

# AGENDA



# MATANUSKA-SUSITNA BOROUGH

350 East Dahlia Avenue, Palmer, Alaska 99645 – 907-861-7874

PLATTING OFFICER  
Fred Wagner

PLATTING  
ADMINISTRATIVE SPECIALIST  
Kayla Smith



PLATTING TECHNICIANS  
Matthew Goddard  
Chris Curlin

PLATTING ASSISTANT  
Connor Herren

**ABBREVIATED PLAT AGENDA**  
ASSEMBLY CHAMBERS  
350 EAST DAHLIA AVENUE, PALMER

**REGULAR MEETING** **8:30 A.M.** **June 18, 2025**

**Public Participation:** To participate in the Abbreviated Plat Hearing, you can attend in person, or you can submit written comments by email to [plattling@matsugov.us](mailto:plattling@matsugov.us) or by mail to Matanuska-Susitna Borough, Platting Division, 350 E. Dahlia Avenue, Palmer, AK 99645.

**1. INTRODUCTION**

A. Introduction of Staff

**2. UNFINISHED BUSINESS:**

*(None)*

**3. PUBLIC HEARINGS:**

A. **SUNSHINE CAMPUS 1:** The request is to create two lots from Parcel B, created by MSB Waiver #2000-259, Recorded at Book 178 Page 532, to be known as **SUNSHINE CAMPUS 1**, containing 11.77 acres +/- . The property is located north of West Sunshine Lake, south of E. Walsted Drive, and directly west of S. Talkeetna Spur (Tax ID # 24N04W08B019); within the NW ¼ Section 08, Township 24 North, Range 04 West, Seward Meridian, Alaska. In the Susitna Community Council and in Assembly District #7. *(Petitioner/Owner: Sunshine Community Health Center, Staff: Matthew Goddard, Case #PLAT-2025-000073)*

THE ABBREVIATED PLAT HEARING WILL CONVENE AT **8:30 A.M** on **June 18, 2025**, in the **ASSEMBLY CHAMBERS** at the Dorothy Swanda Jones Building, 350 E. Dahlia Avenue, Palmer, Alaska.

## Public Hearing Process

- **Platting Officer states/reads the case/item to be addressed into the record.**
- **Public Hearing Notices:** Secretary states the number of public hearing notices sent out and the date sent.
- **Staff Report:** The Platting Officer gives an overview of the project for the hearing and the public.
- **Public Testimony:** Members of the public are invited to sign in and testify before the officer.
  - **3-minute time limit per person for members of the public.**
  - The time limit may be extended at the discretion of the Platting Officer.
- **The public hearing is closed by the Officer.** No further public input is appropriate.
- **Petitioner Comments:** Petitioner, or his/her representative, comes before the officer to discuss staff recommendations and compliance with Title 43 and other applicable regulations.
  - **Testimony is limited to five (5) minutes for the petitioner/applicant.**
  - The time limit may be extended at the discretion of the Platting Officer
- **Motion to Approve:** Motion to approve is made by the Platting Officer.
  - No further unsolicited input from petitioner is appropriate.
  - Conditions and Findings must be written for all decisions made regarding the action being taken, whether it passed or failed.
  - Decisions are final unless reconsidered by the platting board MSB 43.35.005 or appealed to the board of adjustments and appeals. MSB 43.35.015

3A



STAFF REVIEW AND RECOMMENDATIONS  
PUBLIC HEARING  
JUNE 18, 2025

ABBREVIATED PLAT: SUNSHINE CAMPUS 1  
LEGAL DESCRIPTION: SEC 08, T24N, R04W, SEWARD MERIDIAN AK  
PETITIONERS: SUNSHINE COMMUNITY HEALTH CENTER  
SURVEYOR/ENGINEER: FARPOINT LAND SERVICES  
ACRES: 11.77 ± PARCELS: 2  
REVIEWED BY: MATTHEW GODDARD CASE #: PLAT-2025-000073

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**REQUEST:** The request is to create two lots from Parcel B, created by MSB Waiver #2000-259, Recorded at Book 178 Page 532, to be known as **SUNSHINE CAMPUS 1**, containing 11.77 acres +/- . The property is located north of West Sunshine Lake, south of E. Walsted Drive, and directly west of S. Talkeetna Spur (Tax ID # 24N04W08B019); within the NW ¼ Section 08, Township 24 North, Range 04 West, Seward Meridian, Alaska. In the Susitna Community Council and in Assembly District #7.

**EXHIBITS**

**SUPPORTING DOCUMENTATION**

Vicinity Map and Aerial Photos  
Soils Report

**EXHIBIT A** – 5 pgs  
**EXHIBIT B** – 6 pgs

**AGENCY COMMENTS**

ADOT&PF  
US Army Corps of Engineers  
MSB DPW Pre-Design and Engineering Division  
MSB Development Services  
Public Comments  
Utilities

**EXHIBIT C** – 3 pgs  
**EXHIBIT D** – 1 pg  
**EXHIBIT E** – 1 pg  
**EXHIBIT F** – 3 pgs  
**EXHIBIT G** – 1 pg  
**EXHIBIT H** – 4 pgs

**DISCUSSION:** The proposed subdivision is creating two lots. Proposed Lot 1 will be 3.75 acres, Proposed Lot 2 will be 8.02 acres. Access for Lot 1 is from E. Walstead Drive, a Borough maintained road. Access for Lot 2 is from S. Talkeetna Spur, an ADOT&PF owned and maintained road. The supplied as-built shows two conex within the 25’ setback from the E. Walstead Drive Public Use Easement. All structures in violation of MSB 17.055 will need to be removed/relocated prior to recordation (**Recommendation #4**).

**Soils Report:** A geotechnical report was submitted (**Exhibit B**), pursuant to MSB 43.20.281(A). Curtis Holler, Registered Professional Engineer, notes that a soils review was performed at the request of Sunshine Community Health Center. The soils evaluation included review of existing soils information, logging of one testhole, photos on the parent parcel, review of the provided topography information, review of aerial imagery, and other observations at the site.

The project site has moderately sloped rolling terrain, with drainage directed east towards the Spur Road and then to the south. A few minor areas with steep slopes over 25% were noted, and are delineated on the attached map.

Three test holes dug in 2002 and 2024 were reviewed to evaluate soil conditions. Near surface soils encountered in the testholes included a thin organic mat over a thicker layer of silty loess topsoils which extended down to about 2'. Receiving soils immediately under the topsoils were typically relatively clean sands and gravels.

Groundwater was not encountered in any of the testholes which were dug to depths of 12' to 18'. Based on the available soils and water table information, topography, MSB Title 43 Code definitions, and observations at the site, "The proposed 2 new lots will each contain over 10,000 square feet of contiguous useable septic area, and an additional 10,000 square feet of useable building area.

As-Built and topographic mapping were submitted and can be seen on the Agenda Plat.

**Comments:**

ADOT&PF (**Exhibit C**) has the following comments:

- Add plat note "No direct access to Talkeetna Spur Road for Lot 1" or similar. Lot 1 to use existing access to Walstead Drive (**Recommendation #6**).
- Reapply for driveway permit for Lot 2 access to Talkeetna Spur Road. Driveway permits and Approach Road Reviews can be applied for at DOT&PF's online ePermits website: <https://dot.alaska.gov/row/Login.po>. Please contact DOT&PF's ROW division at 1-800-770-5263 to speak with a regional permit officer if you have any questions (**Recommendation #7**).
- Future development of Sunshine Community Health Center site may require a Traffic Impact Analysis (TIA).

US Army Corps of Engineers (**Exhibit D**) has no specific comments regarding Sunshine Campus 1.

MSB DPW Pre-Design and Engineering Division (**Exhibit E**) has no comments.

MSB Development Services (**Exhibit F**) has the following comments:

- Permit Center: The petitioner needs to apply for a driveway permit for the existing access onto Walstead Drive (**Recommendation #5**).
- Code Compliance: There are no active code compliance cases on the property proposed to be subdivided into two parcels. The as-built shows that the conex's on proposed lot 1 are within the 25 foot setback (MSB17.55) of Walstead Drive. The conex boxes meet the definition of structure and will need to be moved to meet the required setbacks (25' from public easement) (**Recommendation #4**).

**Public Comments:** (**Exhibit G**) Norman & Anita Ellsworth, property owners on the southwest boundary, have concerns regarding the potential impact of this platting action on their property.

**Utilities:** (**Exhibit H**) ENSTAR has no comments or recommendations. GCI has no comments or objections to the plat. MEA did not respond. MTA did not respond.

At the time of staff report write-up, there were no responses to the Request for Comments from ADOT&PF; ADF&G; Community Council #12 Susitna; Fire Service Area #24 Talkeetna; Road Service Area #29 Greater Talkeetna; MSB Community Development, Emergency Services, Assessments, or Planning Division; MEA or MTA.

