



CITY AND BOROUGH OF SITKA

PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT GENERAL APPLICATION

- Applications must be deemed complete at least **TWENTY-ONE (21)** days in advance of next meeting date.
- Review guidelines and procedural information.
- Fill form out completely. No request will be considered without a completed form.
- Submit all supporting documents and proof of payment.

APPLICATION FOR:

☐ VARIANCE☒ CONDITIONAL USE☐ ZONING AMENDMENT☐ PLAT/SUBDIVISION

BRIEF DESCRIPTION OF REQUEST: Little Blessings Inc. is a non-profit corporation set up to fulfill urgent need in our community for high quality, reasonably priced child care in an enriching, safe, and, nurturing environment.

PROPERTY INFORMATION:

CURRENT ZONING: R-1

PROPOSED ZONING (if applicable): _____

CURRENT LAND USE(S): C - Commercial

PROPOSED LAND USES (if changing): _____

APPLICANT INFORMATION:

PROPERTY OWNER: Sitka Church of Christ

PROPERTY OWNER ADDRESS: 1113 Edgecumbe

STREET ADDRESS OF PROPERTY: same

APPLICANT'S NAME: Joel Warner

MAILING ADDRESS: 1113 Edgecumbe

EMAIL ADDRESS: joel383@gmail.com

DAYTIME PHONE: 907-252-2141

Warner

Last Name

Date Submitted

Project Address

REQUIRED SUPPLEMENTAL INFORMATION:

For All Applications:

- ☒ Completed General Application form
- ☒ Supplemental Application (Variance, CUP, Plat, Zoning Amendment)
- ☒ Site Plan showing all existing and proposed structures with dimensions and location of utilities
- ☒ Floor Plan for all structures and showing use of those structures
- ☒ Proof of filing fee payment
- ☐ Other: _____

For Marijuana Enterprise Conditional Use Permits Only:

- ☐ AMCO Application

For Short-Term Rentals and B&Bs:

- ☐ Renter Informational Handout (directions to rental, garbage instructions, etc.)
- ☐ Documentation establishing property as primary residence (motor vehicle registration, voter registration, etc.)
- ☐ Signed Affidavit of Primary Residence for Short-term Rental Conditional Use Permit

CERTIFICATION: I hereby certify that I am the owner of the property described above and that I desire a planning action in conformance with Sitka General Code and hereby state that all of the above statements are true. I certify that this application meets SCG requirements to the best of my knowledge, belief, and professional ability. I acknowledge that payment of the review fee is non-refundable, is to cover costs associated with the processing of this application and does not ensure approval of the request. I understand that public notice will be mailed to neighboring property owners and published in the Daily Sitka Sentinel. I understand that attendance at the Planning Commission meeting is required for the application to be considered for approval. I further authorize municipal staff to access the property to conduct site visits as necessary. I authorize the applicant listed on this application to conduct business on my behalf.

Owner

8/14/23

Date

Owner

Date

I certify that I desire a planning action in conformance with Sitka General Code and hereby state that all of the above statements are true. I certify that this application meets SCG requirements to the best of my knowledge, belief, and professional ability. I acknowledge that payment of the review fee is non-refundable, is to cover costs associated with the processing of this application and does not ensure approval of the request.

Applicant (If different than owner)

Date

Warner

Last Name

Date Submitted

Project Address



CITY AND BOROUGH OF SITKA

PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT SUPPLEMENTAL APPLICATION FORM CONDITIONAL USE PERMIT

APPLICATION FOR ALL OTHER CONDITIONAL USE PERMITS (EXCLUDING SHORT-TERM RENTAL AND BED & BREAKFAST)

CRITERIA TO DETERMINE IMPACT – SGC 22.24.010(E) (Please address each item in regard to your proposal)

- Hours of operation: M-F 7:30am-5:30pm
- Location along a major or collector street: Edgecumbe or Kashivaroff
- Amount of vehicular traffic to be generated and impacts of the traffic on nearby land uses:
Minimal, less than 10 vehicles per day entering parking area.
- Potential for users or clients to access the site through residential areas or substandard street creating a cut through traffic scenario: None
- Effects on vehicular and pedestrian safety: None
- Ability of the police, fire, and EMS personnel to respond to emergency calls on the site: Good. Three
entrances to building. Two are 6' wide double doors
- Describe the parking plan & layout: Parking and drop-off are available in 2 different lots. One on
Edgecumbe, and one on Kashivaroff
- Proposed signage: None

Warner

Last Name

Date Submitted

Project Address

- **Presence of existing or proposed buffers (ie. Fences, boundary walls, natural barriers, etc.) on the site or immediately adjacent the site:**

Rock retaining wall for upper Edgumbe lot. Fence between only neighbors along South side of property.

- **Amount of noise to be generated and its impacts on neighbors:** Minimal. Kids playing 2-3 times per day. Simmilar to current situation.

- **Other criteria that surface through public comments or planning commission review (odor, security, safety, waste management, etc):**

None.

