

# Planning Commission Staff Report & Findings of Fact

Meeting Date: September 12, 2023

APPLICANT/AGENT:

Petersburg Medical Center

OWNER(S), IF DIFFERENT:

Petersburg Borough

LEGAL DESCRIPTION:

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.

LOT AREA: 16.51 acres

LOCATION:

Vacant land between Haugen & Excel

SURROUNDING ZONING:

North: Single Family Residential

South: Public Use

East: Commercial 1

West: Single Family Residential

ZONING:

Public Use

PID:

APPLICATION SUBMISSION DATE:

August 8, 2023

RECOMMENDATION:

Approve with conditions

I. APPLICANT REQUEST:

The applicant requests approval of the Final Plat for the Petersburg Medical Center Subdivision.

II. APPLICABLE CODES:

18.24 MAJOR SUBDIVISION

19.48 PUBLIC USE DISTRICT

III. FINDING:

- a. Applications for a major subdivision and vacation of rights-of-way were submitted by Phil Hostetter, CEO of Petersburg Medical Center. The applications were approved for submission by the Petersburg Borough Assembly as owner of the property on April 17, 2023. The applicant has now submitted a Final Plat for approval. See Exhibit A.
- b. 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 and approved submission of the applications. See Exhibit B.
- c. The subject property is vacant land owned by the Petersburg Borough and will remain in borough ownership.
- d. The subject property is zoned Public Use per ordinance #2023-11 adopted on July 17, 2023 by the Borough Assembly. See Exhibit C.

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Meeting Date: September 12, 2023

- e. 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. The intended use is consistent with the zoning designation of Public Use (PMC 19.48).
- f. The subject property is adjacent to municipal water, wastewater, and electric utility services.
- g. The subject property has legal access from existing public rights-of-way and there are no public dedications of land or rights-of-way on the final plat.
- h. At their July 13, 2023, meeting, the Planning Commission, sitting as the Platting Board, denied approval of PMC's preliminary plat and vacation of portions of Fram, Gjoa, N. 9th, and N. 12th Streets, and all of N. 11th Street.
- i. On July 17, 2023, the Borough Assembly, sitting as the Board of Adjustment, reversed the Platting Board's decision, thereby granting approval to the preliminary plat, vacation of the rights-of-way, and findings of fact. See Exhibit D.
- j. Approval of the preliminary plat granted authorization to the applicant to proceed with preparation of the final plat and engineering plans (PMC 18.24.045(B)). Under the terms of the approval, the applicant shall submit a final plat consistent with Borough Code or seek an extension of the approval from the platting board within one year of the approval date.

## IV. PUBLIC NOTICE

Per 18.12.060, a public hearing is not required for Final Plat approval.

A notice specifying the subject, time, and date of the public meeting was posted in a public location at the municipal building and distributed to the local newspaper and radio station. See Exhibit E.

## V. APPLICATION REVIEW

The application is classified as a request for approval of a Final Plat.

### a. ZONING DISTRICT STANDARDS – Public Use

<b>Minimum Standards for Zoning District and Use</b>			
	Standard	Proposed Lots	Analysis
<b>Minimum Lot Size</b>	N/A	12 acres; 4.51 acres	Conforms
<b>Minimum Road Frontage</b>	N/A	N/A	Conforms
<b>Maximum Height</b>	35' or 3 stories	N/A	This is part of building permit review.
<b>Maximum Lot Coverage</b>	100%	N/A	This is part of building permit review.
<b>Yard Setbacks/Fire Code Separation</b>	N/A	N/A	This is part of building permit review.
<b>Off-street Parking</b>	N/A	N/A	This is part of building permit review.
<b>Maximum Fence Height</b>	N/A	N/A	This is part of building permit review.
<b>Signs</b>	N/A	N/A	This is part of building permit review.

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Meeting Date: September 12, 2023

## b. Final Plat Criteria

	PMC Final Plat	Analysis
<b>18.24.045 – Platting board review</b>		
B2. Prior to approval of the final plat, all required and elected improvements shall be completed by the sub-divider	N/A	There are no public improvements required for this subdivision.
B3. The sub-divider may submit a final plat on or before the expiration date of the preliminary plat.	Conforms	Preliminary plat approval date: July 17, 2023 Final plat submission date: August 5, 2023
C. Prior to submittal of final plat, the sub-divider shall furnish to the city engineer the following engineering plans	N/A	There are no public improvements required for this subdivision. Engineered plans for the proposed public access easement were submitted to Public Works for review on August 7, 2023. See Exhibit F.
<b>18.24.050 – Final Plat Submission</b>		
A. Subdivider shall submit a final plat that bears the information specified for the preliminary plat in <a href="#">Section 18.24.040</a> .	Conforms	The preliminary plat was found to conform with requirements of Title 18 and approved by the Borough Assembly on July 17, 2023.
A1. The boundaries of the plat shall clearly show the initial point of survey, original or reestablished corners, with description of them, and actual traverse showing area of closure and all distances, angles and calculations required to determine initial point, corners and distances of the plat.	Conforms	
A2. Bearings and distances to the nearest established street lines, section lines or official monuments necessary to describe the location of the plat.	Conforms	
A2. All monuments found shall be indicated and proper references, including the date set, type of monument, the surveyor and his registration number shall be indicated.	Conforms	
A3. Centerlines of all streets, lengths, tangents, radii, and central angles of all curves, the total width of each street	Conforms	

# Planning Commission Staff Report & Findings of Fact

Meeting Date: September 12, 2023

A4. The width, bearing and other necessary data to delineate all easements to which the lots are subject.	Conforms	
A5. All lot and block numbers.	Conforms	
A6. Sufficient data to determine readily the bearing and length of each line. No ditto marks shall be used.	Conforms	
A7. The names of adjacent subdivisions and the lot numbers of adjacent lots.	Conforms	
A8. The exact boundaries of all areas to be dedicated or reserved for public use or for the common use of property owners. The purpose of the dedication or reservation shall be set forth on the plat.	Conforms	
A9. All lots, blocks, or tracts affected by the floodplain regulations adopted by the city shall be labeled "Flood Hazard Area" on the face of the plat.	N/A	The subdivision is not located within a flood hazard area. See Exhibit G.
B1. Certification of Surveyor	Conforms	
B2. Certification of Ownership and Dedication.	Conforms	
B3. Certificate of Payment of Taxes.	Conforms	
B4. Certification of Approval by the Platting Board	Conforms	
<b>C Final Plat Monuments</b>		
C1. Primary Monuments established	Conforms	
C2. Secondary monuments	Conforms	
D1. statement referring to private covenants	N/A	There are no private covenants governing the subdivision.
D2. Statement limiting placement of habitable structures, if any portion of the plat depicts areas within the floodplain.	N/A	The subdivision is not located within a floodplain. See Exhibit G.
E. Development Plat Restriction.	N/A	No public improvements were required for this subdivision.
F. On any zero lot line subdivision	N/A	This is not a zero lot line subdivision.
<b>18.64.060 Design Principles</b>		
A1. Compliance with ordinances of the borough.	Conforms	
A2. Proposed name of the subdivision shall not duplicate, or too closely approximate the name of any other subdivision.	Conforms	Petersburg Medical Center Subdivision does not duplicate or approximate the name of any existing subdivision. See Exhibit H.
A3. Lands which have been found to be unsuitable for subdivision because of	Conforms	Per the Final Plat, a 3-acre drainage easement created along

# Planning Commission Staff Report & Findings of Fact

Meeting Date: September 12, 2023

potential hazards, shall not be subdivided or included in any building lot.		the intermittent stream effectively renders area unbuildable.
<b>18.24.070 Streets</b>		
Street Design	N/A	Per the Final Plat, no public streets are dedicated as part of the subdivision.
<b>18.24.080 Easements</b>		
C. There shall be at least a ten-foot-wide easement on either side of any creek or stream.	Conforms	Per the Final Plat, the drainage easement is 25 feet on either side of the intermittent stream.