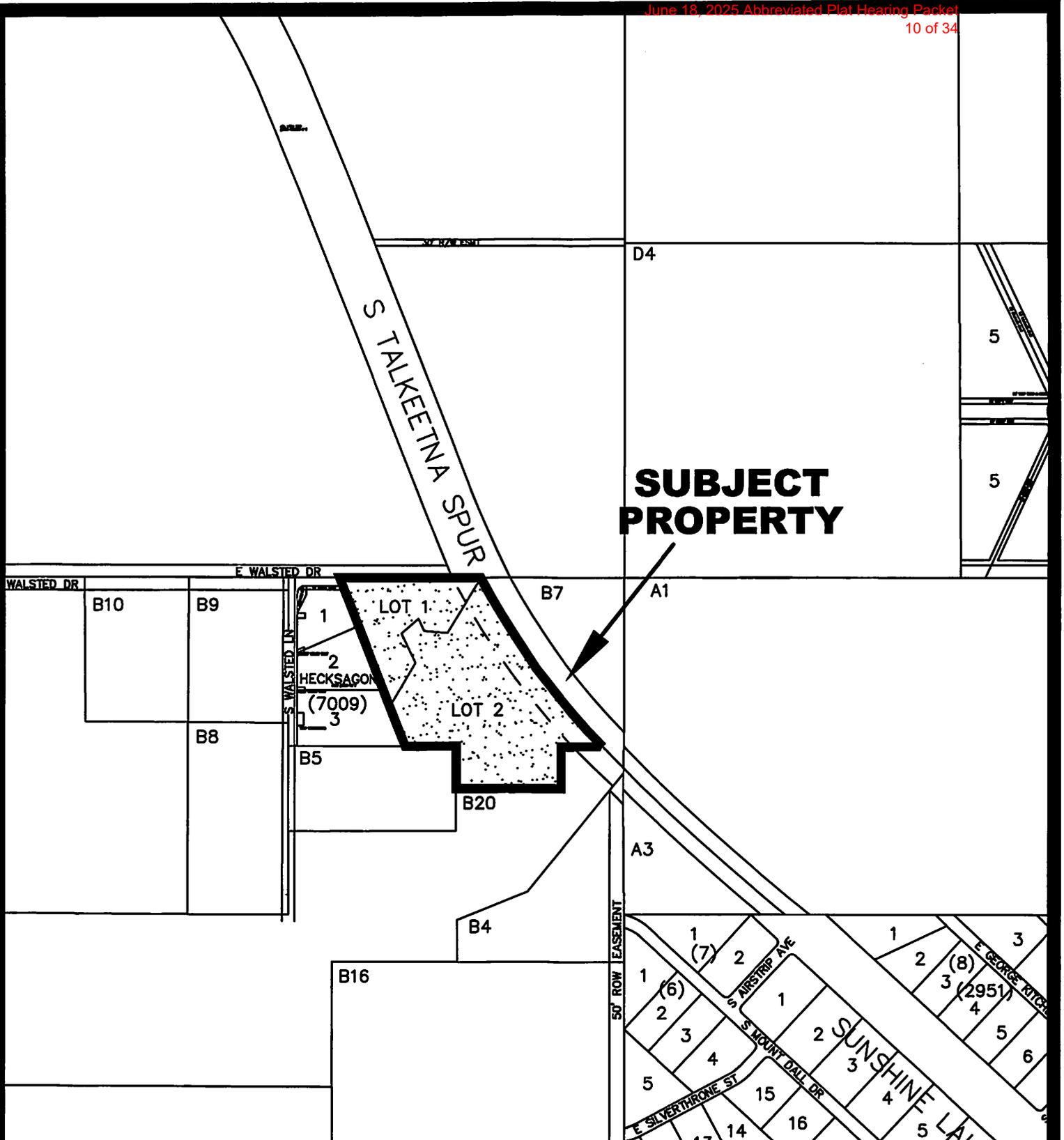
**CONCLUSION:** The abbreviated plat of Sunshine Campus 1 is consistent with AS 29.40.070 Platting Regulations and MSB 43.15.025 Abbreviated Plats. There were no objections from any federal or state agencies, Borough departments, or utilities. There were no objections to the plat from the public in response to the Notice of Public Hearing. Legal and physical access exists to the proposed lots, consistent with MSB 43.20.100 Access Required, MSB 43.20.120 Legal Access and MSB 43.20.140 Physical Access. Frontage for the subdivision exists, pursuant to MSB 43.20.320 Frontage. A soils report was submitted, pursuant to MSB 43.20.281(A)(1).

**FINDINGS OF FACT**

1. The plat of Sunshine Campus 1 is consistent with AS 29.40.070 Platting Regulations and MSB 43.15.025 Abbreviated Plats.
2. A soils report was submitted, pursuant to MSB 43.20.281(A)(1).
3. All lots will have legal and physical access consistent with MSB 43.20.100, MSB 43.20.120 and MSB 43.20.140.
4. Each lot has the required frontage pursuant to MSB 43.20.320.
5. At the time of staff report write-up, there were no responses to the Request for Comments from ADOT&PF; ADF&G; Community Council #12 Susitna; Fire Service Area #24 Talkeetna; Road Service Area #29 Greater Talkeetna; MSB Community Development, Emergency Services, Assessments, or Planning Division; MEA or MTA.
6. There were no objections from any federal or state agencies, or Borough departments.
7. There was one comment received from the public with concerns.
8. There were no objections from the public in response to the Notice of Public Hearing.

**RECOMMENDATIONS OF CONDITIONS OF APPROVAL for the abbreviated plat of Sunshine Campus 1, Section 08, Township 24 North, Range 04 West, Seward Meridian, Alaska, contingent on staff recommendations:**

1. Taxes and special assessments must be paid in full for the year of recording, pursuant to MSB 43.15.053(F) and AS 40.15.020. Pay taxes and special assessments (LIDs), by CERTIFIED FUNDS OR CASH.
2. Provide updated Certificate to Plat executed within seven (7) days of recording of plat and submit Beneficiary Affidavit for any holders of a beneficial interest.
3. Pay postage and advertising fees.
4. Remove/relocate all structures currently in violation of MSB 17.055 Setbacks. Provide platting staff proof that no setback violations exist nor will any be created by the recordation of the proposed Sunshine Campus 1 subdivision.
5. Apply for a driveway permit for all non-permitted accesses. Provide platting staff a copy of all driveway permits/permit applications.
6. Add a plat note stating “No direct access to S. Talkeetna Spur shall be allowed to Lot 1 unless otherwise authorized by the permitting authority.”
7. Apply for a driveway permit for the existing access to S. Talkeetna Spur with ADOT&PF. Provide Platting Staff a copy of the submitted/accepted driveway permit application.
8. Show all easements of record on final plat.
9. Submit recording fees, payable to Department of Natural Resources (DNR).
10. Submit final plat in full compliance with Title 43.



**SUBJECT  
PROPERTY**

**VICINITY MAP**  
FOR PROPOSED SUNSHINE CAMPUS 1  
SUBDIVISION  
LOCATED WITHIN  
SECTION 08, T24N, R04W, SEWARD MERIDIAN  
ALASKA  
MO 02 MAP

**EXHIBIT A**





TURNAROUND

E Walsted Dr

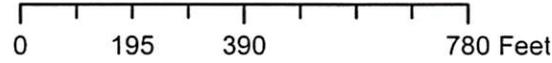
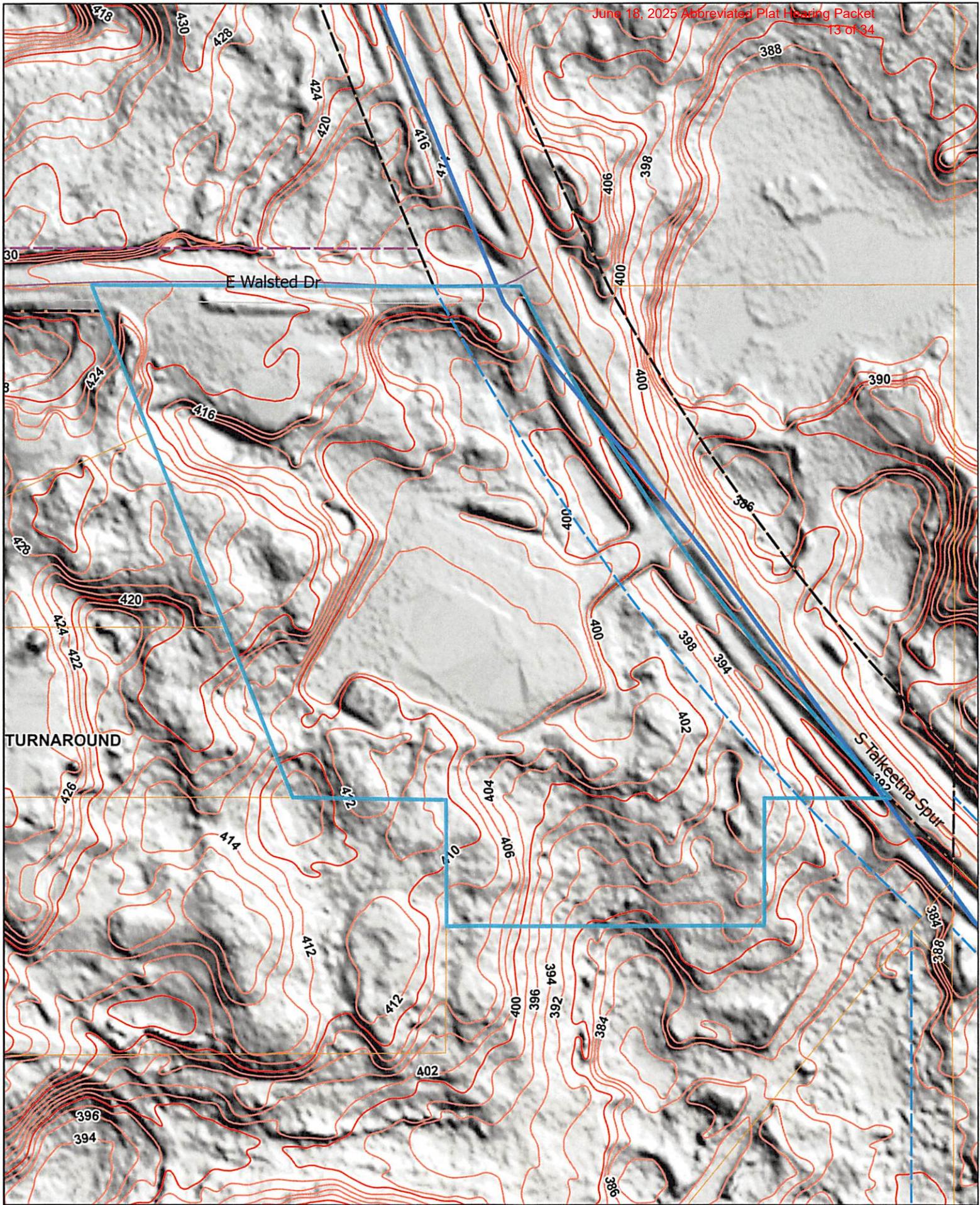
S-Talkeetna Spur

Matanuska Susff

Mixer, Microsoft



0 195 390 780 Feet





0 425 850 1,700 Feet



# HOLLER ENGINEERING

Water, Wastewater & Soils Consulting

3375 N Sams Dr. Wasilla, Alaska 99654 • 376-0410

February 27, 2025

Fred Wagner  
MSB Platting Officer  
350 East Dahlia Avenue  
Palmer, Alaska 99645

RECEIVED  
MAR 07 2025  
PLATTING

Re: *Sunshine Campus 1 Subdivision*; Useable Areas and Drainage  
HE #24024

Dear Mr. Wagner:

At the request of Sunshine Community Health Center, we have performed a soils review and related preliminary design work for the referenced proposed subdivision. The project will create 2 new lots from one existing parcel with a total area of 11.8 acres. Our soils evaluation included review of our own existing soils information, logging one testhole from photos on the parent parcel, review of the provided topography information, review of aerial imagery, and our other observations at the site. See the attached testhole location and topography map for details.

Topography. The main project site forms an irregular trapezoid shape west and south of S. Talkeetna Spur Road, and south of E. Walstead Road. The site supports the community health center as well as a daycare facility and a food pantry building. This project will create a separate lot containing the pantry and daycare. The entire project site has moderately sloped rolling terrain, with drainage directed east towards the Spur Road and then to the south. A few minor areas with steep slopes over 25% were noted, and are delineated on the attached map. The total elevation differential indicated from the provided topographical map is approximately 38'.

