

MEMORANDUM

CITY & BOROUGH OF JUNEAU

55 South Seward Street, Juneau, Alaska 99801

DATE: August 8, 2012

TO: Planning Commission

FROM: Nicole Jones, Planner *Draw Deal for Nicole Jones*
Community Development Department

FILE NO.: USE2012 0013

PROPOSAL: A Conditional Use permit to increase the number of children in a child care home from 8 to 12.

GENERAL INFORMATION

Applicant: Jill Anderson

Property Owners: Jill & Lloyd Anderson

Property Address: 8906 Gee Street

Legal Description: Lureco Block G Lot 6

Parcel Code Number: 5-B25-0-113-003-0

Site Size: 13,405 Square Feet

Zoning: D5

Utilities: Public water & Public Sewer

Access: Gee Street

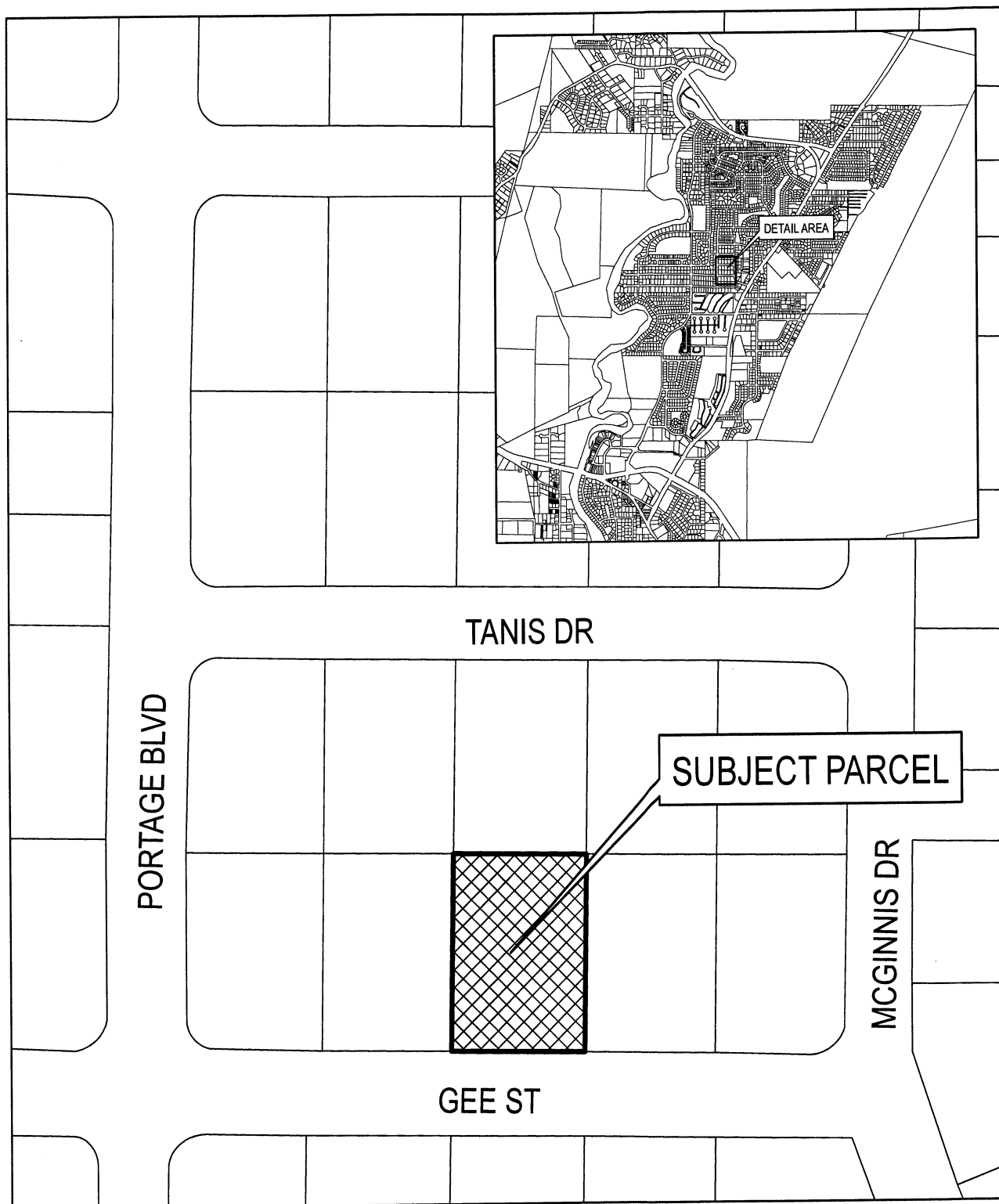
Existing Land Use: Single family residence with daycare up to 8 children

Surrounding Land Use:

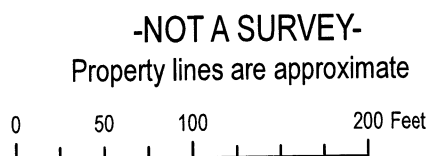
North	-	D5, single family residential
South	-	Gee Street, D5 single family residential
East	-	D5, single family residential
West	-	D5, single family residential



CITY & BOROUGH OF JUNEAU
★ ALASKA'S CAPITAL CITY



8906 GEE ST
VICINITY



CITY/BOROUGH OF JUNEAU
ALASKA'S CAPITAL CITY

ATTACHMENTS

Attachment A	Photos of site
Attachment B	Parking Plan dated 8-3-2012
Attachment C	Public Comment
Attachment D	Applicant Submittals
Attachment E	Abutter's Notice

PROJECT DESCRIPTION

The applicant requests a Conditional Use permit for the expansion of an existing child care home. Currently the child care at this site serves 8 children and the applicant is requesting a Conditional Use permit to expand from 8 children to 12.

BACKGROUND

This property is zoned D5 with a minimum lot area of 7,000 square feet. This lot exceeds the minimum lot size with a lot size of 13,405 square feet. The property owners of this lot own and operate Jack and Jill's Play Care. Jack and Jill's Play Care opened in 2009 when the applicant requested a building permit for a child care home with up to 8 children in their home at 8906 Gee Street BLD2009-00440 (See Vicinity Map). The applicant has been operating a licensed child care home at this location since that time. They are now requesting to expand their business as a result of increased demand for their services; they are requesting to increase from 8 children to 12. The hours of operation will not be expanding from what is currently offered. Currently, Jack and Jill's Play Care is open Monday – Friday from 7:15 am – 4:15 pm.

