



Petersburg Borough

12 South Nordic Drive
Petersburg, AK 99833

Meeting Agenda Board of Adjustment Appeal Hearing

Monday, July 17, 2023

6:00 PM

Zoom Meeting

You are invited to a Zoom webinar.
When: Jul 17, 2023 06:00 PM Alaska
Topic: July 17, 2023 PMC Appeal Hearing

Please click the link below to join the webinar:
<https://petersburgak.gov.zoom.us/j/89758309524?pwd=TWR1ZXFPcndzc3ZHjVQRHc1WGkzdz09>
Passcode: 169196

Or Telephone:
(253) 215-8782
(720) 707-2699
Webinar ID: 897 5830 9524
Passcode: 169196

1. **Call to Order / Roll Call**
2. **Approval of Agenda**
3. **Public Hearing on Appeal of the Planning Commission's Decision to Deny Applications Filed by the Petersburg Medical Center for a Preliminary Plat and Vacations of Certain Rights of Way**

A. Petersburg Medical Center Appeal

Petersburg Medical Center shall present their appeal to the Board of Adjustment.

B. Public Testimony

Members of the public shall provide their testimony regarding the PMC appeal.

C. Petersburg Medical Center Rebuttal/Closing Statements

Petersburg Medical Center may provide rebuttal and/or closing statements.

4. New Business

- A. To Consider and Decide the Appeal Filed by the Petersburg Medical Center under PMC 18.36.030 from a Decision of the Planning Commission, Sitting as the**

Platting Board, Denying Applications for a Preliminary Plat and Vacations of Certain Rights of Way

The Assembly, sitting as the Board of Adjustment, shall either decide to affirm the June 13, 2023 decision of the Planning Commission or to reverse the June 13, 2023 decision of the Planning Commission. Proposed decision on appeal with findings are provided in the attachments. The Assembly may modify the proposed decision on appeal findings.

5. Adjourn

**Petersburg Borough Board of Adjustment
Decision on Appeal filed by the Petersburg Medical Center (PMC)
from the decision of the Platting Board denying Approval of a Preliminary Plat
and Vacation of certain Rights-of-Way**

On July 17, 2023, by a vote of ___-___, the Assembly of the Petersburg Borough, sitting as the Board of Adjustment, affirmed the June 13, 2023 Decision of the Planning Commission, sitting as the Platting Board, denying approval of PMC's Preliminary Plat and Vacation of certain Rights-of-Way. The Board of Adjustment hereby adopts the following Findings and Conclusions.

Findings:

1. Applications for a major subdivision and vacation of related rights-of-way were submitted by Phil Hostetter, CEO of Petersburg Medical Center ("the applications"), pursuant to Assembly Resolution 2023-04.
2. The legal descriptions of the parcels that are the subject of the applications are as follows: Lots 2 and 9 thru 12, inclusive, Block 240; Lots 1 thru 10, inclusive, Block 299; Lots 1 thru 17, inclusive, 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 ("the site"). The cumulative acreage of the site is approximately 16.86 acres.
3. The site consists of vacant land owned by the Petersburg Borough and no transfer of land ownership is contemplated. Supporting ownership information was provided in the form of a Certificate to Plat from Alaska Escrow and Title dated April 7, 2023.
4. The Application for a Major Subdivision proposed 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.
5. The stated intended use for the site is construction of a new medical center on proposed Lot 1, and land reserved for future expansion on proposed Lot 2. Approximately 6 acres of proposed Lot 1 would be utilized for initial development.
6. The proposed plat requires a vacation of a public dedication of land. An application and map for vacation of borough-owned rights-of-way was submitted by PMC (PMC18.24.030(A)).
7. The proposed vacation would vacate portions of Fram, Gjoa, N. 9th, and N. 12th Streets, and all of N. 11th Street, as shown on the Road Vacation Exhibit.

8. 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)).
9. 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)).
10. On June 1 and June 8, 2023, a notice of the public hearing was published in the local newspaper of general circulation (PMC 18.12.040(C)).
11. On June 13, 2023, a duly noticed meeting was held by the Petersburg Planning Commission.
12. At the meeting, the Planning Commission, sitting as the Platting Board, denied approval of PMC's preliminary plat and related vacation of portions of Fram, Gjoa, N. 9th, and N. 12th Streets, and all of N. 11th Street..
13. On June 22, 2023, a Notice of Appeal from the Platting Board's decision was filed by PMC to the Board of Adjustment.
14. The Board of Adjustment meeting was scheduled for July 17, 2023 at 6:00 p.m.
15. On July 7, 2023, notice of the appeal, and of the Board of Adjustment meeting and hearing, were mailed to the persons entitled to notice of the proceedings before the Platting Board (PMC 18.36.040(A-B)).
16. General public notice of the Board of Adjustment meeting was posted at least five calendar days prior to the date of the meeting (PMC 18.36.040(B)).
17. The Board of Adjustment met on July 17, 2023, and held a public hearing, at which any person who wanted to be heard on the matter was permitted to provide oral or written testimony.

Conclusions:

- 1) The property which is the subject of the applications is located within the Petersburg Borough, and the Borough has jurisdiction over the applications.
- 2) By Assembly authority, PMC submitted applications for a major subdivision and for related vacations of rights-of-way for a site dedicated to hospital use.
- 3) Ownership of the site was demonstrated in compliance with PMC 18.24.040(B)(4).
- 4) Notice of the Platting Board meeting was provided to the public and to surrounding property owners in compliance with the requirements of PMC 18.12.040.
- 5) Notice of the appeal and of the Board of Adjustment meeting and hearing was provided to the public and to those entitled to notice of the Platting Board proceedings in compliance with the requirements of PMC 18.36.040.
- 6) While an adequate public hearing was not held before the Platting Board, a full public hearing was held before the Board of Adjustment on July 17, 2023, as permitted under PMC 18.36.040C.
- 7) The preliminary plat does not meet the requirements of Chapter 18.24 for preliminary plat approval for the following reasons:

_____.

- 8) Accordingly, the Platting Board's denial of preliminary plat approval is upheld and the appeal filed by PMC is denied. In accordance with this denial, the Platting Board's denial of the application for right-of-way vacation is upheld and the appeal filed by PMC is denied.
- 9) The request by PMC to modify the Decision to reference a 'replat', instead of a preliminary plat for a major subdivision, is denied.

Mark Jensen, Borough Mayor

Dated: _____

Certificate of Service: This Decision was sent on July _____, 2023, by U.S. Mail to the following: See attached mailing list

Debra K. Thompson, Borough Clerk

Notice: This is notification of a Final Decision of the Board of Adjustment. Pursuant to PMC Chapter 18.36.060, this Decision may be appealed by an aggrieved person to the Superior Court, State of Alaska, First Judicial District, within thirty (30) days of the date of mailing, in accordance with the applicable rules of court.

**Petersburg Borough Board of Adjustment
Decision on Appeal filed by the Petersburg Medical Center (PMC)
from the decision of the Platting Board denying Approval of a Preliminary Plat
and Vacation of certain Rights-of-Way**

On July 17, 2023, by a vote of ___-___, the Assembly of the Petersburg Borough, sitting as the Board of Adjustment, reversed the June 13, 2023 Decision of the Planning Commission, sitting as the Platting Board, and granted approval of PMC's Preliminary Plat and Vacation of certain Rights-of-Way. The Board of Adjustment hereby adopts the following Findings and Conclusions.

Findings:

1. Applications for a major subdivision and vacation of related rights-of-way were submitted by Phil Hostetter, CEO of Petersburg Medical Center ("the applications").
2. The legal descriptions of the parcels that are the subject of the applications are as follows: Lots 2 and 9 through 12, inclusive, Block 240; Lots 1 through 10, inclusive, Block 299; Lots 1 through 17, inclusive, and Green Belt, Block 300, and Lots 9 through 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 ("the site"). The cumulative acreage of the site is approximately 16.86 acres.
3. The site consists of vacant land owned by the Petersburg Borough and no transfer of land ownership is contemplated. Supporting ownership information was provided in the form of a Certificate to Plat from Alaska Escrow and Title dated April 7, 2023.
4. On April 17, 2023, by Assembly Resolution 2023-04, the applications were approved for submission and the parcels were dedicated for use by the Hospital Board for a new facility.
5. The Application for a Major Subdivision proposed 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.
6. The stated intended use for the site is construction of a new medical center on proposed Lot 1, and land reserved for future expansion on proposed Lot 2. Approximately 6 acres of proposed Lot 1 would be utilized for initial development.
7. Government facilities in vicinity of the site include the Mountain View Manor Senior Housing and Assisted Living Facility.
8. The site is adjacent to municipal water, wastewater, and electric utility services.

9. The site 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.
10. A sketch plat was submitted by PMC and a pre-application conference with planning staff occurred on April 4, 2023 (PMC 18.24.020).
11. The preliminary plat submitted was reviewed by Borough staff and found to be consistent with the requirements of PMC 18.24.040, *Preliminary plat submission requirements*.
12. Per on-line FEMA flood maps, the subject property is not located within a flood hazard area (PMC 18.24.040(D)).
13. The preliminary plat establishes an adequate drainage easement along the intermittent creek flowing southwest along the eastern portion of Lot 1. The creek is not listed in the on-line ADFG Anadromous Waters Catalog. (PMC 18.24.080(C)(2)).
14. The proposed plat requires a vacation of a public dedication of land. An application and map for vacation of borough-owned rights-of-way was submitted by PMC (PMC18.24.030(A)).
15. The proposed vacation would vacate portions of Fram, Gjoa, N. 9th, and N. 12th Streets, and all of N. 11th Street, as shown on the Road Vacation Exhibit.
16. Legal access to Lot 1 would remain from Haugen Drive, Fram, Gjoa, N. 9th and N. 10th Streets, and Excel Street; and to Lot 2 from Excel, N. 12th, and N. 13th Streets.
17. 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)).
18. 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)).
19. On June 1 and June 8, 2023, a notice of the public hearing was published in the local newspaper of general circulation (PMC 18.12.040(C)).
20. On June 13, 2023, a duly noticed meeting was held by the Petersburg Planning Commission.
21. At the meeting, the Planning Commission, sitting as the Platting Board, denied approval of PMC's preliminary plat and related vacation of portions of Fram, Gjoa, N. 9th, and N. 12th Streets, and all of N. 11th Street.
22. The approved minutes of that meeting do not reflect that an adequate public hearing was held on the preliminary plat and vacation applications, and the minutes provide no findings or bases for the Board's decision.
23. On June 22, 2023, a Notice of Appeal from the Platting Board's decision was filed by PMC to the Board of Adjustment.
24. The Board of Adjustment meeting was scheduled for July 17, 2023 at 6:00 p.m.
25. On July 7, 2023, notice of the appeal, and of the Board of Adjustment meeting and hearing, were mailed to the persons entitled to notice of the proceedings before the Platting Board (PMC 18.36.040(A-B)).
26. General public notice of the Board of Adjustment meeting was posted at least five calendar days prior to the date of the meeting (PMC 18.36.040(B)).

27. The Board of Adjustment met on July 17, 2023, and held a public hearing, at which any person who wanted to be heard on the matter was permitted to provide oral or written testimony.

Conclusions:

- 1) The property which is the subject of the applications is located within the Petersburg Borough, and the Borough has jurisdiction over the applications.
- 2) By Assembly authority, PMC submitted applications for a major subdivision and for related vacations of rights-of-way for a site dedicated to hospital use.
- 3) Ownership of the site was demonstrated in compliance with PMC 18.24.040(B)(4).
- 4) Notice of the Platting Board meeting was provided to the public and to surrounding property owners in compliance with the requirements of PMC 18.12.040.
- 5) Notice of the appeal and of the Board of Adjustment meeting and hearing was provided to the public and to those entitled to notice of the Platting Board proceedings in compliance with the requirements of PMC 18.36.040.
- 6) While an adequate public hearing was not held before the Platting Board, a full public hearing was held before the Board of Adjustment on July 17, 2023, as permitted under PMC 18.36.040C.
- 7) The preliminary plat meets the requirements of Chapter 18.24 for preliminary plat approval.
- 8) Accordingly, the Platting Board's denial of preliminary plat approval is hereby reversed, and approval is hereby granted.
- 9) 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)). Within one year, the applicant shall submit a final plat consistent with Borough Code or seek an extension of the approval from the platting board.
- 10) Vacating the existing rights of way, as depicted in the map attached to the Application for Right-of-Way Vacation, is a necessary step to consolidate the parcels into the proposed lots suitable for the planned future development of a medical center.
- 11) Accordingly, the Platting Board's denial of the application for right-of-way vacation is hereby reversed, and approval is hereby granted in accordance with the requirements of PMC 18.30.040(D). All the area vacated shall be devoted to the public purpose of development of a new medical facility, so title to the area vacated would remain vested in the Petersburg Borough (PMC 18.30.050(B)).
- 12) The request by PMC to modify the Decision to reference a 'replat', instead of a preliminary plat for a major subdivision, is denied.

Mark Jensen, Borough Mayor

Dated: _____

Certificate of Service: This Decision was sent on July _____, 2023, by U.S. Mail to the following: See attached mailing list

Debra K. Thompson, Borough Clerk

Notice: This is notification of a Final Decision of the Board of Adjustment. Pursuant to PMC Chapter 18.36.060, this Decision may be appealed by an aggrieved person to the Superior Court, State of Alaska, First Judicial District, within thirty (30) days of the date of mailing, in accordance with the applicable rules of court.

PROPOSED

PETERSBURG BOROUGH NOTICE OF APPEAL FORM

THIS FORM IS TO BE USED ONLY FOR FILING AN APPEAL OF A DECISION BY THE PLANNING COMMISSION PURSUANT TO SECTION 18.36 OF THE MUNICIPAL CODE

Name of Appellant: Petersburg Medical Center

Mailing Address: PO Box 589
Petersburg, AK 99833
Attn: CEO

Telephone Number: 907-772-5724

Date of Action Appealed: June 13, 2023

An appeal of a decision must be filed with the Borough Clerk, accompanied by the required fee of \$100, plus the actual cost of mail notification, within 10 calendar days of the date the decision was made. The appellant must specify concisely the reason for the appeal and the relief sought.

Per Municipal Code Section 18.36.040, the burden of proof that a decision was made in error, or the decision should be modified, or the decision will have an adverse effect, is on the appellant.

Reason for Appeal:

- Decision was made in error.
- Decision should be modified.
- Decision will have an adverse effect.