Soils & Vegetation. The parent parcel has substantial cleared areas to support the developed sites. Other areas appear to remain in a native or near native state. Existing vegetation in the wooded portion primarily consists of mature growth spruce and birch trees. Three testholes dug in 2002 and 2024 were reviewed to evaluate soil conditions. Near surface soils encountered in the testholes included a thin organic mat over a thicker layer of silty loess topsoils which extended down to about 2'. Receiving soils immediately under the topsoils were typically relatively clean sands and gravels. A copy of the on-project testhole logs and a location/topography map is attached.

Groundwater. Groundwater was not encountered in any of the testholes, which were dug to depths of 12' to 18'. Groundwater is not expected to be a limiting factor for useable area for either of the proposed lots.

Useable Areas. The proposed lots have a few limitations on areas defined by MSB code as *useable septic area* or *useable building area*. Useable septic areas will be primarily limited by setbacks to water wells, structures, steep areas and related setbacks, easements and lot lines. For useable building area, lotlines and setbacks, utility easements, and ROW/PUE setbacks will be limiting factors. For both of the proposed lots, adequate unencumbered area exists to readily meet the code requirements. Based on the available soils and water table information, topography, MSB Title 43 Code definitions, and our observations at the site, ***the proposed 2 new lots will each contain over 10,000 square feet of contiguous useable septic area, and an additional 10,000 square feet of useable building area.***

Road Access and Drainage. Lot 1 has driveway access to E. Walstead Road, and Lot 2 has an approach onto S. Talkeetna Spur Road; no new access is required or planned. Drainage will not be affected by the subdivision project. General existing drainage patterns are shown on the attached map.

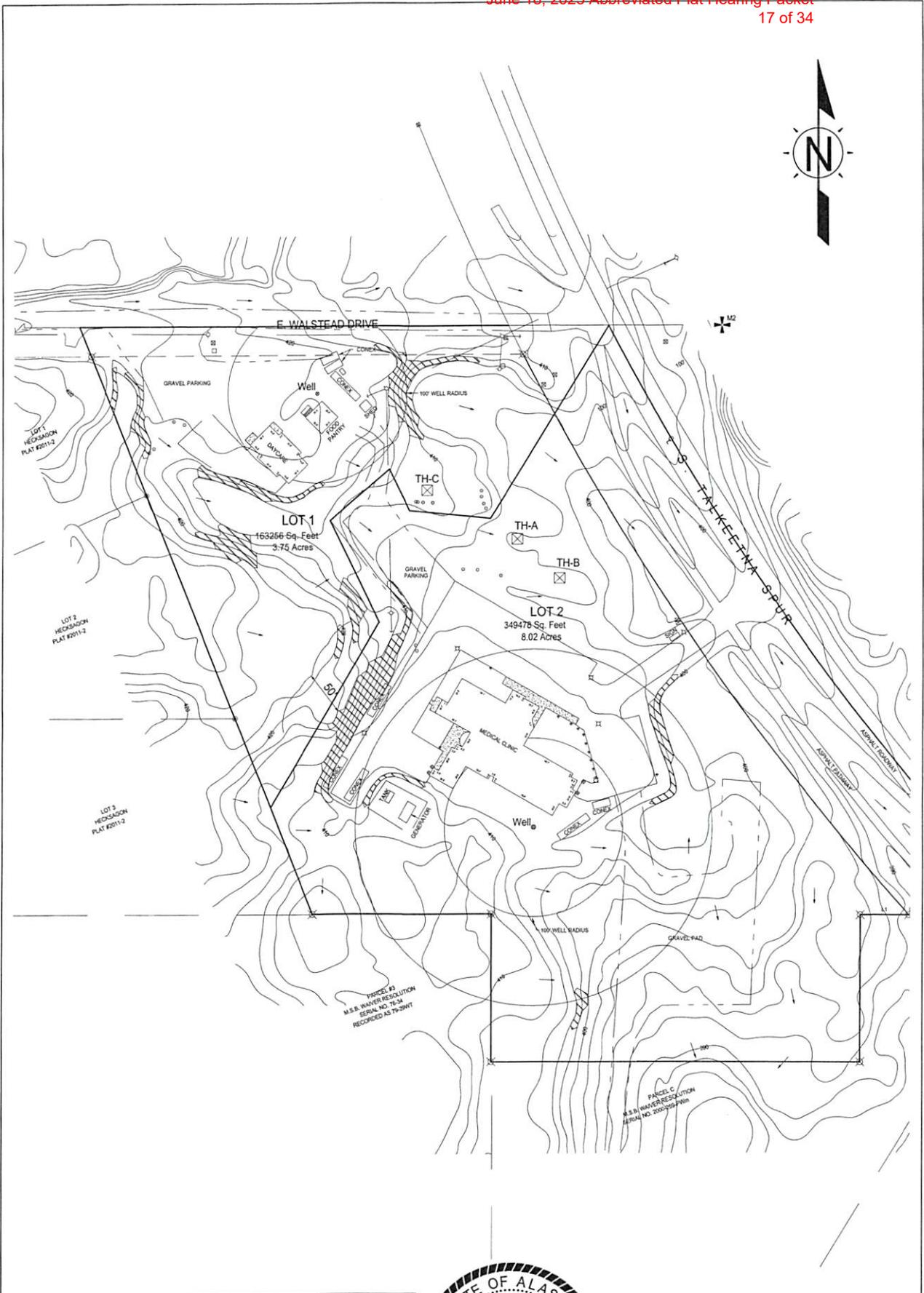
Please do not hesitate to call with any questions you may have.

Sincerely,

Curtis Holler, PE

c: SCHC, w/attachments





Sunshine Health Center Subdivision  
Testhole, Useable Area, Drainage & Topo Map

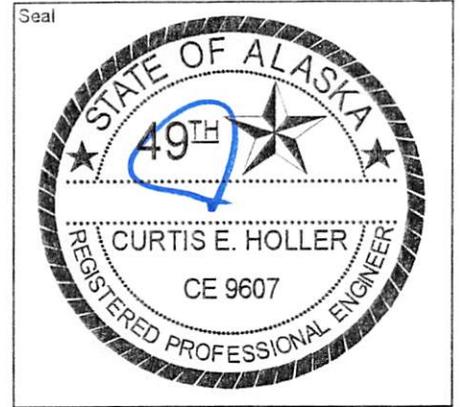


Job # 25001 | Scale: 1" = 100' | Date: 2/27/2025



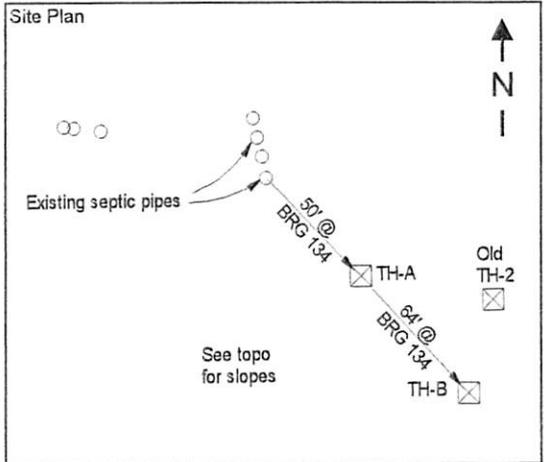
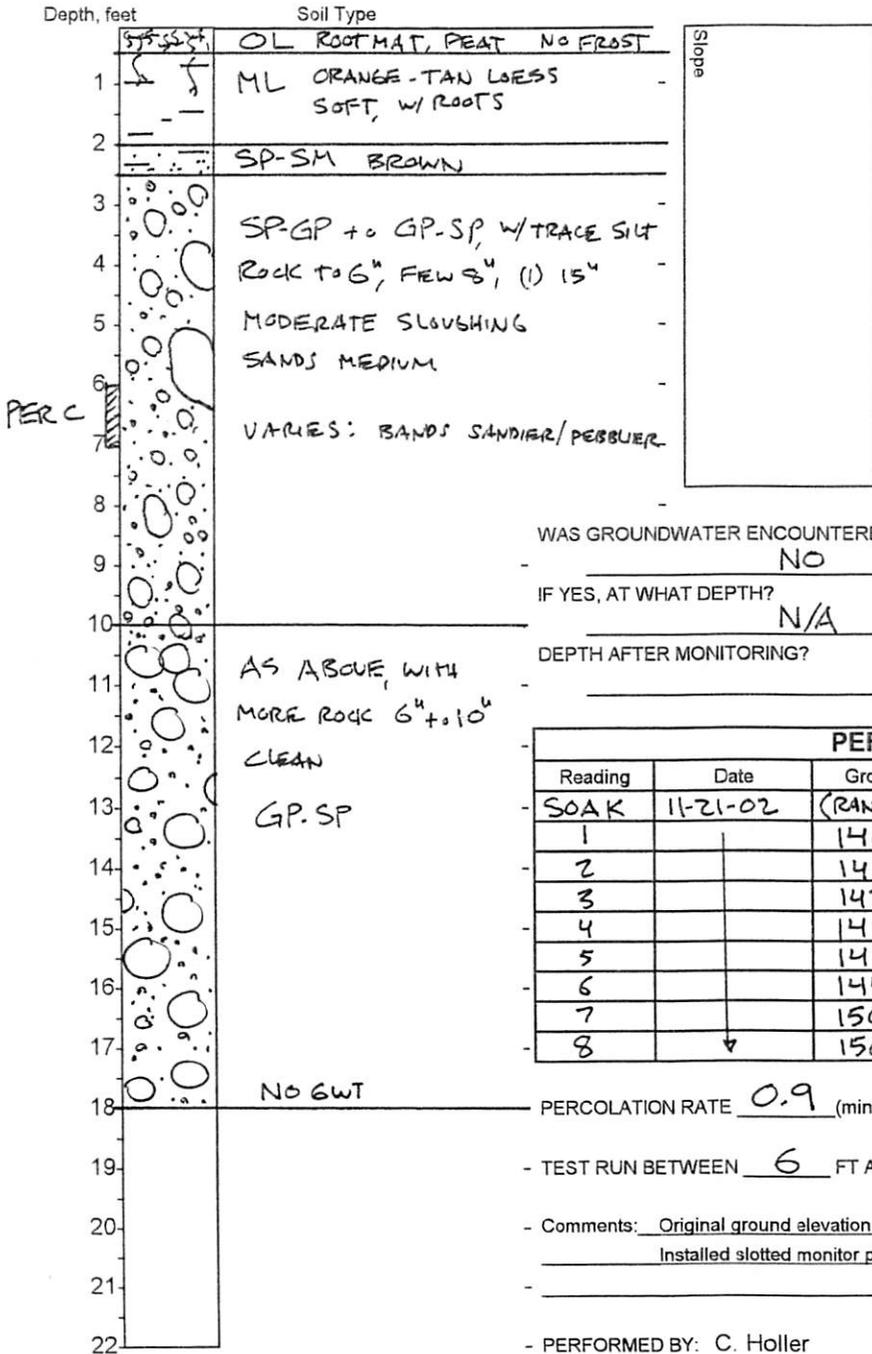
- Notes:**
- 1) Base drawing & 2' LIDAR topography provided by others.
  - 2) Arrows denote approximate drainage patterns.
  - 3) Hatched areas have +25% slope.





