

# MEMORANDUM

CITY/BOROUGH OF JUNEAU  
155 South Seward Street, Juneau, Alaska 99801

**DATE:** March 7, 2007

**TO:** Planning Commission

**FROM:** Peter Freer, Planner *PF*  
Community Development Department

**FILE NO.:** USE2007-00003 – Allowable Use

**PROPOSAL:** Allowable Use permit to operate an assisted living home (Haven Park Assisted Living) in a single-family dwelling for care of up to five elderly residents.

## GENERAL INFORMATION

Applicant: Adam Watson

Property Owner: Adam & Sandra Watson

Property Address: 3181 Indian Cove

Legal Description: Indian Cove Lts 23 & 24

Parcel Code Number: 4-B31-0-101-013-0

Site Size: 22,914 square feet/0.526 acres

Zoning: D-3 (T) D-5

Utilities: Municipal water

Access: Indian Cove Road

Existing Land Use: Single-family residence

Surrounding Land Use: North - Auke Nu Cove/Glacier Highway  
South - Indian Island/Stephens Passage  
East - Auke Cape  
West - Auke Recreation Area



## **ATTACHMENTS**

Attachment A	Vicinity Map
Attachment B	Aerial Photo of Site
Attachments C-M	Letters of Support

## **PROJECT DESCRIPTION**

The applicant requests an Allowable Use permit for the expansion of a residential group home from two residents to five residents. Haven Park Assisted Living specializes in residential (i.e., live-in) care of elderly residents with Alzheimer's disease and/or dementia.

## **BACKGROUND**

The home has been used for assisted living for up to two residents at a time since 2004. The narrative that accompanies the application states that there is a demand for residential assisted living services in Juneau, and that Haven Park currently has a waiting list of three people. Wildflower Court has converted all of its assisted living beds to nursing home beds, assisted living facilities at Shattuck Manor have closed, and there is a two year wait at the Juneau Pioneers Home, creating a demand for assisted living beds in the community. This demand is documented in correspondence received from the local medical community, which is attached to this report.

## **ANALYSIS**

**Project Site** – The site is a two-story, four-bedroom single-family home on a large lot in an established residential neighborhood. The home includes a three-bedroom apartment on the ground level accessible via an interior stairway.

**Project Design** – The home is currently approved for single-family residential use and will not require building code modifications as a five-resident group home. The applicant has a DEC-approved design for an expanded wastewater treatment and disposal system and has stated that this system will be constructed in the spring after the snow is gone.

**Traffic** – Traffic associated with the use is expected to be minimal, and should not be noticeable at any level above that normally associated with the residential use of property in the neighborhood. In a narrative accompanying the application, the applicant states that no visitors are permitted on Tuesdays and Thursdays, and that visitation times are staggered so that only two residents may have a visitor at the same time.

**Parking and Circulation** – The driveway provides the two parking spaces needed for a single-family dwelling and has additional space for two or more vehicles. CBJ 49.40.210, Group Homes, requires one parking space for each three group home residents or two parking spaces for the five proposed residents. The existing driveway can accommodate both residential and group home uses. There is also a parking area at the rear of the dwelling for two vehicles.

**Noise** – No noise or sound beyond that normally associated with a residential use is expected to be generated by this development.

**Landscaping** – Aerial photography of the property shows that the 20% vegetative cover requirement is met.

**Exterior Lighting** – No exterior lighting is provided besides that normally associated with a residential dwelling.

**Signs** - Signs must be approved under a separate permit. No signs are planned for the proposed activity.

**Juneau Coastal Management Program** - The proposed development was reviewed for compliance with CBJ §49.70.900, the Juneau Coastal Management Program. The analysis reveals that no provisions of the JCMP are applicable to this project.

## **FINDINGS**

CBJ §49.15.320 (e), Decision, states that the Planning Commission shall consider the Allowable Use permit application and shall review the Community Development Director's recommendation with respect to:

1. Whether the application is complete;
2. Whether the requested permit is appropriate according to the Table of Permissible Uses;
3. Whether the development as proposed will comply with the other requirements of this chapter; and,
4. Whether conditions are necessary for approval<sup>1</sup>.

The Commission shall approve the application and grant the permit unless it finds, by a preponderance of the evidence, that one or more of the criteria have not been met. In either case the Commission shall adopt written findings setting forth the basis for its decision.

