't quite line up. I think you had mentioned also submitting a demo plan for the apartment.

If you would like to resubmit drawings we would need those by February 26 at 8am.

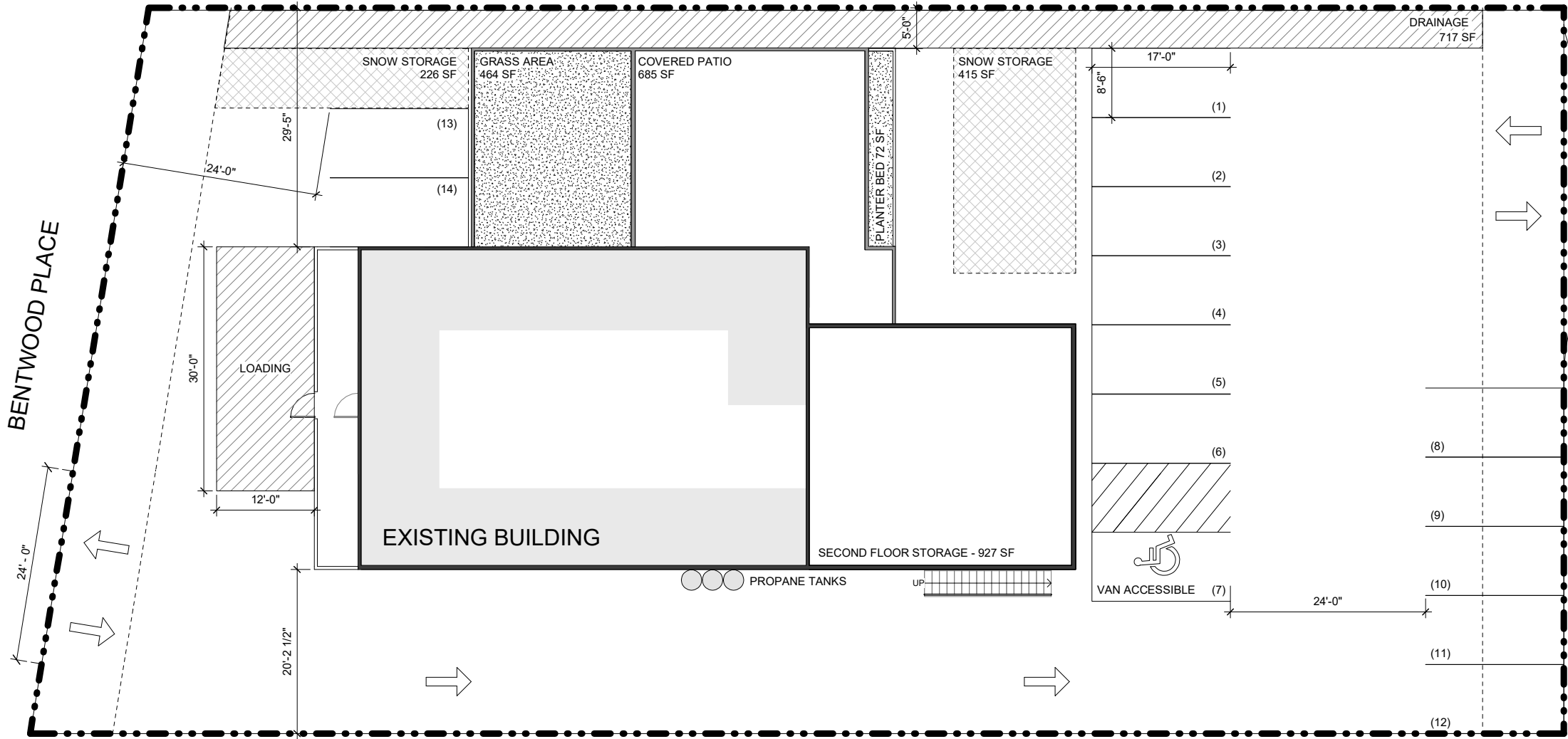
Thanks!

IMG

From: Shannon Crossley <shannon@northwindarch.com>
Sent: Friday, February 2, 2024 10:44 AM

© NorthWind Architects, LLC, Project Number NWA-

1 SITE PLAN
1/8" = 1'-0"



KEY

- SNOW STORAGE
- VEGITATIVE COVER
- PARKING DIMENSIONS
- SETBACK
- PROPERTY LINE
- ONE WAY TRAFFIC ARROW
- HANDICAP PARKING

Section H, Item 3.

NOT FOR CONSTRUCTION

XXXX/XXXX

W

N

NorthWind Architects, LLC

126 Seward St
Juneau, AK 99801
Ph #907.586.6150
www.northwindarch.com

IF THE ABOVE DIMENSION DOES NOT MEASURE ONE INCH (1") EXACTLY, THIS DRAWING WILL HAVE BEEN ENLARGED OR REDUCED, AFFECTING ALL LABEL SCALES.

ALASKA VIBES RENOVATION

10011 GLACIER HIGHWAY
JUNEAU, AK

REQ VEG COVER	
ZONED INDUSTRIAL, 5% 17,534 SF LOT	
877 SF REQ VEG COVER	
PROPOSED VEG COVER	
464 SF GRASS PET AREA	
717 SF VEG DRAINAGE AREA	
72 SF PLANTERS	
1253 SF TOTAL	
PARKING REQUIREMENTS*	
PER SF	
SPACES	
AGRICULTURAL	1000 GROSS
MERCANTILE/OFFICE	300 GROSS
OUTDOOR PATIO	300 GROSS
STORAGE	1000 GROSS
*ONE VAN ACCESSIBLE ADA PARKING SPOT PER 25 REQUIRED	

#

1

6

2

1

SHEET TITLE:

SITE PLAN

ER

CHECKED

JB

DRAWN

SCC

issue

date

description

SHEET #	A0.1
PLOT DATE	02/21/2024
ISSUE DATE	02/21/2024

NOT FOR CONSTRUCTION

XXXX/XXXX



IF THE ABOVE DIMENSION DOES NOT MEASURE ONE INCH (1") EXACTLY, THIS DRAWING WILL HAVE BEEN ENLARGED OR REDUCED, AFFECTING ALL LABEL SCALES.

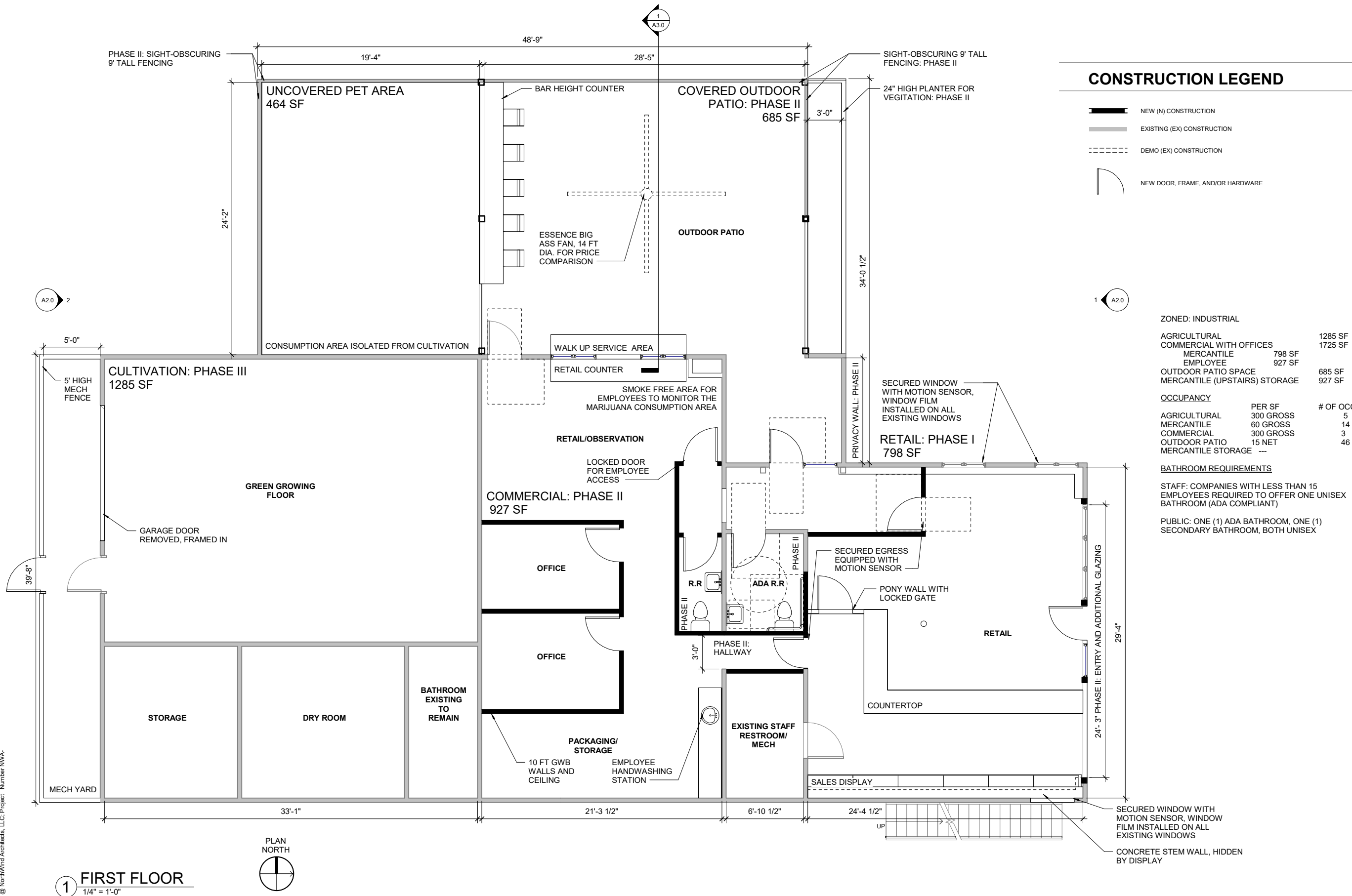
ALASKA VIBES RENOVATION

10011 GLACIER HIGHWAY
JUNEAU, AK

SHEET TITLE:
FLOOR PLAN

CHECKED	JB	
DRAWN	SCC	
issue	date	description

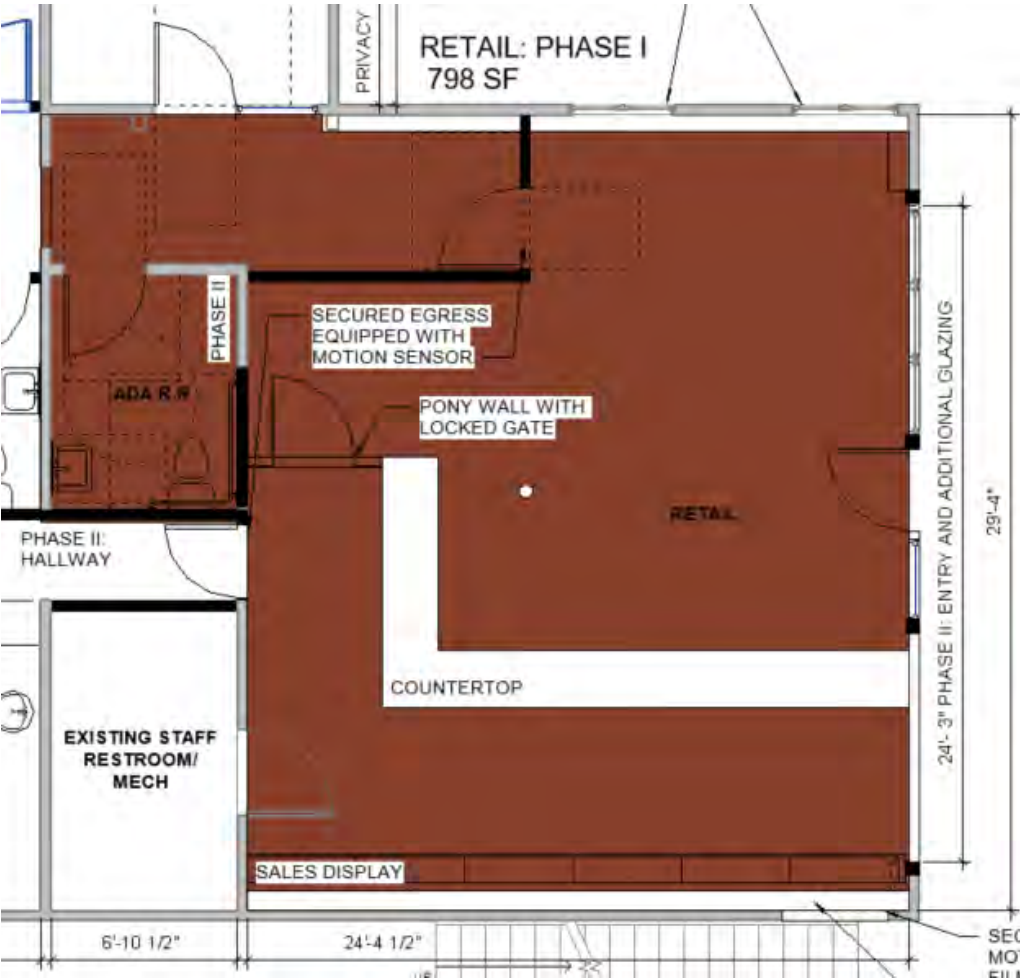
SHEET #
A1.0
PLOT DATE 02/21/2024
ISSUE DATE 02/21/2024



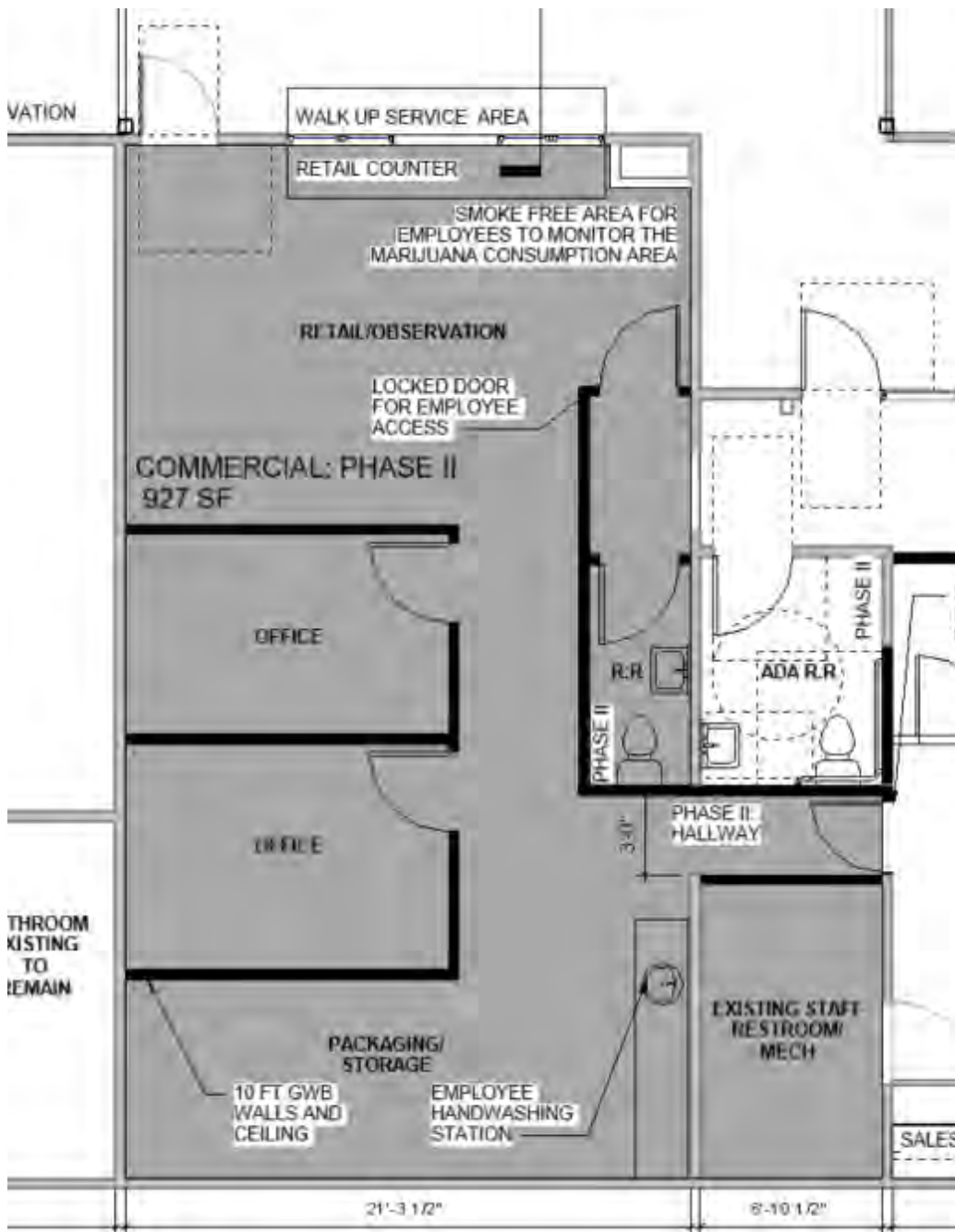
To: Irene Gallion <Irene.Gallion@juneau.gov>
Subject: Re: USE23-19: Glacier

Absolutely!

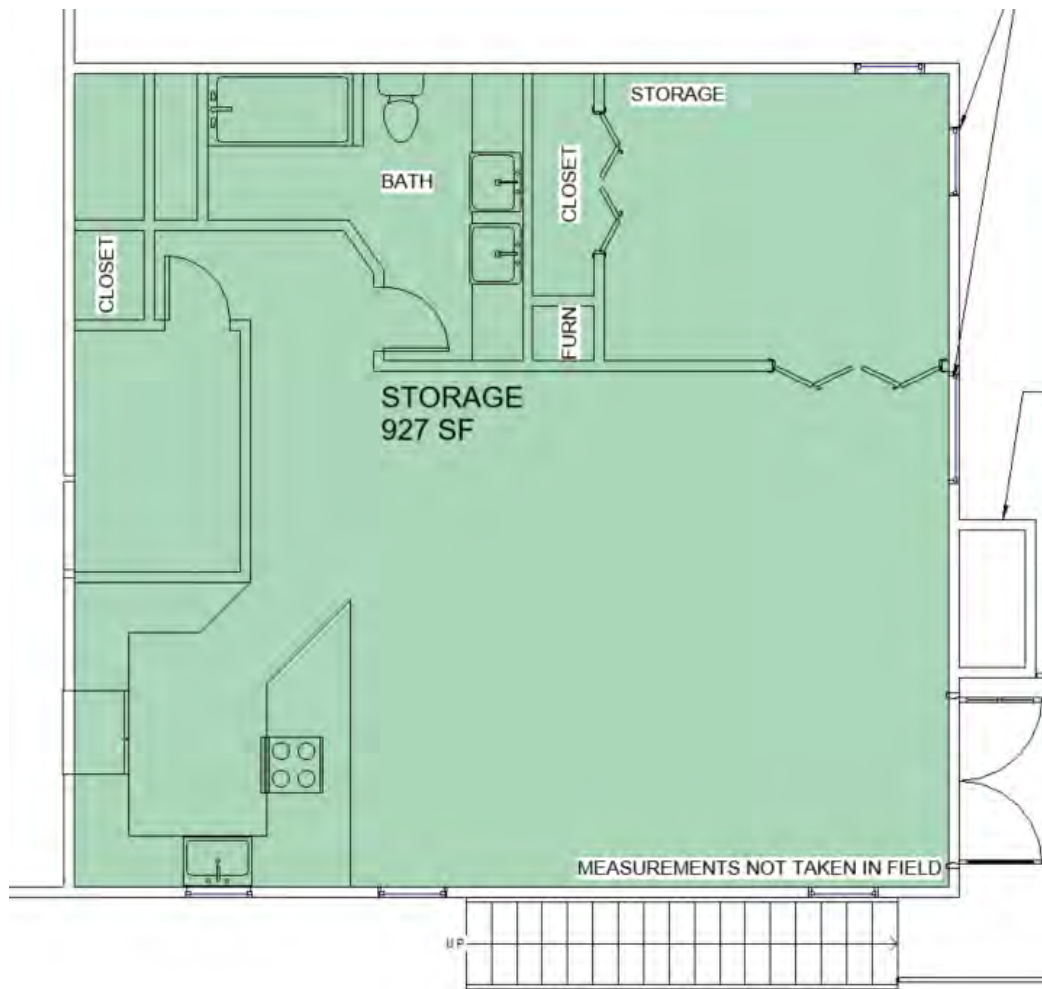
Here is the 798 SF for the retail.



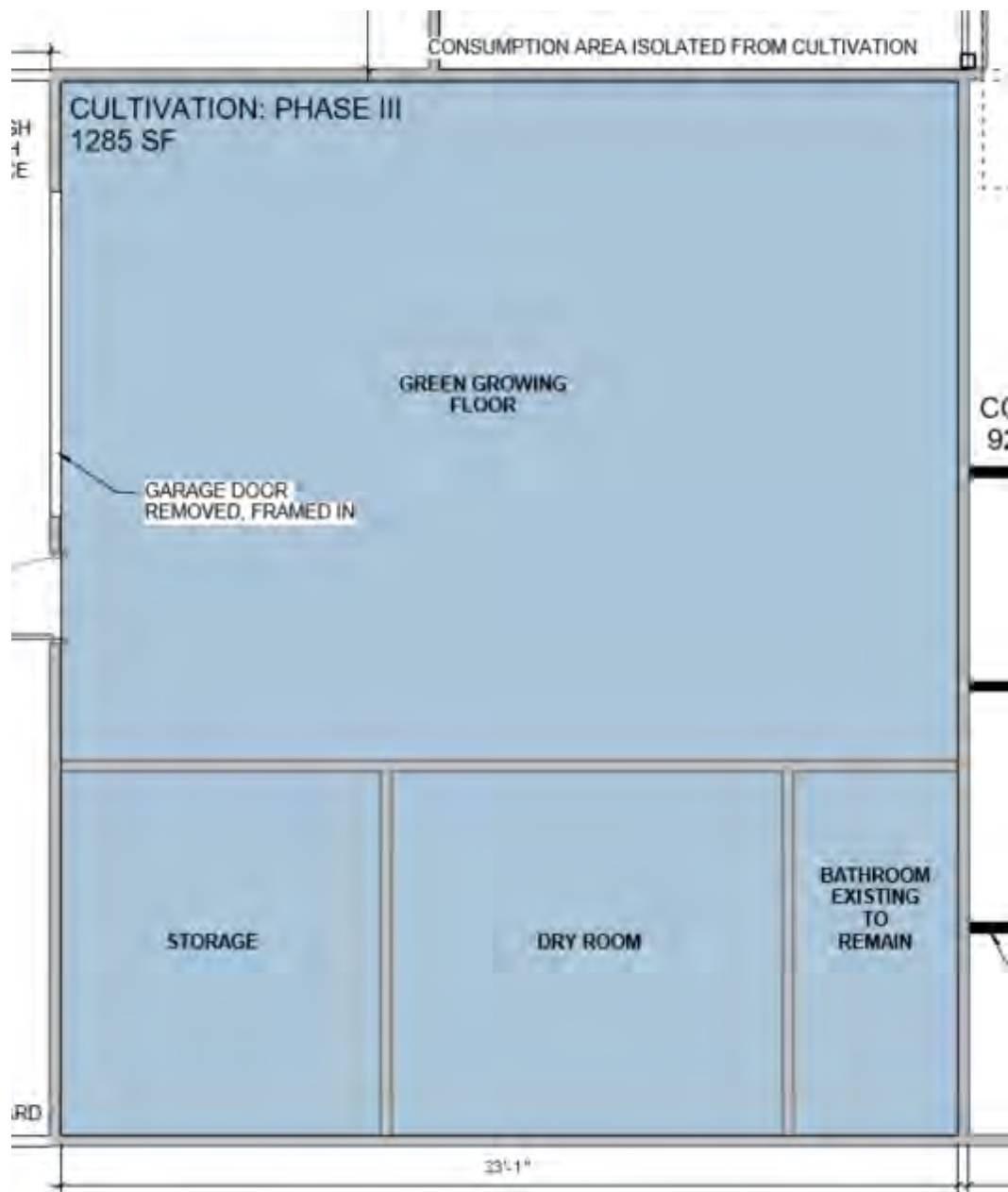
Here is the 927 SF for the commercial/back of house:



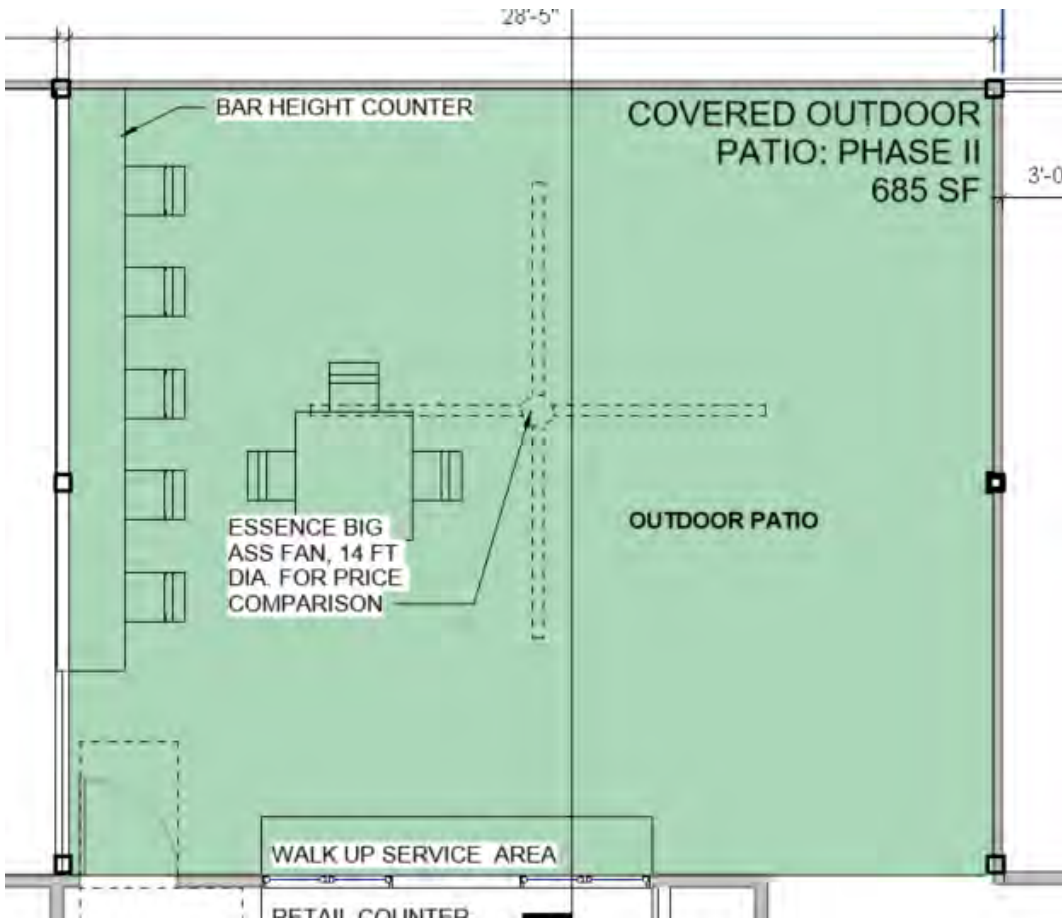
Upstairs unit is 927 SF. I don't know if they've removed the bathroom upstairs yet, we were trying to save on costs at this moment, but the interior finishes have all been removed and I believe the kitchen is gone already. I'll update the set to include an upstairs demo plan, thank you.



And here is the 1285 for cultivation:



The outdoor consumption area is listed as 685 on the floorplan, did I accidentally insert 814 SF somewhere? I'll reissue the sheet, please just let me know where it shows up. There were several redesigns done to the SF for the Outdoor patio and pet area, and I thought I had changed them all to match.



Pet area (465 SF) is just lawn! Trying to get some more vegetation on site and allow patrons to bring their pets with them.

-Shannon

From: Irene Gallion <Irene.Gallion@juneau.gov>
Sent: Thursday, February 1, 2024 3:30 PM
To: Shannon Crossley <shannon@northwindarch.com>
Subject: USE23-19: Glacier

Can you double check square footages for me? I've got:

- Phase 1: 798 square feet of retail, and 927 square feet of downstairs storage, and 798 square feet of upstairs storage. Note that the phasing plan does not show demolition of apartment features.
- Phase 2: Extension of retail into the 927 square foot storage area, including supportive offices. Construction of 814 square feet of outdoor consumption, and a 591 square foot uncovered pet area.
- Phase 3: 1285 square feet of cultivation, dry room and storage.

I am not sure the upstairs apartment is 927, since the space directly below it is 798.

The 591 of pet area, that is just lawn...right?

Thanks!

Irene Gallion | Senior Planner

Community Development Department | City & Borough of Juneau, AK

Location: 230 S. Franklin Street | 4th Floor Marine View Building

Office: 907.586.0753 x4130



Fostering excellence in development for this generation and the next.

How are we doing? Provide feedback here: <https://juneau.org/community-development/how-are-we-doing>

Irene Gallion

From: Drown, Arthur EE (DOT) <arthur.drown@alaska.gov>
Sent: Tuesday, February 20, 2024 8:16 AM
To: Irene Gallion
Subject: RE: USE23-19: Marijuana retail, cultivation and on-site consumption
Attachments: RE: Proposed Project at 10011 Glacier Highway

Good morning Irene,

Attached is my email to Shannon Crossley and James Bibb regarding the subject development.

The primary comments DOT has on this development are as follows:

- 1) A new driveway permit will be required by DOT which will include modifications to the current substandard access.
- 2) Access will need to be unique to the proposed development and should not be used to access neighboring business unless proof of an easement or other access agreement between the subject property and neighboring properties can be provided. This is to ensure that the access being reviewed does not have an irregular flow of traffic outside that generated by the proposed development.

Thank you for bringing this back to my attention.

Arthur Drown

Right of Way Agent
 Property Management, Right of Way
 Department of Transportation & Public Facilities
 Southcoast Region
 6860 Glacier Hwy, Juneau, AK 99801
 (907)465-4517

From: Irene Gallion <Irene.Gallion@juneau.gov>
Sent: Monday, February 19, 2024 9:34 AM
To: Drown, Arthur EE (DOT) <arthur.drown@alaska.gov>
Subject: FW: USE23-19: Marijuana retail, cultivation and on-site consumption

CAUTION: This email originated from outside the State of Alaska mail system. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi Arthur,

My apologies for the last minute query on this one.

We have a proposal for a marijuana facility at 10011 Glacier Highway, next to Pavitt's. They are proposing retail, on-site consumption and cultivation.

This application had been previously approved, but expired.

If you can have comments to me by **February 23, 2024** (end of week) that would be great. But, if you time, let me know.

I believe you've already been talking to Shannon Crossley, the architect for the project. My understanding is that you were having discussions regarding driveway slope.

THANK YOU! And again, my apologies for the late query.

Irene Gallion | Senior Planner

Community Development Department | City & Borough of Juneau, AK
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Office: 907.586.0753 x4130



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How are we doing? Provide feedback here: <https://juneau.org/community-development/how-are-we-doing>

IMG

From: Irene Gallion

Sent: Monday, February 19, 2024 9:25 AM

To: Charlie Ford <Charlie.Ford@juneau.gov>; General Engineering <General_Engineering@juneau.gov>; Dan Jager <Dan.Jager@juneau.gov>

Cc: Jeffrey Hedges <Jeffrey.Hedges@juneau.gov>

Subject: USE23-19: Marijuana retail, cultivation and on-site consumption

Hi all,

My sincere apology about the late notice and quick turn on this proposal, at 10011 Glacier Highway, next to Pavitts.

They had a previous approval that expired. This application differs in that the caretaker apartment originally proposed is modified into storage.

If you could let me know of any concerns by **February 23, 2024**, I'd appreciate it. If you need more time let me know.

Thanks!