**SOILS LOG / PERCOLATION TEST**

TEST HOLE # B, 2 of 2 this date  
 Performed For: Sunshine Community Health Center  
 Legal Description: 2000-259 PWm Parcel B S8 T24N R4W



WAS GROUNDWATER ENCOUNTERED? NO  
 IF YES, AT WHAT DEPTH? N/A  
 DEPTH AFTER MONITORING? \_\_\_\_\_  
 Slope \_\_\_\_\_

PERCOLATION TEST					
Reading	Date	Gross Time	Net Time	Depth to Water	Net Drop
SOAK	11-21-02	(RAN AWAY 2 TIMES < 10 MINUTES → START TEST)			
1		1405	2:56		6"
2		1409	3:15		6"
3		1421	3:38		6"
4		1428	4:02		6"
5		1440	4:48		6"
6		1449	4:46		6"
7		1500	5:10		6"
8		1507	5:20		6"

PERCOLATION RATE 0.9 (min/inch)      PERC HOLE DIAMETER ± 6"  
 - TEST RUN BETWEEN 6 FT AND 7 FT DEPTH  
 - Comments: Original ground elevation approx. 402.5'  
Installed slotted monitor pipe, 1.25" PVC to approx. 15' level  
 - PERFORMED BY: C. Holler      DATE: 11-21-02





THE STATE  
of **ALASKA**  
GOVERNOR MICHAEL J. DUNLEAVY

## Department of Transportation and Public Facilities

4111 Aviation Avenue  
P.O. Box 196900  
Anchorage, AK 99519-6900  
Main: 907-269-0520  
Fax: 907-269-0521  
dot.alaska.gov

June 6, 2025

Fred Wagner, Platting Officer  
Matanuska-Susitna Borough  
350 East Dahlia Avenue  
Palmer, AK 99645

[Sent Electronically]

Re: Plat Review

Dear Mr. Wagner:

The Alaska Department of Transportation and Public Facilities (DOT&PF) Central Region has reviewed the following plats and have the following comments:

- **PA 15 Frey; PA 15 Acutek-Frey; Parcel #2, MSB Waiver 86-54-PWm, 86-194 (Plumley Road)**
  - No objection to the proposed lot division.
  - Recommend early coordination with DOT&PF regarding the approach road connection to and borough extension of Plumley Road.
  - Improvements to or construction of Plumley Road east of Caudill Road require an Approach Road Review for the connection to the DOT&PF managed portion of Plumley Road to the west. An Approach Road Review is not an authorization for maintenance and ownership by DOT&PF, but a review of the technical connection to a DOT&PF managed facility. Approach Road Review's can be applied for at DOT&PF's online ePermits website: <https://dot.alaska.gov/row/Login.po>. Please contact DOT&PF's ROW division at 1-800-770-5263 to speak with a regional permit officer if you have any questions.
- **Breezy Meadows Subdivision Phase 2 Lots 3 and 4; The Boutet Company; Affordable Housing Land Consultants LLC (Scott Road)**
  - One shared access for Lot 3 and 4 to Scott Road. Add as plat note.
  - Continue working with DOT&PF Right of Way Property Management regarding access and permitting for driveway applications numbers 34173 and 33178.
  - A common access easement may need to be recorded after the plat is recorded, once the shared access location is determined.
- **Roberts Family Trust; Roberts Colonial Park (Hyer Road)**
  - Add plat note "No direct access to Hyer Road."

*"Keep Alaska Moving through service and infrastructure."*

**EXHIBIT C**

- **Sunshine Campus 1; MO 02 BMS for Smothers; Parcel B Waiver Resolution #2000-259-PWm (Talkeetna Spur Road)**
  - Add plat note “No direct access to Talkeetna Spur Road for Lot 1” or similar.
  - Lot 1 to use existing access to Walstead Drive.
  - Reapply for driveway permit for Lot 2 access to Talkeetna Spur Road. Driveway permits and Approach Road Reviews can be applied for at DOT&PF’s online ePermits website: <https://dot.alaska.gov/row/Login.po>. Please contact DOT&PF’s ROW division at 1-800-770-5263 to speak with a regional permit officer if you have any questions.
  - Future development of Sunshine Community Health Center site may require a Traffic Impact Analysis (TIA).
  
- **PA 02 HLS Dryden; Daniel Dryden Est. & Nancy Dryden; Parcel 1 MSB Waiver #76-10 (Glenn Highway MP 56.5)**
  - Shared access with a shared access easement to the Glenn Highway for both lots.
  - Easement may need to be recorded after the plat in order for the shared driveway to go through the technical review process of the driveway permit and ensure best access location.
  - Apply for driveway permit for shared access. Driveway permits and Approach Road Reviews can be applied for at DOT&PF’s online ePermits website: <https://dot.alaska.gov/row/Login.po>. Please contact DOT&PF’s ROW division at 1-800-770-5263 to speak with a regional permit officer if you have any questions.
  
- **Springer Crossing; Plat #2013-51 (Inner/Outer Springer Loop Road)**
  - Clarify label on 25’ ROW Easement as 25’ ROW Utility Easement granted to the City of Palmer for sewer and water per Document 2005-008688-0 P.R.D.
  - Add plat note “No direct access for Lot 3 to Inner Springer Loop.”
  - Require shared access with a shared access easement for Lot 1 and Lot 2 to Inner Springer Loop Road.
  - Require shared access with a shared access easement for Lot 7 and Lot 8 to Outer Springer Loop Road.
  - Access for Lots 3, 4, 5, & 6 through E Hinckley Road.
  - Apply for driveway permits for shared access. Driveway permits and Approach Road Reviews can be applied for at DOT&PF’s online ePermits website: <https://dot.alaska.gov/row/Login.po>. Please contact DOT&PF’s ROW division at 1-800-770-5263 to speak with a regional permit officer if you have any questions.
  
- **HO 08 HLS Elwell; Phillips Addition #3; Plat #75-15 (Pittman Road)**
  - One utility connection to Pittman Road for all lots.
  - Add 15’ utility easement to plat.
  - Please be advised that anything in the Pittman Road right of way is considered an encroachment and is required to be removed or permitted.
  - Recommend shared access for Lots 2 and 3 with a common access easement as there may be insufficient sight distance for a driveway on Lot 3.
  - Driveway permits go through their own technical review, which is a separate process to platting. Driveway connections to Pittman Road require permits. Apply for Lot 1 driveway permit. Driveway permits and Approach Road Reviews can be applied for at DOT&PF’s online ePermits website: <https://dot.alaska.gov/row/Login.po>. Please contact DOT&PF’s ROW division at 1-800-770-5263 to speak with a regional permit officer if you have any questions.

- Please be advised that this pre-application is within the vicinity of an active design project [HSIP: Pittman Road Shoulder Widening and Slope Flattening](#). For more information contact project manager Kristina Busch at [kristina.busch@alaska.gov](mailto:kristina.busch@alaska.gov) or (907) 269-0567.

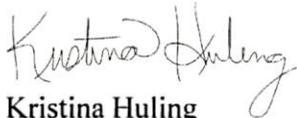
All properties accessing DOT&PF roads must apply to Right of Way for a driveway permit and/or approach road review, subject to provisions listed in 17 AAC 10.020. Any previously issued access permits become invalid once the property undergoes a platting action and must be reissued.

We recommend the petitioner verify all section line easements and DOT&PF road rights-of-way adjacent to their property. For assistance, the petitioner may contact the Engineering group within the Right of Way section in DOT&PF at (907) 269-0700. The petitioner is liable to remove any improvements within the easements and rights-of-way that impede the operation and maintenance of those facilities even if they are not shown on the plat, so it is in the petitioner's best interest to identify the exact locations and widths of any such easements or rights-of-way before they improve the property.

If any section line easements or road rights-of-way exist within the bounds of their plat, we recommend the petitioner dedicate them. If there is an existing right-of-way or easement, the petitioner is unable to develop that portion of the property yet continues to pay property taxes on it; dedicating will remove that cost to the petitioner.

If there are any questions regarding these comments please feel free to contact me at (907) 269-0509 or [kristina.huling@alaska.gov](mailto:kristina.huling@alaska.gov).

Sincerely,



**Kristina Huling**  
Mat-Su Area Planner, DOT&PF

cc: Sean Baski, Highway Design Chief, DOT&PF  
Gabe Kutcher, Acting Property Management Supervisor, Right of Way, DOT&PF  
Devki Rearden, Engineering Associate, DOT&PF  
Morris Beckwith, Right of Way, DOT&PF  
Brad Sworts, Pre-Design & Engineering Div. Manager, MSB  
Anna Bosin, Traffic & Safety Engineer, DOT&PF

## Matthew Goddard

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**From:** Farmer, Carolyn H CIV USARMY CEPOA (USA) <Carolyn.H.Farmer@usace.army.mil>  
**Sent:** Tuesday, June 3, 2025 8:05 AM  
**To:** Matthew Goddard  
**Subject:** RE: RFC Sunshine Campus 1 (MG)

[EXTERNAL EMAIL - CAUTION: Do not open unexpected attachments or links.]

Dear Mr. Goddard,

The Corps of Engineers (Corps) does not have any specific comments regarding the Sunshine Campus 1 packet.

Department of the Army authorization is required if anyone proposes to place dredged and/or fill material into waters of the U.S., including wetlands and/or perform work in navigable waters of the U.S.

A copy of the DA permit application can be found online at [www.poa.usace.army.mil/Missions/Regulatory](http://www.poa.usace.army.mil/Missions/Regulatory).

Sample drawings can also be found on our website at

[www.poa.usace.army.mil/Portals/34/docs/regulatory/guidetodrawings2012.pdf](http://www.poa.usace.army.mil/Portals/34/docs/regulatory/guidetodrawings2012.pdf).

Section 404 of the Clean Water Act requires that a DA permit be obtained for the placement or discharge of dredged and/or fill material into waters of the U.S., including jurisdictional wetlands (33 U.S.C. 1344). The Corps defines wetlands as those areas that are inundated or saturated by surface or groundwater at a frequency and duration sufficient to support, and under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soil conditions.

Section 10 of the Rivers and Harbors Act of 1899 requires that a DA permit be obtained for structures or work in or affecting navigable waters of the U.S. (33 U.S.C. 403). Section 10 waters are those waters subject to the ebb and flow of the tide shoreward to the mean high water mark, and/or other waters identified by the Alaska District. Aquaculture structures and work would require Section 10 Authorization.