Relief Sought by Appeal: Approval by the Borough Assembly of Application for (i) Preliminary Replat of Airport Subdivision under Municipal Code chapter 18.19 and (ii) Vacation of Rights-of-Way under Municipal Code chapter 18.30

On the next page, please describe why you feel the decision was issued in error or should be modified or will have an adverse effect. Please be as specific as possible. By way of example, if you believe that an error in the application of the law was made, cite the specific municipal ordinance(s) you believe were misapplied and how that resulted in an error in your matter. The appeal board will be able to more easily understand and address your appeal, the more information you provide. If necessary, you may attach additional pages.

Signature of Appellant:  Date: 6-22-2023

Title of signatory if Appellant is an entity: Chief Executive Officer

SUMMARY OF BASIS FOR APPEAL

• **Overview**

The Petersburg Planning & Zoning Commission (“Commission”) failed to comply with applicable law as to the process for deciding Appellant’s applications to approve (i) the preliminary replat of certain real property in Petersburg (more particularly described in said application) and (ii) the vacation of certain rights-of-way. Moreover, the Commission’s specific findings here support approving that replat and vacation applications.

• **Background**

This appeal relates solely to the denial of Appellant’s replat and vacation applications, each of which relate to the following real property located in Petersburg, AK (“Property”):

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.

On May 17, 2021, the Assembly issued a resolution (Resolution 2021-04 attached hereto as Exhibit A) supporting the development of a new hospital facility in Petersburg and agreed to provide one of three sites owned by the Borough specifically for that development. Later on April 17, 2023, the Assembly issued a resolution (Resolution 2023-04 attached hereto as Exhibit A-1) specifically authorizing the use the Property for that development.

Resolution 2023-04 also authorized Appellant to file an application (the filed copy of which is attached hereto as Exhibit B) seeking to rezone the Property pursuant to Municipal Code chapter 19.84 and to replat the Property pursuant to Municipal Code chapter 18.19. Appellant filed a separate application seeking to vacate certain rights-of-way within the platted area at issue (attached hereto as Exhibit B-1), which application the Commission considered at the same time as the rezone and replat applications.

The Commission made it’s findings regarding the replat application and vacation of certain rights-of-way (attached hereto as Exhibit C), while denying the replat and vacation approvals at its hearing on June 13, 2023. A copy of the written denial of those applications is attached hereto as Exhibit C-1 (“Decision”). Appellant now appeals that decision to the Borough Assembly.

• **Reasons for Appeal**

- Decision was made in error

Alaska Statutes section 29.40.110 requires the Commission to provide a basis in writing for the denial of any replat request. And Municipal Code section 18.30.40 requires the Commission to state the reasons on the record for the denial of an application to vacate a public easement or area. The Decision, however, omits any written basis for the denial of either application. As a result, the denial of Appellant’s replat and vacation applications was counter to Alaska Statutes section 29.40.110 and Municipal Code section 18.30.40 respectively.

Even so, given the replat and vacation requests were considered at the same hearing as the rezone request, the findings and recommendations related to the rezone request (see Exhibit D attached hereto) and the meeting minutes from that hearing (see Exhibit E attached hereto) could be reasonably understood as the reasons for denying the replat and vacation requests. Those specific reasons were:

- Lack of public education on the issue;
- Lack of public input on the “pro’s” and “con’s” of the rezone; and
- Loss of single-family and multi-family residential lots.

Those reasons are not, however, supported by the Commission’s findings in that same Decision:

- As to the lack of “public input” and “public education” on Appellant’s replat and vacation requests, none of the findings suggest (i) the public was not given a meaningful opportunity to participate in the process or (ii) Appellant failed to comply with the Municipal Code or Alaska Statutes as to the required public notice of the applications and hearing.
- As to the loss of single-family and multi-family residential lots, although the Commission acknowledged in its findings that the replat (if approved) would result in less lots (not necessarily residential lots), the Commission made no specific written findings as to the detriment to the Petersburg community as the result of that loss.

The findings instead support the opposite conclusion. As to public participation and input, the Commission acknowledged in its findings that (i) notice was given to the public as to the applications and hearing in compliance with relevant law and (ii) the Commission “received and considered” public comments and testimony. Moreover, the meeting minutes reflect that several members of the public participated in the hearing and voiced their opinions as to the Appellant’s request. It is also worth noting the June 13 hearing was not the only time the public had an opportunity to weigh in on the proposed project, as the Assembly reviewed and approved the selection of this specific Property for the new medical facility pursuant to its April 17, 2023 Resolution (cited by the Commission in its findings). To the extent the Commission believed that such meaningful public participation was inadequate, that is not required by relevant law.

Moreover, as to the possible detriment to the community resulting from the loss of residential lots, the findings show impeding the ability to develop the Property for a new health care facility has far greater consequences for the community. The Commission cited portions of the 2016 Petersburg Borough Comprehensive Plan recognizing the importance of health care access in the community and the findings acknowledge the issues with Appellant’s ability to provide that care at its existing facility.

- Decision should be modified

As to the replat application, the Commission denied Appellant’s request for what it said was a request to approve a “preliminary plat.” Given the Property is already platted, however, Appellant’s application instead seeks approval of a preliminary “replat” of that Property. As a result, the Decision should be revised to accurately reflect Appellant’s request as to the replat application.

The Decision should, moreover, be modified to approve Appellant’s replat and vacation applications given the Commission’s findings support such a conclusion (as further outlined above).

- Decision will have an adverse effect

Failing to grant Appellant’s replat and vacation applications will limit, if not wholly prevent, the development of a new medical facility on the Property. And as supported by the Commission’s findings, that new facility is needed. Appellant’s letter to the Commission (a portion of which is cited by the Commission) and a 2015 property condition assessment (also cited by the Commission) show that serious issues exist at Appellant’s current medical facility given its age and condition. Those issues will limit Appellant’s long-term ability to provide quality health care within that existing facility thus necessitating the need for a new facility. If this new facility is blocked due to the disapproval of the replat and vacation requests, continued access to quality health care in the Petersburg community could be jeopardized.

The denial of Appellant’s applications will, moreover, have significant adverse financial effects on Appellant that may ultimately doom the new medical facility project. Appellant will need to spend additional time and monetary resources to identify and assess an alternative site (to the extent an alternative site is even available) for its new medical facility, which will likely include spending, at minimum, an estimated \$225,000 for additional site due diligence and an estimated \$500,000 to redo the concept and schematic design phase for the facility. Appellant will also very likely be denied or have revoked three grant applications that are specific to the Property (including a pending \$20 million grant from the U.S. Department of Treasury, a pending \$975,000 grant from the Denali Commission, and an \$8 million grant awarded in August 2022 from U.S. Health Resources and Services Administration). Without those grants, financing for the new facility will likely be in jeopardy.

EXHIBIT A

ASSEMBLY RESOLUTION #2021-04

(please see attached)

**Petersburg Borough, Petersburg, Alaska
RESOLUTION #2021-04**

**A RESOLUTION SUPPORTING THE PETERSBURG HOSPITAL BOARD AND
PETERSBURG MEDICAL CENTER IN THE PLANNING FOR A NEW HOSPITAL FACILITY
IN PETERSBURG TO BE COMPLETED IN PHASES**

WHEREAS, the Petersburg Borough Assembly recognizes the need for quality health care for Petersburg residents; and

WHEREAS, the Assembly recognizes the health care industry's substantive changes in health care regulations, privacy concerns, treatment processes, equipment, communications and procedures; and

WHEREAS, our current health care facility, Petersburg Medical Center, is reaching forty (40) years of age and infrastructure can no longer be remodeled to accommodate the necessary upgrades, making the existing facility obsolete and in need of replacement; and

WHEREAS, there are safety concerns with structural deficiencies and age of equipment; and

WHEREAS, PMC departments are in need of more space to meet the needs of their patients and staff; and

WHEREAS, the cost of a new facility far exceeds the Boroughs ability to finance or bond for the project, making it imperative that the project be completed in phases as external sources of funding are available; and

WHEREAS, the Assembly support the concept and planning association with building a new hospital, but would like PMC to proceed in phases; and

WHEREAS, the Assembly has agreed to provide 1 of 3 sites to PMC as part of the planning for construction of a new hospital; and

WHEREAS, the Assembly supports PMC moving forward with the geotechnical work so that a specific site can be designated by the Borough to PMC for the planning for a new hospital; and

WHEREAS, the Assembly supports the Hospital Board in moving forward with phase 2 to bring the selected site to shovel ready status.

THEREFORE BE IT RESOLVED, the Petersburg Borough Assembly:

- 1) Supports the efforts of the Petersburg Hospital Board and PMC in their endeavor to engage the public and develop a plan for a new facility that will meet the needs of Petersburg Borough residents for health care services well into the future; and
- 2) Supports the continual need for public dialogue and participation in the planning for a new facility, and
- 3) Wishes to participate with the Hospital Board and CEO in the planning for a new facility, and

- 4) Supports the manager and staff working with the Hospital CEO and potential contractors in connection with planning for a new facility, and
- 5) Supports the Board in its effort to seek external financing for the facility; and
- 6) Lends it support in the search for external sources of funding.

Passed and Approved by the Petersburg Borough Assembly on May 17, 2021, 2021.



Mark Jensen, Mayor

ATTEST:



Debra K. Thompson, Borough Clerk

EXHIBIT A-1

ASSEMBLY RESOLUTION #2023-04

(please see attached)

**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

EXHIBIT B

COPY OF REPLAT APPLICATION

(please see attached)

 PETERSBURG BOROUGH LAND USE APPLICATION	CODE TO: 110.000.404110
	BASE FEE: \$205
	PUBLIC NOTICE FEE: \$70
	TOTAL: \$275

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: Municipal DEC-approved on-site system

CURRENT OR PLANNED WATER SOURCE: Municipal Cistern/Roof Collection Well

LEGAL ACCESS TO LOT(S) (Street Name):
Haugen Drive, Excel St, N 12th St, N 13th St

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/18.19 Replat (\$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):  Date: 4-3-2017

Owner: _____ Date: _____

Owner: _____ Date: _____

Owner: _____ Date: _____

EXHIBIT B-1

COPY OF RIGHTS-OF-WAY VACATION APPLICATION

(please see attached)

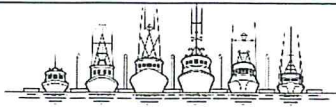
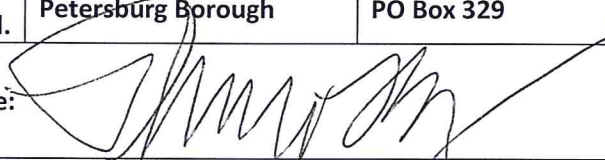
 PETERSBURG BOROUGH R.O.W. VACATION	CODE TO: 110.000.404110			
	BASE FEE: \$50			
	PUBLIC NOTICE FEE: \$70			
	TOTAL: \$120.00			
DATE RECEIVED:	RECEIVED BY:	CHECK NO. or CC:		
APPLICANT/AGENT		PROPERTY OWNER(S)		
NAME Phil Hofstetter, CEO, Petersburg Medical Center		NAME Petersburg Borough		
MAILING 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: 				

EXHIBIT C

COPY OF FINDINGS RE: REPLAT/VACATION

(please see attached)

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:

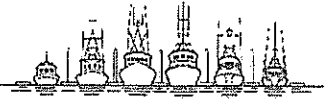
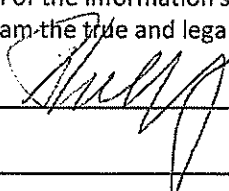
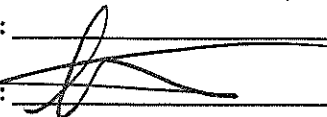
Planning Commission Staff Report

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	
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: 11-3-2017
Owner:	_____	Date: _____
Owner:	_____	Date: _____
Owner:		Date: _____

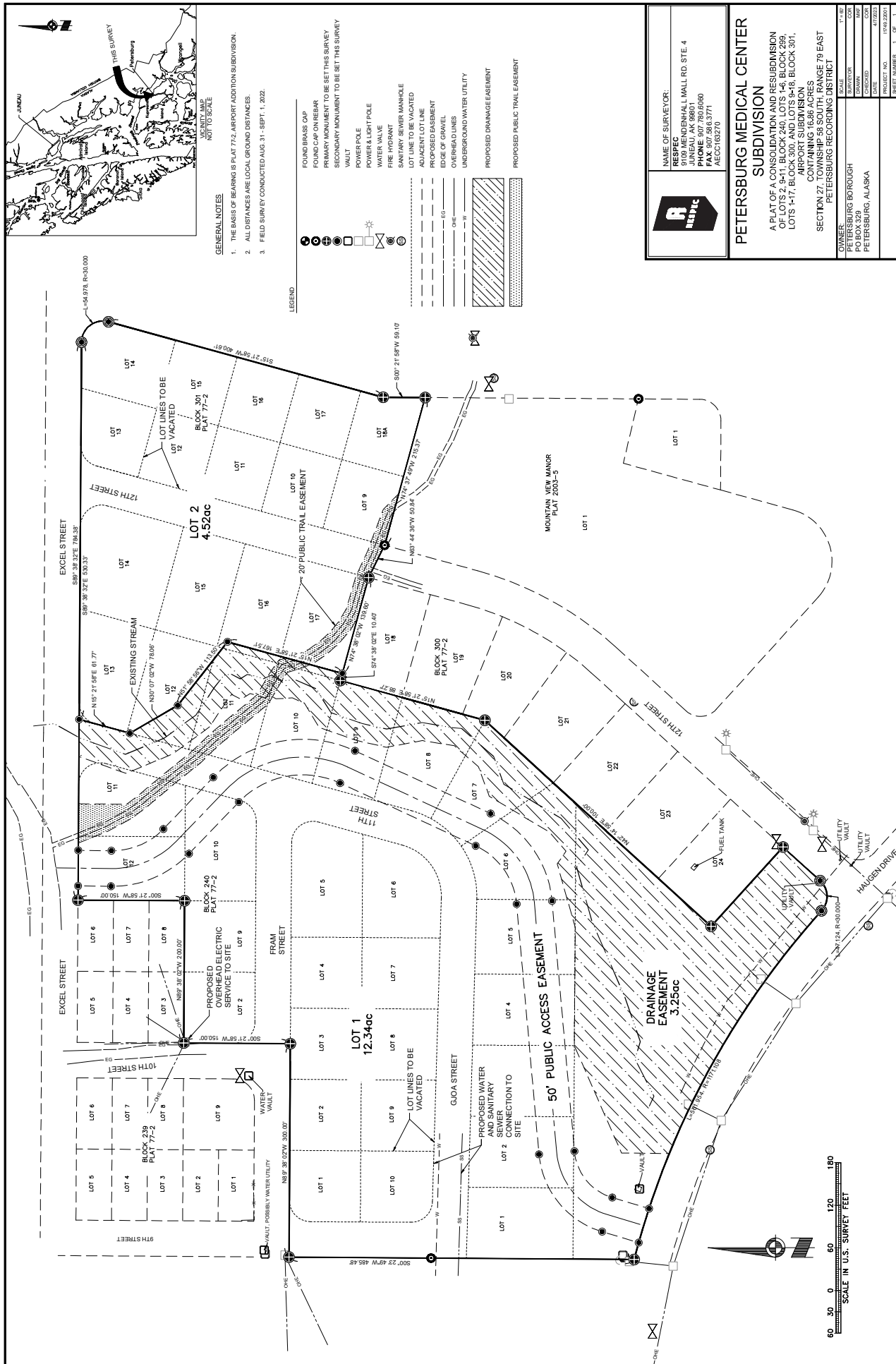
Description of Subject Property:

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
01-006-359	LOT 1	299	9,808	Single-family residential
01-006-361	LOT 2	299	10,000	Single-family residential
01-006-363	LOT 3	299	10,000	Single-family residential
01-006-365	LOT 4	299	10,000	Single-family residential
01-006-350	LOT 5	299	15,865	Single-family residential
01-006-351	LOT 6	299	13,789	Single-family residential
01-006-353	LOT 7	299	10,856	Single-family residential
01-006-355	LOT 8	299	10,628	Single-family residential
01-006-357	LOT 9	299	10,400	Single-family residential
01-006-358	LOT 10	299	9,998	Single-family residential
01-006-330	LOT 1	300	14,935	Single-family residential
01-006-332	LOT 2	300	14,714	Single-family residential
01-006-334	LOT 3	300	14,485	Single-family residential
01-006-336	LOT 4	300	14,257	Single-family residential
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

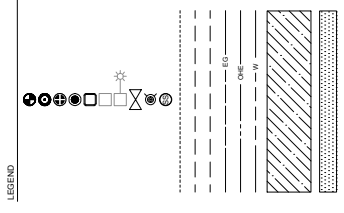
TOTAL Site 734,892 Square Feet

16.8707989 Acres



GENERAL NOTES

1. THE BASIS OF BEARING IS PLAT 772, AIRPORT ADDITION, SUBDIVISION.
2. ALL DISTANCES ARE LOCAL GROUND DISTANCES.
3. FIELD SURVEY CONDUCTED AUG. 31 - SEPT. 1, 2022.

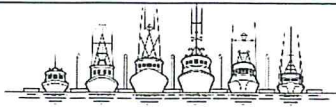
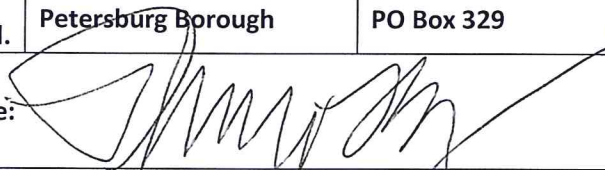


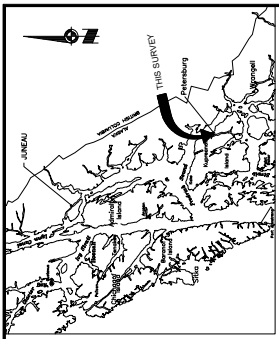
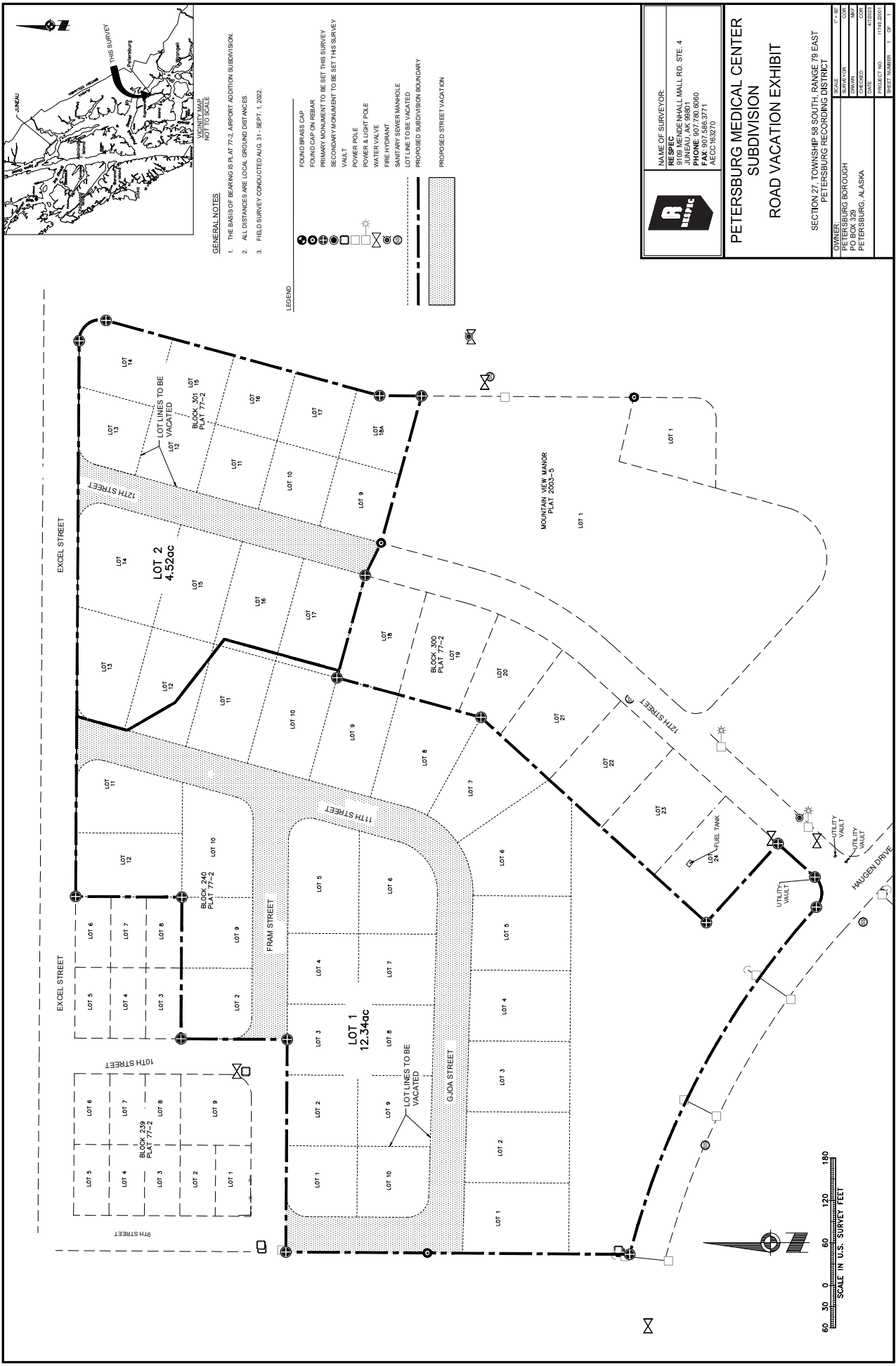
NAME OF SURVEYOR:
RESPEC
 9109 MENDENHALL MALL RD. STE. 4
 JUNEAU, AK 99801
 PHONE: 907.586.6180
 FAX: 907.586.3771
 AECC183270

PETERSBURG MEDICAL CENTER SUBDIVISION

A PLAT OF A CONSOLIDATION AND RESUBDIVISION OF LOTS 2, 9-11, BLOCK 240, LOTS 14-6, BLOCK 289, LOTS 14-17, BLOCK 300, AND LOTS 1-8, BLOCK 301, AIRPORT SUBDIVISION, CONTAINING 16.88 ACRES SECTION 27, TOWNSHIP 58 SOUTH, RANGE 79 EAST PETERSBURG RECORDING DISTRICT

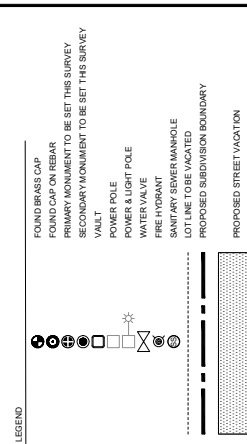
OWNER	SCALE	1" = 60'
PETERSBURG BOROUGH	DATE	07/2022
PETERSBURG, ALASKA	PROJECT NO.	17193-2002
	SHEET NUMBER	1 OF 1

 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: 				



GENERAL NOTES

1. THE BASIS OF BEARING IS PLAT 77-2 AIRPORT ADDITION SUBDIVISION.
2. ALL DISTANCES ARE LOCAL GROUND DISTANCES.
3. FIELD SURVEY CONDUCTED AUG. 31 - SEPT. 1, 2022.



NAME OF SURVEYOR:
RESPEC
 9109 MENDEHALL MALL RD. STE. 4
 JUNEAU, AK 99801
 PHONE: 907.586.3710
 FAX: 907.586.3711
 A/E/C/C 03/22/70

PETERSBURG MEDICAL CENTER
SUBDIVISION
ROAD VACATION EXHIBIT

SECTION 27, TOWNSHIP 58 SOUTH, RANGE 79 EAST
 PETERSBURG RECORDING DISTRICT

OWNER:	SCALE:
PETERSBURG BOROUGH	1" = 60'
PETERSBURG, ALASKA	DRAWN:
	CHECKED:
	DATE:
PROJECT NO. 11743-0003	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 38
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

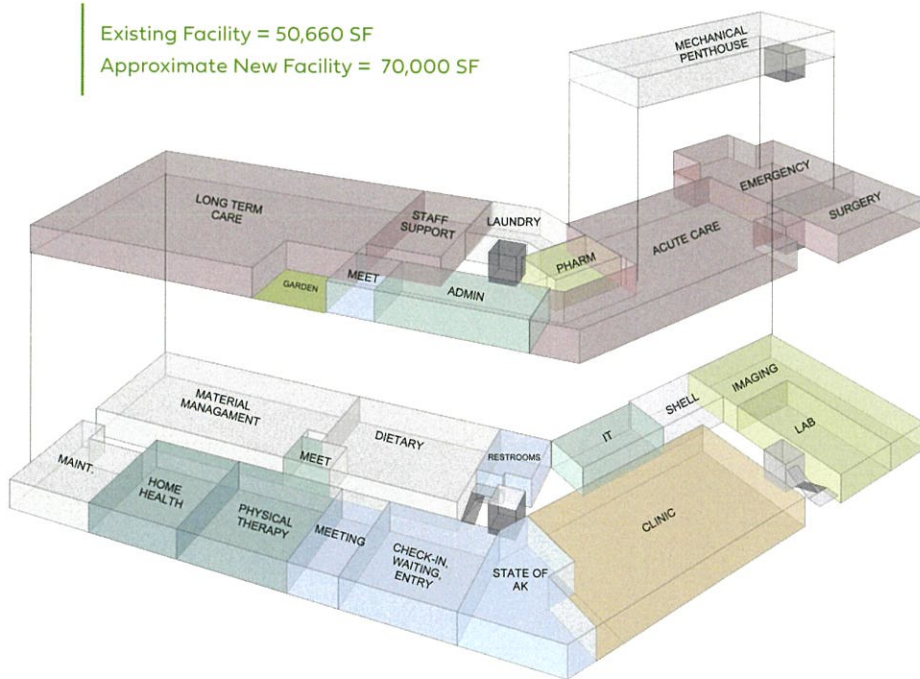
*Other federal, state and philanthropic grant opportunities are being pursued to complete the primary funding stack. PMC will also conduct a capital campaign for some specific project needs.

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.



EXHIBIT C-1

COPY OF DECISION

(please see attached)

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 (PMC 18.24.030(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

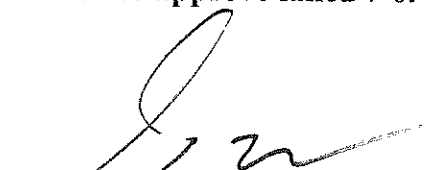
Meeting date: June 13, 2023

- ~~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.~~

The commission considered a motion 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.

Motion to approve failed 7-0.



 Chair, Planning Commission

6/21/23

EXHIBIT D

COPY OF FINDINGS AND RECOMMENDATIONS RE REZONE APPLICATION

(please see attached)

Planning Commission Report

P&Z Meeting date: June 13, 2023

TO: Borough Assembly

FROM: Planning Commission

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

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 Hofstetter, 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.
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

Planning Commission Report

P&Z Meeting date: June 13, 2023

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 recommendation:

1. The Planning Commission recommends the subject property not be rezoned to Public Use due to:
 - a. Lack of public education on the issue;
 - b. Lack of public input on the “pro’s” and “con’s” of the rezone; and
 - c. Loss of single-family and multi-family residential lots.

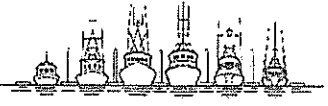
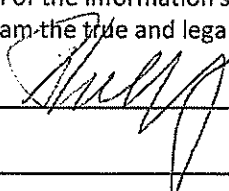
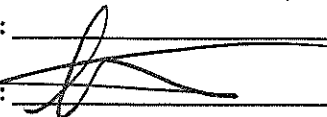
 PETERSBURG BOROUGH LAND USE APPLICATION		CODE TO: 110.000.404110
		BASE FEE: \$195
		PUBLIC NOTICE FEE: \$70
		TOTAL: \$265
DATE RECEIVED:	RECEIVED BY:	CHECK NO. or CC:
APPLICANT/AGENT		LEGAL OWNER (IF DIFFERENT THAN APPLICANT/AGENT)
NAME Phil Hofstetter, CEO, Petersburg Medical Center	NAME Petersburg 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

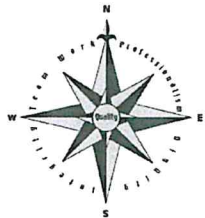
Description of Subject Property:

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
01-006-359	LOT 1	299	9,808	Single-family residential
01-006-361	LOT 2	299	10,000	Single-family residential
01-006-363	LOT 3	299	10,000	Single-family residential
01-006-365	LOT 4	299	10,000	Single-family residential
01-006-350	LOT 5	299	15,865	Single-family residential
01-006-351	LOT 6	299	13,789	Single-family residential
01-006-353	LOT 7	299	10,856	Single-family residential
01-006-355	LOT 8	299	10,628	Single-family residential
01-006-357	LOT 9	299	10,400	Single-family residential
01-006-358	LOT 10	299	9,998	Single-family residential
01-006-330	LOT 1	300	14,935	Single-family residential
01-006-332	LOT 2	300	14,714	Single-family residential
01-006-334	LOT 3	300	14,485	Single-family residential
01-006-336	LOT 4	300	14,257	Single-family residential
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

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 Hofstetter, 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.