Irene Gallion | Senior Planner

Community Development Department | City & Borough of Juneau, AK
Location: 230 S. Franklin Street | 4th Floor Marine View Building
Office: 907.586.0753 x4130



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How are we doing? Provide feedback here: <https://juneau.org/community-development/how-are-we-doing>

Irene Gallion

From: Charlie Ford
Sent: Tuesday, February 20, 2024 8:28 AM
To: Irene Gallion; General Engineering; Dan Jager
Cc: Jeffrey Hedges
Subject: RE: USE23-19: Marijuana retail, cultivation and on-site consumption

Buildings has no issues with this project at this time.
 Thanks,

From: Irene Gallion <Irene.Gallion@juneau.gov>
Sent: Monday, February 19, 2024 9:25 AM
To: Charlie Ford <Charlie.Ford@juneau.gov>; General Engineering <General_Engineering@juneau.gov>; Dan Jager <Dan.Jager@juneau.gov>
Cc: Jeffrey Hedges <Jeffrey.Hedges@juneau.gov>
Subject: USE23-19: Marijuana retail, cultivation and on-site consumption

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Irene Gallion | Senior Planner

[Community Development Department](#) | City & Borough of Juneau, AK
 Location: 230 S. Franklin Street | 4th Floor Marine View Building
 Office: 907.586.0753 x4130



Fostering excellence in development for this generation and the next.

How are we doing? Provide feedback here: <https://juneau.org/community-development/how-are-we-doing>

Irene Gallion

From: Nate Watts
Sent: Wednesday, February 7, 2024 9:27 AM
To: Irene Gallion
Subject: RE: Two conditional use permit applications

Thanks for checking in - We did have enforcement at their two cultivations during the renewal period. They have since resolved those issues and have received a license for 2024 at both facilities. We are continuing to work with them at their Anka location regarding a property conditions issue on the 3rd floor of their building. Since the issue is not located within the licensed area of the structure, the decision (above me) was that we would pursue that separately and not have it affect the license. With that said – hopefully during the permit process, we will get a look at how they plan to convert the building and provide appropriate ventilation etc etc.

From: Irene Gallion <Irene.Gallion@juneau.gov>
Sent: Wednesday, January 31, 2024 9:47 AM
To: Nate Watts <Nate.Watts@juneau.gov>
Subject: Two conditional use permit applications

Hi Nate,

I've got two conditional use permit applications from Casey Wilkins.

USE23-19 is the facility next to Pavitts. The proposal is on the web site: <https://juneau.org/community-development/short-term-projects>

USE24-02 is the KUSH facility on Franklin Street. Not up on the web site yet, as there are a few procedural questions hanging out. Note that they've not operated for a while, and I seem to recall we had some enforcement difficulties?

Let me know of any concerns for either project. Thank you!

Irene Gallion | Senior Planner

[Community Development Department](#) | City & Borough of Juneau, AK
 Location: 230 S. Franklin Street | 4th Floor Marine View Building
 Office: 907.586.0753 x4130



Fostering excellence in development for this generation and the next.

How are we doing? Provide feedback here: <https://juneau.org/community-development/how-are-we-doing>

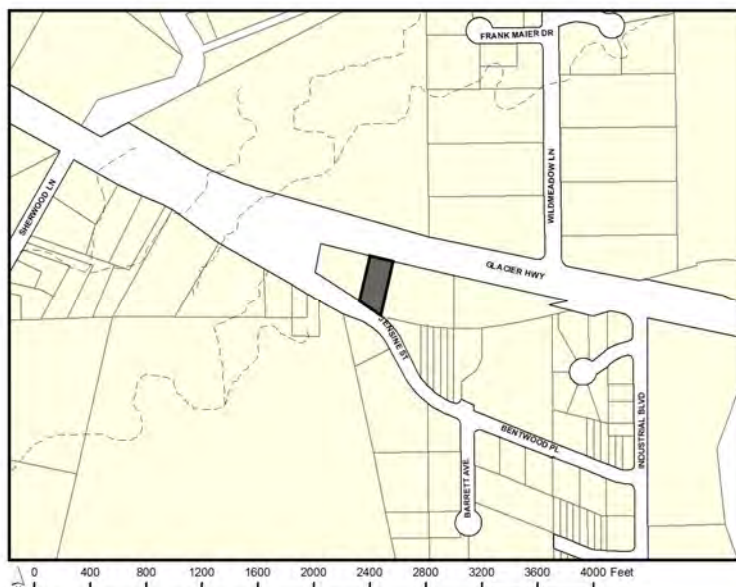
Invitation to Comment

On a proposal to be heard by the CBJ Planning Commission

Your Community, Your Voice



TO



A Conditional Use Permit Application has been submitted for consideration and public hearing by the Planning Commission for **marijuana retail, cultivation and on-site consumption** at **10011 Glacier Highway** in an **Industrial (I)** zoning district.

PROJECT INFORMATION:

Project Information can be found at:

<https://juneau.org/community-development/short-term-projects>

PLANNING COMMISSION DOCUMENTS:

Staff Report expected to be posted **March 4th, 2024**, at

<https://juneau.org/community-development/planning-commission>

Find hearing results, meeting minutes, and more here, as well.

Now through Feb. 19th	Feb. 20th — noon, March 8th	HEARING DATE & TIME: 7:00 pm, March 12, 2024	March 13th
Comments received during this period will be sent to the Planner, Irene Gallion , to be included as an attachment in the staff report.	Comments received during this period will be sent to Commissioners to read in preparation for the hearing.	This meeting will be held in person and by remote participation. For remote participation: join the Webinar by visiting https://juneau.zoom.us/j/86091089409 and use the Webinar ID: 860 9108 9409 OR join by telephone, calling: 1-253-215-8782 and enter the Webinar ID (above). You may also participate in person in City Hall Assembly Chambers, 155 Heritage Way Juneau, Alaska.	The results of the hearing will be posted online.
FOR DETAILS OR QUESTIONS, Phone: (907)586-0753 ext. 4130 Email: pc_comments@juneau.gov or irene.gallion@juneau.gov Mail: Community Development, 155 Heritage Way, Juneau AK 99801			
Case No.: USE2023 0019 Parcel No.: 4B1701020020 CBJ Parcel Viewer: http://epv.juneau.org			

Irene Gallion

From: Tara Smith <tara@alaskankushcompany.com>
Sent: Monday, February 26, 2024 8:39 AM
To: Irene Gallion
Cc: Shannon Crossley; cwilkins907@gmail.com
Subject: Re: USE23-19 and USE24-02: Public Notice Signs





On Feb 19, 2024, at 11:12 AM, Irene Gallion <Irene.Gallion@juneau.gov> wrote:

Hello Ak Vibes Kush Team,

Part of the Conditional Use Permit process is posting of a large, red Public Notice sign at each site.

The public notice signs are in our Permit Center (4th floor of the Marine View) and are ready for pick up. Note that our permit center is closed today (President's Day).

The signs will need to be posted by **February 26, 2024**. They should be visible from the right-of-way. Please send an e mail with a photo of the sign posted. The e mail will be used to date-and-time-stamp the installation of the sign.

Please contact Permit Center staff before taking the sign. Note that if signs are returned to the Permit Center by the Monday following the Planning Commission meeting \$100 of the sign fee will be refunded.

Thank you,

Irene Gallion | Senior Planner

Community Development Department | City & Borough of Juneau, AK
Location: 230 S. Franklin Street | 4th Floor Marine View Building
Office: 907.586.0753 x4130
.

<image001.jpg>

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Planning Commission

(907) 586-0715

PC_Comments@juneau.gov

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.



PLANNING COMMISSION
NOTICE OF DECISION

Date: March 20, 2024
File No.: USE2024 0002

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

Planning Commission

(907) 586-0715
PC_Comments@juneau.gov
www.juneau.org/community-development/planning-commission
155 Heritage Way • Juneau, AK 99801

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.

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.

NorthWind Architects
File No: USE2024 0002
March 20, 2024
Page 2 of 2

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.

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H. Erik Pedersen, Vice Chair
Planning Commission



Date



Filed With City Clerk

3/27/2024

Date

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PLANNING COMMISSION STAFF REPORT
CONDITIONAL USE PERMIT USE2024 0002
HEARING DATE: MARCH 12, 2024

(907) 586-0715
CDD_Admin@juneau.gov
www.juneau.org/community-development
155 Heritage Way • Juneau, AK 99801

DATE: February 28, 2024
TO: Mandy Cole, Chair, Planning Commission
BY: Irene Gallion, Senior Planner
THROUGH: Jill Lawhorne, Director, AICP

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

STAFF RECOMMENDATION: Approval with conditions.

KEY CONSIDERATIONS FOR REVIEW:

- Expansion results in the entire structure operating under state security and control regulations.
- With expanded retail, the possibility sidewalk queuing is reduced.
- Require lot consolidation to comply with current law.
- Require as-built to confirm structure does not encroach.

ALTERNATIVE ACTIONS:

1. **Amend:** require additional conditions, or delete or modify the recommended conditions.
2. **Deny:** deny the permit and adopt new findings for items 1-6 below that support the denial.
3. **Continue:** to a future meeting date if determined that additional information or analysis is needed to make a decision, or if additional testimony is warranted.

ASSEMBLY ACTION REQUIRED:

Assembly action is not required for this permit.

STANDARD OF REVIEW:

- Quasi-judicial decision
- Requires five (5) affirmative votes for approval
- Code Provisions:
 - 49.15.330
 - 49.25
 - 49.40
 - 49.65.1200
 - 49.80

INFORMATION	
Property Owner	Michael Thomas Adams
Applicant	Northwind Architects
Property Address	159 S Franklin Street
Legal Description	JUNEAU TOWNSITE BL H LT 1 FR
Parcel Number	1C070B0H0030
Zoning	MU
Land Use Designation	Traditional Town Center
Lot Size	Parcel size: 3,872. Lot sizes discussed below.
Water/Sewer	CBJ
Access	Franklin Street
Existing Land Use	AK KUSH
Associated Applications	NCC2024 0004 USE2018 0006

The Commission shall hear and decide the case per 49.15.330(a) Conditional Use Permit. A conditional use is a use that may or may not be appropriate in a particular zoning district according to the character, intensity, or size of that or surrounding uses. The conditional use permit procedures is intended to afford the commission the flexibility necessary to make determinations appropriate to individual sites. The commission may attach to the permit those conditions listed in subsection (g) of this section as well as any further conditions necessary to mitigate external adverse impacts. If the commission determines that these impacts cannot be satisfactorily overcome, the permit shall be denied.

SITE FEATURES AND ZONING



SURROUNDING ZONING AND LAND USES

North (MU)	Restaurant
South (MU)	Hotel
East (MU)	Vacant
West (MU)	South Franklin Street

SITE FEATURES

Anadromous	None
Flood Zone	None
Hazard	Severe Landslide
Hillside	Yes
Wetlands	No
Parking District	No Parking Required Area
Historic District	Yes
Overlay Districts	None

BACKGROUND INFORMATION

Project Description – The Applicant would like to expand previously-approved retail from 430 square feet to 750 square feet (**Attachment A**).

The lot has been functioning as marijuana retail since permitted in 2018 (**Attachment B**). Since the original approval, the Commission has discontinued conditions that are covered by code requirements or other regulatory agencies. Conditions under USE2018 0006 were:

1. Prior to issuing a CBJ marijuana license, the applicant shall submit to CDD the approved State of Alaska license application that permits the use of marijuana retail at the subject site to ensure it matches the plans and operations described in this Conditional Use Permit.

This requirement is an ongoing licensure issue covered by code and verified in annual inspections. Staff proposes discontinuing the condition.

2. Prior to receiving a CBJ Marijuana license, the connecting door between the unrestricted area and restricted area shall have an alarm that is audible in the restricted area to make the staff aware the door is open. The door shall also be monitored by a camera.

This application provides the Applicant control over the structure. State marijuana laws will have security requirements that the Applicant must meet. Staff proposes discontinuing the condition.

3. Prior to issuance of a CBJ Marijuana License, the applicant shall install screening that prevents marijuana products being visible by the general public from the right-of-way.

This is an ongoing requirement and is established in code. Marijuana establishments have an annual inspection. Staff proposes discontinuing the condition.

4. As an operational condition, the applicant shall ensure that there is no obstruction of a public right-of-way by the business' activities.

Staff proposes this condition be continued (reworded for clarity):

- *The original application recognized that the small retail area might result in customers queuing outside, functionally reducing an already narrow sidewalk width. While enlarged retail helps address this issue, sidewalk queuing is an ongoing concern.*
 - *While sandwich board signs are seen throughout downtown. This condition serves as a reminder that the right-of-way remain unobstructed by signs.*
5. The Conditional Use Permit shall be reviewed by the commission every five years from the date of issuance.

This is no longer a requirement of code. Staff recommends removal.

Background –

Item	Summary
BLD2019 0695	New electric heaters.
USE2018 0010	Application for manufacture – withdrawn.
USE2018 0006	Approval of marijuana retail.
BLD2018 0391	Improvements for marijuana retail.
BLD2018 0300	Reconfigure entrance.
BLD2016 0664	Rot and concrete repair.
BLD2016 0404	Storage addition.
PAC2016 0011	Pre-ap for marijuana retail.
BLD2014 0679	Replace two 257 gallon oil tanks.
BLD2014 0584	Eight foot retaining wall.
PAC2014 0020	Structure addition and retaining walls.
BLD2006 00081	Replace awning.
BLD2006 00034	Demolition permit for awning.
BLD2004 00226	Change front door to double doors, paint outside of structure, repair wood on awning.
BLD2004 00218	Demolition of non-loadbearing wall.
BLD2001 00059	Construct wall to bisect retail space.
BLD2002 00153	Replace window with double-hung.
BLD0247201	Red Dog renovation.
BLD1053101	Safety inspection for Alaska Peddler.
BLD0128801	Remodel for 2 nd exit at Red Dog Saloon.
BLD0119101	Remodel front of Red Dog Saloon.

ZONING REQUIREMENTS

The lots are nonconforming size (**Attachment C**). Current code does not permit construction across property lines.

Standard		Requirement	Lot X	Lot Y	Code Reference
Lot	Size	4,000	2140 ^A	1732 ^A	CBJ 49.25.400
	Width	50	20 ^A	9 ^A	CBJ 49.25.400
Setbacks	Front (south)	0	Unknown	Unknown	CBJ 49.25.400
	Rear (north)	0	Unknown	Unknown	CBJ 49.25.400
	Side (east)	0	Unknown	Unknown	CBJ 49.25.400
	Side (west)	0	Unknown	Unknown	CBJ 49.25.400
Lot Coverage		No limit	928 sf, 43% ^A	435 sf, 25% ^A	CBJ 49.25.400
Height	Permissible	No limit	Two story ^B	Two story ^B	CBJ 49.25.400
	Accessory	No limit			CBJ 49.25.400
Maximum Dwelling Units		None	No residences		CBJ 49.25.500
Use		Retail	Retail	Retail	CBJ 49.25.300
Vegetative Cover		None	~57%	~75%	CBJ 49.50.300
Off-street Parking		None	None	None	CBJ 49.40.210(a)

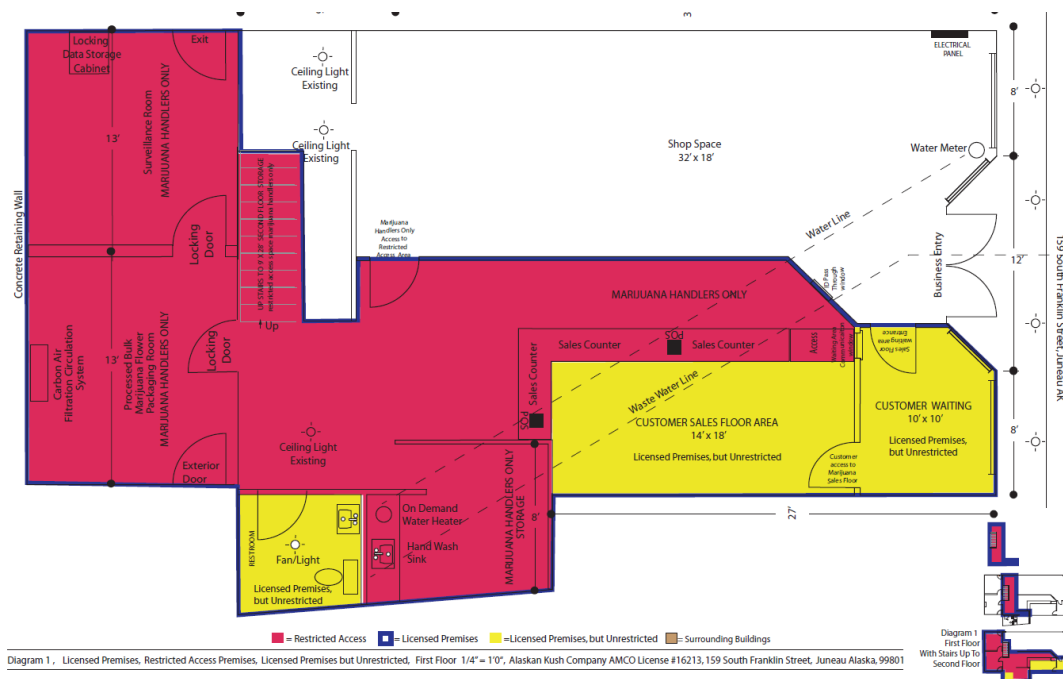
A: Scaled from Parcel Viewer.

B: Determined through Assessor photos.

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

Condition: Applicant will consolidate two lots prior to Temporary Certificate of Occupancy.

SITE PLAN



Condition: None.

Vehicle Parking & Circulation – The lot is in the No Parking Required Area.

Condition: None.

Noise – Anticipated noise is consistent with that expected in Mixed Use zoning.

Condition: None.

Lighting - The exterior will remain unmodified.

Condition: None.

Vegetative Cover & Landscaping – The lots exceed vegetative cover requirements, see the nonconforming certification for details (**Attachment C**).

Condition: None.

Habitat - Anadromous streams are not on or within 200 feet of the lots.

Condition: None.

Drainage and Snow Storage – The exterior will remain unmodified.

Condition: None.

Historic District – The parcel is located within the Historic District. No external improvements are proposed.

Condition: None.

Hazard Zones - The parcel is outside moderate or severe avalanche hazard areas under adopted maps (Ordinance 2023-18(am)).

Condition: None.

Public Health, Safety, and Welfare – The assessment done under the original approval for this facility remains the same.

Condition: None.

Property Value or Neighborhood Harmony – The assessment done under the original approval for this facility remains the same.

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

AGENCY REVIEW

CDD conducted an agency review comment period between February 19, 2024, and February 23, 2024, and received the following responses (**Attachment D**):

Agency	Summary
CDD Enforcement	Update on enforcement at other facilities owned by the Applicant.
CDD Building Division	No issues.
CBJ General Engineering	No issues.

PUBLIC COMMENTS

CDD conducted a public comment period between February 2, 2024, and February 19, 2024. Public notice was mailed to property owners within 500 feet of the proposed development (**Attachment E**). A public notice sign was also posted on-site two weeks prior to the scheduled hearing (**Attachment F**). One public comment was submitted at time of writing this staff report (**Attachment G**).

Commenter	Summary
Graham Roundtree	Concerned that additional retail will result in more marijuana smoking in front of bars.

CONFORMITY WITH ADOPTED PLANS

The proposed development conforms with the 2013 Comprehensive Plan.

Chapter	Page No.	Item	Summary
5	44	Policy 5.1	Diversify economy.
5	64	Policy 5.18	Support entrepreneurship and economic innovation.
5	66	5.20	Look Local First for purchase of goods.
11	185	Policy 10	Promote small-scale retail.

FINDINGS

Conditional Use Permit Criteria –

1. Is the application for the requested Conditional Use Permit complete?

Analysis: No further analysis needed.

Finding: Yes. Staff finds the application contains the information necessary to conduct full review of the proposed changes. The application submitted by the applicant, including the appropriate fees, meets the requirements of CBJ Chapter 49.15.

2. Is the proposed use appropriate according to the Table of Permissible Uses?

Analysis: No further analysis needed.

Finding: Yes. The requested permit is appropriate in Mixed Use zoning, according to the Table of Permissible Uses. Section 2.300.

3. *Will the proposed development comply with the other requirements of this chapter?*

Analysis: This application is for a proposed expansion of retail for a previously-approved operation.

Finding: Yes. With the recommended conditions, the proposed development will comply with Title 49, including marijuana regulations [CBJ 49.65.1200].

4. *Will the proposed development materially endanger the public health, safety, or welfare?*

Analysis: No further analysis needed.

Finding: No. With appropriate conditions, the requested expansion of marijuana retail, in a Mixed Use zoning district, will not materially endanger the public health or safety.

5. *Will the proposed development substantially decrease the value of or be out of harmony with property in the neighboring area?*

Analysis: No further analysis needed.

Finding: No. With appropriate conditions, the requested expansion of marijuana retail, in a Mixed Use zoning district, will substantially decrease the value or be out of harmony with the property in the neighboring area.

6. *Will the proposed development conform with the Land Use Plan, Thoroughfare Plan, or other officially adopted plans?*

Analysis: No further analysis needed.

Finding: Yes. The proposed marijuana retail expansion, with the recommended conditions, will conform with the 2013 Comprehensive Plan.

RECOMMENDATION

Staff recommends the Planning Commission adopt the Director's analysis and findings and APPROVE WITH CONDITIONS the requested Conditional Use Permit. The permit would allow expansion of a permitted marijuana retail business in the Mixed Use zoning district.

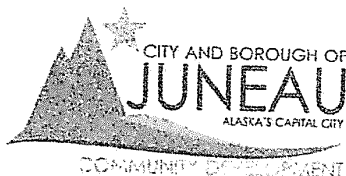
The approval is subject to the following conditions:

1. Applicant will provide an as-built prior to Temporary Certificate of Occupancy.
2. Applicant will consolidate two lots prior to Temporary Certificate of Occupancy.
3. The right-of-way will not be obstructed by business activities.

STAFF REPORT ATTACHMENTS

Item	Description
Attachment A	Application
Attachment B	USE2018 0006, NOD and Staff Report
Attachment C	Nonconforming Certification, NCC2024 0004
Attachment D	Agency Comments
Attachment E	Abutters Notice
Attachment F	Public Notice Sign
Attachment G	Public comment

USE2024 0002 PUBLIC DOCUMENTS



DEVELOPMENT PERMIT APPLICATION

NOTE: Development Permit Application forms must accompany all other Community Development Department land use applications. This form and all documents associated with it are public record once submitted.

PROPERTY LOCATION	
Physical Address 159 S FRANKLIN STREET	
Legal Description(s) (Subdivision, Survey, Block, Tract, Lot) JUNEAU TOWNSITE BL H LT 1 FR	
Parcel Number(s) 1C070B0H0030	
<input checked="" type="checkbox"/> This property is located in the downtown historic district <input checked="" type="checkbox"/> This property is located in a mapped hazard area, if so, which SEVERE	
LANDOWNER/ LESSEE	
Property Owner Alaskan Kush Company LLC	Contact Person Casey Wilkens
Mailing Address 159 S Franklin Street, Juneau, AK 99801	Phone Number(s) 907-957-3877
E-mail Address cwilkins907@gmail.com	
LANDOWNER/ LESSEE CONSENT	
Required for Planning Permits, not needed on Building/ Engineering Permits.	
Consent is required of all landowners/ lessees. If submitted with the application, alternative written approval may be sufficient. Written approval must include the property location, landowner/ lessee's printed name, signature, and the applicant's name.	
I am (we are) the owner(s) or lessee(s) of the property subject to this application and I (we) consent as follows:	
A. This application for a land use or activity review for development on my (our) property is made with my complete understanding and permission.	
B. I (we) grant permission for the City and Borough of Juneau officials/employees to inspect my property as needed for purposes of this application.	
Casey Wilkins Landowner/Lessee (Printed Name) Title (e.g.: Landowner, Lessee) X Landowner/Lessee (Signature) Date 1/16/2024 Tara Smith Landowner/Lessee (Printed Name) Title (e.g.: Landowner, Lessee) X Landowner/Lessee (Signature) Date 01/16/2024	
NOTICE: The City and Borough of Juneau staff may need access to the subject property during regular business hours. We will make every effort to contact you in advance, but may need to access the property in your absence and in accordance with the consent above. Also, members of the Planning Commission may visit the property before a scheduled public hearing date.	
APPLICANT	
If same as LANDOWNER, write "SAME"	
Applicant (Printed Name) NorthWind Architects, LLC	Contact Person Shannon Crossley
Mailing Address 126 Seward Street, Juneau, AK 99801	Phone Number(s) 540-229-9452
E-mail Address Shannon@northwindarch.com	
X Applicant's Signature	01/12/2024 Date of Application

To be completed by Applicant

DEPARTMENT USE ONLY BELOW THIS LINE

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

For assistance filling out this form, contact the Permit Center at 586-0770.

I:\FORMS\PLANFORM\OPA_Final Draft.docx

Intake Initials JFM
Case Number USE24-002
Date Received 1/17/24

Updated 6/2022-- Page 1 of 1

USE2024 0002 PUBLIC DOCUMENTS



ALLOWABLE/CONDITIONAL USE PERMIT APPLICATION

See reverse side for more information regarding the permitting process and the materials required for a complete application.

NOTE: Must be accompanied by a DEVELOPMENT PERMIT APPLICATION form.

PROJECT SUMMARY

Marijuana Retail Floorplan Modification for Alaskan Kush Company LLC

TYPE OF ALLOWABLE OR CONDITIONAL USE PERMIT REQUESTED

☐ Accessory Apartment – Accessory Apartment Application (AAP)

☒ Use Listed in 49.25.300 – Table of Permissible Uses (USE)

Table of Permissible Uses Category: 2.3 Marijuana retail

IS THIS A MODIFICATION or EXTENSION of AN EXISTING APPROVAL?

☒ YES – Case # 2018-0006

☐ NO

UTILITIES PROPOSED

WATER: ☒ Public ☐ On Site

SEWER: ☒ Public ☐ On Site

SITE AND BUILDING SPECIFICS

Total Area of Lot 3872 square feet Total Area of Existing Structure(s) 1,376 square feet

Total Area of Proposed Structure(s) N/A square feet

EXTERNAL LIGHTING

Existing to remain

☐ No

☒ Yes – Provide fixture information, cutoff sheets, and location of lighting fixtures

Proposed

☒ No

☐ Yes – Provide fixture information, cutoff sheets, and location of lighting fixtures

ALL REQUIRED DOCUMENTS ATTACHED

☒ Narrative including:

- ☒ Current use of land or building(s)
- ☒ Description of project, project site, circulation, traffic etc.
- ☒ Proposed use of land or building(s)
- ☒ How the proposed use complies with the Comprehensive Plan

If this is a modification or extension include:

- ☒ Notice of Decision and case number
- ☒ Justification for the modification or extension
- ☐ Application submitted at least 30 days before expiration date

☒ Plans including:

- ☐ Site plan
- ☒ Floor plan(s)
- ☐ Elevation view of existing and proposed buildings
- ☐ Proposed vegetative cover
- ☐ Existing and proposed parking areas and proposed traffic circulation
- ☐ Existing physical features of the site (e.g.: drainage, habitat, and hazard areas)

To be completed by Applicant

-----DEPARTMENT USE ONLY BELOW THIS LINE-----

*USE
Class II*

ALLOWABLE/CONDITIONAL USE FEES		Check No.	Receipt	Date
Application Fees	\$ <u>500.00</u>			
Admin. of Guarantee	\$ _____			
Adjustment	\$ _____			
Pub. Not. Sign Fee	\$ <u>50.00</u>			
Pub. Not. Sign Deposit	\$ <u>100.00</u>			
Total Fee	\$ <u>650.00</u>			

This form and all documents associated with it are public record once submitted.

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

For assistance filling out this form, contact the Permit Center at 586-0770.

Case Number	Date Received
<u>USE24-002</u>	<u>1/17/24</u>

USE2024 0002 PUBLIC DOCUMENTS

Allowable/Conditional Use Permit Application Instructions

Allowable Use permits are outlined in CBJ 49.15.320, Conditional Use permits are outline in CBJ 49.15.330

Pre-Application Conference: A pre-application conference is required prior to submitting an application. There is no fee for a pre-application conference. The applicant will meet with City & Borough of Juneau and Agency staff to discuss the proposed development, the permit procedure, and to determine the application fees. To schedule a pre-application conference, please contact the Permit Center at 586-0770 or via e-mail at permits@juneau.org.

Application: An application for an Allowable/Conditional Use Permit will not be accepted by the Community Development Department until it is determined to be complete. The items needed for a complete application are:

1. **Forms:** Completed Allowable/Conditional Use Permit Application and Development Permit Application forms.
2. **Fees:** Fees generally range from \$350 to \$1,600. Any development, work, or use done without a permit issued will be subject to double fees. All fees are subject to change.
3. **Project Narrative:** A detailed narrative describing the project.
4. **Plans:** All plans are to be drawn to scale and clearly show the items listed below:
 - A. Site plan, floor plan and elevation views of existing and proposed structures
 - B. Existing and proposed parking areas, including dimensions of the spaces, aisle width and driveway entrances
 - C. Proposed traffic circulation within the site including access/egress points and traffic control devices
 - D. Existing and proposed lighting (including cut sheets for each type of lighting)
 - E. Existing and proposed vegetation with location, area, height and type of plantings
 - F. Existing physical features of the site (i.e. drainage, eagle trees, hazard areas, salmon streams, wetlands, etc.)

Document Format: All materials submitted as part of an application shall be submitted in either of the following formats:

1. Electronic copies in the following formats: .doc, .txt, .xls, .bmp, .pdf, .jpg, .gif, .xlm, .rtf (other formats may be preapproved by the Community Development Department).
2. Paper copies 11" X 17" or smaller (larger paper size may be preapproved by the Community Development Department).

Application Review & Hearing Procedure: Once the application is determined to be complete, the Community Development Department will initiate the review and scheduling of the application. This process includes:

Review: As part of the review process the Community Development Department will evaluate the application for consistency with all applicable City & Borough of Juneau codes and adopted plans. Depending on unique characteristics of the permit request the application may be required to be reviewed by other municipal boards and committees. During this review period, the Community Development Department also sends all applications out for a 15-day agency review period. Review comments may require the applicant to provide additional information, clarification, or submit modifications/alterations for the proposed project.

Hearing: All Allowable/Conditional Use Permit Applications must be reviewed by the Planning Commission for vote. Once an application has been deemed complete and has been reviewed by all applicable parties the Community Development Department will schedule the requested permit for the next appropriate meeting.

Public Notice Responsibilities: Allowable/Conditional Use requests must be given proper public notice as outlined in CBJ 49.15.230:

The Community Development Department will give notice of the pending Planning Commission meeting and its agenda in the local newspaper a minimum of 10-days prior to the meeting. Furthermore, CDD will mail notices to all property owners within 500-feet of the project site.

The Applicant will post a sign on the site at least 14 days prior to the meeting. The sign shall be visible from a public right-of-way or where determined appropriate by CDD. Signs may be produced by the Community Development Department for a preparation fee of \$50, and a \$100 deposit that will be refunded in full if the sign is returned within seven days of the scheduled hearing date. If the sign is returned between eight and 14 days of the scheduled hearing \$50 may be refunded. The Applicant may make and erect their own sign. Please contact the Community Development Department for more information.

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

USE2024 0002 PUBLIC DOCUMENTS



RE: Conditional Use Permit (CUP) Application- Alaskan Kush Company Floorplan
Layout Modification for Existing USE 2018-0006
12 January 2024

Site Location:
159 South Franklin Street
Juneau, Alaska 99801

Project Overview
Alaskan Kush Company has been operating a marijuana retail shop at 195 South Franklin Street under an approved Conditional Use Permit since 2018. The goal of this application is to amend that CUP, remove a partition wall and expand the retail operation into an adjacent storage room.

Existing Site & Building: The site’s legal description JUNEAU TOWNSITE BL H LT 1 FR is listed as 1,376 SF on the City and Borough of Juneau Parcel Viewer. The property has a storefront facing South Franklin Street. The building was constructed in 1914 as a drug store, and consists of a single-story storefront with storage/office/bathroom space toward the NE side of the building.

Zoning
Use: The property at 195 South Franklin Street is currently zoned Mixed Use (MU). Marijuana retail sales is an allowable use in the Mixed-Use zoning district with approved Conditional Use Permits.

Setbacks: The building currently complies with the required setbacks (0’ front, rear and street side yard).

Utilities: The site is served by municipal sewer and water. The plumbing system will not be affected by the renovation. The existing cameras will be relocated, but there will be no modifications to the electrical panel.

Habitat: The property is in the downtown historic district without vegetation requirements.

