



Petersburg Borough

12 South Nordic Drive
Petersburg, AK 99833

Meeting Agenda Planning Commission Regular Meeting

Tuesday, June 13, 2023

12:00 PM

Assembly Chambers

You are invited to a Zoom meeting.

When: June 13, 2023 12:00 PM Alaska

Topic: June 13, 2023 Regular Planning Commission Meeting

Please click the link below to join the webinar:

<https://petersburgak-gov.zoom.us/j/86371203481>

Meeting ID: 863 7120 3481

Or Telephone:

(253) 215 8782 US (Tacoma) or (720) 707 2699 US (Denver)

1. **Call to Order**
2. **Roll Call**
3. **Acceptance of Agenda**
4. **Approval of Minutes**

A. Planning Commission Meeting Minutes April 11, 2023

5. **Public Comments**

Public comments are welcome on matters not appearing on the Public Hearing or Consent Calendar but are within the Borough's jurisdiction. Persons wishing to speak should come forward and state their name and address. Issues raised may be referred to staff and, if action by the Commission is needed, may be scheduled for a future meeting.

6. **Consent Calendar**

A. Acceptance and scheduling of an application from Tamara McKeon for a conditional use permit for a temporary trailer for construction at 567 Mitkof Highway (PID: 01-116-200)

7. **Public Hearing Items**

- A.** Consideration of an application from Derek and Stacey Thorsen for a variance from the front-yard setback requirement to allow for construction an addition 10.7' from the property line at 807 Wrangell Avenue (PID: 01-002-250).
- B.** Consideration of an application from Drew Ware for a minor subdivision at 365-367 Mitkof Highway (PID: 01-084-250, 01-084-260, 01-084-279).
- C.** Recommendation to the Borough Assembly regarding an application from the Petersburg Medical Center to rezone 43 vacant lots within the Airport Addition Subdivision to Public Use.
- D.** Consideration of an application from the Petersburg Medical Center to approve a preliminary plat of a major subdivision located within the Airport Addition Subdivision and to vacate portions of the Fram St, Gjoa St, and N. 12th Street rights-of-way.

8. Non-Agenda Items

- A.** Commissioner Comments
- B.** Staff Comments
- C.** Next Meeting is scheduled for July 11, 2023 at noon

9. Adjournment



Petersburg Borough

12 South Nordic Drive
Petersburg, AK 99833

Meeting Minutes Planning Commission Regular Meeting

Tuesday, April 11, 2023

12:00 PM

Assembly Chambers

1. Call to Order

The meeting was called to order at 12:00pm

2. Roll Call

PRESENT

Commission Chair Chris Fry, Commission Vice-Chair Heather O'Neil, Commissioner Jim Floyd, Commissioner Marietta Davis

ABSENT

Commission Secretary Sally Dwyer, Commissioner John Jensen, Commissioner Phillip Meeks

3. Acceptance of Agenda

The agenda was approved as presented.

Motion made by Commission Vice-Chair O'Neil, Seconded by Commissioner Floyd.

Voting Yea: Commission Chair Fry, Commission Vice-Chair O'Neil, Commissioner Floyd, Commissioner Davis

4. Approval of Minutes

A. Planning Commission Meeting Minutes March 14, 2023

The minutes were approved as presented.

Motion made by Commissioner Davis, Seconded by Commission Vice-Chair O'Neil.

Voting Yea: Commission Chair Fry, Commission Vice-Chair O'Neil, Commissioner Floyd, Commissioner Davis

5. Public Comments

None

6. Consent Calendar

None

7. Public Hearing Items

A. Thorsen Conditional Use Permit

Consideration of an application from Derek and Stacey Thorsen for conditional use permit for a temporary trailer for construction purposes at 1003 Valkyrie St. (PID: 01-002-345)

"I move we approve a temporary conditional use permit, not to exceed 2 years, for a trailer for construction purposes at 1003 Valkyrie St along with the findings of fact and conditions of approval as presented."

Motion made by Commissioner Floyd, Seconded by Commissioner Davis.

Discussion - Commissioner O'Neil commented that the CUP was reasonable, and Commission Chair Fry agreed that it was straightforward. Commission Chair Fry clarified that it was a two year permit with the option to extend for a year if approved by the Commission.

Voting Yea: Commission Chair Fry, Commission Vice-Chair O'Neil, Commissioner Floyd, Commissioner Davis

8. Non-Agenda Items

A. Commissioner Comments

Commissioner Floyd thanked the group for excusing his absense at the March meeting.

B. Staff Comments

Director Liz Cabrera formally introduced the new Community Development staff assistant, Shannon McCullough. Shannon has taken over these duties from Karen Malcom, effective now. Thank you, Karen, for all your years of service to the department and commission.

C. Next Meeting

The next meeting is Tuesday, May 9, 2023, at 12:00pm in the Assembly Chambers.

The May meeting could be cancelled if we don't receive anything for the agenda. If so, then the next meeting will be Tuesday, June 13, 2023, at 12:00pm in the Assembly Chambers.

9. Adjournment

The meeting was adjourned at 12:04pm.

Motion made by Commissioner Floyd, Seconded by Commission Vice-Chair O'Neil.

Voting Yea: Commission Chair Fry, Commission Vice-Chair O'Neil, Commissioner Floyd, Commissioner Davis

PETERSBURG BOROUGH CONDITIONAL USE APPLICATION		CODE TO:	110.000.404110
		BASE FEE:	\$50.00
		PUBLIC NOTICE FEE:	\$70.00
		TOTAL:	\$120.00
DATE RECEIVED:	RECEIVED BY:	CHECK NO. or CC:	# 2104
APPLICANT/AGENT		LEGAL OWNER (IF DIFFERENT THAN APPLICANT/AGENT)	
NAME Tamara McKeown		NAME	
MAILING ADDRESS PO BOX 243		MAILING ADDRESS	
CITY/STATE/ZIP Petersburg, AK 99833		CITY/STATE/ZIP	
PHONE 541-583-2289		PHONE	
EMAIL tamara.inoutcleaners@gmail.com		EMAIL	
PROPERTY INFORMATION			
PHYSICAL ADDRESS or LEGAL DESCRIPTION: Northerly portion of LP, USS 2464, Plat 82-7			
PARCEL ID: 01116200	ZONE: RR	OVERLAY:	
CURRENT USE OF PROPERTY: Trailer is TEMPORARY while I build a home.		LOT SIZE: 90,343	
PROPOSED USE OF PROPERTY (IF DIFFERENT): BUILD HOME (live in travel trailer temporarily)			
SEPTIC SYSTEM: Is there a septic system on the property <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO What is current or planned system? <input type="checkbox"/> Municipal <input type="checkbox"/> DEC-approved on-site <input checked="" type="checkbox"/> holding tank that i will have pumped out for now.			
WATER SOURCE: <input type="checkbox"/> Municipal <input checked="" type="checkbox"/> Cistern/Roof Collection <input type="checkbox"/> Well			
LEGAL ACCESS TO LOT(S) (Street Name): 567 Mitkoff HWY			
TYPE OF APPLICATION			
<input type="checkbox"/> Home Occupation. Please include copy of current Sales Tax Registration Application			
<input type="checkbox"/> Residential Use in Industrial District			
<input checked="" type="checkbox"/> Other: temporary dwelling in travel trailer while building home			

Submittals
Please submit site plan. For home occupation permits, please include a site plan showing location and size of area to be used for the home occupation (including storage). and location and size of area available for off-street parking.
SIGNATURE(S):
I hereby affirm all of the information submitted with this application is true and correct to the best of my knowledge. I also affirm that I am the true and legal property owner or authorized agent thereof for the property subject herein.
Applicant(s): _____ Tamara R. McKeown _____
Date: ___ 4/12/2023 _____ Owner(s): _____
_____ Date: _____

19.72 CONDITIONAL USE APPLICATION

Applicant(s): Tamera McKeown

_ Address or PID:

Project Summary: I would like to live in my travel trailer while I build my house on this property

Conditions of approval as required in Petersburg Municipal Code 19.72.020:

(Note that all regulations and requirements of Title 19 must be satisfied in order to qualify for a conditional use permit.)

1. The commission shall consider the suitability of the property, the character of the surrounding property and the economic and aesthetic effects of the proposed use upon the property and the neighboring property. The use will be permitted if it is in harmony with the general purpose and intent of this title and where the use will be in keeping with the uses generally authorized for the zone in which the use is to take place.

2. Exits and entrances and off-street parking for the conditional use shall be located to prevent traffic hazards or congestion on public streets.

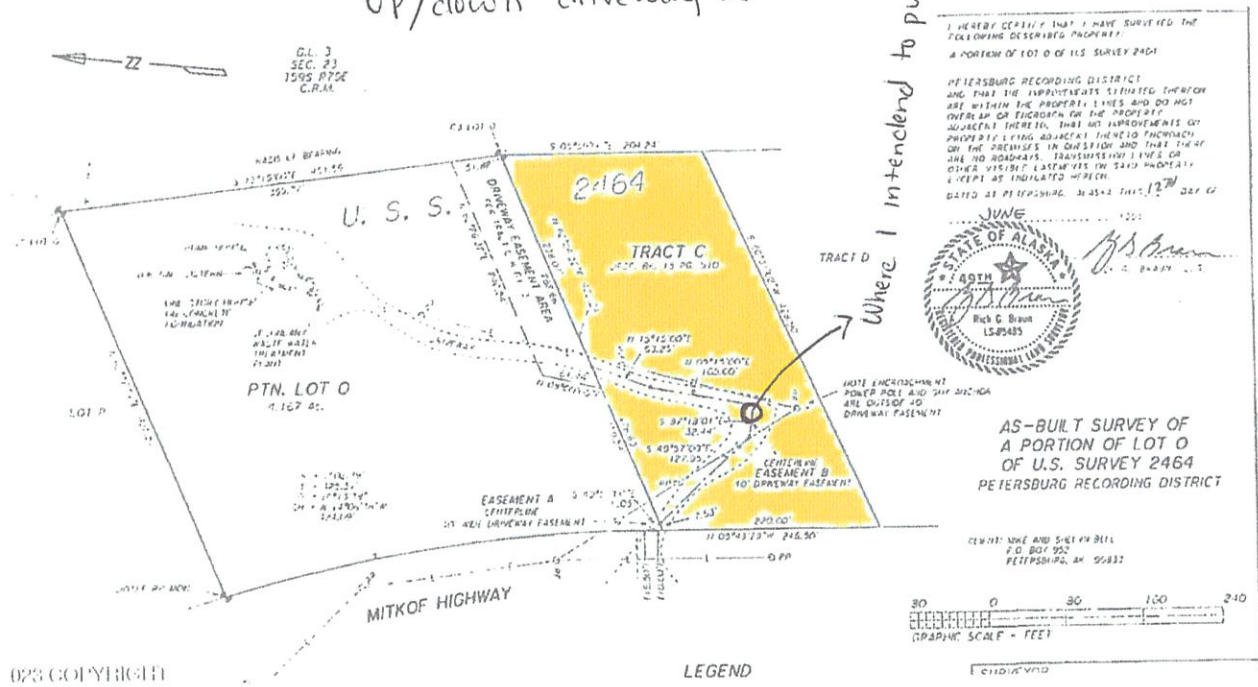
I intend to use existing entrance to my property

3. In addition to the conditions of subsections (A) and (B) of this section, schools, governmental and civic buildings and other public uses shall meet the following condition: The proposed location of the use and size and character of the site shall facilitate maximum benefit and service to the public.

OK

* I will make sure to allow space for
PTN LOT 0 owner to travel safely
up/down driveway *

Where I intend to put my trailer



023 COPYRIGHT

LEGEND

*McKeon Property
567 Mitkof Highway
01-116-200*



Wrangell Narrows

01-115-300

01-115-550

01-115-600

01-116-200

01-116-225

01-116-275

01-116-300

01-116-500

01-143-800

01-115-020

01-115-022

115-050

115-055

-060

01-143-070

01-143-075

-210

01-143-200



*McKeon Property
567 Mitkof Highway
01-116-200*



Wrangell Narrows

PROPERTY AREA

Service Area One boundary

Service Area One boundary



Planning Commission Staff Report

Meeting date: June 13, 2023

TO: Planning Commission

FROM: Liz Cabrera, Community & Economic Development Director

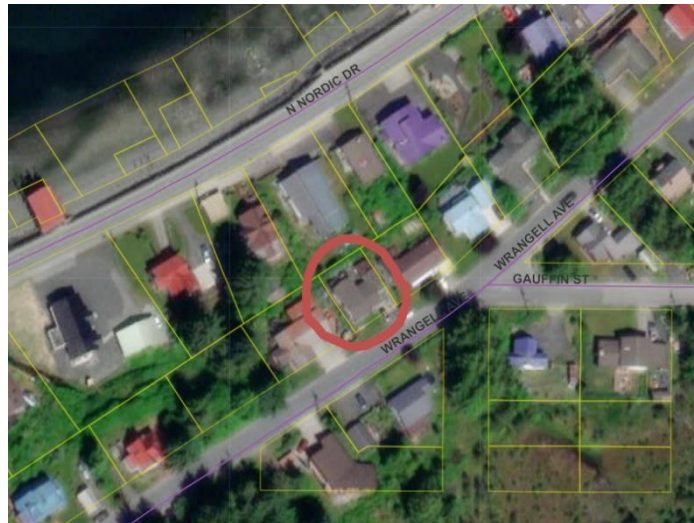
Subject: VARIANCE – 807 Wrangell Avenue (PID: 01-002-345)
Derek & Stacey Thorsen

Recommendation:

I move to approve a variance from the front yard setback requirement for construction of an addition 15 feet from the front property line at 807 Wrangell Ave.

The Petersburg Planning & Zoning Commission makes the following findings of fact:

1. An application for a variance was submitted by Derek & Stacey Thorsen (applicants) and fees paid on February 7, 2023.
2. Subject parcel size is approximately 4,092 sf. The parcel is a legal non-conforming lot as it does not meet minimum lot size of 8,000 sf.
3. The zoning of the subject parcel is single family residential.
4. Surrounding properties are zoned single-family residential and the area is well-established and developed residential neighborhood.
5. Setback requirements for this district are 20' front and rear yard and 10' on the side yard.
6. An existing one family dwelling and accessory structures with a footprint of 1,522 sf is located on the property. The existing structure satisfies the requirement of a principal use.
7. The existing structure does not meet current setback requirements and is considered legal nonconforming.
8. The maximum lot coverage for this district is 35%. The existing dwelling and accessory structures (1,533 sf) exceed the maximum with 37%. Adding and the proposed development (378.5 sf) results in a lot coverage of 46.2%.
9. Hearing notices were mailed to property owners within 600 feet of the subject parcel.
10. On June 13, 2023, a duly noticed public hearing was held by the Petersburg Planning & Zoning Commission.
11. At the public hearing, the Planning Commission considered and reviewed applicant materials, public comments and testimony, and staff comments.