The home is setup as a child care home with eating, and napping, and playing areas (both inside and out). Interior or exterior modifications will be necessary. A portion of the back yard is fenced for an outdoor play area (See photos—Attachment A). A significant portion of this lot has been paved; therefore, the applicants are proposing to park their vehicle(s) toward the rear of the property to ensure that there will be sufficient drop-off and pick-up spaces for the clients (See Parking Plan—Attachment B). Based on the parking plan submitted, three vehicles can fit across and two deep for a total of 6 cars for drop-off/pick-ups. There is additional space to stack cars along side the house. Parking in the right-of-way was a concern raised by the CBJ Streets Department and the CBJ General Engineering Department during the inter-departmental review of the application. Their concerns have been alleviated with the revised site plan showing all parking on the applicant's property and that no parking in the Gee Street right-of-way.

ANALYSIS

Staff solicited comments from Community Development Building Division, CBJ Streets, CBJ General Engineering, CBJ Assessor's Office, Fire Department, CBJ Lands and Resources, CBJ

Parks and Recreation, and CBJ Public Works.

Comments Received:

Charlie Ford, Building Codes Official, CBJ Building Division
The Building Department has no issues with this project.

Dave Crabtree, Utilities Superintendent, CBJ Public Works, Water Utility Division
This home should be required to get a water meter installed.

Brent Fischer, CBJ Parks and Recreation Director
Parks and Recreation has no concerns.

Sven Pearson, Deputy Fire Marshall, Fire Department
The previous building permit inspections were good, so there is no reason to believe that there will be any issues with the expansion of the child care home from 8 to 12 children. (Paraphrased from e-mail conversation)

Ron King, Chief Regulatory Surveyor, CBJ General Engineering
My concerns are the use of the right of way for parking and grading/drainage of the parking area. 7/26/2012

Discussions occurred between staff and the applicant and all parking was moved on-site; no parking is proposed along the chain link fence adjacent to Gee Street.

Follow-up statement from Ron King
As long as the spaces are on private property it doesn't matter. Be sure the site/parking plan shows that. 7/31/2012

Ed Foster, Street Superintendent, CBJ Public Works, Street Division
I agree with Ron's concern. They have very limited parking available and it does appear they are using the right-of-way between their fence and the street for parking. Adding another 4 children is definitely going to increase traffic and need for parking, if only to drop off and pick up. I can see it being especially problematic in the winter when that right-of-way area is full of snow and cars are stopping on the street to drop off kids. 7/27/2012

Follow-up statement from Ed Foster
Sounds good to me...At least now they know what our concerns are and will hopefully be more attentive to the situation. 7/31/2012

John Sahnaw, Appraiser III, CBJ Assessor's Division
The Assessor's Division does not have any significant concerns regarding this proposal.

Project Site – The project site is 0.30 acre lot with frontage on Gee Street. The site is currently used as a single family residence and a licensed child care home for up to eight children. The site looks similar in style to other residential properties in the neighborhood (See photos—Attachment B).

Project Design – The applicant uses their single family dwelling as follows: three bedrooms for napping, three multi-purpose rooms for play, living room for older children napping (if needed), and kitchen/dining room for meals. A portion of the back yard is fenced in with a play set and other large toys. The applicant states that a small portion of the paved back yard is used for tricycle riding and can be gated if needed. The applicant states that expanding the child care for four additional children will not result in any modifications to the site.

Comments received from Dave Crabtree, CBJ Public Works identify that this project will require a water meter at the site; therefore, staff recommends the following advisory condition:

- A building permit is required for the increase of a child care home from 8 to 12 children. Prior to Building Final, the applicant shall install a water meter in accordance with CBJ §75.01.050(b)1(A).

Traffic – There will be approximately three times during the day where increased traffic would occur as a result of drop-offs/pick-ups. The times are as follows: 7:15 am – 8 am, 11:45 am – 12:45 pm, 3:00 pm, and 4 pm – 4:15 pm. Because there are multiple times where parents are dropping off or picking up their children traffic congestion is unlikely. Mid-day traffic is a result of children who attend preschool and are only in day care partial days. Below is a chart showing the number of children that are dropped off or picked up during each time slot based on the current mix of children attending Jack & Jill's Play Care:

Timeframe	Pick-up	Drop-off
7:15 am – 8 am	--	5
11:45 am – 12:45 pm	2	2
3:45 pm	3	--
4 pm – 4:15 pm	2	--

This results in a total of 14 trips to 8906 Gee Street which is just slightly more than the average daily trips of a single family residence. Because this use generates an average of 14 trips (or 28 round trips) to the site; a Traffic Impact Analysis is not required.

Additionally, both adjacent property owners have stated that the current operation has not resulted in a traffic concern and are in support of this Conditional Use permit request knowing that additional traffic would result if this Conditional Use permit is approved (See Public Comment—Attachment C).

Parking and Circulation – In the applicant's application materials there are photos and a site plan showing parking along the front yard adjacent to the chain link fence (See Applicant Submittals—

Attachment D). After reviewing this parking layout that location was determined to be within the Gee Street right-of-way. Discussions occurred between staff and the applicant and the applicant submitted a revised parking plan on August 3, 2012 showing parking occurring on-site (See Parking Plan—Attachment B).

Title 49 Chapter 40 Access, Parking, and Traffic regulates parking spaces for land uses. However, there is no determined parking requirement for child care homes. When child care homes are reviewed for conformance with Title 49, staff has reviewed and approved parking and parking layout based on expected demand and feasibility. Based on the project description presented by the applicant and testimony of neighboring property owners, it appears that the parking provided on-site will be adequate for the proposed child care home expansion. There are at minimum 6 spaces available for pick-ups/drop-offs and currently there are no more than 5 pick-ups/drop-offs in any given timeframe (See table under Traffic heading).

Noise – Noise intensity is not expected to be any more than what currently occurs with the existing permitted child care home.

Public Health or Safety – The review completed by the Fire Department, CBJ Building Division, CBJ Streets Division, and CBJ General Engineering had no concerns regarding public health or safety. Additionally, the Fire Department conducted an inspection of the site during the review of the initial child care home permit in 2009, that permit has been finalized with no remaining condition holds. Increasing the communities licensed child care provides a benefit to the health and safety of the community.

Habitat - The location of Jack & Jill's Play Care is established; there are no plans to expand the footprint of the structure or do any significant work to the overall site. Additionally, there are no mapped wetlands, eagle's nests, anadromous fish streams, or flood zones on this parcel; therefore, there are no habitat concerns with this proposal.

Property Value or Neighborhood Harmony – As discussed above, in comments from the CBJ Assessor's Division, this project does not present concerns that would result in a decrease in property value. Furthermore, the public comment submitted to date adjacent property owners to the east and west are in full support of the existing business operation and the planned expansion (See Public Comment—Attachment C).

Conformity with Adopted Plans - The 2008 Comprehensive Plan identifies eight guiding principles. One is particularly relevant to this project (pg 2); "A safe place to raise a family".