Sean M Boily AIA
Principal Architect

James Bibb AIA
Principal Architect

David Hurley AIA
Principal Architect

126 Seward Street
Juneau, AK 99801

p.907.586.6150
f.907.586.6181

USE2024 0002 PUBLIC DOCUMENTS

NorthWind
Architects, LLC

Development Schedule and Noise: Improvements to the property will occur during normal working hours (7AM-6PM). Sound and noise consistent with construction may occur during this time.

Property Value & Neighborhood Harmony: The proposed addition of retail square footage will not impact the property value or neighborhood harmony.

Public Health & Safety: The proposed addition of retail square footage will not impact the property value or neighborhood harmony.

Lighting: The proposed addition of retail square footage will not require any additional lighting.

Parking, Traffic & Circulation: There will likely not be an increase in traffic to the site with the additional retail square footage. Vehicular traffic access to the site is provided via South Franklin Street with 2-hour street parking in the surrounding area. The retail store is within the Historic Downtown District and has no parking requirements.

Commercial Marijuana Establishment CUP Application Requirements

Floor Plan: The attached A2.0 floorplan and A1.0 demo plan indicates that the building footprint will not be altered. Due to state law, the entire first floor of the building will be an Alcohol and Marijuana Control Office (AMCO) licensed premises. A partition wall will be removed, and the existing front counter will be rotated.

Security Plan: Please see attached A2.1 Elec Floor Plan for layout of video surveillance and exterior lighting. The state requires extensive security measures, such as lighting, video surveillance, protocols for visitors and prevention of those under the age of 21, security and alarm systems, product tracking, transportation and labeling of products, restricted access areas and more. The clients are well versed with the State of Alaska Laws pertaining to marijuana retail, with several stores and facilities in Juneau and around the state of Alaska. These restrictions include but do are not limited to:

- All doors leading to restricted access areas will have video surveillance to record entry points.
- Exterior lighting is sufficient to facilitate surveillance, as well as discourage loitering.
- All areas where marijuana is packaged will be monitored by video surveillance. Areas where marijuana or marijuana products are sold or consumed will also be under video surveillance.

126 Seward Street
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NorthWind
Architects, LLC

- The services of an alarm company will be contracted for the purpose of maintaining a secure facility. All exterior ground floor windows and each exterior door will be connected to the alarm system.

Waste Disposal Plan: All waste, trash, and wastewater disposal will meet federal, state and local requirements.

- Marijuana will be disposed of per AMCO required protocols, including the notification of AMCO for proposed waste disposal.
- Non-marijuana waste will be picked up by the local waste hauler weekly.

Screening Plan: Secured doors and opaque window coverings will prevent observation of facility and activities occurring inside.

Ventilation and Filtration Plan: Significant efforts will be made to prevent nuisance odors from affecting the area.

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USE2024 0002 PUBLIC DOCUMENTS



Planning Commission

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PC_Comments@juneau.org
www.juneau.org/plancomm
155 S. Seward Street • Juneau, AK 99801

PLANNING COMMISSION
NOTICE OF DECISION

Date: June 12, 2018
File No.: USE2018 0006

Alaskan Kush Company LLC
PO Box 240588
Douglas, AK 99824

Proposal: A Conditional Use Permit for a marijuana retail establishment in a mixed used zone

Property Address: 159 South Franklin Street

Legal Description: Lot 1 Fraction, Block H, Juneau Townsite

Parcel Code No.: 1C070B0H0030

Hearing Date: June 12, 2018

The Planning Commission, at its regular public meeting, adopted the analysis and findings listed in the attached memorandum dated June 4, 2018 and APPROVED the development and operation of a marijuana retail business in downtown Juneau to be conducted as described in the project description and project drawings submitted with the application and with the following conditions:

1. Prior to issuing a CBJ marijuana license, the applicant shall submit to CDD the approved State of Alaska license application that permits the use of marijuana retail at the subject site to ensure it matches the plans and operations described in this Conditional Use Permit.
2. Prior to receiving a CBJ Marijuana license, the connecting door between the unrestricted area and restricted area shall have an alarm that is audible in the restricted area to make the staff aware the door is open. The door shall also be monitored by a camera.
3. Prior to issuance of a CBJ Marijuana License, the applicant shall install screening that prevents marijuana products being visible by the general public from the right-of-way.
4. As an operational condition, the applicant shall ensure that there is no obstruction of a public right-of-way by the business activities.
5. The Conditional Use Permit shall be reviewed by the commission every five years from the date of issuance.

USE2024 0002 PUBLIC DOCUMENTS

Alaskan Kush Company LLC
 File No.: USE2018 0006
 June 12, 2018
 Page 2 of 2

Attachments: June 4, 2018, memorandum from Tim Felstead, Community Development, to the CBJ Planning Commission regarding USE2018 0006.

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, June 12, 2018.

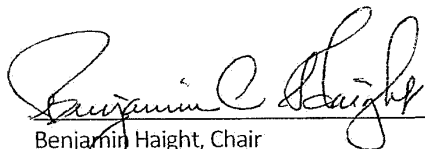
Expiration Date: The permit will expire 18 months after the effective date, or December 12, 2019, if no Building Permit has been issued and substantial construction progress has not been made in accordance with the plans for which the development permit was authorized. Application for permit extension must be submitted thirty days prior to the expiration date.

Conditional use permits issued to marijuana establishments under CBJ chapter 49.65.1245(e) shall be subject to review by the commission every five years from the date of issuance. Such review shall be subject to CBJ 49.15.330 except that the commission may only amend or add conditions if necessary to ensure compliance with this title.

Project Planner:



Tim Felstead, Planner
 Community Development Department



Benjamin Haight, Chair
 Planning Commission



Filed With City Clerk

June 13, 2018

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.

NWA-2348: AK KUSH REMODEL

JUNEAU, ALASKA

PLANNING COMMISSION DRAWINGS

OWNER

Alaskan Kush Company LLC
150 S Franklin Street
Juneau, Alaska 99801
Casey Wilkins
907-557-3877

ARCHITECT



NorthWind Architects, LLC
120 Seward St
Juneau, Alaska 99801
James Bleb, AIA
Shannon Crossley, Assoc. AIA
907-595-6150

PROJECT DESCRIPTION

SCOPE OF WORK DESCRIBED BELOW IS INCLUSIVE OF ALL ASSOCIATED ARCHITECTURAL, MECHANICAL AND ELECTRICAL WORK WITHIN, OR REQUIRED TO SUPPORT THE AREAS DELINEATED.

THE WORK OF PROJECT IS DEFINED BY THE CONTRACT DOCUMENT DRAWINGS FOR THE DEMOLITION OF AN EXISTING PARTITION WALL IN A RETAIL LOCATION AT 150 S FRANKLIN AND RELOCATION OF RETAIL COUNTERTOP.

GENERAL NOTES

1. CONTRACTOR SHALL FIELD VERIFY ACTUAL BUILDING CONDITIONS AND DIMENSIONS. WHERE DISCREPANCIES OR CONFLICTS ARE FOUND, NOTIFY ARCHITECT PRIOR TO COMMENCING WORK.
2. DO NOT SCALE OFF OF DRAWINGS.
3. DIMENSIONS ARE TO GRIDLINE, FACE OR CENTER OF FRAMING UNO.

SHEET INDEX

G0.1	ABBREVIATIONS & LEGEND
G0.0	COVER SHEET
A1.0	DEMO FLOOR PLAN
A2.0	FLOOR PLAN
A2.1	ELEC FLOOR PLAN

USE2024 0002 PUBLIC DOCUMENTS

COVER SHEET

SHEET # G0.0

PLOT DATE: 01.17.2024
ISSUE DATE: 01.17.2024

ABBREVIATIONS

#	pound or number
&	and
(E)	existing
(R)	relocated
+	plus
-	minus
°	angle
=	equal
@	at
A.C.	air conditioning
AB	anchor bolt, air barrier
ABV	above
ACOUS	acoustical
ACT	acoustical ceiling tile
AD	area drain
ADJ	adjacent
ADJUST	adjustable
AESS	architecturally exposed structural steel
AFF	above finished floor
AG	acoustical glass
ALT	alternate
ALUM	aluminum
ANC	anchorage
APPROX	approximate
ARCH	architectural
ARG	argon resistant gypsum wall board
ASPH	asphalt
AUG	in waste
AWP	acoustical wood panel
B.O.	bottom of
BD	board
BLDG	building
BLK	block
BLNG	blinking
BLV	balustrade
BM	beam
BOD	bottom of deck
BOF	bottom of footing
BOT	bottom
BSBD	breakboard
BSMT	basement
BT/N	between
C.I.P.	cast in place
CAB	cabinet
CB	cove base
CBU	concrete block unit
CEM	cement
CF	concrete foot
CFCL	contractor furnish, contractor install
CFMF	cold formed metal framing
CG	corner guard
CIP	cast in place concrete
CJ	control joint
CL	control line
CLG	ceiling
CLO	closet
CHR	corner
CNTR	counter
CO	clear clean out
COL	column
CONC	concrete
CONN	connection
CONST	construction
CONT	continuous
CONTR	contractor
CORR	corrosion
CPT	carpet
CR	crystal rod
CT	ceramic tile
CTR	center
CTSK	countersink
CUH	cabinet unit heater

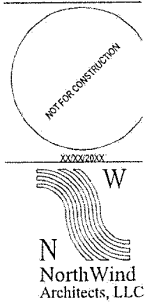
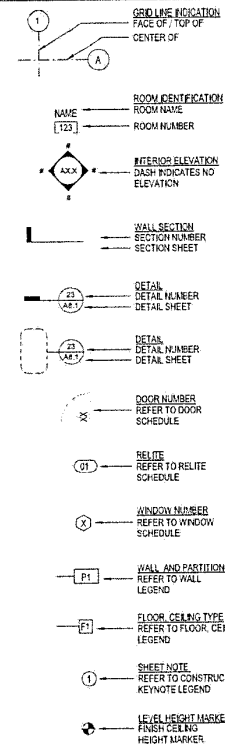
CUR	cubical curtain
CW	curtain wall
CWB	curtain board
D	depth, depth
DBL	double
DEB	dry areas board
DEMO	demolish, demolition
DEPT	department
DET	detail
DF	drinking fountain
DIA	diameter
DM	dimension
DN	down
DP	door (proofing)
DR	door
DS	downspout
DW	dishwasher
DWG	drawing
DWR	drawer
E	east
EAL	each
EF	exhaust fan
EJ	expansion joint
EL	elevation
ELEC	electrical
ELV	elevator
EM	entry mat
EMER	emergency
ENCL	enclosure
EP	electrical panelboard
EPX	epoxy
EQ	equal
EQUP	equipment
EW	exhaust
EXST	existing
EXP	exposed
EXPAN	expansion
EXT	exterior/extend
F	factory finish
FA	fire alarm
FAB	fabricate
FAF	fluid applied flooring
FBCT	feeding baby changing table
FD	floor drain, fire drawer
FDC	fire department connection
FDN	foundation
FE	fire extinguisher
FEC	fire extinguisher cabinet
FFL	finished floor line
FG	fiberglass
FH	fire hydrant
FHD	flexible hygiene disposal
FIN	finish
FLASH	flashing
FLR	floor
FQ	face of
FOC	face of concrete
FOF	face of finish
FOS	face of studs
FP	fireproof
FRMS	framing
FRP	fiberglass reinforced panels
FRT	fire retardant treated
FS	full size
FSS	holding shower seat
FT	foot, feet
FTG	footing
FURR	furnish
FUT	future
FVS	freestanding vire shelving
GA	gauge
GALV	galvanized

GB	grab bar
GEN	general
GFCI	ground fault circuit interrupter
GI	galvanized iron
GL	glass
GND	ground
GRD	grade
GT	glass tile
GWB	gypsum wall board
GYP	gypsum
H2O	water cooler
HB	hose bibb
HC	hollow core
HCG	hot dipped galvanized
HR	header
HWK	hardware
HME	hollow metal thermal break
HORIZ	horizontal
HT	hour
HT	height
HTR	heater
HTR	heating/ventilating/cooling
HWH	hot water heater
ID	inside diameter
IG	insulated glass
IHM	insulated hollow metal
INCL	include
INSUL	insulation
INT	interior
IPS	interior paint system
JAN	janitor
JST	joint
JT	joint
KD	knock down
KIT	kitchen
KG	knock out
L	length, long
LAB	laboratory
LAM	laminate
LB	lock box (telephone)
LH	left hand
LHV	low voltage
LKR	locker
LMT	laminated glass
LT	light
LVC	linear wood ceiling
M&E	mechanical and electrical
MACH	machine
MATL	material
MAX	maximum
MBD	marker board
MC	medicine cabinet
MCP	metal ceiling panel
MCS	metal ceiling system
MECH	mechanical
MEVB	membrane
MET	metal
MFR	manufacturer
MGO	magnesium oxide
MH	manhole
ML	millimeter
MIN	minimum
MNR	minor
MPI	Master Painter's Institute
MPT	moisture resistant
MURB	moisture resistant gypsum board
MSB	mop service basin
MTD	mounted
MTL	metal
MTLB	metal base

MUL	mulsion
MWP	metal wall panel
N	north
N/A	not applicable
NIC	not in contract
NO	number
NOM	nominal
NSMF	non-structural metal framing
NTS	not to scale
OC	on center
OD	outside diameter
OFCL	owner furnish/contractor install
OFCL	owner furnish/owner install
OH	overhead
OPNG	opening
OPP	opposite
OPQ	opaque
ORD	overfire roof drain
PC	pre-cast
PCR	primary cord reader
PCT	position tile
PERF	perforated
PKG	parking
PL	property line
PLUM	plumbing
PLYVD	plywood
PL	panel
PR	pair
PREFAB	prefabricated
PREFIN	prefinished
PSF	pounds per square foot
PSI	pounds per square inch
PT	point
PTD	paper towel dispenser
PTDR	paper towel dispenser and receptacle
PTN	partition
PTR	paper towel receptacle
PMNT	pavement
QT	square tile
RS	resilient rubber base
RCP	reflected ceiling plan
RD	rect drain
RE	regarding (see)
REBAR	reinforcing bar
REF	reference
REFL	reflected
REFR	refrigerator
REFR	reinforced (concrete)
REQD	required
RESL	resilient
RFEC	recessed fire extinguisher cabinet
RH	rubber hook, right hand
ROM	room
RO	rough opening
RP	resin panel
RRS	resilient rubber sheet
RSB	rubber self-cove base
RTO	rafter
RVL	rain water leader
SA	self-adhered
SASW	self-adhered sheet waterproofing
SB	shower bench
SCHED	schedule
SCD	seal cover
SD	sand-disperser
SDT	static dissipative tile
SECT	section
SH	shelf
SHTG	sheeting
SHV	sheet vinyl
SHWR	shower
SIL	similar

SLK	slender
SPEC	specification
SQ	square
SR	slip resistant
SS	stainless steel
SSK	service sink
SSM	solid surface material
ST	steel
STA	station
STD	standard
STL	steel
STN	stone
STRUCT	structural
SUSP	suspended
SYN	symmetrical
SYN	system
T	perpendicular
T&G	terrace and groove
T.O.	top of
TB	thermal break
TBD	to be determined
TBL	task board (modular)
TBM	telephone
TEMP	temporary
TFM	terrazzo floor finish
TG	tempered glass
THK	thick
TKB	taskboard
TGB	top of beam
TCC	top of concrete, top of curb
TOP	top of pavement
TOS	top of steel
TOP	top of wall
TPW	triple partition T&G steel
TSCD	toilet seat cover dispenser
TSPN	transparent
TTD	toilet tissue dispenser
TV	television
TWF	terrazzo wall finish
TYP	typical
UL	Underwriters Laboratories, Inc.
UNFIN	unfinished
UNO	unless noted otherwise
UR	urinal
VB	visor barrier
VCT	vinyl composition tile
VERT	vertical
VEST	vestibule
VIF	verify in field
VR	vapor retarder
W	west, wide, width
WI	win
W/O	without
WB	window blind
WC	water closet
WCS	wood ceiling system
WCV	wall covering
WID	wood
WGD	wood grille
WDP	wood panel
WDP	window
WDWT	window treatment
WH	wall hung
WOC	walk-off carpet
WOM	walk-off mat
WVP	waterproof
WR	water resistant waste receptacle
WS	window shade
WVCT	walk-off carpet
WT	wire mesh
WVW	wire mesh fence
Z	zirconium
+	approximately

SYMBOLS



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Juneau, AK 99901
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IF THE ABOVE TAKEN FROM THE PUBLIC DOCUMENTS, THE USER SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION. THE USER SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION.

NWA-2348: AK KUSH REMODEL

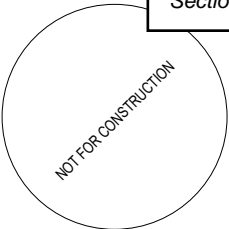
2024 0002 PUBLIC DOCUMENTS

SHEET TITLE:
ABBREVIATIONS &
LEGEND

CHECKED JB SCC
DRAWN SP
Issue date description

SHEET # **G0.1**

ISSUE DATE 01.17.20



XX/XX/20XX



126 Seward St
Juneau, AK 99801
Ph #907.586.6150
www.northwindarch.com

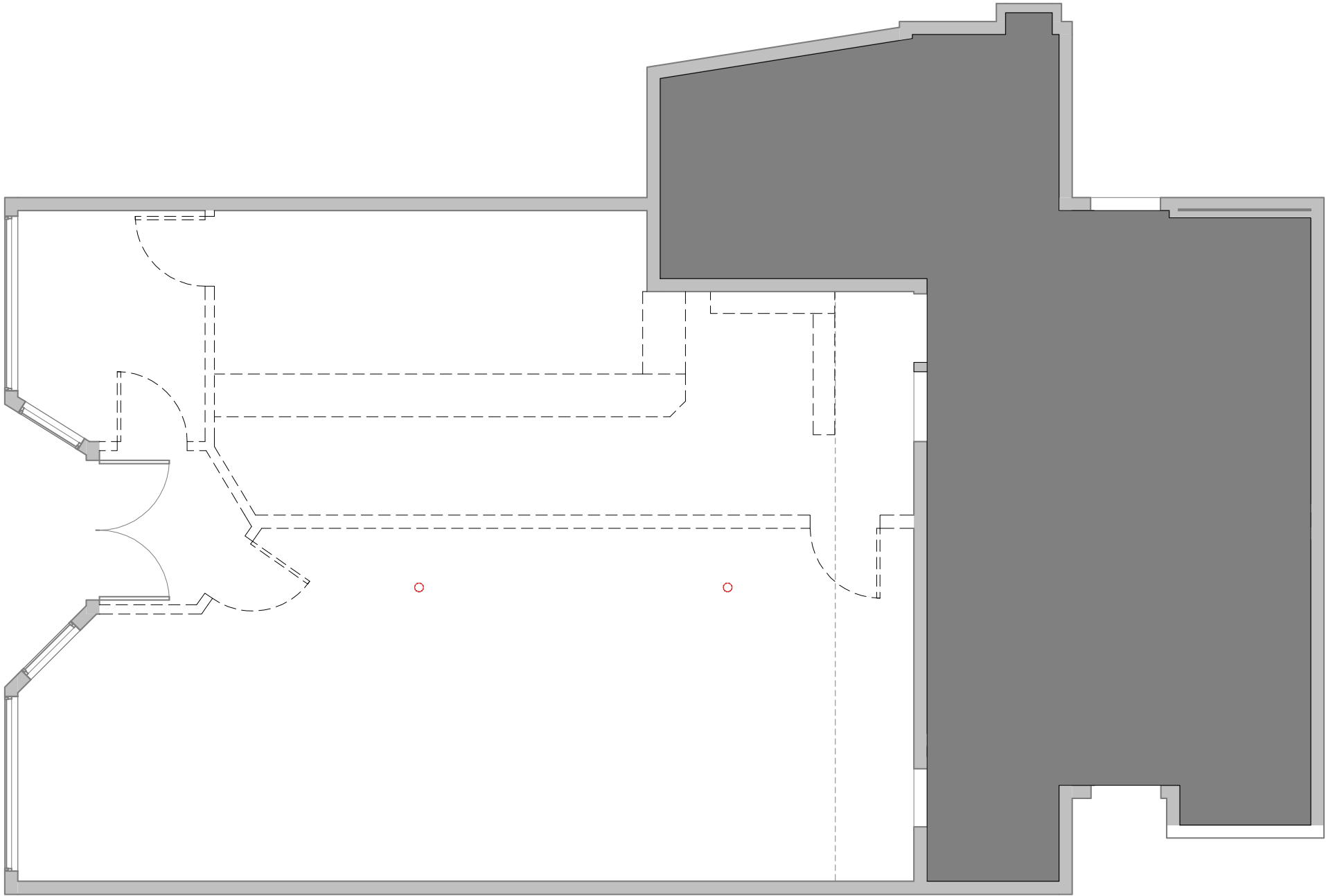
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- 2. DO NOT SCALE OFF OF DRAWINGS.
- 3. DIMENSIONS ARE TO GRIDLINE, FACE OR CENTER OF FRAMING UNO.
- 4. STRUCTURAL ELEMENTS SHOWN IN ARCHITECTURAL DRAWINGS FOR REFERENCE ONLY. SEE STRUCTURAL DRAWINGS FOR ALL STRUCTURAL INFORMATION.
- 5. CONTRACTOR SHALL FULLY PROTECT ALL AREAS ADJACENT TO WORK AREA FROM DUST, FUMES, ODORS AND EXCESSIVE NOISE USING CONSTRUCTION BARRIERS. CONTRACTOR SHALL PREPARE AND SUBMIT FOR REVIEW CONSTRUCTION BARRIER DESIGN PRIOR TO COMMENCING WORK.
- 6. DEMOLISH AND DISPOSE OF ALL ARCHITECTURAL ITEMS AND ALL WALL, FLOOR AND CEILING FINISHES INSIDE WORK LIMITS, UON. WALL COVERINGS AND RETAIL COUNTERTOP TO BE SALVAGED.
- 7. REMOVE CAMERAS FROM MOUNTS ANNOTATED FOR DEMOLITION, SAVE TO BE INSTALLED ELSEWHERE IN MODIFIED INTERIOR

← 1" ACTUAL →
IF THE ABOVE DIMENSION DOES NOT MEASURE ONE INCH (1") EXACTLY, THIS DRAWING WILL HAVE BEEN ENLARGED OR REDUCED, AFFECTING ALL LABEL SCALES.

NWA-2348: AK KUSH REMODEL

159 S FRANKLIN STREET
JUNEAU, ALASKA



LEGEND

- STRUCTURAL COLUMN
- ===== EXISTING TO REMAIN
- - - - - EXISTING TO BE DEMOLISHED/REMOVED
- ===== NEW CONSTRUCTION
- NOT IN SCOPE

SHEET TITLE:
DEMO FLOOR PLAN

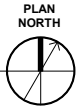
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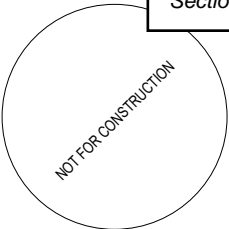
issue	date	description
1	02/01/24	CLARIFICATIONS

SHEET #
A1.0

ISSUE DATE 02.01.2024

1 DEMOLITION FLOOR PLAN
3/8" = 1'-0"





XX/XX/20XX



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Juneau, AK 99801
Ph #907.586.6150
www.northwindarch.com

GENERAL NOTES:

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- 3. DIMENSIONS ARE TO GRIDLINE, FACE OR CENTER OF FRAMING UNO.

ZONING NOTES:

- ZONED MU - MIXED USE
- MODIFICATION TO EXISTING CONDITIONAL USE PERMIT TO INCLUDE EXISTING STORAGE ROOM INTO RETAIL SPACE AND MOVE RETAIL COUNTER
- RETAIL FLOOR OCCUPANCY:
744 SF/150= 5 PERSONS

1" ACTUAL
IF THE ABOVE DIMENSION DOES NOT MEASURE ONE INCH (1") EXACTLY, THIS DRAWING WILL HAVE BEEN ENLARGED OR REDUCED, AFFECTING ALL LABEL SCALES.

NWA-2348: AK KUSH REMODEL

159 S FRANKLIN STREET
JUNEAU, ALASKA

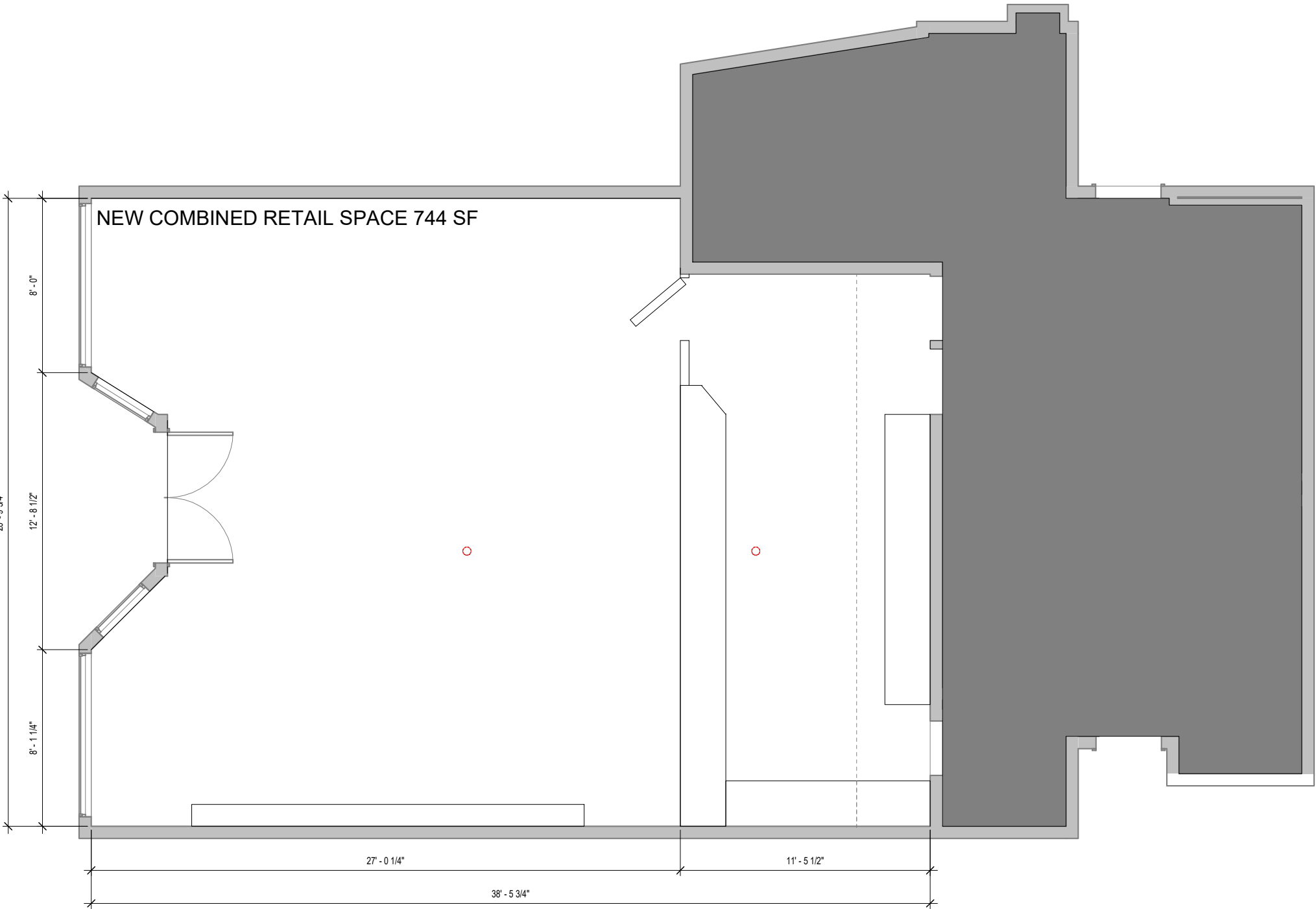
SHEET TITLE:
FLOOR PLAN

CHECKED SCC, JB
DRAWN SP

issue	date	description
1	02/01/24	Clarifications

SHEET #
A2.0

ISSUE DATE 02.01.2024



1 FLOOR PLAN
3/8" = 1'-0"



LEGEND

- STRUCTURAL COLUMN
- EXISTING TO REMAIN
- NEW CONSTRUCTION
- NOT IN SCOPE



Planning Commission

(907) 586-0715
PC_Comments@juneau.org
www.juneau.org/plancomm
155 S. Seward Street • Juneau, AK 99801

**PLANNING COMMISSION
NOTICE OF DECISION**

Date: June 12, 2018
File No.: USE2018 0006

Alaskan Kush Company LLC
PO Box 240588
Douglas, AK 99824

Proposal: A Conditional Use Permit for a marijuana retail establishment in a mixed used zone

Property Address: 159 South Franklin Street

Legal Description: Lot 1 Fraction, Block H, Juneau Townsite

Parcel Code No.: 1C070B0H0030

Hearing Date: June 12, 2018

The Planning Commission, at its regular public meeting, adopted the analysis and findings listed in the attached memorandum dated June 4, 2018 and APPROVED the development and operation of a marijuana retail business in downtown Juneau to be conducted as described in the project description and project drawings submitted with the application and with the following conditions:

1. Prior to issuing a CBJ marijuana license, the applicant shall submit to CDD the approved State of Alaska license application that permits the use of marijuana retail at the subject site to ensure it matches the plans and operations described in this Conditional Use Permit.
2. Prior to receiving a CBJ Marijuana license, the connecting door between the unrestricted area and restricted area shall have an alarm that is audible in the restricted area to make the staff aware the door is open. The door shall also be monitored by a camera.
3. Prior to issuance of a CBJ Marijuana License, the applicant shall install screening that prevents marijuana products being visible by the general public from the right-of-way.
4. As an operational condition, the applicant shall ensure that there is no obstruction of a public right-of-way by the business activities.
5. The Conditional Use Permit shall be reviewed by the commission every five years from the date of issuance.

Alaskan Kush Company LLC
File No.: USE2018 0006
June 12, 2018
Page 2 of 2

Attachments: June 4, 2018, memorandum from Tim Felstead, Community Development, to the CBJ Planning Commission regarding USE2018 0006.

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, June 12, 2018.


Expiration Date: The permit will expire 18 months after the effective date, or December 12, 2019, 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.

Conditional use permits issued to marijuana establishments under CBJ chapter 49.65.1245(e) shall be subject to review by the commission every five years from the date of issuance. Such review shall be subject to CBJ 49.15.330 except that the commission may only amend or add conditions if necessary to ensure compliance with this title.

Project Planner:


Tim Felstead, Planner
Community Development Department


Benjamin Haight, Chair
Planning Commission


Filed With City Clerk

June 13, 2018
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.



(907) 586-0715
CDD_Admin@juneau.org
www.juneau.org/CDD
155 S. Seward Street • Juneau, AK 99801

DATE: June 4, 2018

TO: Planning Commission

FROM: Tim Felstead, Planner
Community Development Department

FILE NO.: USE2018 0006

PROPOSAL: A Conditional Use Permit for a marijuana retail establishment in a mixed used zone

A handwritten signature in black ink, appearing to read "Tim Felstead", is placed next to the "FROM:" field.

GENERAL INFORMATION

Applicant: Alaskan Kush Company LLC

Property Owners: Michael Thomas & Bettye Jean Adams

Property Address: 159 S. Franklin Street

Legal Description: Juneau Townsite Block H, Lot 1 Front

Parcel Code Number: 1C070B0H0030

Site Size: 3,872 sq. ft.