## VI. ACTION

**Proposed motion:** I move to approve the Petersburg Medical Center Subdivision along with findings of fact and conditions of approval as presented.

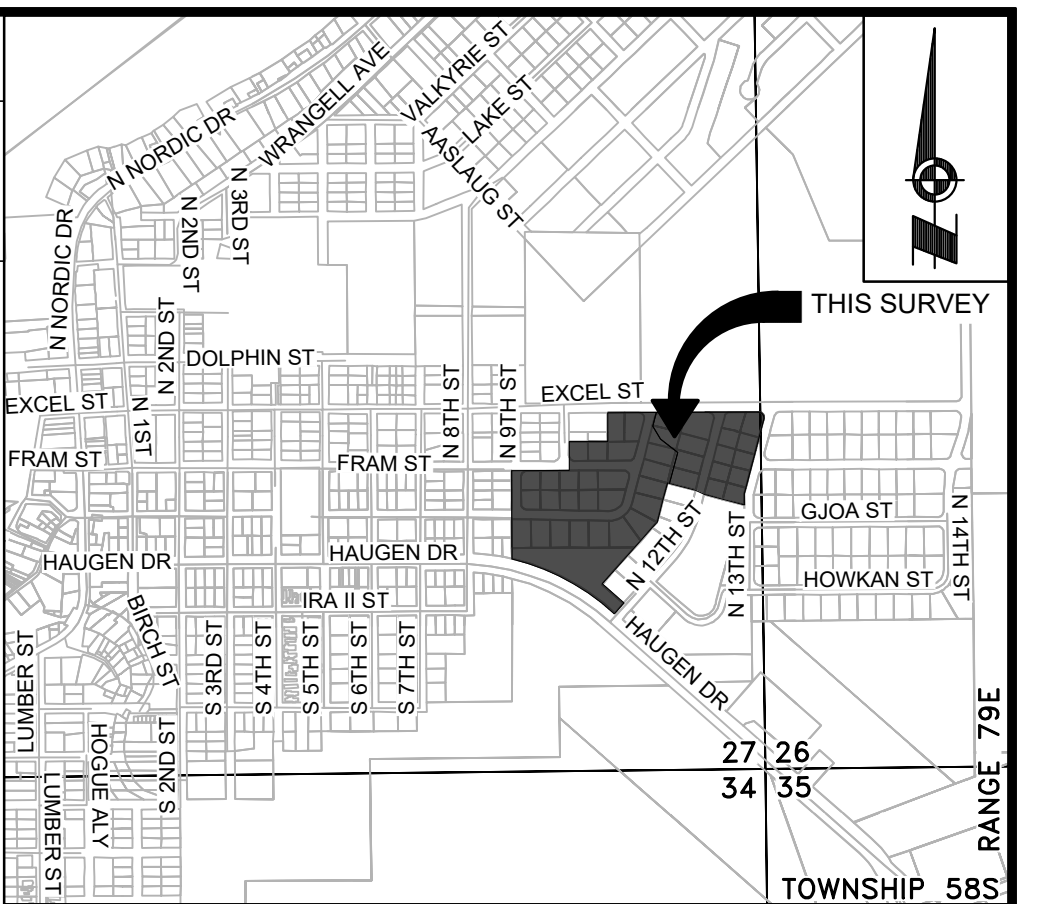
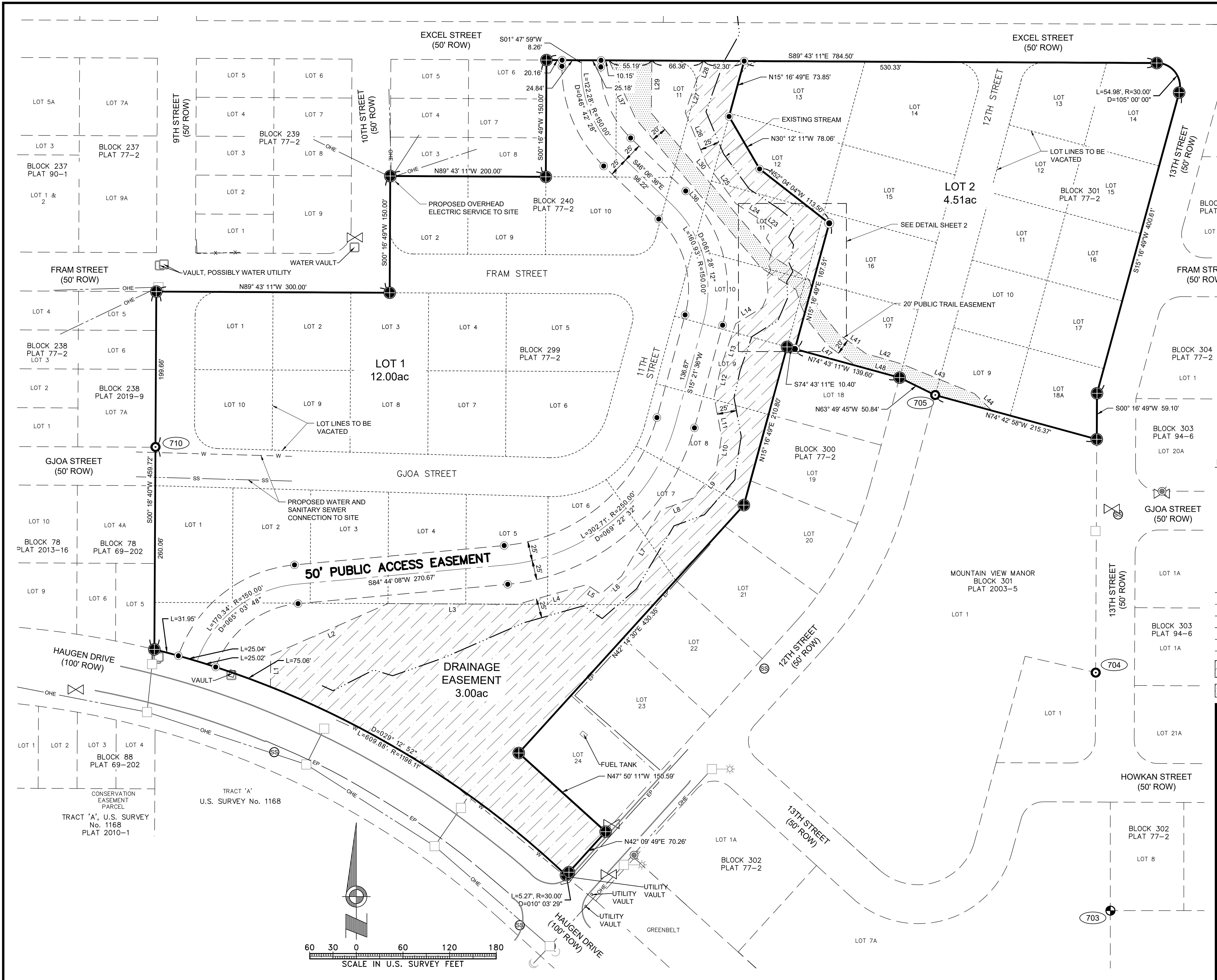
**Based on the preceding findings of fact, the Petersburg Planning Commission, acting as the Platting Board, makes the following determination:**

- a. The proposed Petersburg Medical Center Subdivision meets the criteria outlined in Title 18 for final plat approval.
- b. As a condition of approval, the Applicant/Owner shall:
  - Submit a plat with legible lettering meeting the generally accepted standards for good draftsmanship as prepared by a professional land surveyor, properly registered in the state of Alaska, drawn to scale, and provided in a format, size, suitable for recording for signatures.
  - Prior to recording of the final plat, a certificate to plat shall be updated to a date not more than fifteen days prior to submission of the final plat to the borough clerk for recording.