Planning Commission Staff Report

Meeting date: June 13, 2023

Section 2. Based on the preceding findings of fact, the Petersburg Planning & Zoning Commission makes the following determinations:

The planning commission must find all three of the following conditions to exist to grant the variance:

A. That there are exceptional physical circumstances or conditions applicable to the property or to its intended use or development which do not apply generally to the other properties in the same zone.

Yes No

REASON: The subject property was legally subdivided prior to adoption of the current minimum lot size for the SFR district of 8,000 sf. It is considered a legal nonconforming lot.

B. That the strict application of the provisions of this title would result in practical difficulties or unnecessary pecuniary hardships.

Yes No

REASON: The home needs a new roof. The substandard lot size makes it difficult to construct an addition to the dwelling without encroaching on required setbacks or into the adjacent properties. The small size of the lot does not allow for the construction of a modest addition without exceeding the maximum lot coverage.

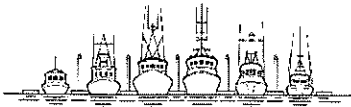
C. That the granting of the variance will not result in material damage or prejudice to other properties in the vicinity nor be detrimental to the public health, safety, or welfare.

Yes No

REASON: Per applicant’s design, the proposed addition will occur on the front of the house toward Wrangell Avenue. As fire code is measured to the centerline of the right-of-way, the proposed addition poses no additional hazard to surrounding structures.

Chair, Planning Commission

Secretary, Planning Commission



PETERSBURG BOROUGH VARIANCE APPLICATION

CODE TO:	110.000.404110
BASE FEE:	\$100.00
PUBLIC NOTICE FEE:	\$70.00
TOTAL:	\$170.00
CHECK NO. or CC:	

DATE RECEIVED: _____ RECEIVED BY: _____

APPLICANT/AGENT	LEGAL OWNER (IF DIFFERENT THAN APPLICANT/AGENT)
NAME Derek Thorsen	NAME
MAILING ADDRESS Box 784	MAILING ADDRESS
CITY/STATE/ZIP Petersburg, AK 99833	CITY/STATE/ZIP
PHONE (907) 518-1936	PHONE
EMAIL thorsen@gci.net	EMAIL

PROPERTY INFORMATION

PHYSICAL ADDRESS or LEGAL DESCRIPTION:
807 Wrangell Ave.,
Petersburg, AK 99833

PARCEL ID: 01-002-345 ZONE: OVERLAY:

CURRENT USE OF PROPERTY:
Single family residential LOT SIZE:

PROPOSED USE OF PROPERTY (IF DIFFERENT):

SEPTIC SYSTEM: Is there a septic system on the property? YES NO
 What is current or planned system? Municipal DEC-approved on-site system

WATER SOURCE: Municipal Cistern/Roof Collection Well

LEGAL ACCESS TO LOT(S) (Street Name):

TYPE OF VARIANCE REQUESTED

- Yard Setback
- Maximum Lot Coverage
- Building Height
- Fence Height
- Other:

SUBMITTALS:

Please include a site plan of your proposed development.

SIGNATURE(S):

I hereby affirm all of the information submitted with this application is true and correct to the best of my knowledge. I also affirm that I am the true and legal property owner or authorized agent thereof for the property subject herein.

Applicant(s): Derek Thorsen & Stacy Thorsen Date: 04/27/23

Owner(s): Derek Thorsen & Stacy Thorsen Date: 04/27/23

19.80 VARIANCE APPLICATION

(SUBMIT WITH SITE PLAN)

Applicant(s): Derek & Stacey Thorsen

Address or PID: 01-002-345

Conditions of approval as required in Petersburg Municipal Code 19.80.050: (Note that all three conditions must be satisfied in order to qualify for a variance.)

1. What is the exceptional physical circumstance or condition affecting this property?

- Substandard Lot Area
- Easements/ROW
- Stream/Drainage
- Steep/Unstable Slope
- Odd Lot Shape
- Nonconforming Structure
- OTHER (Please Specify):

2. Explain the exceptional physical circumstances or conditions applicable to the property or to its intended use or development which do not apply generally to the other properties in the same zone.

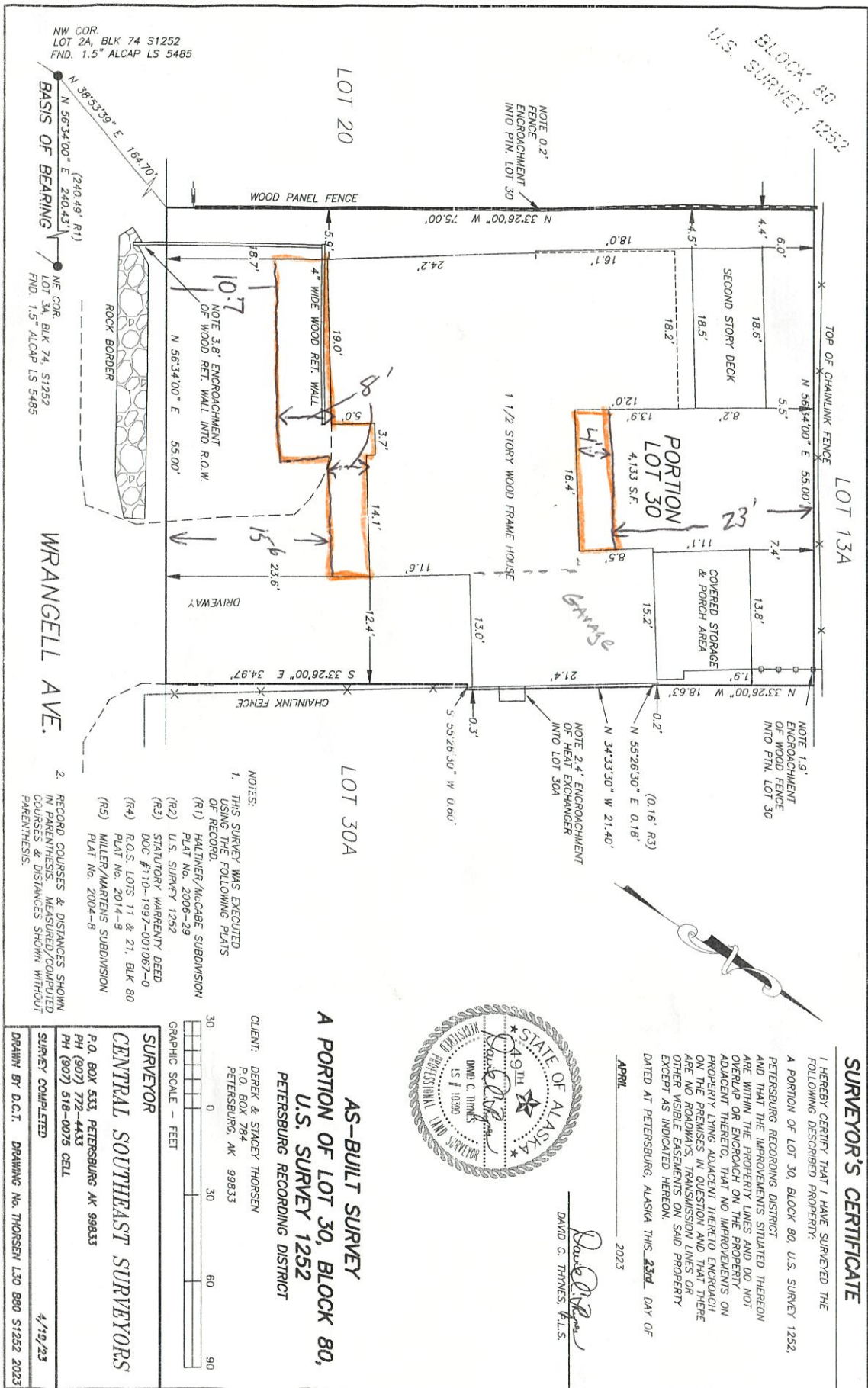
Due to the uniquely small size of the property, there is no other way to increase the standard square footage of the residence but to extend towards the roadway. All other adjacent residence/structures were built on property lines or within variances prior to current variance standards.

3. Explain how the strict application of these provisions of this title would result in practical difficulties or unnecessary pecuniary hardships.

The proposed square footage increase is to help accommodate ease of mobility for aging occupants. To leave the residence as it currently stands would create a hardship and potentially add great expense to later install modifications if occupants wanted to remain independent and in their home.

4. State why the granting of the variance will not result in material damage or hardship or prejudice to other properties in the vicinity nor be detrimental to the public health, safety or welfare.

All adjacent properties will remain unchanged. No adjacent property or properties in the vicinity would need to alter, move or change any structures, water or sewer services. No property owners will incur any monetary hardship. The projected square footage increase would not interfere with any roadway in the vicinity nor will it be a detriment to public health, safety or welfare.



BLOCK 80
U.S. SURVEY 1252

NW COR.
LOT 2A, BLK 74 S1252
FND. 1.5" ALCAP LS 5485

N 36°23'39" E 164.70'
BASIS OF BEARING
(240.49' R1)
NE COR.
LOT 3A, BLK 74, S1252
FND. 1.5" ALCAP LS 5485

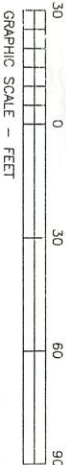
WRANGELL AVE.

2. RECORD COURSES & DISTANCES SHOWN
IN PARENTHESES, MEASURED/COMPUTED
COURSES & DISTANCES SHOWN WITHOUT
PARENTHESES.

- NOTES:
1. THIS SURVEY WAS EXECUTED USING THE FOLLOWING PLATS OF RECORD.
 - (R1) HALTNER/MCGABE SUBDIVISION PLAT No. 2006-29
 - (R2) U.S. SURVEY 1252
 - (R3) STATUTORY WARRENTY DEED DOC #110-1997-001067-0
 - (R4) R.O.S. LOTS 11 & 21, BLK 80 PLAT No. 2014-8
 - (R5) MILLER/MARTENS SUBDIVISION PLAT No. 2004-8

AS-BUILT SURVEY
A PORTION OF LOT 30, BLOCK 80,
U.S. SURVEY 1252
PETERSBURG RECORDING DISTRICT

CLIENT: DEREK & STACEY THORSEN
P.O. BOX 784
PETERSBURG, AK 99833



SURVEYOR
CENTRAL SOUTHEAST SURVEYORS
P.O. BOX 633, PETERSBURG AK 99833
PH (907) 772-4433
PH (907) 518-0075 CELL
SURVEY COMPLETED 4/19/23
DRAWN BY D.C.T. DRAWING NO. THORSEN L30 B90 S1252 2023



DAVID C. THINES, L.L.S.

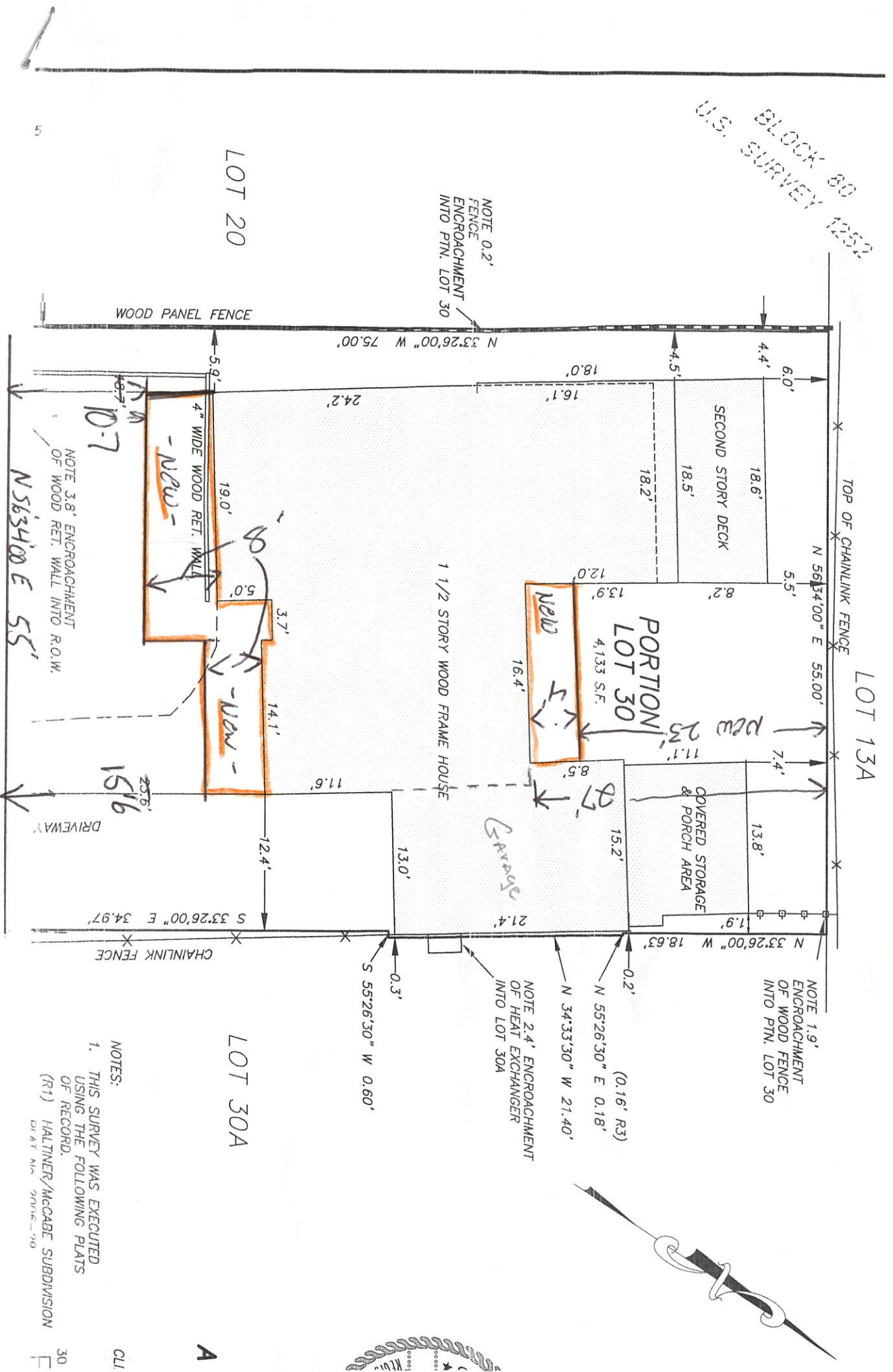
SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE SURVEYED THE FOLLOWING DESCRIBED PROPERTY:

A PORTION OF LOT 30, BLOCK 80, U.S. SURVEY 1252, PETERSBURG RECORDING DISTRICT AND THAT THE IMPROVEMENTS SITUATED THEREON ARE WITHIN THE PROPERTY LINES AND DO NOT OVERLAP OR ENCRUCH ON THE PROPERTY ADJACENT THERETO. THAT NO IMPROVEMENTS ON PROPERTY LYING ADJACENT THERETO ENCRUCH ON THE PREMISES IN QUESTION AND THAT THERE ARE NO ROADWAYS, TRANSMISSION LINES OR OTHER VISIBLE EASEMENTS ON SAID PROPERTY EXCEPT AS INDICATED HEREON.