Comprehensive Plan Future Land Use Designation: Traditional Town Center (TTC)

Zoning: MU

Utilities: Public water/Public sewer

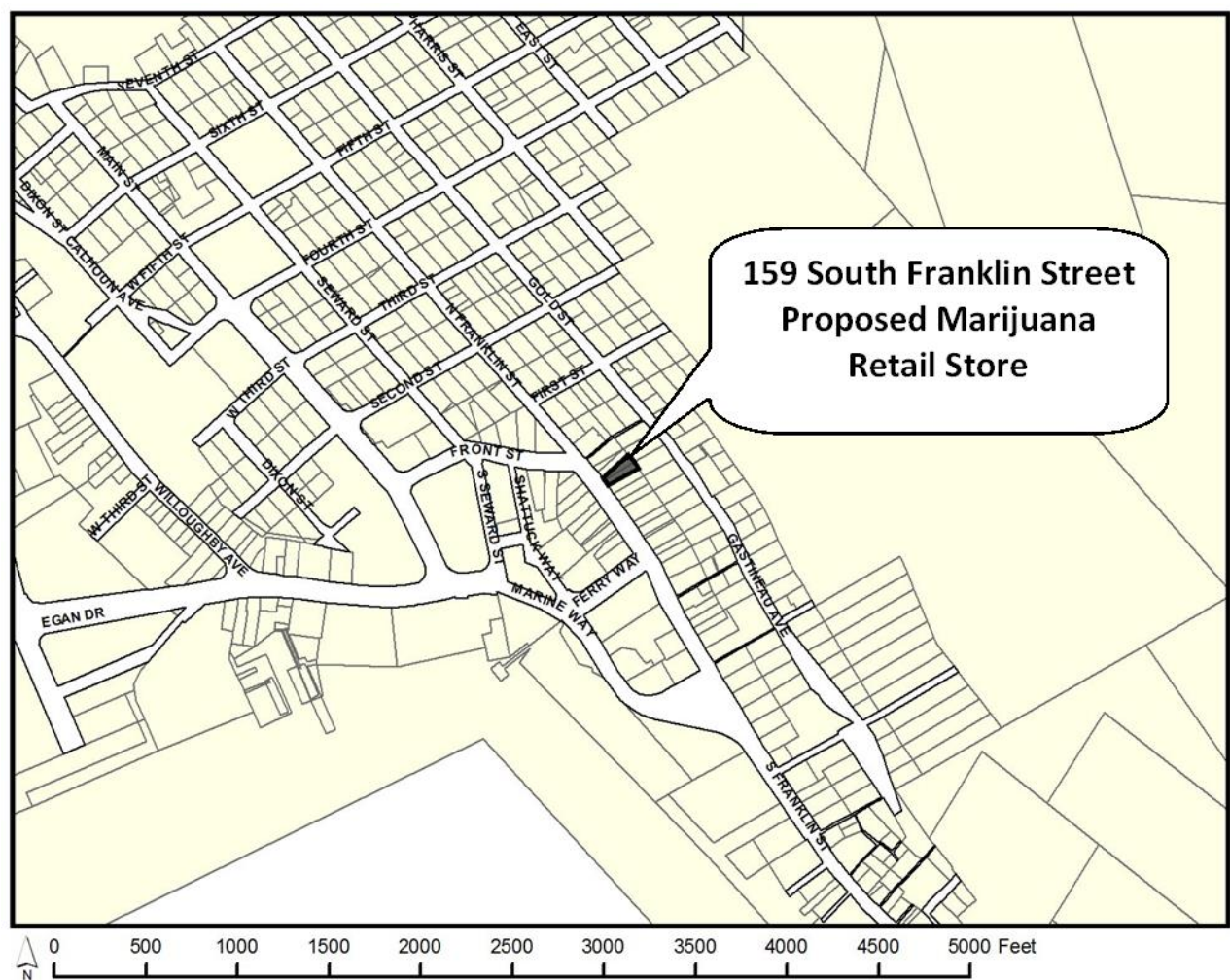
Access: S. Franklin Street

Existing Land Use: Single story retail

Planning Commission
File No.: USE 2018 0006
June 4, 2018
Page 2 of 9

Surrounding Land Use: North - Retail; Mixed Use (MU)
 South - Hotel/Bar; Mixed Use (MU)
 East - Vacant; Mixed Use (MU)
 West - S. Franklin St, Retail/Multifamily; Mixed Use (MU)

VICINITY MAP



ATTACHMENTS

- Attachment A: Application including site plans, floor plans and narrative
- Attachment B: Public notice
- Attachment C: Photos of site

Planning Commission
File No.: USE 2018 0006
June 4, 2018
Page 3 of 9

PROJECT DESCRIPTION

The applicant requests a Conditional Use Permit for the development of a marijuana retail establishment in Downtown Juneau.

BACKGROUND

According to the CBJ GIS, the building at 159 S. Franklin Street exists on two legal lots of record, although it has only one CBJ tax parcel code. The building was one of the previous locations for the Red Dog Saloon and more recently has been a retail store or an art gallery.

The building is designated as an historic structure in the CBJ Historic Downtown District (CBJ database #A-07). According to the CBJ Historic Structures and Sites database, it was constructed in 1914, although the CBJ Assessor's database shows 1900 as the construction date.

ANALYSIS

Project Site – The subject building is located on South Franklin Street adjacent to the Alaskan Hotel. The building is accessed from the front on South Franklin Street and a door at the rear which can be accessed from a passageway between the Alaskan Hotel and the subject building. The door at the rear is designed for use as an emergency exit. The passageway has an emergency exit lock and is not publically accessible from South Franklin Street. The main front door will be used by both the retail staff and the public.

The combined size of the two lots is 3,872 square feet. The minimum lot size for the Mixed Use zoning district is 4,000 square feet. The lot size is nonconforming. All setbacks in the Mixed Use zoning district are zero feet. With the exception of the building crossing the common side yard lot line, the subject building complies with the setbacks. The building crossing the lot line is considered a nonconforming situation. There is no minimum vegetative cover requirement in the Mixed Use zoning district.

Project Design – The subject building will be divided by a partition wall (see **Attachment A**). This will separate a restricted access marijuana retail area from a non-restricted retail space that will sell general merchandise. The applicant intends to remodel the front of the building so that both the restricted and unrestricted areas have the same main entrance but the restricted area will have an internal public entrance where identification will be checked.

The business staff will be able to move between the restricted and unrestricted areas through a door at the rear of the unrestricted area. Per State regulations, retail establishments may have a limited access public area where the public show identification for access. Anywhere the product is stocked or dispensed is restricted to access by staff with a State Marijuana Handler's License. Visitors are allowed in restricted areas if they sign in as visitors and are escorted by staff while they are on the premises. The applicant has stated they will have an audible alarm to alert when the connecting door is open. Given the unusual floor plan for a marijuana retail

Planning Commission
File No.: USE 2018 0006
June 4, 2018
Page 4 of 9

business and to ensure this is reviewed during inspection, it is recommended as a condition:

It is recommended as a condition of approval that the door between the unrestricted area and restricted area have an alarm that is audible in the restricted area to make the staff aware the door is open. It is recommended that the door shall be monitored by a camera.

The applicants intend to change the current design of the entrance area alcove to a flat store façade. The proposed remodel will require a building permit. It will also require review by the CBJ Historic Resources Advisory Committee (HRAC).

Signs for the store will require CBJ Sign permits, and these will also be subject to the CBJ Historic District design standards.

CBJ 49.65.1245 identifies additional submittal requirements for marijuana establishments. Those items to be reviewed are detailed below.

Ventilation & Filtration/Odor – Per CBJ 49.65.1260, all marijuana establishments shall utilize a system which prohibits the detection of noxious odors from outside the licensed premises. This requires the level of odor to be below a threshold *‘that a reasonable person of ordinary sensibilities would find negatively affects the person’s enjoyment of life, health or property’*.

Odor is primarily a concern with marijuana cultivation. Retail operations are not required to submit a ventilation and filtration plan with the Conditional Use Permit application. Most marijuana product sold at retail is packaged. Marijuana retail establishments typically have small amounts of marijuana enclosed in containers for customers to smell. It is expected that there will be no odor discernable from outside the building.

Security – According to CBJ 49.65.1245(a)(2), applicants are required to submit a security plan. State regulations require exterior lighting, alarm systems, video monitoring, and commercial grade door locks.

All exterior entrances will be equipped with security cameras and a number of security cameras will provide surveillance coverage of the interior space including the doorways to restricted employee-only areas. The recordings will be located in the restricted access office area and are required to have a battery back-up system. Exterior entrances are also proposed to have security cameras on exterior walls.

Exterior lighting is provided in the canopy on South Franklin Street. The applicant has stated they will install commercial grade locks on all exterior doors and the applicant intends to board up some windows from the inside. An alarm system will be installed to detect broken windows, each exterior door will have a sensor, and the tills will have a panic button next to them.

Waste disposal – The products for sale will be pre-packaged before arriving at the retail store. It is expected that very little waste will need to be disposed of. Any marijuana waste will be returned to the supplying cultivation facility for disposal according to State regulations.

Planning Commission
 File No.: USE 2018 0006
 June 4, 2018
 Page 5 of 9

Screening – State and local regulations require that no marijuana products be visible from a public right-of-way. The applicant does not discuss this in their proposal.

It is recommended that as a condition of approval that prior to issuance of a CBJ Marijuana License, the applicant shall install screening that prevents marijuana products being visible by the general public from the right-of-way.

Traffic – No significant traffic impacts are expected from the proposed use of the existing retail space as a marijuana retail store.

There is potential for customers to queue on the sidewalk while waiting to enter the limited access area of the retail store. Other marijuana retail establishments in the downtown area do not experience this issue. The applicant should require any queuing customers to wait in the non-restricted side of the building or require them to line up along the front of the building out of the way of other pedestrians.

It is recommended, as a condition of approval, that as an operational condition, the applicant shall ensure that there is no obstruction of a public right-of-way by the business activities.

Parking and Circulation - The building was constructed prior to parking requirements under the CBJ Land Use Code and is located in the PD-1 parking overlay district. CBJ 49.40.210(d) provides an exemption for buildings in the PD-1 overlay district. Only expansions of existing buildings or construction of new buildings are required to provide additional parking; changes in use of an existing building do not require additional parking. The subject building was expanded in 2016 (BLD2016-0404) with an additional 330 square foot storage area being added. Part of this addition has been identified as office space in the floor plans for this Conditional Use Permit.

The parking requirement based on the floor plan in the 2016 building permit is 0.132 spaces based on the use of the area for storage, which when rounded to the nearest whole number is 0 spaces.

Noise - The operation is not anticipated to create any more noise than any other retail operation in the vicinity.

Public Health or Safety – Several aspects of public health and safety related to a marijuana retail establishment were addressed in previous sections of this report including security and odor management. Public health issues related to marijuana retail also include quality control of the salable product. Samples of all products are required to be tested prior to sale to ensure the absence of harmful microbial and residual solvents and provide potency information.

State regulated potency limits, package labeling, and sign posting requirements are meant to ensure consumers are educated about the products' potency, time elapsed effect, and dosage

Planning Commission
 File No.: USE 2018 0006
 June 4, 2018
 Page 6 of 9

recommendations. CBJ regulations also require signage regarding use and transportation of marijuana products to be displayed in a prominent place.

A building permit will be required for the anticipated remodel of the front doorway and a fire inspection is required as part of the CBJ licensing inspections. Tenant improvements to the retail areas will also need to be completed and inspected prior to a CBJ license being approved. The CBJ Building Official and CBJ Deputy Fire Marshall have no concerns with the application.

Habitat – No habitat regulated by Title 49 is affected by this proposal.

Property Value or Neighborhood Harmony – The site is located in the core of downtown where diverse uses exist such as bars, restaurants, apartments, retail, and various public services. Operating under the restrictions of the CBJ and State, the proposed marijuana retail use is not expected to decrease property value or negatively affect neighborhood harmony.

The CBJ Assessor has stated that given the number of bars in the vicinity, she foresees no negative impacts from a marijuana retail business than would be expected from a bar.

No comments have been received from the public at the time of writing.

Conformity with Adopted Plans

CBJ 2013 Comprehensive Plan

The commercial area of downtown is designated Traditional Town Center (TTC) as shown on Map M on page 163. In summary, TTC is designated for an area appropriate for high density housing, major employment centers, and a mix of retail and residential developments.

Pages 184–186 provide policies pertaining to the downtown area; the following are relevant to the project:

SUBAREA POLICIES: MAP 'M' POLICIES

POLICY 10. PROMOTE MIXED USES DOWNTOWN. ENCOURAGE SMALL-SCALE NEIGHBORHOOD-SERVING RETAIL AND PERSONAL SERVICE BUSINESSES AND INCREASED MULTIFAMILY DEVELOPMENT WITHIN THE URBAN CENTER. ENCOURAGE HOUSING OVER GROUND-FLOOR RETAIL SPACE, SINGLE-ROOM-OCCUPANCY (SRO) DWELLINGS AND/OR LOFT-STYLE HOUSING IN DOWNTOWN.
[PAGE 185]

POLICY 19. WHEN CONSIDERING APPLICATIONS FOR BUILDING PERMITS FOR COMMERCIAL USES WITHIN THE DOWNTOWN JUNEAU AREA, CONSIDER THE POTENTIAL NOISE IMPACTS OF MECHANICAL EQUIPMENT OR PATRONS ON ADJACENT RESIDENTIAL USES. IT MAY BE APPROPRIATE TO ESTABLISH A NOISE ORDINANCE FOR THE DOWNTOWN JUNEAU SUBAREA WHERE CASE-BY-CASE

Planning Commission
 File No.: USE 2018 0006
 June 4, 2018
 Page 7 of 9

ANALYSIS, CONDITIONS OF PERMITS AND ENFORCEMENT ACTIVITIES ARE NOT PRACTICAL TO SOLVE NOISE PROBLEMS. [PAGE 187]

Staff further reviewed the 2013 Comprehensive Plan for general policies that may be relevant to the proposal:

POLICY 5.1 TO DEVELOP AND SUSTAIN A DIVERSE ECONOMY, PROVIDING OPPORTUNITIES FOR EMPLOYMENT FOR ALL RESIDENTS. [PAGE 44]

POLICY 5.18 TO ENCOURAGE AND SUPPORT ENTREPRENEURSHIP AND INNOVATION IN THE ECONOMY OF JUNEAU AND SOUTHEAST ALASKA. [PAGE 64]

POLICY 5.20 TO ENCOURAGE RESIDENTS AND BUSINESSES TO “LOOK LOCAL FIRST” FOR PURCHASES OF GOODS AND SERVICES. [PAGE 66]

The proposed development would help to diversify the economy and is a new business as encouraged by these policies.

Economic Development Plan

The goal of this Plan is to ensure Juneau’s future continues on the path of increasing economic resiliency and prosperity. Of the Plan’s seven initiatives, ‘Revitalizing Downtown’ is most relevant to the proposal. Although this priority does not speak specifically to retail or marijuana businesses, the proposal results in continued economic use of downtown store space, continued property and sale tax growth, and activity in the downtown area. This furthers efforts towards downtown revitalization.

Staff finds the proposed marijuana retail use is consistent with relevant adopted plans.

FINDINGS

CBJ 49.15.330 (e)(1), Review of Director's Determinations, states that the Planning Commission shall review the Director's report to consider:

1. Whether the application is complete;
2. Whether the proposed use is appropriate according to the Table of Permissible Uses; and,
3. Whether the development as proposed will comply with the other requirements of this chapter.

The Commission shall adopt the Director's determination on the three items above unless it finds, by a preponderance of the evidence, that the Director's determination was in error, and states its reasoning for each finding with particularity.

Planning Commission
 File No.: USE 2018 0006
 June 4, 2018
 Page 8 of 9

CBJ 49.15.330 (f), Commission Determinations, states that even if the Commission adopts the Director's determination, it may nonetheless deny or condition the permit if it concludes, based upon its own independent review of the information submitted at the public hearing, that the development will more probably than not:

1. Materially endanger the public health or safety;
2. Substantially decrease the value of or be out of harmony with property in the neighboring area; or,
3. Not be in general conformity with the comprehensive plan, thoroughfare plan, or other officially adopted plans.

Per CBJ 49.15.330 (e) & (f), Review of Director's & Commission's Determinations, the Director makes the following findings on the proposed development:

1. Is the application for the requested conditional use permit complete?

Yes. Staff finds the application contains the information necessary to conduct full review of the proposed operations. The application submittal by the applicant, including the appropriate fees, substantially conforms to the requirements of CBJ Chapter 49.15.

2. Is the proposed use appropriate according to the Table of Permissible Uses?

Yes. The requested permit is appropriate according to the Table of Permissible Uses. The use is listed at CBJ 49.25.300, Section 2.300 for the Mixed Use zoning district.

3. Will the proposed development comply with the other requirements of this chapter?

Yes. The proposed development complies with the other requirements of this chapter. Public notice of this project was provided in the June 1, 2018, and June 11, 2018 issues of the Juneau Empire's "Your Municipality" section, and a Notice of Public Hearing was mailed to all property owners within 500 feet of the subject parcel. Moreover, a Public Notice Sign was posted on the subject parcel, visible from the public Right of Way. Further, the proposal, with conditions, has been found to meet the requirements of CBJ 49.65.1245 related to marijuana retail.

4. Will the proposed development materially endanger the public health or safety?

No. With the recommended conditions, the subsequent building permit review process, and CBJ License process, the public health and safety will not be materially endangered.

5. Will the proposed development substantially decrease the value of or be out of harmony with property in the neighboring area?

No. With the recommended conditions, the approval of the subject permit will not be out of harmony with property in the neighboring area.

Planning Commission
 File No.: USE 2018 0006
 June 4, 2018
 Page 9 of 9

6. Will the proposed development be in general conformity with the land use plan, thoroughfare plan, or other officially adopted plans?

Yes. The proposal is consistent with the policies and land use designation of the Comprehensive Plan and the Juneau Economic Development Plan and complies with the Land Use Code, Title 49.

Per CBJ 49.70.900 (b)(3), General Provisions, the Director makes the following Juneau Coastal Management Program consistency determination:

7. Will the proposed development comply with the Juneau Coastal Management Program?

N/A. No elements of the project are affected by the Juneau Coastal Management Program.

RECOMMENDATION

It is recommended that the Planning Commission adopt the Director's analysis and findings and **APPROVE** the requested Conditional Use Permit. The permit would allow the development and operation of a marijuana retail business in downtown Juneau.

The approval is subject to the following conditions:

1. Prior to issuing a CBJ marijuana license, the applicant shall submit to CDD the approved State of Alaska license application that permits the use of marijuana retail at the subject site to ensure it matches the plans and operations described in this Conditional Use Permit.
2. Prior to receiving a CBJ Marijuana license, the connecting door between the unrestricted area and restricted area shall have an alarm that is audible in the restricted area to make the staff aware the door is open. The door shall also be monitored by a camera.
3. Prior to issuance of a CBJ Marijuana License, the applicant shall install screening that prevents marijuana products being visible by the general public from the right-of-way.
4. As an operational condition, the applicant shall ensure that there is no obstruction of a public right-of-way by the business activities.
5. The Conditional Use Permit shall be reviewed by the commission every five years from the date of issuance.



DEVELOPMENT PERMIT APPLICATION

NOTE: Development Permit Application forms must accompany all other Community Development Department land use applications.

To be completed by Applicant

PROPERTY LOCATION	
Physical Address S FRANKLIN ST 159	
Legal Description(s) (Subdivision, Survey, Block, Tract, Lot) JUNEAU TOWNSHIP BL H LT 1 FR	
Parcel Number(s) 1C070 B0H0030	
<input checked="" type="checkbox"/> This property located in the downtown historic district <input checked="" type="checkbox"/> This property located in a mapped hazard area, if so, which MODERATE LANDSLIDE/AVALANCHE AREA	
LANDOWNER/ LESSEE	
Property Owner HERBERT E SMYTH & CASEY WILKINS	Contact Person ALASKAN KUSH COMPANY LLC
Mailing Address PO Box 240588 DOUGLAS AK 99824	Phone Number(s) 801 709 9394 HERB SMYTH
E-mail Address ALASKANKUSHCO@GMAIL.COM	907 957 3877 CASEY WILKINS 503 936 0901 GREG SMITH
LANDOWNER/ LESSEE CONSENT	
Required for Planning Permits, not needed on Building/ Engineering Permits	
I am (we are) the owner(s) or lessee(s) of the property subject to this application and I (we) consent as follows:	
A. This application for a land use or activity review for development on my (our) property is made with my complete understanding and permission.	
B. I (we) grant permission for officials and employees of the City and Borough of Juneau to inspect my property as needed for purposes of this application.	
X HERBERT E SMYTH Landowner/Lessee Signature	4/17/18 Date
X Casey Wilkins Landowner/Lessee Signature	4/19/18 Date
NOTICE: The City and Borough of Juneau staff may need access to the subject property during regular business hours and will attempt to contact the landowner in addition to the formal consent given above. Further, members of the Planning Commission may visit the property before the scheduled public hearing date.	
APPLICANT	
If the same as OWNER, write "SAME"	
Applicant SAME	Contact Person
ALASKAN KUSH COMPANY LLC	HERBERT SMYTH / CASEY WILKINS
Mailing Address PO Box 240588 DOUGLAS AK 99824	Phone Number(s)
E-mail Address ALASKANKUSHCO@GMAIL.COM	
X HERBERT E SMYTH Applicant's Signature	4/17/18 Date of Application

DEPARTMENT USE ONLY BELOW THIS LINE

This form and all documents associated with it are public record once submitted.

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

For assistance filling out this form, contact the Permit Center at 586-0770.

I:\FORMS\PLANFORM\DPA.docx

Attachment A: Application

Intake Initials ANF
Case Number USE 18-006
Date Received 4/19/18

Updated 2017 - Page 1 of 1



ALLOWABLE/CONDITIONAL USE PERMIT APPLICATION

See reverse side for more information regarding the permitting process and the materials required for a complete application.

NOTE: Must be accompanied by a DEVELOPMENT PERMIT APPLICATION form.

PROJECT SUMMARY
A conditional Use Permit for a marijuana retail facility

TYPE OF ALLOWABLE OR CONDITIONAL USE PERMIT REQUESTED
☐ Accessory Apartment – Accessory Apartment Application (AAP)
☒ Use Listed in 49.25.300 – Table of Permissible Uses (USE)
 Table of Permissible Uses Category: 49.25.300 MUDISTRICT USE 2.300 "MARIJUANA RETAIL STORE"

IS THIS A MODIFICATION or EXTENSION OF AN EXISTING APPROVAL? ☐ YES – Case # _____ ☒ NO

UTILITIES PROPOSED WATER: ☒ Public ☒ On Site SEWER: ☒ Public ☐ On Site

SITE AND BUILDING SPECIFICS
 Total Area of Lot 3872 square feet Total Area of Existing Structure(s) 1367 square feet
 Total Area of Proposed Structure(s) 800 square feet

EXTERNAL LIGHTING
 Existing to remain ☐ No ☒ Yes – Provide fixture information, cutoff sheets, and location of lighting fixtures
 Proposed ☐ No ☒ Yes – Provide fixture information, cutoff sheets, and location of lighting fixtures

ALL REQUIRED DOCUMENTS ATTACHED
☐ **Narrative including:**
☐ Current use of land or building(s)
☐ Description of project, project site, circulation, traffic etc.
☐ Proposed use of land or building(s)
☐ How the proposed use complies with the Comprehensive Plan
☐ **Plans including:**
☐ Site plan
☐ Floor plan(s)
☐ Elevation view of existing and proposed buildings
☐ Proposed vegetative cover
☐ Existing and proposed parking areas and proposed traffic circulation
☐ Existing physical features of the site (e.g.: drainage, habitat, and hazard areas)

If this is a modification or extension include:
☐ Notice of Decision and case number
☐ Justification for the modification or extension
☐ Application submitted at least 30 days before expiration date

SEE ITEM F PL 3 PRE APP FINAL REPORT

To be completed by Applicant

DEPARTMENT USE ONLY BELOW THIS LINE

ALLOWABLE/CONDITIONAL USE FEES				
	Fees	Check No.	Receipt	Date
Application Fees	\$ <u>500</u>			
Admin. of Guarantee	\$ _____			
Adjustment	\$ _____			
Pub. Not. Sign Fee	\$ <u>50</u>			
Pub. Not. Sign Deposit	\$ <u>100</u>			
Total Fee	\$ <u>650</u>			

0154956 4/19/18

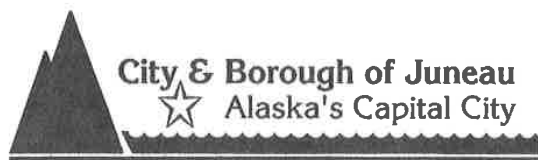
This form and all documents associated with it are public record once submitted.

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

For assistance filling out this form, contact the Permit Center at 586-0770.

Case Number <u>USE 18-006</u>	Date Received <u>4/19/18</u>
----------------------------------	---------------------------------

Attachment A: Application



**City and Borough of Juneau
Community Development Department**

155 South Seward Street
Juneau, Alaska 99801
Telephone: 586-0715 Facsimile: 586-3365

Project Name:

Case Number: PAC2016 0011

Project Description: Marijuana Retail

Applicant: Zeke Smythe

Property Owner: Michael Thomas and Bettye Jean Adams

Property Address: 159 South Franklin

Parcel Code Number: 1Co70BoHoo30

Site Size: 1,700 sq. ft. building

Zoning: MU

Existing Land Use: Vacant Commercial Space

Conference Date: 2/24/2016

Report Issued:

List of attendees

Note: Copies of the Pre-Application Conference Report will be emailed, instead of mailed, to participants who have provided their email address below.

Name	Title	Email address
Zeke Smythe	Applicant	
John Young	Building Department	
Ron King	General Engineering	
Sven Pearson	Fire Marshal	
Chrissy Steadman	Planning Department	
Allison Eddins	Planning Department	

Neighborhood Association/Contact:

Revised 10/30/13

Attachment A: Application

Pre-Application Conference Final Report

Conference Summary

Questions/issues/agreements identified at the conference that were not already identified in the attached reports.

The following is a list of issues, comments and proposed actions, and requested technical submittal items that were discussed at the pre-application conference.

1. Zoning – Mixed Use (MU). Table of Permissible 49.25.300 use 2.300 “Marijuana retail store” allowed with a CUP in a MU district.
2. Setbacks – MU districts have 0 foot setbacks.
3. Height – See #2
4. Parking – This lot is located in the PD-1 parking district which is exempt from parking requirements in 49.40.210, except in the case of the expansion of an existing building or the construction of a new building.
5. Landscaping – No landscaping is required. However, any vegetation that can be incorporated into the site without encroaching into the public right-of-way, is strongly encouraged.
6. Building – The building is located in the Historic District and should comply with all relevant requirements in the Historic District Design Standards and Guidelines. (See note 20)
7. Fire District – CBJ Fire Marshal has no comments at this time.
8. Lighting – Any proposed or existing exterior lighting should be shown on a site plan.
9. Habitat Issues – No habitat at this location at this time.
10. Lot Coverage – MU districts have no limits on lot coverage.
11. Traffic – Noise levels beyond that of a typical retail establishment are not anticipated with this proposal.
12. Engineering – Owner needs to resolve a storm drain issue and has been working with General Engineering on this issue.
13. Noise – Noise levels beyond that of a typical retail establishment are not anticipated with this proposal.
14. Drainage – The owner of the property has been working with General Engineering to resolve a storm drainage issue.
15. Utilities – Public water and sewer are available at this site.
16. Wetlands – No wetlands issues at this location at this time.
17. Hazard/Avalanche/Hillside Endorsement – This property is located in a moderate landslide/avalanche area.
18. Flood – This property is located in a Zone X area of minimal flood hazard, FEMA panel 1567D.
19. Other Agency Reviews – Planning, Building, General Engineering and Fire will review the conditional use permit application and any building permit applications.
20. Signage – Per 49.45.230, this building is allowed 42 square feet of sign area. This is calculated by taking the length of the building that faces the right-of-way (in this case approximately 28 feet) and multiplying that number by 1.5 ($28 \times 1.5 = 42$). Sign area is the total area of all visible faces of the sign.
21. Historic District -
 - a. This building has a maximum height limit of 35 feet.

Pre-Application Conference Final Report

- b. Rooftop uses, like tables, umbrellas, patio furniture, etc., should be setback from the cornice of the building so that they are not visible from the sidewalk below.
- c. Mechanical equipment should be located where it is not visible
- d. Do not remove or make major alterations the building canopy.
- e. One under canopy hanging sign is allowed per tenant per street façade. This proposal will have only one tenant (you) and one street façade (N. Franklin), therefore only one under canopy hanging sign is allowed.
- f. The primary building entrance shall be the main source of exterior lighting. Recessed down lighting under canopies and seasonal string lighting are both appropriate.
- g. Any exterior alterations, including sign placement, will need to be approved by the Historic Resources Advisory Committee prior to any work being done.

List of required applications

Based upon the information submitted for pre-application review, the following list of applications must be submitted in order for the project to receive a thorough and speedy review.

1. Development Permit Application
2. Conditional Use Permit Application

Additional submittal requirements:

Submittal of additional information, given the specifics of the development proposal and site, are listed below. These items will be required in order for the application to be determined to be complete. Each submittal requirement should contain as much detail as possible. (These are submittal requirements as of 2/24/2016. Please be advised that these may change prior to the City and Borough of Juneau City Assembly adoption of the ordinance 2015-38.)

1. A copy of this pre-application conference report.
2. A site plan of all buildings on the property
3. A floor plan showing how the floor space is or will be used, including restricted areas and the total floor area of the building.
4. A security plan indicating how the business will comply with the requirements imposed by State law
5. A waste disposal plan indicating how the business will comply with the State requirements
6. A screening plan illustrating the business' compliance with AS 17.38.070.
7. A ventilation plan showing the location of all doors, windows, air vents and air vent filters.
8. Any additional documentation determined by the director to be necessary for the commission to make a decision whether to approve or deny the permit, or approve with conditions, to ensure compliance with CBJ 49.65.110 and 49.15.330 (f), including but not limited to neighborhood harmony.

Pre-Application Conference Final Report

Fee estimates

The preliminary plan review fees listed below can be found in the CBJ code section 49.85.

Based upon the project plan submitted for pre-application review, staff has attempted to provide an accurate estimate for the permits and permit fees which will be triggered by your proposal.

The proposed use is considered a Class II uses, according to 49.85.100 (3) (B). The fee for the Conditional Use Permit application and review will be \$500.00.

CBJ 49.15.230 requires the applicant of a Conditional Use Permit to post a public notice sign at the location of the proposed use for at least 14 days prior to the Planning Commission hearing. The fee for the public notice sign is \$50.00. The applicant must also pay a \$100.00 sign deposit which will be refunded after the sign is returned to the Community Development Department.

The fees that are applicable to the subject proposal are subject to change if the proposed projects changes and/or if new or additional information is presented after the meeting.

For informational handouts with submittal requirements for development applications, please visit our website at www.juneau.org.

Submit your completed application

You must submit your application(s) in person with payment to:

City/Borough of Juneau
Permit Center
230 S. Franklin Street,
Fourth Floor Marine View Center
Juneau, AK 99801

Phone: (907) 586-0715
Fax: (907) 586-3365
Web: www.Juneau.org

Marijuana Handler Training ID Check for Age and Authenticity

The marijuana handler will take the ID of the person who appears to be under the age of 30 in their hand to screen it. No ID will be viewed through plastic. Politely ask customers to remove their ID from their wallet, get it in your hand. If it's in your hand, you can feel it, rub it, touch it and feel any large or small imperfections that will indicate a possible alteration in the ID.

Know the date and the year for someone to be 21. Do this by subtracting 21 from the current year: $2018 - 21 = 1997$

Know the current date in this example the current will be January 9, 2018.

If a persons ID says January 14, 1997 Then that person is 20 with only 5 days till that person is 21.

Another way to detect a possible misuse or false use of an ID is to ask the customer a question. After requesting the customers ID, and while it is in your hand and you've done the math. Closely examine the photo on the ID. See, and remember the image, the number one method used by underage persons to get access to areas designated for persons over 21 years of age is to borrow an ID of someone over 21. Under age persons, won't borrow just any ID they will get the ID of a person they actually look like and whose general physical description is close to them. Look for differences in the hairline, the ears, the nostrils and the smile.

If you doubt the person in front of you is actually the person in the photo ask for other verifiable ID or ask another employee to help you. Never be afraid to ask for help.

If you doubt the authenticity of the ID, ask questions of persons while screening their ID. While you have an ID in hand, and have verified the date, but suspect the photo isn't right, be prepared to ask questions that may confuse the person. You don't have to know the correct answer but instead, you want the person who is using a borrowed ID to stop and think about your question, mainly because the question has surprised them and they don't know the answer. So, pick a question that most people would automatically know the answer to, such as; "What type of car does your mother drive?" or "What college does your sister attend?" Again, you don't have to know the answer but you need to understand their answer.

