

# 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

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**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.

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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 11<sup>th</sup>, and a portion of N 12<sup>th</sup> Streets as shown in Exhibit A.
18. The subject property retains legal and practical access to Lot 1 from Haugen Drive, N 10<sup>th</sup>, and Excel Streets; and to Lot 2 from Excel, N 12<sup>th</sup>, and N 13<sup>th</sup> 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

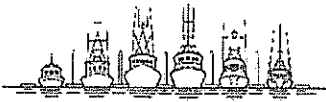
- 1) The Petersburg Medical Center Subdivision plat meets the requirements of Chapter 18.24 for preliminary plat approval.
- 2) Vacating the existing rights of way as depicted in Exhibit A is a necessary step to consolidate the subject property into lots suitable for the planned future development of 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.

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Chair, Planning Commission

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Secretary, Planning Commission



# PETERSBURG BOROUGH LAND USE APPLICATION

CODE TO:	110.000.404110
BASE FEE:	\$195
PUBLIC NOTICE FEE:	\$70
<b>TOTAL:</b>	<b>\$265</b>

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 12<sup>th</sup> St, N 13<sup>th</sup> St

**TYPE OF APPLICATION & BASE FEE**

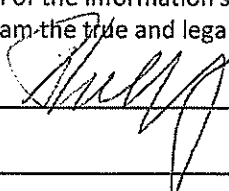
- 19.84 Zoning Change (\$100)
- 18.18 Record of Survey (\$50) (Note: No Public Notice Fee)
- 18.20 Minor Subdivision/18.24 Preliminary Plat/18.19 Replat (\$75 + \$10 per lot)
- 18.24 Final Plat (\$25 per lot)

**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: 11-3-2007

Owner: \_\_\_\_\_      Date: \_\_\_\_\_

Owner: \_\_\_\_\_      Date: \_\_\_\_\_

Owner:       Date: \_\_\_\_\_

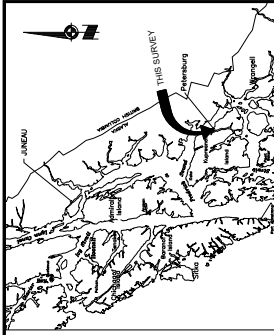
Description of Subject Property:

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**

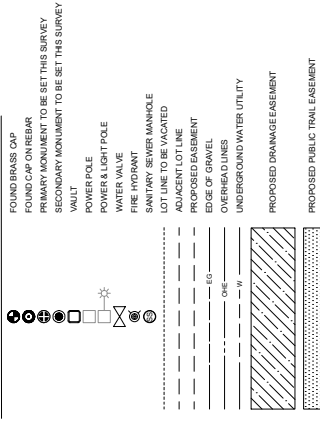
**16.8707989 Acres**



**GENERAL NOTES**

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

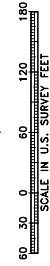
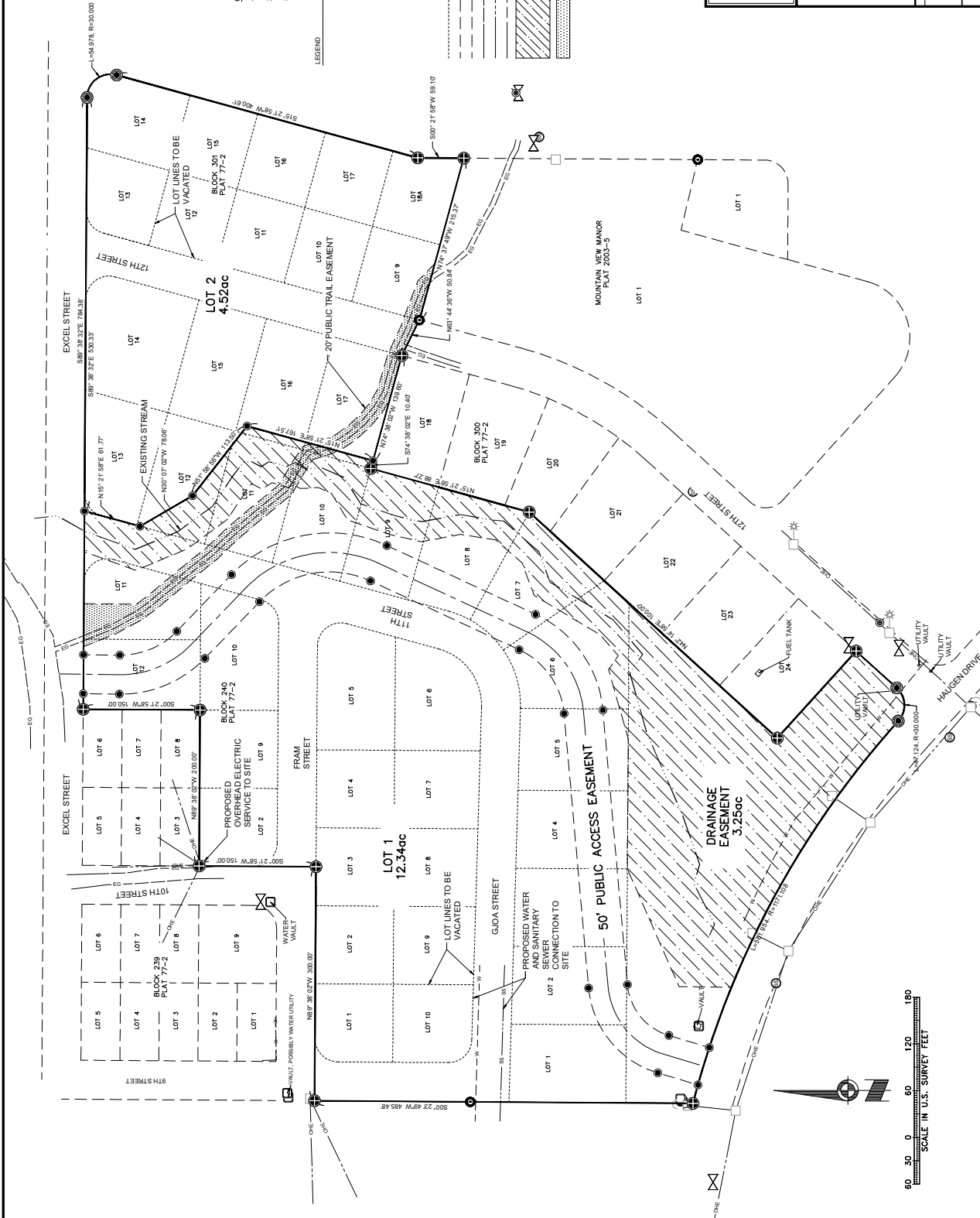
**LEGEND**

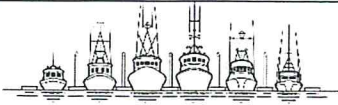


**NAME OF SURVEYOR:**  
**RESPEC**  
 9109 MENDENHALL MALL RD. STE. 4  
 JUNEAU, AK 99801  
 PHONE: 907.586.1800  
 FAX: 907.586.3771  
 A/E/C/C 183270

**PETERSBURG MEDICAL CENTER SUBDIVISION**  
 A PLAT OF A CONSOLIDATION AND RESUBDIVISION OF LOTS 2, 3-11, BLOCK 240, LOTS 14-6, BLOCK 289, LOTS 1-17, BLOCK 290, AND LOTS 1-8, BLOCK 301, AIRPORT SUBDIVISION, CONTAINING 16.88 ACRES SECTION 27, TOWNSHIP 58 SOUTH, RANGE 79 EAST PETERSBURG RECORDING DISTRICT

OWNER	PETERSBURG BOROUGH
PREPARED BY	PETERSBURG, ALASKA
DATE	4/7/2022
PROJECT NO.	17193-2000
SHEET NUMBER	1 OF 1





**PETERSBURG  
BOROUGH  
R.O.W. VACATION**

CODE TO:	<b>110.000.404110</b>
BASE FEE:	\$50
PUBLIC NOTICE FEE:	\$70
<b>TOTAL:</b>	<b>\$120.00</b>

DATE RECEIVED:	RECEIVED BY:	CHECK NO. or CC:
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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.