DATED AT PETERSBURG, ALASKA THIS 23rd DAY OF APRIL 2023.

BLOCK 80
U.S. SURVEY 1252



NOTES:
 1. THIS SURVEY WAS EXECUTED USING THE FOLLOWING PLATS OF RECORD.
 (R1) HALTINER/MCGABE SUBDIVISION
 PLAT NO. 2001-90

30
F

A

Thorsen Property
807 Wrangell Avenue
01-002-250



01-002-250



Thorsen Property
807 Wrangell Avenue
01-002-250



PROPERTY AREA



Planning Commission Staff Report

Meeting date: June 13, 2023

TO: Planning Commission

FROM: Liz Cabrera, Community & Economic Development Director

Subject: MINOR SUBDIVISION – 365 Mitkof Highway
Drew Ware

Recommended Motion:

I move to approve a minor subdivision at 365 Mitkof Highway with findings of facts as presented.

The Petersburg Planning & Zoning Commission makes the following findings of fact:

1. An application was submitted by Drew Ware and fees paid on May 2, 2023.
2. The subject properties are vacant lots located at 365 and 367 Mitkof Highway.
3. The property is zoned Single-family Residential.
4. Surrounding properties are zoned:
North – Single Family Residential
South – Single Family Residential
East – USFS (unzoned)
West – Industrial
5. The surrounding area is relatively developed with residential uses.
6. The subject property is adjacent to municipal water, sewer, electric utility services and has legal and practical access from Mitkof Highway.
7. The stated intended use for the property is residential development, which is consistent with the existing zoning.
8. The proposed subdivision would consolidate three existing lots into one. The proposed lot will contain approximately 1.8 acres. This exceeds the minimum lot requirement for the district.
9. Road frontage is approximately 220 ft, which exceeds the minimum frontage requirement for the district.
10. The plat does not contain or require a dedication of a street, right-of-way, or other area.
11. The plat does not require a vacation of a public dedication of land or a variance from a subdivision regulation.
12. Hearing notices were mailed to property owners within 600 feet of the right-of-way.



Planning Commission Staff Report

Meeting date: June 13, 2023

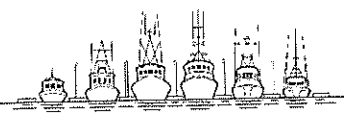
- 13. On June 13, 2023, a duly noticed public hearing was held by the Petersburg Planning Commission.
- 14. At the public hearing, the Planning Commission considered and reviewed applicant materials, public comments and testimony, and staff comments.

Section 2. Based on the preceding findings of fact, the Petersburg Planning Commission makes the following determinations:

- 1. The proposed Ware Subdivision meets the conditions outlined in Title 19 for a minor subdivision.
- 2. The subdivider shall submit a plat with legible lettering meeting the generally accepted standards for good draftsmanship as prepared by a professional land surveyor, properly registered in the state of Alaska, drawn to scale, and provided in a format, size, suitable for recording as required by Title 19.

Chair, Planning Commission

Secretary, Planning Commission



PETERSBURG BOROUGH LAND USE APPLICATION

CODE TO:	110.000.404110
BASE FEE:	\$ 25.00
PUBLIC NOTICE FEE:	\$70.00
TOTAL:	\$ 95.00 (Already paid \$50)
CHECK NO. or CC:	# 3109

DATE RECEIVED: _____ RECEIVED BY: _____

APPLICANT/AGENT		LEGAL OWNER (IF DIFFERENT THAN APPLICANT/AGENT)	
NAME	Drew Ware	NAME	
MAILING ADDRESS	PO Box 1291	MAILING ADDRESS	
CITY/STATE/ZIP	Petersburg, AK 99833	CITY/STATE/ZIP	
PHONE	907-518-0694	PHONE	
EMAIL	drewware55@hotmail.com	EMAIL	

PROPERTY INFORMATION

PHYSICAL ADDRESS or LEGAL DESCRIPTION:
365 - 367 Mitkof Hwy

PARCEL ID: 01-084, 250, 260, 279 ZONE: SF OVERLAY:

CURRENT USE OF PROPERTY: VACANT LOT SIZE:

PROPOSED USE OF PROPERTY (IF DIFFERENT):
EAST TRACT, BEHRS TRACTS, PLAT 89-11; PTN GL 5, USS 1211

SEPTIC SYSTEM: Is there a septic system on the property? YES NO
What is current or planned system? Municipal DEC-approved on-site system

WATER SOURCE: Municipal Cistern/Roof Collection Well

LEGAL ACCESS TO LOT(S) (Street Name): Mitkof Highway

TYPE OF APPLICATION & BASE FEE

- 19.84 Zoning Change (\$100)
- 18.18 Record of Survey (\$50) (Note: No Public Notice Fee)
- 18.20 Minor Subdivision/18.24 Preliminary Plat (\$75 + \$10 per lot)
- 18.24 Final Plat (\$25 per lot)

SUBMITTALS:

For Zoning Change, please submit letter stating the new zoning and explaining the need for the change.
For Subdivision approvals, please submit a prepared plat map as required by borough code.

SIGNATURE(S):

I hereby affirm all of the information submitted with this application is true and correct to the best of my knowledge. I also affirm that I am the true and legal property owner(s) or authorized agent thereof for the property subject herein.