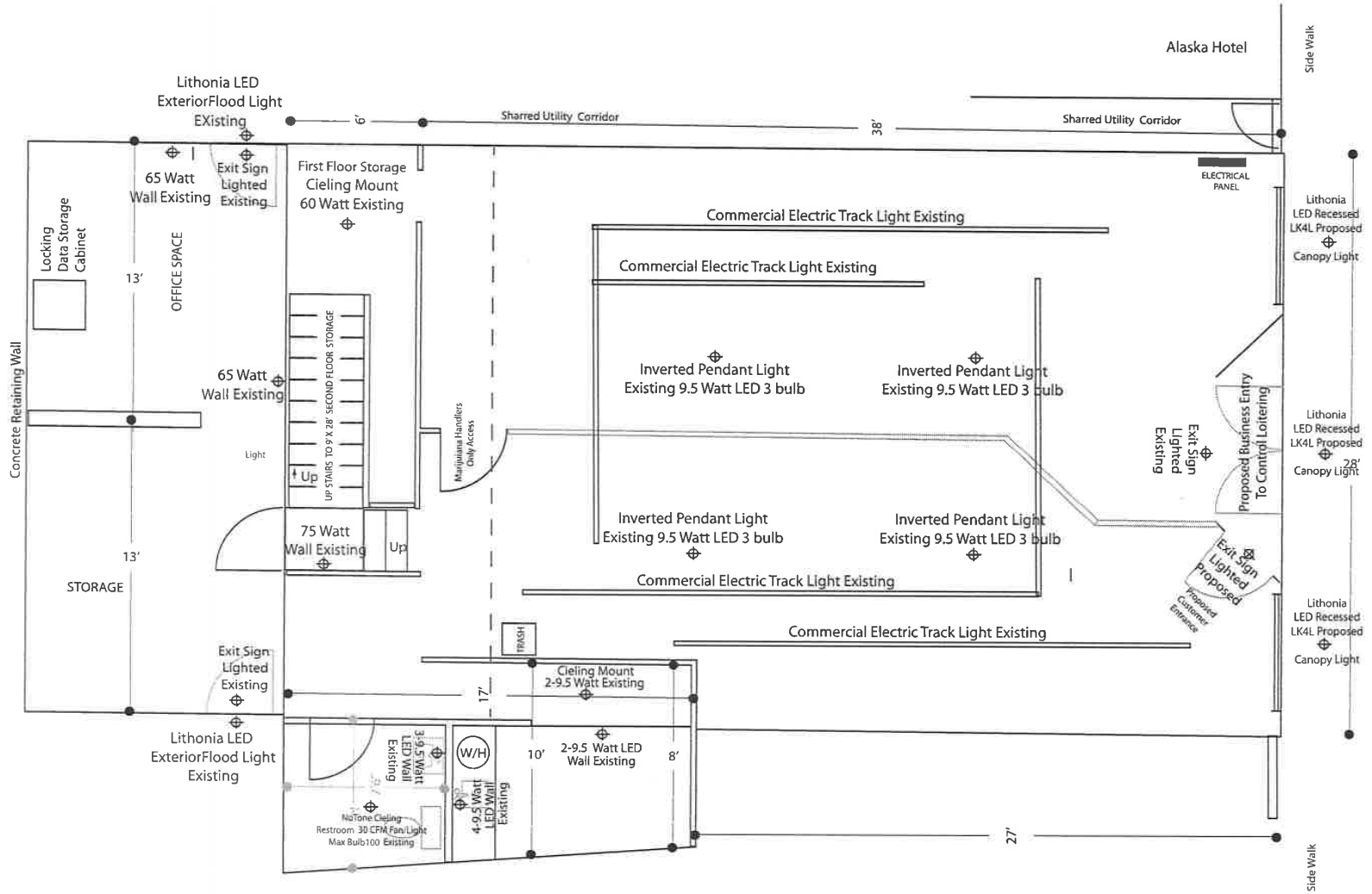
Typically an underage person will start their answer with; "Uhh" or will be very silent.

If you have a doubt don't serve the person. Ask for help or refuse to serve the person and ask them to leave.

Attachment A: Application

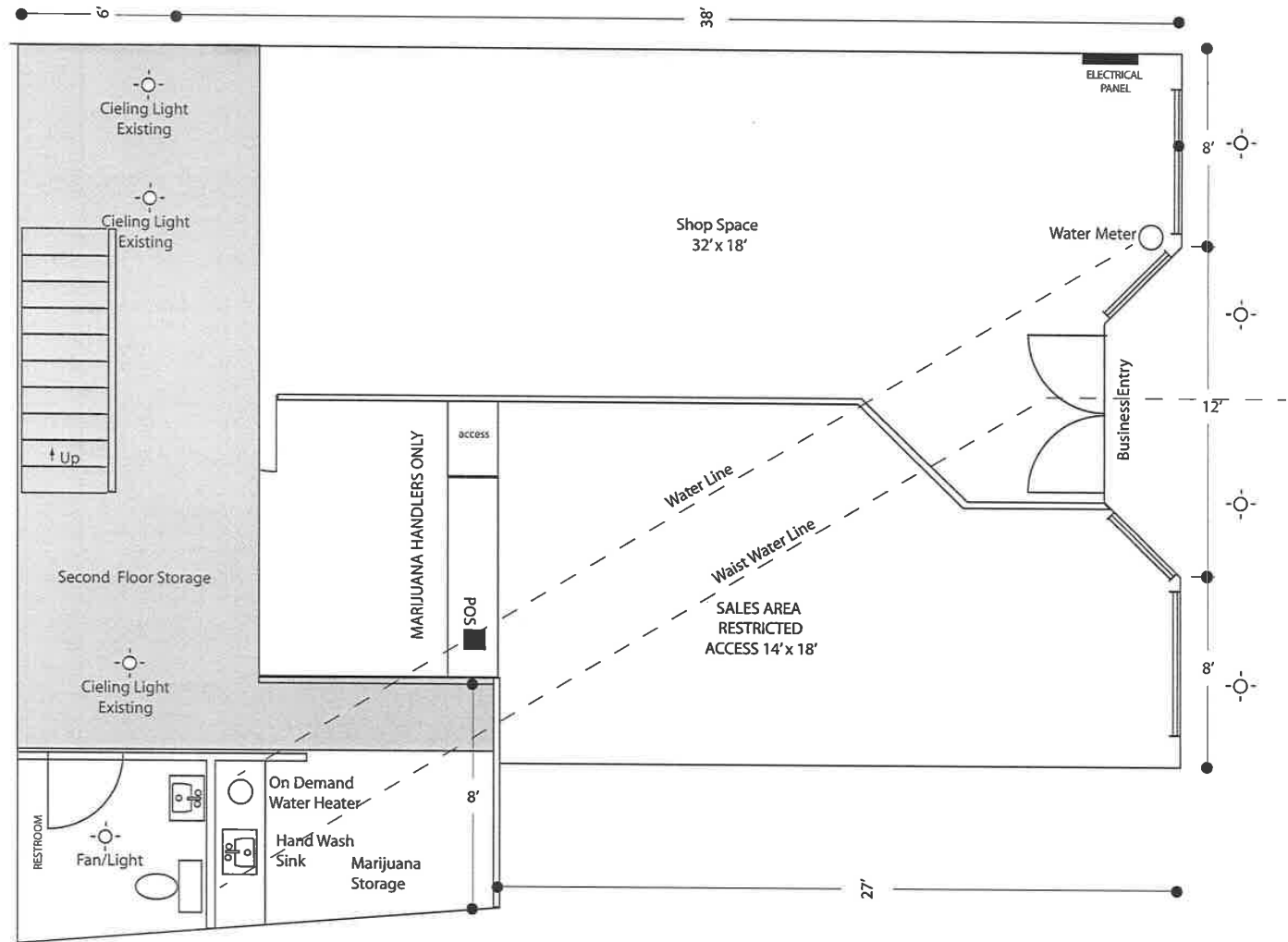
Attachment B- USE2018 0006, NOD and Staff Report

Attachment A: Application



First Floor Lighting Existing and Proposed Alaska Kush Company, LLC., AMCO License 16213, 159 South Franklin Street, Juneau Alaska, 99801 1/4" = 1'0"

Attachment A: Application



1/4" = 1'0" Alaska Kush Company, 159 South Franklin Street, Juneau Alaska, 99801 Second Floor Storage As Built

Second Floor Lighting Area



Alcohol and Marijuana Control Office
550 W 7th Avenue, Suite 1600
Anchorage, AK 99501
marijuana.licensing@alaska.gov
<https://www.commerce.alaska.gov/web/amco>
Phone: 907.269.0350

Alaska Marijuana Control Board

Form MJ-01: Marijuana Establishment Operating Plan

Section 2 – Security

Review the requirements under 3 AAC 306.710 – 3 AAC 306.720 and 3 AAC 306.755, and identify how the proposed premises will meet the listed requirements.

Describe how the proposed premises will comply with each of the following:

Restricted Access Areas (3 AAC 306.710):

Describe how you will prevent unescorted members of the public from entering restricted access areas:

There are three functional exterior doors accessing the licensed premises: one door in the rear of the building providing egress to an exterior alleyway, the main public entrance, and an employee-only door between the licensed retail marijuana store and an adjoining merchandise area. All doors will have commercial grade locks, with the door in the rear of the premise remaining locked at all times. The main entrance will be unlocked only when the store is open for business. The employee-only door will be locked whenever an employee is not in the immediate vicinity.

A security system will be continuously active to ensure no unauthorized access goes unnoticed. Required signage stating "Restricted access area. Visitors must be escorted." will be posted on the rear exterior door and the employee-only door. A sales counter will provide a physical obstruction to members of the public from accidentally or intentionally entering the retail marijuana store through the employee-only door. An audible alert will sound anytime the employee-only door is accessed. Video of all entrances areas, as well as the entirety of the retail marijuana store and adjacent merchandise area will be provided by the required surveillance system.

Describe your processes for admitting visitors into and escorting them through restricted access areas:

Before being allowed entry to the restricted access areas, visitors must show proper and valid identification indicating that they 21 years of age or older. Each visitor will be given a visitor identification badge. No more than five visitors will be escorted by any one licensee, employee or agent. Anyone escorting visitors must have a marijuana handler's card.

A sign stating "No one under 21 years of age allowed." will be posted on the front door of the restricted access retail marijuana store. Details on recordkeeping of visitors is detailed on the following page.



Alaska Marijuana Control Board

Form MJ-01: Marijuana Establishment Operating Plan

Alcohol and Marijuana Control Office
550 W 7th Avenue, Suite 1600
Anchorage, AK 99501
marijuana.licensing@alaska.gov
<https://www.commerce.alaska.gov/web/amco>
Phone: 907.269.0350

Security Alarm Systems and Lock Standards (3 AAC 306.715):

Exterior lighting is required to facilitate surveillance. Describe how the exterior lighting will meet this requirement:

At all exterior entrance points (main public front door, rear egress door, and employee-only door), light fixtures will provide illumination sufficient to identify persons at least 20 feet from the entrance. Exterior fixtures will be selected to resist weather conditions and tampering.

Additional exterior lighting placed around the perimeter of the building will discourage loitering or burglary.

An alarm system is required for all license types. Describe the security alarm system for the proposed premises:

- E. The services of an alarm company will be contracted for the purpose of maintaining a secure facility.
- a. Additional security in the form of a panic button will be installed at each till
- b. Each exterior ground floor window will have a frequency detector installed designed to detect breaking glass
- c. Each exterior door entrance will have a contact sensor installed that is designed to detect forced entry
- d. A magnetic entry key pad will be placed at the entry and exit to the restricted access area where marijuana is sold and stored. Alarms will always be active in the sales restricted access area if entry is forced the alarm will sound.

An audible alert will sound anytime the employee-only door is accessed.

The alarm system must be activated on all exterior doors and windows when the licensed premises is closed for business. Describe how the security alarm system meets this requirement:

- e. A motion sensor detection alarm will be installed and activated when the facility is closed for business

All exterior doors and windows that are not boarded/secured will be connected to the alarm system.



Alcohol and Marijuana Control Office
550 W 7th Avenue, Suite 1600
Anchorage, AK 99501
marijuana.licensing@alaska.gov
<https://www.commerce.alaska.gov/web/amco>
Phone: 907.269.0350

Alaska Marijuana Control Board

Form MJ-01: Marijuana Establishment Operating Plan

Describe your policies and procedures for preventing diversion of marijuana or marijuana product:

The use of industry best practices will help prevent diversion of marijuana. These efforts include:

- video surveillance of all areas where grown, processed, packaged, or stored, or where marijuana waste is destroyed;
- the use of transportation manifests, and a cannabis inventory tracking system;
- inventory best practices, including multiple employees present during inventory, and the use of certified scales;
- appropriate and secure storage of marijuana on-premise and during transportation;
- security and video surveillance systems and appropriate exterior lighting to discourage unauthorized entry;
- permitting customers to only handle the samples of marijuana products; beyond the samples, the only marijuana or marijuana product they will have access to is their purchased marijuana or marijuana products.

Describe your policies and procedures for preventing loitering:

Appropriate signage will be posted around the facility informing persons that loitering is prohibited. Persons found loitering will be asked to leave. If they do not, local law enforcement will be notified. Additionally, bright exterior lighting should discourage loitering.

Removing the alcove at the front door entry of the store. Making the entrance parallel with the sidewalk will keep persons from loitering or sleeping in the entry alcove.

Describe your policies and procedures regarding the use of any additional security device, such as a motion detector, pressure switch, and duress, panic, or hold-up alarm to enhance security of the proposed premises:

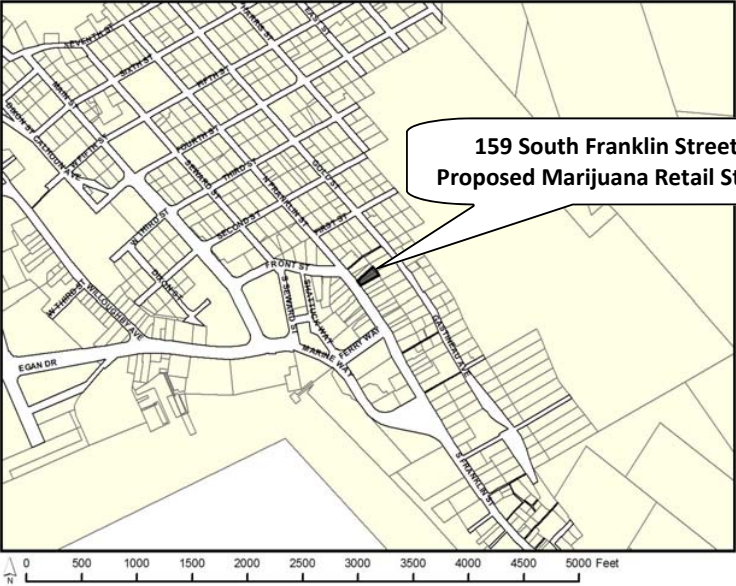
Motion detectors, panic buttons, and audible door signals will be installed in the facility for an additional layer of security. Employees will be trained in the proper use of these systems.



Invitation to Comment

On a proposal to be heard by the CBJ Planning Commission

Your Community, Your Voice



159 South Franklin Street
Proposed Marijuana Retail Store



155 S. Seward Street Juneau, Alaska 99801

TO:

An application has been submitted for consideration and public hearing by the Planning Commission for a **Conditional Use Permit** for a **marijuana retail store** located at **159 South Franklin Street** in a **Mixed Use (MU)** zone.



TIMELINE

Staff Report expected to be posted June 4, 2018 at <https://beta.juneau.org/assembly/assembly-minutes-and-agendas>
Find hearing results, meeting minutes and more here as well.

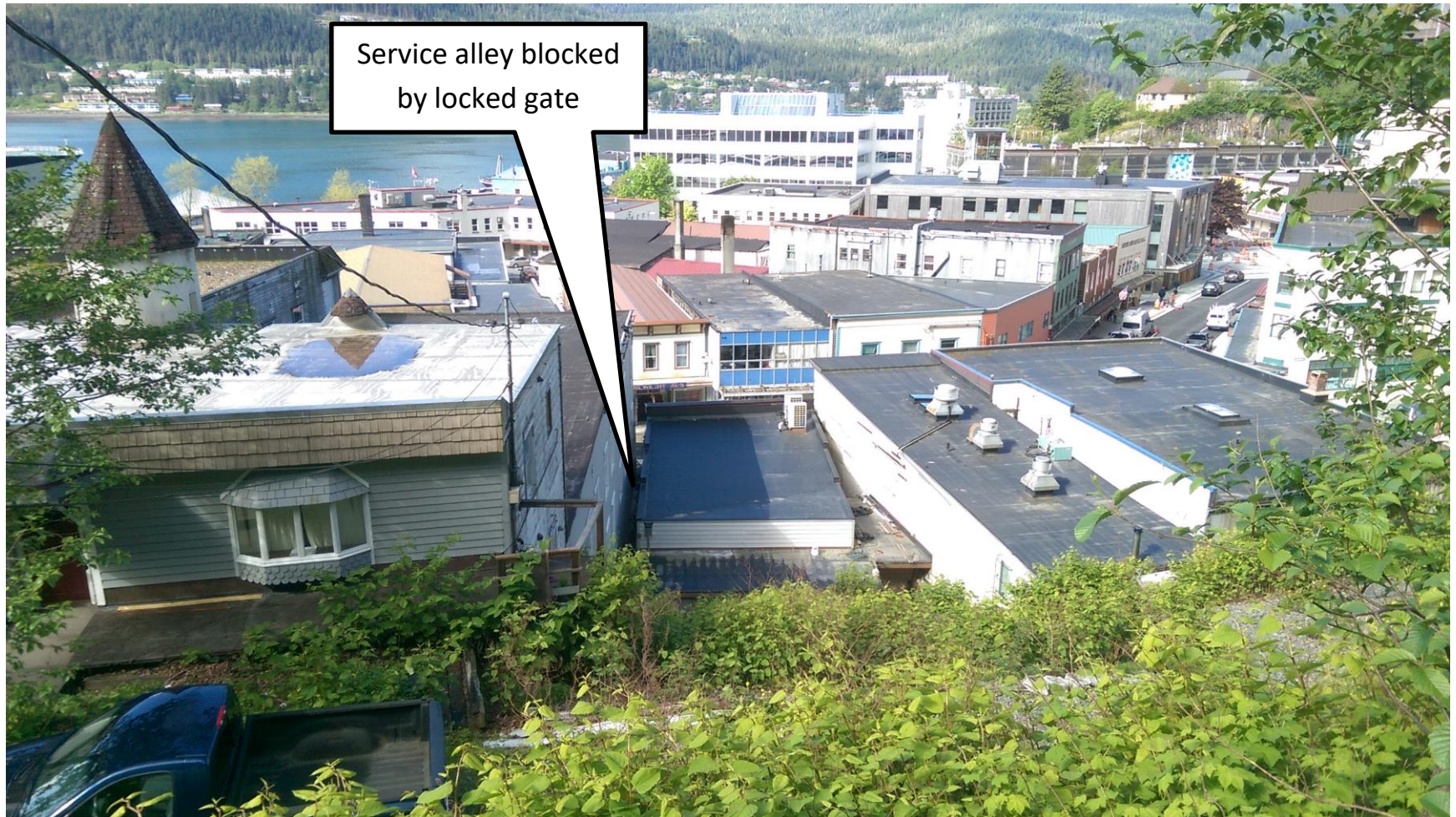
Now through May 25, 2018	May 26 through 12 noon, June 12	HEARING DATE & TIME 7:00 pm, June 12, 2018	June 13
Comments received during this period will be sent to the Planner, Tim Felstead to be included in the staff report.	Comments received during this period will be sent directly to Commissioners to read over the weekend in preparation for the hearing.	You may testify and bring up to 2 pages of written material (15 copies) in City Hall's Assembly Chambers, 155 S. Seward St., Juneau.	The results of the hearing will be posted online.
Phone: (907)586-0715 ♦ Email: pc_comments@juneau.org Mail: Community Development, 155 S. Seward St, Juneau AK 99801		Case No.: USE2018 0006 Parcel No.: 1C070B0H0030 CBJ Parcel Viewer: http://epv.juneau.org	

Printed May 16, 2018



Attachment C – Photo of front of building

Attachment C: Site



Attachment C – Photo of rear of building



(907) 586-0715
CDD_Admin@juneau.gov
www.juneau.org/community-development
155 Heritage Way • Juneau, AK 99801

NONCONFORMING CERTIFICATE

Date: March 1, 2024
File No.: NCC2024 0004

Northwind Architects
126 Seward Street
Juneau, AK 99801
shannon@northwindarch.com
cwilkins907@gmail.com

Proposal: A Nonconforming Situation Review for lot size and width.

Property Address: 159 S Franklin Street
Property Legal Description: JUNEAU TOWNSITE BL H LT 1 FR
Property Parcel Code No.: 1C070B0H0030

The Director of Community Development adopted the analysis and findings listed in the attached memorandum dated March 1, 2024, and has found the following situations on the lot to be certified nonconforming to the Title 49 Land Use Code of the City and Borough of Juneau:

- Nonconforming Lots (CBJ 49.30.260): Juneau Townsite Block I Lot 1,2, Fraction
 - Lot size of 2140 square feet
 - Lot width of 20 feet
- Nonconforming Lots (CBJ 49.30.260): Juneau Townsite, Block H Lot 1, Fraction
 - Lot size of 1732 square feet
 - Lot width of 9 feet

The structure is unable to be certified with the documentation provided.

This Nonconforming Certificate applies to the nonconforming situations stated above. The nonconforming rights provided herein may be relinquished under certain circumstances provided under the CBJ Title 49 Land Use Code. It is the responsibility of the owner or agent of the owner to ensure that all development on the lot is in compliance with this certification and the CBJ Title 49 Land Use Code.

CBJ 49.30.215: Accidental damage or destruction. *Structures receiving a nonconforming certification may have the right to reconstruct a nonconforming structure per CBJ Chapter 49.30.*

Northwind Architects
File No.: NCC2024 0004
March 1, 2024
Page 2 of 2

This Nonconforming Certificate constitutes a final decision of the Director of Community Development. Appeals must be brought to the CBJ Planning Commission in accordance with CBJ 49.20.110. Appeals must be filed by 4:30 P.M. on the day twenty days from the date the decision is filed.

If you have any questions regarding your project or anticipate any changes to your plans, please call the Community Development Department at (907) 586-0715.

Project Planner: 
Irene Gallion, Senior Planner
Community Development Department

scott ciambor, Planning Manager, for
Jill Lawhorne, Director, AICP
Community Development Department

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.



**DIRECTOR'S REVIEW STAFF REPORT
NONCONFORMING CERTIFICATION
NCC2024 0004**

(907) 586-0715

CDD_Admin@juneau.gov

www.juneau.org/community-development

155 Heritage Way • Juneau, AK 99801

DATE: March 1, 2024
TO: Jill Lawhorne, AICP | Director
BY: Irene Gallion, Senior Planner

PROPOSAL: A Nonconforming Situation Review for lot size and width.

KEY CONSIDERATIONS FOR REVIEW:

- The 1900 structure is built across two lots, created before 1894.
- There is inadequate documentation to certify the structure.

GENERAL INFORMATION	
Property Owner	Michael Thomas Adams
Applicant	NorthWind Architects
Property Address	159 S Franklin Street
Legal Description	JUNEAU TOWNSITE BL H LT 1 FR
Parcel Number	1C070B0H0030
Zoning	MU
Lot Size	Parcel size: 3,872. Lot sizes discussed below.
Water/Sewer	CBJ
Access	Franklin Street
Existing Land Use	AK KUSH
Associated Applications	USE2024 0002

STAFF RECOMMENDATION:

Staff recommends the following situations receive

Nonconforming Certification:

- Nonconforming Lots (CBJ 49.30.260)

ABANDONMENT:

If a nonconforming situation is deemed to be abandoned by the Director, the decision may be reconsidered in accordance with CBJ 49.30.220. After reconsideration is reviewed, an appeal may be filed in accordance with CBJ 49.20.110.

NONCOMPLIANCE:

If a situation fails to be certified as nonconforming, an appeal of this decision may be filed in accordance with CBJ 49.20.110.

CBJ 49.30.215: Accidental damage or destruction. Structures receiving a nonconforming certification may have the right to reconstruct a nonconforming structure per CBJ Chapter 49.30.

NorthWind Architects
File No: NCC2024 0004
March 1, 2024
Page 2 of 3

SITE FEATURES AND ZONING

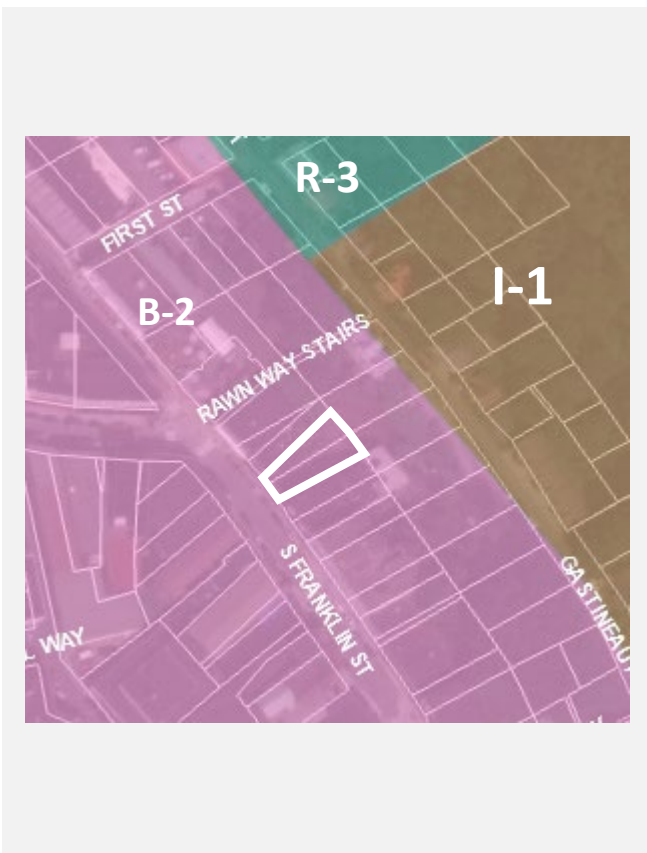


CURRENT ZONING MAP

SURROUNDING ZONING AND LAND USES	
North (MU)	Restaurant
South (MU)	Hotel
East (MU)	Vacant
West (MU)	South Franklin Street

SITE FEATURES	
Anadromous	None
Flood Zone	None
Hazard	Severe Landslide
Hillside	Yes
Wetlands	No
Parking District	No Parking Required Area
Historic District	Yes
Overlay Districts	None

ZONING 1964



NorthWind Architects
 File No: NCC2024 0004
 March 1, 2024
 Page 3 of 4

ZONING HISTORY

More precise documentation may change determinations.

Year	Zoning District	Summary
1964	B-2	<p>Central Business District</p> <p>Height: 85 feet</p> <p>Lot area, business use: No minimum</p> <p>Lot area, one- and two-family dwellings: 3,600 square feet</p> <p>Lot area, multi-family:</p> <p>One story: 875 square feet per dwelling</p> <p>Two-story: 600 square feet per dwelling</p> <p>Three- to six-story: 500 square feet per dwelling unit</p> <p>Requirements do not apply to hotels and rooming houses where no cooking facilities are provided in the rooms.</p> <p>Lot width, one- and two-family dwellings: 40 feet</p> <p>Lot coverage: No limit, except to meet setbacks, off-street parking and loading area requirements.</p> <p>Front yard setback: four feet.</p> <p>Side yard setback:</p> <p>Four feet required abutting a residential district</p> <p>Four feet required next to a street</p> <p>Otherwise, no setback required</p> <p>Rear yard setback: No limit, except to meet off-street parking and loading area requirements.</p> <p>No business parking requirements.</p> <p>Lots are nonconforming for lot width.</p>
1969	C-2	<p>This district recognizes the role of the area's central business district which is primarily for retail trade, administrative and professional offices, specialty shops and services to the general public. This district is more selective than the general commercial district in that heavier commercial uses such as lumber yards and wholesaling are not allowed.</p> <p>Minimum lot size: 2,000 square feet</p> <p>Minimum yard setbacks: None, except that when a side or rear lot line abuts a residential district, minimum setbacks of ten feet shall be maintained.</p> <p>Maximum building height: None.</p> <p>Maximum lot coverage: None.</p> <p>Minimum lot width: 20 feet.</p> <p>North lot became nonconforming for size and width (Juneau Townsite, Block H Lot 1, Fraction).</p>
1987	MU	Minimum lot size: 4,000 sf

NorthWind Architects
 File No: NCC2024 0004
 March 1, 2024
 Page 4 of 5

Year	Zoning District	Summary
		Minimum lot width: 50 feet Maximum lot coverage: None Maximum height: None Setbacks: None, unless required by abutting zoning. South lot became nonconforming for size and width. North lot remained nonconforming.
2021	*All zoning districts – lot depth repealed	On August 23, 2021, the CBJ Assembly adopted Ordinance 2021-28, repealing lot depth as a minimum dimensional standard. Other dimensional standards for MU remain the same.

BACKGROUND INFORMATION

The applicant requests a Nonconforming Situation Review for in advance of a modification to a Conditional Use Permit (**Attachment A**). The lot was platted in 1886 and the structures were constructed in 1900.

INFORMATION REVIEWED

Year	Type	Summary
2019	BLD2019 0695	New electric heaters.
2018	BLD2018 0391	Retail improvements for current use.
2018	BLD20180030	Entrance reconfiguration for current use (withdrawn).
2018	USE2018 0006	Marijuana retail approved.
2016	BLD2016 0664	Rot repair and structural concrete repair.
2016	BLD2016 0404	Storage addition.
2014	BLD2014 0679	Replace two 257 gallon oil tanks.
2014	BLD2014 0584	Eight foot retaining wall.
2006	BLD2006-00034	Demolition permit for awning.
2004	BLD2004-00226	Change front door to double doors, paint, repair awning.
2004	BLD2004 00218	Demolition of non-loadbearing wall.
2002	BLD2002-00153	Removing glass and replacing with double-hung window.
2001	BLD2001 00059	Temporary wall dividing shop into two retail areas with one entrance.
1995	BLD-1053101	Safety inspection.
1994	Deed	Through GIS Technician. Appears to describe the property (Attachment B)
1988	BLD-0247201	Remodel for Red Dog Saloon.
1987	BLD-0128801	Remodel for second exit for Red Dog Saloon (void).
1987	BLD-0119101	Return Red Dog Saloon front to original.
1969	Sanborn Map	Shows structure. Designation is unkeyed (Attachment C).
1948	Sanborn Map	Structure labelled “Drugs” (Attachment D)
1934	Plat	Plat, shows Lot 1 entire, poor quality (Attachment E). Stamped “UNOFFICIAL.”
1927	Sanborn Map	Structure labelled “Drugs” (Attachment F).
1914	Sanborn Map	Structure labelled “Jeweler” (Attachment G).

Year	Type	Summary
1904	Sanborn Map	May show structure, annotations are illegible or unkeyed (Attachment H).
1894	Plat	Poor quality (Attachment I). Shows lots in current configuration.
1892	Plat	Townsite of Juneau (Attachment J).
1886	Plat	Poor quality (Attachment K).

ANALYSIS

Zoning District Comparison Table – The table below lists the required standards for the Mixed Use (MU) zoning district compared to the lot. Items bolded do not meet current requirements.

For clarity, the lots will be referred to as Lot X and Lot Y, illustrated below.