The applicant is welcome to submit a preapplication meeting request, a jurisdictional determination request, or a permit application directly to our general mailbox ([regpagemaster@usace.army.mil](mailto:regpagemaster@usace.army.mil)) and they will be assigned a project manager to assist them.

Thank you,  
Carolyn



**US Army Corps  
of Engineers®**

**Carolyn Farmer**

**Project Manager**

North Central Section

U.S. Army Corps of Engineers | Alaska District

**Phone** 561-785-5634

**Email** [carolyn.h.farmer@usace.army.mil](mailto:carolyn.h.farmer@usace.army.mil)

## Matthew Goddard

---

**From:** Tammy Simmons  
**Sent:** Tuesday, May 27, 2025 2:39 PM  
**To:** Matthew Goddard  
**Cc:** Brad Sworts; Jamie Taylor; Daniel Dahms; Tammy Simmons  
**Subject:** RE: RFC Sunshine Campus 1 (MG)

Hello,

PD&E has no comments.

Thank you.

PD&E Review Team

---

**From:** Matthew Goddard <Matthew.Goddard@matsugov.us>  
**Sent:** Thursday, May 22, 2025 3:02 PM  
**To:** Keiner, Robert (DOT) <bob.keiner@alaska.gov>; Huling, Kristina N (DOT) <kristina.huling@alaska.gov>; Myers, Sarah E E (DFG) <sarah.myers@alaska.gov>; Percy, Colton T (DFG) <colton.percy@alaska.gov>; regpagemaster@usace.army.mil; twalter@fmgconsultants.com; Eric Chappel <Eric.Chappel@matsugov.us>; Brian Davis <Brian.Davis@matsugov.us>; J Stras <jstras@mtaonline.net>; Ron Bernier <Ron.Bernier@matsugov.us>; Land Management <Land.Management@matsugov.us>; Jillian Morrissey <Jillian.Morrissey@matsugov.us>; Tom Adams <Tom.Adams@matsugov.us>; Brad Sworts <Brad.Sworts@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; Daniel Dahms <Daniel.Dahms@matsugov.us>; Tammy Simmons <Tammy.Simmons@matsugov.us>; Pre-Design & Engineering <pde@matsugov.us>; Amie Jacobs <Amie.Jacobs@matsugov.us>; Katrina Kline <katrina.kline@matsugov.us>; MSB Farmers <MSB.Farmers@matsugov.us>; Permit Center <Permit.Center@matsugov.us>; Code Compliance <Code.Compliance@matsugov.us>; Kendra Johnson <Kendra.Johnson@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Alex Strawn <Alex.Strawn@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>; Taunnie Boothby <Taunnie.Boothby@matsugov.us>; msbaddressing <msbaddressing@matsugov.us>; eric.r.schuler@usps.gov; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; Andrew Fraiser <andrew.fraiser@enstarnaturalgas.com>; ROW <row@enstarnaturalgas.com>; Right of Way Dept. <row@mtasolutions.com>; OSP Design Group <ospdesign@gci.com>; mearow@mea.coop  
**Subject:** RFC Sunshine Campus 1 (MG)

Hello,

The following link is a request for comments for the proposed Sunshine Campus 1 Subdivision  
Please ensure all comments have been submitted by June 2, 2025, so they can be incorporated into the staff report that will be presented to the Platting Officer.

[☐ Sunshine Campus 1](#)

Feel free to contact me if you have any questions.

Have a great day,

Matthew Goddard  
Platting Technician

## Matthew Goddard

---

**From:** Permit Center  
**Sent:** Friday, May 23, 2025 8:05 AM  
**To:** Matthew Goddard  
**Subject:** RE: RFC Sunshine Campus 1 (MG)  
**Attachments:** Screenshot 2025-05-23 080345.png

Each access or encroachment constructed during subdivision road development shall be reported to the Permit Center for documentation. Cluster box pullout locations should be designed using the MSB Standard Drawing – Mailbox Pullouts, and in alignment with lot lines as shown on the plat layout.

They'll need a DW permit as shown. No other comments from the Permit Center.

**Brandon Tucker**  
Permit Technician  
[Matanuska-Susitna Borough Permit Center](#)  
350 E Dahlia Ave  
Palmer AK 99645  
P (907) 861-7871  
F (907) 861-8158

---

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**Sent:** Thursday, May 22, 2025 3:02 PM  
**To:** Keiner, Robert (DOT) <bob.keiner@alaska.gov>; Huling, Kristina N (DOT) <kristina.huling@alaska.gov>; Myers, Sarah E E (DFG) <sarah.myers@alaska.gov>; Percy, Colton T (DFG) <colton.percy@alaska.gov>; regpagemaster@usace.army.mil; twalter@fmgconsultants.com; Eric Chappel <Eric.Chappel@matsugov.us>; Brian Davis <Brian.Davis@matsugov.us>; J Stras <jstras@mtaonline.net>; Ron Bernier <Ron.Bernier@matsugov.us>; Land Management <Land.Management@matsugov.us>; Jillian Morrissey <Jillian.Morrissey@matsugov.us>; Tom Adams <Tom.Adams@matsugov.us>; Brad Sworts <Brad.Sworts@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; Daniel Dahms <Daniel.Dahms@matsugov.us>; Tammy Simmons <Tammy.Simmons@matsugov.us>; Pre-Design & Engineering <pde@matsugov.us>; Amie Jacobs <Amie.Jacobs@matsugov.us>; Katrina Kline <katrina.kline@matsugov.us>; MSB Farmers <MSB.Farmers@matsugov.us>; Permit Center <Permit.Center@matsugov.us>; Code Compliance <Code.Compliance@matsugov.us>; Kendra Johnson <Kendra.Johnson@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Alex Strawn <Alex.Strawn@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>; Taunnie Boothby <Taunnie.Boothby@matsugov.us>; msbaddressing <msbaddressing@matsugov.us>; eric.r.schuler@usps.gov; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; Andrew Fraiser <andrew.fraiser@enstarnaturalgas.com>; ROW <row@enstarnaturalgas.com>; Right of Way Dept. <row@mtasolutions.com>; OSP Design Group <ospdesign@gci.com>; mearow@mea.coop  
**Subject:** RFC Sunshine Campus 1 (MG)

Hello,

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Please ensure all comments have been submitted by June 2, 2025, so they can be incorporated into the staff report that will be presented to the Platting Officer.

[☐Sunshine Campus 1](#)

D16522



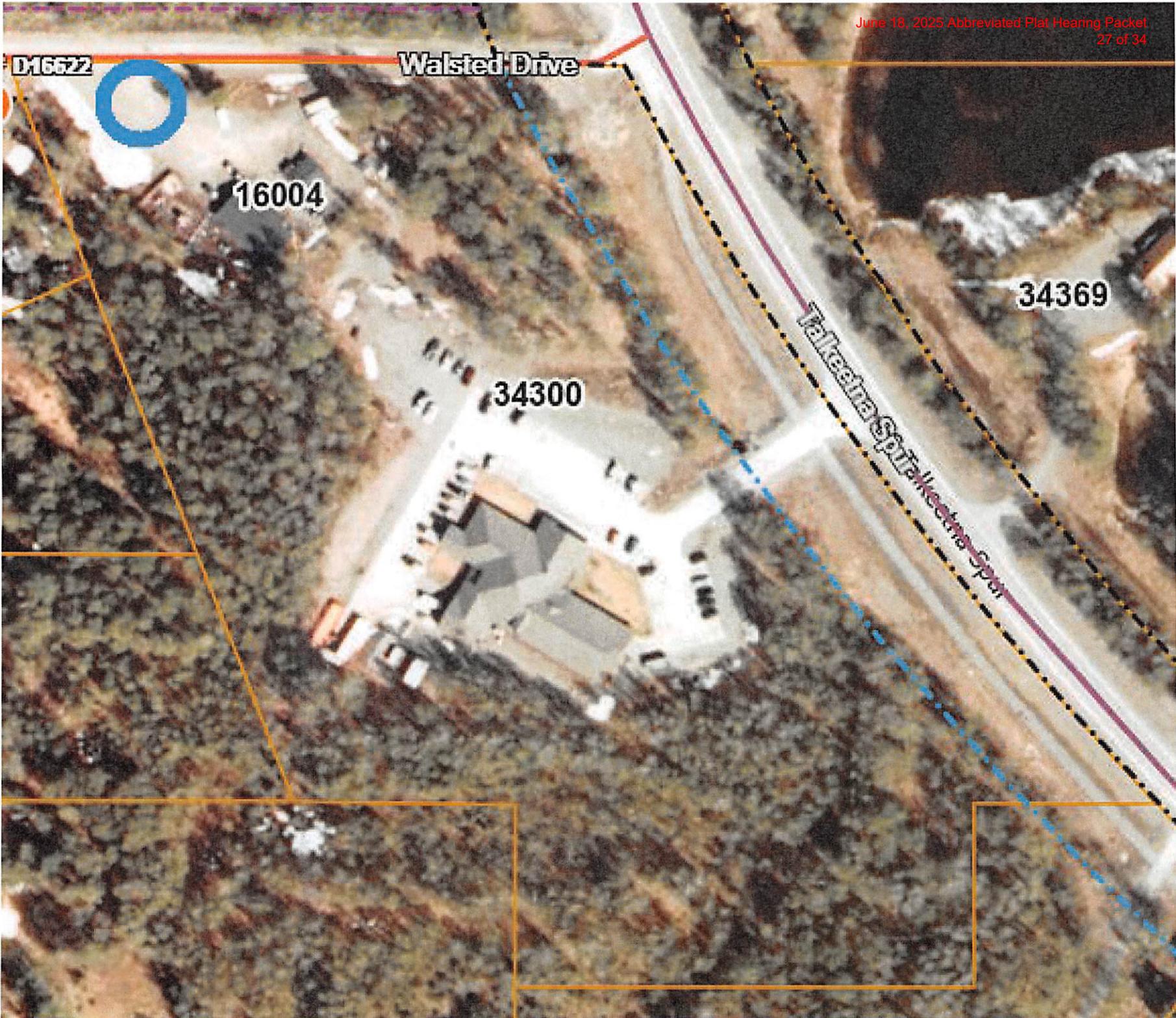
Walsted Drive

16004

34300

34369

Wakkeena Sp  
Wakkeena Sp  
Wakkeena Sp





## MATANUSKA-SUSITNA BOROUGH

Planning and Land Use Department  
Code Compliance Division

350 East Dahlia Avenue • Palmer, AK 99645

Phone (907) 861-7822 • Fax (907) 745-9876

E-mail: [ccb@matsugov.us](mailto:ccb@matsugov.us)

### MEMORANDUM

DATE: 05/28/2025

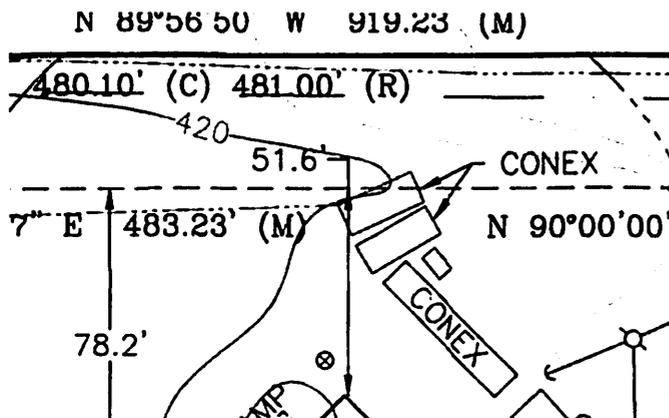
TO: Matthew Goddard, Platting Tech

FROM: Kendra Johnson, CFM  
Senior Code Compliance Office

SUBJECT: Proposed Platting action for Sunshine Campus 1 – case Plat-2025-000073

No open/active code compliance cases on the property proposed to be subdivided into two parcels.

