

## **RECOMMENDATIONS OF CONDITIONS OF APPROVAL**

**Suggested motion: I move to approve the preliminary master plan of Bella Ridge, Section 17, Township 17 North, Range 02 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. Adjust lot lines to ensure all lots meet the minimum Length to Width ratios for each phase, pursuant to MSB 43.20.300(B) & (C).
5. Redesign the flag pole portion of Tract A to be a minimum of 60' wide per MSB 43.20.300(E)(6).
6. Provide a Revised soils report certifying Lots 1, 2, & 21, Block 3 have the required usable area prior to the recordation of Phase 3. Alternatively, these lots can be absorbed into adjacent proposed lots that currently meet the usable area requirements.
7. Construct/certify access roads and internal streets to Borough Street Standards according to the 2022 Subdivision Construction Manual (SCM) for each phase of the Master Plan:
  - a) Construct proposed internal streets and cul-de-sacs to Residential Street Standards according to the 2022 Subdivision Construction Manual.
  - b) Construct/certify S. Ridgecrest Road from S. Elizabeth Drive to W. Jay J Street to a minimum of Residential Sub-Collector Street Standard according to the 2022 Subdivision Construction Manual.
  - c) Construct/certify S. Ridgecrest Road from W. Jay J Street to the W. Parks Highway to a minimum of Residential Collector Street Standard according to the 2022 Subdivision Construction Manual.
  - d) Construct/Certify S. Ridgecrest Road from the proposed W. Calabria Circle to W. Rosehill Drive to a minimum of Residential Street Standards according to the 2022 Subdivision Construction Manual.
  - e) Construct/Certify W. Rosehill Drive and W. Shulz Drive to a minimum of Residential Subcollector Street Standards according to the 2022 Subdivision Construction Manual. If these roads are unable to be certified to residential Subcollector standards, provide proposed traffic impact mitigation to DPW PD&E for review/approval prior to implementation of traffic mitigation for Rosehill Drive and Shulz Drive per the SCM A04.5. Upgrade/certification or traffic mitigation for Rosehill Drive and Shulz Drive to be completed prior to the recordation of Phase 3 as shown on the agenda plat.
  - f) Submit drainage report and other construction plans to Department of Public Works (DPW) per SCM F01.2;
  - g) Arrange preconstruction conference with DPW per SCM F01.3, sign Subdivision Construction Plan, pay inspection fee, and obtain Notice to Proceed from Platting staff;
  - h) Arrange Pre-Final and Final Inspections with DPW per SCM F01.6 and F01.7 and submit Final Report to Platting per F01.8;
  - i) Obtain Certificate of Construction Acceptance from DPW per F01.9.
  - j) Submit as-built of streets and drainage improvements to Platting staff once construction is complete.
  - k) Obtain approval of street names from Platting Assistant.
8. Show all easements of record on final plat for each phase.
9. Submit recording fees for each phase, payable to Department of Natural Resources (DNR).
10. Submit final plat for each phase in full compliance with Title 43.

## Matthew Goddard

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**From:** Amanda Judkins <judkins415@gmail.com>  
**Sent:** Wednesday, April 30, 2025 9:05 AM  
**To:** Platting  
**Subject:** Public hearing Comments regarding Bella Ridge MSP may 1, 2025

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

We have concerns regarding privacy as well as drainage onto our property with the development of the back lots in phase one. We want to make sure the trees that remain stay up to give a barrier between our property and the other lots and the road that has been put in. We are also concerned and want to have proper drainage in place to protect our property from flooding out when those lots are developed.

Thank you,  
Amanda Judkins and Jesse Saunders  
1650 South Leora Drive

**HANDOUT #2  
BELLA RIDGE MSP  
CASE # 2025-038  
MEETING DATE: MAY1, 2025**



## DEPARTMENT OF COMMUNITY DEVELOPMENT

Brad Hanson  
Director

Nathaniel Ouzts  
Building Inspector

Joy Bailey  
Library Director

Ailis Vann  
Parks & Facilities Manager

645 E. Cope Industrial Way  
Palmer, AK 99645-6748  
Phone: 907-745-3709  
[www.palmerak.org](http://www.palmerak.org)

# MEMORANDUM

TO: Fred Wagner, Chief of Platting  
FROM: Kalea Myers, Community Development  
DATE: March 21, 2025  
LOCATION: Tax Parcel B19 in Section 36, Township 18 North, Range 1 East  
SUBJECT: RFC North Village MSP  
TAX ACCT#: 18N01E36B019  
☐ Inside City Limits ☒ Outside City Limits

We have distributed the pre-application packet for the subject project and have received the following comments from the following departments:

1. City Manager:
2. Building Inspector:
3. Community Development:
4. Fire Chief:
5. Public Works:
6. Planning and Zoning Commission: The proposed platting action was reviewed at the April 17, 2025, Planning & Zoning Commission meeting. The Commission requests the Matanuska-Susitna Borough ensure adequate access to the 46 lots in Village North for public safety and maintenance, specifically more than one entrance to the neighborhood.

City of Palmer

HANDOUT # 1  
NORTH VILLAGE MSP  
CASE # 2025-040  
MEETING DATE: MAY 1, 2025



**MATANUSKA-SUSITNA BOROUGH**

**PLATTING DIVISION**

350 EAST DAHLIA AVENUE  
PALMER, ALASKA 99645

RECEIVED  
APR 21 2025  
PLATTING

1631B03L007 2  
CROSS STEVEN & CAROL J  
10125 E SPARROW CIR  
PALMER, AK 99645

**NOTIFICATION OF PUBLIC HEARING**

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

**PETITIONER/OWNER: WM CONSTRUCTION, LLC**

**REQUEST:** The request is to create 46 lots by a five phase master plan from Tax Parcel B19, created by Warranty Deed recorded at 2010-013191-0, to be known as **VILLAGE NORTH**, containing 39.99 acres +/- . The proposed design will utilize the City of Palmer water system. The property is located east of N. 49th State Street, north of E. Palmer-Wasilla Highway, and directly north of W. Bogard Road (Tax ID# 18N01E36B019 ); within the NW ¼ Section 36, Township 18 North, Range 01 East, Seward Meridian, Alaska. In the Farm Loop Community Council and in Assembly District #2.

The Matanuska-Susitna Borough **Platting Board** 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 May 1, 2025, starting at 1:00p.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: [platting@matsugov.us](mailto:platting@matsugov.us). Comments received from the public after the platting packet has been written will be given to the Platting Board 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, Chris Curlin at (907) 861-7873. 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

Name: Steve Cross Address: 10125 E. Sparrow Cir. Palmer

Comments: concern that access between Eagle Est. and  
North Village never be allowed.