Lot X: Juneau Townsite Block I Lot 1,2, Fraction

Lot Y: Juneau Townsite, Block H Lot 1, Fraction

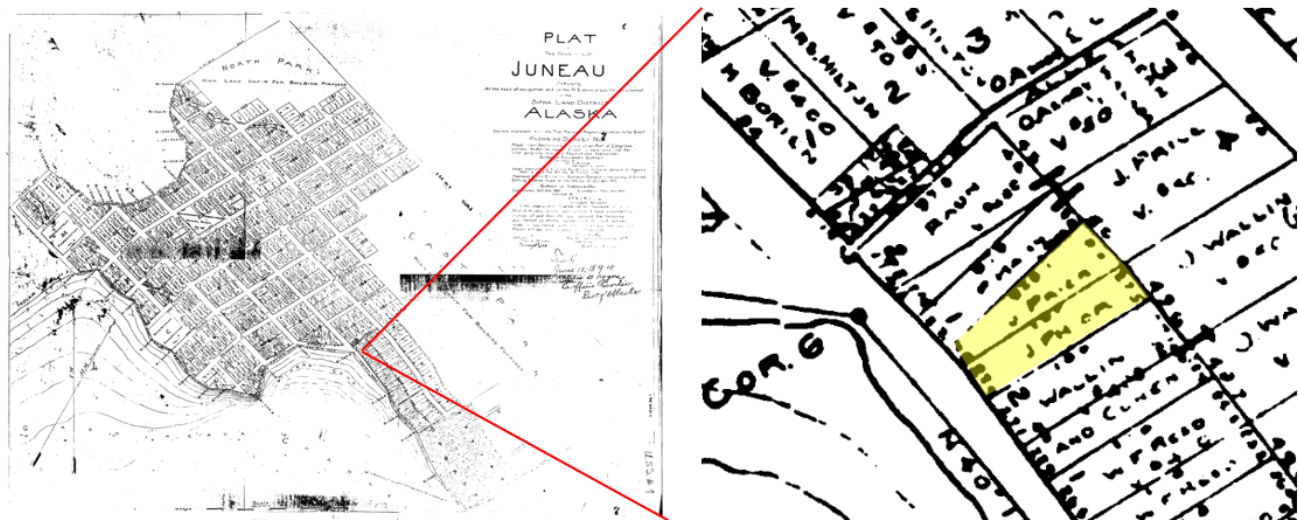
Standard		Requirement	Lot X	Lot Y	Code Reference
Lot	Size	4,000	2140^A	1732^A	CBJ 49.25.400
	Width	50	20^A	9^A	CBJ 49.25.400
Setbacks	Front (south)	0	Unknown	Unknown	CBJ 49.25.400
	Rear (north)	0	Unknown	Unknown	CBJ 49.25.400
	Side (east)	0	Unknown	Unknown	CBJ 49.25.400
	Side (west)	0	Unknown	Unknown	CBJ 49.25.400
Lot Coverage		No limit	928 sf, 43% ^A	435 sf, 25% ^A	CBJ 49.25.400
Height	Permissible	No limit	Two story ^B	Two story ^B	CBJ 49.25.400
	Accessory	No limit			CBJ 49.25.400
Maximum Dwelling Units		None	No residences		CBJ 49.25.500

NorthWind Architects
File No: NCC2024 0004
March 1, 2024
Page 6 of 7

Use	Retail	Retail	Retail	CBJ 49.25.300
Vegetative Cover	None	~57%	~75%	CBJ 49.50.300
Off-street Parking	None	None	None	CBJ 49.40.210(a)

A: Scaled from Parcel Viewer.
B: Determined through Assessor photos.

Minimum Lot Requirements – The original lots were platted in 1886 (**Attachment K**). The date of further subdivision cannot be determined with documentation provided. The characteristic parcel shape is shown on the 1894 plat (below and **Attachment I**). The 1934 plat, labelled “unofficial” (**Attachment E**) reverts to the unmodified lot shapes.



Juneau’s land use code was established in 1958.

Finding: Staff finds the lots nonconforming for lot size and lot width.

Minimum Setback Requirements – Sanborn maps from 1904 show the structure on the two lots. An as-built is unavailable. Structure that is on the lot is conforming. Staff cannot determine if the existing structure, with zero setbacks, encroaches across lot lines.

Finding: Staff finds the structure(s) uncertifiable for setbacks.

Lot Coverage – Lot coverage was determined by scaling the structures shown on the Parcel Viewer, then rounding proportionally to meet Assessor square footage.

Finding: Staff finds the lot conforming for lot coverage.

Structure Height – Structure height was based on Assessor photographs.

NorthWind Architects
File No: NCC2024 0004
March 1, 2024
Page 7 of 8



Finding: Staff finds the structure conforming for height.

Residential Density – The lot has no dwellings. The number of dwellings is unlimited under Mixed Use zoning.

Finding: Staff finds the lot conforming for residential density.

Use – Mixed Use allows retail.

Finding: Staff finds the lot conforming for use.

Vegetative Cover – Vegetative cover was determined by subtracting lot coverage from lot size.

Finding: Staff finds the lot conforming for vegetative cover.

Parking – The lots are in the No Parking Required Area (NPRA) [CBJ 49.40.200(a)(2), Ordinance 2022-04(b)].



Finding: Staff finds the use conforming for number and type of off-street parking spaces.

NorthWind Architects
 File No: NCC2024 0004
 March 1, 2024
 Page 8 of 9

NONCOMPLIANT SITUATIONS

CBJ 49.30.310(j) Failure of a situation to qualify for nonconforming certification. If a situation does not qualify for or is denied nonconforming certification, it is noncompliant and the property is subject to enforcement actions consistent with this title.

No information has been found to suggest noncompliant situations exist on the lot.

ABANDONMENT

CBJ 49.30.220(b) Abandonment of a nonconforming situation. A nonconforming situation is abandoned if any of the following events occur:

- (1) The owner indicates in writing that the nonconforming situation is being permanently discontinued;
- (2) The nonconforming situation is damaged, destroyed, removed or demolished intentionally by the owner or intentionally by an authorized agent of the owner;
- (3) The nonconforming structure is moved;
- (4) The owner takes action consistent with an intent to abandon the nonconforming situation;
- (5) The structure(s) associated with the nonconforming situation has been vacant for 365 consecutive days;
- (6) Except for a structure with a nonconforming residential density, the nonconforming use has ceased and not substantially resumed for 365 consecutive days; or
- (7) A structure with a nonconforming residential density has been unoccupied for 1095 consecutive days.

No information has been submitted to suggest the nonconforming situations on the lot have been abandoned.

Finding: Staff finds none of the above events have taken place and the nonconforming situations are not deemed abandoned.

FINDINGS

1. Was the nonconforming situation allowed, or not prohibited by law, when it was established?

Analysis: No additional analysis required.

Finding: Staff finds the lots nonconforming for lot size and width.

2. Has the nonconforming situation been abandoned?

Analysis: The lots have been continuously occupied since 1900.

Finding: Staff finds the nonconforming lots have NOT been abandoned.

RECOMMENDATION

Staff recommends that the Director adopt the analysis and findings, and find the following situations on the lot to

NorthWind Architects
File No: NCC2024 0004
March 1, 2024
Page 9 of 9

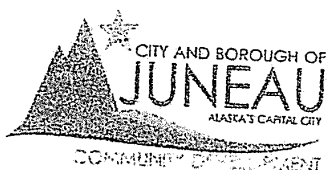
be NONCONFORMING to the Title 49 Land Use Code and issue a Nonconforming Certification for the following situations:

- Nonconforming Lots (CBJ 49.30.260): Juneau Townsite Block I Lot 1,2, Fraction
 - Lot size of 2140 square feet
 - Lot width of 20 feet
- Nonconforming Lots (CBJ 49.30.260): Juneau Townsite, Block H Lot 1, Fraction
 - Lot size of 1732 square feet
 - Lot width of 9 feet

The structure is unable to be certified with the documentation provided.

STAFF REPORT ATTACHMENTS

Item	Description
Attachment A	Application Packet
Attachment B	E mail: Lot creation.
Attachment C	1969 Sanborn Map
Attachment D	1948 Sanborn Map
Attachment E	1935 Plat (Unofficial)
Attachment F	1927 Sanborn Map
Attachment G	1914 Sanborn Map
Attachment H	1904 Sanborn Map
Attachment I	1894 Plat
Attachment J	1892 Plat
Attachment K	1886 Plat



DEVELOPMENT PERMIT APPLICATION

NOTE: Development Permit Application forms must accompany all other Community Development Department land use applications. This form and all documents associated with it are public record once submitted.

PROPERTY LOCATION	
Physical Address 159 S FRANKLIN STREET	
Legal Description(s) (Subdivision, Survey, Block, Tract, Lot) JUNEAU TOWNSITE BL H LT 1 FR	
Parcel Number(s) 1C070B0H0030	
<input checked="" type="checkbox"/> This property is located in the downtown historic district <input checked="" type="checkbox"/> This property is located in a mapped hazard area, if so, which SEVERE	
LANDOWNER/ LESSEE	
Property Owner Alaskan Kush Company LLC	Contact Person Casey Wilkins
Mailing Address 159 S Franklin Street, Juneau, AK 99801	Phone Number(s) 907-957-3877
E-mail Address cwilkins907@gmail.com	
LANDOWNER/ LESSEE CONSENT	
Required for Planning Permits, not needed on Building/ Engineering Permits.	
Consent is required of all landowners/ lessees. If submitted with the application, alternative written approval may be sufficient. Written approval must include the property location, landowner/ lessee's printed name, signature, and the applicant's name.	
I am (we are) the owner(s) or lessee(s) of the property subject to this application and I (we) consent as follows:	
A. This application for a land use or activity review for development on my (our) property is made with my complete understanding and permission.	
B. I (we) grant permission for the City and Borough of Juneau officials/employees to inspect my property as needed for purposes of this application.	
Casey Wilkins Landowner/ Lessee (Printed Name) Title (e.g.: Landowner, Lessee)	
<input checked="" type="checkbox"/> Casey Wilkins Landowner/ Lessee (Signature)	11/16/2024 Date
Tara Smith Landowner/ Lessee (Printed Name) Title (e.g.: Landowner, Lessee)	
<input checked="" type="checkbox"/> Tara Smith Landowner/ Lessee (Signature)	01/16/2024 Date
NOTICE: The City and Borough of Juneau staff may need access to the subject property during regular business hours. We will make every effort to contact you in advance, but may need to access the property in your absence and in accordance with the consent above. Also, members of the Planning Commission may visit the property before a scheduled public hearing date.	
APPLICANT	
Applicant (Printed Name) If same as LANDOWNER, write "SAME"	
NorthWind Architects, LLC	
Contact Person Shannon Crossley	
Mailing Address 126 Seward Street, Juneau, AK 99801	Phone Number(s) 540-229-9452
E-mail Address Shannon@northwindarch.com	
<input checked="" type="checkbox"/> Shannon Applicant's Signature	01/12/2024 Date of Application

DEPARTMENT USE ONLY BELOW THIS LINE

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

For assistance filling out this form, contact the Permit Center at 586-0770.

I:\FORMS\PLANFORM\DPMA_Final Draft.docx

Intake Initials 	Case Number NCC24-004
Date Received 1/31/24	

Updated 6/2022- Page 1 of 1



APPLICATION FOR A NONCONFORMING CERTIFICATION REVIEW

See reverse side for more information regarding the permitting process and the materials required for a complete application.

NOTE: Must be accompanied by a DEVELOPMENT PERMIT APPLICATION form.

TYPE OF NONCONFORMING SITUATION (CHECK ALL THAT MAY APPLY)

☐ USE ☐ STRUCTURE ☐ DENSITY ☐ PARKING ☒ LOT

Have you submitted a narrative that fully explains the above listed nonconforming situations? YES ☒ NO ☐

The narrative should explain the nature of the nonconforming situation(s). Be specific, state past and present uses of the building, property, etc.

List all relevant information being submitted. Include this material and an as-built or site plan with the application.

Relevant information to show that the *situation was allowed when established* may include: building or land use permits, recorded plats, zoning codes or maps, dated photographs.

Situation	Type of Documentation
Nonconforming lot size	USE2018 0006

Relevant information to show that the *situation was maintained over time* may include: business licenses, dated photographs, insurance records and maps, utility bills, property tax records, business license, telephone listing, advertisement in dated publications, leases.

Maintained Situation	Type of Documentation

NOTE: If an as-built survey is not submitted, the Community Development Department may not be able to issue a Nonconforming Certificate for setbacks. As-built surveys should show the property in its current condition.

ALL REQUIRED MATERIALS ATTACHED

- ☒ Complete Application (Per CBJ 49.30.310)
- ☒ Narrative
 - ☐ As-built survey or similar document
 - ☒ Documentation
 - ☒ Fees

NONCONFORMING CERTIFICATION REVIEW FEES:

	Fees	Check No.	Receipt	Date
Application Fees	\$ None - associated with USE2024 0002			
Admin. of Guarantee	\$ _____			
Adjustment	\$ _____			
Total Fee	\$ _____			

This form and all documents associated with it are public record once submitted.

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

For assistance filling out this form, contact the Permit Center 907-586-0770.

Case Number	Date Received
NCC24-004	1/31/24

Irene Gallion

From: Quinn Tracy
Sent: Friday, February 9, 2024 5:13 PM
To: Irene Gallion
Cc: Sarah Karr
Subject: RE: NCC24-04: Lot creation

I couldn't pinpoint exactly when it was created, but it was almost certainly subdivided by deed sometime many moons ago. These can be difficult to track down.

Here's a description from a more recent deed (1994) that I found. It looks like it includes a Fraction of Lot 1 Block H and also the northwesterly 22.5 feet of Lot 2 Block I. The description says "Northeasterly" but I think that's incorrect.

April 20, 1994

the following described real estate, situated in the Juneau Recording District

A portion of Lot 1, Block H, Juneau Townsite, Judicial District, State of Alaska described as follows

BEGIN at a point on the Easterly limit of lower Front Street at its intersection with the boundary line between Lot 1 and Lot 2 (eye); thence Southerly along the Easterly limit of lower Front Street to its intersection of the Easterly limit of lower Front Street and Lot 2, Block "I" (eye); thence Southerly along the boundary line between Lot 1, Block "H" and Lot 2, Block "I" (eye); thence Southerly parallel with the Easterly limit of lower Front Street 22.5 feet tangent to the point of beginning and the Northeast corner of Lot 2, Block "I" (eye).

Quinn Tracy | GIS Specialist

Community Development Department | City & Borough of Juneau, AK

Location: 230 S. Franklin Street, 4th Floor Marine View Building

Office: 907.586.0715 Ext. 4122



From: Irene Gallion <Irene.Gallion@juneau.gov>
Sent: Wednesday, February 7, 2024 1:31 PM
To: Quinn Tracy <Quinn.Tracy@juneau.gov>
Cc: Sarah Karr <Sarah.Karr@juneau.gov>
Subject: NCC24-04: Lot creation

Hi Quinn,

Sorry to drag you into this one, but can you tell me how this lot was formed?

1C070B0H0030

I can see multiple surveys from the late 1800s and then again in 1934, indicating Lot 1 was whole. I've not found subsequent subdivision, whether by plat or waiver or whatever.

Thanks,

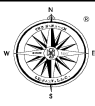
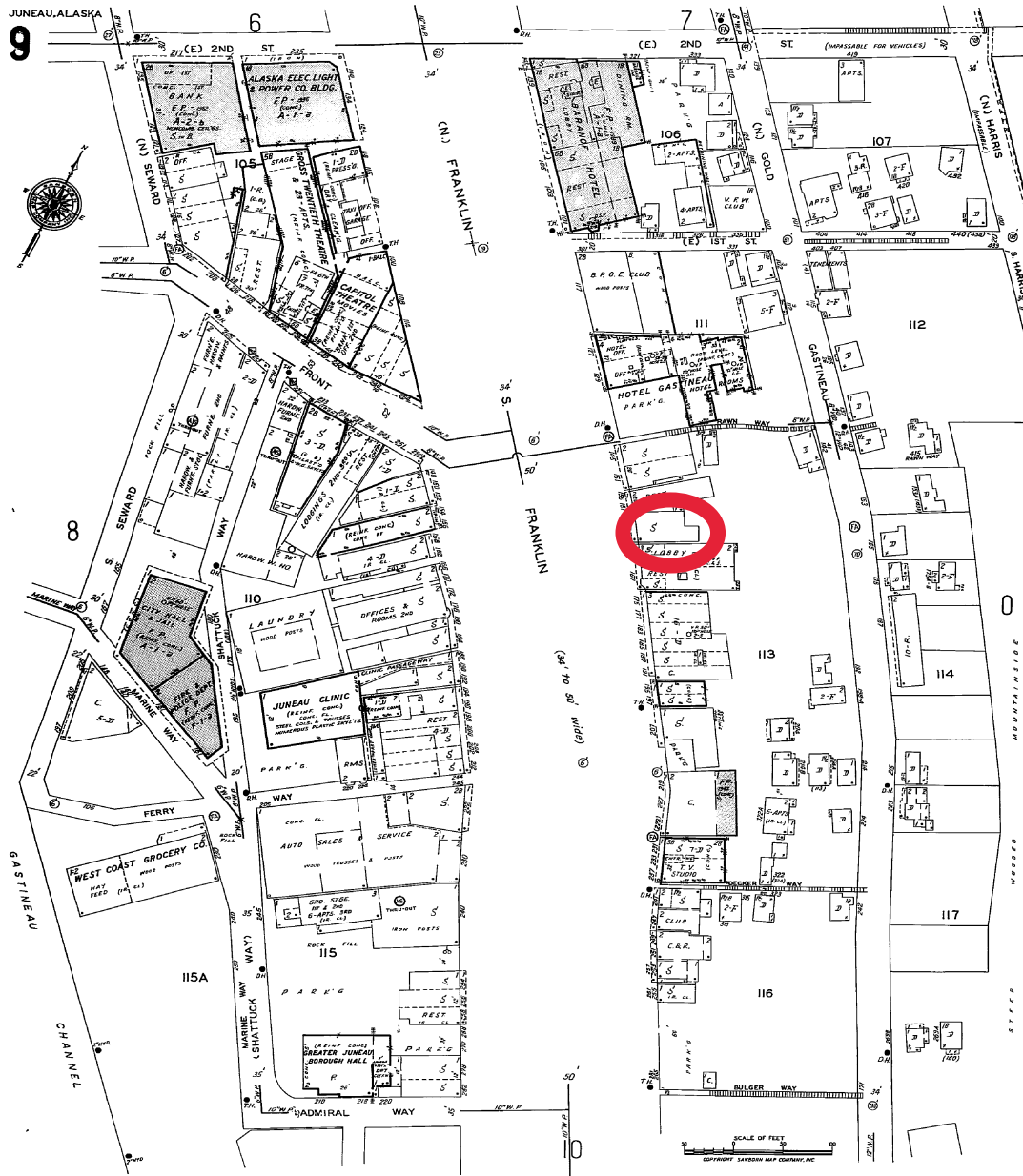
Irene Gallion | Senior Planner

[Community Development Department](#) | City & Borough of Juneau, AK
Location: 230 S. Franklin Street | 4th Floor Marine View Building
Office: 907.586.0753 x4130



Fostering excellence in development for this generation and the next.

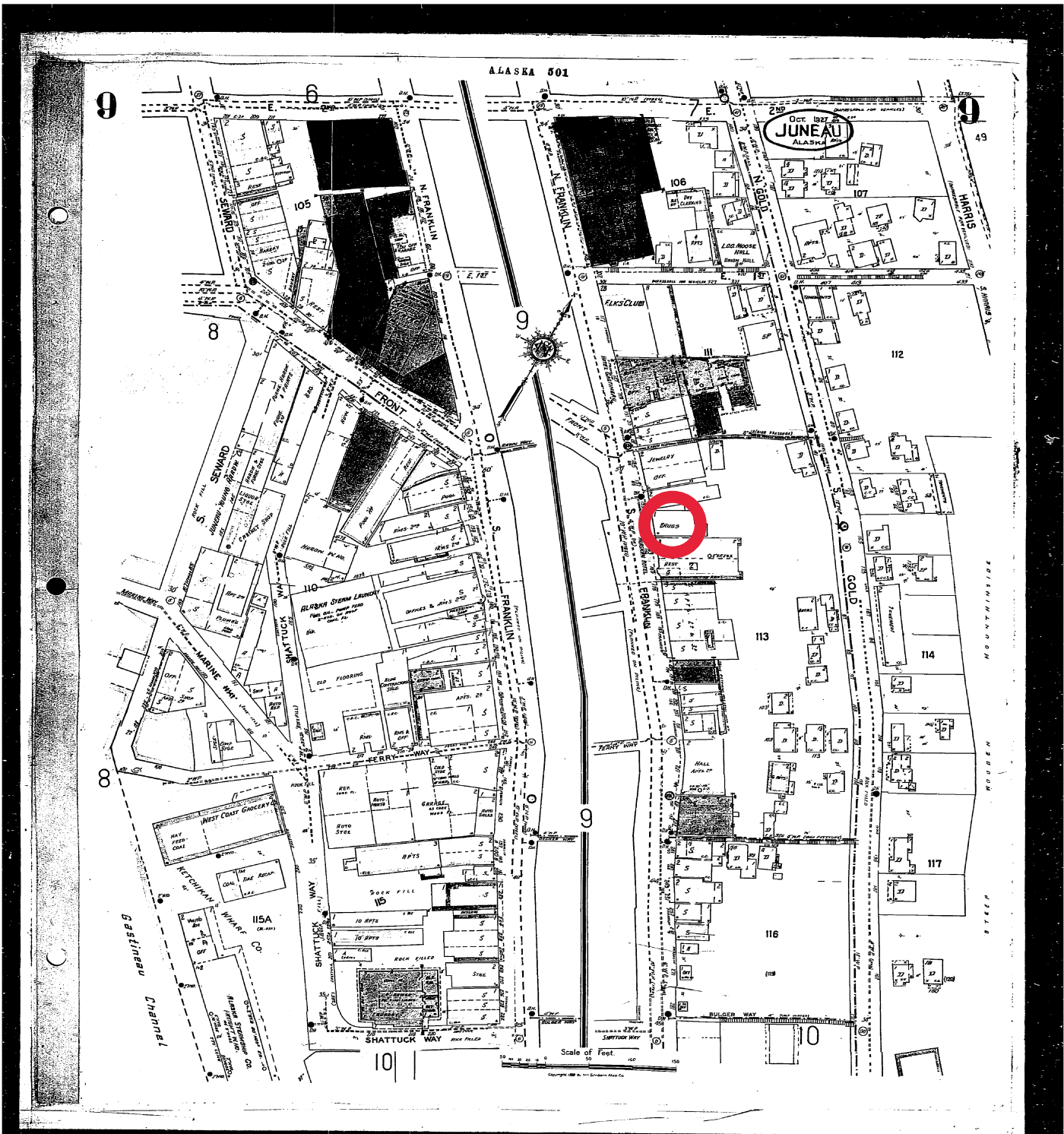
How are we doing? Provide feedback here: <https://juneau.org/community-development/how-are-we-doing>

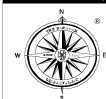


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Attachment C- 1969 Sanborn Map

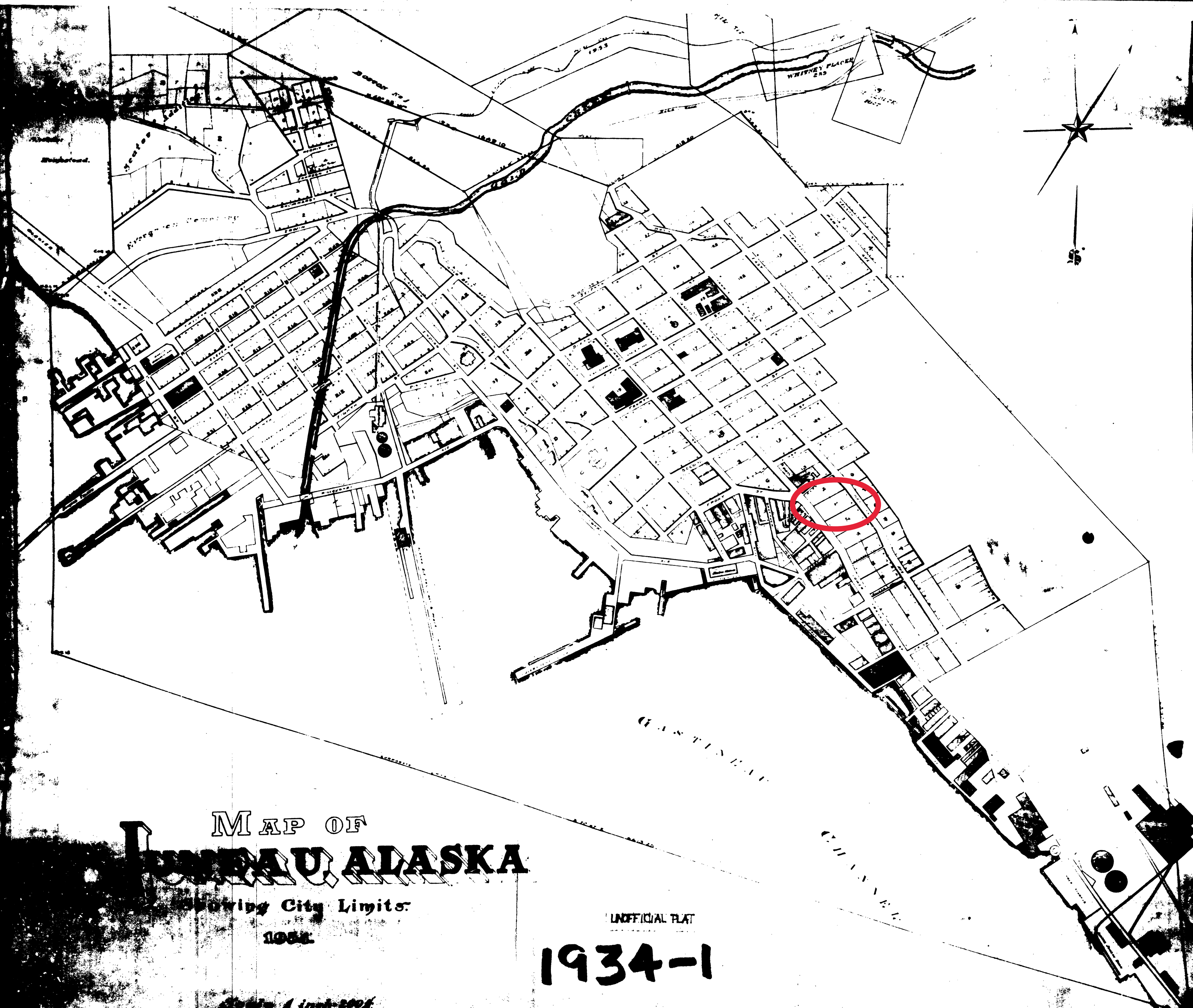


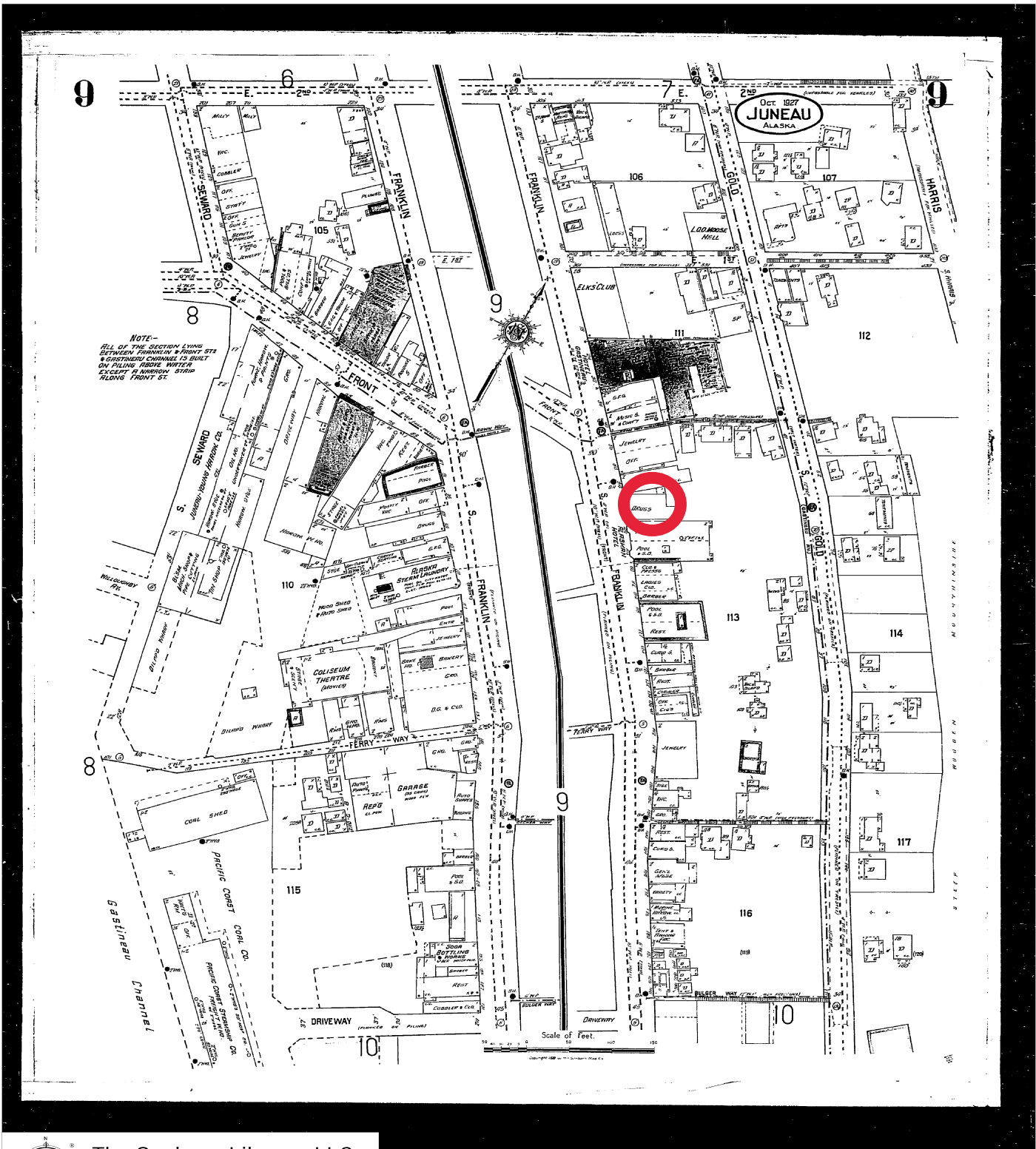
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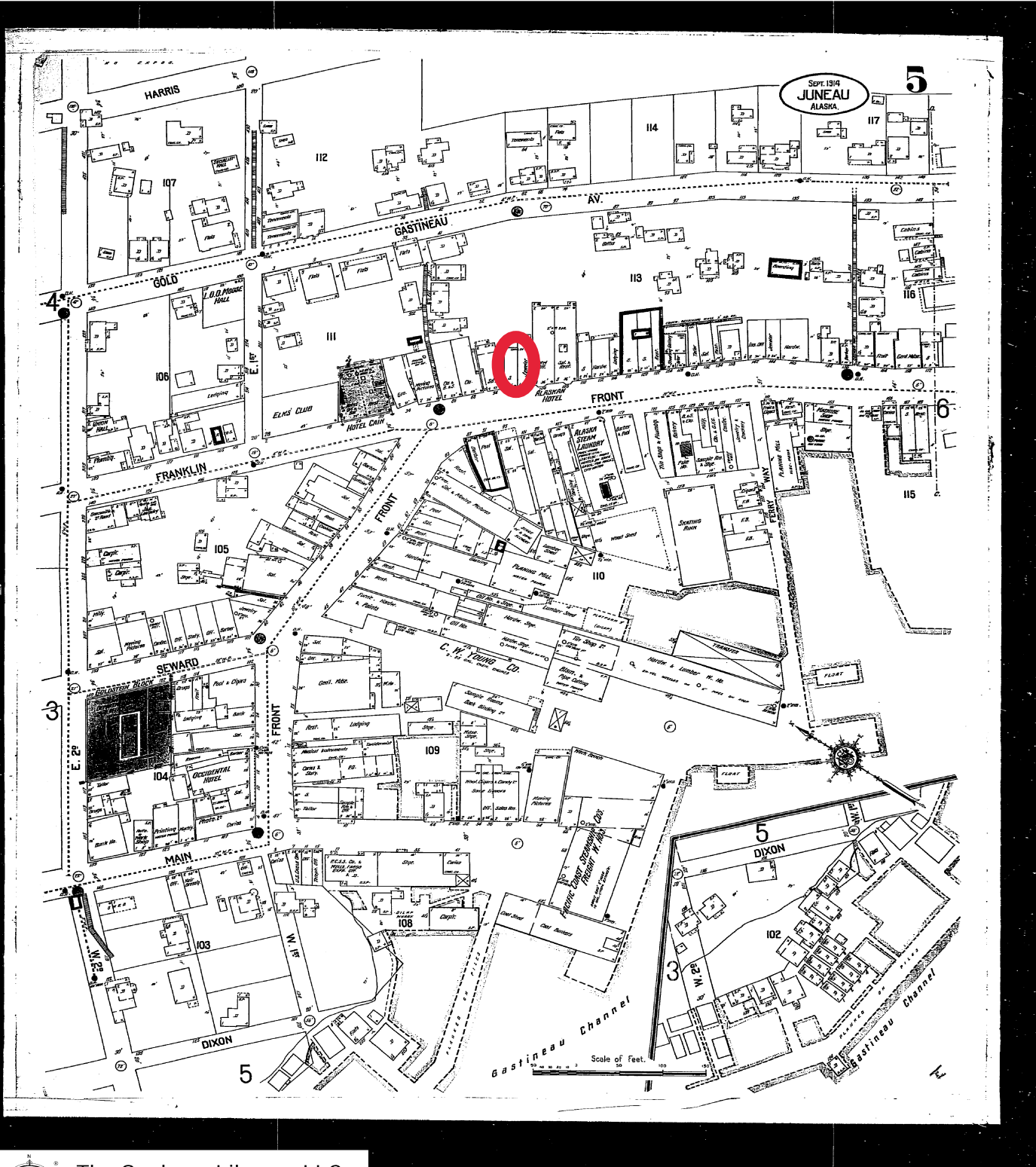
Attachment D- 1948 Sanborn Map