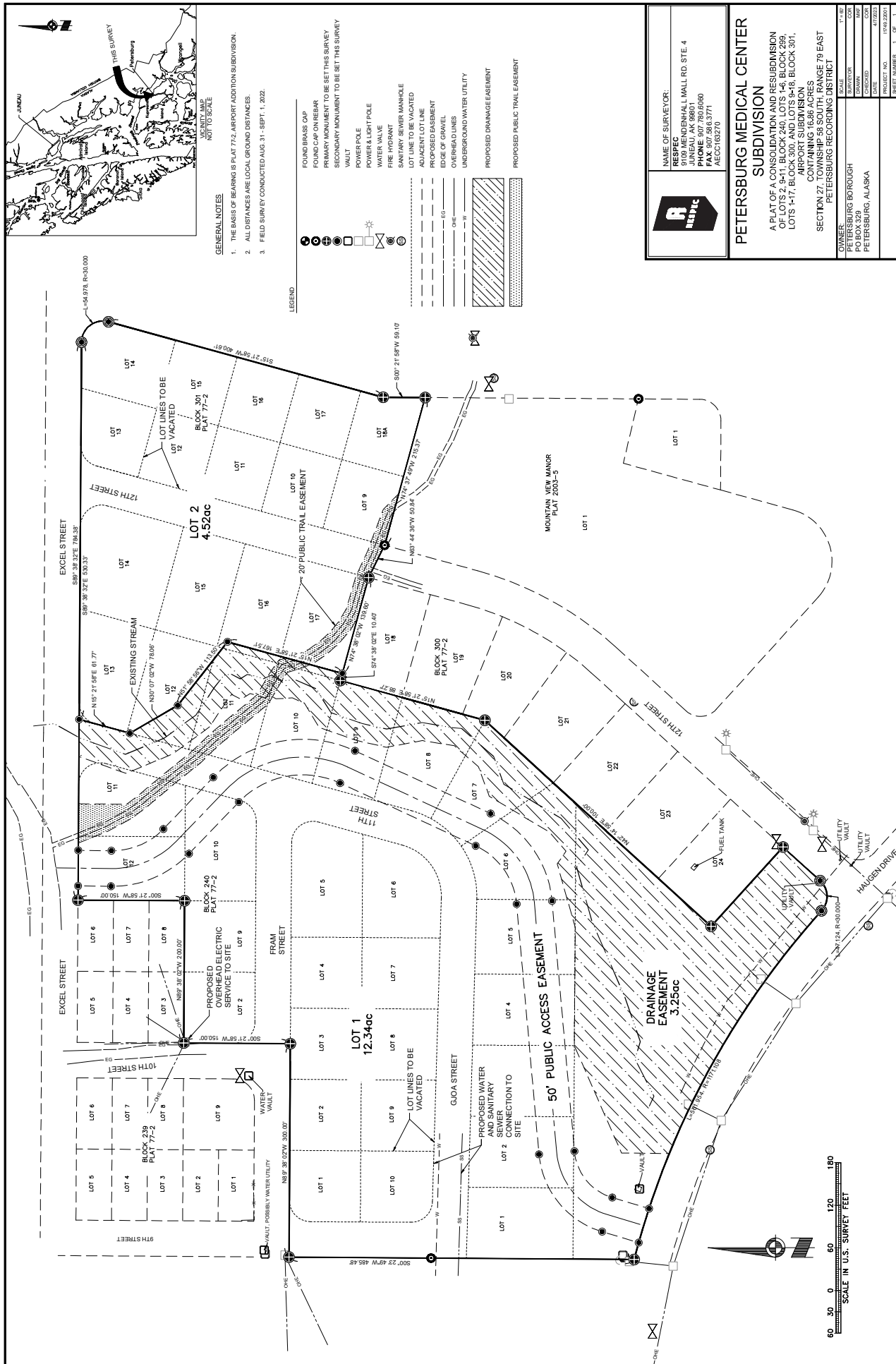
Planning Commission Staff Report

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.

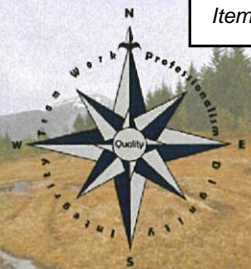
Chair, Planning Commission

Secretary, Planning Commission



Petersburg Medical Center Replacement

Project Information



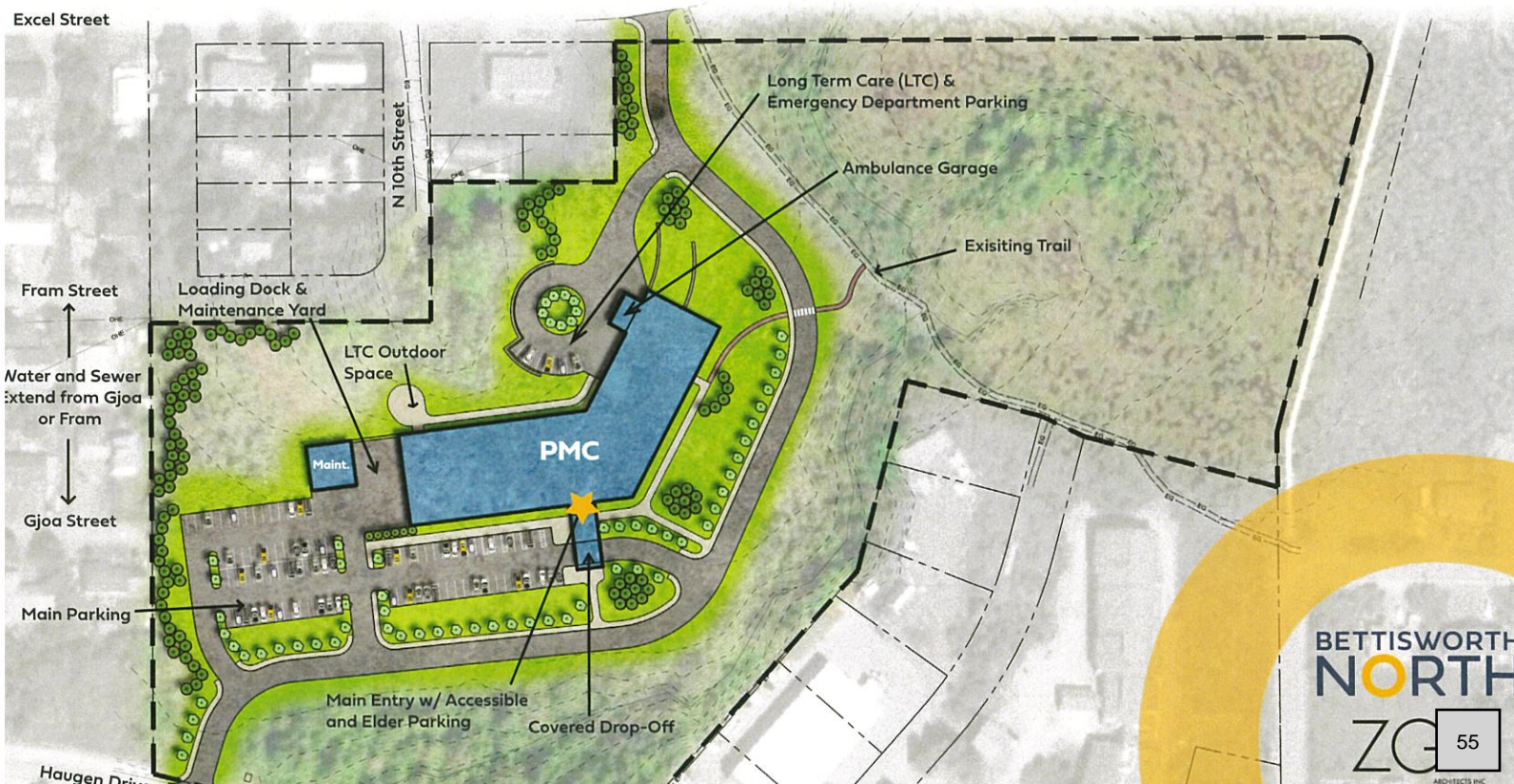
May 2023

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

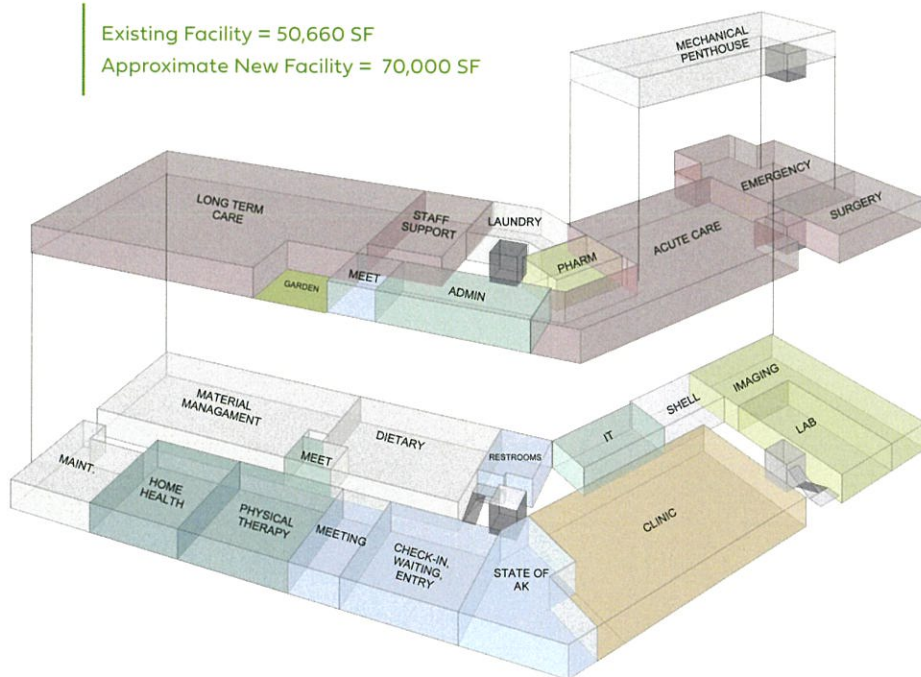
*Other federal, state and philanthropic grant opportunities are being pursued to complete the primary funding stack. PMC will also conduct a capital campaign for some specific project needs.

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.



EXHIBIT E

COPY OF HEARING MINUTES

(please see attached)



Petersburg Borough

12 South Nordic Drive
Petersburg, AK 99833

Meeting Minutes Planning Commission Regular Meeting

Tuesday, June 13, 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 - late arrival 12:10pm

Commissioner Marietta Davis

Commission Secretary Sally Dwyer

Commissioner John Jensen

Commissioner Phillip Meeks

3. Acceptance of Agenda

The agenda was approved as presented.

Motion made by Commission Secretary Sally Dwyer, Seconded by Commission Vice-Chair Heather O'Neil.

Voting Yea: Commission Chair Chris Fry, Commissioner John Jensen, Commissioner Marietta Davis, Commissioner Phillip Meeks

4. Approval of Minutes

A. Planning Commission Meeting Minutes April 11, 2023

Motion made by Commission Secretary Dwyer, Seconded by Commissioner Jensen.

Voting Yea: Commission Chair Fry, Commission Vice-Chair O'Neil, Commission Secretary Dwyer, Commissioner Davis, Commissioner Meeks

5. Public Comments

None

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)

Motion made by Commission Vice-Chair O'Neil, Seconded by Commission Secretary Dwyer.

Voting Yea: Commission Chair Fry, Commission Vice-Chair O'Neil, Commission Secretary Dwyer, Commissioner Jensen, Commissioner Davis, Commissioner Meeks

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).

Motion made by Commission Secretary Dwyer, Seconded by Commission Vice-Chair Heather O'Neil

Voting Yea: Commission Chair Fry, Commission Vice-Chair O'Neil, Commission Secretary Dwyer, Commissioner Jensen, Commissioner Davis, Commissioner Meeks

Amendment made to include allowing for lot coverage of 42.6%. Included in finding fact but not in original motion.

Motion made by Commission Vice-Chair Heather O'Neil, Seconded by Commission John Jensen

Voting Yea: Commission Chair Fry, Commission Vice-Chair O'Neil, Commission Secretary Dwyer, Commissioner Jensen, Commissioner Davis, Commissioner Meeks

- 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).

Motion made by Commissioner Jensen, Seconded by Commission Secretary Dwyer.

Voting Yea: Commission Chair Fry, Commission Vice-Chair O'Neil, Commission Secretary Dwyer, Commissioner Floyd, Commissioner Jensen, Commissioner Davis, Commissioner Meeks

- 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.

Mary Clemens spoke on her own behalf speaking in favor of a new hospital but requested that there be open communication during the construction process and afterwards.

Diane Marsh spoke on her own behalf speaking against the location of the new hospital.

Harold Medalan spoke on his own behalf speaking against the location of the new hospital.

Heather Conn spoke on her own behalf speaking in favor of a new hospital.

Jarod Cook on behalf of the Hospital Board speaking in favor of the proposed location for the new hospital.

Motion made by Commissioner Davis, Seconded by Commissioner Floyd.

Voting Yea: Commission Chair Fry, Commissioner Floyd, Commissioner Davis

Voting Nay: Commission Vice-Chair O'Neil, Commissioner Jensen, Commissioner Meeks
Voting

Abstaining: Commission Secretary Dwyer

Commission Vice-Chair O'Neil spoke her concerns that the rezoning would take away residential and single family lots.

Commission Secretary Dwyer would like to hear more public comment.

Commission Chair Fry would be willing to hear this again once more is put out to the public.

Recommendation is no 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 because lack of education among the public, did not receive enough input on pros and cons and loss of single family and residential lots.

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

Voting Yea: Commission Chair Fry, Commissioner Floyd, Commissioner Davis, Commission Vice-Chair O'Neil, Commissioner Jensen, Commissioner Meeks
Voting
Abstaining: Commission Secretary Dwyer

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.

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

Voting Nay: Commission Chair Fry, Commission Vice-Chair O'Neil, Commission Secretary Dwyer, Commissioner Floyd, Commissioner Jensen, Commissioner Davis, Commissioner Meeks

8. Non-Agenda Items

A. Commissioner Comments

Commissioner Jensen stated "he is in no way voting against a new hospital and supported approving the correct place to put the hospital and not lose a bunch of residential areas."

Commissioner Dwyer is in favor of a new hospital but needs to be educated more.

Commisioner O'Neil suggests listening or attending public Hospital Board Meetings.