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<sup>1</sup>CBJ §49.15.320 (f)(1 through 12), Conditions on Approval, lists a set of conditions that may be placed on the requested allowable use permit approval

**Per CBJ §49.15.320 (e)(1 through 4), Decision, the Director makes the following findings on the criteria for granting the requested Allowable Use approval:**

***1. Is the application for the requested allowable use permit complete?***

**Yes.** We find the application contains the information necessary to conduct a 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 requested permit 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 1.400 for the D-3 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 February 23 and March 12, 2007 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. Are conditions necessary for approval of the requested Allowable Use permit?***

**No.** Based on the preceding staff analysis, no conditions are necessary for approval of the requested permit.

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

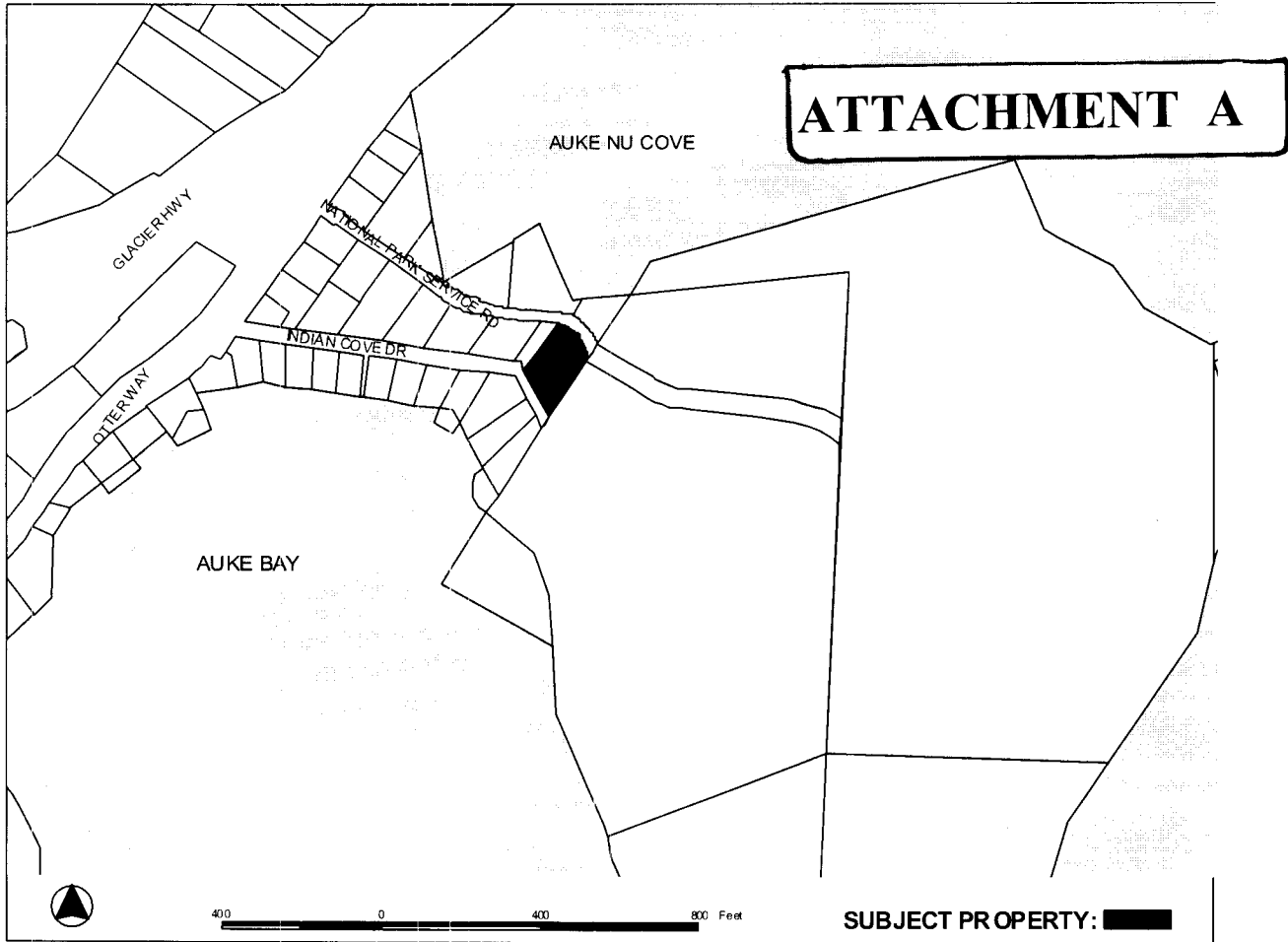
***5. Will the proposed development comply with the Juneau Coastal Management Program?***

**Not Applicable.** Based on the preceding staff analysis, it is found that no provisions of the Juneau Coastal Management Program apply to the proposed development.