## EXHIBITS

- A. Applicant submission - Final Plat for PMC Subdivision
- B. Resolution 2023-04
- C. Ordinance 2023-11
- D. Board of Adjustment decision of July 17, 2023
- E. Public Service Announcement and Public Notice Ad
- F. Comments from Public Works and Proposed Access Road Typical Section
- G. Flood Insurance Rating Map
- H. Subdivision Name Search





VICINITY MAP  
SCALE: 1" = 1,000'

- GENERAL NOTES**
1. THE BASIS OF BEARING FOR THIS SURVEY IS THE RECORD BEARING BETWEEN THE RECOVERED 3" BRASS CAP MONUMENT (CONTROL POINT 701) LOCATED AT THE SE CORNER OF THE SOUTH GREEN BELT PARCEL, BLOCK 302, PLAT 77-2, PETERSBURG RECORDING DISTRICT, AND THE RECOVERED 3" BRASS CAP MONUMENT (CONTROL POINT 703) LOCATED AT THE SW CORNER LOT 8, BLOCK 302, PLAT 77-2, PETERSBURG RECORDING DISTRICT, HAVING A RECORD BEARING OF N00°00'00"W AND A DISTANCE OF 329.89' (330.00')(R).
  2. ALL DISTANCES ARE LOCAL GROUND DISTANCES.
  3. FIELD SURVEY CONDUCTED AUG. 31 - SEPT. 1, 2022.
  4. THE ERROR OF CLOSURE OF THIS SURVEY DOES NOT EXCEED 1:10,000.

**LEGEND**

- FOUND BRASS CAP
- FOUND CAP ON REBAR
- PRIMARY MONUMENT TO BE SET THIS SURVEY
- SECONDARY MONUMENT TO BE SET THIS SURVEY
- VAULT
- POWER POLE
- POWER & LIGHT POLE
- WATER VALVE
- FIRE HYDRANT
- SANITARY SEWER MANHOLE
- LOT LINE TO BE VACATED
- ADJACENT LOT LINE
- PROPOSED EASEMENT
- EG
- OHE
- W
- PROPOSED DRAINAGE EASEMENT
- PROPOSED PUBLIC TRAIL EASEMENT

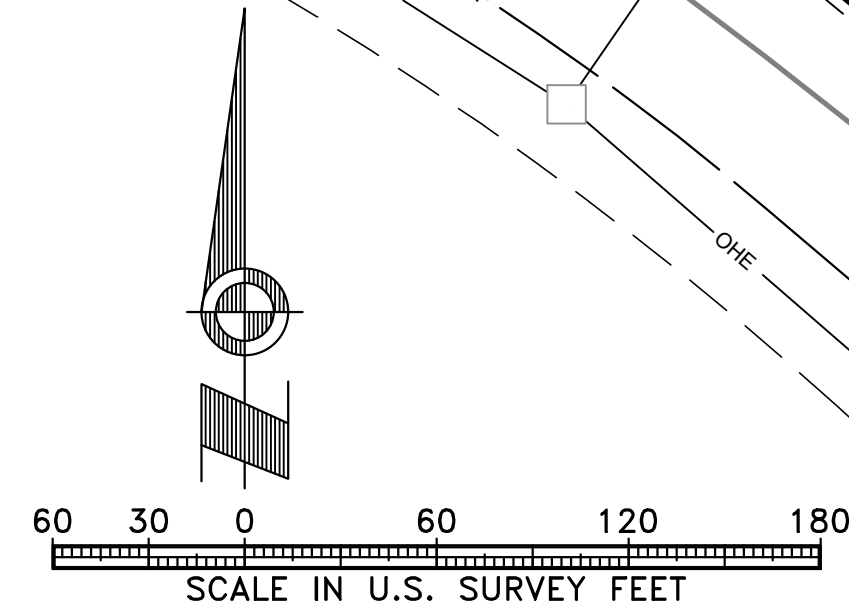


NAME OF SURVEYOR:  
**RESPEC**  
 9109 MENDENHALL MALL RD. STE. 4  
 JUNEAU, AK 99801  
 PHONE: 907.780.6060  
 FAX: 907.586.3771  
 AECC163270

**PETERSBURG MEDICAL CENTER SUBDIVISION**

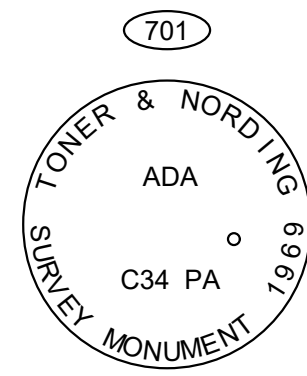
A PLAT OF A CONSOLIDATION AND RESUBDIVISION OF LOTS 2, 9-11, BLOCK 240, LOTS 1-6, BLOCK 299, LOTS 1-17, BLOCK 300, AND LOTS 9-18, BLOCK 301, AIRPORT ADDITION SUBDIVISION CONTAINING 16.51 ACRES SECTION 27, TOWNSHIP 58 SOUTH, RANGE 79 EAST PETERSBURG RECORDING DISTRICT

<b>OWNER:</b>	SCALE	1" = 60'
PETERSBURG BOROUGH	SURVEYOR	COR
PO BOX 329	DRAWN	MKF
PETERSBURG, ALASKA	CHECKED	KHE
	DATE	8/30/2023
	PROJECT NO.	11749.22001
	SHEET NUMBER	1 OF 2





