

**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

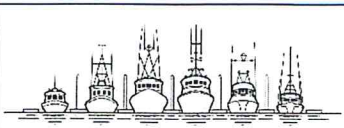
ATTEST:


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
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CURRENT USE OF PROPERTY: vacant	LOT SIZE: See attachment
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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: _____

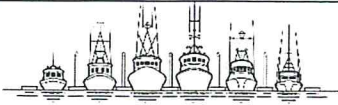
Owner: _____ Date: _____

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:
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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: 

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:

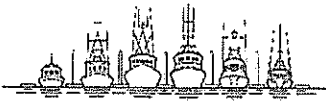
Planning Commission Staff Report

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: 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: 11-3-2017

Owner: _____ Date: _____

Owner: _____ Date: _____

Owner: Date: _____

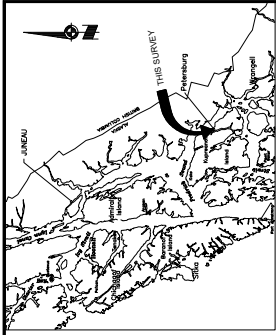
Description of Subject Property:

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

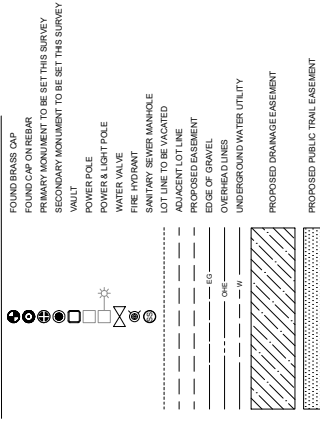
16.8707989 Acres



GENERAL NOTES

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

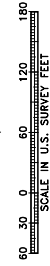
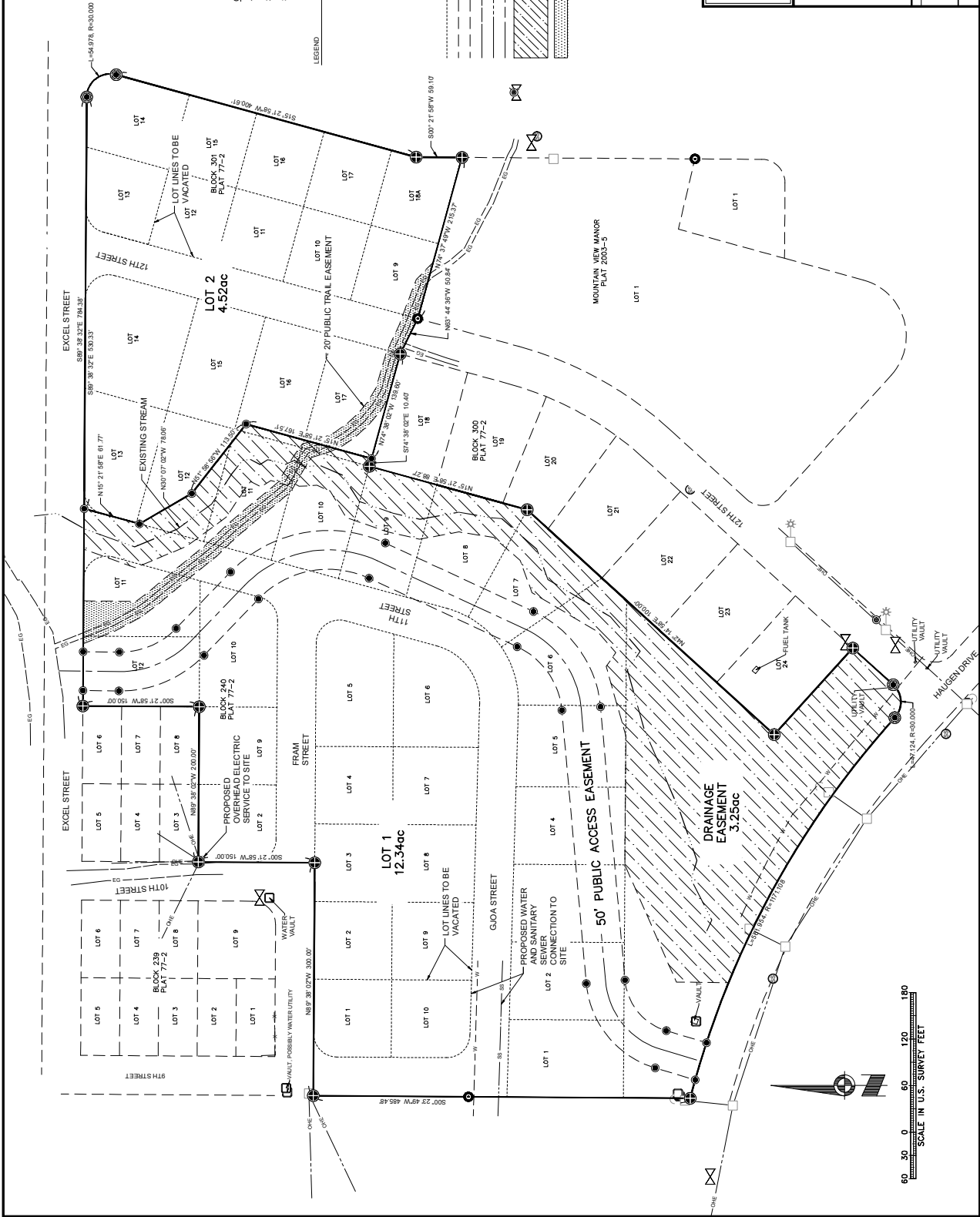
LEGEND