**RECOMMENDATION**

It is recommended that the Planning Commission adopt the Director's analysis and findings and grant the requested Allowable Use permit. The permit would allow the development of a five-resident assisted living group home.

# NOTICE OF PUBLIC HEARING



**PROPOSAL:** USE2007-00003: An Allowable Use permit to operate an assisted living home for care of up to five elderly residents out of a single family dwelling.

<b>FILE NO:</b>	USE2007-00003	<b>APPLICANT:</b>	ADAM WATSON
<b>TO:</b>	Adjacent Property Owners	<b>PROPERTY OWNER:</b>	ADAM & SANDRA WATSON
<b>HEARING DATE:</b>	March 1, 2007	<b>PROPERTY ADDRESS:</b>	3181 INDIAN COVE DR
<b>HEARING TIME:</b>	7:00 P.M.	<b>PARCEL CODE NUMBER:</b>	4-B31-0-101-013-0
<b>PLACE:</b>	<b>ASSEMBLY CHAMBERS</b> Municipal Bldg. 155 South Seward St., Juneau, Alaska 99801	<b>SITE SIZE:</b>	22,914 square feet
		<b>ZONING:</b>	D3(T)D5
		<b>ACCESS:</b>	INDIAN COVE DR

## PROPERTY OWNERS PLEASE NOTE:

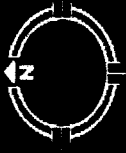
You are invited to attend this Public Hearing and present oral testimony. The Planning Commission will also consider written testimony. You are encouraged to submit written material to the Community Development Department no later than 8:30 A.M. on the Wednesday preceding the Public Hearing. Materials 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

Peter Freer at 586-0465, or via e-mail at: [Peter\\_Freer@ci.juneau.ak.us](mailto:Peter_Freer@ci.juneau.ak.us)

Planning Commission Agendas, Staff Reports and Meeting Results can be viewed at [www.juneau.org/plancomm](http://www.juneau.org/plancomm).

Date notice was printed: February 28, 2007



# ATTACHMENT B

Image © 2007 DigitalGlobe

Google™

Point: 58° 22' 42.70" N 134° 41' 53.10" W elev 80 ft

Streaming [|||||] 100%

Eye alt 1635 ft

**SUSAN E. HUNTER-JOERNS, M.D.****Neurology**2205 No. Jordan Ave.  
Juneau, Alaska 99801  
(907) 790-3224  
(907) 790-3226 Fax**ATTACHMENT C**

Adult &amp; Pediatric

Board Certified, American Board  
of Neurology & Psychiatry

EEG, Evoked Potentials, EMG/NCV

~~3/6/07~~

Dear Peter Feet

I'm writing you to support  
the continued operation and future  
expansion of Haven Park. The  
residential home does help fill  
a much needed gap in patient  
care that exists in Juneau.  
Please keep it operating !!  
Thanks!

Susan E. Hunter-Joerns



1801 Salmon Creek Lane • Juneau, Alaska 99801  
Phone: (907) 586-2434 • Fax: (907) 586-2446

## ATTACHMENT D

Bob Urata, MD  
Sharon Fisher, MD  
Priscilla Valentine, MD  
Lindy Jones, MD  
Anya Maier, MD  
Richard Welling, MD  
Joseph Roth, MD  
Dorothy Hernandez, MD  
Don Schneider, MD  
Justine Emerson, FNP  
Matthew Jones, FNP  
Rebecca Young, FNP

Letter of Support for Haven Park

March 5, 2007

To Whom It May Concern:

This correspondence is a letter of support for the requested CBJ variance for Haven Park Assisted Living. As a medical provider in Juneau, I have at times experienced great frustration at the lack of options for assisted living for my patients who can no longer live independently. More beds locally would mean that more patients can stay around their family and friends. It is also worth noting that demand for these services is so great that Wildflower Court is considering expansion as well.

