



THE STATE
of **ALASKA**
GOVERNOR MIKE DUNLEAVY

Department of Natural Resources

DIVISION OF MINING, LAND & WATER
Survey Section

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July 10, 2025

Chelsey Okonek
Property Manager
UA Land Management Office
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Anchorage, AK 99508

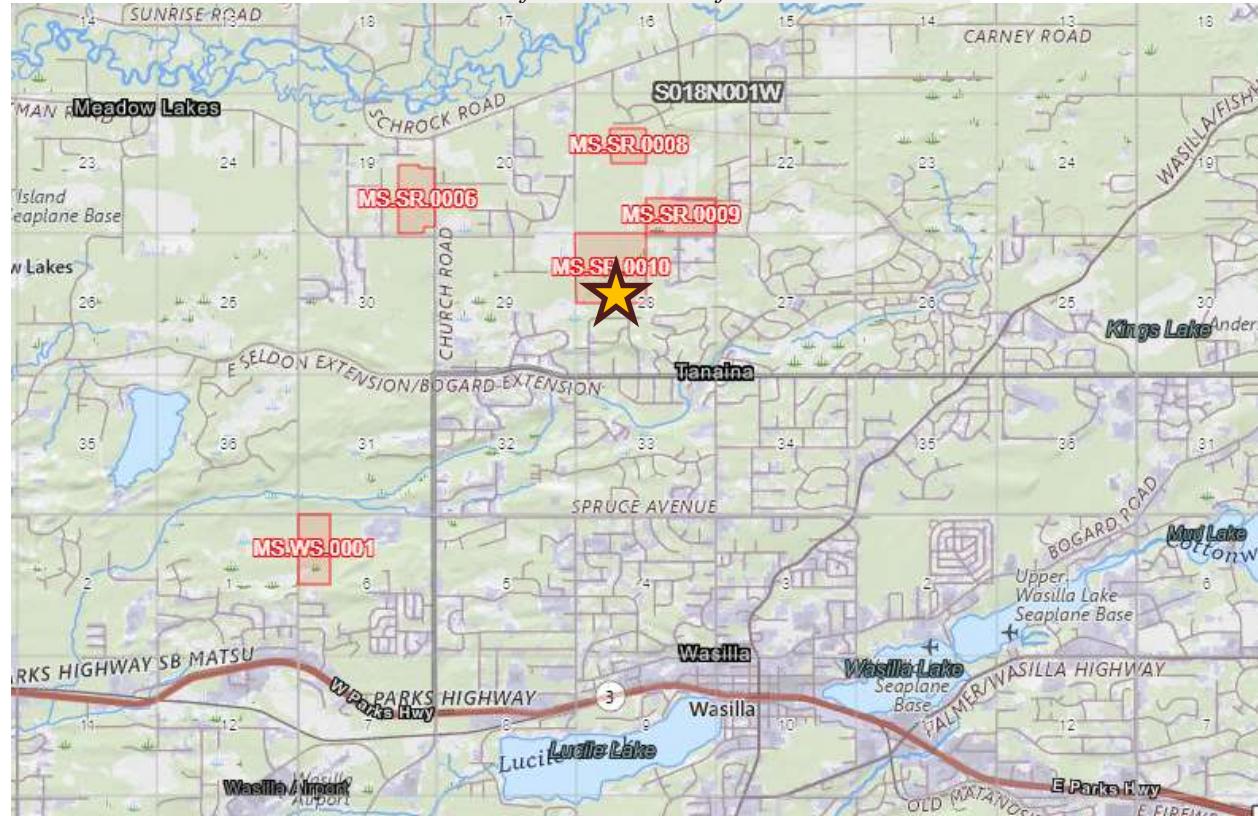
File: **MS.SR.0010** Preliminary Development Considerations
Located within Section 28, T. 18 N., R 1 W., S.M.

Dear Ms. Okonek,

In response to your inquiry about development of this parcel north of Wasilla, we performed a field inspection on July 1, 2025. We have also reviewed record information regarding wetlands designation, soil types, zoning, and subdivision regulations.