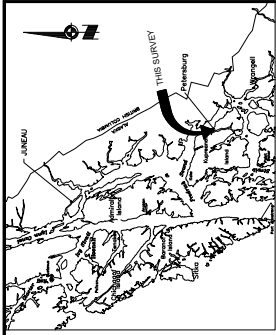
**SIGNATURE(S):**

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

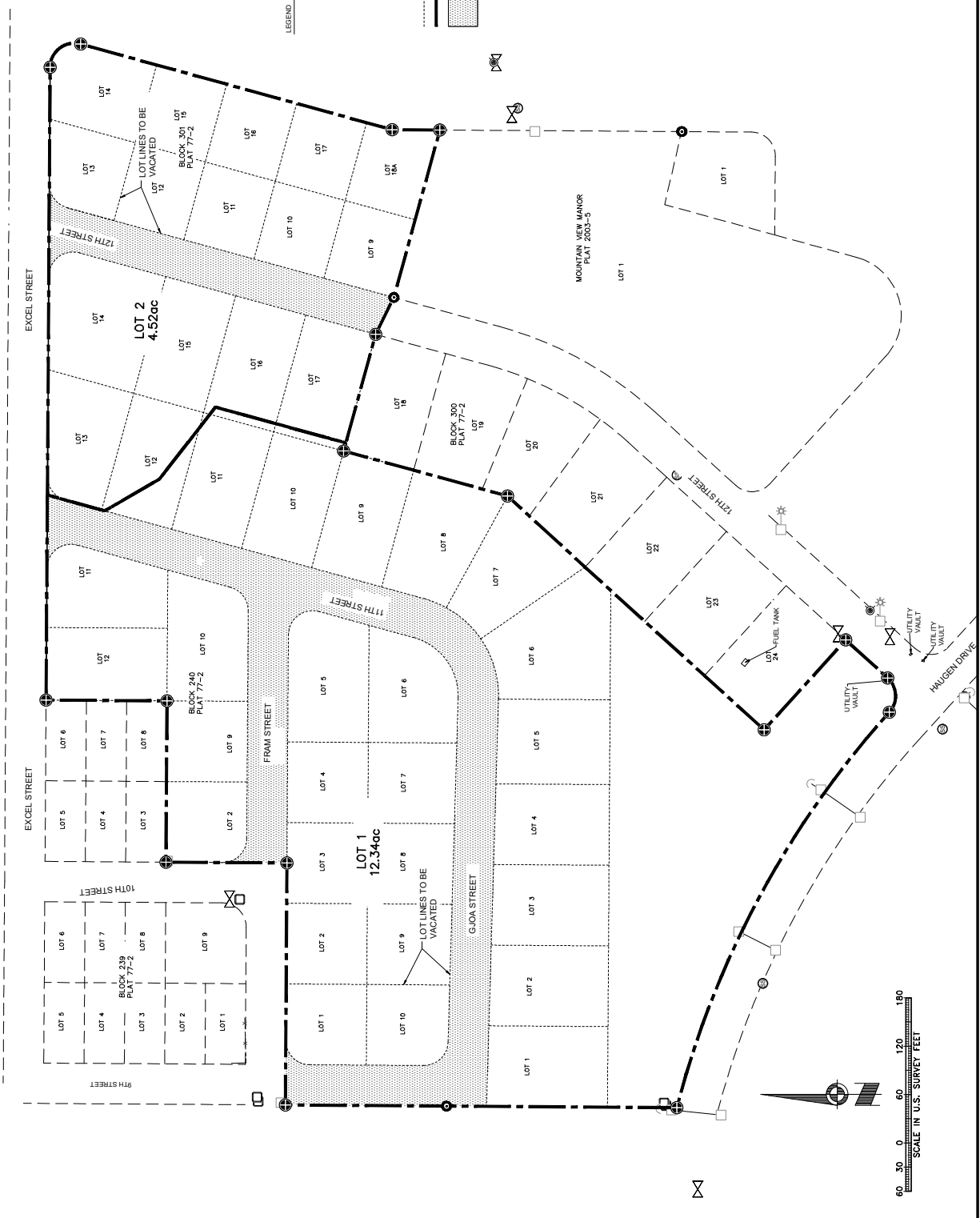
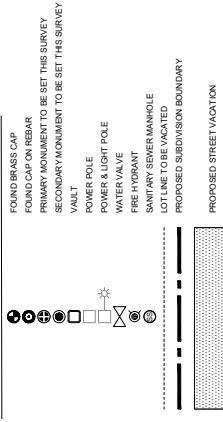
Signature: 