Thanks for your consideration,

A handwritten signature in cursive script that reads "R. Welling".

Richard Welling, MD



**ATTACHMENT E**

To: CBJ Assembly  
Attn: Peter Freer,

I am writing this letter in regards to the need of Haven Park assisted living home located at 3181 Indian Cove Road to receive a CBJ variance to allow The Watson Family to continue to use their residential home as an assisted living business.

My Grandparents moved to Juneau in the early 60's they were one of the first to purchase & build by hand their own home on Fritz Cove. He was a Postmaster and hand troll fisherman after he retired from the Postal Service. She retired from 25 years of Coast Guard service & also fished after retirement. For 40 years they had hoped to live & die in their own home. My Grandfather passed 4 years ago. My grandmother continued to live on her own and did quite well for herself. At 91 years of age my grandmother became very ill & was ordered by her Doctor before release from the Hospital to receive 24 hour care due to Dementia & Alzheimer's symptoms.

Due to the immediate & demanding care she needed I was unable to find private qualified help available in the medical community on such short notice & I still don't think I could have found reliable dependable 24 hour care here for the in home care she needed.

The Pioneer Home had no openings nor did Wildflower. The only option the Pioneer home could offer would have been to ship her out of Juneau were she would have had no family contact.

My Grandmother still had Faculties about her to have to leave her grand children & Great Grand children would have been cruel and inhumane. Haven Park took her in the same afternoon I called and from that moment on my Grandmother became part of their family also. Adam & Sandy Watson took excellent medical care of her and provided a safe, loving environment for her. They took her to get her hair & Nails done numerous times, took her on outings when the weather was nice and provided lots of entertainment she didn't just sit in some secluded hospital room waiting to die.

The house was decorated beautifully for every holiday and they had various activities throughout the week prior for entertainment as well as too keep her mind and body active and encouraged her independence.

They took her to get her hair & nails done numerous times, took her on outings when the weather was nice and provided lots of entertainment she didn't just sit in some secluded hospital room waiting to die.

The Watson's have two wonderful small children of their own, numerous pets and other seniors in similar situations who provided daily companionship. My Grandmother always wanted to die in her own home and as she passed away quietly in her sleep this past December at Haven Park I know her last

RECEIVED  
MAR 6 2007  
P/CD

wishes were met she was at home. I only hope to have the same wonderful care if I or you become in need. Juneau does not have the facilities to meet the needs of the seniors in our community especially with Alzheimer's disease as it can require care for many years.

Closing this home would be a huge disservice to the lucky families who would have the opportunity to grow old and live in their own community with loved ones around.

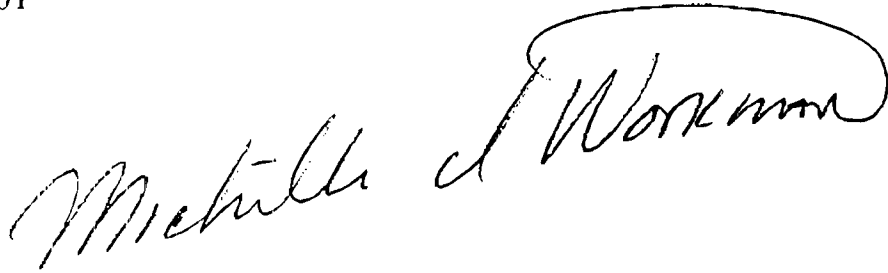
Haven Park also provides temporary care until the families can find the resources to care for Family members on their own and daily care for families that just need to get a break from the stress and hardship of caring for a family member 24-7. Until you have had to deal with this on your own you could never possibly understand the need for 24 hour safe secured professional care, but I am begging you to please try.

There is no possible way this business is going to cause any incontinence whatsoever for the area they are located in. It is very secluded. The neighbors won't have any Noise problems, loud parties or any of the destructive behavior that goes with other Juneau areas. The people of this neighborhood most likely won't even know this home is a business. At most there may be an occasional car that goes to visit a loved one residing there and that is most likely to occur later at night after people get off work and on weekends.

Please grant this simple little Variance and allow Juneau Seniors this care option. Feel free to phone if you need any further information.

Thank You for your understanding in this matter.