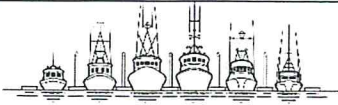


NAME OF SURVEYOR:
RESPEC
 9109 MENDENHALL MALL RD. STE. 4
 JUNEAU, AK 99801
 PHONE: 907.586.1800
 FAX: 907.586.3771
 A/E/C/C 183270

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 300, PLAT 77-2, AIRPORT
 ADDITION 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.	17193-2002
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:

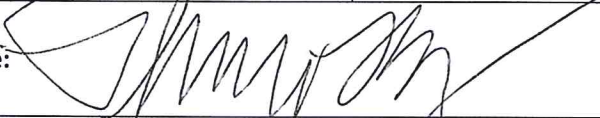
Please include a copy of plat showing the proposed vacation.

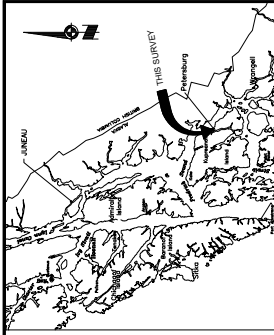
SIGNATURE(S):

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

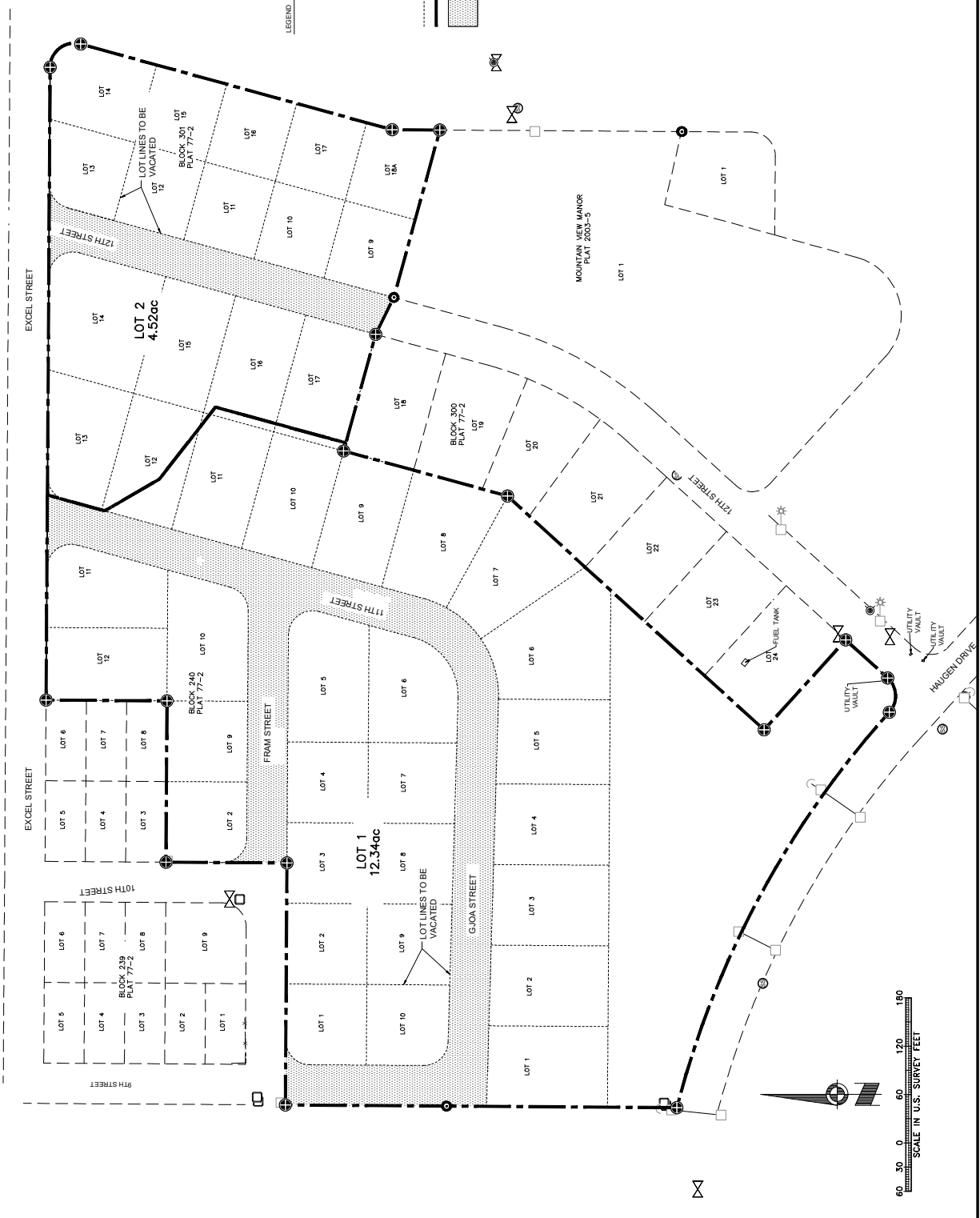
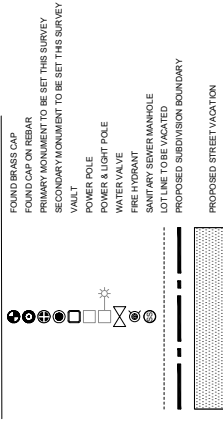
Signature: 



