



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: I am requesting to use my
home and property as a licensed daycare, serving up to
8 children at a time between Monday and Friday.

PROPERTY INFORMATION:

CURRENT ZONING: R-1 LDMH PROPOSED ZONING (if applicable): _____

CURRENT LAND USE(S): residential PROPOSED LAND USES (if changing): _____

APPLICANT INFORMATION:

PROPERTY OWNER: Michael Coleman

PROPERTY OWNER ADDRESS: 2820 Sawmill CK. Rd.

STREET ADDRESS OF PROPERTY: 2840 Sawmill CK. Rd.

APPLICANT'S NAME: Kaycie Coleman

MAILING ADDRESS: 2840 Sawmill CK. Rd.

EMAIL ADDRESS: colemankaycie@gmail.com DAYTIME PHONE: 907. 738. 3200

Coleman

Last Name

5/25/21

Date Submitted

2840 SMC

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.)

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



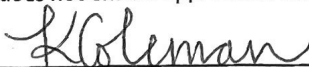
Owner

Date

5-24-21

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)

5-25-21

Date

Coleman

Last Name

5/25/21

Date Submitted

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CITY AND BOROUGH OF SITKA

PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT SUPPLEMENTAL APPLICATION FORM CONDITIONAL USE PERMIT

APPLICATION FOR

☐ MARIJUANA ENTERPRISE

☐ SHORT-TERM RENTAL OR BED AND BREAKFAST

☒ OTHER: Daycare

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

- Hours of operation: I don't carry general open and close hours, but currently I have children between 7am and 5:30pm, Mon-Friday.
- Location along a major or collector street: My house is approximately 100 ft off of Sawmill Ck. Road, and the outdoor play area is approx. 75-80ft off of SMC.
- Amount of vehicular traffic to be generated and impacts of the traffic on nearby land uses:
Between Monday-Friday, approximately 3-5 vehicles (belonging to parents) will pull into my driveway for drop-off/pick-ups, twice per day. This causes little to no impact on nearby land uses.
- Potential for users or clients to access the site through residential areas or substandard street creating a cut through traffic scenario: There is only one way to get to my house (through driveway) so there is zero potential for cut through traffic scenarios.
- Effects on vehicular and pedestrian safety: Since the pick-up/drop-off area is in my driveway and away from SMC Rd., there is little to no effect on vehicular and pedestrian safety.
- Ability of the police, fire, and EMS personnel to respond to emergency calls on the site: Police/Fire/EMS have lots of space to respond to emergency calls on site.
- Describe the parking plan & layout: Parents/guardians can park in my driveway where there is 3-4 parking spaces, or below my driveway in the empty lot that connects my dad's house to my house.
- Proposed signage: I don't intend on having a sign.

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

There is a natural barrier of trees and wooded areas that separate the kids' ^{outdoor} play area from the main road (SMC).

- Amount of noise to be generated and its impacts on neighbors: _____

The only extra noise generated will be kids laughter/yelling/ screaming during business hours, this has no impact on neighbors.

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

There is no odor generated, no impact on safety or security of neighborhood, and only little waste generated from extra kids/people on the property. Waste is however properly taken care of.

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

I make sure that the kids are maintained on my property, I will properly dispose of waste/garbage in the area, and make sure there are no disturbances to the neighbors. My home and outdoor play area is very secluded from neighboring homes/properties so it is unlikely that neighbors will be negatively effected.

Coleman

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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;	KC
b. Adversely affect the established character of the surrounding vicinity; nor	KC
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.	KC
2. The granting of the proposed <u>conditional use</u> permit is consistent and compatible with the intent of the goals, objectives and policies of the <u>comprehensive plan</u> and any implementing regulation.	KC
3. All conditions necessary to lessen any impacts of the proposed use are conditions that can be monitored and enforced.	KC
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.	KC
5. The <u>conditional use</u> 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.	KC
6. Burden of Proof. The <u>applicant</u> has the burden of proving that the proposed <u>conditional use</u> meets all of the criteria in subsection B of this section.	KC

ANY ADDITIONAL COMMENTS

N/A

Applicant

Kaycie Coleman

Date

5/25/21

Last Name

Coleman

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