The as-built shows that the Conex's on proposed lot 1 are within the 25ft setback (MSB 17.55) of Walsted Dr. The Conex boxes meet the definition of structure and will need to be moved to meet the required setbacks (25ft from a public easement).



**MATANUSKA-SUSITNA BOROUGH  
PLATTING DIVISION**  
350 EAST DAHLIA AVENUE  
PALMER, ALASKA 99645

RECEIVED  
JUN 02 2025  
PLATTING

24N04W08B005 12  
ELLSWORTH NORMAN SR  
ELLSWORTH ANITA L  
PO BOX 1084  
TALKEETNA, AK 99676

**NOTIFICATION OF PUBLIC HEARING**

The Matanuska-Susitna Borough **Platting Officer** will consider the following:

**PETITIONER/OWNER: SUNSHINE COMMUNITY HEALTH CENTER**

**REQUEST:** The request is to create two lots from Parcel B, created by MSB Waiver #2000-259, Recorded at Book 178 Page 532, to be known as **SUNSHINE CAMPUS 1**, containing 11.77 acres +/- . The property is located north of West Sunshine Lake, south of E. Walsted Drive, and directly west of S. Talkeetna Spur (Tax ID # 24N04W08B019); within the NW ¼ Section 08, Township 24 North, Range 04 West, Seward Meridian, Alaska. In the Susitna Community Council and in Assembly District #7.

The Matanuska-Susitna Borough **Platting Officer** will hold a public hearing in the **Assembly Chambers** at the **Dorothy Swanda Jones Building**, 350 E. Dahlia Avenue, Palmer, Alaska on the proposed **Subdivision**. The public hearing is scheduled for **June 18, 2025**, starting at 8:30 a.m. We are sending you this notice as required by State Law and Borough Ordinances.

For comments regarding the proposed action, this form may be used for your convenience by filling in the information below and mail this notice to the MSB Platting Division, 350 E. Dahlia Avenue, Palmer, Alaska 99645 or e-mail: [plattling@matsugov.us](mailto:plattling@matsugov.us). Comments received from the public after the platting packet has been written will be given to the Platting Officer in a "Hand-Out" the day of the meeting. **All public comments are due one (1) day prior, by 12:00 p.m.** To request additional information please contact the Platting Technician, **Matthew Goddard** at (907) 861-7881.

To view the agenda or meeting packet please go to the following link: [www.matsugov.us/boards/platting](http://www.matsugov.us/boards/platting).

[ ] No Objection [ ] Objection  Concern *possible OBJECTION*

Name: NORMAN & ANITA ELLSWORTH Address: P.O BOX 1084, TALKEETNA, AK 99676

Comments: OUR PROPERTY IS N 1/2, SW 1/4, NE 1/4 NW 1/4 SEC. 8  
T. 24 N., R. 4 W., SEWARD MERIDIAN, AK.

WE ARE CONCERNED ABOUT HOW THIS WILL IMPACT OUR PROPERTY.  
WHAT RECOURSE DO WE HAVE IF THIS AFFECTS OUR PROPERTY NEGATIVELY?  
CAN WE BRING LEGAL COUNSEL TO THE MEETING.



**ENSTAR Natural Gas Company, LLC**  
Engineering Department, Right of Way Section  
401 E. International Airport Road  
P. O. Box 190288  
Anchorage, Alaska 99519-0288  
(907) 277-5551  
FAX (907) 334-7798

May 29, 2025

Matanuska-Susitna Borough, Platting Division  
350 East Dahlia Avenue  
Palmer, AK 99645-6488

To whom it may concern:

ENSTAR Natural Gas Company, LLC has reviewed the following preliminary plat and has no comments or recommendations.

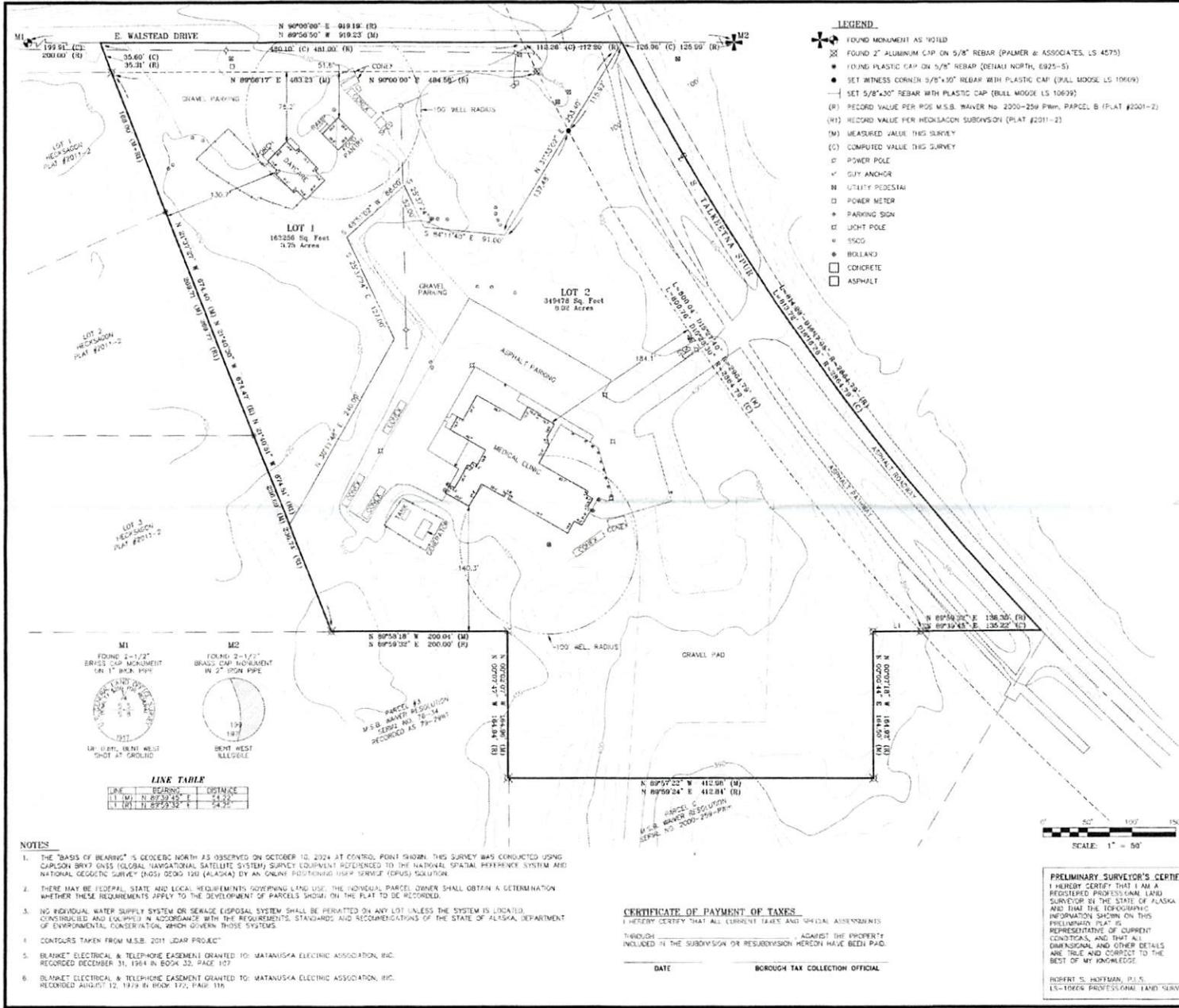
- **SUNSHINE CAMPUS 1**  
**(MSB Case # 2025-073)**

If you have any questions, please feel free to contact me at 334-7944 or by email at [james.christopher@enstarnaturalgas.com](mailto:james.christopher@enstarnaturalgas.com).

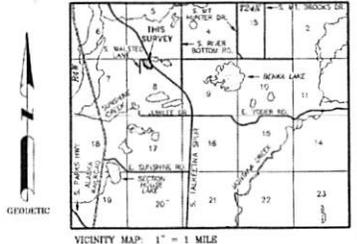
Sincerely,

A handwritten signature in cursive script that reads "James Christopher".

James Christopher  
Right of Way & Permitting Agent  
ENSTAR Natural Gas Company, LLC



- LEGEND**
- ✕ FOUND MONUMENT AS NOTED
  - ⊗ FOUND 2" ALUMINUM CAP ON 5/8" REBAR (PALMER & ASSOCIATES, LS 4575)
  - ⊙ FOUND PLASTIC CAP ON 5/8" REBAR (DETAILED NORTH, 6925-5)
  - SET WITNESS CORNER 3/8"x30" REBAR WITH PLASTIC CAP (BULL MOOSE LS 10699)
  - SET 5/8"x20" REBAR WITH PLASTIC CAP (BULL MOOSE LS 10699)
  - (R) RECORD VALUE PER MOS M.S.B. WAIVER NO. 2000-259-PWm, PARCEL B (PLAT #2001-2)
  - (M) RECORD VALUE PER MEASURON SUBDIVISION (PLAT #2011-2)
  - (M) MEASURED VALUE THIS SURVEY
  - (C) COMPUTED VALUE THIS SURVEY
  - ⊕ POWER POLE
  - ⊙ GUY ANCHOR
  - ≡ UTILITY PEDESTAL
  - ⊖ POWER METER
  - ⊙ PARKING SIGN
  - ⊕ LIGHT POLE
  - ⊖ ISOC
  - ⊙ BOLLARD
  - CONCRETE
  - ASPHALT



**CERTIFICATE OF OWNERSHIP**  
I CERTIFY THAT I AM THE OWNER OF THE PROPERTY SHOWN AND DESCRIBED IN THIS PLAN AND THAT I ADOPT THIS PLAN OF SUBDIVISION BY MY FREE CONSENT.