Applicant(s): Drew Ware Date: 05-02-2023

Owner: _____ Date: _____

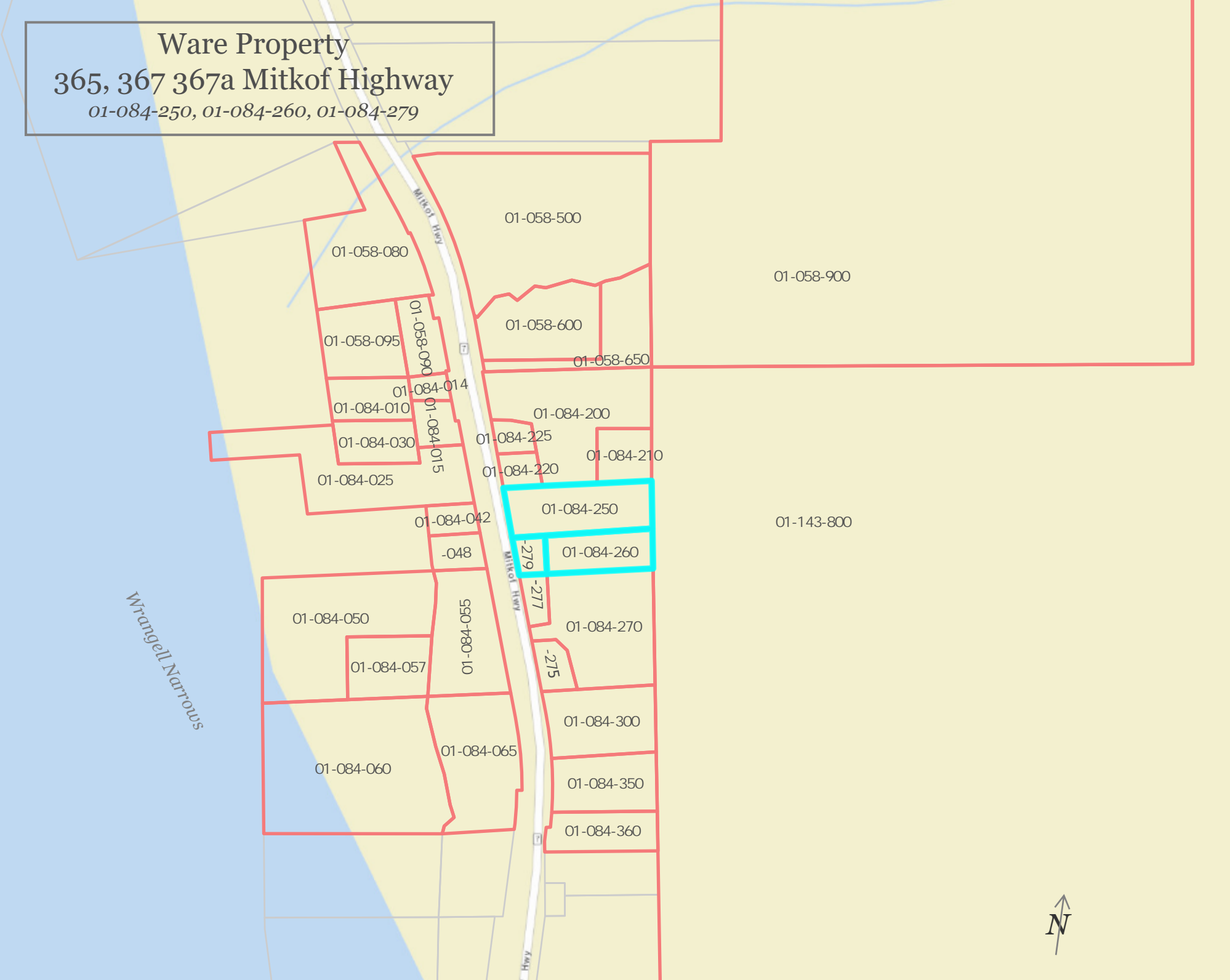
Owner: _____ Date: _____

Owner: _____ Date: _____

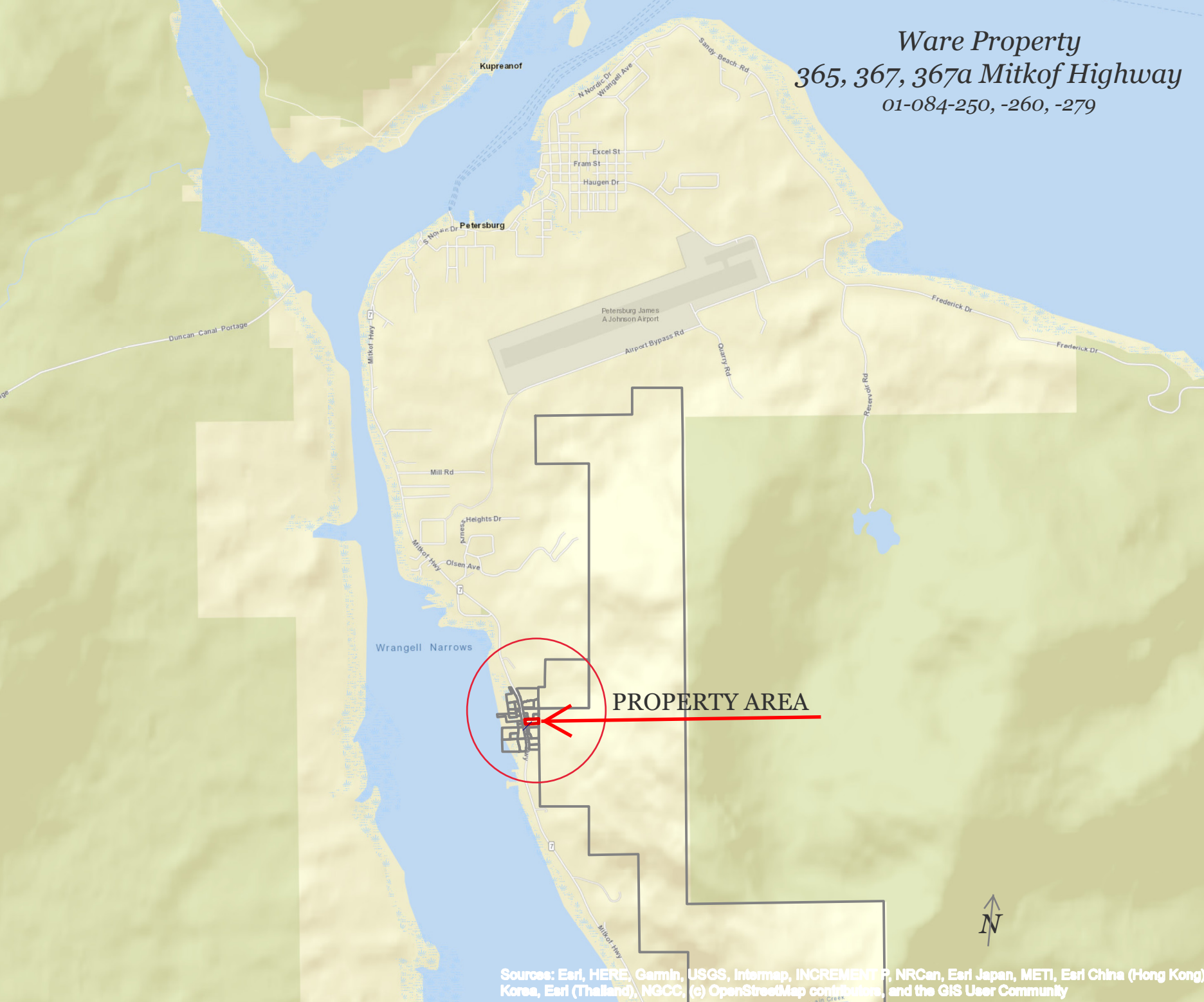
Ware Property

365, 367 367a Mitkof Highway

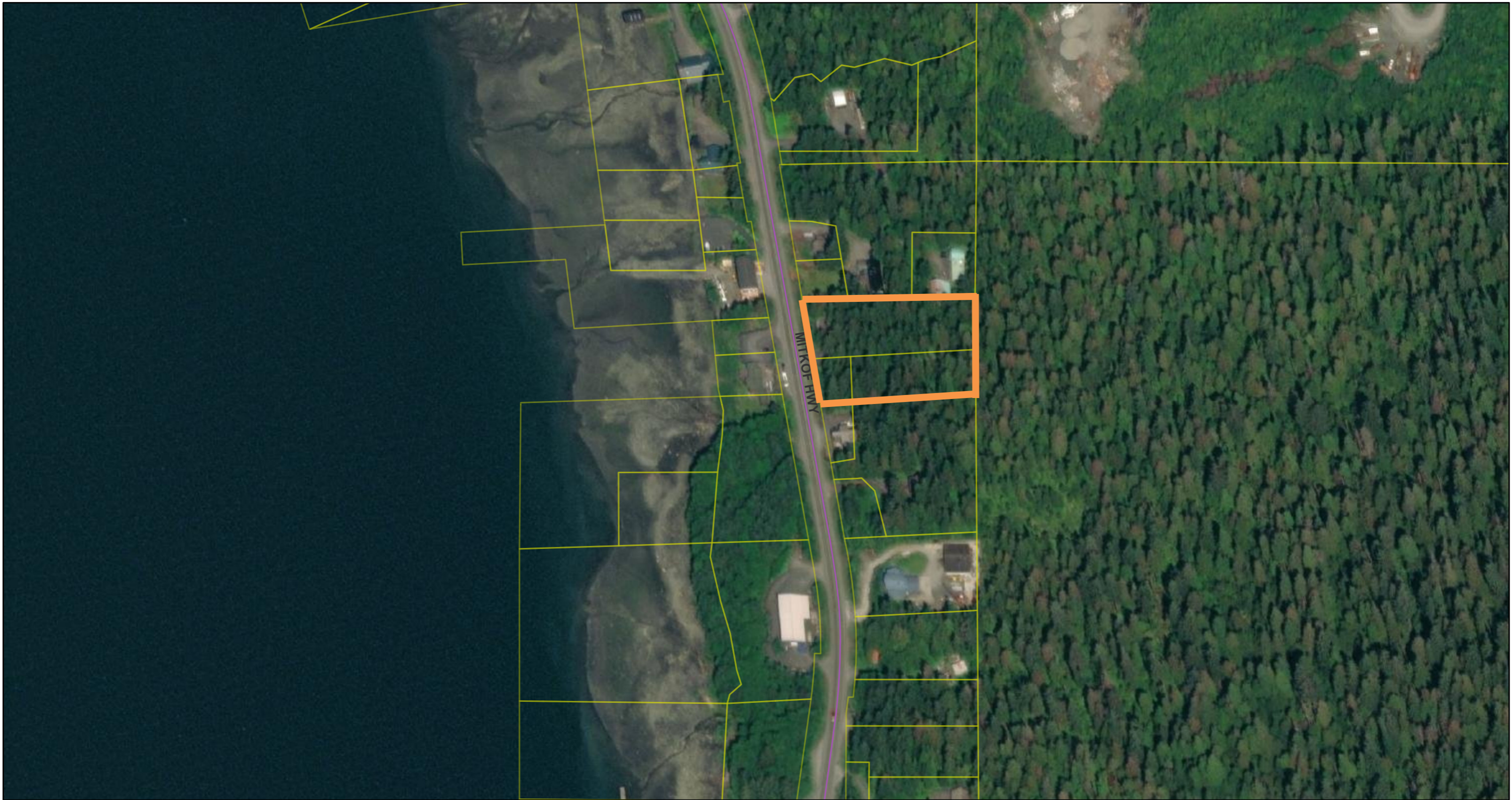
01-084-250, 01-084-260, 01-084-279



Ware Property
365, 367, 367a Mitkof Highway
01-084-250, -260, -279

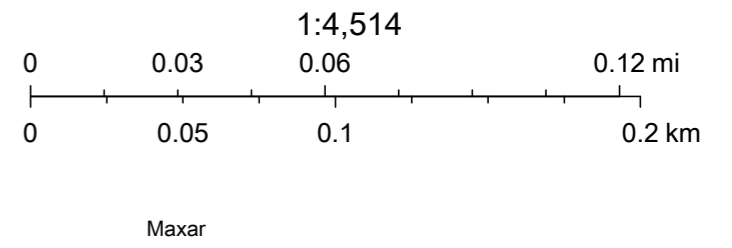


Proposed Subdivision Map



5/3/2023, 9:42:29 AM

-  New Lot
-  Lots
-  Roads
-  boundary



Planning Commission Staff Report

Meeting date: June 13, 2023

TO: Planning Commission

FROM: Liz Cabrera, Community & Economic Development Director

Subject: ZONING AMENDMENT – PMC SUBDIVISION
Petersburg Medical Center/Petersburg Borough

Recommended Motion: I move to recommend to the Borough Assembly that the Petersburg Borough Zoning Map be amended by rezoning the subject property, as described in Exhibit A, to Public Use with accompanying findings as presented.

The Petersburg Planning & Zoning Commission makes the following findings as to need and justification:

1. An application for an amendment to the zoning map was submitted by Phil Hostetter, CEO of Petersburg Medical Center.
2. The applications were approved for submission by the Petersburg Borough Assembly as owner of the property on April 17, 2023.
3. In Resolution 2023-04, approved on April 17, 2023, the Petersburg Borough Assembly dedicated the subject property for use by the Hospital Board for a new facility.
4. The legal description of the subject property is Lots 2 and 9 thru 12, inclusive, Block 240; Lots 1 thru 10, inclusive, Block 299; Lots 1 thru 17 and Green Belt, Block 300, and Lots 9 thru 17, inclusive, Block 301, Airport Addition to Petersburg, according to Plat No. 77-2, and Lot 18A, Thirteenth Street Relocation Subdivision, according to Plat No. 94-6.
5. The subject property is vacant land owned by the Petersburg Borough and will remain in borough ownership. Supporting ownership information is provided in writing in the form of US Patent 710415.
6. The surrounding area is well-developed with a mix of residential, recreational, and commercial activity. Government facilities in the vicinity include the Mountain View Manor Senior Housing and Assisted Living Facility, Petersburg Indian Association Tribal Offices, Petersburg ballfields and ice rink, and Petersburg Fire Hall.
7. The stated intended use for the property is construction of a new medical center. Approximately, 6 acres are proposed for initial development.
8. The current zoning of the subject property is a mixture of single-family residential (6 acres), multiple-family residential (1.1 acre), commercial-1 (2.4 acres), and open space-recreation (4.8 acres).
9. Current zoning districts for the subject property, except for commercial-1, are not compatible with the proposed intended use.
10. The purpose of the Public Use district is to provide areas for public uses, such as parks, playgrounds, government-owned buildings, and municipal facilities.

Planning Commission Staff Report

Meeting date: June 13, 2023

11. One of the goals the 2016 Petersburg Borough Comprehensive Plan is “Quality Health and Wellness Care” so that Petersburg residents are “healthy and well and have access to quality medical and behavioral health care services.” (See p 60).
12. The comprehensive plan notes that “[a]ccess to health care is an important factor in maintaining a high quality of life in remote Alaska communities. Residents in Petersburg Borough have access to a variety of health care services. The nonprofit Petersburg Medical Center (PMC) provides most health care services in the Borough...PMC is housed in a Borough-owned building. The facility has received a variety of upgrades in recent years including a new roof. However, the building is aging...”. (See pp 66-67).
13. The comprehensive plan references a 2015 condition assessment of the existing medical center that concludes that the “[t]he hospital has not changed significantly for 30 years, yet health care services, technology, regulations, policies and building codes have changed. ...the facility has reached a point where replacement of systems and finishes will be critical to maintaining reliable high quality health care delivery. A majority of the systems and components have exceeded or are near the end of their expected service life and should be replaced.” (See pp 66-67).
14. Applicant’s letter states that the Petersburg Medical Center envisions that the development of the subject property will create a medical campus and locating the new medical center in proximity to the Mountain View Manor facility is consistent with this long-term vision. Centralizing medical services increases efficiency and improves access to care.
15. On May 18, 2023, a notice of the public hearing was mailed at least fifteen working days before the public hearing to all owners of property within six hundred feet of the exterior boundary of the property that is the subject of the application (PMC 18.12.040(B)).
16. On May 26, 2023, notices of the public hearing were posted at the Municipal Building, and at the subject property (PMC 18.12.040(E)).
17. On June 1 and June 6, 2023, a notice of the public hearing was published in the local newspaper of general circulation (PMC 18.12.040(C)).
18. On June 13, 2023, a duly noticed public hearing was held by the Petersburg Planning Commission.
19. At the public hearing, the Planning Commission considered and reviewed applicant materials, public comments and testimony, and staff comments.

Section 2. Based on the preceding findings, the Petersburg Planning Commission makes the following determination:

1. The subject property is vacant land owned by the Petersburg Borough and will remain in borough ownership.
2. The existing zoning of the subject area is inconsistent with the intended use of the site as the location of a new medical center.
3. The purpose of the Public Use district includes government-owned buildings and municipal facilities and is consistent with the intended use of the subject property.

Planning Commission Staff Report

Meeting date: June 13, 2023

4. The proposal is found to be of a beneficial nature to the community by maintaining and enhancing access to health care and by seeking to improve efficiency and access to care by locating the new medical center in proximity to Mountain View Manor Assisted Living Facility and Senior Housing apartments.
5. The proposal responds to the 2015 condition assessment cited in the comprehensive plan that notes replacing major systems and components of the medical facility will be critical to maintaining reliable high quality health care delivery.
6. The proposal is consistent with and furthers the goal of the comprehensive plan that Petersburg residents have access to quality medical and behavioral health care services.

Chair, Planning Commission

Secretary, Planning Commission

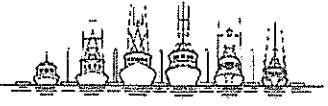
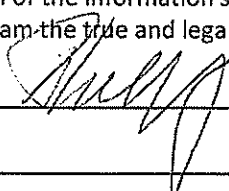
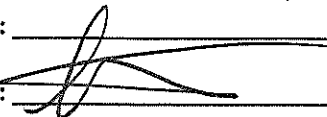
 PETERSBURG BOROUGH LAND USE APPLICATION		CODE TO: 110.000.404110
		BASE FEE: \$195
		PUBLIC NOTICE FEE: \$70
		TOTAL: \$265
DATE RECEIVED:	RECEIVED BY:	CHECK NO. or CC:
APPLICANT/AGENT		LEGAL OWNER (IF DIFFERENT THAN APPLICANT/AGENT)
NAME Phil Hofstetter, CEO, Petersburg Medical Center	NAME Petersburg Borough	
MAILING ADDRESS PO Box 589	MAILING ADDRESS PO Box 329	
CITY/STATE/ZIP Petersburg, AK 99833	CITY/STATE/ZIP Petersburg, AK 99833	
PHONE 907-772-5724	PHONE 907-772-4425	
EMAIL phofstetter@pmc-health.org	EMAIL sgiesbrecht@petersburgak.gov	
PROPERTY INFORMATION		
PHYSICAL ADDRESS or LEGAL DESCRIPTION: See attachment.		
PARCEL ID: See attachment	ZONE: See attachment	OVERLAY: n/a
CURRENT USE OF PROPERTY: vacant	LOT SIZE: See attachment	
PROPOSED USE OF PROPERTY (IF DIFFERENT): New medical center		
CURRENT OR PLANNED SEWER SYSTEM: <input checked="" type="checkbox"/> Municipal <input type="checkbox"/> DEC-approved on-site system		
CURRENT OR PLANNED WATER SOURCE: <input checked="" type="checkbox"/> Municipal <input type="checkbox"/> Cistern/Roof Collection <input type="checkbox"/> Well		
LEGAL ACCESS TO LOT(S) (Street Name): Haugen Drive, Excel St, N 12 th St, N 13 th St		
TYPE OF APPLICATION & BASE FEE		
<input checked="" type="checkbox"/> 19.84 Zoning Change (\$100)		
<input type="checkbox"/> 18.18 Record of Survey (\$50) (Note: No Public Notice Fee)		
<input checked="" type="checkbox"/> 18.20 Minor Subdivision/18.24 Preliminary Plat/18.19 Replat (\$75 + \$10 per lot)		
<input type="checkbox"/> 18.24 Final Plat (\$25 per lot)		
SUBMITTALS:		
For Zoning Change, please submit letter stating the new zoning and explaining the need for the change. For Subdivision approvals, please submit a prepared plat map as required by borough code.		
SIGNATURE(S):		
I hereby affirm all of the information submitted with this application is true and correct to the best of my knowledge. I also affirm that I am the true and legal property owner(s) or authorized agent thereof for the property subject herein.		
Applicant(s): 	Date: <u>11-3-2017</u>	
Owner: _____	Date: _____	
Owner: _____	Date: _____	
Owner: 	Date: _____	

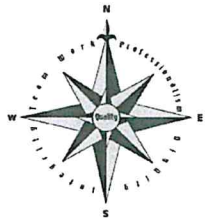
Exhibit A

Description of Subject Property:

PIDN	LEGAL	BLOCK	LOT AREA (SF)	ZONING
01-006-280	LOT 2	240	10,000	Single-family residential
01-006-279	LOT 9	240	10,000	Single-family residential
01-006-273	LOT 12	240	13,500	Single-family residential
01-006-275	LOT 11	240	13,502	Single-family residential
01-006-277	LOT 10	240	14,780	Single-family residential
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01-006-338	LOT 5	300	14,737	Single-family residential
01-006-340	LOT 6	300	19,081	Open-Space Recreational
01-006-341	LOT 7	300	14,316	Open-Space Recreational
01-006-342	LOT 8	300	15,466	Open-Space Recreational
01-006-344	LOT 9	300	13,500	Open-Space Recreational
01-006-346	LOT 10	300	13,500	Open-Space Recreational
01-006-347	LOT 11	300	13,500	Open-Space Recreational
01-006-348	LOT 12	300	13,500	Open-Space Recreational
01-006-300	LOT 13	300	13,384	Open-Space Recreational
01-006-301	LOT 14	300	19,166	Commercial-1
01-006-303	LOT 15	300	13,500	Commercial-1
01-006-305	LOT 16	300	13,500	Commercial-1
01-006-306	LOT 17	300	13,500	Commercial-1
01-006-317	Greenbelt	300	112,737	Open-Space Recreational
01-006-420	LOT 9	301	9,000	Commercial-1
01-006-421	LOT 10	301	9,000	Commercial-1
01-006-422	LOT 11	301	9,000	Commercial-1
01-006-425	LOT 12	301	9,000	Commercial-1
01-006-401	LOT 13	301	9,559	Commercial-1
01-006-403	LOT 14	301	11,992	Multi-family Residential
01-006-405	LOT 15	301	9,000	Multi-family Residential
01-006-407	LOT 16	301	9,000	Multi-family Residential
01-006-409	LOT 17	301	9,000	Multi-family Residential
01-006-411	LOT 18A	301	9,437	Multi-family Residential

Street Area 106,000

TOTAL Site 734,892 Square Feet
16.8707989 Acres



Petersburg Medical Center

103 Fram Street
PO Box 589
Petersburg, AK 99833

Phone: 907-772-4291
Fax: 907-772-3085

April 4, 2023

Liz Cabrera
Community Development Director
Petersburg Borough
PO Box 329
Petersburg, AK 99833

Dear Ms. Cabrera,

This letter provides the zoning related information requested in the Land Use Application dated April 3, 2023 that will create the new Petersburg Medical Center Subdivision.