Providing safe, quality, licensed childcare for school aged children is part of making Juneau a safe place to raise a family. Furthermore, access to safe, licensed childcare allows parents to enter, or remain in the work force. One of the identified goals of the CBJ Assembly for 2010-2011 is "Promote greater availability and affordability of day care for young working parents."

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.

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. We find 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 permit is listed at CBJ §49.25.300, Section 1.520 for the D5 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 August 3, 2012 and August 13, 2012 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.

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

No. As discussed above, the project will enhance the public health and safety by expanding a licensed child care facility.

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

No. Based on the above analysis the use will maintain value and will be in harmony with the neighboring area.

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

Yes. As discussed above, the proposed development is in general conformity with the land use plan.

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?

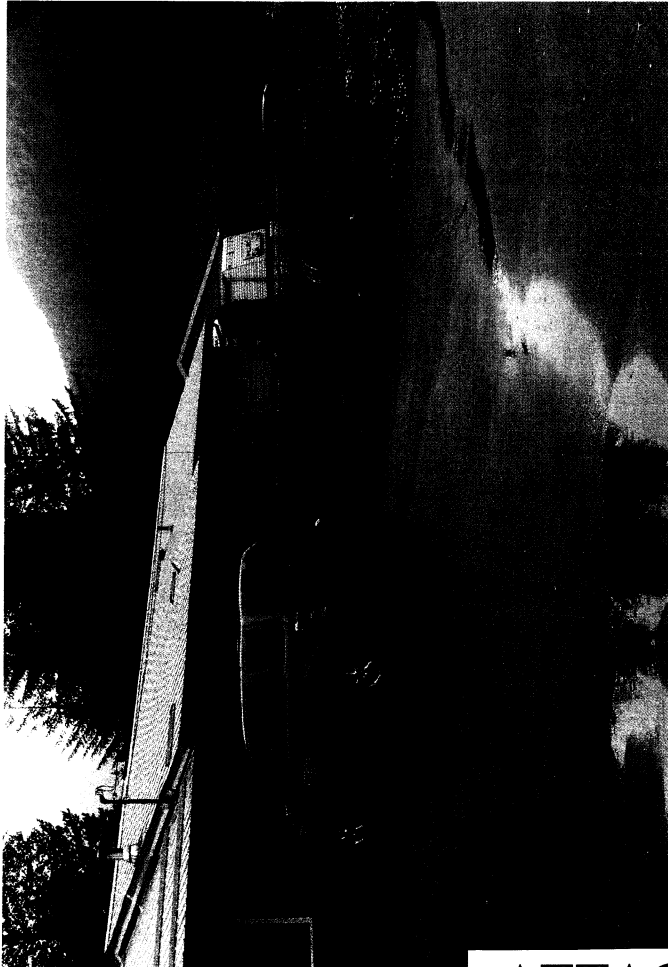
N/A. As discussed previously, the Juneau Coastal Management Program is not relevant to this proposal.

RECOMMENDATION

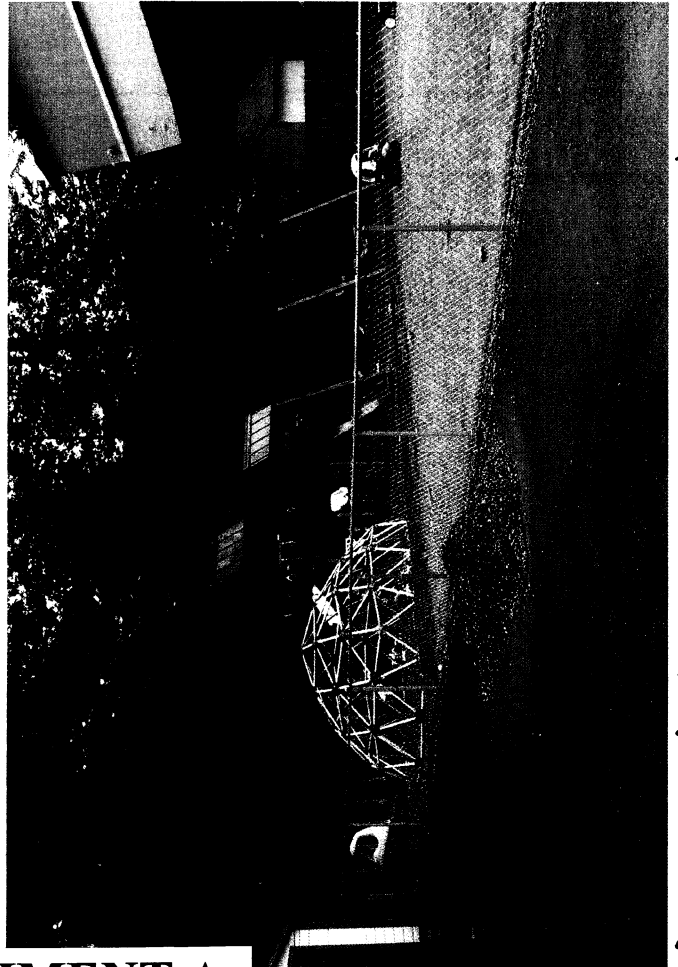
It is recommended that the Planning Commission adopt the Director's analysis and findings and grant the requested Conditional Use permit. The permit would allow the development of a child care home up to 12 children.

Advisory Condition:

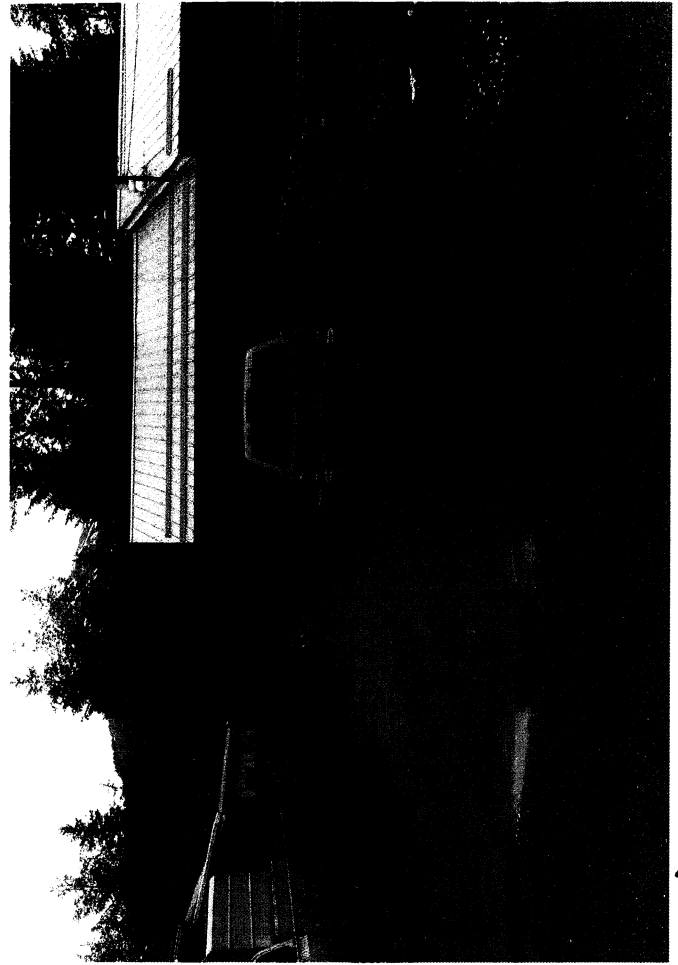
1. A building permit is required for the increase of a child care home from 8 to 12 children. Prior to Building Final, the applicant shall install a water meter in accordance with CBJ §75.01.050(b)1(A).