Michelle Workman  
4421 Columbia Blvd  
Juneau Alaska 99801  
909-789-5432 wk  
907-789-1661 hm

A handwritten signature in black ink that reads "Michelle Workman". The signature is written in a cursive style and is positioned to the right of the typed name and address.



SENATOR KIM ELTON

**ATTACHMENT F**

RECEIVED  
MAR 06 2007  
PERMIT CENTER / CDD

January 17, 2007

Mr. Adam & Ms. Sandy Watson  
3181 Indian Cove Drive  
Juneau, Alaska 99801

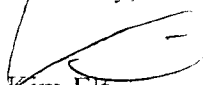
Dear Mr. and Ms. Watson:

I was very excited to hear of your efforts to open a five-bed assisted living home here in Juneau, and would like to extend my support to you in this effort. I applaud your work to strengthen our community by caring for our seniors.

With the continued growth of our aging population, and the shortage of assisted living homes in our community, your facility could help fill an unmet need. The most vulnerable and venerable members of our community, the elders, and those with physical disabilities, deserve to live their lives with independence, dignity, safety and well-being. Facilities such as yours can make this possible, and I sincerely hope that you are successful in establishing an assisted living home here in Juneau.

Thank you for all of your hard work, and I wish you the best of luck in your endeavors.

Sincerely,

  
Kim Elton

*Sorry it's a long  
book for the review*

**Peter Freer**

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**From:** Sharon Fisher [sfisher@gci.net]  
**Sent:** Tuesday, March 06, 2007 8:55 AM  
**To:** Peter Freer  
**Subject:** Haven park Assisted Living

Hi Peter:

I'm writing to provide support for the Watson's Assisted Living. I have worked with them in the past and know them to provide good care. They provide a service that is much needed in Juneau.

Thanks,  
Sharon

**ATTACHMENT G**

**Peter Freer**

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**From:** robtory haight [robtory@yahoo.com]  
**Sent:** Monday, March 05, 2007 10:53 AM  
**To:** Peter Freer  
**Subject:** Haven Park Assisted Living

Mr Freer, I just found out Haven Park Assisted Living facility at Indian Cove will need a CBJ variance to stay open. The mother of one of my patients lives there; it has been a great relief to this family being able to have Mother nearby, instead of at a nursing home down south. As our population ages, and the demand for assisted living beds outpaces the supply, we will need more such home-based facilities for our elders.

Thank you, Rob Haight MD, Family Medicine, Juneau Family Birth Center

**ATTACHMENT H**

**Peter Freer**

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**From:** Linda Stevenson-Millard [lmillard@bartlethospital.org]  
**Sent:** Tuesday, March 06, 2007 3:42 PM  
**To:** Peter Freer  
**Subject:** Haven Park Assisted Living

Mr. Freer,

I am writing in support of the continued operation and expansion of Haven Park. The Juneau community is aging at a rapid rate, and many people are choosing to remain here during retirement. As the manager of the Social Work Services Department at Bartlett Hospital for the past 19 years, I have seen the population age and the resources not keep pace with the needs. I currently chair an interagency group that is looking at ways to deal with this situation. We are realizing that there are no easy answers and the problem is reaching a critical stage. The community needs many Assisted Living homes, but since we currently have only 1, I believe we need to support it in as many ways as we possibly can. Please allow a variance so that Haven Park can expand and continue to provide a much needed service to Juneau.

If further information is needed, do not hesitate to contact me.

Sincerely,

Linda Stevenson-Millard, ACSW  
Social Work Services Manager  
Bartlett Regional Hospital  
907 796-8624 (phone)  
907 796-8406 (fax)  
lmillard@bartlethospital.org

**ATTACHMENT I**

**Peter Freer**

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**From:** Driftwood [kdillon@ak.net]  
**Sent:** Tuesday, March 06, 2007 2:31 PM  
**To:** Peter Freer  
**Subject:** Haven Park Assisted Living

Hello Peter, I want to write on behalf of Adam and Sandra Watson regarding keeping their assisted living facility open. I don't know the issues that stand in the way of keeping their doors open but wanted to express my family's deep gratitude toward Adam and Sandie for caring for our mother in her home after she had a stroke. They lived with her for about 2 years before they bought the Indian Cove house and moved my mother into the house with them. We were so thankful to have had her in her own home with skilled care givers and then to have her in their Indian Cove home in a family setting. I would encourage the City to do what is necessary to provide as many such facilities as possible as an alternative to the Pioneer Home or Wild Flower Court which are both adequate facilities but exorbitantly expensive.