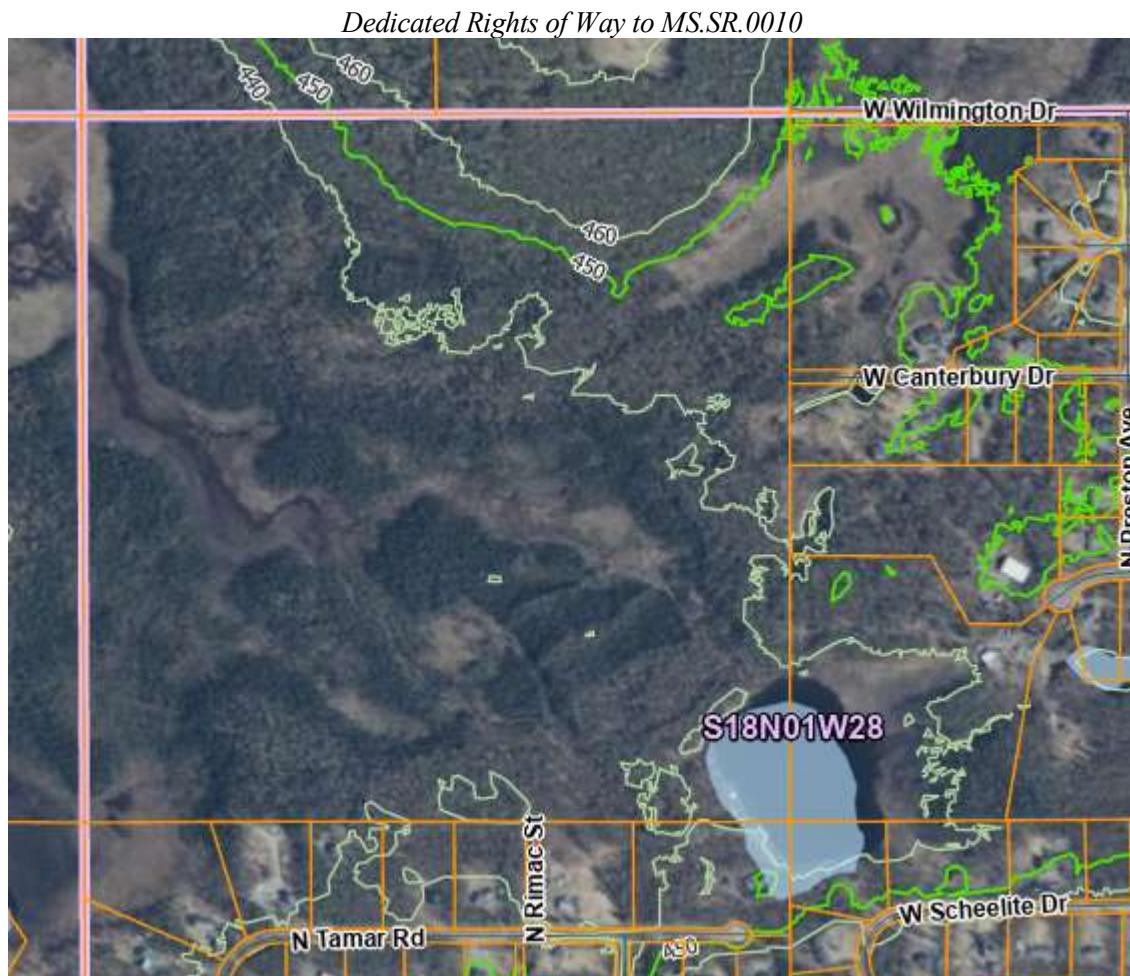
This parcel lies about 3 miles north of downtown Wasilla, and is currently best accessed via West Canterbury Drive. West Canterbury Drive is currently constructed to within about 670 feet of the parcel boundary, with right of way dedicated for the remainder.

Area of Interest North of Wasilla



Road Access

Dedicated road rights of way exist via W Wilmington Dr, W Canterbury Dr, and N Rimac St. All of these access routes have their problems when considered in light of the poor soils and wetlands that predominate this parcel.



W Wilmington Dr would require about 1300' of construction from its intersection with N Preston Ave (to the east) just to reach the parcel boundary, crossing wetlands most of the way. This is impractical and expensive. N Rimac St requires only 430' of construction from its intersection with N Tamar Rd, but would only provide access to the southerly portion of the parcel. Extension further to the north would be prevented by the substantial wetlands and poor soils that isolate the two areas of this parcel with buildable soils. W Canterbury Dr provides the best potential for access to the northerly buildable area, but would require a large culvert installation to cross a pond and stream.