1934-X-000 00267

JUNEAU CITY LIMITS. Unofficial
plat from 1934







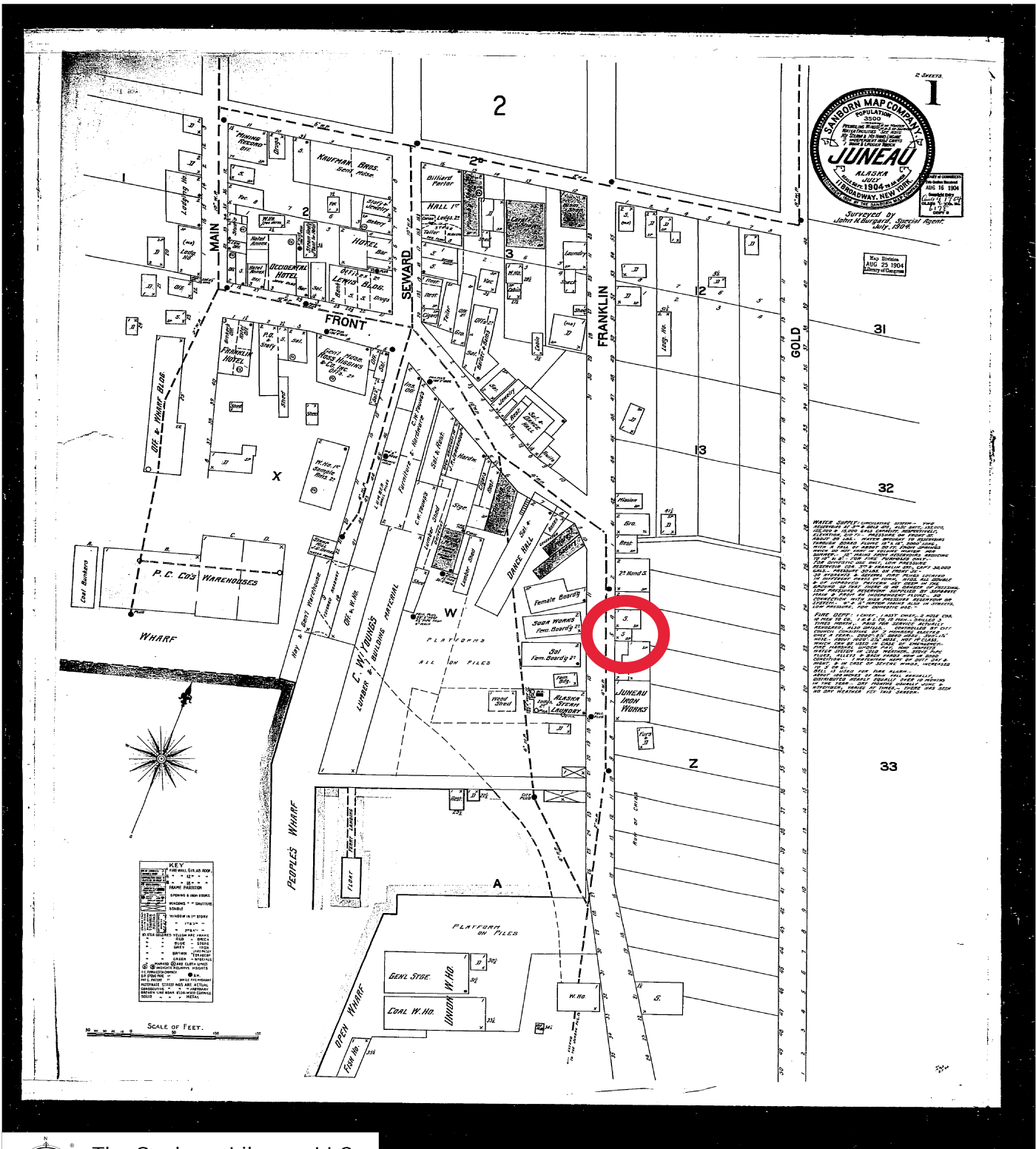



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Year		EDR Research Associate

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Attachment G- 1914 Sanborn Map





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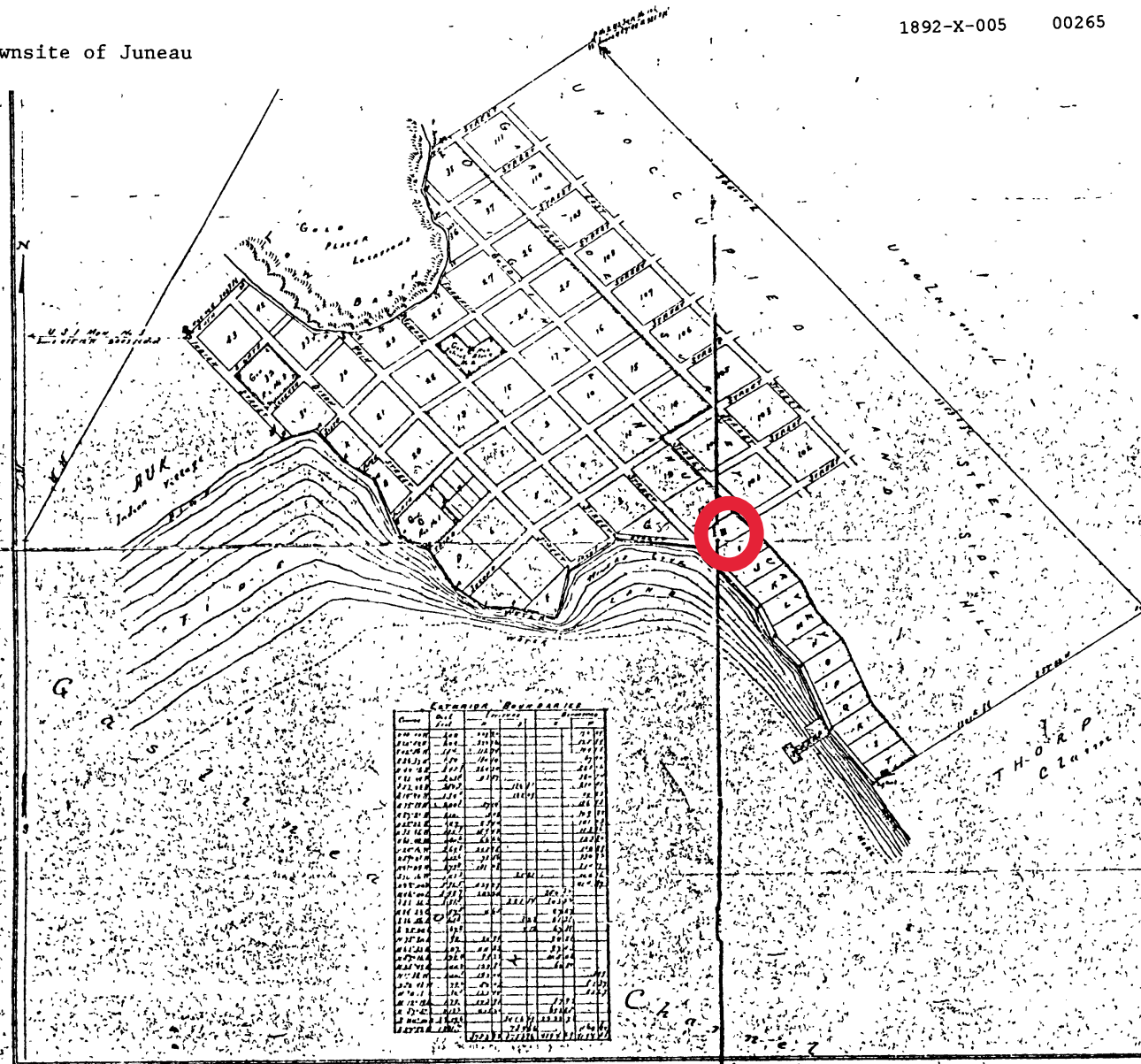
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Year EDR Research Associate

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Attachment H- 1904 Sanborn Map

Townsite of Juneau

1892-X-005 00265



OF

U. S. SURVEY No. VII made under sections 11,
12, 13, 14 and 15 of an Act of Congress, entitled "An
Act to repeal timber culture laws and for other pur-
poses," and the Registrations thereunder.

known as the Townsite of JUNEAU

situate at the head of navigation, and on the
North East shore of Goolweeum Channel
in the Sitka Land District, District of Alaska, contain-
ing and/or of 118³² Acres

Scale of 300 feet to the inch

Variation 30 degrees 0 minutes East

Deposited for Field work, \$ 450. --
Deposited for Office work, \$ 75 --
Refunded, -- \$

Surveyed by W. H. B. 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40 41 42 43 44 45 46 47 48 49 50 51 52 53 54 55 56 57 58 59 60 61 62 63 64 65 66 67 68 69 70 71 72 73 74 75 76 77 78 79 80 81 82 83 84 85 86 87 88 89 90 91 92 93 94 95 96 97 98 99 100 101 102 103 104 105 106 107 108 109 110 111 112 113 114 115 116 117 118 119 120 121 122 123 124 125 126 127 128 129 130 131 132 133 134 135 136 137 138 139 140 141 142 143 144 145 146 147 148 149 150 151 152 153 154 155 156 157 158 159 160 161 162 163 164 165 166 167 168 169 170 171 172 173 174 175 176 177 178 179 180 181 182 183 184 185 186 187 188 189 190 191 192 193 194 195 196 197 198 199 200 201 202 203 204 205 206 207 208 209 210 211 212 213 214 215 216 217 218 219 220 221 222 223 224 225 226 227 228 229 230 231 232 233 234 235 236 237 238 239 240 241 242 243 244 245 246 247 248 249 250 251 252 253 254 255 256 257 258 259 260 261 262 263 264 265 266 267 268 269 270 271 272 273 274 275 276 277 278 279 280 281 282 283 284 285 286 287 288 289 290 291 292 293 294 295 296 297 298 299 300 301 302 303 304 305 306 307 308 309 310 311 312 313 314 315 316 317 318 319 320 321 322 323 324 325 326 327 328 329 330 331 332 333 334 335 336 337 338 339 340 341 342 343 344 345 346 347 348 349 350 351 352 353 354 355 356 357 358 359 360 361 362 363 364 365 366 367 368 369 370 371 372 373 374 375 376 377 378 379 380 381 382 383 384 385 386 387 388 389 390 391 392 393 394 395 396 397 398 399 400 401 402 403 404 405 406 407 408 409 410 411 412 413 414 415 416 417 418 419 420 421 422 423 424 425 426 427 428 429 430 431 432 433 434 435 436 437 438 439 440 441 442 443 444 445 446 447 448 449 450 451 452 453 454 455 456 457 458 459 460 461 462 463 464 465 466 467 468 469 470 471 472 473 474 475 476 477 478 479 480 481 482 483 484 485 486 487 488 489 490 491 492 493 494 495 496 497 498 499 500 501 502 503 504 505 506 507 508 509 510 511 512 513 514 515 516 517 518 519 520 521 522 523 524 525 526 527 528 529 530 531 532 533 534 535 536 537 538 539 540 541 542 543 544 545 546 547 548 549 550 551 552 553 554 555 556 557 558 559 560 561 562 563 564 565 566 567 568 569 570 571 572 573 574 575 576 577 578 579 580 581 582 583 584 585 586 587 588 589 590 591 592 593 594 595 596 597 598 599 600 601 602 603 604 605 606 607 608 609 610 611 612 613 614 615 616 617 618 619 620 621 622 623 624 625 626 627 628 629 630 631 632 633 634 635 636 637 638 639 640 641 642 643 644 645 646 647 648 649 650 651 652 653 654 655 656 657 658 659 660 661 662 663 664 665 666 667 668 669 670 671 672 673 674 675 676 677 678 679 680 681 682 683 684 685 686 687 688 689 690 691 692 693 694 695 696 697 698 699 700 701 702 703 704 705 706 707 708 709 710 711 712 713 714 715 716 717 718 719 720 721 722 723 724 725 726 727 728 729 730 731 732 733 734 735 736 737 738 739 740 741 742 743 744 745 746 747 748 749 750 751 752 753 754 755 756 757 758 759 760 761 762 763 764 765 766 767 768 769 770 771 772 773 774 775 776 777 778 779 780 781 782 783 784 785 786 787 788 789 790 791 792 793 794 795 796 797 798 799 800 801 802 803 804 805 806 807 808 809 810 811 812 813 814 815 816 817 818 819 820 821 822 823 824 825 826 827 828 829 830 831 832 833 834 835 836 837 838 839 840 841 842 843 844 845 846 847 848 849 850 851 852 853 854 855 856 857 858 859 860 861 862 863 864 865 866 867 868 869 870 871 872 873 874 875 876 877 878 879 880 881 882 883 884 885 886 887 888 889 890 891 892 893 894 895 896 897 898 899 900 901 902 903 904 905 906 907 908 909 910 911 912 913 914 915 916 917 918 919 920 921 922 923 924 925 926 927 928 929 930 931 932 933 934 935 936 937 938 939 940 941 942 943 944 945 946 947 948 949 950 951 952 953 954 955 956 957 958 959 960 961 962 963 964 965 966 967 968 969 970 971 972 973 974 975 976 977 978 979 980 981 982 983 984 985 986 987 988 989 990 991 992 99

• The Original Field Notes of the Survey of the Claim known as the Townsite of JUNEAU.

from which this plat has been made under my direction have been examined and approved, and are on file in this Office; and I hereby certify that they furnish such an accurate description of said Claim as will, if incorporated into a patent, serve fully to identify the premises, and that such reference is made therein to natural objects or permanent monuments as will perpetuate and fix the locus thereof.

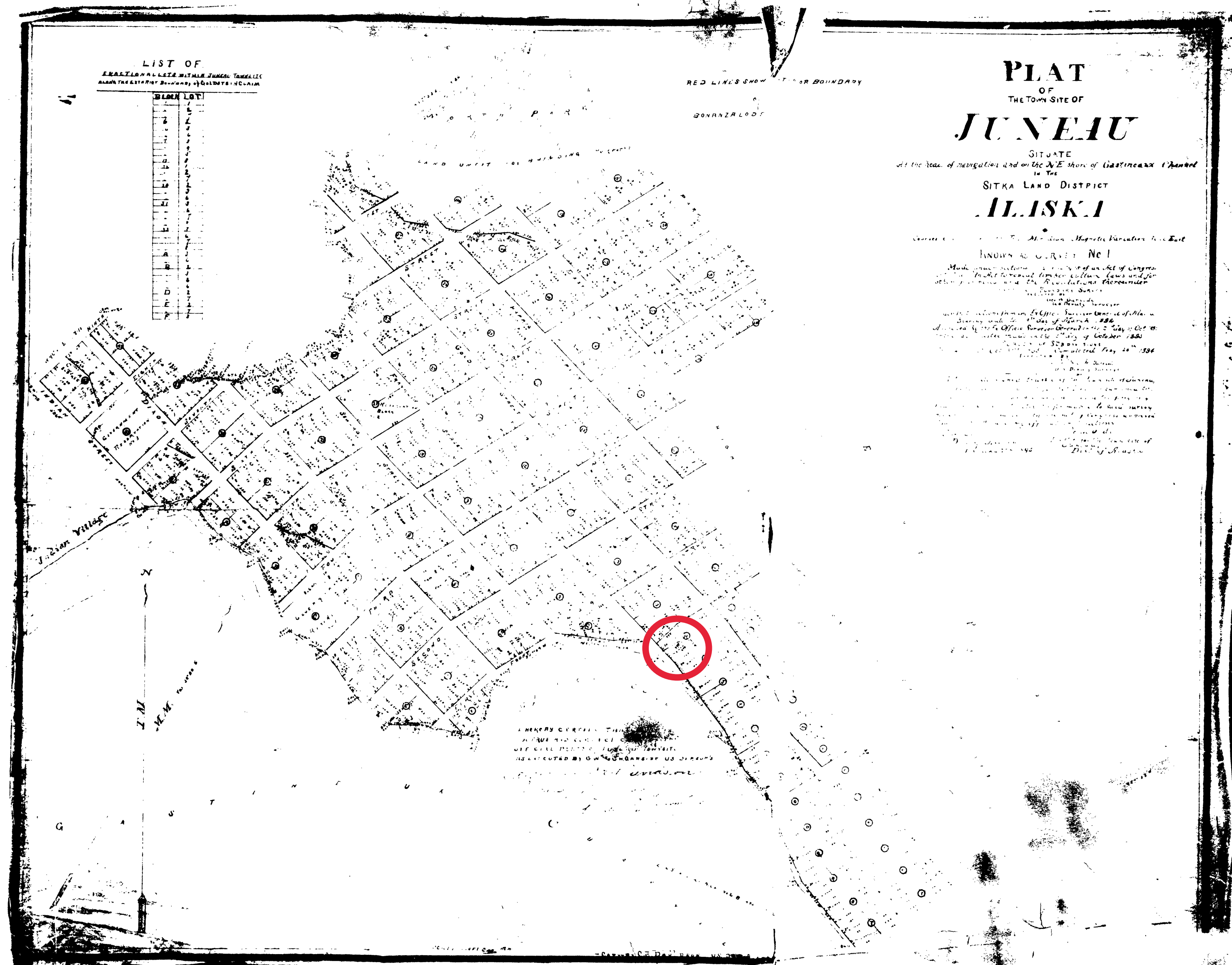
I further certify that the value of the improvements made upon and claim by the occupants of said Lower site of the claimant or their grantors is of the value of 300,000 dollars, and that said improvements consist of Business houses, Green buildings, (now being erected) School houses, Catholic Hospital, Office buildings, and private residences that the location of all improvements upon said claim is correctly shown upon this plat.

And I further certify that this is a correct plat of said Claim, made in conformity with said original field notes of the survey thereof, and the same is hereby approved.

1. Mr. Office U. S. Surveyor
General's Office,
Sitha, Alaska.
November 1892
P. S. Office U. S. Surveyor General
for the District of Alaska

Department of the Interior General Land Office,
Washington City, D. C. _____ 189
The above plat of the survey of the _____
_____ has been examined and found correct, and the same is
hereby approved.

301



Irene Gallion

From: Nate Watts
Sent: Wednesday, February 7, 2024 9:27 AM
To: Irene Gallion
Subject: RE: Two conditional use permit applications

Thanks for checking in - We did have enforcement at their two cultivations during the renewal period. They have since resolved those issues and have received a license for 2024 at both facilities. We are continuing to work with them at their Anka location regarding a property conditions issue on the 3rd floor of their building. Since the issue is not located within the licensed area of the structure, the decision (above me) was that we would pursue that separately and not have it affect the license. With that said – hopefully during the permit process, we will get a look at how they plan to convert the building and provide appropriate ventilation etc etc.

From: Irene Gallion <Irene.Gallion@juneau.gov>
Sent: Wednesday, January 31, 2024 9:47 AM
To: Nate Watts <Nate.Watts@juneau.gov>
Subject: Two conditional use permit applications

Hi Nate,

I've got two conditional use permit applications from Casey Wilkins.

USE23-19 is the facility next to Pavitts. The proposal is on the web site: <https://juneau.org/community-development/short-term-projects>

USE24-02 is the KUSH facility on Franklin Street. Not up on the web site yet, as there are a few procedural questions hanging out. Note that they've not operated for a while, and I seem to recall we had some enforcement difficulties?

Let me know of any concerns for either project. Thank you!

Irene Gallion | Senior Planner

[Community Development Department](#) | City & Borough of Juneau, AK
 Location: 230 S. Franklin Street | 4th Floor Marine View Building
 Office: 907.586.0753 x4130



Fostering excellence in development for this generation and the next.

How are we doing? Provide feedback here: <https://juneau.org/community-development/how-are-we-doing>

Irene Gallion

From: Charlie Ford
Sent: Tuesday, February 20, 2024 8:22 AM
To: Irene Gallion; General Engineering; Dan Jager
Cc: Jeffrey Hedges
Subject: RE: USE24-02: AK KUSH retail expansion

Buildings has no issues with this project at this time.
Thanks,

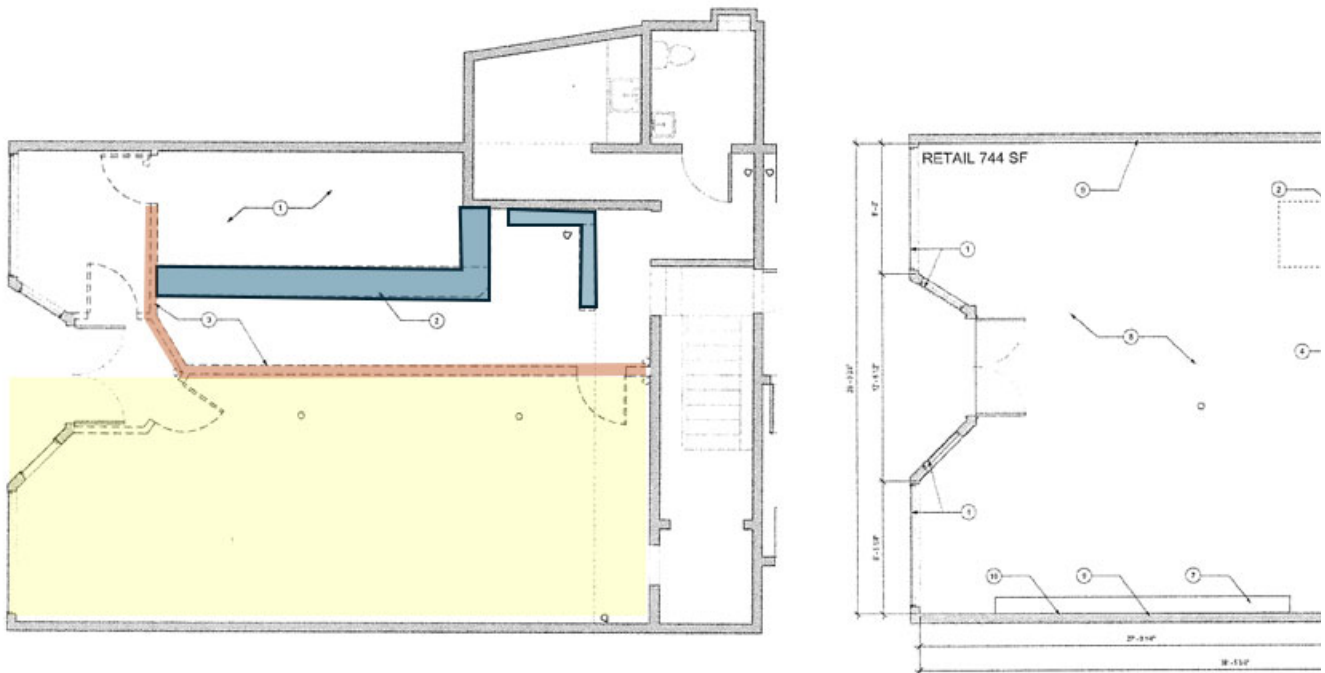
From: Irene Gallion <Irene.Gallion@juneau.gov>
Sent: Monday, February 19, 2024 1:18 PM
To: Charlie Ford <Charlie.Ford@juneau.gov>; General Engineering <General_Engineering@juneau.gov>; Dan Jager <Dan.Jager@juneau.gov>
Cc: Jeffrey Hedges <Jeffrey.Hedges@juneau.gov>
Subject: USE24-02: AK KUSH retail expansion

Hi folks,

Again, my apologies for a quick-turn request. Hoping I can have feedback by Friday, February 23rd.

This proposal is an expansion of AK KUSH, located next to the Alaskan Bar. They are expanding into an area previously used as storage (highlighted in yellow, below). They will demolish a wall (orange), then relocate the counter to the north (blue).

Let me know if you need additional time. Again, my apologies!



Irene Gallion | Senior Planner

Community Development Department | City & Borough of Juneau, AK
Location: 230 S. Franklin Street | 4th Floor Marine View Building
Office: 907.586.0753 x4130



Fostering excellence in development for this generation and the next.
How are we doing? Provide feedback here: <https://juneau.org/community-development/how-are-we-doing>

Irene Gallion

From: Bridget LaPenter
Sent: Tuesday, February 20, 2024 9:18 AM
To: Charlie Ford; Irene Gallion; General Engineering; Dan Jager
Cc: Jeffrey Hedges
Subject: RE: USE24-02: AK KUSH retail expansion

GE has no issues with this.

Bridget LaPenter, P.E. | Chief GE Engineer
 General Engineering Department | City & Borough of Juneau, AK
 Location: 230 S. Franklin Street, 4th Floor Marine View Building
Office: 907.586.0800 ext. 4187 Cell: 907.500.4170

From: Charlie Ford <Charlie.Ford@juneau.gov>
Sent: Tuesday, February 20, 2024 8:22 AM
To: Irene Gallion <Irene.Gallion@juneau.gov>; General Engineering <General_Engineering@juneau.gov>; Dan Jager <Dan.Jager@juneau.gov>
Cc: Jeffrey Hedges <Jeffrey.Hedges@juneau.gov>
Subject: RE: USE24-02: AK KUSH retail expansion

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 Thanks,

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To: Charlie Ford <Charlie.Ford@juneau.gov>; General Engineering <General_Engineering@juneau.gov>; Dan Jager <Dan.Jager@juneau.gov>
Cc: Jeffrey Hedges <Jeffrey.Hedges@juneau.gov>
Subject: USE24-02: AK KUSH retail expansion

Hi folks,

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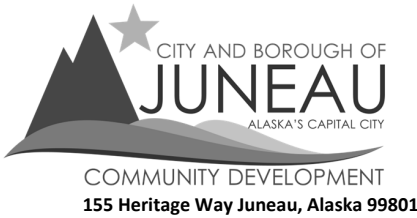
This proposal is an expansion of AK KUSH, located next to the Alaskan Bar. They are expanding into an area previously used as storage (highlighted in yellow, below). They will demolish a wall (orange), then relocate the counter to the north (blue).

Let me know if you need additional time. Again, my apologies!

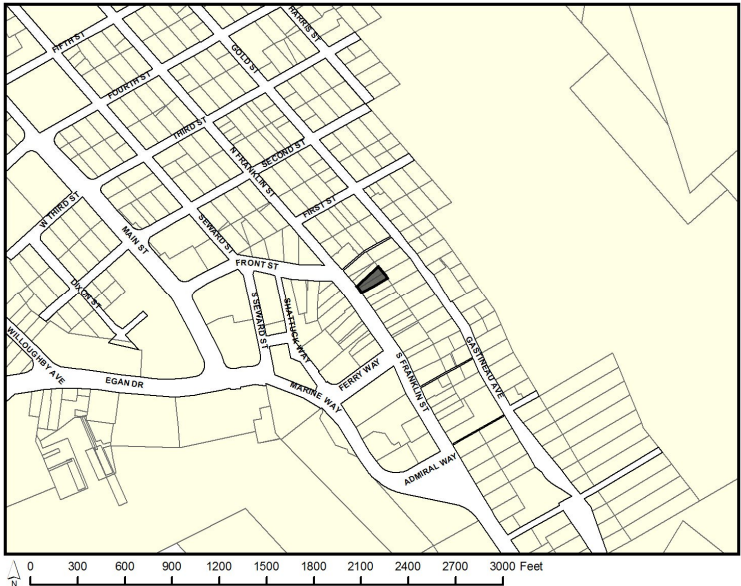
Invitation to Comment

On a proposal to be heard by the CBJ Planning Commission

Your Community, Your Voice



TO



A Conditional Use Permit Application has been submitted for consideration and public hearing by the Planning Commission for the **expansion of marijuana retail from approximately 430 square feet to 750 square feet at 159 S. Franklin Street** in a **Mixed Use (MU)** zoning district.

PROJECT INFORMATION:

Project Information can be found at:
<https://juneau.org/community-development/short-term-projects>

PLANNING COMMISSION DOCUMENTS:

Staff Report expected to be posted **March 4th, 2024**, at
<https://juneau.org/community-development/planning-commission>
Find hearing results, meeting minutes, and more here, as well.

Now through Feb. 19th	Feb. 20th — noon, March 8th	HEARING DATE & TIME: 7:00 pm, March 12, 2024	March 13th
Comments received during this period will be sent to the Planner, Irene Gallion , to be included as an attachment in the staff report.	Comments received during this period will be sent to Commissioners to read in preparation for the hearing.	This meeting will be held in person and by remote participation. For remote participation: join the Webinar by visiting https://juneau.zoom.us/j/86091089409 and use the Webinar ID: 860 9108 9409 OR join by telephone, calling: 1-253-215-8782 and enter the Webinar ID (above). You may also participate in person in City Hall Assembly Chambers, 155 Heritage Way Juneau, Alaska.	The results of the hearing will be posted online.

FOR DETAILS OR QUESTIONS,

Phone: (907)586-0753 ext. 4130
Email: pc_comments@juneau.gov or irene.gallion@juneau.gov
Mail: Community Development, 155 Heritage Way, Juneau AK 99801

Case No.: **USE2024 0002**
Parcel No.: **1C070B0H0030**
CBJ Parcel Viewer: <http://epv.juneau.org>



Irene Gallion

From: Tara Smith <tara@alaskankushcompany.com>
Sent: Monday, February 26, 2024 8:39 AM
To: Irene Gallion
Cc: Shannon Crossley; cwilkins907@gmail.com
Subject: Re: USE23-19 and USE24-02: Public Notice Signs





Sent from my iPhone

On Feb 19, 2024, at 11:12 AM, Irene Gallion <Irene.Gallion@juneau.gov> wrote:

Hello Ak Vibes Kush Team,

Part of the Conditional Use Permit process is posting of a large, red Public Notice sign at each site.

The public notice signs are in our Permit Center (4th floor of the Marine View) and are ready for pick up. Note that our permit center is closed today (President's Day).

The signs will need to be posted by **February 26, 2024**. They should be visible from the right-of-way. Please send an e mail with a photo of the sign posted. The e mail will be used to date-and-time-stamp the installation of the sign.

Please contact Permit Center staff before taking the sign. Note that if signs are returned to the Permit Center by the Monday following the Planning Commission meeting \$100 of the sign fee will be refunded.

Thank you,

Irene Gallion | Senior Planner

Community Development Department | City & Borough of Juneau, AK

Location: 230 S. Franklin Street | 4th Floor Marine View Building

Office: 907.586.0753 x4130

.

<image001.jpg>

Fostering excellence in development for this generation and the next.

How are we doing? Provide feedback here: <https://juneau.org/community-development/how-are-we-doing>

Irene Gallion

From: Irene Gallion
Sent: Tuesday, February 20, 2024 4:12 PM
To: Irene Gallion
Subject: USE24-02: Public Comment

Today I got a call from Graham Roundtree, who owns George's Jewelry and Gifts, at 194 S. Franklin Street. He is frustrated by people smoking marijuana in front of bars. He is concerned the expansion would mean movement of more product, and a larger problem. He says the police are not enforcing smoking or parking laws.

Irene Gallion | Senior Planner

Community Development Department | City & Borough of Juneau, AK
Location: 230 S. Franklin Street | 4th Floor Marine View Building
Office: 907.586.0753 x4130



Fostering excellence in development for this generation and the next.