**JOSHUA GILMORE, CEO** DAY  
HC 89 BOX 8190  
TALKEETNA, AK 99576

**NOTARY ACKNOWLEDGEMENT**  
SUBSCRIBED AND SWORN BEFORE ME  
THIS \_\_\_\_\_ DAY OF \_\_\_\_\_  
FOR JOSHUA GILMORE  
NOTARY FOR THE STATE OF ALASKA  
MY COMMISSION EXPIRES \_\_\_\_\_

**PLANNING & LAND USE DIRECTOR'S CERTIFICATE**  
I CERTIFY THAT THIS SUBDIVISION PLAN HAS BEEN FOUND TO COMPLY WITH THE LAND SUBDIVISION REGULATIONS OF THE MATANUSKA-SUSTINA BOROUGH, AND THAT THE PLAN HAS BEEN APPROVED BY THE PLATTING AUTHORITY BY  
PLAT RESOLUTION NO. \_\_\_\_\_  
DATED \_\_\_\_\_  
AND THAT THIS PLAN HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE RECORDER IN THE PALMER RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA, IN WHICH THIS PLAN IS LOCATED.

**PLANNING AND LAND USE DIRECTOR** DATE \_\_\_\_\_  
ATTEST: \_\_\_\_\_ PLATTING CLERK

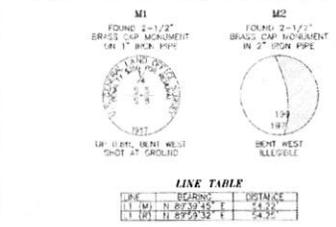
RECEIVED  
MAR 12 2025  
PLATTING  
PRELIMINARY

A PLAT OF  
**SUNSHINE CAMPUS 1**  
A REPLAT OF:  
PARCEL B  
M.S.B. WAIVER RESOLUTION  
NO. 2000-259-PWm  
RECORDED NOVEMBER 25, 2000  
AT BOOK: 178 PAGE: 532  
LOCATED WITHIN:  
SECTION 6, T24N R4W  
SEWARD MERIDIAN, ALASKA  
TALKEETNA RECORDING DISTRICT  
THIRD JUDICIAL DISTRICT  
STATE OF ALASKA  
CONTAINING 11.77 ACRES MORE OR LESS

**BULL MOOSE SURVEYING LLC**  
200 HYWAY 1, ANCHORAGE, ALASKA 99504 OFFICE: (907) 557-8957  
FAX: (907) 557-8957 OFFICE: bullmoosesurveying.com  
DRAWN BY: CAP DRAWING SCALE: 1"=50'  
DATE: 03/06/2025 SHEET: 1 OF 1  
CHECKED BY: RSH/TGC

**PRELIMINARY SURVEYOR'S CERTIFICATE**  
I HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF ALASKA AND THAT THE INFORMATION SHOWN ON THIS PRELIMINARY PLAN IS REPRESENTATIVE OF CURRENT CONDITIONS, AND THAT ALL DIMENSIONAL AND OTHER DETAILS ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.  
ROBERT S. HOFFMAN, P.L.S.  
LS-10624 PROFESSIONAL LAND SURVEYOR  
03/06/2025  
DATE

**CERTIFICATE OF PAYMENT OF TAXES**  
I HEREBY CERTIFY THAT ALL CURRENT TAXES AND SPECIAL ASSESSMENTS DUE ON THE PROPERTY AGAINST THE PROPERTY INCLUDED IN THE SUBDIVISION OR RESUBDIVISION HEREON HAVE BEEN PAID.  
DATE \_\_\_\_\_ BOROUGH TAX COLLECTION OFFICIAL \_\_\_\_\_



- NOTES**
- THE "BASIS OF BEARING" IS GEODESIC NORTH AS OBSERVED ON OCTOBER 10, 2024 AT CONTROL POINT 9420N. THIS SURVEY WAS CONDUCTED USING CARLSON BR7 GNSS (GLOBAL NAVIGATIONAL SATELLITE SYSTEM) SURVEY EQUIPMENT REFERENCED TO THE NATIONAL SPATIAL REFERENCE SYSTEM AND NATIONAL GEODESIC SURVEY (NAD83) GEOID 120 (ALASKA) BY AN ONLINE POSITIONING USER SERVICE (OPUS) SOLUTION.
  - THERE MAY BE FEDERAL, STATE AND LOCAL REQUIREMENTS GOVERNING LAND USE. THE INDIVIDUAL PARCEL OWNER SHALL OBTAIN A DETERMINATION WHETHER THESE REQUIREMENTS APPLY TO THE DEVELOPMENT OF PARCELS SHOWN ON THIS PLAN TO BE RECORDED.
  - NO INDIVIDUAL WATER SUPPLY SYSTEM OR SEWAGE DISPOSAL SYSTEM SHALL BE PERMITTED ON ANY LOT UNLESS THE SYSTEM IS LOCATED, CONSTRUCTED AND EQUIPPED IN ACCORDANCE WITH THE REQUIREMENTS, STANDARDS AND RECOMMENDATIONS OF THE STATE OF ALASKA, DEPARTMENT OF ENVIRONMENTAL CONSERVATION, WHICH GOVERN THOSE SYSTEMS.
  - CONTOURS TAKEN FROM M.S.B. 2011 "JOAR PROJECT"
  - BLANKET ELECTRICAL & TELEPHONE EASEMENT GRANTED TO: MATANUSKA ELECTRIC ASSOCIATION, INC. RECORDED DECEMBER 31, 1964 IN BOOK 32, PAGE 107
  - BLANKET ELECTRICAL & TELEPHONE EASEMENT GRANTED TO: MATANUSKA ELECTRIC ASSOCIATION, INC. RECORDED AUGUST 12, 1979 IN BOOK 172, PAGE 116

## Matthew Goddard

---

**From:** OSP Design Group <ospdesign@gci.com>  
**Sent:** Monday, June 2, 2025 4:27 PM  
**To:** Matthew Goddard  
**Cc:** OSP Design Group  
**Subject:** RE: RFC Sunshine Campus 1 (MG)  
**Attachments:** Agenda Plat (43).pdf

[EXTERNAL EMAIL - CAUTION: Do not open unexpected attachments or links.]

Matthew,

In review GCI has no comments or objections to the plat, attached is the signed plat for your records.

Thanks,

**GCI** | OSP Design  
1001 Northway Dr., 1<sup>st</sup> Floor, Anchorage, AK 99508  
e: OSPDesign@gci.com | w: [www.gci.com](http://www.gci.com)

---

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**Sent:** Thursday, May 22, 2025 3:02 PM  
**To:** Keiner, Robert (DOT) <bob.keiner@alaska.gov>; Huling, Kristina N (DOT) <kristina.huling@alaska.gov>; Myers, Sarah E E (DFG) <sarah.myers@alaska.gov>; Percy, Colton T (DFG) <colton.percy@alaska.gov>; regpagemaster@usace.army.mil; twalter@fmgconsultants.com; Eric Chappel <Eric.Chappel@matsugov.us>; Brian Davis <Brian.Davis@matsugov.us>; J Stras <jstras@mtaonline.net>; Ron Bernier <Ron.Bernier@matsugov.us>; Land Management <Land.Management@matsugov.us>; Jillian Morrissey <Jillian.Morrissey@matsugov.us>; Tom Adams <Tom.Adams@matsugov.us>; Brad Sworts <Brad.Sworts@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; Daniel Dahms <Daniel.Dahms@matsugov.us>; Tammy Simmons <Tammy.Simmons@matsugov.us>; Pre-Design & Engineering <pde@matsugov.us>; Amie Jacobs <Amie.Jacobs@matsugov.us>; Katrina Kline <katrina.kline@matsugov.us>; MSB Farmers <MSB.Farmers@matsugov.us>; Permit Center <Permit.Center@matsugov.us>; Code Compliance <Code.Compliance@matsugov.us>; Kendra Johnson <Kendra.Johnson@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Alex Strawn <Alex.Strawn@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>; Taunnie Boothby <Taunnie.Boothby@matsugov.us>; msbaddressing <msbaddressing@matsugov.us>; eric.r.schuler@usps.gov; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; Andrew Fraiser <andrew.fraiser@enstarnaturalgas.com>; ROW <row@enstarnaturalgas.com>; Right of Way Dept. <row@mtasolutions.com>; OSP Design Group <ospdesign@gci.com>; mearow@mea.coop  
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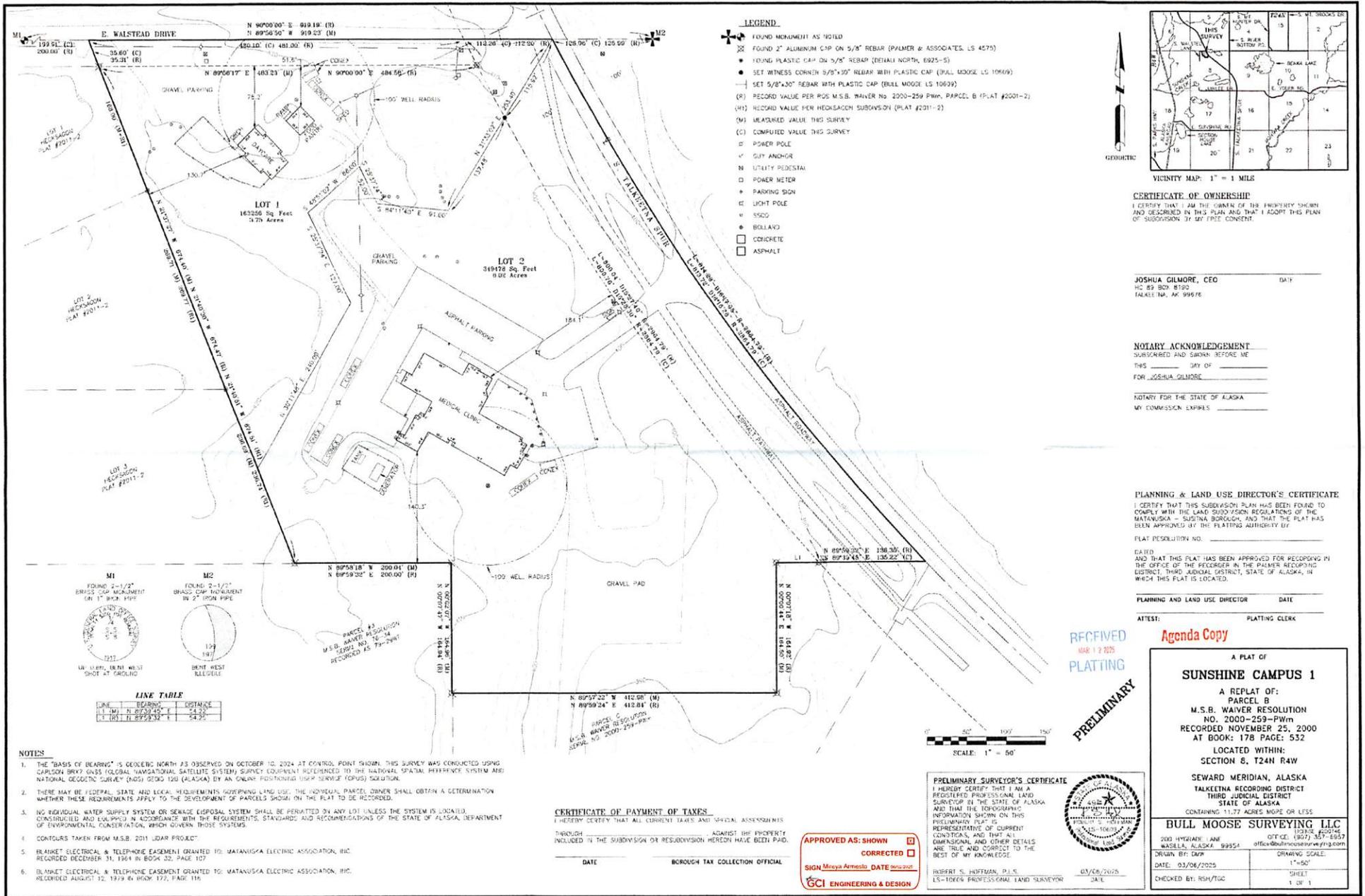
[EXTERNAL EMAIL - CAUTION: Do not open unexpected attachments or links.]