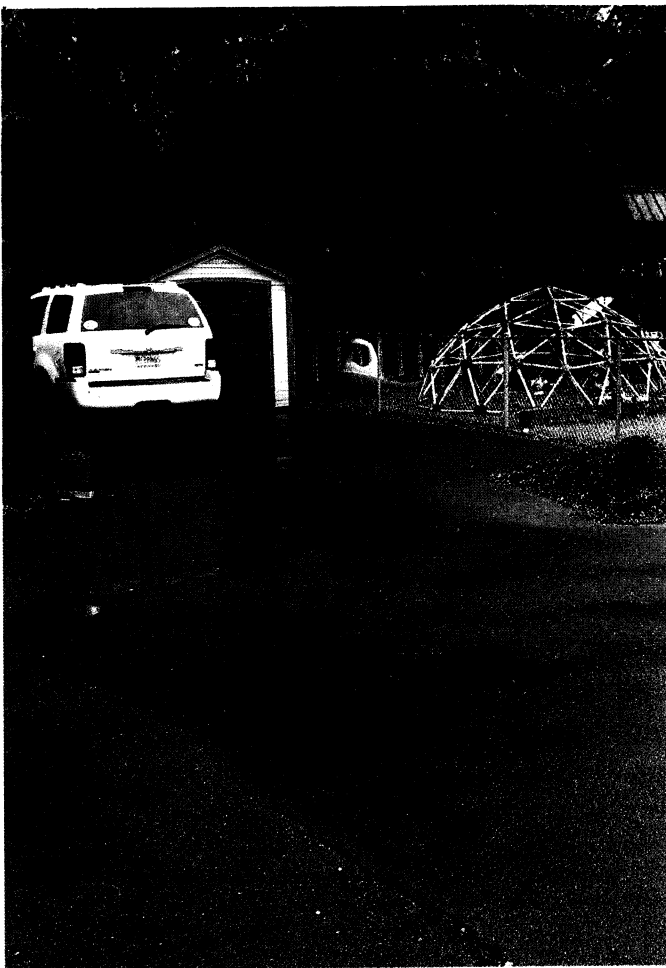
← Photo taken from SW property corner. Photo is of front property that abuts Gee Street.



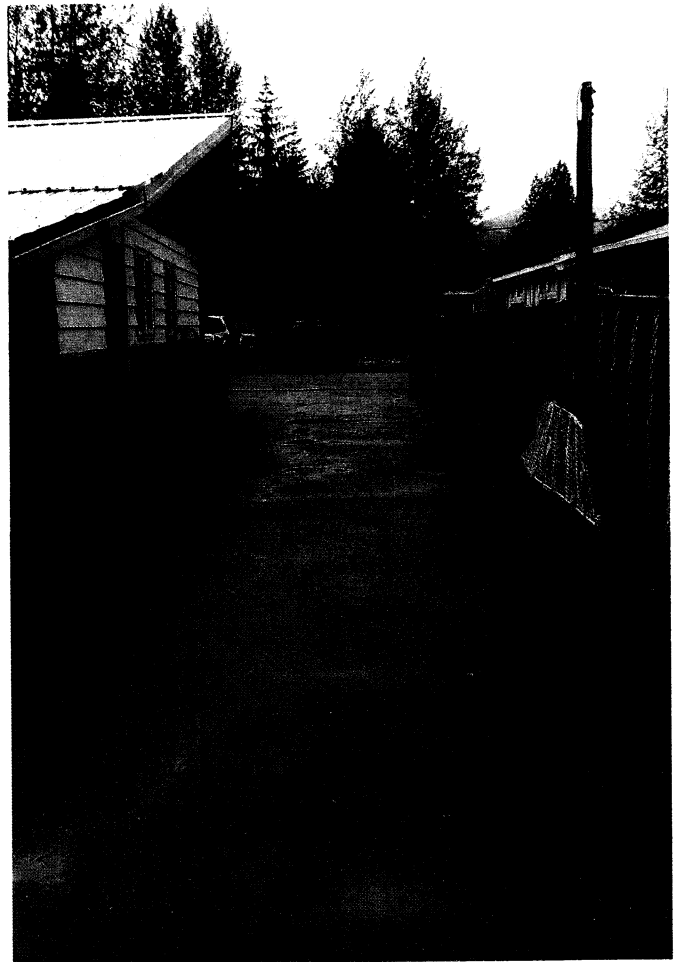
↑ Rear yard play area. A portion of paved area use for tricycle riding.



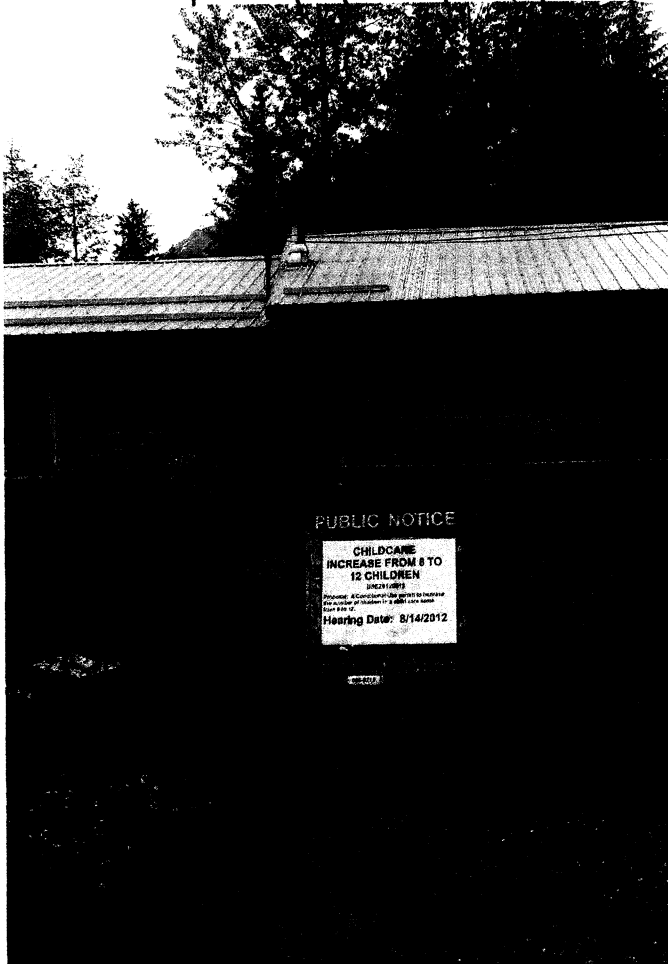
↑ Photo Taken from Gee Street all parking will occur on-site.