B. Staff Comments

None

C. Next Meeting is scheduled for July 11, 2023 at noon

9. Adjournment

The meeting adjourned at 1:25pm.

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

Voting Yea: Commission Chair Fry, Commission Vice-Chair O'Neil, Commission Secretary Dwyer, Commissioner Floyd, Commissioner Jensen, Commissioner Davis, Commissioner Meeks



Department of Health and Human Services
 Health Resources and Services Administration

Notice of Award
 FAIN# CE146549
 Federal Award Date: 08/11/2022

Recipient Information

- 1. Recipient Name**
 Petersburg Medical Center
 103 Fram St
 Petersburg, AK 99833
- 2. Congressional District of Recipient**
 00
- 3. Payment System Identifier (ID)**
 1926001607A2
- 4. Employer Identification Number (EIN)**
 926001607
- 5. Data Universal Numbering System (DUNS)**
 831176404
- 6. Recipient's Unique Entity Identifier**
 F477PCM7KSP2
- 7. Project Director or Principal Investigator**
 Phil Hofstetter
 CEO
 phofstetter@pmc-health.org
 (907)723-2574
- 8. Authorized Official**

Federal Award Information

- 11. Award Number**
 1 CE1HS46549-01-00
- 12. Unique Federal Award Identification Number (FAIN)**
 CE146549
- 13. Statutory Authority**
 Consolidated Appropriations Act, 2022, (PL 117-103)
- 14. Federal Award Project Title**
 Community Project Funding/Congressionally Directed Spending - Construction
- 15. Assistance Listing Number**
 93.493
- 16. Assistance Listing Program Title**
 Congressional Directives
- 17. Award Action Type**
 New
- 18. Is the Award R&D?**
 No

Summary Federal Award Financial Information

19. Budget Period Start Date 08/01/2022 - End Date 07/31/2025	
20. Total Amount of Federal Funds Obligated by this Action	\$8,000,000.00
20a. Direct Cost Amount	
20b. Indirect Cost Amount	
21. Authorized Carryover	\$0.00
22. Offset	\$0.00
23. Total Amount of Federal Funds Obligated this budget period	\$8,000,000.00
24. Total Approved Cost Sharing or Matching, where applicable	\$8,000,000.00
25. Total Federal and Non-Federal Approved this Budget Period	\$16,000,000.00
26. Project Period Start Date 08/01/2022 - End Date 07/31/2025	
27. Total Amount of the Federal Award including Approved Cost Sharing or Matching this Project Period	\$16,000,000.00

28. Authorized Treatment of Program Income
 Addition

29. Grants Management Officer – Signature
 LaShawna Smith on 08/11/2022

30. Remarks



Notice of Award
Award Number: 1 CE1HS46549-01-00
Federal Award Date: 08/11/2022

Healthcare Systems Bureau (HSB)

31. APPROVED BUDGET: (Excludes Direct Assistance)

Grant Funds Only
 Total project costs including grant funds and all other financial participation

a. Salaries and Wages:	\$0.00
b. Fringe Benefits:	\$0.00
c. Total Personnel Costs:	\$0.00
d. Consultant Costs:	\$0.00
e. Equipment:	\$0.00
f. Supplies:	\$0.00
g. Travel:	\$0.00
h. Construction/Alteration and Renovation:	\$0.00
i. Other:	\$0.00
j. Consortium/Contractual Costs:	\$0.00
k. Trainee Related Expenses:	\$0.00
l. Trainee Stipends:	\$0.00
m. Trainee Tuition and Fees:	\$0.00
n. Trainee Travel:	\$0.00
o. TOTAL DIRECT COSTS:	\$16,000,000.00
p. INDIRECT COSTS (Rate: % of S&W/TADC):	\$0.00
q. TOTAL APPROVED BUDGET:	\$16,000,000.00
i. Less Non-Federal Share:	\$8,000,000.00
ii. Federal Share:	\$8,000,000.00

33. RECOMMENDED FUTURE SUPPORT:
(Subject to the availability of funds and satisfactory progress of project)

YEAR	TOTAL COSTS
	Not applicable

34. APPROVED DIRECT ASSISTANCE BUDGET: (In lieu of cash)

a. Amount of Direct Assistance	\$0.00
b. Less Unawarded Balance of Current Year's Funds	\$0.00
c. Less Cumulative Prior Award(s) This Budget Period	\$0.00
d. AMOUNT OF DIRECT ASSISTANCE THIS ACTION	\$0.00

35. FORMER GRANT NUMBER

36. OBJECT CLASS
41.11

37. BHCNIS#

32. AWARD COMPUTATION FOR FINANCIAL ASSISTANCE:

a. Authorized Financial Assistance This Period	\$8,000,000.00
b. Less Unobligated Balance from Prior Budget Periods	
i. Additional Authority	\$0.00
ii. Offset	\$0.00
c. Unawarded Balance of Current Year's Funds	\$0.00
d. Less Cumulative Prior Award(s) This Budget Period	\$0.00
e. AMOUNT OF FINANCIAL ASSISTANCE THIS ACTION	\$8,000,000.00

38. THIS AWARD IS BASED ON THE APPLICATION APPROVED BY HRSA FOR THE PROJECT NAMED IN ITEM 14. FEDERAL AWARD PROJECT TITLE AND IS SUBJECT TO THE TERMS AND CONDITIONS INCORPORATED EITHER DIRECTLY OR BY REFERENCE AS:

a. The program authorizing statute and program regulation cited in this Notice of Award; b. Conditions on activities and expenditures of funds in certain other applicable statutory requirements, such as those included in appropriations restrictions applicable to HRSA funds; c. 45 CFR Part 75; d. National Policy Requirements and all other requirements described in the HHS Grants Policy Statement; e. Federal Award Performance Goals; and f. The Terms and Conditions cited in this Notice of Award. In the event there are conflicting or otherwise inconsistent policies applicable to the award, the above order of precedence shall prevail. Recipients indicate acceptance of the award, and terms and conditions by obtaining funds from the payment system.

39. ACCOUNTING CLASSIFICATION CODES

FY-CAN	CFDA	DOCUMENT NUMBER	AMT. FIN. ASST.	AMT. DIR. ASST.	SUB PROGRAM CODE	SUB ACCOUNT CODE
22 - 370CONS	93.493	22CE1HS46549	\$8,000,000.00	\$0.00	N/A	22CE1HS46549

HRSA Electronic Handbooks (EHBs) Registration Requirements

The Project Director of the grant (listed on this NoA) and the Authorizing Official of the grantee organization are required to register (if not already registered) within HRSA's Electronic Handbooks (EHBs). Registration within HRSA EHBs is required only once for each user for each organization they represent. To complete the registration quickly and efficiently we recommend that you note the 10-digit grant number from box 4b of this NoA. After you have completed the initial registration steps (i.e., created an individual account and associated it with the correct grantee organization record), be sure to add this grant to your portfolio. This registration in HRSA EHBs is required for submission of noncompeting continuation applications. In addition, you can also use HRSA EHBs to perform other activities such as updating addresses, updating email addresses and submitting certain deliverables electronically. Visit <https://grants3.hrsa.gov/2010/WebEPSEExternal/Interface/common/accesscontrol/login.aspx> to use the system. Additional help is available online and/or from the HRSA Call Center at 877-Go4-HRSA/877-464-4772.

Terms and Conditions

Failure to comply with the remarks, terms, conditions, or reporting requirements may result in a draw down restriction being placed on your Payment Management System account or denial of future funding.

Grant Specific Condition(s)

1. Due Date: Within 120 Days of Budget Start Date

The award recipient must consult with the HRSA Project Officer and environmental reviewer to determine if other environmental compliance reviews are required for the proposed project. Additional information will be provided within 120 days of the Project Period Start Date to identify the extent of the information that will be needed for this specific project. This information may include an Environmental Assessment (EA) under NEPA, consultation under Section 106 of the National Historic Preservation Act with the State Historic Preservation Officer (SHPO) / Tribal Historic Preservation Officer (THPO) (and any other consulting parties if identified), a hazardous materials survey, Coastal Zone Consistency Determination, Floodplain Management, Environmental Justice, etc. The documentation must be completed and submitted to HRSA for review and approval. This condition must be approved and lifted from the Notice of Award prior to initiating any physical site preparation, demolition, alteration and renovation, or construction related to the project. Funds may only be drawn down for pre-construction activities, such as the purchase of moveable equipment, completion of architectural and engineering plans, licensing and permitting requirements, State Historic Preservation Office/Tribal Historic Preservation Office consultation, and preparation of the EA or related testing and surveys.

2. Due Date: Within 60 Days of Budget Start Date

Within 60 days of the Project Period Start Date, submit a revised construction schedule providing more detailed information and project milestones into HRSA's Electronic Handbook. Provide an overall project schedule, including the number of months for each of the following critical milestones within the three-year budget/project period (36 months): planning, obtain required permits and/or variances, meet Federal environmental and historic preservation requirements, awarding of contracts, alteration/renovation period, and expected project completion date. Describe the current status of the project including any steps that may have been accomplished to date and identify the person or entity accountable for each milestone. Contact the assigned Project Officer for additional information.

Program Specific Condition(s)

1. Due Date: Within 60 Days of Budget Start Date

Within 60 days of Project Period Start Date, the award recipient must submit into HRSA's Electronic Handbook a revised SF-424C budget page, revised budget justification and revised equipment list, in accordance with the application guidance.

2. Due Date: Within 60 Days of Budget Start Date

Within 60 days of the Project Period Start Date, the award recipient must submit into HRSA's Electronic Handbook documentation that identifies and clearly describes all other sources of funding for the total project, including other Federal, State, and local governmental agencies, non-profits, or proposed debt. The description provided should include information on the status/certainty of the other sources of funding.

3. Due Date: Within 120 Days of Budget Start Date

The award recipient must record a Notice of Federal Interest (NFI) in the appropriate official records of the jurisdiction in which the property is located. A notarized and recorded copy of the NFI must be submitted into HRSA's Electronic Handbook.

4. Due Date: Within 60 Days of Budget Start Date

Property Documentation is Required. Within 60 days of Project Period Start Date, the award recipient must submit documentation (deeds, titles, local land records, etc.) describing ownership of the property.

Grant Specific Term(s)

- 45 CFR Part 75 applies to all federal funds associated with the award. Part 75 has been effective since December 26, 2014. All references to prior OMB Circulars for the administrative and audit requirements and the cost principles that govern Federal monies associated with this

award are superseded by the Uniform Guidance 2 CFR Part 200 as codified by HHS at 45 CFR Part 75.

2. As required by the Federal Funding Accountability and Transparency Act of 2006 (Pub. L. 109–282), as amended by section 6202 of Public Law 110–252, recipients must report information for each subaward of \$30,000 or more in Federal funds and executive total compensation, as outlined in Appendix A to 2 CFR Part 170. You are required to submit this information to the FFATA Subaward Reporting System (FSRS) at <https://www.fsrs.gov/> by the end of the month following the month in which you awarded any subaward. The FFATA reporting requirements apply for the duration of the project period and so include all subsequent award actions to aforementioned HRSA grants and cooperative agreement awards (e.g., Type 2 (competing continuation), Type 5 (non-competing continuation), etc.). Subawards to individuals are exempt from these requirements. For more information, visit: <https://www.hrsa.gov/grants/ffata.html>.
3. All post-award requests, such as significant budget revisions or a change in scope, must be submitted as a Prior Approval action via the Electronic Handbooks (EHBs) and approved by HRSA prior to implementation. Grantees under “Expanded Authority,” as noted in the Remarks section of the Notice of Award, have different prior approval requirements. See “Prior-Approval Requirements” in the DHHS Grants Policy Statement: <http://www.hrsa.gov/grants/hhsgrantspolicy.pdf>
4. The funds for this award are in a sub-account in the Payment Management System (PMS). This type of account allows recipients to specifically identify the individual grant for which they are drawing funds and will assist HRSA in monitoring the award. Access to the PMS account number is provided to individuals at the organization who have permissions established within PMS. The PMS sub-account code can be found on the HRSA specific section of the NoA (Accounting Classification Codes). Both the PMS account number and sub-account code are needed when requesting grant funds. **Please note that for new and competing continuation awards issued after 10/1/2020, the sub-account code will be the document number.**
You may use your existing PMS username and password to check your organizations’ account access. If you do not have access, complete a PMS Access Form (PMS/FFR Form) found at: <https://pmsapp.psc.gov/pms/app/userrequest>. If you have any questions about accessing PMS, contact the PMS Liaison Accountant as identified at: <http://pms.psc.gov/find-pms-liaison-accountant.html>
5. Funds in this award may be restricted until all program- and grant-specific conditions of the award have been met and lifted from the Notice of Award. The only exceptions to this restriction on drawdown may be to limited pre-construction activities related to meeting one of these conditions, such as expenses for completing architectural and engineering plans, meeting licensing and permitting requirements, historic preservation consultation with the State Historic Preservation Office/Tribal Historic Preservation Office, and/or preparing the Environmental Assessment.
6. If a Notice of Federal Interest (NFI) is required, HRSA's Federal interest is subordinate to all pre-existing mortgages or obligations recorded against the property. HRSA's Federal interest is also subordinate to loans and obligations identified in the application as sources of financing for the project. Future modifications and new mortgages and obligations will require prior approval.

Program Specific Term(s)

1. Pursuant to existing law, and consistent with Executive Order 13535 (75 FR 15599), HRSA-funded health centers are prohibited from using Federal funds to provide abortion services (except in cases of rape or incest, or when the life of the woman would be endangered).
2. This Notice of Award (NoA) is issued to inform your organization of the awarding of Community Project Funding/Congressionally Directed Spending (CPF/CDS): Construction Projects (HRSA-22-134) funding. This funding is authorized by the FY 2022 Consolidated Appropriations Act (P.L. 117-103) for projects that relate to the construction and renovation (including equipment) of health care and other facilities. This award cannot be transferred to another entity.
3. A prior approval request must be submitted to HRSA for review of any pre-award costs incurred up to 90 day prior to the Consolidated Appropriations Act P.L. 117-103 (before March 15, 2022).
4. An award recipient may acquire a variety of commercially available goods or services in connection with a grant-supported project or program. Award recipients may use their own procurement procedures that reflect applicable state and local laws and regulations, as long as those procedures conform to the following applicable U.S. Department of Health and Human Services (HHS) regulations: HHS regulations at 45 Code of Federal Regulations (CFR) 75 UNIFORM ADMINISTRATIVE REQUIREMENTS, COST PRINCIPLES, AND AUDIT REQUIREMENTS FOR HHS AWARDS. States must follow the requirements at Title 45 CFR 75. Generally, States must follow the same policies and procedures they use for procurements from non-Federal funds. Local and Tribal governments must follow the requirements at 45 CFR 75.
5. All program income generated as a result of awarded funds must be used for approved project-related activities. Any program income earned by the recipient must be used under the addition/additive alternative. Additional requirements found at 45 CFR § 75.307.
6. Although this NoA approves funds for the project(s) identified in the submitted application, HRSA may take action to withdraw the approval and funds for the project(s) if subsequent events lead HRSA to conclude that a project as originally proposed is ineligible or cannot be completed. Subsequent events could include, but are not limited to, non-compliance with the implementation of the project (such as

excessive drawdown, improper procurement, conflicts of interests, etc.), significant changes to the location or physical scope of the project without prior approval, or the identification of previously undocumented environmental or historic preservation issues that lead the HRSA to conclude that the proposed project cannot be carried out consistent with the eligibility and program requirements. If this occurs, please contact the assigned Project Officer to discuss.