Change

- Change the existing zoning (Single-Family Residential, Open-Space Recreational, Commercial-1, Multi-Family Residential) of the 43 lots in the attachment to the referenced application, to Public Use.

Need

- Lot 1: This new 9.2 acre lot will be the site for the new Petersburg Medical Center.
- Lot 2: This new 4.4 acre lot will be reserved for future public use development.

PMC and the Borough envision that the development of these two lots will create a Medical Campus. Locating the new Medical Center in close proximity to Mountain View Manor is consistent with this long-term vision. Centralizing medical services increases efficiency and improves access to care.

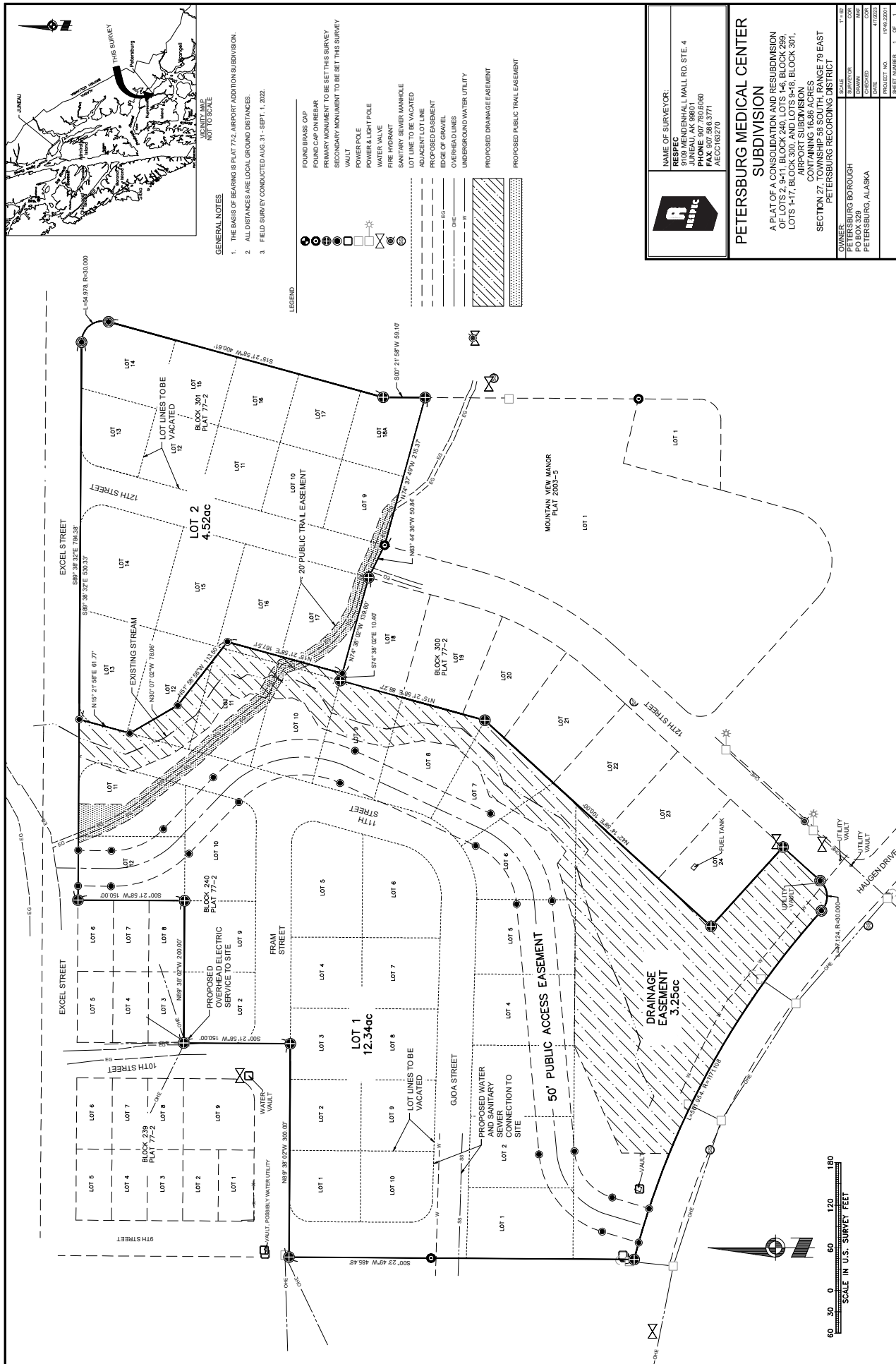
One of the goals of the borough’s comprehensive plan is Quality Health and Wellness Care so that Petersburg residents are “healthy and well and have access to quality medical and behavioral health care services.” See P. 60-61. The plan recommends two action items:

- Maintain and enhance medical care in the community. Identify the minimum level of desired care for the Petersburg Borough and prepare strategies on how to maintain that care. Work with regional partners to meet the health care needs of the greater region.
- Ensure the financial viability of the Medical Center.

The change in zoning will allow PMC to construct a new modern Medical Center, set the stage for a medical campus, and help the Borough meet one of the goals in its comprehensive plan.

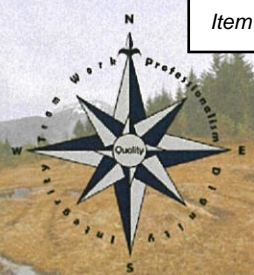
Sincerely,


Philip Hofstetter
CEO



Petersburg Medical Center Replacement

Project Information



May 2023

Petersburg Medical Center (PMC) has provided medical services to the community of Petersburg for over 100 years. The current hospital was originally built in 1955, and became a federally designated Critical Access Hospital in 2001. In 2015, a team of architects and engineers conducted an assessment of the existing facility and found that it was well beyond its useful life. Many building systems do not meet current codes, are no longer manufactured or supported, and require constant maintenance which is very difficult because parts and knowledgeable personnel are no longer available.

The building is not energy efficient and is expensive to operate. In addition, it cannot support increased technology demands which are essential for the delivery of modern healthcare. The report also documented that many functional improvements were needed in order to comply with current guidelines related to infection control, patient safety, patient privacy, food service and sanitation. In 2020, NAC Architecture completed a Master Plan and recommended that PMC construct a new energy-efficient replacement building.

Key Improvements Planned

- ⊗ Meeting the most current regulations and best practices for healthcare delivery
- ⊗ Fully-accessible building and site, including parking, entrances, and covered dropoffs.
- ⊗ Enhanced privacy for treatment, ER, and registration
- ⊗ Private rooms for Long Term Care and Acute Care
- ⊗ Layout that maximizes staffing efficiency to maintain current staffing levels and provide opportunities for expanded services
- ⊗ Energy-efficient design for long-term utility cost savings
- ⊗ Welcoming and functional spaces for training, education, and community events – large meeting rooms, plus activity and dining spaces in Long Term Care
- ⊗ Site connections to existing trails and existing nature



BUDGET AND FUNDING

The preliminary total estimated project cost, including design, construction, inspection, project management, medical equipment, contingency, etc. is \$85 million.

FUNDING STACK*		
SOURCE	AMOUNT	NOTES
Health Resources and Services Administration Grant	\$8M	Secured
Borough	\$1.8M	Contribution-In-Kind
Treasury Grant	\$20M	Pending

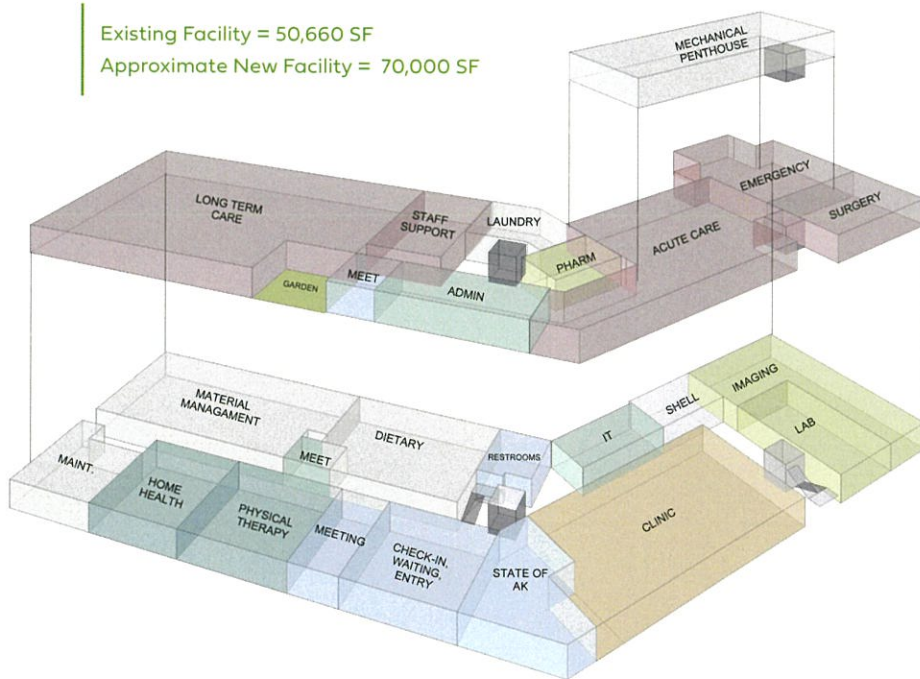
*Other federal, state and philanthropic grant opportunities are being pursued to complete the primary funding stack. PMC will also conduct a capital campaign for some specific project needs.

PROGRESS TO DATE

- November 2015:** Building condition assessment survey
- January 2020:** Master plan completed, including site options assigned by Borough
- May 2021:** Borough Resolution 2021-04 donates land, supports phased construction and getting the project shovel ready
- May 2022:** North Haugen and Excel sites selected for further study
- September 2022:** Site due diligence studies; Bettisworth North selected as project architect
- January 2023:** Preliminary design completed
- February 2023:** Borough Motion making the project their #1 priority for federal funding
- March 2023:** NEPA process started
- April 2023:** Borough Resolution 2023-04 approves North Haugen site, start of rezone/replat, and the Dawson contract for pre-construction services; final geotechnical investigation
- May 2023:** 404 permit application submitted to USACE; community open house

TWO STORY CONCEPT DIAGRAM

Existing Facility = 50,660 SF
Approximate New Facility = 70,000 SF



NEXT STEPS

2023

2024 - 2026

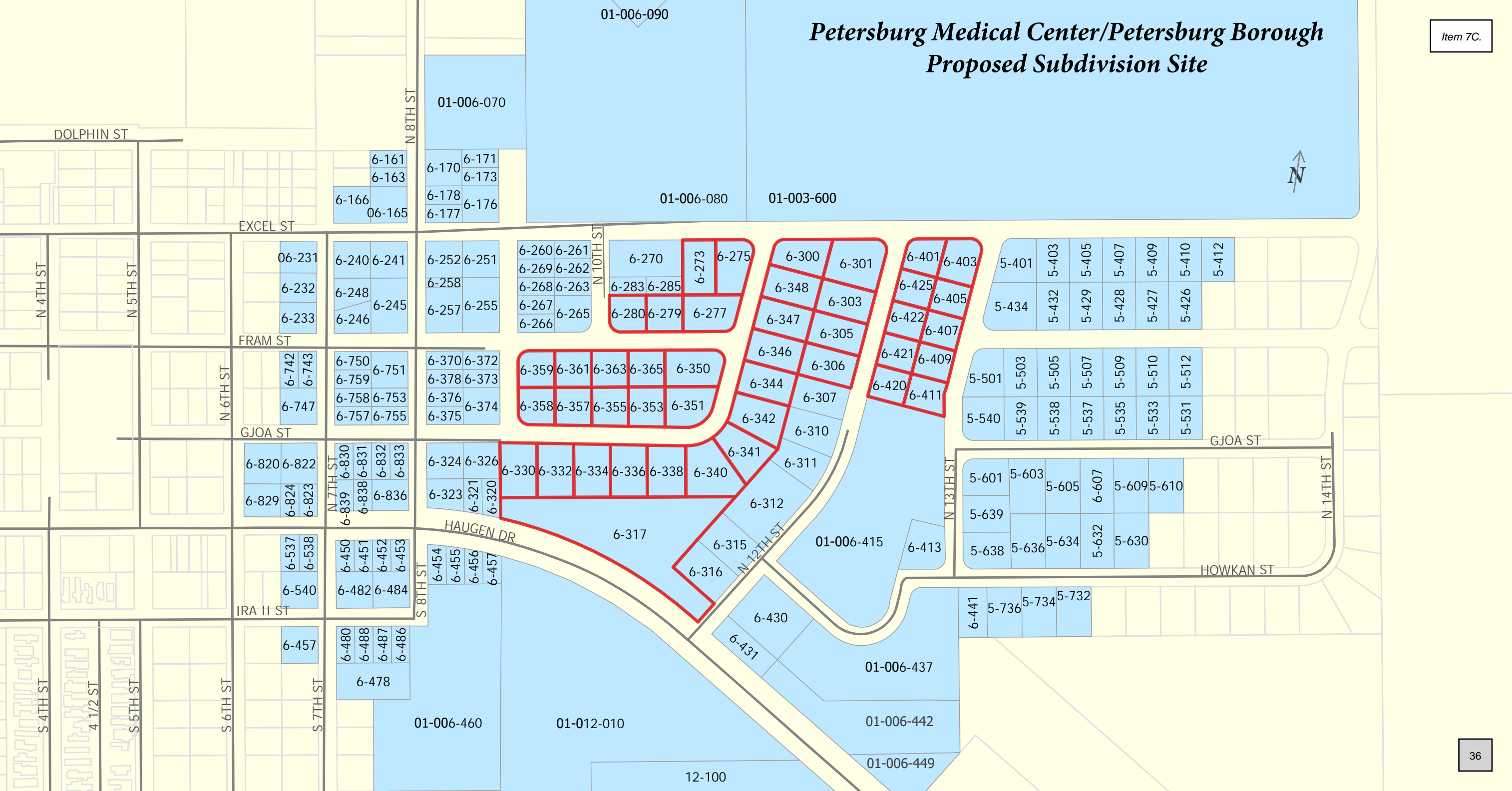


Share your thoughts

Your feedback is important. Please link to the community survey here to share your input.