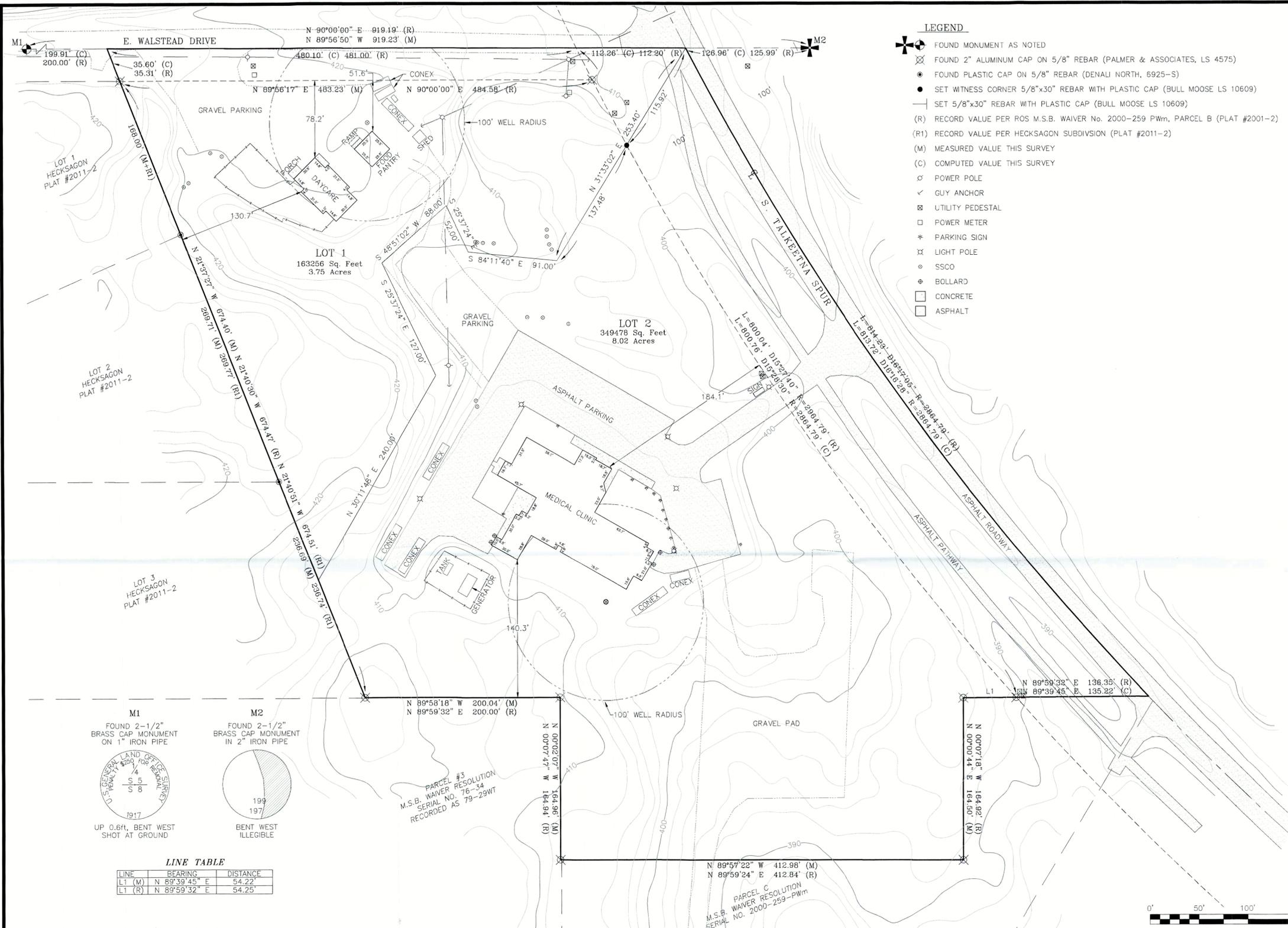
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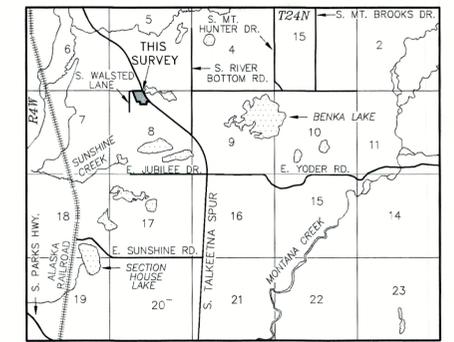
[Sunshine Campus 1](#)

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- ⊕ FOUND MONUMENT AS NOTED
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  - (R1) RECORD VALUE PER HECKSAGON SUBDIVISION (PLAT #2011-2)
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  - (C) COMPUTED VALUE THIS SURVEY
  - ⊙ POWER POLE
  - ⊙ GUY ANCHOR
  - ⊗ UTILITY PEDESTAL
  - POWER METER
  - \* PARKING SIGN
  - ⊙ LIGHT POLE
  - ⊙ SSCO
  - ⊙ BOLLARD
  - CONCRETE
  - ASPHALT



**CERTIFICATE OF OWNERSHIP**  
 I CERTIFY THAT I AM THE OWNER OF THE PROPERTY SHOWN AND DESCRIBED IN THIS PLAN AND THAT I ADOPT THIS PLAN OF SUBDIVISION BY MY FREE CONSENT.

JOSHUA GILMORE, CEO DATE  
 HC 89 BOX 8190  
 TALKEETNA, AK 99676

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 FOR JOSHUA GILMORE  
 NOTARY FOR THE STATE OF ALASKA  
 MY COMMISSION EXPIRES \_\_\_\_\_

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PLAT RESOLUTION NO. \_\_\_\_\_  
 DATED \_\_\_\_\_ AND THAT THIS PLAT HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE RECORDER IN THE PALMER RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA, IN WHICH THIS PLAT IS LOCATED.

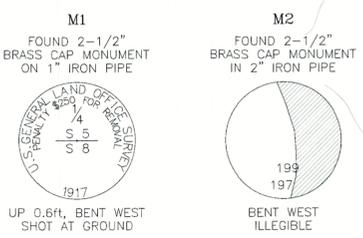
PLANNING AND LAND USE DIRECTOR DATE  
 ATTEST: PLATTING CLERK

RECEIVED  
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 M.S.B. WAIVER RESOLUTION  
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 SEWARD MERIDIAN, ALASKA  
 TALKEETNA RECORDING DISTRICT  
 THIRD JUDICIAL DISTRICT  
 STATE OF ALASKA  
 CONTAINING 11.77 ACRES MORE OR LESS

**BULL MOOSE SURVEYING LLC**  
 LICENSE #209746  
 200 HYGRADE LANE OFFICE: (907) 357-6957  
 WASILLA, ALASKA 99654 office@bullmoosesurveying.com

DRAWN BY: DMW	DRAWING SCALE: 1"=50'
DATE: 03/06/2025	SHEET 1 OF 1
CHECKED BY: RSH/TGC	



**LINE TABLE**

LINE	BEARING	DISTANCE
LT (M)	N 89°39'45" E	54.22'
LT (R)	N 89°59'32" E	54.25'

- NOTES**
- THE "BASIS OF BEARING" IS GEODETIC NORTH AS OBSERVED ON OCTOBER 10, 2024 AT CONTROL POINT SHOWN. THIS SURVEY WAS CONDUCTED USING CARLSON BRX7 GNSS (GLOBAL NAVIGATIONAL SATELLITE SYSTEM) SURVEY EQUIPMENT REFERENCED TO THE NATIONAL SPATIAL REFERENCE SYSTEM AND NATIONAL GEODETIC SURVEY (NGS) GEOD 12B (ALASKA) BY AN ONLINE POSITIONING USER SERVICE (OPUS) SOLUTION.
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  - BLANKET ELECTRICAL & TELEPHONE EASEMENT GRANTED TO: MATANUSKA ELECTRIC ASSOCIATION, INC. RECORDED AUGUST 12, 1979 IN BOOK 172, PAGE 118

**CERTIFICATE OF PAYMENT OF TAXES**  
 I HEREBY CERTIFY THAT ALL CURRENT TAXES AND SPECIAL ASSESSMENTS THROUGH \_\_\_\_\_, AGAINST THE PROPERTY INCLUDED IN THE SUBDIVISION OR RESUBDIVISION HEREON HAVE BEEN PAID.  
 DATE \_\_\_\_\_ BOROUGH TAX COLLECTION OFFICIAL \_\_\_\_\_

**PRELIMINARY SURVEYOR'S CERTIFICATE**  
 I HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF ALASKA AND THAT THE TOPOGRAPHIC INFORMATION SHOWN ON THIS PRELIMINARY PLAT IS REPRESENTATIVE OF CURRENT CONDITIONS, AND THAT ALL DIMENSIONAL AND OTHER DETAILS ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

ROBERT S. HOFFMAN, P.L.S. 03/06/2025  
 LS-10609 PROFESSIONAL LAND SURVEYOR DATE