7. The award recipient will submit a semi-annual Progress Report for the approved project(s) into the HRSA Electronic Handbook (EHB) every six months until the project is completed.

Standard Term(s)

1. Your organization is required to have the necessary policies, procedures, and financial controls in place to ensure that your organization complies with all legal requirements and restrictions applicable to the receipt of federal funding, per HRSA [Standard Terms](#) (unless otherwise specified on your Notice of Award), and [Legislative Mandates](#). The effectiveness of these policies, procedures, and controls is subject to audit.

Reporting Requirement(s)

1. **Due Date: Annually (Budget Period) Beginning: Budget Start Date Ending: Budget End Date, due 90 days after end of reporting period.**

The recipient must submit an annual Federal Financial Report (FFR). The report should reflect cumulative reporting within the project period of the document number. **Effective October 1, 2020, all FFRs will be submitted through the Payment Management System (PMS).** Technical questions regarding the FFR, including system access should be directed to the PMS Help Desk by submitting a ticket through the self-service web portal ([PMS Self-Service Web Portal](#)), or calling 877-614-5533.

The FFR will be due 90, 120, or 150 days after the budget period end date. Please refer to the chart below for the specific due date for your FFR.

- Budget Period ends August – October: FFR due January 30
- Budget Period ends November – January: FFR due April 30
- Budget Period ends February – April: FFR due July 30
- Budget Period ends May – July: FFR due October 30

2. **Due Date: Within 90 Days of Project End Date**

Within 90 days of project completion, the award recipient must submit into HRSA's Electronic Handbook a final report with the following items as applicable:

- a. Photos of before, during, and after project completion - scan and upload photographs, with brief descriptions of the project prior to initiating work, during renovation/construction, and of the completed project. Include exterior shots (front, rear of building), major rooms and examples of grant funded major equipment items;
- b. Certificate of substantial completion;
- c. Certificate of occupancy;
- d. Letter stating that the project was completed in accordance with previously certified documents and in accordance with all applicable federal statutes and regulations, as well as all applicable State codes, and local codes and ordinances.

Failure to comply with these reporting requirements will result in deferral or additional restrictions of future funding decisions.

Contacts

NoA Email Address(es):

Name	Role	Email
Phil Hofstetter	Program Director	phofstetter@pmc-health.org

Note: NoA emailed to these address(es)

All submissions in response to conditions and reporting requirements (with the exception of the FFR) must be submitted via EHBs. Submissions for Federal Financial Reports (FFR) must be completed in the Payment Management System (<https://pms.psc.gov/>).

**U.S. DEPARTMENT OF TREASURY
CORONAVIRUS CAPITAL PROJECT FUND - ALASKA
Program Plan CPF_GP-000281**

1 MAY 2023 ATTACHMENT TO TEMPLATE RESPONSES

Excerpts for Replat Appeal File

1. The following qualitative and quantitative data is being used to design the program. Copies of these documents are available at the referenced links.

- [Master Plan](#) (January 2020)
- [Community Health Needs Assessment](#) (April 2022)
- [Site Topographic Survey](#) (September 2022)
- [Preliminary Geotechnical Report](#) (September 2022)
- [Phase I Environmental Site Assessment](#) (September 2022)
- [Utility \(Civil\) and Access Assessment](#) (December 2022)
- [Electrical Utility Assessment](#) (December 2022)
- [Concept Design Package](#) (March 2023)
- [NEPA Environmental Checklist](#) (March 2023)
- Final Geotechnical Report (May 2023)*

**field work completed 14 April, final report available on or about 15 May*

Reference the attached site plan approved by the PMC Board in February 2023 and the Borough Assembly in April 2023.

20a. The Plan of Finance (anticipated funding stack), including the CCPF grant, is summarized below. There is strong support for the project at all levels of government, including the Borough, State, and the Alaska Congressional Delegation. This project is the Borough's #1 priority for federal funding per a motion passed by the Assembly on 6 February 2023; reference meeting minutes at the following link.

<https://mccmeetings.blob.core.usgovcloudapi.net/petersbgak-pubu/MEET-Minutes-4f14400803c94afc9a60f9d446b586f1.pdf>

Denali Commission Grant #1: \$224,000 (awarded January 2019)

HRSA Grant: \$8M (awarded August 2022)

Borough Contribution-In-Kind: \$1,756,800 (land value approved via Resolution 2023-04)

Borough Contribution-In-Kind: \$165,000 (waiver of local fees pending approval by Assembly)

CCPF Grant: \$20M (CPF_GP-000281)

State Legislative Grant: \$20M (request submitted to Senator Stedman for the SFY2024 Capital Budget)

Denali Commission Grant #2: \$975K (application submitted per FOA #DC-WP-23-001)

Federal CPF Appropriation: \$15M (application submitted to Representative Peltola for FY2024 funding)

21. Other documents of interest with links include the following.

- Borough Resolutions [2021-04](#) and [2023-04](#)
- [June 2022 PMC Board / Borough Annual Work Session](#)
- [October 2022 Managers Retreat](#)
- [November 2022 Board Work Session on Strategic Plan](#)
- [February 2023 PMC / Borough Work Session](#)
- April 2023 Employee Forum Presentation included in the [May 1, 2023](#) board packet

Program Plan CPF_GP-000281

24. The HRSA grant funds currently available to PMC are being used primarily for planning and design activities. The largest single line item in the Design Phase budget is for the A/E contract, currently budgeted at \$4.5M. HRSA funds are also being used for site due diligence studies (Phase I ESA, geotechnical investigations, survey, utility and access assessments), project management, NEPA documentation, rezone/replat, and USACE 404 permitting. Denali Commission grant #1 was used for the Master Plan.

NEW PMC FACILITY SITE PLAN Petersburg, Alaska



Denali Commission Funding Opportunity Announcement #DC-WP-23-001

Applicant: Petersburg Medical Center
Project: Site Development for New Critical Access Hospital

Excerpts for Replat Appeal File



14 April 2023

PMC: Site Development for New Hospital

Project Summary

Please provide 1-2 sentences in response to the following questions to summarize your proposed project. Please keep your responses to the space provided.

<p>1. What the project purpose? Please describe your project.</p> <p>Off-site improvements and on-site earthwork needed for construction of the new Petersburg Medical Center, in Petersburg, Alaska.</p>
<p>2. What problem is this project intended to solve?</p> <p>The existing Medical Center is at the end of its useful life and the community needs a replacement facility. Completing the site work will address two issues; (1) prepare the site so construction of the new building itself can get a timely start in the spring of 2024, and (2) make the project shovel ready which will help complete the overall funding stack.</p>
<p>3. How will your project solve this problem?</p> <p>Extend water, sewer and broadband lines to the project site. Make improvements to Excel St. on the north side of the new project site. Remove unsuitable material from the project site and replace with structural fill. These activities will make the project shovel ready for construction of the new building itself.</p>
<p>4. Who will be involved in doing this project work?</p> <p>Land Owner: Petersburg Borough (donating land for the project) A/E: Bettisworth North Architects (under contract) Contractor: Dawson Construction (selected in February 2023, contract pending final approval)</p>
<p>5. What are the intended outcomes of this project over the course of doing the work and upon project completion?</p> <p>Make the project site shovel ready for the start of building construction. When the new building itself is complete, Petersburg will have a new, modern Critical Access Hospital that will improve access to, and the quality of care.</p>
<p>6. What is the approximate start and end date of your project? Approximate number of months?</p> <p>On-site earthwork work will begin in September 2023 and be complete in December 2023 (4 months). Off-site improvements will begin in June 2024 and be complete in August 2024 (3 months).</p>

Acknowledgements

To be completed by the applicant's authorized representative: By signing and dating below I signify the following:

- I acknowledge I am an authorized representative of my organization.
- I acknowledge that I have reviewed all information included in the FOA.
- I certify that my organization is in good standing with the Internal Revenue Service.
- If applicable, I confirm my organization is authorized to apply on a tribal entity's behalf.
- If applicable, I confirm I have provided authorizing resolution in my Application.
- If our application is successful, we will negotiate with the Commission to determine the exact award amount and period of performance.
- If our application is successful, we agree to the Commission's standard Terms and Conditions, or to negotiating minor changes on a case-by-case basis.
- If our application is successful, we agree to comply with all applicable federal, state, and local regulations.

Phil Hofstetter, CEO

4/7/23

Printed name of Authorized Representative

Signature of Authorized Representative (a digital signature is acceptable)

Today's Date

Section C – Application Package

Task 1: Planning and Design. Conduct/prepare site due diligence studies including geotechnical investigations, utility and access assessments, topographic survey, and a Phase I ESA (all complete). Prepare/secure a replat & rezone of the site, NEPA documentation, USACE 404 permit, and final project design documents (all underway). Task 1 is being performed/facilitated by professional consultants in collaboration with certain regulatory bodies as required (e.g., Borough Planning Commission, HRSA NEPA Official, and permitting authorities).

Deliverables: Due diligence documents, land use documents, NEPA clearance, 404 permit, final construction documents, construction permits.

d. Partnerships and Leveraged Funds (20)

PMC is partnering with the Petersburg Borough, HRSA and US Department of Treasury on Phase 1 of the project. Funding amounts are summarized below.

- Petersburg Borough: \$ 1,756,800 (secured) + \$165,000 (pending)
- HRSA Grant: \$ 8,000,000 (secured)
- Treasury Grant: \$20,000,000 (pending award)

The Borough is providing the land for the project valued at \$1,756,800 as a contribution-in-kind. They may also waive \$165,000 of mud dump disposal fees (pending Assembly approval) as an additional contribution.



PMC: Site Development for New Hospital



Site Map



PMC: Site Development for New Hospital



Site Plan



A
L
A
S
K
A

2023-000035-0

Recording Dist: 110 - Petersburg
1/23/2023 01:11 PM Pages: 1 of 3



STATE OF ALASKA

FIRST JUDICIAL DISTRICT

NOTICE OF FEDERAL INTEREST

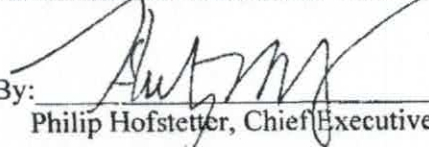
On August 11, 2022, the Health Resources and Services Administration awarded Grant Number 1 CE1HS46549-01-00, to Petersburg Medical Center. The grant provides funds for site investigation activities, final planning and design of a new Critical Access Hospital in Petersburg, Alaska, on the land described in Exhibit A, located in the First Judicial District of Alaska.

SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN
BY THIS REFERENCE.

The Notice of Award for this grant includes conditions on use of the aforementioned property and provides for a continuing Federal interest in the property. Specifically, the property may not be (1) used for any purpose inconsistent with the statute or any program regulations governing the award under which the property was acquired; (2) mortgaged or otherwise used as collateral without the written permission of the Associate Administrator, Office of Federal Assistance Management (OFAM), Health Resources and Services Administration (HRSA); (3) sold or transferred to another party without the written permission of the Associate Administrator, OFAM, HRSA. These conditions are in accordance with the statutory provisions set forth in the Consolidated Appropriations Act, 2022, (P.L. 117-103), Title 45 CFR part 75 as applicable, the HHS Grants Policy Statement, and other terms and conditions of award.

These grant conditions and requirements cannot be nullified or voided through a transfer of ownership. Therefore, advance notice of any proposed change in usage or ownership must be provided to the Associate Administrator, OFAM, HRSA.

PETERSBURG MEDICAL CENTER

By: 
Philip Hofstetter, Chief Executive Officer

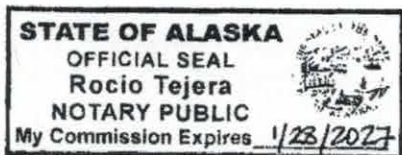
Date: 1-19-2023

STATE OF ALASKA

FIRST JUDICIAL DISTRICT

On this 19 day of January, 2023, before me, the undersigned Notary Public for the State of Alaska, personally appeared before me, Philip Hofstetter and is known to be the person who executed this instrument on behalf of Petersburg Medical Center, and acknowledged to me the he executed the same as the free act and deed of Petersburg Medical Center.

Witness my hand and official seal.



Rocio Tejera
Notary Public

My Commission Expires: 1/28/2027

Return to: Petersburg Medical Center
PO Box 589
Petersburg, AK 99833

ALASKA ESCROW & TITLE INSURANCE AGENCY, INC. IS RECORDING THIS DOCUMENT AS AN **ACCOMMODATION ONLY**. IT HAS NOT BEEN EXAMINED AS TO ITS EFFECT, IF ANY, ON THE TITLE OF THE ESTATE HEREIN NOR HAS AN EXAMINATION BEEN MADE AS TO STATUS OF PROPERTY DESCRIBED HEREIN. DOCUMENT CONTENT IS BEING RECORDED AS PRESENTED AND NOT ALTERED IN ANY WAY.



EXHIBIT "A"

The parcels of land in the Airport Addition Subdivision, Plat # 77-2, identified as Lots 2, 9, 10, 11, and 12 of Block 240, all of Block 299, Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, and 17 and the Green Belt Lot of Block 300, Lots 9, 10, 11, 12, 13, 14, 15, 16, and 17 of Block 301, and Lot 18A of the Thirteenth Street Relocation Subdivision, Plat # 94-6.