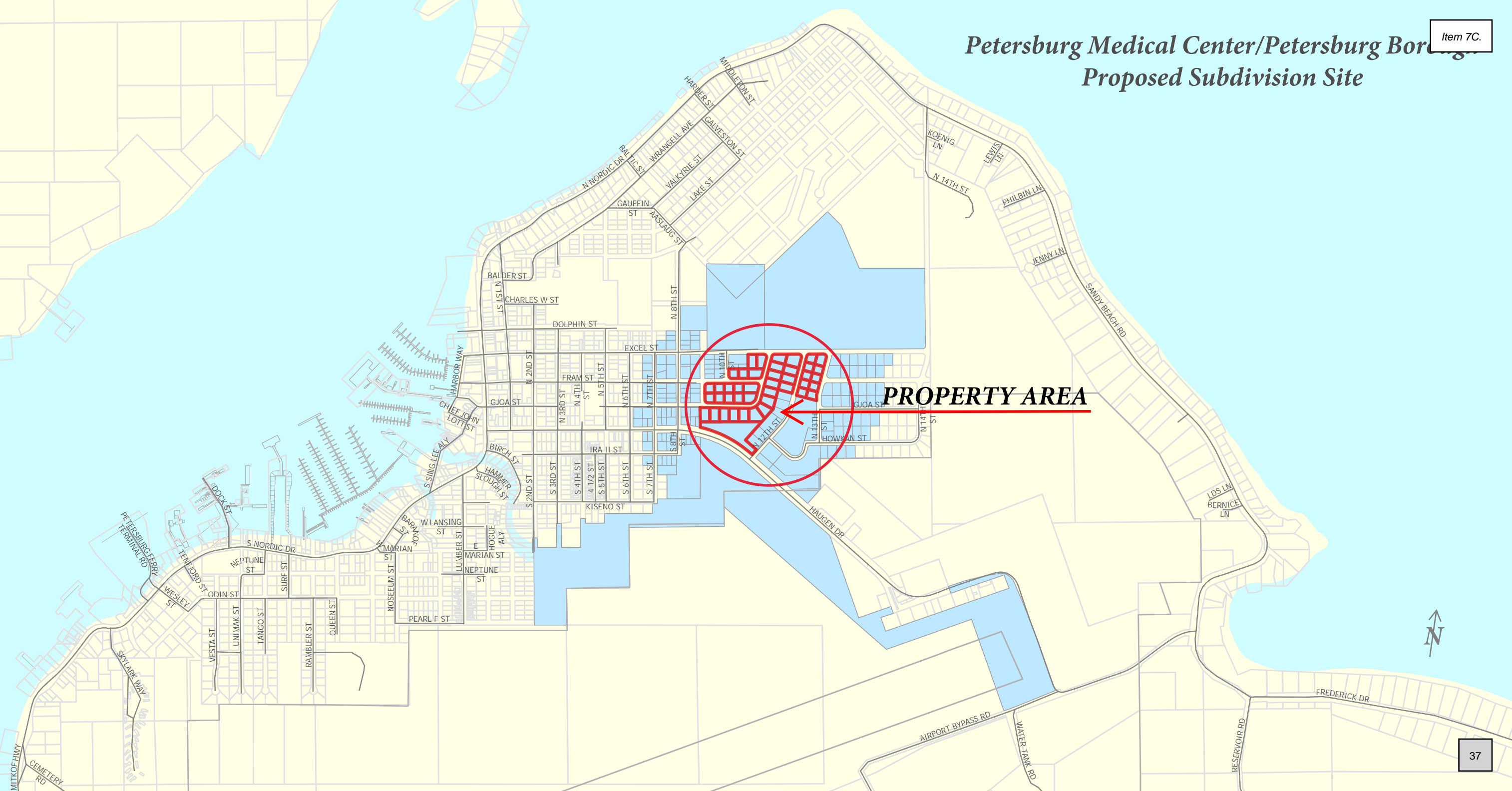


Petersburg Medical Center/Petersburg Borough Proposed Subdivision Site



Petersburg Medical Center/Petersburg Board Proposed Subdivision Site

Item 7C.



PROPERTY AREA

Planning Commission Staff Report

Meeting date: June 13, 2023

TO: Planning Commission

FROM: Liz Cabrera, Community & Economic Development Director

Subject: MAJOR SUBDIVISION and VACATION of BOROUGH ROW
Petersburg Medical Center Subdivision

Recommended Motion: I move to approve the preliminary plat for the Petersburg Medical Center Subdivision and to approve vacation of the rights-of-way, as depicted in Exhibit A, with findings of facts as presented.

The Petersburg Planning Commission, acting as the Platting Authority, makes the following findings of fact:

1. Applications for a major subdivision and vacation of rights-of-way were submitted by Phil Hostetter, CEO of Petersburg Medical Center.
2. The applications were approved for submission by the Petersburg Borough Assembly as owner of the property on April 17, 2023.
3. In Resolution 2023-04, approved on April 17, 2023, the Petersburg Borough Assembly dedicated the subject property for use by the Hospital Board for a new facility.
4. The subject property is vacant land owned by the Petersburg Borough and will remain in borough ownership. Supporting ownership information is provided in writing in the form of US Patent 710415 and a Certificate to Plat from Alaska Escrow and Title dated April 7, 2023 (PMC 18.24.040(B)4).
5. The legal description of the subject property is Lots 2 and 9 thru 12, inclusive, Block 240; Lots 1 thru 10, inclusive, Block 299; Lots 1 thru 17 and Green Belt, Block 300, and Lots 9 thru 17, inclusive, Block 301, Airport Addition to Petersburg, according to Plat No. 77-2, and Lot 18A, Thirteenth Street Relocation Subdivision, according to Plat No. 94-6.
6. The total acreage of the site is approximately 16.68 acres.
7. The Petersburg Medical Center Subdivision proposes to:
 - a. Consolidate 43 lots and adjacent rights-of-way within a portion of the Airport Addition Subdivision;
 - b. Subdivide the 16.86 acres into two parcels: Lot 1 containing approximately 12.34 acres and Lot 2 containing approximately 4.52 acres;
 - c. Establish a 50' wide public access easement from Haugen Drive to Excel Street through Lot 1;
 - d. Establish a 3.25-acre drainage easement within Lot 1; and
 - e. Establish a 20' wide public access easement for the existing pedestrian trail through the proposed Lot 2.
8. The stated intended use for the property is construction of a new medical center on Lot 1, and land reserved for future expansion on Lot 2. Approximately, 6 acres of Lot 1 are proposed for initial development.

Planning Commission Staff Report

Meeting date: June 13, 2023

9. The surrounding area is well-developed with a mix of residential, recreational, and commercial activity. Government facilities in the vicinity include the Mountain View Manor Senior Housing and Assisted Living Facility, Petersburg Indian Association Tribal Offices, Petersburg ballfields and ice rink, and Petersburg Fire Hall.
10. The subject property is adjacent to municipal water, wastewater, and electric utility services.
11. The subject property has legal access from existing public rights-of-way and there are no proposed public dedications of land or rights-of-way on the preliminary plat.
12. A sketch plat was submitted and a pre-application conference with planning staff occurred on April 4, 2023 (PMC 18.24.020).
13. The preliminary plat submitted was reviewed for consistency with the requirements of PMC 18.24.040, Preliminary plat submission requirements.
14. Per adopted flood insurance maps, the subject property is not located within a flood hazard area (PMC 18.24.040(D)).
15. The preliminary plat establishes a drainage easement along the intermittent creek flowing southwest along the eastern portion of Lot 1. The creek is assumed to connect to Hammer Slough but it is not listed in the ADFG Anadromous Waters Catalog. (PMC 18.24.080(C)2).
16. The proposed plat requires a vacation of a public dedication of land. An application and map (exhibit A) for vacation of borough-owned rights-of-way were submitted (PMC18.24.030(A)).
17. The proposed vacation eliminates legal public access to the subject property from Fram, Gjoa, N 11th, and a portion of N 12th Streets as shown in Exhibit A.
18. The subject property retains legal and practical access to Lot 1 from Haugen Drive, N 10th, and Excel Streets; and to Lot 2 from Excel, N 12th, and N 13th Streets.
19. The application was distributed to borough departments (Power & Light, Water/Wastewater, Public Works, Fire, Community Development) for review on May 2, 2023.
20. On May 18, 2023, a notice of the public hearing was mailed to all owners of property within six hundred feet of the exterior boundary of the property that is the subject of the application (PMC 18.12.040(B)).
21. On May 26, 2023, notices of the public hearing were posted at the Municipal Building and at the subject property (PMC 18.12.040(E)).
22. On June 1 and June 6, 2023, a notice of the public hearing was published in the local newspaper of general circulation (PMC 18.12.040(C)).
23. On June 13, 2023, a duly noticed public hearing was held by the Petersburg Planning Commission.
24. At the public hearing, the Planning Commission considered and reviewed applicant materials, public comments and testimony, and staff comments.

Section 2. Based on the preceding findings of fact, the Petersburg Planning Commission, acting as the Platting Authority, makes the following determinations:

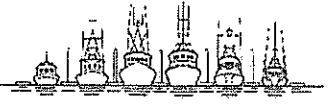
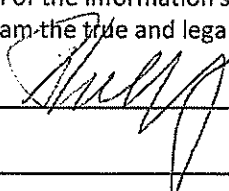
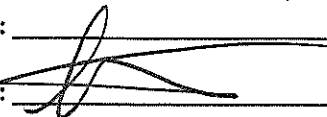
Planning Commission Staff Report

Meeting date: June 13, 2023

- 1) The Petersburg Medical Center Subdivision plat meets the requirements of Chapter 18.24 for preliminary plat approval.
- 2) Vacating the existing rights of way as depicted in Exhibit A is a necessary step to consolidate the subject property into lots suitable for the planned future development of a medical center.
- 3) All the area vacated shall be devoted to a public purpose so title to the area vacated remains vested in the Petersburg Borough (PMC 18.30.050(B)).
- 4) Consistent with the general purposes of Title 18, the proposed subdivision promotes public health, safety, and welfare:
 - a) There are adequate open spaces around the proposed development, including a 3.2-acre drainage easement along the intermittent creek. Approximately 50% of Lot 1 will remain undeveloped according to the conceptual design.
 - b) The general design and location of utilities appears adequate for the location and site. This will be reviewed further once the applicant gains preliminary plat approval and is authorized to move forward with detailed engineering plans for review by the borough.
 - c) There is adequate access for firefighting apparatus. Access, as well as the location of fire hydrants and other life safety requirements will be reviewed further by the State Fire Marshal and local Fire Marshal prior to issuing a building permit.
 - d) Recreation space is preserved by the establishment of a public easement and a new trail segment connecting the development site to the existing Musson Trail.
 - e) The lot sizes far exceed the minimums required in all zoning districts. Setback requirements and other standards shall be applied during State Fire Marshal review. The lot coverage under the conceptual design is 15%; this is well below maximum lot coverage requirements in all zoning districts. The proposed development will not result in population congestion.
 - f) The proposed plat provides for an orderly and efficient layout and use of land. The site is adjacent to existing municipal utilities so extensive buildout of public utility infrastructure is not required for development of the property. The subject property is vacant land located on a major collector road near the Assisted Living Facility, Airport, and Firehall/EMS.
- 5) Approval of the preliminary plat grants authorization to the applicant to proceed with preparation of the final plat and engineering plans (PMC 18.24.045(B)).
- 6) Within one year, the applicant shall submit a final plat consistent or seek an extension of the approval from the platting board.

Chair, Planning Commission

Secretary, Planning Commission

 PETERSBURG BOROUGH LAND USE APPLICATION		CODE TO: 110.000.404110
		BASE FEE: \$195
		PUBLIC NOTICE FEE: \$70
		TOTAL: \$265
DATE RECEIVED:	RECEIVED BY:	CHECK NO. or CC:
APPLICANT/AGENT		LEGAL OWNER (IF DIFFERENT THAN APPLICANT/AGENT)
NAME Phil Hofstetter, CEO, Petersburg Medical Center	NAME Petersburg Borough	
MAILING ADDRESS PO Box 589	MAILING ADDRESS PO Box 329	
CITY/STATE/ZIP Petersburg, AK 99833	CITY/STATE/ZIP Petersburg, AK 99833	
PHONE 907-772-5724	PHONE 907-772-4425	
EMAIL phofstetter@pmc-health.org	EMAIL sgiesbrecht@petersburgak.gov	
PROPERTY INFORMATION		
PHYSICAL ADDRESS or LEGAL DESCRIPTION: See attachment.		
PARCEL ID: See attachment	ZONE: See attachment	OVERLAY: n/a
CURRENT USE OF PROPERTY: vacant	LOT SIZE: See attachment	
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LEGAL ACCESS TO LOT(S) (Street Name): Haugen Drive, Excel St, N 12 th St, N 13 th St		
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For Zoning Change, please submit letter stating the new zoning and explaining the need for the change. For Subdivision approvals, please submit a prepared plat map as required by borough code.		
SIGNATURE(S):		
I hereby affirm all of the information submitted with this application is true and correct to the best of my knowledge. I also affirm that I am the true and legal property owner(s) or authorized agent thereof for the property subject herein.		
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Owner: _____	Date: _____	
Owner: _____	Date: _____	
Owner: 	Date: _____	