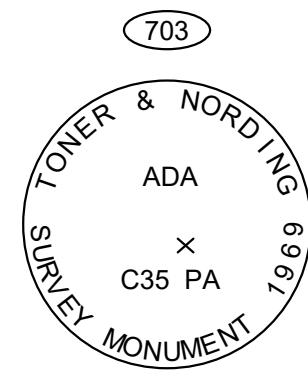
RECOVERED MONUMENT DETAILS



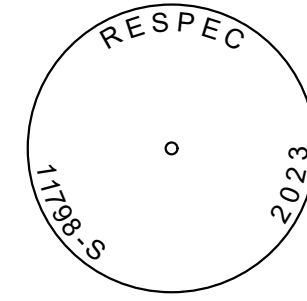
3" BRASS CAP,  
0.2' ABOVE GROUND,  
GOOD CONDITION, FIRM

702

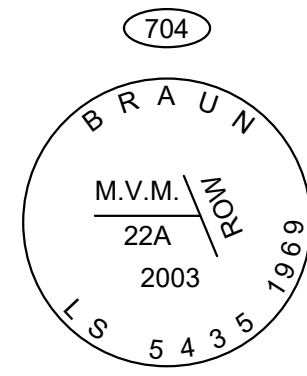
5/8" REBAR,  
0.3' BELOW GROUND,  
GOOD CONDITION,  
LOOSE IN SWAMP



3" BRASS CAP,  
0.45' ABOVE GROUND,  
LEANING/VERY LOOSE

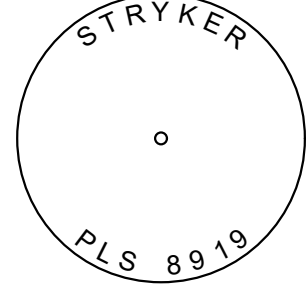


TYPICAL MONUMENT  
(ESTABLISHED THIS SURVEY)  
2" ALUM. CAP  
ON A 5/8" x 30" REBAR

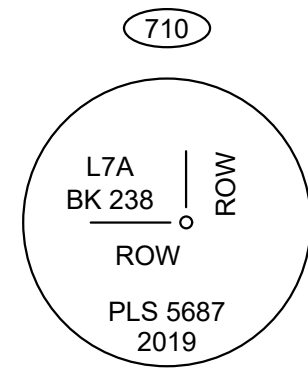


1-1/2" ALUM. CAP,  
0.6' ABOVE GROUND,  
GOOD CONDITION,  
FIRM

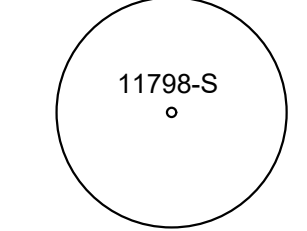
705



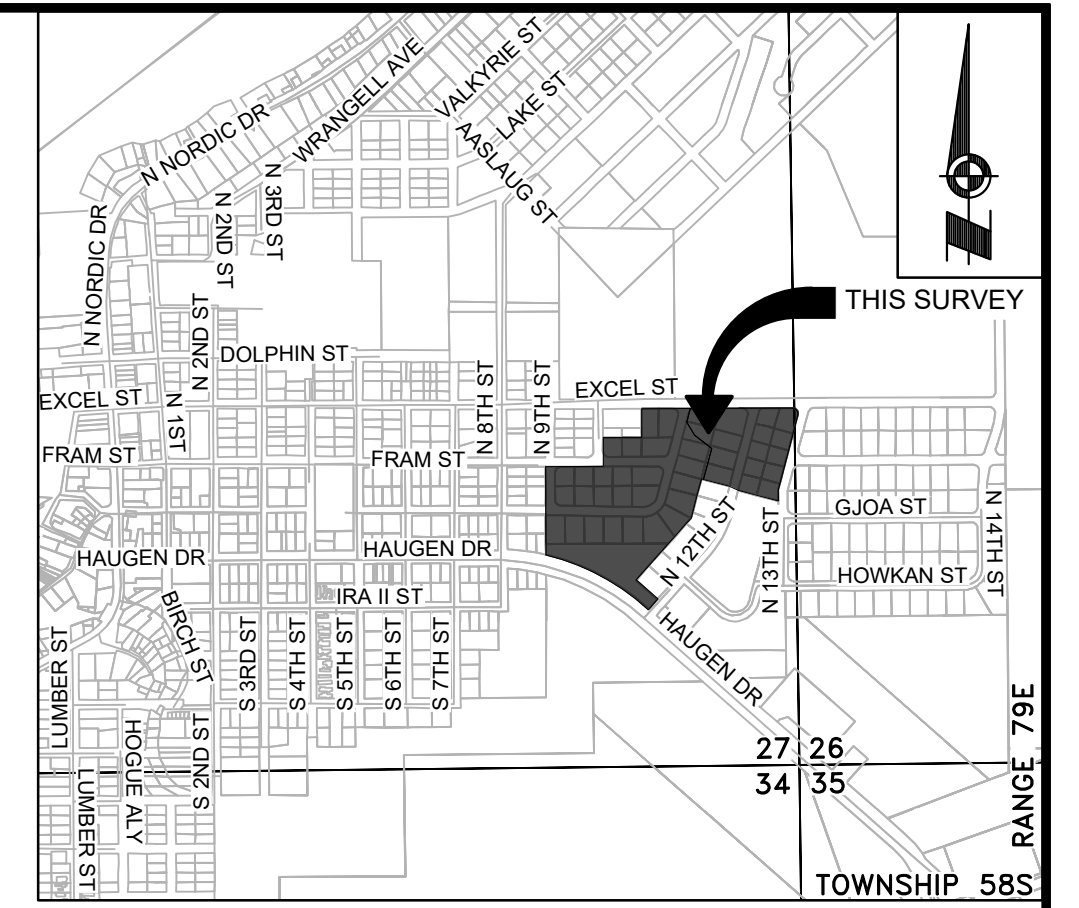
1-1/2" ALUM. CAP,  
0.6' ABOVE GROUND,  
GOOD CONDITION,  
FIRM



3-1/4" ALUM. CAP.



TYPICAL MONUMENT  
(ESTABLISHED THIS SURVEY)  
1-3/8" YELLOW PLASTIC CAP  
ON A 5/8" x 30" REBAR



VICINITY MAP  
SCALE: 1" = 1,000'

OWNERSHIP CERTIFICATE

I (WE) HEREBY CERTIFY THAT I AM (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I (WE) HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MY (OUR) FREE CONSENT, AND DEDICATE ALL STREETS, ALLEYS, WALKS, PARKS, AND OTHER OPEN SPACES TO PUBLIC OR PRIVATE USE AS NOTED.

DATE: \_\_\_\_\_ OWNER: \_\_\_\_\_

DATE: \_\_\_\_\_ OWNER: \_\_\_\_\_

CERTIFICATE OF APPROVAL BY THE PLATTING BOARD

I, HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS OF THE PETERSBURG BOROUGH, AND THAT SAID PLAT HAS BEEN APPROVED BY THE BOARD, AND THE PLAT SHOWN, HEREON HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE DISTRICT MAGISTRATE, EX OFFICIO RECORDER, PETERSBURG, ALASKA.

DATE \_\_\_\_\_ CHAIRMAN,  
PLATTING BOARD

NOTARY ACKNOWLEDGMENT

UNITED STATES OF AMERICA  
STATE OF ALASKA  
PETERSBURG BOROUGH

THIS IS TO CERTIFY THAT ON THIS DAY OF \_\_\_\_\_ 20\_\_\_\_, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF ALASKA, DULY COMMISSIONED AND SWORN, PERSONALLY APPEARED \_\_\_\_\_ TO ME KNOWN TO BE THE IDENTICAL INDIVIDUAL(S) MENTIONED AND WHO EXECUTED THE WITHIN PLAT AND \_\_\_\_\_ ACKNOWLEDGED TO ME THAT \_\_\_\_\_ SIGNED THE SAME FREELY AND VOLUNTARILY FOR THE USES AND PURPOSES THEREIN SPECIFIED.

WITNESS MY HAND AND NOTARIAL SEAL THE DAY AND YEAR IN THIS CERTIFICATE FIRST HEREIN WRITTEN.

NOTARY PUBLIC IN AND FOR STATE OF ALASKA

MY COMMISSION EXPIRES \_\_\_\_\_

THIS CERTIFICATE SHALL BE SIGNED BY ALL PERSONS HOLDING ANY LEGAL OR EQUITABLE INTEREST IN THE LAND BEING PLATTED AND DEDICATED. THE CERTIFICATE SHALL BE SIGNED BEFORE THE MUNICIPAL CLERK OR A NOTARY PUBLIC.

