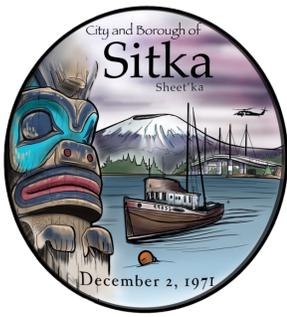


Should this item be pulled from the Consent Agenda the following motion is suggested:

POSSIBLE MOTION

I MOVE TO approve a new retail marijuana store license application for Michelle Jones dba The Joint at 327 Seward Street, Suite #7 and forward this, along with the Findings of Fact and Decision for the conditional use permit, to the Marijuana Control Board without objection.



CITY AND BOROUGH OF SITKA

A COAST GUARD CITY

MEMORANDUM

To: Mayor Eisenbeisz and Assembly Members
Thru: John Leach, Municipal Administrator *John Brantley*, Acting
From: Sara Peterson, Municipal Clerk
Date: February 3, 2026
Subject: New Retail Marijuana Store License

The Municipal Clerk's Office has received notification from the Alcohol and Marijuana Control Office of the following new retail marijuana store license application submitted by:

Lic #: **41345**
License Type: Retail Marijuana Store
Licensee: Michelle Jay Jones
DBA: The Joint
Physical Address: 327 Seward Street, Suite #7
Designated Licensee: Michelle Jay Jones

The Planning Commission approved a conditional use permit for the licensee on January 21, with conditions related to signage, and did not approve the drive-through component of the application. The Findings of Fact and Decision are attached.

A memo was circulated to various departments who may have a reason to protest this request. No departmental objections were received.

Recommendation:

Approve a new retail marijuana store license for Michelle Jones, doing business as The Joint, at 327 Seward Street, Suite #7 and forward this, along with the Findings of Fact and Decision for the conditional use permit, to the Marijuana Control Board without objection.

**BEFORE THE PLANNING COMMISSION OF THE
CITY AND BOROUGH OF SITKA**

**IN THE MATTER OF THE CONDITIONAL USE PERMIT)
APPLICATION OF MICHELLE JONES, D.B.A. THE JOINT,)
FOR A MARIJUANA RETAIL FACILITY AT LOT TWO-B (2-B))
BLOCK TWO (2), SWAN CREEK SUBDIVISION)**

FINDINGS OF FACT AND DECISION

The City and Borough of Sitka Planning Commission sat on January 21, 2026, pursuant to Sitka General Code (“SGC”) 22.25.026, regarding a conditional use permit application from Michelle Jones, d.b.a. The Joint, for a marijuana retail facility at Lot Two-B (2-B), Block Two (2), Swan Creek Subdivision. After considering the record, hearing testimony, conducting a public hearing, and deliberating in accordance with applicable SGC provisions, the Planning Commission approved the conditional use permit application by a 5-0 vote, and accepted recommended conditions and findings. *See* Exhibit A – Planning Commission Findings and Conditions of Approval at pg. 2.

This Findings of Fact and Decision constitutes the final decision of the Planning Commission. Any appeal from this Findings of Fact and Decision must be filed with the municipal clerk within ten days of this final decision, in accordance with SGC 22.10.220.

DATED at Sitka, Alaska, this 21st day of January, 2026.

Chair Darrell E. Windsor

ATTEST:

Ariadne Will
Planner I

M/Sherman-S/Alderson moved to approve the conditional use permit for a marijuana retail facility at 327 Seward Street in the CBD central business district subject to the attached conditions of approval. The property is also known as Lot Two-B (2-B), Block Two (2), Swan Creek Subdivision. The request is filed by Michelle Jones. The owner of record is the Edward and Joyce Martin Joint Living Trust. Motion passed 5-0 by voice vote.

Conditions of Approval

1. The proposed drive-thru window in the application is not approved for use.
2. The facility shall be operated consistent with the plans submitted and described by the applicant.
3. Signage inside the facility instructing clients on local and state regulations regarding legal areas for consumption shall be provided during all times of operation.
4. Prior to permit activation, the applicant shall install signage in the building's Seward Street parking lot visible from the Seward Street sidewalk directing pedestrians to use the building's north sidewalk to access the facility. Signs shall also be installed at the driveway exit near the southwest and southeast corners of the building directing pedestrians to use the north sidewalk rather than the driveway. Further, the applicant shall also work with, or demonstrate best efforts to work with, Google Maps to identify the Seward Street parking lot and north sidewalk as the designated pedestrian route to the facility.
5. The applicant shall comply at all times with all state and municipal regulations pertaining to licensing, zoning, other permitting, construction, and fire/life/safety.
6. The applicant shall provide screening from public view of activities inside the facility.
7. The applicant, or their employees/agents, shall establish an active sales account and business registration with the municipality and shall comply with all standard and required accounting, reporting, and tax remission practices.
8. All approved conditional use permits shall comply with all of the Sitka General Code or shall be deemed to abandon and extinguish any associated municipal license or conditional use permit.
9. The Planning Commission or Planning Department can, at any time, schedule a hearing to resolve issues or impacts; add or change conditions of approval; or revoke the permit upon receipt of meritorious complaint or compliance issues raised and documented by state or municipal staff.
10. Failure to comply with any conditions of approval may result in permit revocation.