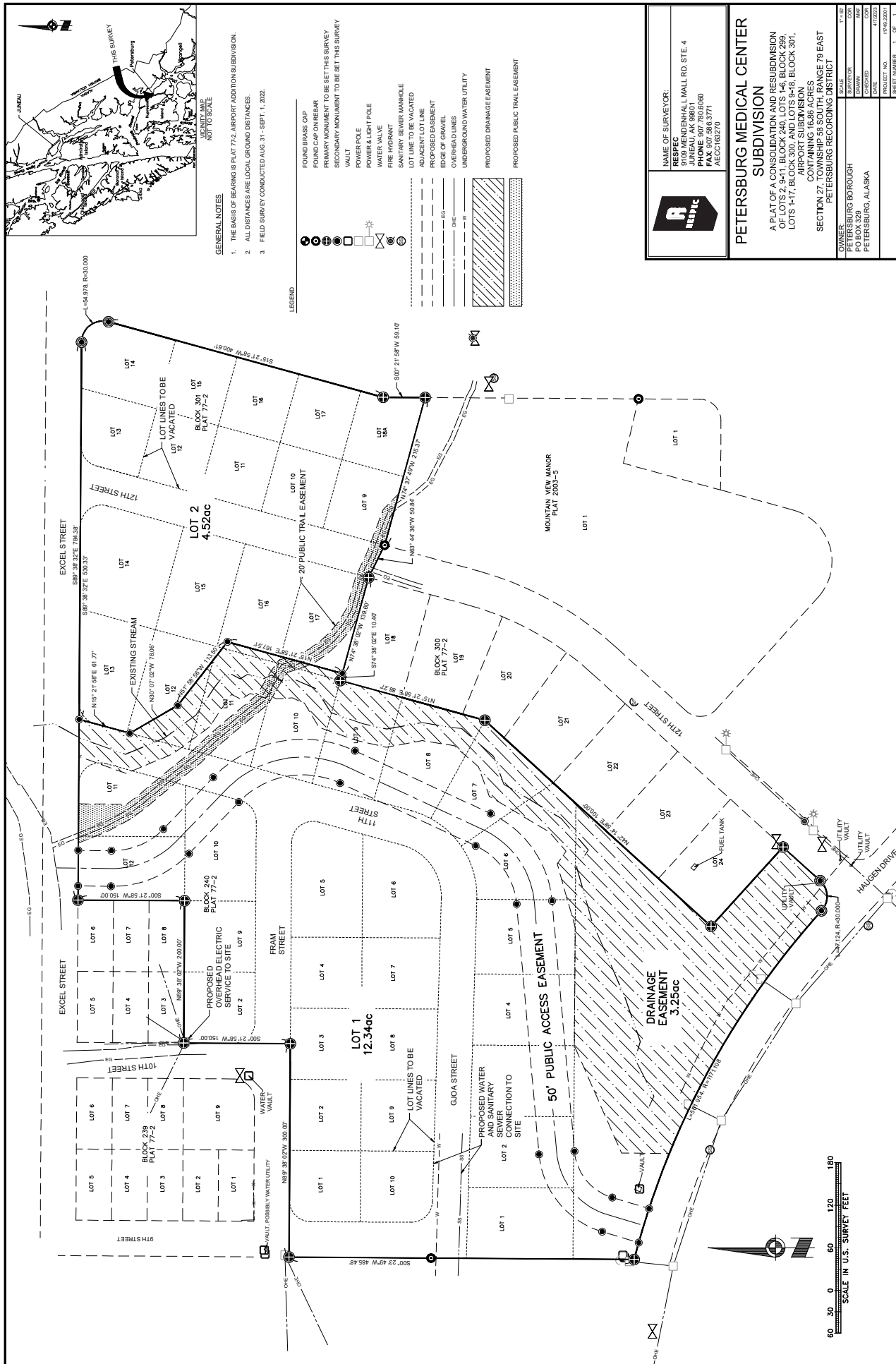
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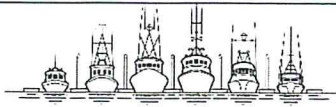
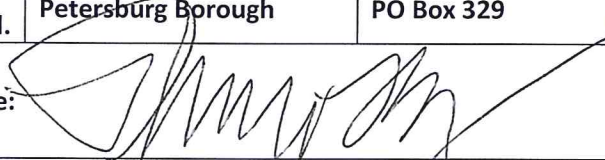
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01-006-338	LOT 5	300	14,737	Single-family residential
01-006-340	LOT 6	300	19,081	Open-Space Recreational
01-006-341	LOT 7	300	14,316	Open-Space Recreational
01-006-342	LOT 8	300	15,466	Open-Space Recreational
01-006-344	LOT 9	300	13,500	Open-Space Recreational
01-006-346	LOT 10	300	13,500	Open-Space Recreational
01-006-347	LOT 11	300	13,500	Open-Space Recreational
01-006-348	LOT 12	300	13,500	Open-Space Recreational
01-006-300	LOT 13	300	13,384	Open-Space Recreational
01-006-301	LOT 14	300	19,166	Commercial-1
01-006-303	LOT 15	300	13,500	Commercial-1
01-006-305	LOT 16	300	13,500	Commercial-1
01-006-306	LOT 17	300	13,500	Commercial-1
01-006-317	Greenbelt	300	112,737	Open-Space Recreational
01-006-420	LOT 9	301	9,000	Commercial-1
01-006-421	LOT 10	301	9,000	Commercial-1
01-006-422	LOT 11	301	9,000	Commercial-1
01-006-425	LOT 12	301	9,000	Commercial-1
01-006-401	LOT 13	301	9,559	Commercial-1
01-006-403	LOT 14	301	11,992	Multi-family Residential
01-006-405	LOT 15	301	9,000	Multi-family Residential
01-006-407	LOT 16	301	9,000	Multi-family Residential
01-006-409	LOT 17	301	9,000	Multi-family Residential
01-006-411	LOT 18A	301	9,437	Multi-family Residential

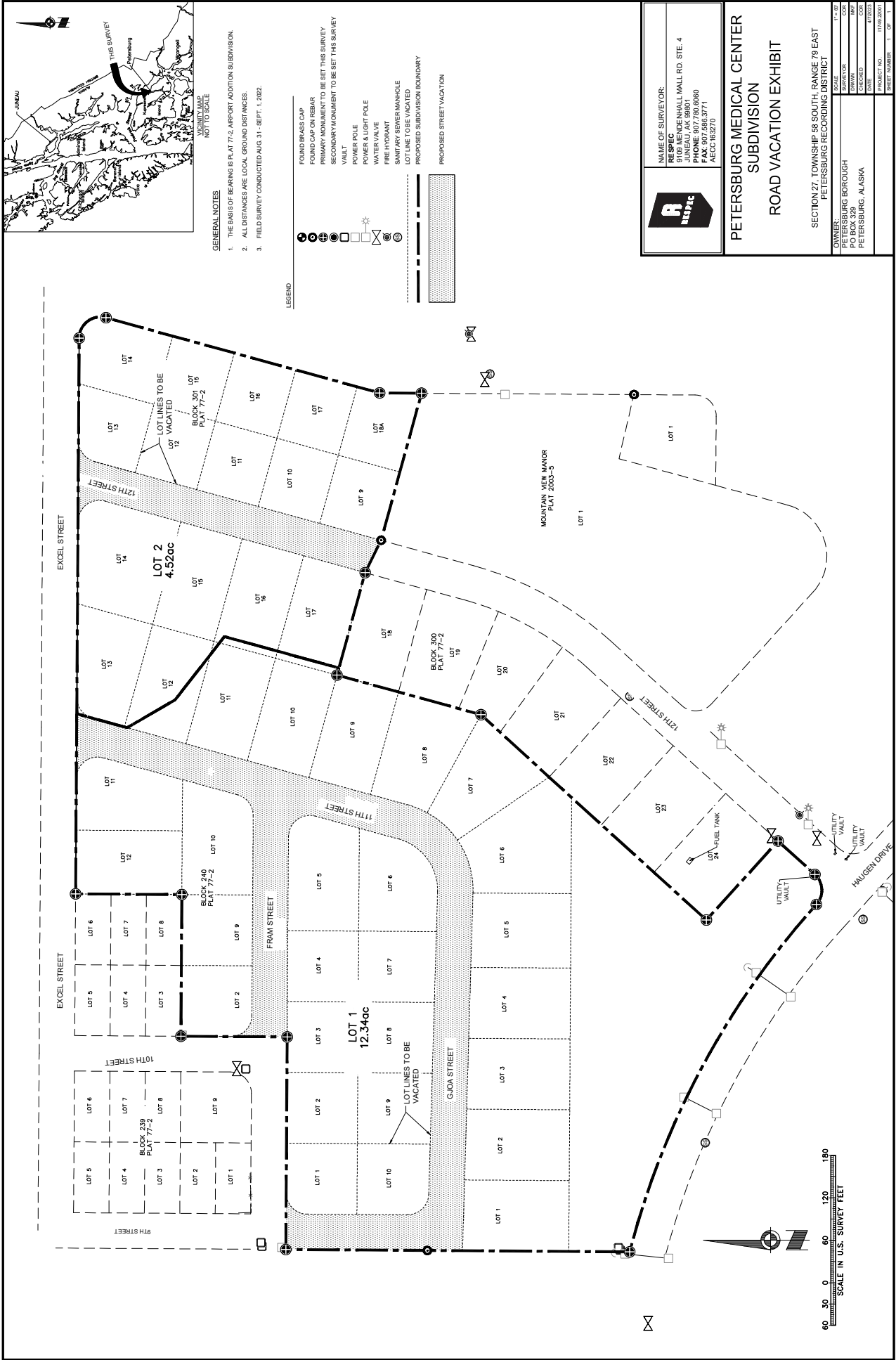
Street Area 106,000

TOTAL Site 734,892 Square Feet

16.8707989 Acres



 PETERSBURG BOROUGH R.O.W. VACATION	CODE TO: 110.000.404110			
	BASE FEE: \$50			
	PUBLIC NOTICE FEE: \$70			
	TOTAL: \$120.00			
DATE RECEIVED:	RECEIVED BY:	CHECK NO. or CC:		
APPLICANT/AGENT		PROPERTY OWNER(S)		
NAME Phil Hofstetter, CEO, Petersburg Medical Center		NAME Petersburg Borough		
MAILING ADDRESS PO Box 589		MAILING ADDRESS PO Box 329		
CITY/STATE/ZIP Petersburg, AK 99833		CITY/STATE/ZIP Petersburg, AK 99833		
PHONE 907-772-5724		PHONE 907-772-4425		
EMAIL phofstetter@PMC-HEALTH.ORG		EMAIL sgiesbrecht@petersburgak.gov		
Adjacent Properties				
Number of Lots/Parcels Affected by Vacation: 42	Subdivision: Airport Addition	Plat #: 77-2		
SUBMITTALS:				
Please include a copy of plat showing the proposed vacation.				
SIGNATURE(S):				
I (we) do hereby apply for a vacation of the borough owned easement/right-of-way/land in accordance with the provisions of Title 18, SUBDIVISIONS of the Petersburg Municipal Code.				
I (we) am (are) the owners of the real estate which borders said borough-owned easement/right-of-way/and, which is generally described above.				
Lot/Block	Owner(s) Name	Mailing Address	Email	Phone
See Attached.	Petersburg Borough	PO Box 329	sgiesbrecht@petersburgak.gov	772-4425
Signature: 				



	NAME OF SURVEYOR:	RESPEC
	9109 MENDELHALL MALL RD. STE. 4	JUNEAU, AK 99801
	PHONE: 907.586.3711	FAX: 907.586.3711
PETERSBURG MEDICAL CENTER SUBDIVISION ROAD VACATION EXHIBIT		
SECTION 27, TOWNSHIP 58 SOUTH, RANGE 79 EAST PETERSBURG RECORDING DISTRICT		
OWNER:	PETERSBURG BOROUGH	
PROJECT NO.:	PETERSBURG, ALASKA	
SCALE:	1" = 60'	
DRAWN:	DATE:	4/20/2022
CHECKED:	DATE:	4/20/2022
PROJECT NO.:	11749-0000	
SHEET NUMBER:	1 OF 1	

**PETERSBURG BOROUGH
RESOLUTION #2023-04**

A RESOLUTION OF THE PETERSBURG BOROUGH APPROVING THE HOSPITAL BOARD'S SITE SELECTION FOR A NEW HOSPITAL FACILITY, AUTHORIZING THE HOSPITAL BOARD'S SUBMISSION OF REZONING AND SUBDIVISION APPLICATIONS FOR THE SITE, AND AUTHORIZING THE HOSPITAL BOARD TO PROCEED WITH CONTRACTING WITH DAWSON CONSTRUCTION FOR PRECONSTRUCTION SERVICES UNDER A CONSTRUCTION MANAGER/GENERAL CONTRACTOR AGREEMENT

WHEREAS, on May 17, 2021, the Assembly approved Resolution #2021-04, a copy of which is attached hereto as Exhibit A, stating its support for the Hospital Board ("the Board") to commence phased planning for a new hospital facility ("the project"); and

WHEREAS, the Board has now selected a preferred site for the project, a 17-acre area owned by the Borough, and referred to as the North Haugen-Excel St. Site ("the site"); and

WHEREAS, the Borough Assembly wishes to approve this selection, dedicate the site for such use, and authorize the Board to submit applications for rezoning and subdivision/replatting of the site as may be necessary for the project under the Petersburg Municipal Code; and

WHEREAS, pursuant to PMC 3.50.070C, the Board hired Bettisworth North Architects & Planners to act as the architect for the project and the Preliminary Design phase has commenced, including geotechnical investigation and site and utility assessment; and

WHEREAS, at its April 3, 2023 regular meeting, the Assembly appointed Borough Manager Giesbrecht to the PMC Project Steering Committee, so that he can advise the Assembly on the progress of the project moving forward; and

WHEREAS, in December 2022, the Hospital Board issued a Request for Proposals (RFP), seeking proposals for a Construction Manager/General Contractor (CM/GC) for the project; and

WHEREAS, the CM/GC would provide preconstruction services for the project during the design phase, including assisting with phasing of the project, cost estimating, and value engineering; and

WHEREAS, under the CM/GC contract, a Guaranteed Maximum Price amendment could be executed upon completion of the design, for the CM/GC to construct the project for an agreed upon maximum price; and

WHEREAS, if a Guaranteed Maximum Price cannot be agreed upon between the parties, the contract can be terminated; and

WHEREAS, in response to the RFP, the Board received two proposals, which were evaluated and scored by the Board's selection committee; and

WHEREAS, the committee recommended to the Board that the proposal submitted by

Dawson Construction be accepted, and the Board adopted that recommendation on February 23, 2023; and

WHEREAS, the Borough Assembly wishes to now authorize the Board to proceed with contracting with Dawson Construction under a CM/GC contract, under the conditions set forth in this Resolution.

THEREFORE, BE IT RESOLVED by the Assembly of the Petersburg Borough, as follows:

1. The parcels identified in attached Exhibit B, located within the Airport Addition Subdivision (Plat Nos.77-2 and 94-6, Petersburg Recording District), selected by the Hospital Board as the preferred site, are hereby dedicated for use by the Hospital Board for the new hospital facility.
2. Pursuant to the selection of this site for the project, the Hospital Board is authorized to submit applications for a change of zoning of the parcels from their current zoning to Public Use, and for subdivision/replatting of this area, along with any necessary right-of-way vacations, as may be required under the provisions of Petersburg Municipal Code.
3. Pursuant to Section 9.03 of the Borough Charter and Sections 3.50.060 and 3.50.080 of the Petersburg Municipal Code, the Hospital Board is authorized to proceed with execution of a CM/GC contract with Dawson Construction, in substantially the form as attached hereto as Exhibit C. The Hospital Board shall administer, supervise and manage all aspects of Dawson's performance under the contract.
4. No Guaranteed Maximum Price amendment or Notice to Proceed for any service that does not constitute a preconstruction service shall be executed without authorization of the Assembly.
5. The Borough shall be notified when the Hospital Board issues any Notice to Proceed (NTP) to Dawson for preconstruction services. Such notice shall be given by email or personal delivery to the Borough Manager and to the Borough Clerk. A NTP can be issued by the Hospital Board only if the funds for the work to be performed under the NTP are fully appropriated for that work in the current hospital budget and said appropriation shall not lapse until the work called for under the NTP has been fully performed.
6. The Borough Manager is authorized to acknowledge in writing the CM/GC contract under the terms and conditions of this Resolution, and the Manager's signature shall be attested to by the Borough Clerk.