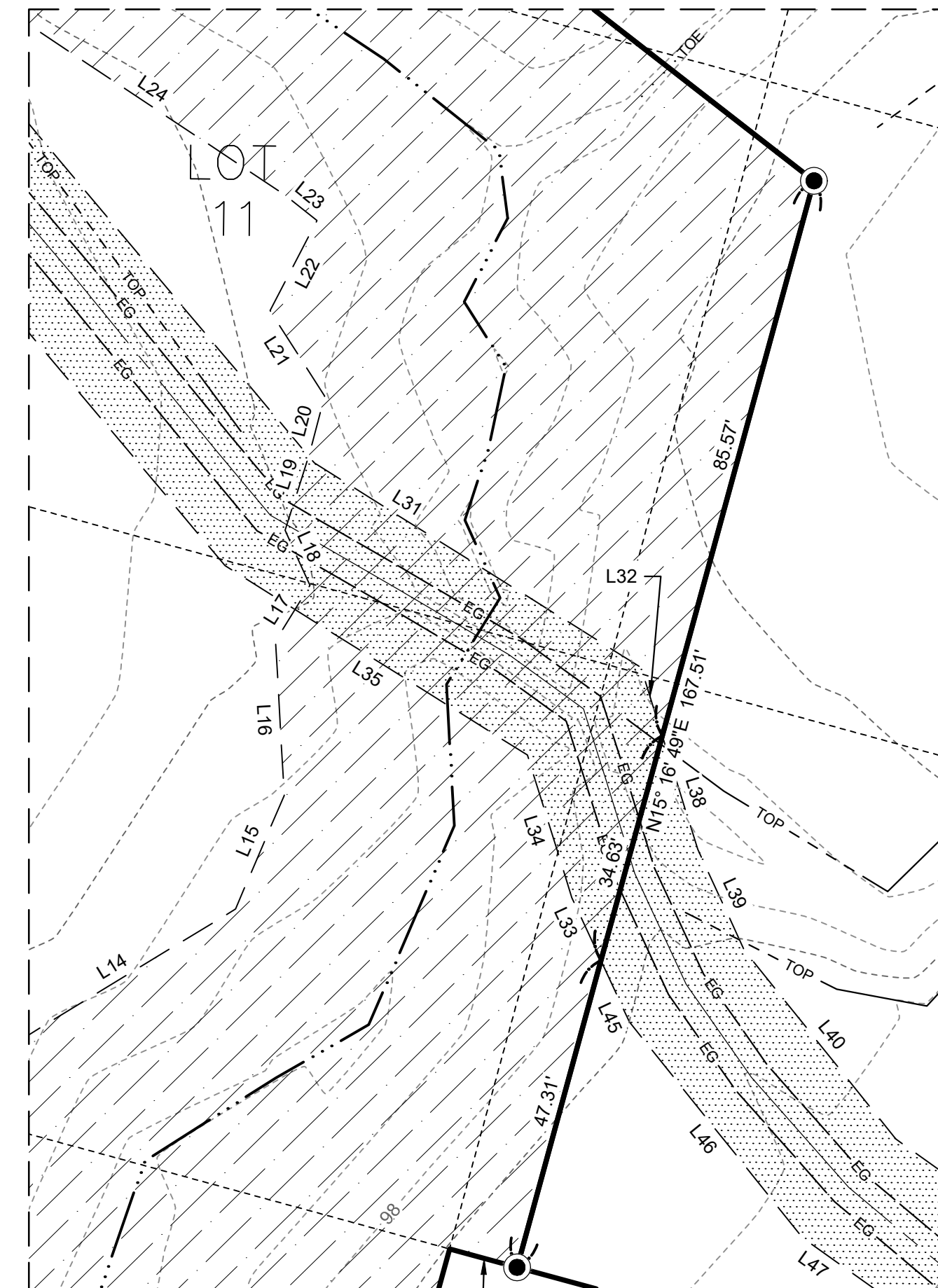
CERTIFICATE OF PAYMENT OF TAXES

UNITED STATES OF AMERICA )  
 ) ss.  
STATE OF ALASKA )

I, THE UNDERSIGNED, BEING DULY APPOINTED AND QUALIFIED, AND ACTING ASSESSOR OF THE PETERSBURG BOROUGH, DO HEREBY CERTIFY THAT, ACCORDING TO THE RECORDS OF THE PETERSBURG BOROUGH, THE FOLLOWING DESCRIBED PROPERTY IS CARRIED ON THE TAX RECORDS IN THE NAME OF: \_\_\_\_\_, AND THAT, ACCORDING TO THE RECORDS IN MY POSSESSION,

ALL TAXES ASSESSED AGAINST SAID LANDS AND IN FAVOR OF THE PETERSBURG BOROUGH ARE PAID IN FULL; THAT CURRENT TAXES FOR THE YEAR \_\_\_\_\_ WILL BE DUE ON OR BEFORE \_\_\_\_\_ DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ AT PETERSBURG, AK.

TREASURER - PETERSBURG BOROUGH



DETAIL  
SCALE: 1" = 20'

LINE #	BEARING	DISTANCE
L1	N00° 35' 51.29"E	40.43'
L2	N66° 11' 05.79"E	164.73'
L3	S89° 38' 05.76"E	166.15'
L4	N74° 06' 31.93"E	93.00'
L5	S55° 44' 23.54"E	21.65'
L6	N49° 05' 34.21"E	35.42'
L7	N30° 44' 07.41"E	98.65'
L8	N69° 48' 01.84"E	44.05'
L9	N41° 04' 33.16"E	45.02'
L10	N08° 56' 11.18"E	45.66'
L11	N10° 30' 31.32"W	51.56'
L12	N12° 42' 57.99"E	42.08'
L13	N19° 05' 54.01"E	56.54'
L14	N58° 40' 18.37"E	39.97'
L15	N23° 13' 14.01"E	18.37'
L16	N03° 11' 37.63"W	23.06'
L17	N31° 50' 11.61"E	9.68'
L18	N24° 16' 40.95"W	9.00'
L19	N17° 45' 47.15"E	12.03'
L20	N14° 34' 08.75"E	8.81'
L21	N32° 36' 48.11"W	15.06'
L22	N27° 29' 28.93"E	15.10'
L23	N51° 26' 16.74"W	6.14'
L24	N56° 21' 50.44"W	49.90'

LINE #	BEARING	DISTANCE
L25	N36° 12' 23.30"W	63.49'
L26	N22° 38' 46.03"W	71.37'
L27	N19° 39' 18.33"E	43.65'
L28	N19° 39' 18.33"E	26.52'
L29	S00° 35' 52.16"W	67.63'
L30	S40° 05' 57.38"E	239.75'
L31	S57° 55' 53.53"E	57.28'
L32	S17° 19' 56.45"E	10.65'
L33	N24° 48' 05.87"W	10.28'
L34	N17° 19' 56.45"W	22.24'
L35	N57° 55' 53.53"W	53.02'
L36	N40° 05' 57.38"W	250.30'
L37	N24° 36' 52.97"W	82.61'
L38	S17° 19' 56.45"E	17.68'
L39	S24° 48' 05.87"E	16.61'
L40	S38° 45' 06.05"E	35.91'
L41	S54° 29' 17.79"E	42.98'
L42	S73° 54' 51.96"E	47.63'
L43	S67° 48' 25.96"E	101.17'
L44	S45° 44' 31.54"E	31.31'
L45	N24° 48' 05.87"W	10.09'
L46	N38° 45' 06.05"W	41.12'
L47	N54° 29' 17.79"W	44.66'
L48	N74° 43' 10.76"W	57.91'

SURVEYOR'S CERTIFICATE

I, CRAIG O. RANSON, CERTIFY THAT I AM A REGISTERED LAND SURVEYOR IN THE STATE OF ALASKA, THAT THIS PLAT IS A TRUE AND CORRECT REPRESENTATION OF LANDS SURVEYED BY ME OR UNDER MY DIRECT SUPERVISION; THAT THE DISTANCES AND BEARINGS ARE SHOWN CORRECTLY; AND THAT ALL PERMANENT EXTERIOR CONTROL MONUMENTS, ALL OTHER MONUMENTS, AND LOT CORNERS HAVE BEEN SET AND STAKED.