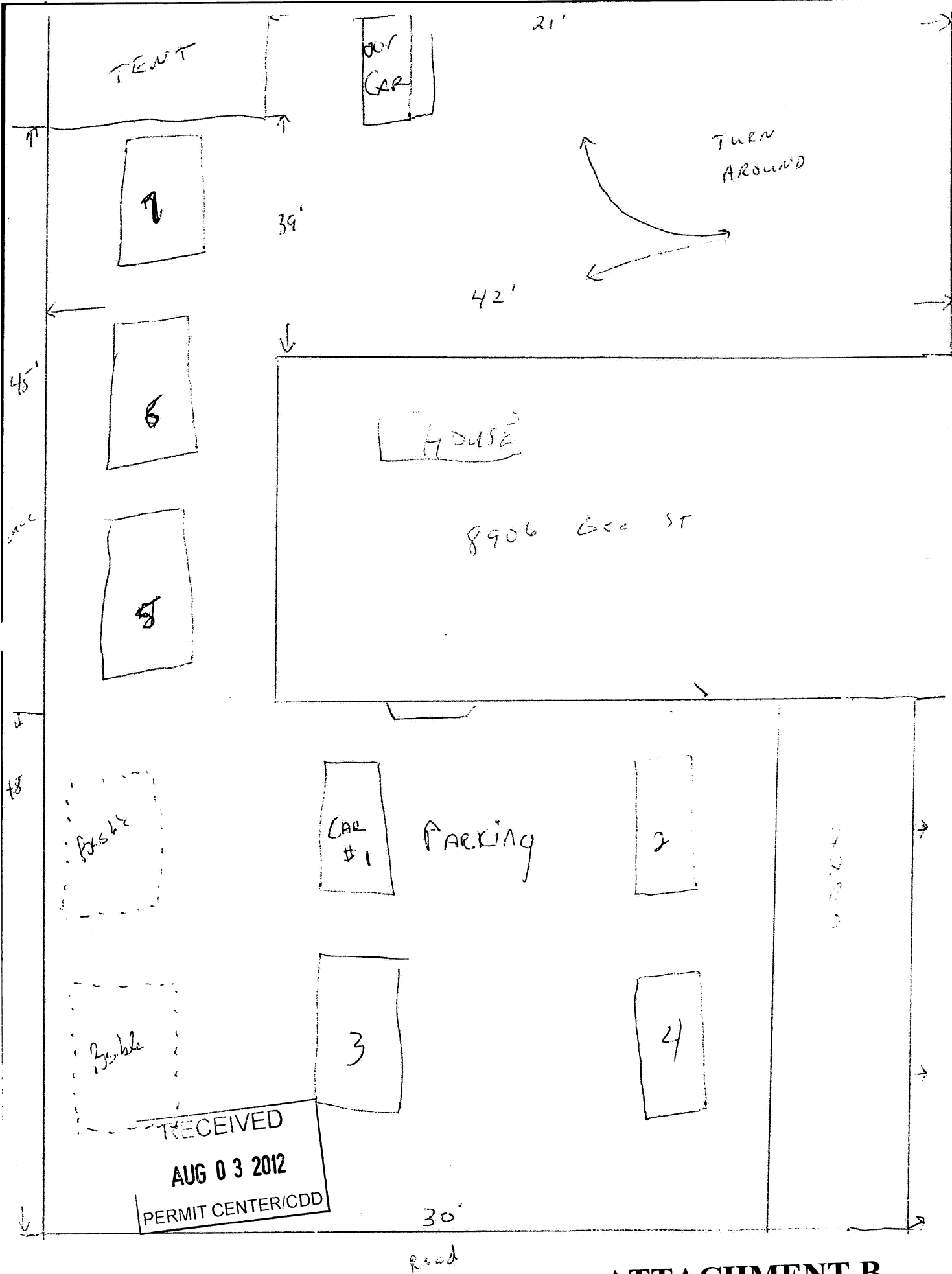
↑ Rear yard - proposed parking for property owner.



↑ Additional area for stacked parking along West side of house.



↑ Photo of Public Notice Sign.



August 2, 2012

Nicole Jones,

I understand that Jill and Lloyd Anderson have applied for an expansion of the capacity of their day care facility. This note is to register my complete support for that increase from 8 to 12.

I have lived in the house next door since 1986. During that time I have observed the raising of their family and the operation of day care. There has always been a positive impact on the neighborhood.

Their yard is fenced in appropriately and the children supervised at all times. I've watched and enjoyed the older ones at play. Their exuberance is delightful.

As far as the parking situation, their clients take full advantage of the parking space available and don't infringe on my parking area. The client vehicles are only there for a short period to pickup or drop off children.

To reiterate, I am in favor of the increase requested.



Ken Nestler
8908 Gee ST
907-789-1492



ATTACHMENT C

Nicole Jones,

I understand that Jill and Lloyd Anderson are working on changing their day care to include an expanded number of children. I am writing this note in order to show support for their program as their next door neighbor.

I have lived next to the Andersons for over 20 years. They watched my youngest son in their daycare for several years. They do a great job with the kids and, between the two of them, I would have no reservations in them expanding their program.

Their business has never had a negative impact on the neighborhood. They have a very nice fenced yard and the kids are there during regular business hours. Parking has never been an issue. They have a large driveway and even during the height of drop-off and pick-up times, there is not an issue. I cannot imagine a couple more clients would make any meaningful difference.

Again, I am totally supportive of their business expansion. It would mean that more Juneau kids would receive excellent day-care, and the Andersons would be able to make a business move that would benefit their family. I can only see positives for everyone involved.