**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.

**LEGEND**

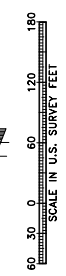


**NAME OF SURVEYOR:**  
**RESPEC**  
 9109 MENDELHALL MALL RD. STE. 4  
 JUNEAU, AK 99801  
 PHONE: 907.586.3710  
 FAX: 907.586.3711  
 AECC 183270

**PETERSBURG MEDICAL CENTER  
 SUBDIVISION  
 ROAD VACATION EXHIBIT**

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

OWNER:	SCALE:
PETERSBURG BOROUGH	1" = 40'
PETERSBURG, ALASKA	DRAWN:
	CHECKED:
	DATE:
PROJECT NO. 11748-0000	SHEET NUMBER 1 OF 1





**PETERSBURG BOROUGH  
RESOLUTION #2023-04**

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

**PASSED AND APPROVED BY the Petersburg Borough Assembly on this 17<sup>th</sup> 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.**

  
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

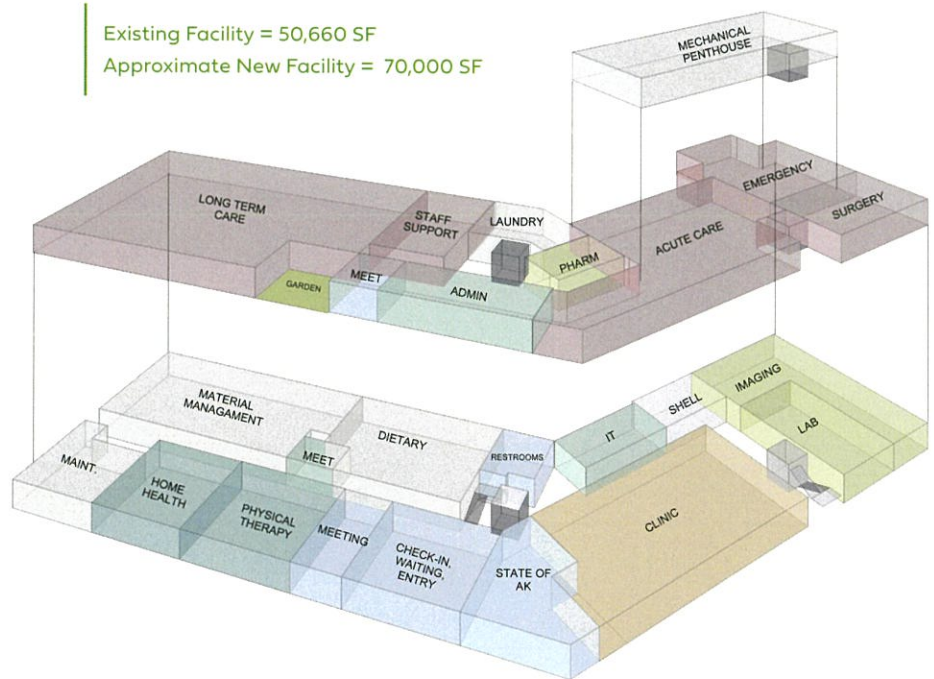
\*Other federal, state and philanthropic grant opportunities are being pursued to complete the primary funding stack. PMC will also conduct a capital campaign for some specific project needs.

## 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.



Learn more about the project:  
[www.pmcak.org/new-facility.html](http://www.pmcak.org/new-facility.html)