GENERAL NOTES

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2. ALL DISTANCES ARE LOCAL GROUND DISTANCES.
3. FIELD SURVEY CONDUCTED AUG. 31 - SEPT. 1, 2022.

LEGEND

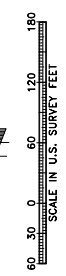


NAME OF SURVEYOR:
RESPEC
 9109 MENDELHALL MALL RD. STE. 4
 JUNEAU, AK 99801
 PHONE: 907.586.3710
 FAX: 907.586.3711
 AECC 183270

**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	DATE:
	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 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.


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

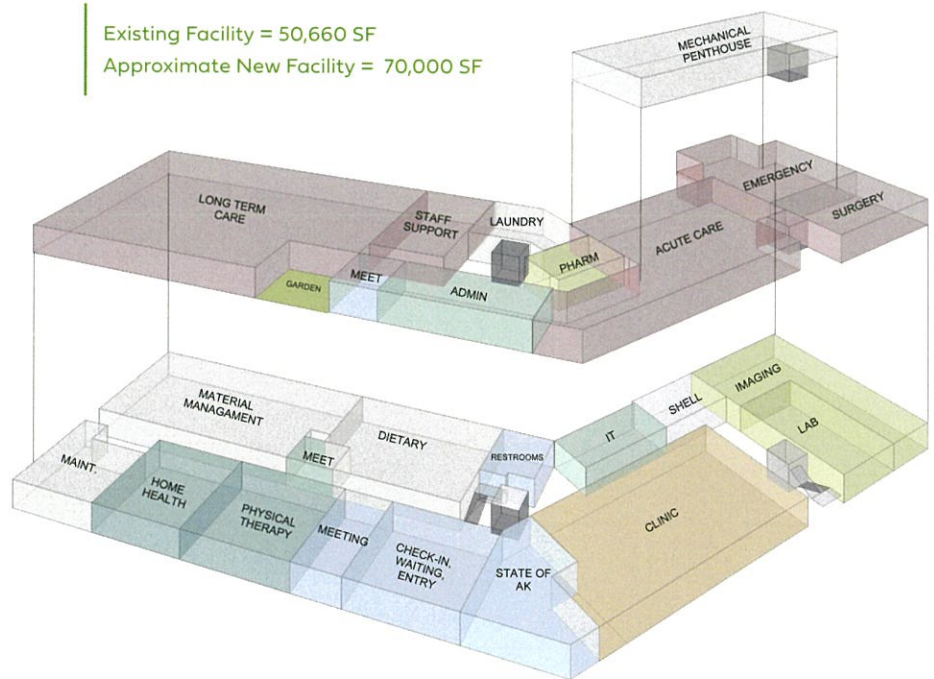
*Other federal, state and philanthropic grant opportunities are being pursued to complete the primary funding stack. PMC will also conduct a capital campaign for some specific project needs.