Petersburg Recording District

4860-6056-6080v2



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:

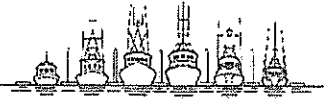
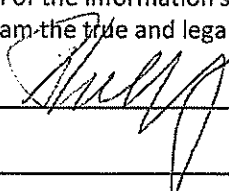
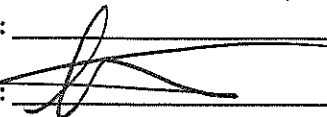
Planning Commission Staff Report

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

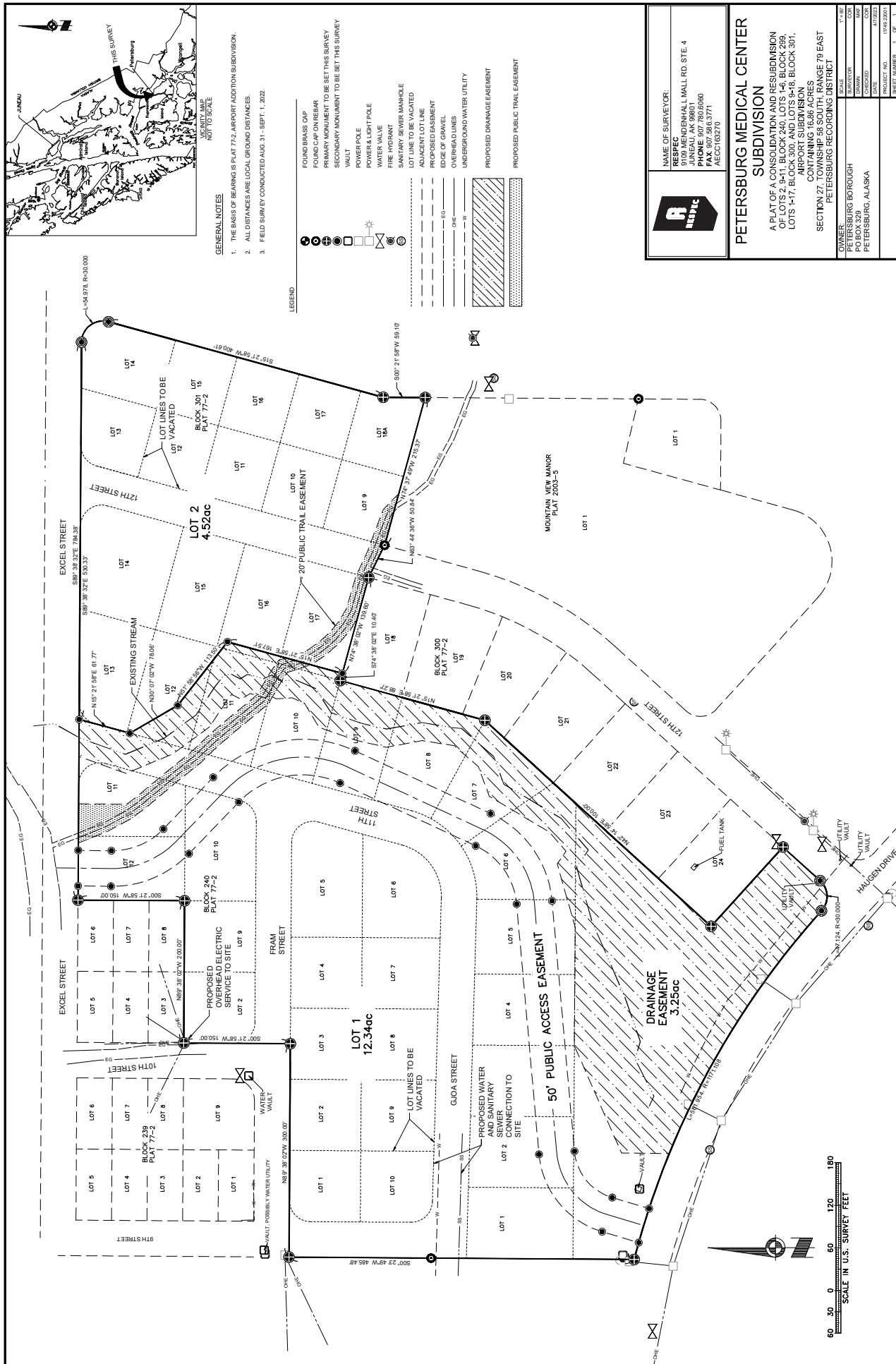
 PETERSBURG BOROUGH LAND USE APPLICATION		CODE TO: 110.000.404110
		BASE FEE: \$195
		PUBLIC NOTICE FEE: \$70
		TOTAL: \$265
DATE RECEIVED:	RECEIVED BY:	CHECK NO. or CC:
APPLICANT/AGENT		LEGAL OWNER (IF DIFFERENT THAN APPLICANT/AGENT)
NAME Phil Hofstetter, CEO, Petersburg Medical Center	NAME Petersburg 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	
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: _____	

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
01-006-359	LOT 1	299	9,808	Single-family residential
01-006-361	LOT 2	299	10,000	Single-family residential
01-006-363	LOT 3	299	10,000	Single-family residential
01-006-365	LOT 4	299	10,000	Single-family residential
01-006-350	LOT 5	299	15,865	Single-family residential
01-006-351	LOT 6	299	13,789	Single-family residential
01-006-353	LOT 7	299	10,856	Single-family residential
01-006-355	LOT 8	299	10,628	Single-family residential
01-006-357	LOT 9	299	10,400	Single-family residential
01-006-358	LOT 10	299	9,998	Single-family residential
01-006-330	LOT 1	300	14,935	Single-family residential
01-006-332	LOT 2	300	14,714	Single-family residential
01-006-334	LOT 3	300	14,485	Single-family residential
01-006-336	LOT 4	300	14,257	Single-family residential
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

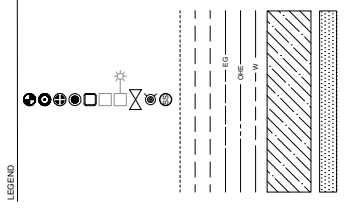
Street Area 106,000

TOTAL Site 734,892 Square Feet
16.8707989 Acres



GENERAL NOTES

1. THE BASIS OF BEARING IS PLAT 772, AIRPORT ADDITION, SUBDIVISION.
2. ALL DISTANCES ARE LOCAL GROUND DISTANCES.
3. FIELD SURVEY CONDUCTED AUG. 31 - SEPT. 1, 2022.

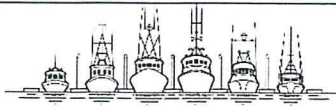
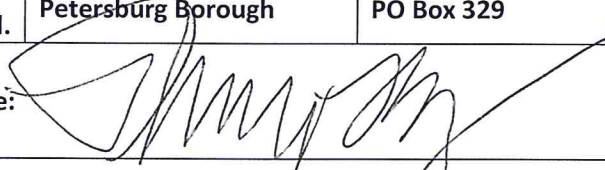


NAME OF SURVEYOR:
RESPEC
 9109 MENDENHALL MALL RD. STE. 4
 JUNEAU, AK 99801
 PHONE: 907.586.6180
 FAX: 907.586.3771
 A/E/C/C 183270

PETERSBURG MEDICAL CENTER SUBDIVISION

A PLAT OF A CONSOLIDATION AND RESUBDIVISION OF LOTS 2, 9-11, BLOCK 240, LOTS 14-6, BLOCK 289, LOTS 14-17, BLOCK 300, AND LOTS 1-8, BLOCK 301, AIRPORT SUBDIVISION, CONTAINING 16.88 ACRES SECTION 27, TOWNSHIP 58 SOUTH, RANGE 79 EAST PETERSBURG RECORDING DISTRICT

OWNER	SCALE	1" = 60'
PETERSBURG BOROUGH	DATE	07/20/22
PETERSBURG, ALASKA	PROJECT NO.	17193-2002
	SHEET NUMBER	1 OF 1

 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: 				

**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.

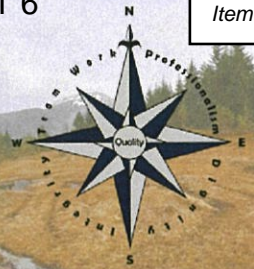
Alaska Escrow and Title Insurance Agency, Inc.

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



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

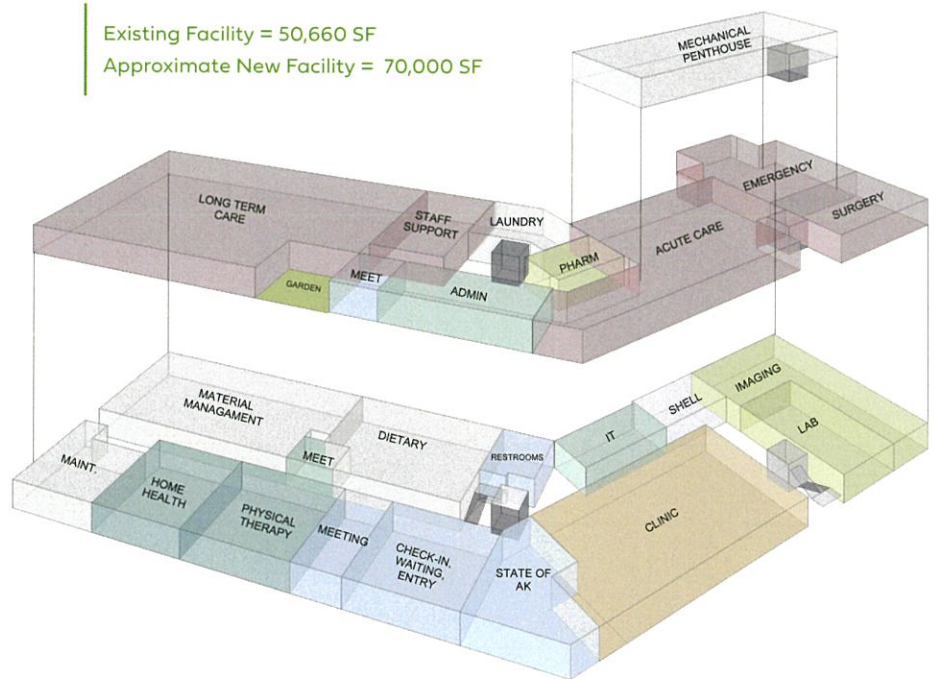
*Other federal, state and philanthropic grant opportunities are being pursued to complete the primary funding stack. PMC will also conduct a capital campaign for some specific project needs.

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.





PILOT PUBLISHING, INC.
P.O Box 930
Petersburg, AK 99833
907-772-9393

Invoice

DATE	INVOICE #
7/5/2023	73825

BILL TO:

Petersburg Borough
P.O. Box 329
Petersburg, AK 99833

P.O. NUMBER	TERMS	PROJECT
-------------	-------	---------

Public Notice 30 days

QUANTITY	DESCRIPTION	RATE	AMOUNT
----------	-------------	------	--------

2	Planning Commission - Notice of Public Hearing 2x6" display ads published on June 1st and June 8th, 2023	192.00	384.00
---	---	--------	--------

Subtotal	\$384.00
Sales Tax (0.0%)	\$0.00
*Payments/Credits	\$0.00

TOTAL \$384.00

Thank you!

PUBLISHER'S AFFIDAVIT

UNITED STATES OF AMERICA)
STATE OF ALASKA)
: SS.
FIRST JUDICIAL DISTRICT)

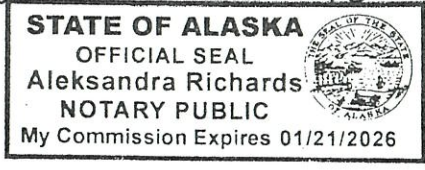
Before me, the undersigned, a notary public this day personally appeared Orin Pierson who, being first duly sworn, according to law, says that he is the publisher of Petersburg Pilot published at Petersburg in said Division First Judicial and State of Alaska and that the advertisement, of which the annexed is a true copy, was published in said publication on the 1st day of June, 2023 and thereafter for 2 weeks, the last publication appearing on the 8th day of June, 2023, and that the rate charged thereon is not in excess of the rate charged private individuals.



Orin Pierson, Publisher

Subscribed and sworn to before me
This 6th day of July, 2023

Aleksandra Richards



Edward Jones
Match with the financial advisor for you
 Partnering with you to help you achieve what's most important to you.
Craig Kuntz
 Financial Advisor | Edward Jones
 PO Box 1262
 102 Nicholoff Way
 Cordova, AK 99574
 907-424-2535 Office
 907-424-2536 Direct



FOR RENT

One bedroom apartment: Partially furnished, on-site laundry & parking. Non-smokers only. No pets. 15 Sing Lee Alley roomy ground floor unit. All utilities & heat provided \$1,000/month. \$600 damage & last months rent payable upon move-in. We will email tenant application - call Anne 907-518-1912.

..... .tfm6-1b44
One bedroom apartment: Partially furnished, laundry & parking. Non-smokers only. No pets. 15 Sing Lee Alley. \$900/month. \$700 damage & last month's rent payable upon move-in. Email amlmomm@yahoo.com for application. Not eligible for Section 8.
tfm5-11b35

PROPERTY

Stikine River Property Konig Slough 6+ acres 220 ft river frontage \$80,000. 8-acre lot off river easy access \$60,000. Will finance. 907-518-0101
tfm5-4b22

JOBS

Petersburg Borough has an opening for a full time Sanitation Operator at a starting wage of \$22.42 per hour, increasing to \$24.92 after one year on the job. This position works Sunday through Thursday. Possession of a Class A or B Commercial Driver's License is preferred but applicants with the ability to obtain the required CDL as soon as possible may be considered. A full job description and employment application can be obtained from the Borough's website at www.petersburgak.gov

burgak.gov. Applications will be accepted at the front desk of the Borough offices, 12 S. Nordic Drive, can be mailed to P.O. Box 329, Petersburg, AK, 99833, or emailed to bregula@petersburgak.gov. Open until position is filled.
1x6-1b114

Petersburg's Harbor Department has an opening for a Full-time Maintenance/Harbor Security Officer. This position starts at a rate of \$23.29 per hour increasing to \$25.88 after one year of employment and includes benefits. A job description and employment application can be picked up at the Municipal Building or from the Borough's website at www.petersburgak.gov. Applications will be accepted at the front desk of the Borough offices at 12 S. Nordic Drive or via email at bregula@petersburgak.gov until the position is filled.
1x6-1b81

PALLISSARD CONSULTING

commercial technology solutions



- Custom Software
- Automation
- Networking
- IT Service

779 - 236 - 6763
 matt@pallissard.net

Petersburg Borough has an opening for a permanent full-time Motor Pool Equipment Mechanic. Starting hourly wage for this position is \$26.48 increasing to \$29.42 after one year. Three years of vehicle repair and maintenance employment experience is required. Possession of a Class A or B Commercial Driver's License with air brake and tanker endorsements is preferred; however, applicants with the ability to obtain the required CDL within the first six months of employment will be considered. A full job description and employment application can be obtained from the Borough's website at www.petersburgak.gov. Applications will be accepted at the front desk of the Borough office, 12 S. Nordic Drive, or mailed to P.O. Box 329, Petersburg, AK 99833, attn: Human Resources, until position is filled.
1x6-1b124

Petersburg Dental is hiring. We are looking for a full-time employee to join our team. This job

JOIN THE P-W INSURANCE TEAM!