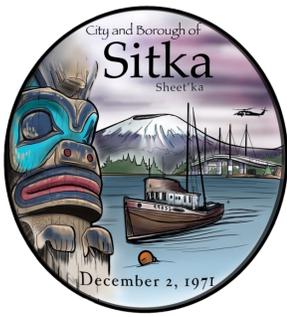
M/Sherman-S/Alderson moved to adopt and approve the required findings for conditional use permits as listed in the staff report. Motion passed 5-0 by voice vote.

Findings

1. The granting of the proposed conditional use permit will not:
 - a. Be detrimental to the public health, safety, and general welfare *because the application is compliant with local and state regulations regarding the protection of public health, safety, and welfare including restriction of minors from entering the site, installation/operation of a security system, appropriate signage in/on the building and product packaging, and screening of the retail area from public view;*
 - b. Adversely affect the established character of the surrounding vicinity *because the proposed commercial use is consistent with the use and character of the neighboring properties and the intent of the zoning district in which the property is located;* nor
 - c. Be injurious to the uses, property, or improvements adjacent to, and in the vicinity of, the site upon which the proposed use is to be located; *because the property will be heavily*

monitored and regulated to ensure that the use does not negatively impact surrounding properties. The proposed hours of operation are reasonable to prevent late evening and early morning disturbances in the surrounding vicinity.

2. The granting of the proposed conditional use permit is consistent and compatible with the intent of the goals, objectives, and policies of the comprehensive plan and any implementing regulation *because it promotes economic development by providing an opportunity for entrepreneurship, supports local business, and supports sustainable local manufacturing; particularly ED 6.7.*
3. All conditions necessary to lessen any impacts of the proposed use are conditions that can be monitored and enforced *because the property will be monitored to ensure that there are no resulting negative impacts, especially through required state licensing and reporting, and through opportunities for redress to the Planning Department and/or Planning Commission if reports of negative impacts arise.*
4. The proposed use will not introduce hazardous conditions at the site that cannot be mitigated to protect adjacent properties, the vicinity, and the public health, safety and welfare of the community from such hazard *due to the intensive local and state regulatory requirements related to marijuana establishments that allow for strict application and enforcement of mitigations.*
5. The conditional use will be supported by, and not adversely affect, adequate public facilities and services as the property is adequately served by a serviceable right-of-way, is accessible by emergency services, and utility infrastructure in the area can support the conditional use as determined through applicable municipal permitting; *there are adequate public facilities such as utilities and streets in the area that can support the additional use.*
6. The applicant has met their burden of proof that the use meets all of the evaluation criteria for conditional uses. *The applicant has met the burden of proof to demonstrate that the use is appropriate for the zoning district, fits with the character of the surrounding area, and not hazardous or detrimental to the surrounding area through submission of their conditional use permit application, AMCO license applications, and additional supporting documentation.*



CITY AND BOROUGH OF SITKA

A COAST GUARD CITY

MEMORANDUM

To: Utility Billing Clerk – Chelsey
Collections - Jennifer
Municipal Billing/Leasing – Hali/Mariah
Sales Tax/Property Tax – Justin
Public Works Department – Mark

Fire Department
Police Department
Building Official(s)
Planning Department
Electric Department

From: Sara Peterson, Municipal Clerk

Date: January 25, 2026

Subject: New Retail Marijuana Store License

The Municipal Clerk's Office has been notified by the Alcohol and Marijuana Control Office of a new retail marijuana store application:

Lic #: **41345**
License Type: Retail Marijuana Store
Licensee: Michelle Jay Jones
DBA: The Joint
Physical Address: 327 Seward Street, Suite #7
Designated Licensee: Michelle Jay Jones

The Planning Commission approved a conditional use permit for the licensee on January 21, with conditions related to signage, and did not approve the drive-through component of the application.

Let me know if there is a reason to protest or not by close of business on Friday, January 30. This item is scheduled for Assembly consideration on February 10.

Thank you.