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

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

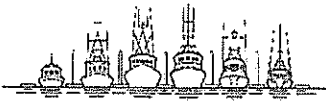
P&Z Meeting date: June 13, 2023

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: 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

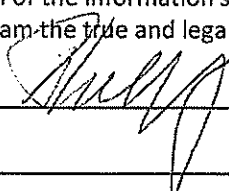
- 19.84 Zoning Change (\$100)
- 18.18 Record of Survey (\$50) (Note: No Public Notice Fee)
- 18.20 Minor Subdivision/18.24 Preliminary Plat/18.19 Replat (\$75 + \$10 per lot)
- 18.24 Final Plat (\$25 per lot)

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: 11-3-2007

Owner: _____ Date: _____

Owner: _____ Date: _____

Owner:  Date: _____

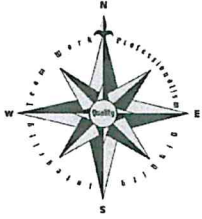
Description of Subject Property:

Exhibit A

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:

- a. 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.
- b. 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,

A handwritten signature in black ink, appearing to read 'Philip Hofstetter', with a long, sweeping flourish extending to the right.

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.

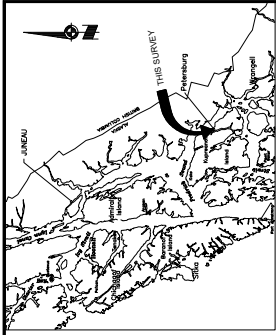
Planning Commission Staff Report

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

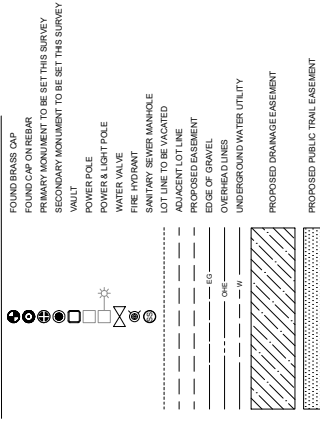
Secretary, Planning Commission



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.