Typical Wetlands, W Wilmington Dr Extension

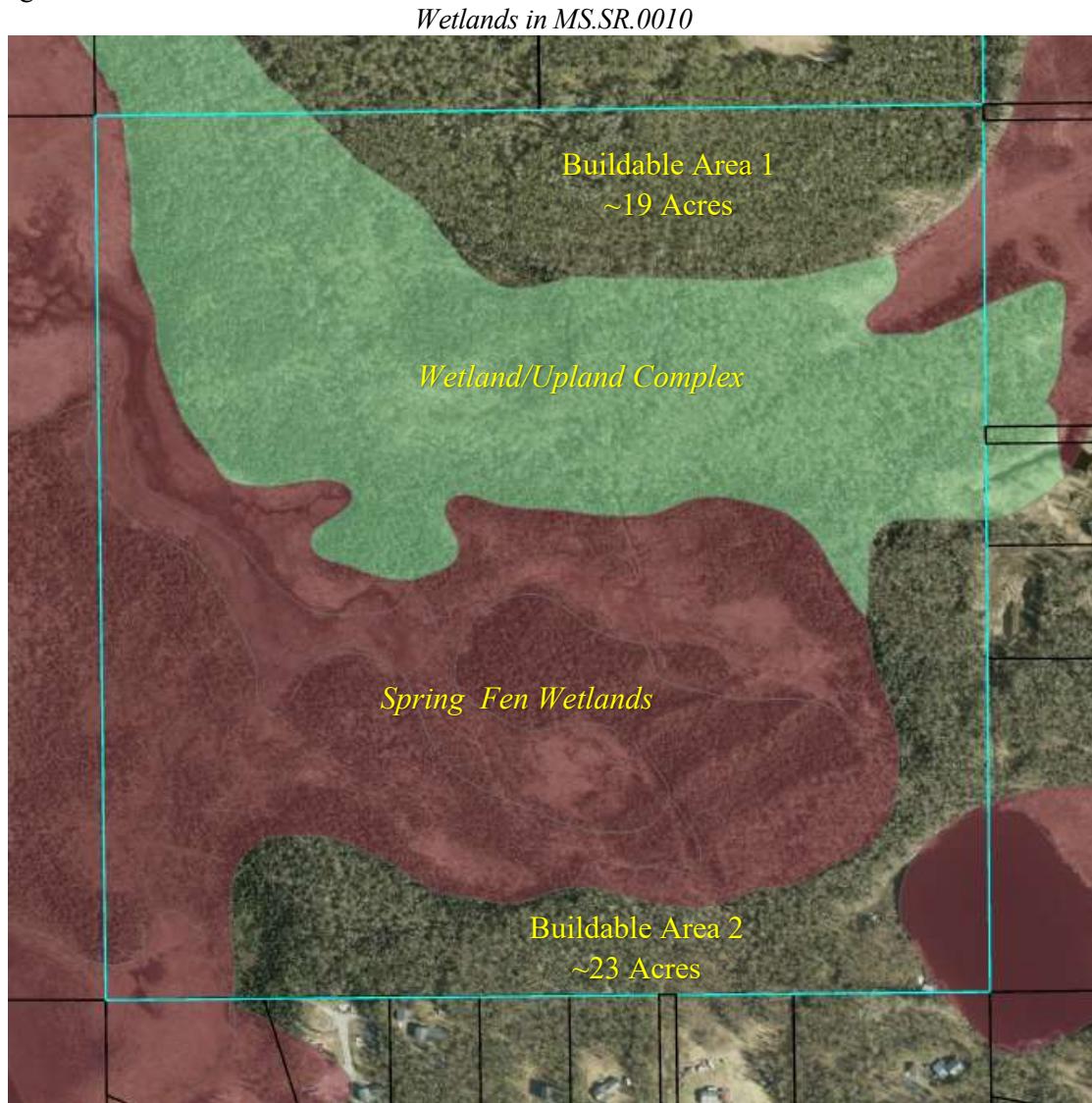


View of Pond Near Proposed Crossing, W Canterbury Dr Extension



Buildable Areas: Soils and Wetlands Considerations

This parcel is dominated by wetlands and the associated poor soils. More information about these wetland designations can be found here: <https://www.kenaiwatershed.org/cook-inlet-wetlands/wetland-types/>. Suffice it to say that the Spring Fen and Wetland/Upland Complex areas shaded below are very poor prospects for building.



Final Summary

This parcel can be categorized as having relatively low development potential in relation to its overall size. This is a result of substantial wetlands in the parcel interior, along with wetlands at two of the primary access points (W Wilmington Dr. and W Canterbury Drive). Access to Buildable Area 2 is constructible without crossing wetlands, but this area is oddly shaped and pinched by wetlands from both sides at one point. One option for Buildable Area 2 would be to sell it as a large tract, or perhaps two large tracts so that interior road building could be avoided, and both would have access via a 430' extension of N Tamar Dr. Buildable Area 1 seems essentially undevelopable at this point. One option there would be to wait until roads are constructed (at some unknown future date) by a potential developer to the north, thereby offering access across suitable soils.

Spring Fen Wetlands in MS.SR.0010

Given the very high development potential of several other UA parcels in the vicinity, it seems that this parcel is not a competitive candidate for the allocation of capital at this time. It may become more attractive at a future date if road building is extended on adjoining parcels (ref. our Feb. 28, 2025 report on parcel FA.CH.0011 for an example of this).

Please contact me if you have any questions or comments, or if you would like us to investigate this in further detail.

Sincerely,
David Ciampa, PLS

Land Surveyor 2

Copy: Ryan Quigley, DNR Land Survey Manager 1
Amy Helkenn, DNR Land Survey Specialist 2