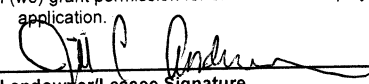
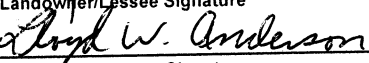
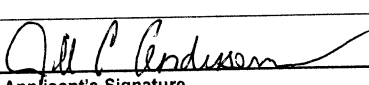
Thank you for your Time,

Don Martin
(907) 723-6676

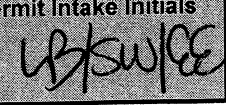
July 30, 2012



DEVELOPMENT PERMIT APPLICATION

Project Number USE20120013	CITY and BOROUGH of JUNEAU	Date Received: 7/23/12
Project Name (City Staff to Assign Name)		
Project Description		
Increasing # of children for a larger child care		
PROPERTY LOCATION		
Street Address 8906 Gee Street	City/Zip Juneau AK 99801	
Legal Description(s) of Parcel(s) (Subdivision, Survey, Block, Tract, Lot) Lureco Block G Lot 6		
Assessor's Parcel Number(s) 5125 0115 0030		
LANDOWNER/ LESSEE		
Property Owner's Name Lloyd & Jill Anderson	Contact Person: Jill Anderson	Work Phone: 723-3456
Mailing Address 8906 Gee St.	Home Phone: 523-1396	Fax Number:
E-mail Address anderson8@gci.net	Other Contact Phone Number(s): 723-6186	
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	 Landowner/Lessee Signature	<u>7-18-12</u> Date
X	 Landowner/Lessee Signature	<u>7-23-12</u> 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" and sign and date at X below		
Applicant's Name SAME	Contact Person:	Work Phone:
Mailing Address	Home Phone:	Fax Number:
E-mail Address	Other Contact Phone Number(s):	
X	 Applicant's Signature	<u>7-18-12</u> Date of Application

OFFICE USE ONLY BELOW THIS LINE

STAFF APPROVALS	<input checked="" type="checkbox"/>	Permit Type	**SIGN	Date Received	Application Number(s)	
		Building/Grading Permit				
		City/State Project Review and City Land Action				
		Inquiry Case (Fee In Lieu, Letter of ZC, Use Not Listed)				
		Mining Case (Small, Large, Rural, Extraction, Exploration)				
		Sign Approval (If more than one, fill in all applicable permit #'s)				
		Subdivision (Minor, Major, PUD, St. Vacation, St. Name Change)				
	<input checked="" type="checkbox"/>	Use Approval (Allowable, Conditional, Cottage Housing, Mobile Home Parks, Accessory Apartment)	yes		USE20120013	
		Variance Case (De Minimis and all other Variance case types)				
		Wetlands Permits				
		Zone Change Application				
		Other (Describe)				
	***Public Notice Sign Form filled out and in the file.					
	Comments:					Permit Intake Initials 

ALLOWABLE/CONDITIONAL USE PERMIT APPLICATION

Project Number <u>USE20120013</u>	Project Name (15 characters)	Case Number	Date Received <u>7/23/12</u>
--------------------------------------	------------------------------	-------------	---------------------------------

TYPE OF ALLOWABLE OR CONDITIONAL USE PERMIT REQUESTED

☐ Accessory Apartment*** (AAP) ☐ Driveway in Right-of-Way (ADW)

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

Please list the Table of Permissible Uses Category: 1,520

***An Accessory Apartment Application will also be required.

DESCRIBE THE PROJECT FOR WHICH AN ALLOWABLE OR CONDITIONAL USE APPROVAL IS NEEDED.

Upgrade from a licensed child care that is able to provide for eight children to a licensed group child care able to provide up to 12 children

IS THIS A MODIFICATION OF AN EXISTING APPROVAL?

☒ NO ☐ YES - Case # See BLD2009-00440

CURRENT USE OF LAND OR BUILDING(S):

8906 Gee St. use for single family dwelling and a licensed daycare

PROPOSED USE OF LAND OR BUILDING(S):

same, but change from a daycare up to 8 children to a childcare group up to 12 kids

UTILITIES PROPOSED:

WATER: ☒ Public ☐ On Site

SEWER: ☒ Public ☐ On Site

SITE AND BUILDING SPECIFICS:

Total Area of Lot 13,405 square feet

Total Area of Existing Structure(s) 2000 square feet

Total Area of Proposed Structure(s) same square feet

plus decks

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

PROJECT NARRATIVE AND SUBMITTAL CHECKLIST:

- | | |
|---|--|
| <input type="checkbox"/> Site Plan | <input type="checkbox"/> Existing and proposed parking areas (including dimensions) and proposed traffic circulation |
| <input checked="" type="checkbox"/> Floor Plan of proposed buildings | <input checked="" type="checkbox"/> Existing Physical Features of the site (drainage, habitat, hazard areas, etc.) |
| <input checked="" type="checkbox"/> Elevation view of existing and proposed buildings | |
| <input type="checkbox"/> Proposed Vegetative Cover <u>no change to existing</u> | |

For more information regarding the permitting process and the submittals required for a complete application, please see the reverse side.

If you need any assistance filling out this form, please contact the Permit Center at 586-0770.

ALLOWABLE/CONDITIONAL USE FEES

	Fees	Check No.	Receipt	Date
Application Fees	\$ <u>350.00</u>	<u>7503</u>	<u>USE CDD2866</u>	<u>7/23/12</u>
Admin. of Guarantee	\$ _____	_____	_____	_____
Adjustment	\$ _____	_____	_____	_____
Pub. Not. Sign Fee	\$ <u>50.00</u>	<u>7503</u>	_____	_____
Pub. Not. Sign Deposit	\$ <u>100.00</u>	<u>7503</u>	_____	_____
Total Fee	\$ <u>500.00</u>	<u>7503</u>	_____	_____

NOTE: MUST BE ACCOMPANIED BY DEVELOPMENT PERMIT APPLICATION FORM

--- = chain link Fence

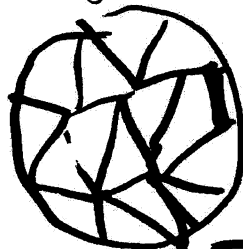


Doors / Emergency Exits
Windows

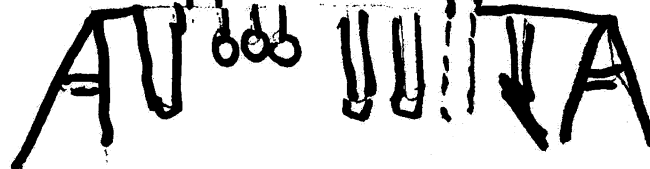
← 100 wide →

X Meeting Place

Jungle gym



Play set



RECEIVED

JUL 20 2012

PERMIT CENTER / CDD

Gate

Emergency Exit

Office

Bath room

(33' X 13')
Parking
Single
wide

9' by 10'
Play Room

16' by 19'
Play Family Room

Living room

Kitchen

Deck

32' by 24'

Exit

15' by 11' Bed Room

Bed Room
11' by 9'

Hallway

Bath room

Bath room

Bed Room
14' by 11' room

Gate

Parking

Bay window

Parking

(30' x 45') 2 wide here

Mail Box

Front Door Exit

Front yard - 20' x 55'

Parking (63' x 18')

Parking

High set of road out of road

Allowable/Conditional Use Permit Application Instructions

Pre-Application Conference: A pre-application conference is required prior to submitting an application. 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@ci.juneau.ak.us.