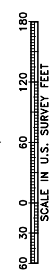
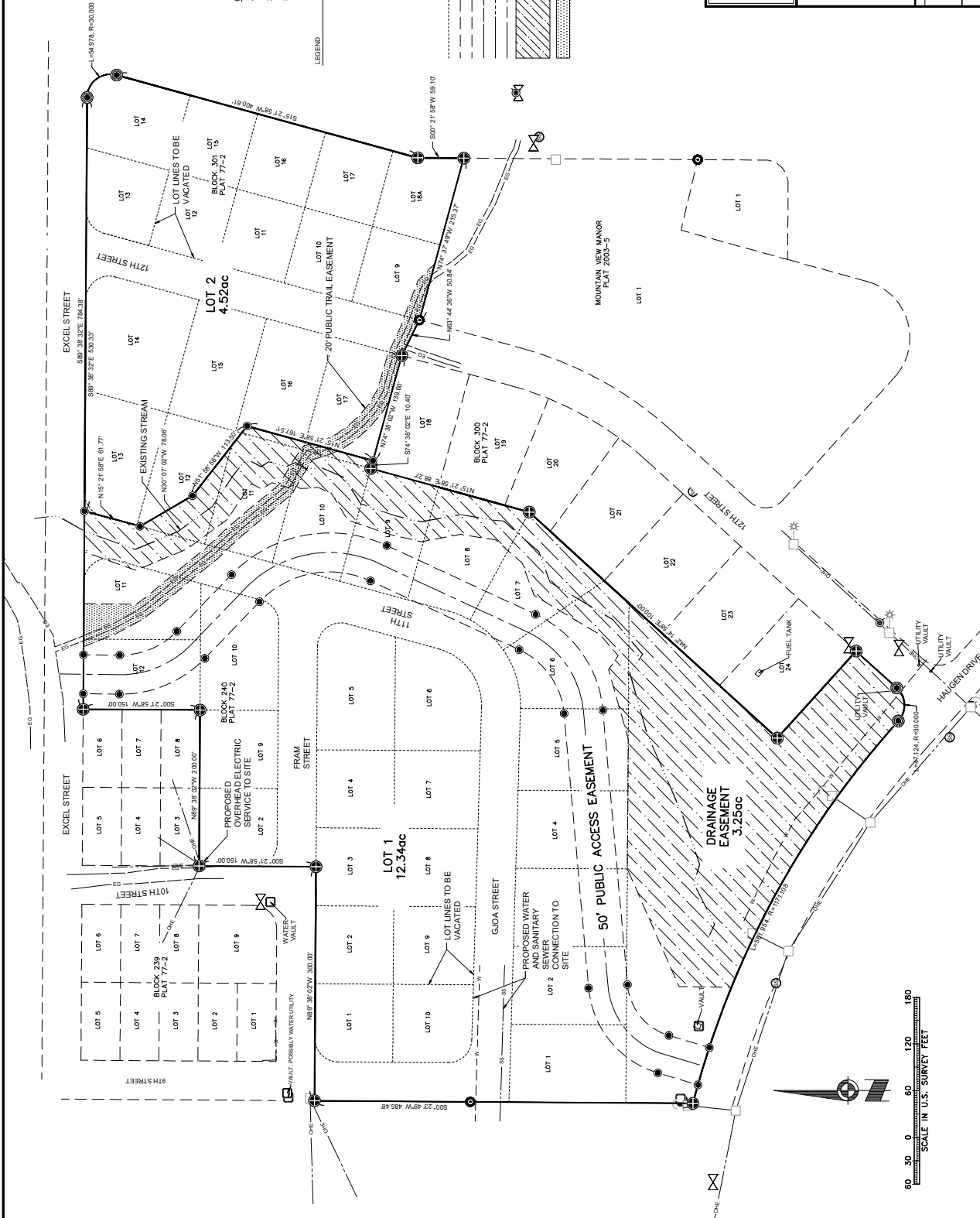
LEGEND



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.	1719-2000
SHEET NUMBER	1 OF 1



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

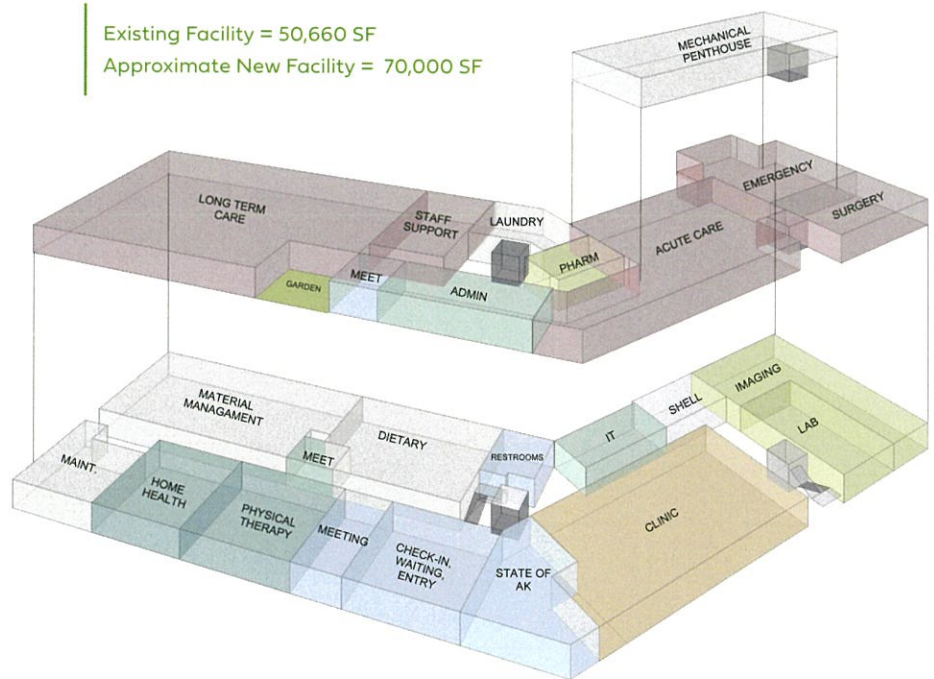
*Other federal, state and philanthropic grant opportunities are being pursued to complete the primary funding stack. PMC will also conduct a capital campaign for some specific project needs.

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

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.

Commissioner 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