Why you'll love working at P-W Insurance:

- We emphasize relationships over transactions.
- We are active learners focused on development and training to enhance your knowledge.
- Training is provided in a team setting.
- We are individually and collectively responsible for all aspects of our clients' experience, including selling a new policy or providing exceptional and prompt service to new and existing clients.

Interested? Contact us below or visit us online!

907-772-3858



inquiry@p-wins.com

www.p-wins.com

ALASKA MARINE HIGHWAY NOW HIRING!

- Passenger Service Workers; Stewards & Pursers
- Unlicensed Engine Personnel; Oilers & Jr Engineers
- Licensed Deck Officers
- Able Bodied Seaman
- Marine Engineers



Several full time, year round professional and entry level positions are now available throughout Alaska in our offices, terminals and onboard our vessels.

AMHS offers competitive starting pay, full benefits package, vacation & personal leave and hands-on training.

FerryAlaska.com/employment

position will be cross-trained to help with reception as well as dental assisting. Please email your resume to psgdental@live.com Salary is DOE, average 35 hours a week.
2x6-1b44

329, or emailed to bregula@petersburgak.gov . Open until filled.

..... .tfm5-25b151
Workers Needed Day Labor - Part time. Loading and unloading vans, moving furniture. Mon - Fri 907-772-3123.

..... .7x6-29p15
Petersburg Indian Association is hiring for a Summer Youth Career Paths Program Supervisor position. Full-time temporary, 40 hours a

week for 8-9 weeks. Job may be physically demanding at times due to the outdoor nature of natural resource management duties. The right candidate should be able to schedule and organize job activities with local resource management professionals and lead tribal youth through work assignments in a respectful, timely, and safe manner. Safety of the tribal youth is of the utmost importance to this program.

Public Notices

Read the Public Notices
 • BE AN INFORMED CITIZEN • PARTICIPATE IN DEMOCRACY
 • EXERCISE YOUR RIGHT TO KNOW

PETERSBURG BOROUGH PLANNING COMMISSION NOTICE OF PUBLIC HEARING

Notice is hereby given that the Planning Commission, on **Tuesday, June 13th, 2023** at 12:00 pm will be holding a meeting and conducting a public hearing in the Assembly Chambers located at 12 South Nordic Drive. The purpose of the public hearing is to receive public comment on the following:

- A.** Consideration of an application from Derek and Stacey Thorsen for a variance from the front-yard setback requirement to allow for construction of an addition 10.7' from the property line and from the maximum lot coverage requirement to allow for 46% coverage 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.** Petersburg Medical Center
 a. An application from the Petersburg Medical Center to rezone 43 vacant lots within the Airport Addition Subdivision to Public Use. The intended public use is the development of a new 70,000-sf medical center.
 b. An application from the Petersburg Medical Center for 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. The proposed plat consolidates and re-subdivides the 16.6-acre site into two lots, creates a 50' wide public access easement, a 20' pedestrian trail easement, and a 3.2-acre drainage easement.

Published: June 1 and 8, 2023



PETERSBURG
ALASKA

About Town

MYRA ARLENE SARBER

April 21, 1942 - April 14, 2023

Myra Arlene Sarber passed with her close with her siblings and their spouses, family by her side April 14th in Sunnyside lovingly referred to as "the out-laws," with Oregon. Myra was born the sixth child of whom they shared adventures in the seven in Spokane WA, to Thelma Irene and United States and abroad. In 2009 they Faber Sebastian Wondzell. In 1951 her bought a home and settled in Lake Havasu family moved by steamship to Wrangell in City Arizona for the winter months and the Territory of Alaska. 1955 brought a continued to travel to summer in Alaska.

Myra was an energetic, magnetic force who, when faced with challenges, didn't back down. She was a spiritual and Christian woman who advocated tolerance and acceptance. Myra had a true, independent Alaskan spirit that she passed on to her children. She loved her family and time with them was precious to her. Myra cherished the independence she and Homer shared: theirs was a special life that made time for others around their first love - each other.

Myra had many hobbies and interests. She was especially known for being a treasure hunter and collector: digging bottles, collecting shells, and turning them into beautiful displays. She took classes to develop her interest and artistry in Alaska Native basketry and beadwork. She was an avid gardener in Alaska and Arizona. She cared deeply for the many special dogs who were central to her life and family. Myra and Homer loved exploring Southeast Alaska by boat, adventuring with friends and family, and especially with Homer's brother and sister-in-law, Frank and Maggie. Myra loved sharing "the good cabin life", first with her children and then her grandchildren.

Myra was a friend to many, who were drawn in by her curiosity and interest in life, her good humor, and the gleam in her eye. She and Georgina Ronning Skriniski; and many with family and friends. She was especially brought a special light and playful mischief



Myra Arlene Sarber

into a room, and into the lives she touched. She didn't get "old" in the traditional sense, with a buzzing energy around her that never waned. She will be dearly missed by those who loved her.

Myra was preceded in death by her parents and stepfather; and siblings Bruce, Robert and Shirley (Ronning) Wondzell, Blair Wondzell. She is survived by her husband of 61 years, Homer H. Sarber; Children Scott (Shelly) Sarber, Kevin Sarber and Sabrina Sarber; grandchildren, Megan Brown, Treven (Krisandra) Sarber, Jorah Barber, Micah Barber, Kysa Marie Barber and Darrah Barber; great-grandson, Taven Sarber; siblings, Joyce Kramer, Terry (Christina) Wondzell, Clara Ann (Edward) Ness and Georgina Ronning Skriniski; and many loving nieces and nephews.



at Petersburg School District

SUMMER FOOD PROGRAM

FREE for all kids 18 and younger

Monday - Friday

- Breakfast: 8:30a to 9:30a
- Lunch: 11:30a to 1:00p

@ Rae C. Stedman Elementary

MONDAY

WG Sandwich

TUESDAY

Build your own Taco

WEDNESDAY

Chicken Nuggets

WG Roll

THURSDAY

WG French Toast

with Sausages

FRIDAY

Asian Chicken with

WG Rice

(*WG = Whole Grain)



• 772-4234 •

• 800-950-4265

Wrangell king salmon fishing derby dates set for mid-June

PETERSBURG BOROUGH PLANNING COMMISSION NOTICE OF PUBLIC HEARING

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Published: June 1 and 8, 2023

By **MARC LUTZ**
Wrangell Sentinel editor

The annual Wrangell King Salmon Fishing Derby has been set for two weekends in June.

Rather than have the competition run over a full two weeks from mid-June to the beginning of July, it is scheduled for June 16, 17 and 18 — Father's Day weekend — and the following weekend June 23, 24 and 25.

Fishing derby committee members met May 30 to discuss details and even whether or not to hold the event.

"People are going to be really disappointed if we cancel ours," said Luana Wellons, assistant executive director of the chamber of commerce, which organizes the derby. "People have already been (asking) me about when it's going to start and if we're going to have one. I've been answering them, as of right now, yes, there will be a derby."

Petersburg usually holds its salmon derby over Memorial Day weekend, but that event has been canceled until further notice. Sitka this year split its derby over the Memorial Day weekend and last weekend. Ketchikan typically holds a coho salmon derby in the fall and Juneau is

planning the Golden North Salmon Derby for Aug. 11-13.

The Wrangell derby returned last year — its first time back since 2017, with four years of cancellations due to weak king salmon runs.

Last year's derby had more than 200 entries, though only 57 fish were weighed in.

Citing predictions of low salmon return and due to the chamber being staffed only by Wellons at the moment, the com-

mittee decided to break the derby into two weekends over three days each. They will be looking for volunteers and a worker to help with the weigh-in station and other tasks.

A reduction in the entry fee was discussed but ultimately the committee decided to keep the fee at \$25 per person.

The committee will be seeking prize sponsors before announcing categories and prizes.



Good Beginnings 2023-2024 Enrollment Inquiry

Interested in enrolling your child in the 2023-2024 preschool year?



SCAN ME:
Scan the QR code and fill out the form. This form does not guarantee enrollment and is just an inquiry. When enrollment opens you will be contacted with the next steps.



P-W Insurance

772-3858 or 1-800-478-3858

We provide a full range of insurance services: Life, hospitalization, homeowners, auto, renters boat and more.

Item 4A.

**TRANSCRIPT OF A PORTION OF THE
PETERSBURG PLANNING COMMISSION MEETING**

Agenda Item D

June 13, 2023

Petersburg, Alaska

Commissioners:

Chris Fry, Chair

Heather O’Neil, Vice Chair

Marietta Davis

Sally Dwyer

Jim Floyd

John Jensen

Phillip Meeks

Staff:

Liz Cabrera, Community & Economic Development Director

Ray Wesebaum, Building Official/Code Enforcement Officer

Anna Caulum, Administrative Assistant

Transcription of Planning Commission June 13, 2023 Meeting, Agenda Item D.

At 1:14:21 of the meeting recording located on the Petersburg Borough website at www.petersburgak.gov:

Chair Fry: The next is consideration of an application from, uh, the Petersburg Medical Center to approve a preliminary plat, uh, of a major subdivision located in the Airport Addition Subdivision and vacate portions of Fram, Gjoa and N. Twelfth Street right-of-way. This is from just the, uh, ...

Commissioner Davis: Oh, oh, okay.

Chair Fry: main section. So, this is the second part. We were talking about rezoning, and now we're talking about consolidating, is what this part is, to, into those, instead of being all those individual lots, into two lots. So...

Commissioner Jensen: Can we take no action based on the discussion we've had on the other two?

Chair Fry: Um, we can uh, um, uh, not, uh, have a motion. If there is no motion there is no, yeah, so...

Staff Cabrera: I think you need to take an action. I think you are required to.

Commissioner Floyd: I think we should take the motion and then say that we need to satisfy the other one before we take up this one, I think that's what we should do. 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.

(Motion was seconded by Vice Chair O'Neil, not recorded).

Commissioner Floyd: Now we can have a discussion. Anyways, I think that we should vote to postpone this...

Chair Fry: Well, we would vote to continue it...

Commissioner Floyd: Yeah...

Chair Fry: ...to a future meeting once we have a resolution on the, on the previous one because it is kind of pointless to do a replat if we're not changing the zoning. So...

Commissioner Jensen: We don't have a time certain to move it to, to pick it up as...

Chair Fry: We just continue it until, uh, a resolution is made on, um,

Commissioner Jensen: Until we get through the first two parts.

Chair Fry: Right.

Commissioner Jensen: Okay. Good enough.

Commissioner Floyd: Add to that amendment, or, because we had to vote on that, too...

Chair Fry: Yeah.

Commissioner Floyd: Okay.

Chair Fry: So it's, would be, but the term would be to continue it to a future meeting when we've resolved the rezone.

Commissioner Floyd: I move that we, uh, continue this when, to another time when we can satisfy the previous, um, discussion point to a later date.

Commissioner Jensen: I'll second that.

Chair Fry: Okay. Any further discussion? Roll call.

Staff Caulum: Sally?

Commissioner Dwyer: Yes. (not recorded)

Staff Caulum: Marietta?

Commissioner Davis: Yes.

Staff Caulum: Philip?

Commissioner Meeks: Yes. (not recorded)

Staff Caulum: John?

Commissioner Jensen: Yes.

Staff Caulum: Jim?

Commissioner Floyd: Yes.

Staff Caulum: Heather?

Vice Chair O'Neil: Yes.

Staff Caulum: Chris?

Chair Fry: Yes.

Staff Cabrera: Um, Mr. Chairman, you have to take action, per the code, to approve or deny an application.

Chair Fry: Okay. ...motion, haha.

Commissioner Jensen: I move to approve the application, um, for the Petersburg Medical Center, uh,...

Chair Fry: Do we have a second?

Staff Cabrera: Mr. Chairman, that needs to include the vacation of the right-of-way as well, that motion.

Commissioner Floyd: Well, I guess I don't understand, because if we didn't approve the uh, joining of the lots so why would we be trying to approve this?

Chair Fry: Well, this, this is... we, we didn't approve the rezone. So this would be doing a uh, uh, combining the lots, but they would... not rezoning. Which doesn't, you know.

Commissioner Jensen: We already took that off the table with the second.

Vice Chair O'Neil: So is the motion... Is the motion on the table, then, to combine these lots?

Commissioner Floyd: I was, the original, the preliminary plot of the Petersburg and to... my original motion was, I read it straight off here, was to approve the preliminary plat for the Petersburg Medical Center Subdivision and to approve vacation of the right-of-ways, from the exhibit, as presented. So, and then...

Commissioner O'Neil: I second that for discussion. Okay... okay

Chair Fry: Seconded for discussion. So, where, that's where we stand right now.

Vice Chair O'Neil: So, we're on discussion and I say, no, we don't want to consolidate these lots, then, or give up any right-of-ways, um, because we don't know what the future holds.

Commissioner Jensen: I agree. I don't know how many times we have to vote on the same thing but I agree with Heather.

Chair Fry: Um, so, which motion are we voting on right now, the one that Jim made? What?

Staff Malcom: The original one that was read.

Commissioner Floyd: The original one.

Chair Fry: Okay. That's the one Jim read... yeah. Okay. So...

Commissioner Davis: So, what does a no vote mean? And what does a yes vote mean?

Chair Fry: A no vote, a no vote would mean we would vote against, uh, combining these lots and vacating the right-of-ways.

Commissioner Davis: Oh, okay.

Chair Fry: So, okay. So, is everybody clear on this now? Roll call please.

Commissioner Davis: And don't ask me first.

Staff Caulum: Heather?

Vice Chair O'Neil: I vote no on consolidating these lots and vacating any right-of-ways.

Staff Caulum: Jim?

Commissioner Floyd: No.

Staff Caulum: Sally?

Commissioner Dwyer: No.

Staff Caulum: Phillip?

Commissioner Meeks: No.

Staff Caulum: Marietta?

Commissioner Davis: No.

Staff Caulum: Chris?

Chair Fry: No.

Staff Caulum: And John?

Commissioner Jensen: No.

TRANSCRIBER'S CERTIFICATE

I, Debra K. Thompson, hereby certify that the foregoing pages numbered 2 through 5 are a true and accurate transcript of a portion of the Petersburg Borough Planning Commission meeting held on June 13, 2023, transcribed by me from a recording to the best of my knowledge and ability.

July 10, 2023



Debra K. Thompson, Petersburg Borough Clerk