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:

Forms: A completed Allowable/Conditional Use Permit Application and Development Permit Application form. The "land owner or lessee consent" signature and initials are mandatory on the Development Permit Application form.

Fees: The fee is dependent upon the class of the proposed use. Land Use fees generally range from \$300 to \$1,350. Any development, work or use done without a permit issued will be subject to double fees. All fees are subject to change.

Project Description: A detailed letter or narrative describing the project.

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 information that is submitted as part of an application shall be submitted in either of the following formats:

- A. Electronic copies may be submitted by CD, DVD or E-mail in the following formats: .doc, .txt, .xls, .bmp, .pdf, .jpg, .gif, .xlm, .rtf or other formats pre-approved by the Community Development Department.
- B. Paper copies may not be larger than 11" X 17" (Unless a larger paper size is 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. 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: As part of the Allowable/Conditional Use permitting process, all permit requests must be given proper public notice, which consists of the following:

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, the department will mail abutters notices to all property owners within 500-feet of the project site.

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 to be appropriate by the Department. 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 by 4:30 p.m. on the Monday following the scheduled hearing date. If the sign is returned later than the Monday after the Planning Commission meeting, but within two weeks of the meeting, \$50.00 may be refunded. The applicant may make and erect their own sign. Please speak with the Community Development Department for more information.

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

July 9, 2012

To: Permit Center

Subject: Increasing # of children from 8 to 12 in my childcare

My name is Jill Anderson, owner and administrator of Jack and Jill's Play Care. We are located at 8906 Gee Street. Days and hours of operation are Monday-Friday 7:15am to 4:15pm. I am licensed to care for 8 children. I am interested in raising my capacity from 8 to 12 children. My husband Lloyd who retired last year will be the second childcare provider to help out with the increase. With such a shortage of childcare in our town, we feel that it is important to try and offer wonderful care for the families that were already providing for. Some of these families are having their second and third child and would really like to do all possible to keep the siblings together.

Our home is already set up for childcare and I do not plan on making any changes to the inside of our house. We offer 3 large rooms for children to play inside. There are 3 bathrooms available for use. We have a large kitchen area to accommodate 12 children for meals. Three of our bedrooms are used for napping Infant/toddlers if needed. Our living room is used for the older children's nap area.

Outside we have a large driveway for parking. There is also more available parking in front of our yard. We own two cars one that leaves for work/school at 730am, the other one stays in our driveway. Our driveway is equipped to hold 4 vehicles plus ours parked up along the side, for a total of 5. In the front of our yard we are able to accommodate three more cars for parking. Please see photos attached. In the morning there will be 5 vehicles dropping off children between the times of 715am-8am. Two of these families have multiple children in childcare. At 11:45am there will be 2 more vehicles arriving to drop off preschool children from school. Between 12:15 and 12:45pm two children will be picked up from part time morning care. As you can see there are different times throughout the day of vehicles coming and going. For evening pick up, there will be 3 schoolteachers that pick up their children at 3:45pm. 5 children will be leaving at this time. The last 5 children are picked up between 4-415pm., again 2 families with multiple children. I don't foresee any problems at all for parking.

We bought our home in 1992. We know most of neighbors well and there has never been any problem with us operating our childcare. A couple of homes on the block are rental homes and we do not know these families that well yet.

Our front and back yards are both very large and completely fenced in with a chain link fence. Both yards are used for the kids play area. Our back yard is set up with a giant play set and a jungle gym. We also have an area set aside from the back yard

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that is paved for riding tricycles. The noise level throughout the yards is always monitored, and we have never had any complaints from our neighbors.

Our home has five doors/emergency exits leading to the outside. We are equipped with fire alarms in every room, with multiple fire extinguishers and carbon monoxide detectors placed throughout the house. Jack and Jill's has been inspected and approved by the fire marshal.

I am interested in setting up an appointment for a pre application conference and to apply for a conditional use permit. I look forward to hearing from you.

Thank you,



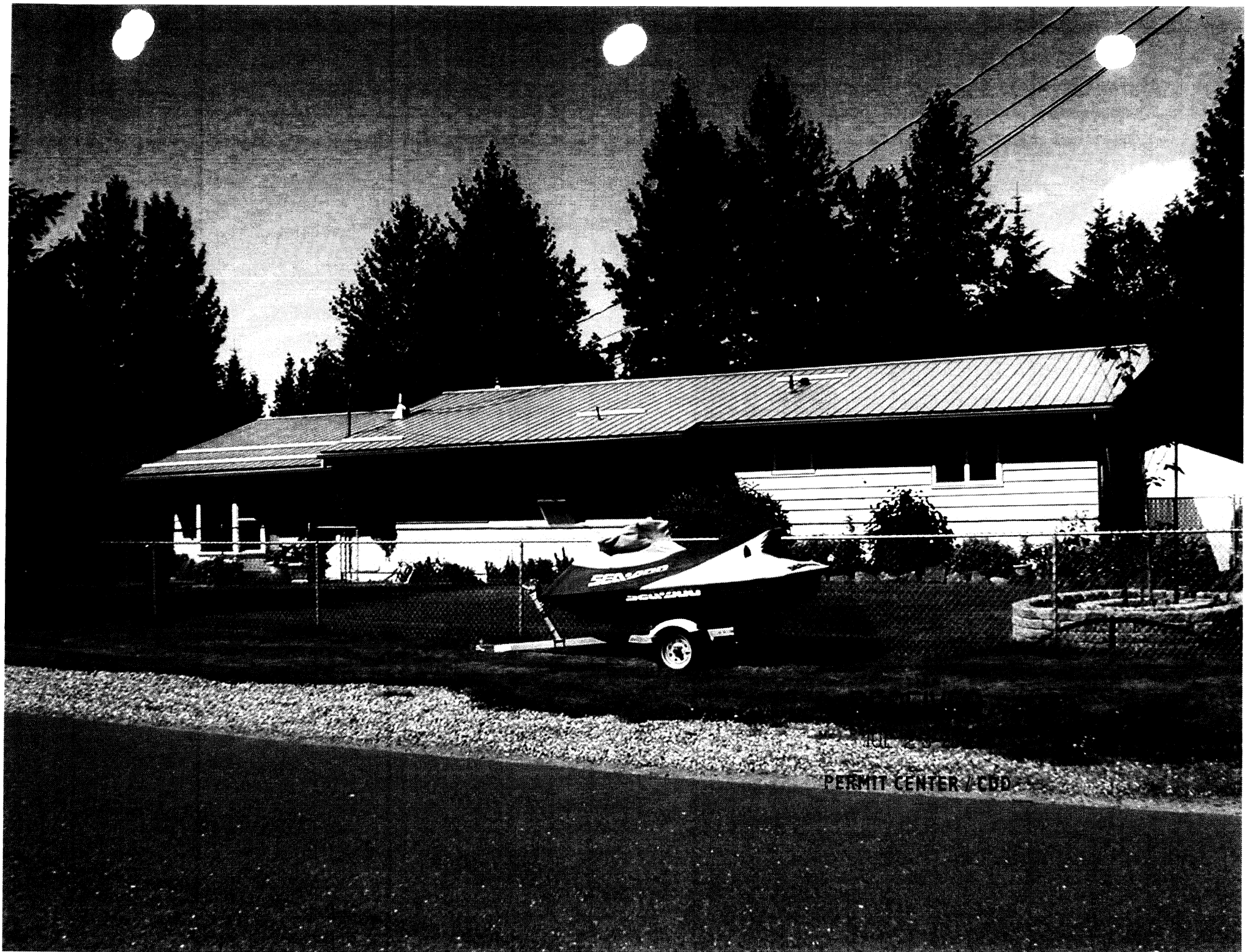
Jill Anderson
Jack and Jill's Play Care
907-723-3456
907-523-1396