DATE \_\_\_\_\_ REGISTRATION NO. LS-11798

CRAIG O. RANSON  
REGISTERED LAND SURVEYOR



NAME OF SURVEYOR:  
**RESPEC**  
9109 MENDENHALL MALL RD. STE. 4  
JUNEAU, AK 99801  
**PHONE:** 907.780.6060  
**FAX:** 907.586.3771  
AECC163270

**PETERSBURG MEDICAL CENTER  
SUBDIVISION**

A PLAT OF A CONSOLIDATION AND RESUBDIVISION  
OF LOTS 2, 9-11, BLOCK 240, LOTS 1-6, BLOCK 299,  
LOTS 1-17, BLOCK 300, AND LOTS 9-18, BLOCK 301,  
AIRPORT ADDITION SUBDIVISION  
CONTAINING 16.51 ACRES  
SECTION 27, TOWNSHIP 58 SOUTH, RANGE 79 EAST  
PETERSBURG RECORDING DISTRICT

OWNER: PETERSBURG BOROUGH PO BOX 329 PETERSBURG, ALASKA	SCALE: 1" = 60'
SURVEYOR: CES	COR: CES
DRAWN: KHE	CES: KHE
CHECKED: KHE	CHEKED: KHE
DATE: 8/30/2023	
PROJECT NO.: 11749.22001	
SHEET NUMBER: 2 OF 2	

**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 17<sup>th</sup> day of April, 2023.**

  
Mark Jensen, Mayor

**ATTEST:**

  
Debra K. Thompson, Borough Clerk

**PETERSBURG BOROUGH  
ORDINANCE #2023-11**

**AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP FOR SERVICE AREA 1 OF  
THE PETERSBURG BOROUGH TO REZONE PORTIONS OF THE AIRPORT ADDITION  
SUBDIVISION AND THIRTEENTH STREET RELOCATION  
SUBDIVISION TO PUBLIC USE (PU)**

**WHEREAS**, the Petersburg Borough owns parcels of land, described as follows:

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

;and

**WHEREAS**, the parcels are currently zoned Single-family Residential (SFR-1), Commercial-1 (C-1), Multi-family Residential (MFR), and Open Space – Recreation (OS-R); and

**WHEREAS**, on April 17, 2023, the Petersburg Borough Assembly adopted Resolution 2023-04 dedicating the subject property for use by the Hospital Board for a new facility; and

**WHEREAS**, the Petersburg Borough Assembly approved submission of an application by the Petersburg Medical Center for a zoning change of the subject parcel, under PMC 19.84 .020(B); and

**WHEREAS**, Chapter 19.84 of the Petersburg Municipal Code (Service Area 1) provides for zoning amendments whenever the public necessity, convenience or general welfare requires; and

**WHEREAS**, the Planning Commission conducted a duly noticed public hearing on the proposed rezone on June 13, 2023, and considered and reviewed applicant materials, public comments and testimony, and staff report; and

**WHEREAS**, the Planning Commission voted 3-3 with one abstention to recommend rezoning the parcels to Public Use (PU); and

**WHEREAS**, Borough Charter Section 3.01(K) and Section 1.12.010(G) of the Municipal Code require amendments to the official zoning map be enacted by ordinance.

**THEREFORE, THE PETERSBURG BOROUGH ORDAINS** as follows:

**Section 1. Classification.** This Ordinance is of a general and permanent nature but will not be codified in the Municipal Code.

**Section 2. Purpose.** The purpose of this Ordinance is to amend the Official Zoning Map for Service Area 1 of the Petersburg Borough.

**Section 3. Substantive Provisions.** The Official Zoning Map for Service Area 1 of the Petersburg Borough, codified and referenced in Section 19.08.020 in the Municipal Code, is hereby amended for the property described as: 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 to Public Use (PU).

**Section 4. Where Record to be Maintained.** This non-Code ordinance, and the enactment of the zoning amendment referenced under Section 3 of this ordinance, shall be maintained with the zoning records of the Borough.

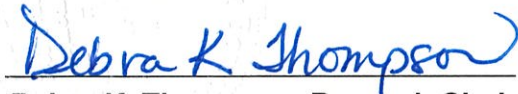
**Section 5. Effective Date.** This Ordinance will take effect immediately upon adoption.

**PASSED and APPROVED by the Assembly of the Petersburg Borough, Alaska this 17<sup>th</sup> day of July, 2023.**



**Bob Lynn, Vice Mayor**

**ATTEST:**



**Debra K. Thompson, Borough Clerk**

Adopted: 7/17/2023  
Published: 7/20/2023  
Effective: 7/17/2023



**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 5 - 1, 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. 12<sup>th</sup> 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. 10<sup>th</sup> Streets, and Excel Street; and to Lot 2 from Excel, N. 12<sup>th</sup>, and N. 13<sup>th</sup> 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. 12<sup>th</sup> 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:**

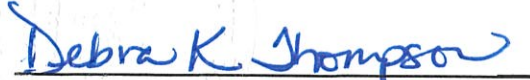
- 1) The property which is the subject of the applications is located within the Petersburg Borough, and the Borough has jurisdiction over the applications.
- 2) By Assembly authority, PMC submitted applications for a major subdivision and for related vacations of rights-of-way for a site dedicated to 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.

  
\_\_\_\_\_  
Bob Lynn, Vice Mayor

Dated: 7/18/2023



Certificate of Service: This Decision was sent on July 19, 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.

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: 7/17/2023



# PLANNING COMMISSION MEETING

**Tuesday, September 12, 2023**

12:00pm

Agenda includes:

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Notice is hereby given that the Planning Commission, on **Tuesday, September 12th, 2023**, at 12:00 pm will be holding a meeting in the Assembly Chambers located at 12 South Nordic Drive.

- A. Consideration of final plat approval for the Petersburg Medical Center Subdivision.
- B. Consideration of an application from Don Huse, Laura Rose, and Seth McCallum for a replat of Lots T-1, T-1A, T-2, T-3, T-4, & T-5 of the Tidelands Addition of ATS 9, Lots 8 & 9 of Block 219, US Survey 2499, Lots 8 & 9 of ATS 113, and a portion of US Survey 1173 located at 1208, 1212, and 1216 South Nordic Drive.
- C. Recommendation to the Borough Assembly regarding an application from Ambre Burrell (Skylark Park LLC) to rezone Gov't Lot 14, US Survey from Public Use to Single-family Mobile Home (PID: 01-010-600).