- **Mitigation/ Management Plan (How will site be managed to ensure low/no impact on neighbors?)**

Little Blessings will only be operated inside normal business hours. All activities will be kept on site, with a fence separating the only nieghbor.

REQUIRED FINDINGS (SGC 22.30.160(C)):

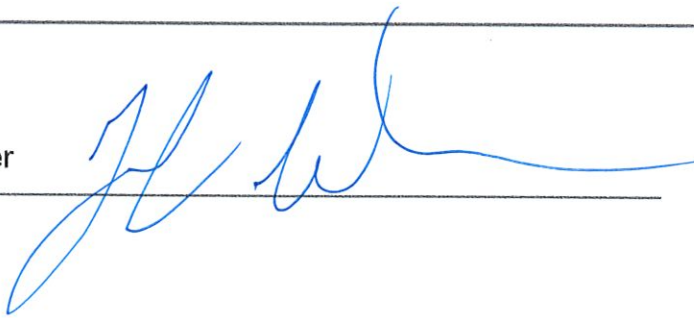
1. The city may use design standards and other elements in this code to modify the proposal. A [conditional use](#) permit may be approved only if all of the following findings can be made regarding the proposal and are supported by the record that the granting of the proposed [conditional use](#) permit will not:

	Initial
a. Be detrimental to the public health, safety, and general welfare;	JW
b. Adversely affect the established character of the surrounding vicinity; nor	JW
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.	JW
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.	JW
3. All conditions necessary to lessen any impacts of the proposed use are conditions that can be monitored and enforced.	JW
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.	JW
5. The conditional use will be supported by, and not adversely affect, adequate public facilities and services; or that conditions can be imposed to lessen any adverse impacts on such facilities and services.	JW
6. Burden of Proof. The applicant has the burden of proving that the proposed conditional use meets all of the criteria in subsection B of this section.	JW

ANY ADDITIONAL COMMENTS _____

Joel Warner

Applicant



8/14/23

Date

Warner

Last Name

Date Submitted

Project Address

Additional Narrative:

Little Blessings is a non-profit, IRS recognized, 501(c)3 corporation. This means that we exist as per our bylaws to promote charitable, religious, and educational purposes. The way Little Blessings plans to do that is through the establishment of child daycare services implementing a religious based curriculum.

The maximum number of children we plan to be licensed to serve is 12. This number also includes the Warner's own biological children(2), and foster children(2) currently in care. For reference, as of last Sunday(8-13-2023), the church had 13 children in attendance for bible class and pot-luck/playtime afterwards. We are only planning on providing services initially for 4 additional children(outside of the Warner household). The children's ages in care will range from 6 weeks to 12 years.

Joel Warner is the Minister of the Sitka Church of Christ. As such he is tasked with supervising and carrying out the goals and activities of the church. One of those goals is that all children should have access to a loving environment where Christian ideals are taught and practiced. Therefore Little Blessings was established, and is operated, supervised, and controlled by members of our religious organization to carry out this goal of the Sitka Church of Christ. This also means that other church activities will take place concurrently within the physical space and hours of operation of the daycare.

Little Blessings is planning on being staffed by both volunteer and paid caregivers. Little Blessings application for licensing states that there may be up to 2 people employed. While Little Blessings is not a preschool, we do plan to implement a religious based curriculum.

Little Blessings has nearly completed aggregating the required information and approvals to complete an application packet to become a 'Licensed Child Care Provider'. After consulting with the State of Alaska Child Care Program Office, it was advised that Little Blessings pursue a local permit if required ASAP... as a copy of the necessary approval(s) or permit(s) must be submitted as part of the application packet.

CORPORATE RESOLUTION
of
The Sitka Church of Christ

Copy

Use of Property by Little Blessings Inc

WHEREAS, the Board of Directors has determined it to be in the best interest of the Sitka Church of Christ to allow Little Blessings Inc, a not-for-profit child daycare, to use our building located at: 1113 Edgecumbe Dr, Sitka, AK, exclusively for activities that are educational, religious and charitable purposes within the meaning of Section 501 (c)(3) of the Internal Revenue Code, or the corresponding section of any future Federal tax code.

NOW, THEREFORE, BE IT:

RESOLVED: That the Sitka Church of Christ gives our permission for Little Blessings to operate a licensed child daycare business at the aforementioned property. We attest that the covenants, homeowner's association bylaws, and other applicable neighborhood restrictions do not forbid operating a child care business at this address.

THE UNDERSIGNED hereby certifies that he is the duly elected, qualified and acting Vice-president of Sitka Church of Christ ("The Company") and that the foregoing resolution was submitted to and approved and adopted by the Board of Directors at a meeting held on 8/1/23, and that said resolution is now in full force and effect without modification or recession as permitted under the bylaws of the Company and in accordance with the provisions of state law under which the Company was incorporated.

IN WITNESS WHEREOF, the undersigned has hereunto set his or her hand effective this

1 day of August, 20 23.

Nancy Davis
Director/ Vice-President

Verna Fern Peterson
Director/ Treasurer