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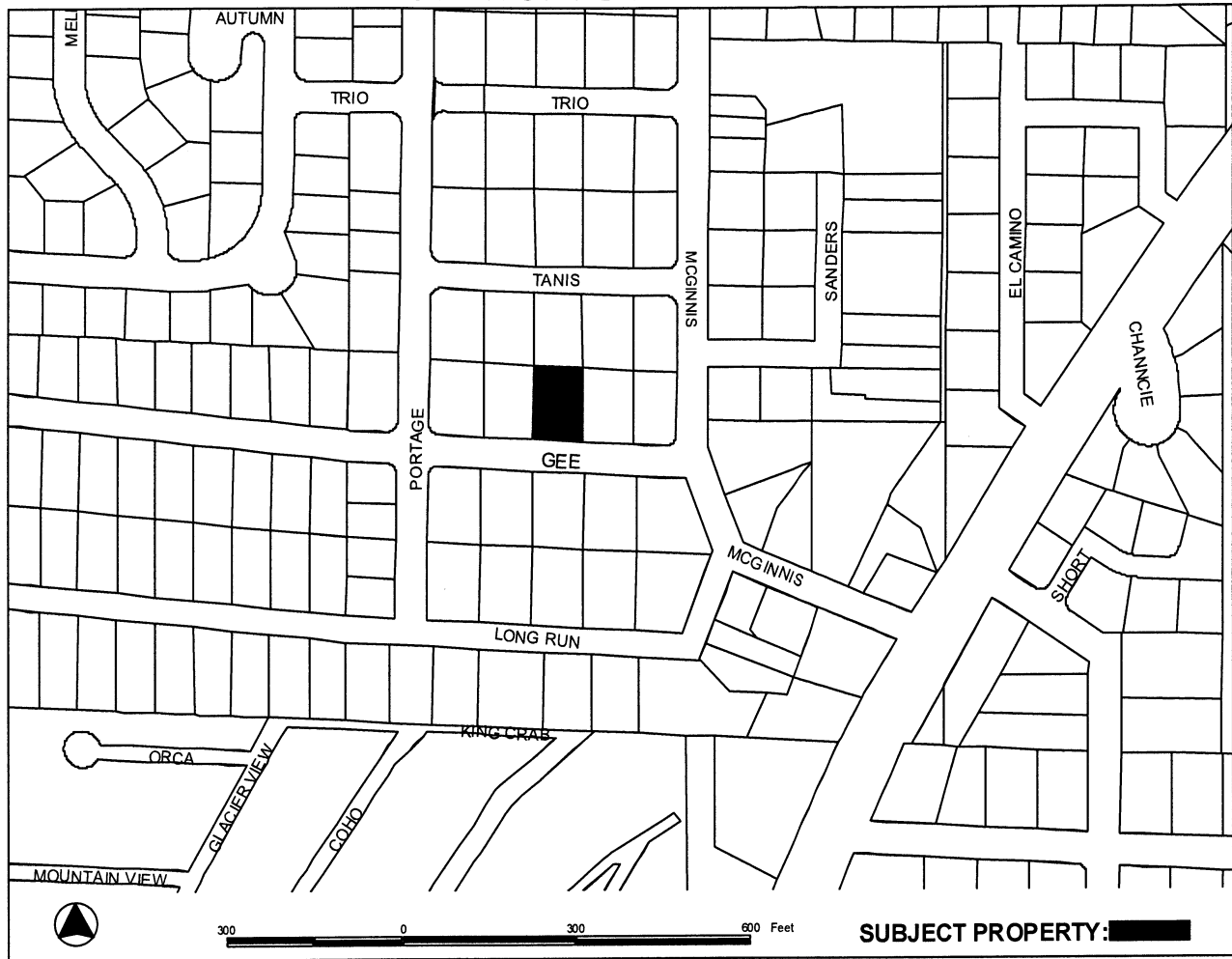






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NOTICE OF PUBLIC HEARING



PROPOSAL: A Conditional Use permit to increase the number of children in a child care home from 8 to 12.

<p>FILE NO: USE2012 0013</p> <p>TO: Adjacent Property Owners</p> <p>HEARING DATE: Aug 14, 2012</p> <p>HEARING TIME: 7:00 PM</p> <p>PLACE: ASSEMBLY CHAMBERS Municipal Building 155 South Seward St Juneau, Alaska 99801</p>	<p>APPLICANT: Jill Anderson</p> <p>Property PCN: 5-B25-0-113-003-0 Size: 13,405 sqft Zoned: D5</p> <p>Owner(s): LLOYD W ANDERSON & JILL ANDERSON</p> <p>Site Address: 8906 GEE ST</p> <p>Accessed via: GEE ST</p>
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PROPERTY OWNERS PLEASE NOTE:

You are invited to attend this Public Hearing and present oral testimony. The Planning Commission will also consider written testimony. You are encouraged to submit written material to the Community Development Department no later than 8:30 A.M. on the Wednesday preceding the Public Hearing. Materials received by this deadline are included in the information packet given to the Planning Commission a few days before the Public Hearing. Written material received after the deadline will be provided to the Planning Commission at the Public Hearing.

If you have questions, please contact

NICOLE JONES 586-0218 NICOLE_JONES@CI.JUNEAU.AK.US

Planning Commission Agendas, Staff Reports and Meeting Results can be viewed at www.juneau.org/plancomm.

Date notice was printed: August 1, 2012

ATTACHMENT E