How are we doing? Provide feedback here: <https://juneau.org/community-development/how-are-we-doing>

Additional Materials
Committee of the Whole
Followed by
Regular Planning Commission Meeting

Assembly Chambers
6:00pm
Meeting Date: March 12, 2024

Committee of the Whole

1. **Presentation:** Blueprint Downtown Area Plan

Regular Planning Commission Meeting

1. **USE2023 0019:**
 - a. Presentation: Attachment A Redacted
2. **USE2024 0002:**

Presentation: Alaskan Kush

Blueprint Downtown Memo

- Plan is ready for public review
- Steering committee, visioning, and community engagement
- Plan is a tool for the Planning Commission
- Community Development Role
- Planning Commission Role and Next Steps
- Set PC Public Hearing: April 26

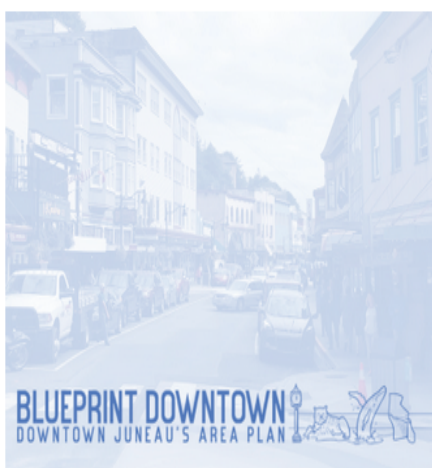
Blueprint Downtown Area Plan

Draft Blueprint Downtown Area Plan

The mission of Blueprint Downtown is to create a long-term area plan for the Downtown Juneau area that reflects current public desires and incorporates past work from relevant existing plans.

You may find a copy of the current Draft Blueprint Downtown Area Plan at any CBJ Public Library, the Community Development Department, the City Clerk's Office, as well as the link above.

SEND YOUR COMMENTS ON THE PLAN TO: blueprintdowntown@juneau.org



Steering Committee Members & Minutes

Visioning Process Report

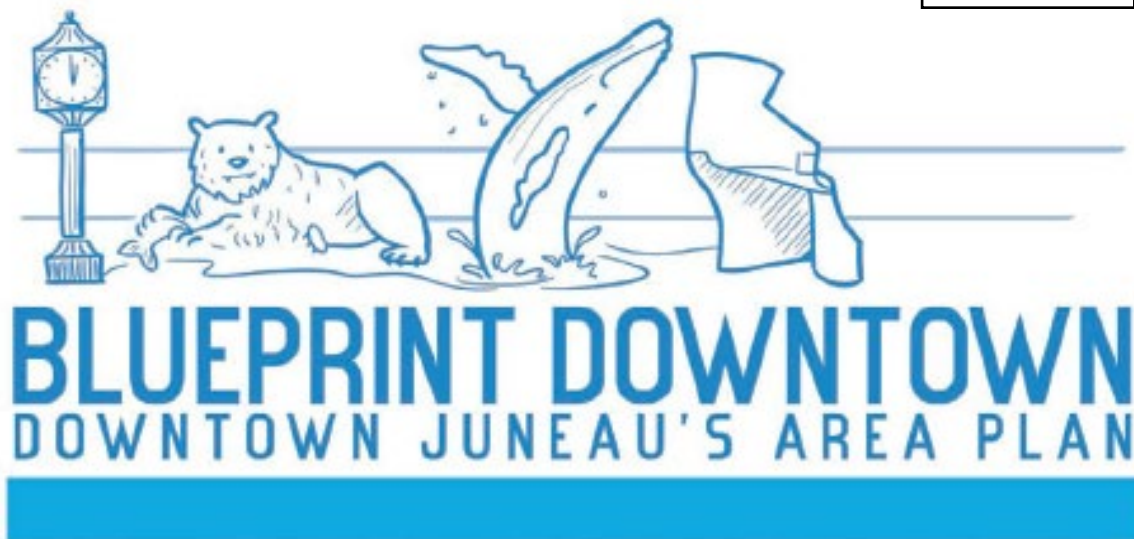
How You Can Participate

Frequently Asked Questions (FAQ)

Steering Committee

At its public hearing on October 23, 2018, the CBJ Planning Commission approved 13 people for the Blueprint Downtown Steering Committee. The Blueprint team would like to thank all those that applied to be on the Steering Committee – it was a difficult task to select those chosen out of the many excellent applications. Committee Members are:

Betsy Brenneman, Kirby Day, Daniel Glidmann, Michael Heumann, Laura Martinson, Iris Matthews, Karena Perry, Jill Ramiel, Patty Ware, Ricardo Worl, Tahlia Gerger, Student Representative, Nathaniel Dye, Planning Commission Liaison, Former Member Wayne Jensen, Former Member Meilani Schijvens, Former Student Representative Lily Otsea, Former Chair Christine Woll

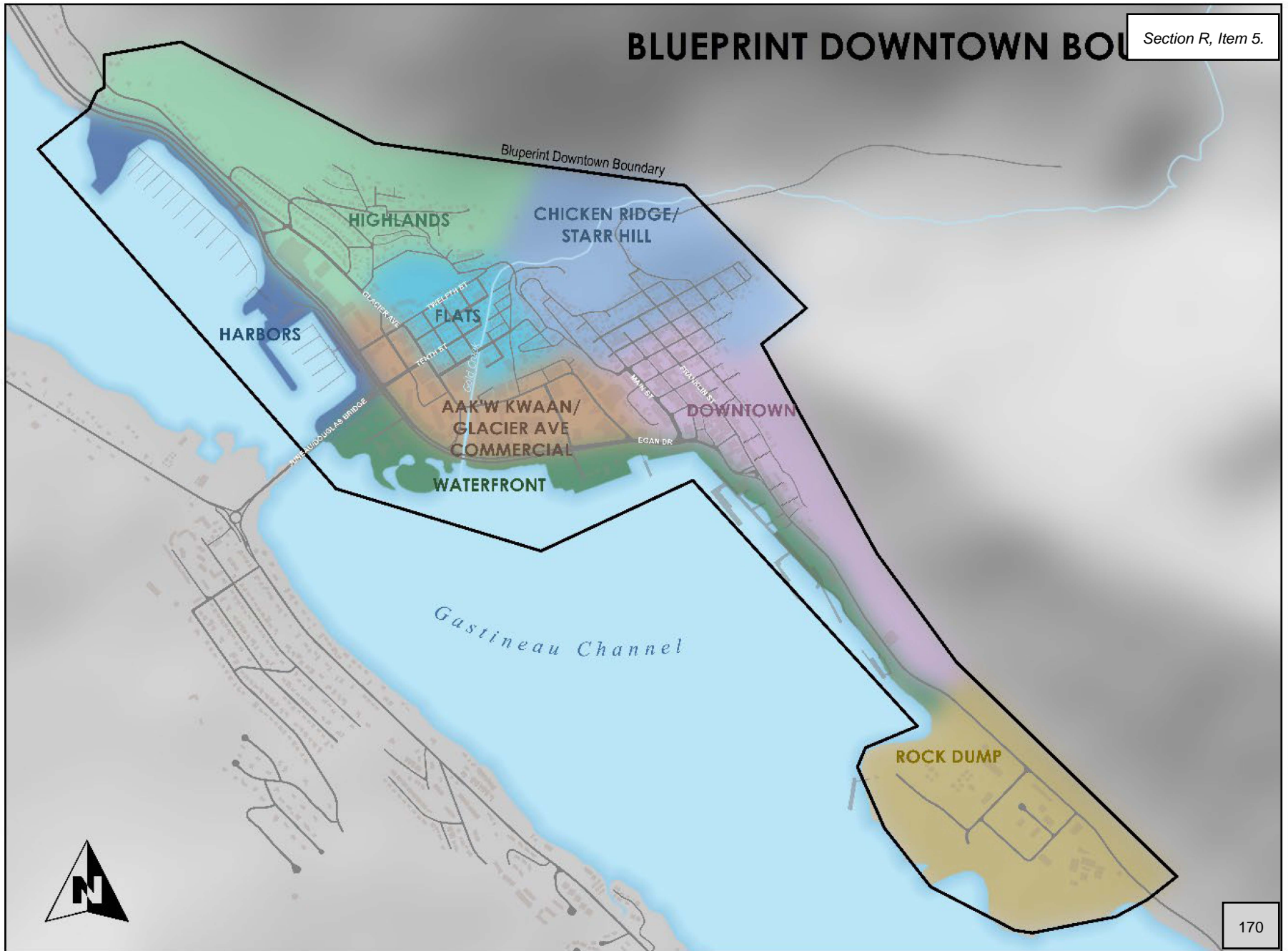


Blueprint Downtown aims to create a **long-term area plan** for the Downtown Juneau Area that reflects current public desires and incorporates past work from relevant existing plans.

A major goal is to provide **strategic direction for development and growth**, while embracing livability and a sense of place, as well as maintaining quality of life for residents.

BLUEPRINT DOWNTOWN BOULDER

Section R, Item 5.



Community Outreach & Engagement

Section R, Item 5.

41 Steering Committee Meetings & Visioning Process

- Nine focus areas
- 300+ public participants at three public meetings
- 900 Unique interactions:
 - Street interviews
 - Gallery Walk/Street Pop-Ups
 - Theme-based walking tours
- 2019 Most Innovative Award – AK Chapter of the American Planning Association



35 plans & studies reviewed and incorporated into Blueprint

- 1997 Capital City Vision Project
- 2004 Long Range Waterfront Development Plan
- 2009 Juneau Non-motorized Transportation Plan
- 2010 Downtown Parking Management Plan
- 2012 Willoughby District Area Plan
- 2013 Comprehensive Plan
- 2015 Economic Development Plan
- 2016 Main Street Technical Report
- 2018 Juneau Energy Strategy
- 2020 Historic and Cultural Preservation Plan

Goals & Iconography



MORE HOUSING OF ALL TYPES

Downtown is a great place to live with diverse housing options, services, and amenities that will stimulate commerce and community and create an 18/365 downtown.



DIVERSE, WELL-MANAGED TOURISM

Tourism is managed in a way that addresses concerns of downtown residents and industry. Focused efforts to bring independent and business travelers to Juneau will diversify the sector and expand the season.



A DOWNTOWN FOR EVERYONE

Juneau's diversity is celebrated by offering services, a range of mobility options, activities, goods, and amenities that appeal to all ages, backgrounds, and incomes.



STRONG AND STABLE ECONOMY

Year-round economic vitality is stimulated by more residents, diverse businesses downtown, increased activity and programming, improved access, greater safety, and enhanced aesthetics. Private and public sector investment is coordinated and leveraged to catalyze desired development.



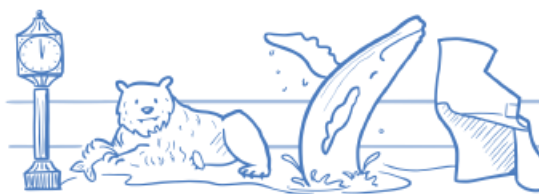
SAFE AND WELCOMING

The safety of downtown is improved by incentivizing housing of all types, including vulnerable populations, reducing crime through environmental design, programming that draws people downtown.



A DESTINATION WITH A SENSE OF PLACE

Downtown is a vibrant, appealing place that generates excitement and interest with seating, lighting, activities, clear and logical connections, where amenities destinations, housing, retail, offices, parks and natural resources are linked. Walking and bicycling are prioritized.

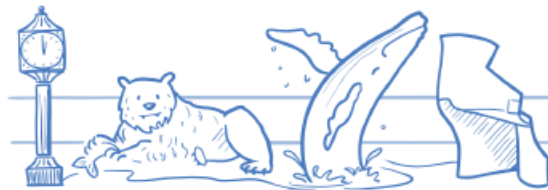


Top Five Priorities for Action

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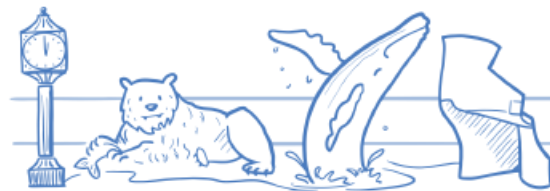
- Housing
- Tourism Management
- Year-round vitality
- Downtown point person
- Complete the Seawalk and Harborwalk.



Blueprint for Action

Section R, Item 5.

GOALS	ACTIONS	ANTICIPATED IMPLEMENTING PARTNER(S)	WHEN (ON-GOING, NEAR, MID, LONG)	CHAPTER(S)	RELEVANT PLAN(S)
	<p>Expand investment downtown:</p> <ul style="list-style-type: none"> • Develop stronger partnerships between government, non-profit and for profit developers; • Examine road blocks to public/private partnerships and joint developments of housing, mixed use, parking structures, and/or land leases and take steps to eliminate them; • Develop opportunities to use outside funding to support downtown investment. 	Housing Office, CDD, EPW, JEDC, DBA, JCC	On-going	3 & 4	HAP, JCP
	<p>Create a “Downtown Clean and Safe” program that focuses on the following services:</p> <ul style="list-style-type: none"> • Regular sidewalk cleaning; • Additional trash pickup; • Graffiti removal; • Block watches; • Coordinate and communicate with local police officers and safety ambassadors ; • CPTED practices. 	JPD, JEDC, DBA, JCC	Near	3 & 5	



Measuring Success

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- Number of housing units added, by type, per year
- Number of independent visitors per year (hotel bed tax and convention/conference attendance rates)
- Tourism Best Management Practices Community Hotline Annual Data and Trends
- Applications per year for the 12-year housing tax abatement program, number of new units created, and tax dollars abated
- Parking Use & Community Tourism surveys
- Crime rates

AK VIBES SOCIAL CONSUMPTION CANNABIS LOUNGE

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ALASKA
VIBES



ZONING MAP



CONTEXT



GLACIER HIGHWAY

BENTWOOD PLACE

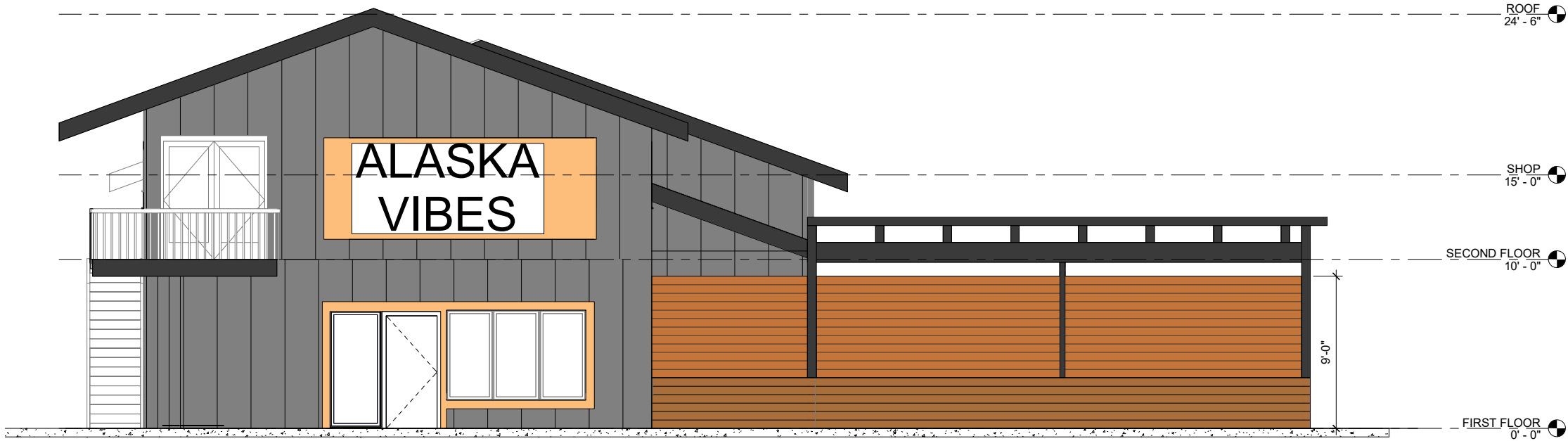
INDUSTRIAL BLVD

MENDENHALL
RIVER

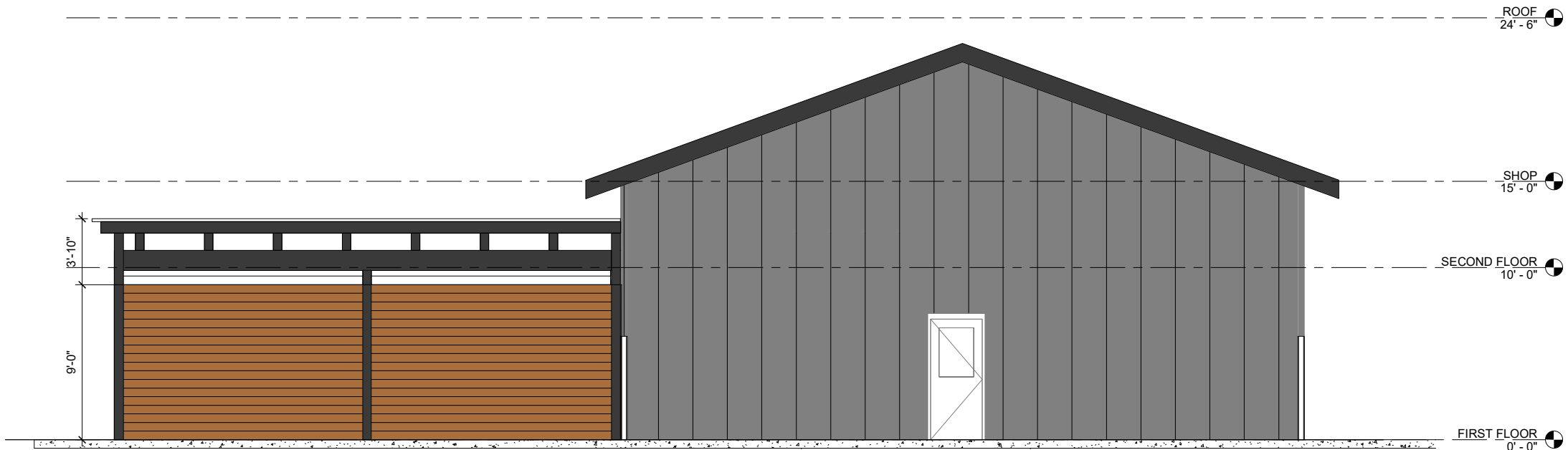
SITE PLAN

785 SF OUTDOOR PATIO

3000 SF COMMERCIAL/
CULTIVATION



1 NORTH ELEVATION
1/4" = 1'-0"



2 SOUTH ELEVATION
1/4" = 1'-0"

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NOT FOR CONSTRUCTION

XX/XX/XXXX



IF THE ABOVE DIMENSION DOES NOT MEASURE ONE INCH (1") EXACTLY, THIS DRAWING WILL HAVE BEEN ENLARGED OR REDUCED, AFFECTING ALL LABEL SCALES.

ALASKA VIBES RENOVATION

10011 GLACIER HIGHWAY
JUNEAU, AK

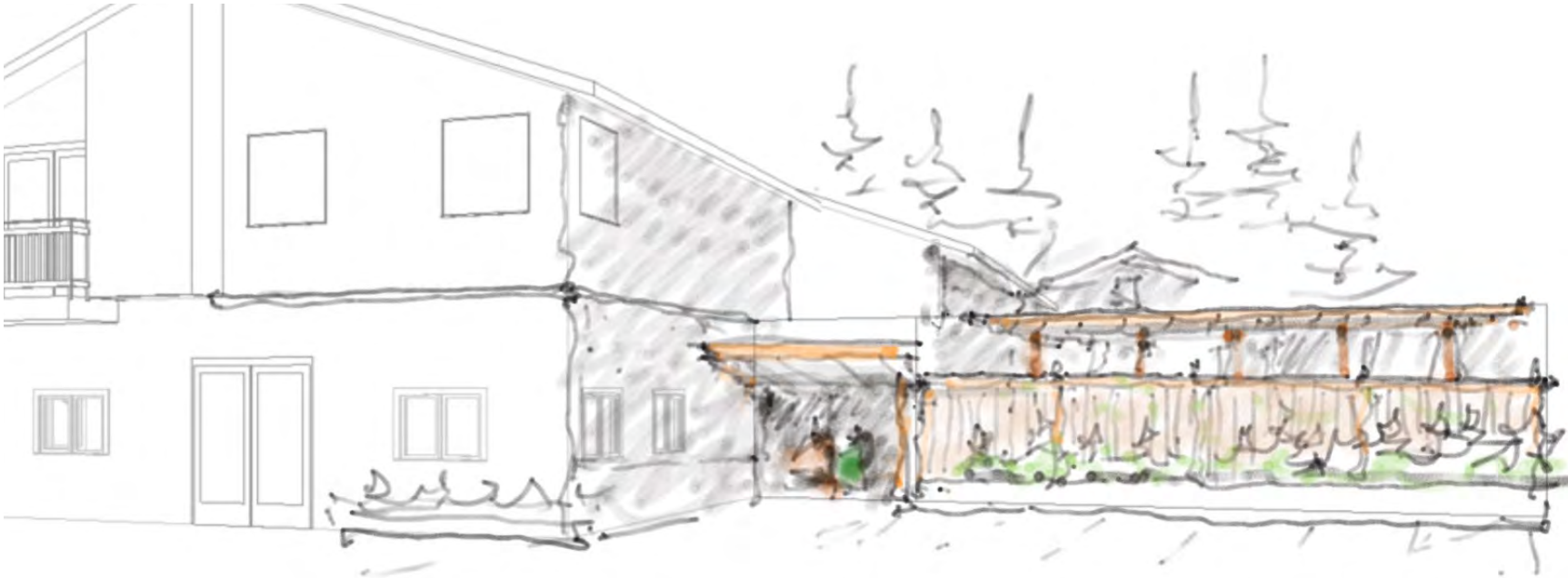
SHEET TITLE:
ELEVATIONS

CHECKED	JB	
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issue	date	description

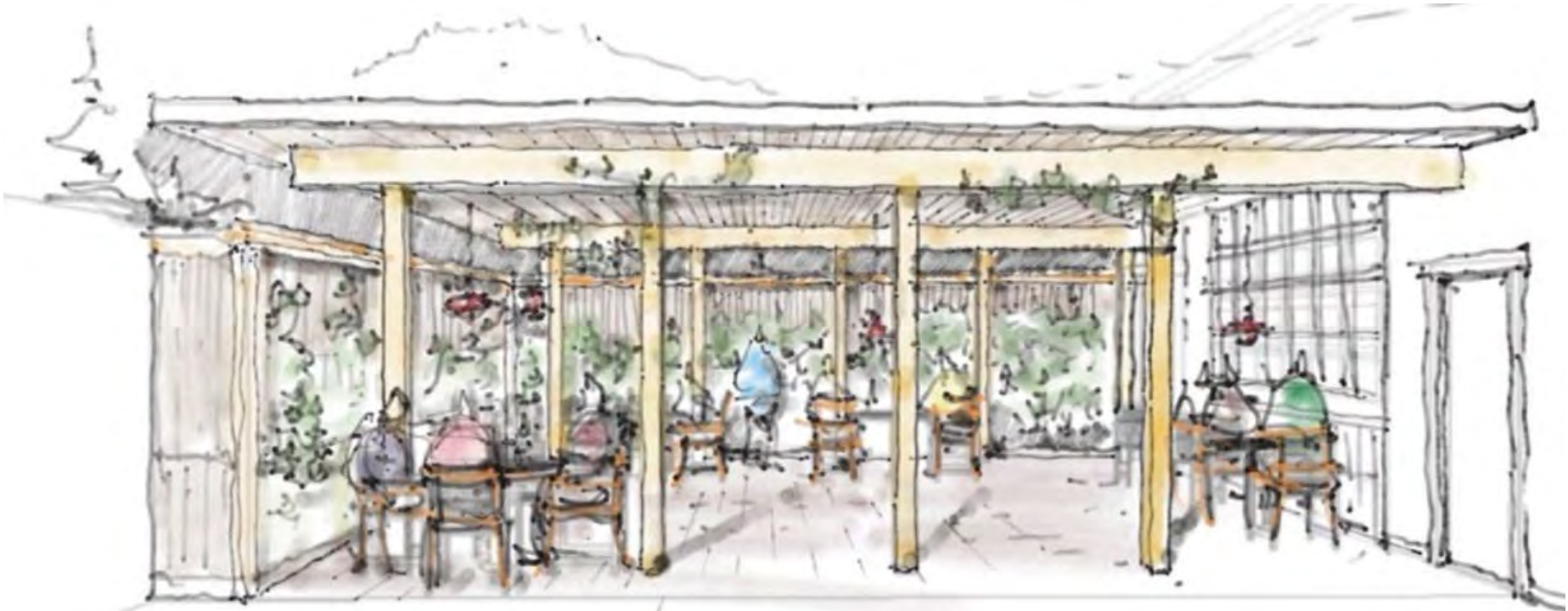
SHEET #

PLOT DATE
ISSUE DATE

A20
181
12/07/2023



FROM GLACIER HIGHWAY



FROM PET AREA, INSIDE FENCE

LOWELL CAFE, HOLLYWOOD



6000 SF TOTAL
2500 Cannabis Lounge
1800 Outdoor Consumption Patio
1600 Restaurant







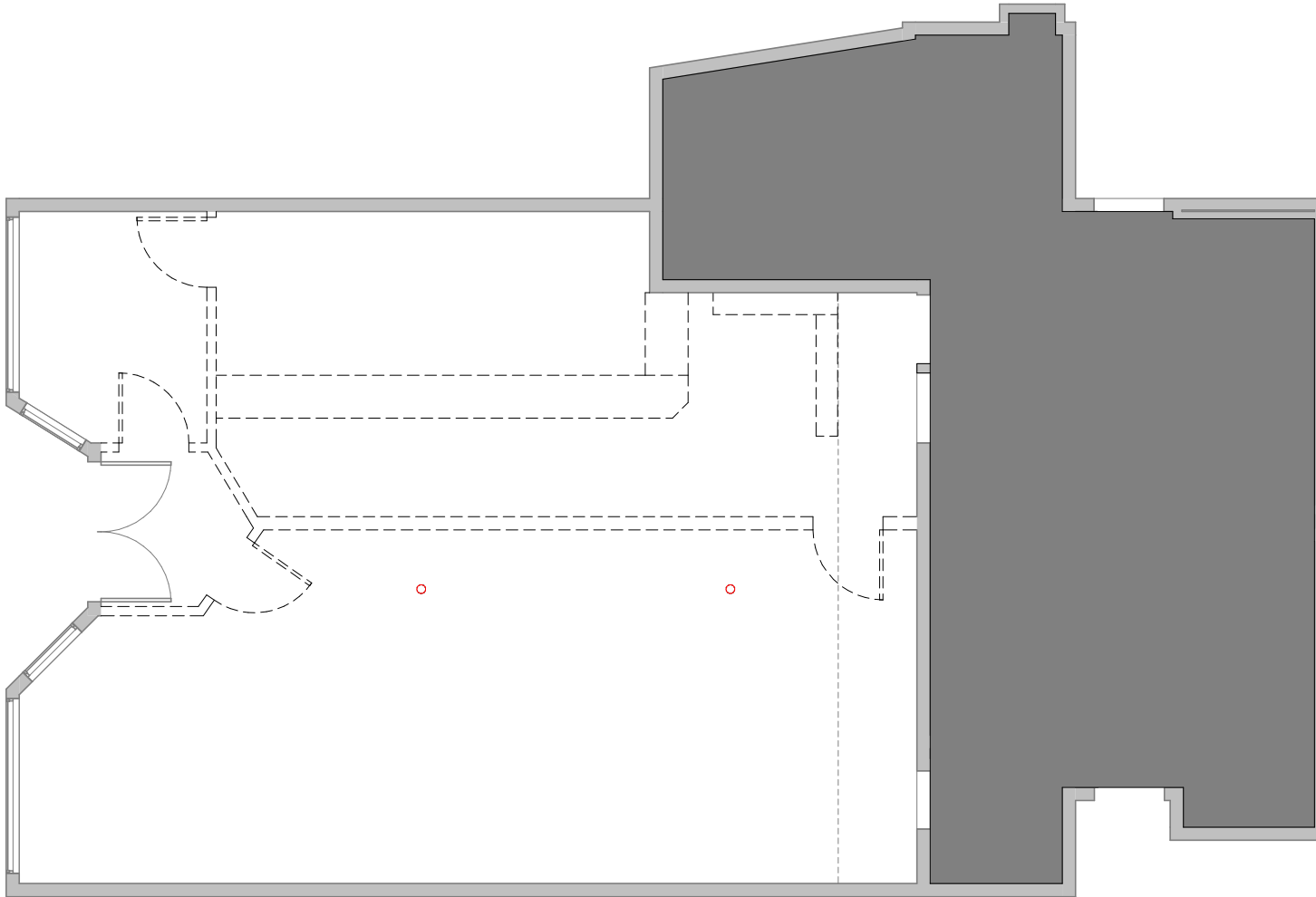
Alaskan Kush Conditional Use Permit Modification



- **Alaskan owned**
- **In operation for 6 years**
- **Hires locals**
- **No complaints from JPD**
- **No complaints from neighbors**





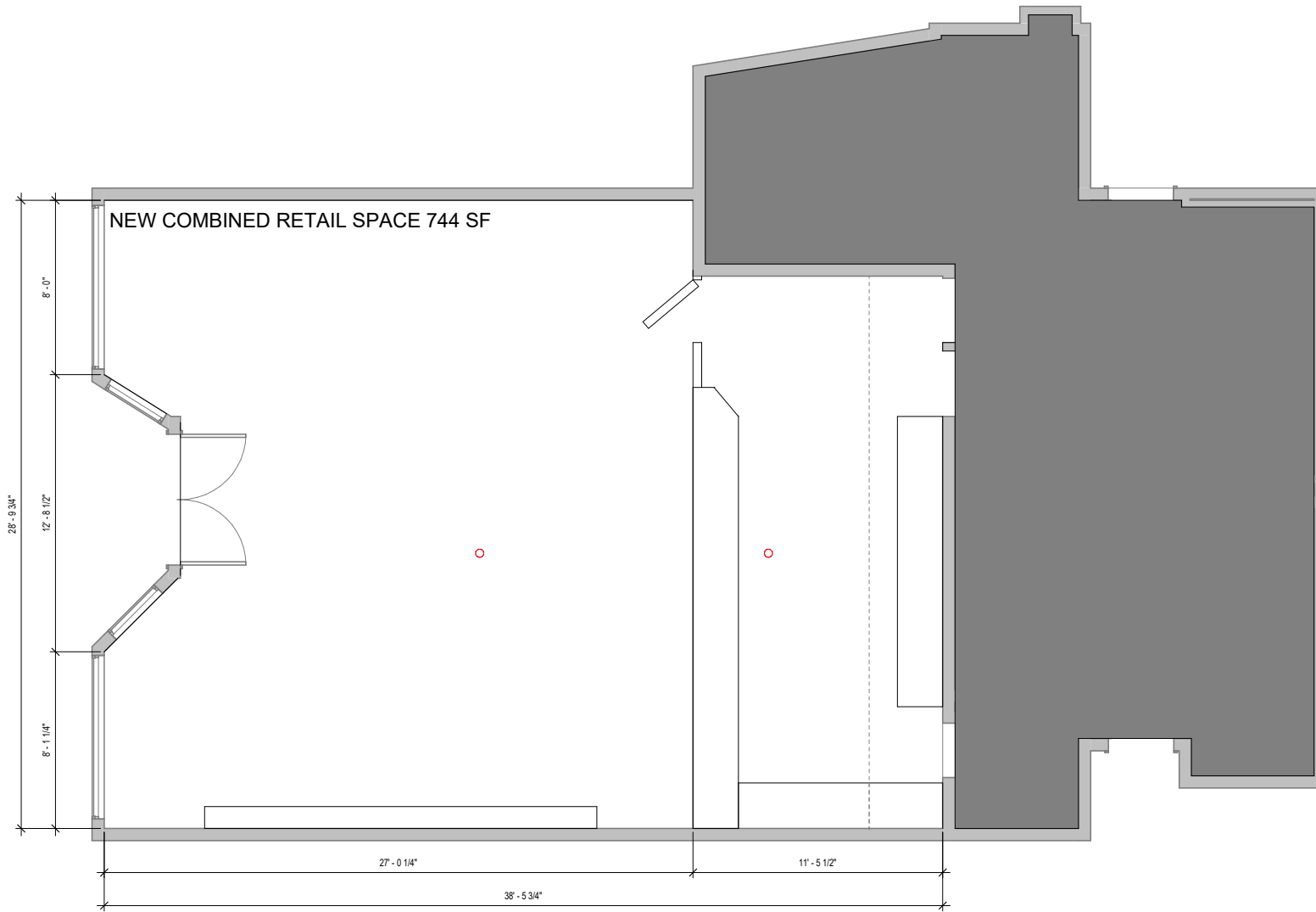


@ NorthWind Architects, LLC Project Number: NWA000A

1 DEMOLITION FLOOR PLAN

3/8" = 1'-0"





1 FLOOR PLAN
3/8" = 1'-0"

Questions?

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