**PETERSBURG BOROUGH  
PLANNING COMMISSION  
NOTICE OF PUBLIC HEARING**

Notice is hereby given that the Planning Commission, on **Tuesday, September 12th, 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 final plat approval for the Petersburg Medical Center Subdivision.
- B.** Consideration of an application from Don Huse, Laura Rose, and Seth McCallum for a replat of Lots T-1, T-1A, T-2, T-3, T-4, & T-5 of the Tideland Addition of ATS 9, Lots 8 & 9 of Block 219, US Survey 2499, Lots 8 & 9 of ATS 113, and a portion of US Survey 1173 located at 1208, 1212, and 1216 South Nordic Drive.
- C.** Recommendation to the Borough Assembly regarding an application from Ambre Burrell (Skylark Park LLC) to rezone Gov't Lot 14, US Survey from Public Use to Single-family Mobile Home (PID: 01-010-600).

**Liz Cabrera**

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**From:** Chris Cotta  
**Sent:** Tuesday, September 5, 2023 3:13 PM  
**To:** Kevin Puustinen; Jay Farmwald  
**Cc:** Mark Kimerer; Juli Suver; Roy Rountree; Liz Cabrera  
**Subject:** RE: Petersburg Medical Center - Access Road Typical Section

Kevin and Jay,

The revised street section looks good and appears to line up well with Petersburg's standard specs. Thanks!

Chris

---

**From:** Kevin Puustinen <Kevin.Puustinen@respec.com>  
**Sent:** Thursday, August 17, 2023 4:52 PM  
**To:** Jay Farmwald <jafalaska@gmail.com>; Chris Cotta <ccotta@petersburgak.gov>  
**Cc:** Mark Kimerer <mkimerer@bettisworthnorth.com>; Juli Suver <jsuver@bettisworthnorth.com>; Roy Rountree <rrountree@bettisworthnorth.com>; Liz Cabrera <lcabrera@petersburgak.gov>  
**Subject:** RE: Petersburg Medical Center - Access Road Typical Section

Hi Chris,

Attached is a revised typical section for the PMC access road. The revised section includes a crowned roadway to match the Petersburg standards. Let me know if this revised section meets your approval.

Thank you,



**Kevin Puustinen, PE**

907.780.6060



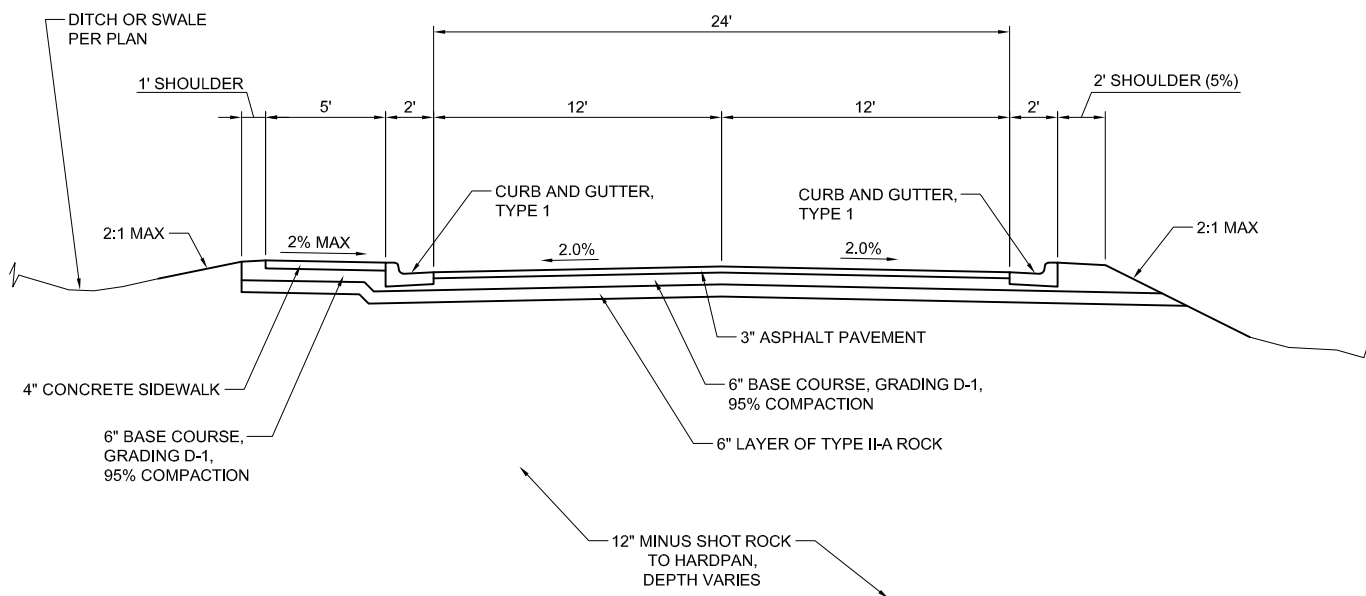
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**From:** Jay Farmwald <[jafalaska@gmail.com](mailto:jafalaska@gmail.com)>  
**Sent:** Thursday, August 17, 2023 10:37 AM  
**To:** Kevin Puustinen <[Kevin.Puustinen@respec.com](mailto:Kevin.Puustinen@respec.com)>  
**Cc:** Mark Kimerer <[mkimerer@bettisworthnorth.com](mailto:mkimerer@bettisworthnorth.com)>; Juli Suver <[jsuver@bettisworthnorth.com](mailto:jsuver@bettisworthnorth.com)>; Roy Rountree <[rrountree@bettisworthnorth.com](mailto:rrountree@bettisworthnorth.com)>; Liz Cabrera <[lcabrera@petersburgak.gov](mailto:lcabrera@petersburgak.gov)>  
**Subject:** Re: Petersburg Medical Center - Access Road Typical Section

I just talked to Chris Cotta at the Borough to make sure an approved road section makes it into the packet for the new P&Z Commission meeting on 12 September. He said he prefers a section with a crown and was in discussion with you about that. I'll assume the two of you will work it out and get the appropriate documentation to Liz Cabrera at the Borough for inclusion in the P&Z packet.

Liz, please let Kevin know the deadline for submitting info. for the packet.

(VIEW LOOKING NORTH)



**1** **PMC ACCESS ROAD TYPICAL SECTION**  
 FIG 1 SCALE: NTS



N:\Projects\11749.22001-FSG\_Med\_Cntr\CXREF-BASE-11749.22001:

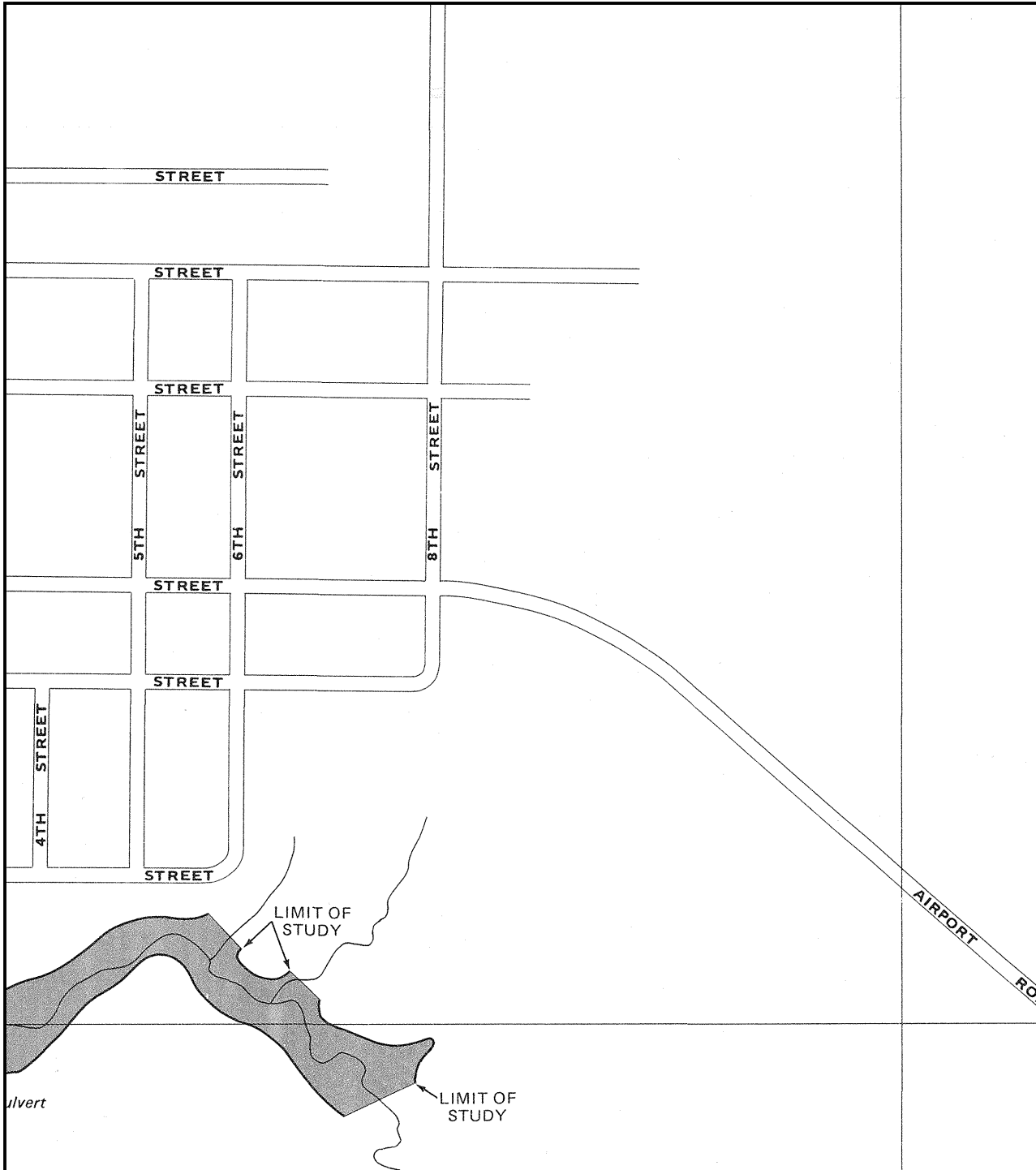
**RESPEC**  
 Juneau, AK  
 9109 Mendenhall Mall Rd. Ste. 4  
 Juneau, AK 99801  
 Phone: 907.780.6060  
 Fax: 907.586.3771  
 AECC163270

**PETERSBURG MEDICAL CENTER  
 PROPOSED ACCESS ROAD  
 TYPICAL SECTION**

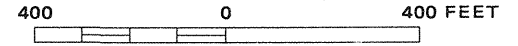
DESIGN: KAP  
 DRAWN: KAP  
 CHECKED: KAP  
 8/17/2023

PROJ No. 11749.22001  
 FIGURE  
**FIG 1**





APPROXIMATE SCALE



NATIONAL FLOOD INSURANCE PROGRAM

**FIRM**  
FLOOD INSURANCE RATE MAP

CITY OF  
**PETERSBURG, ALASKA**  
WRANGELL-PETERSBURG  
DIVISION

PANEL 1 OF 16  
(SEE MAP INDEX FOR PANELS NOT PRINTED)

COMMUNITY-PANEL NUMBER  
020074 0001 B

EFFECTIVE DATE:  
JUNE 1, 1982



Federal Emergency Management Agency

This is an official FIRMette showing a portion of the above-referenced flood map created from the MSC FIRMette Web tool. This map does not reflect changes or amendments which may have been made subsequent to the date on the title block. For additional information about how to make sure the map is current, please see the Flood Hazard Mapping Updates Overview Fact Sheet available on the FEMA Flood Map Service Center home page at <https://msc.fema.gov>.



## Recorder's Office - Search By Subdivision Name

**Please Note: Can't find the subdivision you are looking for? Check the Name Search.**

**In District:**

110 - PETERSBURG

**Starting Subdivision Name:**

PETERSBURG

Next Subdivision Name:

New Search

SUBDIVISION NAME	ASSOCIATED PLAT	PLAT
PETERSBURG AIRPORT BOUNDARY SURVEY	2009-16	<a href="#">Image</a>
PETERSBURG AIRPORT PROPERTY	2020-4	<a href="#">Image</a>
PETERSBURG ALASKA	2013-14	<a href="#">Image</a>
PETERSBURG ALASKA CITY OF	66-94	<a href="#">Image</a>
PETERSBURG CABLEVISION SUBDIVISION	95-10	<a href="#">Image</a>
PETERSBURG CREEK ALASKA SUBDIVISION	68-543	<a href="#">Image</a>
PETERSBURG CREEK ALASKA SUBDIVISION	2005-6	<a href="#">Image</a>
PETERSBURG CREEK ALASKA SUBDIVISION	2006-6	<a href="#">Image</a>
PETERSBURG CREEK DUNCAN SALT CHUCK WILDERNESS AREA	93-5RS	<a href="#">Image</a>
PETERSBURG CREEK HIGHWAY RETRACEMENT OF CENTERLINE	87-26	<a href="#">Image</a>
PETERSBURG H STREET R S -0938 1	85-4	<a href="#">Image</a>
PETERSBURG HYDRO ELECTRIC PROJECT	71-32	<a href="#">Image</a>
PETERSBURG LDS CHURCH TRACT CONSOLIDATION SURVEY	90-29	<a href="#">Image</a>
PETERSBURG MARINE RAILWAY	86-8	<a href="#">Image</a>
PETERSBURG MARINE RAILWAY TIDELANDS LEASE	84-13	<a href="#">Image</a>
PETERSBURG PORT FACILITY CONSOLIDATION PLAT	2000-6	<a href="#">Image</a>
PETERSBURG PORT FACILITY THE	94-8	<a href="#">Image</a>
PETERSBURG PUBLIC SCHOOL RESERVE STREET R O W VACATION	91-15	<a href="#">Image</a>
PETERSBURG ROAD IMPROVEMENTS	2013-2	<a href="#">Image</a>
PETERSBURG SHIPWRIGHTS II	89-23	<a href="#">Image</a>
PETERSBURG SHIPWRIGHTS TIDELANDS LEASE	86-15	<a href="#">Image</a>
PETERSBURG SMALL TRACT GROUP	81-21	<a href="#">Image</a>
PETERSBURG THROUGH ROUTE PHASE I	2008-3	<a href="#">Image</a>
PETERSBURG THROUGH ROUTE PHASE I FERRY TERMINAL TO F STREET	85-33	<a href="#">Image</a>
PETERSBURG THROUGH ROUTE PHASE II	2008-4	<a href="#">Image</a>
PETERSBURG THROUGH ROUTE PHASE II S-0937 10	85-34	<a href="#">Image</a>
PETERSBURG THRU ROUTE PHASE III JOY STREET TO SANDY BEACH	86-2RS	<a href="#">Image</a>
PETERSBURG THRU ROUTE R-O-W PHASE III JOY ST TO SANDY BEACH	85-35	<a href="#">Image</a>
PETERSBURG TIDELANDS ADDITION PTN BLOCK F AND T 207	90-6	<a href="#">Image</a>