



THE STATE
of **ALASKA**
GOVERNOR MIKE DUNLEAVY

Department of Natural Resources

DIVISION OF MINING, LAND & WATER
Survey Section

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July 30, 2025

Chelsey Okonek
Property Manager
UA Land Management Office
1835 Bragaw St. Ste. #490
Anchorage, AK 99508

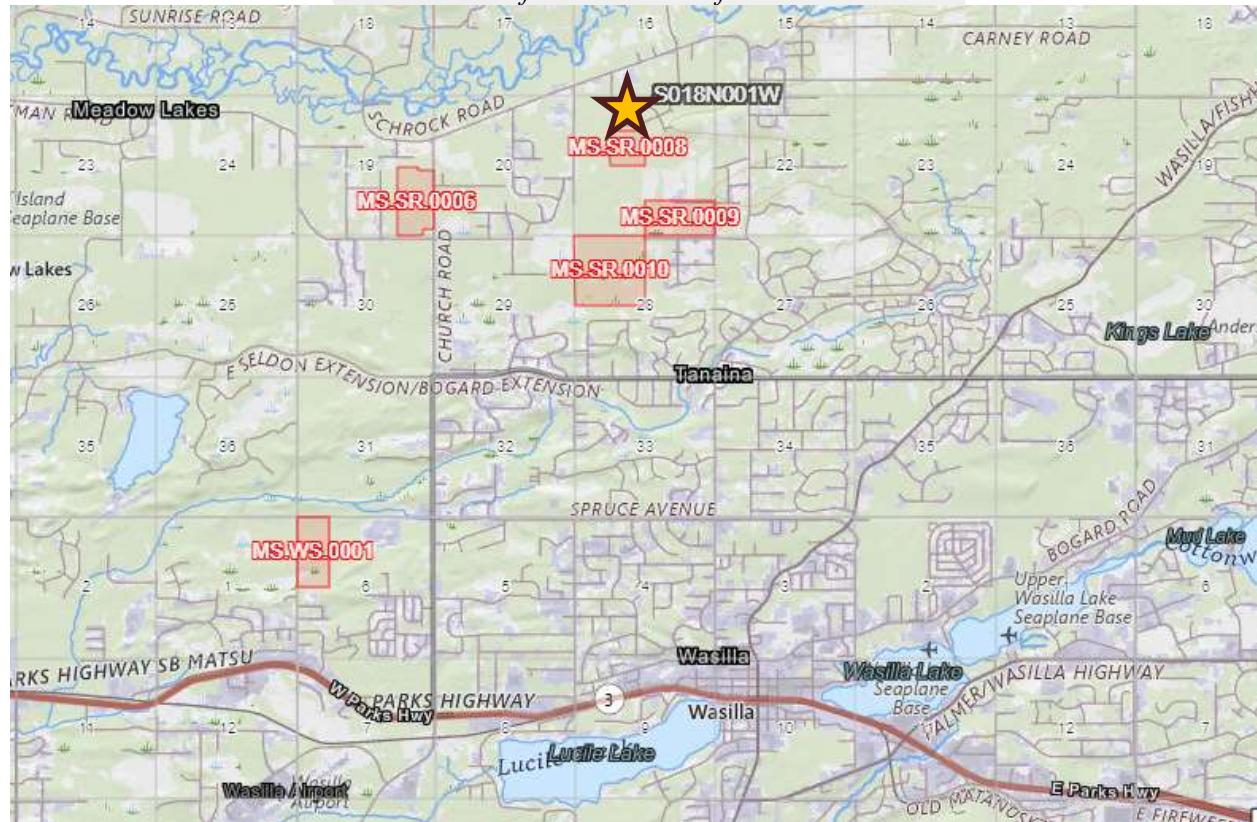
File: **MS.SR.0008** Preliminary Development Considerations
Located within Section 21, T. 18 N., R 1 W., S.M.

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 4 miles north of downtown Wasilla and is currently best accessed via N. Suslositna Street from the north.

Area of Interest North of Wasilla



Road Access

Road Access exists via N. Suslositna Street, created in the recent development of Suslositna Place (attached). We propose extending N. Suslositna Street as shown in the conceptual plan below.



Lot Yield

MS.SR.0008 is approximately 40 acres in size, almost entirely comprised of buildable area. A narrow drainage parallel to the west boundary will be a consideration for those lots, but should nevertheless leave sufficient buildable area. A steep escarpment in the southeast corner of the parcel is also of minimal impact. As shown in the conceptual design above, lot yield would be approximately 30 lots, each about 1 acre in size. No wetlands exist based on current sources. Soils are Deception Silt Loam and Kichatna Silt Loam, suitable for subdivision development of the type under consideration.

Economic Discussion

Our conceptual design proposes 30 lots with approximately 3,200 feet of road construction. 30 lots at \$40,000/lot produces about \$1.2 million in gross lot revenue. We think gravel road construction would be on the order of \$180/lineal foot including engineering costs, for about \$576,000 in road construction costs. This could vary substantially depending on the location of suitable material and hauling costs and should be

refined by discussion with active contractors in the area. Engineering costs within MSB typically include a preliminary drainage plan, subdivision construction plan, material gradation test, final drainage report, final report, geotechnical investigation, and soils investigation for septic suitability. So in addition to the engineering costs already wrapped into the road construction estimate above, we could expect another \$25,000 or so in engineering costs. Surveying costs would be on the order of \$60,000. MSB fees would be \$14,000 to \$16,000 for the Pre-application conference, Regular Plat, Final Plat, and Road Inspection <https://matsugov.us/platting/platting-fees>. This cost would vary with actual lot number and the actual cost of road construction. (The Road Inspection fee is 1% of construction cost.)

Facing North from MS.SR.0008: Recent Development of Suslositna Place



Final Summary

This parcel has very high development potential. Suslositna Place (immediately to the north) was subdivided into ~1-acre lots in 2021 and is already significantly developed. As with several other UA parcels currently under consideration, the recent extension of roads right up to our parcel is a key factor in making this parcel viable. Terrain, soils, constructed access and location all combine to make this parcel very attractive for development.

Facing South into MS.SR.0008: Cleared Location of Proposed Extension of N. Suslositna St.



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