Regards,  
Karen Dillon and Family  
8267 N. Douglas Hwy.  
586-9594

**ATTACHMENT J**

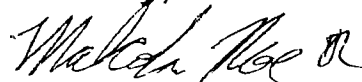
ATTN: Peter Freer  
CBJ  
City Of Juneau  
(907)586-3365

**ATTACHMENT K**

To Whom It May Concern,

I am writing to you in support of a place that has been a blessing to my family and me. Haven Park has a 'when your, here your home' kind of warmth to it's setting, which makes a person feel welcomed. My mother likes living at Haven Park. She loves the fact that a family owns and operates this facility. She feels like an extended family member, rather than a patient. I highly recommend Haven Park to anyone who asks about an assisted living facility for their loved one. Adam and Sandra Watson have done a top notch job in caring for their patients! Please help them in their effort to expand their facility. It is my opinion that Juneau and the rest of Southeast Alaska needs Haven Park to expand it's facility. Thank you for taking the time to read my recommendation.

Sincerely,



Malcolm Moe Jr.  
P.O. Box 595  
Skagway, Alaska 99840  
(907) 983-2496





# SOUTHEAST SENIOR SERVICES

419 Sixth Street • Juneau, Alaska 99801  
(907) 463-6192 • FAX (907) 586-9018  
www.ccsjuneau.org

March 7, 2007

## ATTACHMENT L

Mr. Peter Freer  
Department of Community Development, Planning Division  
City and Borough of Juneau  
155 S. Seward St.  
Juneau, AK 99801

Dear Mr. Freer,

I am writing to express my support for the Haven Park Assisted Living Facility's request for a zoning variance. The variance would allow the facility to operate as a business in the home of Adam and Sandy Watson. Without this variance, Haven Park is in danger of having to shut its doors.

Haven Park provides an invaluable service for elders in our community. Without the availability of assisted living homes, elders who need 24 hour supervision but not yet a nursing level of care will be forced to leave Juneau or remain in their homes in potentially unsafe situations. Haven Park is currently the only assisted living home in Juneau, though there is a definite need for more assisted living beds locally.

Elders who need the services and oversight provided in a small assisted living facility are not going to have a significant impact on the facility's surrounding neighborhood. At Haven Park, traffic and noise levels should not change with this variance, as clients are long-term residents of the home, and are not likely to come and go on a daily basis.

I strongly support the variance requested by the Watsons, so that the community of Juneau continues to have the benefit of an assisted living home on the continuum of services available locally to our elders.

Sincerely,

Jetta Whittaker  
Regional Coordinator, Home and Community Based Care  
Southeast Senior Services



A PROGRAM OF CATHOLIC COMMUNITY SERVICES

To: Peter Freer

From: Georgene Nielsen  
1410 Ivan's Alley  
Fairbanks, Alaska 99709  
(907)479-0988

**ATTACHMENT M**

I understand that there will be a CBJ Assembly meeting March 13<sup>th</sup> regarding variances requested for the Haven Park Assisted Living Home, operated by Adam and Sandy Watson and located at 3181 Indian Cove Drive. I live in Fairbanks, Alaska and I cannot be present to testify publicly on their behalf, so I am sending you this fax to demonstrate my support for the variance request. I understand that the variances requested would allow the Watson's residential home to be formally used as a business and allow them to expand their services to five residential clients.

My 85 year-old mother, a life long resident of Juneau, currently lives at the Haven Park Assisted Living Home. My mother has dementia and considerable difficulty getting around. She cannot safely live in her own home in Juneau and must have a barrier free residence coupled with pretty constant care. Mr. and Mrs. Watson, the operators of Haven Park, have provided mother with very good care. Mother and several of her family members have spent their lives in Juneau. I am so grateful that a care facility of this caliber is available in the Juneau area. The idea of moving away from her son and her two surviving siblings for care in another town is very alarming for my mother.

The need for the type of services provided by Haven Park Assisted Living Home is growing. Expanding the program to serve five elderly and/or disabled clients would offer more care alternatives in the Juneau area.

Sincerely,  
Georgene Nielsen