PASSED AND APPROVED BY the Petersburg Borough Assembly on this 17th day of April, 2023.


Mark Jensen, Mayor

ATTEST:


Debra K. Thompson, Borough Clerk



Alaska Escrow and Title Insurance Agency, Inc.

2030 Sea Level Drive Suite 201
Ketchikan, Alaska 99901
Tel:(907)225-9077 Fax:(907)225-9076

8800 Glacier Hwy Suite 102
Juneau, Alaska 99801
Tel:(907)789-1161 Fax:(907)789-1159

315 Seward Street, Ste. B
Sitka, AK 99835
Tel:(907)623-1140 Fax(907)623-0774

66152

April 11, 2023

CERTIFICATE TO PLAT

Reference No.:	
File No.:	66152
Premium:	\$250.00
Tax:	_____
Additional Parcel Fee:	\$220.00
	\$37.60
Total:	\$507.60

This report is restricted to the use of the addressee and is not to be used as a basis for closing any transaction affecting title to said property. Liability of the Agency is limited to the compensation received therefore. Two years from the certificate date, this Certificate to Plat expires and this company's obligation for updates or use ends.

This is a certificate as of April 07, 2023 at 8:00 a.m for a plat out of the following property:

PARCEL 1:

Lots 2 and 9 thru 12, inclusive, Block 240; Lots 1 thru 10, inclusive, Block 299; Lots 1 thru 17 and Green Belt, Block 300, and Lots 9 thru 17, inclusive, Block 301, Airport Addition to Petersburg, according to Plat No. 77-2, Petersburg Recording District, First Judicial District, State of Alaska

PARCEL 2:

Lot 18A, Thirteenth Street Relocation Subdivision, according to Plat No. 94-6, Petersburg Recording District, First Judicial District, State of Alaska

The Company certifies that record title is vested in:

Town of Petersburg
an estate in Fee Simple

SUBJECT TO:

1. Any facts, rights, interests or claims which are not shown by the public records but which could be ascertained by an inspection of the land or by making inquiry of persons in possession thereof.
2. Easements, liens or encumbrances, or claims thereof, which are not shown by the public records.
3. Discrepancies, conflicts in boundary lines, shortage in area, encroachments, or any other facts which a correct survey would disclose, and which are not shown by the public records.

- 4. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof (c) water rights; claims or title to water.
- 5. Rights of the state or federal government and/or public in and to any portion of the land for right of way as established by federal statute RS 2477 (whether or not such rights are shown by recordings of easements and/or maps in the public records by the State of Alaska showing the general location of these rights of way).
- 6. Any lien or right to lien, for services, labor or material heretofore or hereafter furnished imposed by law and not shown by the public records.
- 7. Any right, title, interest, estate or easement in land beyond the lines of the area specifically described or referred to in this report, or in abutting streets, roads, avenues, alleys, lanes, ways or waterways, but nothing in this paragraph shall modify or limit the extent to which the ordinary right of an abutting owner for access to a physically open street or highway is insured by this policy.
- 8. Any law ordinance or governmental regulation (including but not limited to building and zoning ordinances) restricting or regulating or prohibiting the occupancy, use or enjoyment of the land, or regulating the character, dimensions or location of any improvement now or hereafter erected on the land, or prohibiting a separation in ownership or a reduction in the dimensions or area of the land, or the effect of any violation of any such law, ordinance or governmental regulation.
- 9. Rights of eminent domain or governmental rights of police power unless notice of the exercise of such rights appears in the public records.
- 10. Defects, liens, encumbrances, adverse claims, or other matters, (a) created, suffered, assumed or agreed to by the insured claimant; (b) not shown by the public records and not otherwise excluded from coverage but known to the insured claimant either at Date of Policy or at the date such claimant acquired an estate or interest insured by this policy or acquired the insured mortgage and not disclosed in writing by the insured claimant to the Company prior to the date such insured claimant became an insured hereunder; (c) resulting in no loss or damage to the insured claimant; (d) attaching or created subsequent to Date of Policy; or (e) resulting in loss or damage which would not have been sustained if the insured claimant had been a purchaser or encumbrance for value without knowledge.
- 11. Taxes and/or assessments, if any, due the Borough of Petersburg, a report of which will follow.
- 12. Easements and notes as shown on Plat No. 77-2, Plat No. 94-6 and Plat No. 2020-4.
- 13. Rights of the public and/or governmental agencies in and to that portion of said Land formerly within the right-of-way of 13th Street, now vacated.
- 14. Easement and the terms and conditions thereof:
 - GRANTEE: State of Alaska, acting by and through its Department of Highways
 - PURPOSE: Constructing and maintaining thereon a public highway
 - DATED: August 23, 1973
 - RECORDED: January 8, 1974 in Book 1 at Page 81
 - AFFECTS A PORTION OF SAID LAND AS DEPICTED ON A SKETCH, RECORDED AS A PART OF SAID EASEMENT.
 - (Affects Green Belt Block 300)
- 15. Subject to the terms and conditions in Notice of Federal Interest recorded November 29, 2022 at Document No. 2022-000668-0 and recorded January 23, 2023 at Document No. 2023-000035-0.

- 16. Showing of **authority of the officers** executing the proposed instrument on behalf of the herein named corporation must be **submitted**.
Corporation: Town of Petersburg

NOTE: Failure to submit such copy will prevent us from recording.

Alaska Escrow and Title Insurance Agency, Inc.

Kimberly Mattle
Authorized Countersignature

Petersburg Medical Center Replacement

Project Information

May 2023



Petersburg Medical Center (PMC) has provided medical services to the community of Petersburg for over 100 years. The current hospital was originally built in 1955, and became a federally designated Critical Access Hospital in 2001. In 2015, a team of architects and engineers conducted an assessment of the existing facility and found that it was well beyond its useful life. Many building systems do not meet current codes, are no longer manufactured or supported, and require constant maintenance which is very difficult because parts and knowledgeable personnel are no longer available.

The building is not energy efficient and is expensive to operate. In addition, it cannot support increased technology demands which are essential for the delivery of modern healthcare. The report also documented that many functional improvements were needed in order to comply with current guidelines related to infection control, patient safety, patient privacy, food service and sanitation. In 2020, NAC Architecture completed a Master Plan and recommended that PMC construct a new energy-efficient replacement building.

Key Improvements Planned

- ⊗ Meeting the most current regulations and best practices for healthcare delivery
- ⊗ Fully-accessible building and site, including parking, entrances, and covered dropoffs.
- ⊗ Enhanced privacy for treatment, ER, and registration
- ⊗ Private rooms for Long Term Care and Acute Care
- ⊗ Layout that maximizes staffing efficiency to maintain current staffing levels and provide opportunities for expanded services
- ⊗ Energy-efficient design for long-term utility cost savings
- ⊗ Welcoming and functional spaces for training, education, and community events – large meeting rooms, plus activity and dining spaces in Long Term Care
- ⊗ Site connections to existing trails and existing nature



BETTISWORTH
NORTH

ZG 51
ARCHITECTS INC.

BUDGET AND FUNDING

The preliminary total estimated project cost, including design, construction, inspection, project management, medical equipment, contingency, etc. is \$85 million.

FUNDING STACK*		
SOURCE	AMOUNT	NOTES
Health Resources and Services Administration Grant	\$8M	Secured
Borough	\$1.8M	Contribution-In-Kind
Treasury Grant	\$20M	Pending

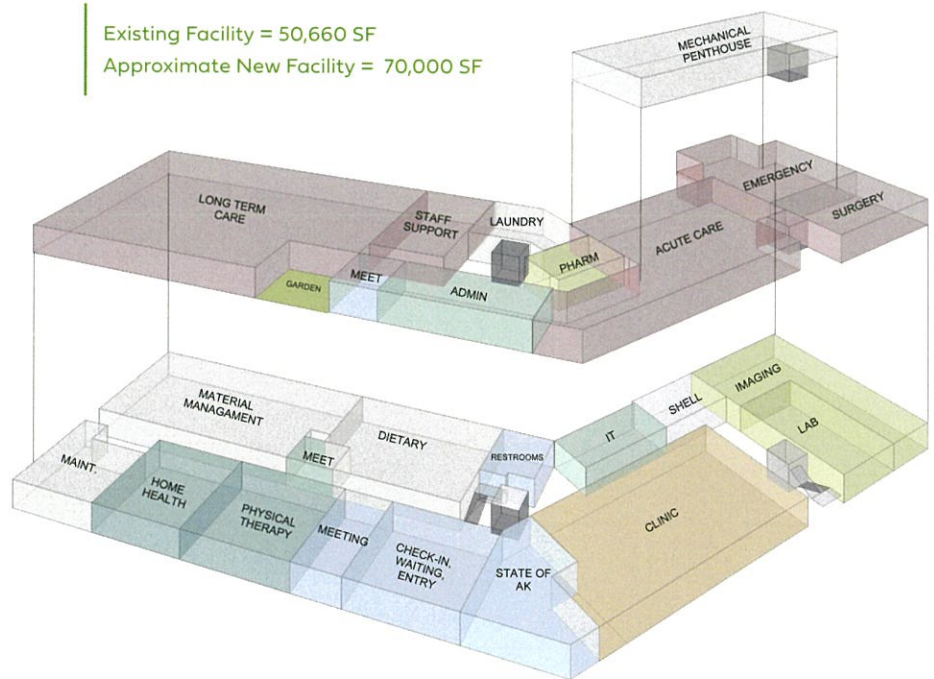
*Other federal, state and philanthropic grant opportunities are being pursued to complete the primary funding stack. PMC will also conduct a capital campaign for some specific project needs.

PROGRESS TO DATE

- November 2015:** Building condition assessment survey
- January 2020:** Master plan completed, including site options assigned by Borough
- May 2021:** Borough Resolution 2021-04 donates land, supports phased construction and getting the project shovel ready
- May 2022:** North Haugen and Excel sites selected for further study
- September 2022:** Site due diligence studies; Bettisworth North selected as project architect
- January 2023:** Preliminary design completed
- February 2023:** Borough Motion making the project their #1 priority for federal funding
- March 2023:** NEPA process started
- April 2023:** Borough Resolution 2023-04 approves North Haugen site, start of rezone/replat, and the Dawson contract for pre-construction services; final geotechnical investigation
- May 2023:** 404 permit application submitted to USACE; community open house

TWO STORY CONCEPT DIAGRAM

Existing Facility = 50,660 SF
Approximate New Facility = 70,000 SF



NEXT STEPS

2023

2024 - 2026

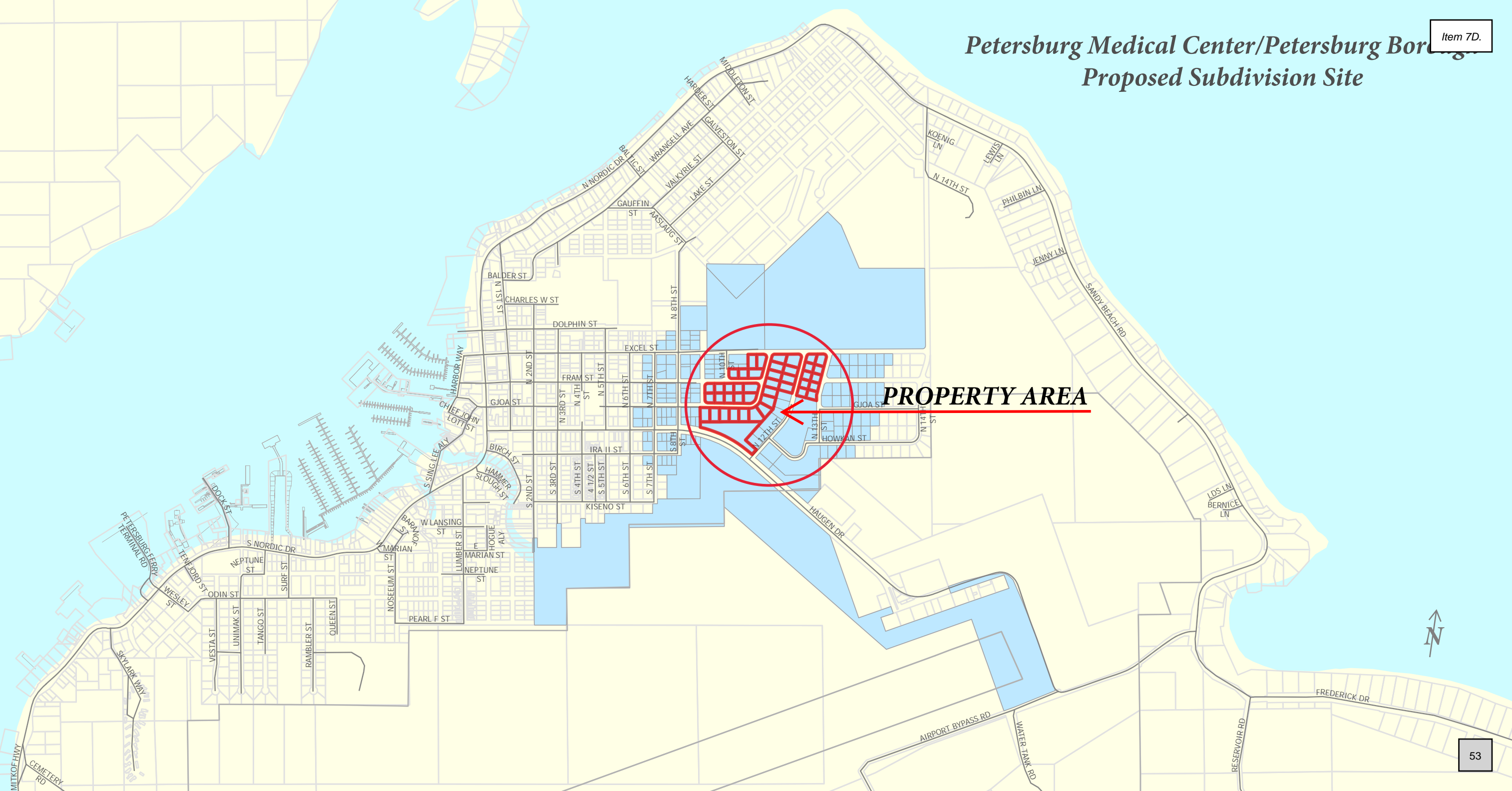


Share your thoughts

Your feedback is important. Please link to the community survey here to share your input.



**Petersburg Medical Center/Petersburg Board
Proposed Subdivision Site**



PROPERTY AREA



Petersburg Medical Center/Petersburg Borough Proposed Subdivision Site

