



THE STATE
of **ALASKA**
GOVERNOR MIKE DUNLEAVY

Department of Natural Resources

DIVISION OF MINING, LAND & WATER
Survey Section

550 West 7th Avenue, Suite 650
Anchorage, Alaska 99501-3576
Main: 907.269.8523
TDD: 907.269.8411
Fax: 907.269.8916

July 28, 2025

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

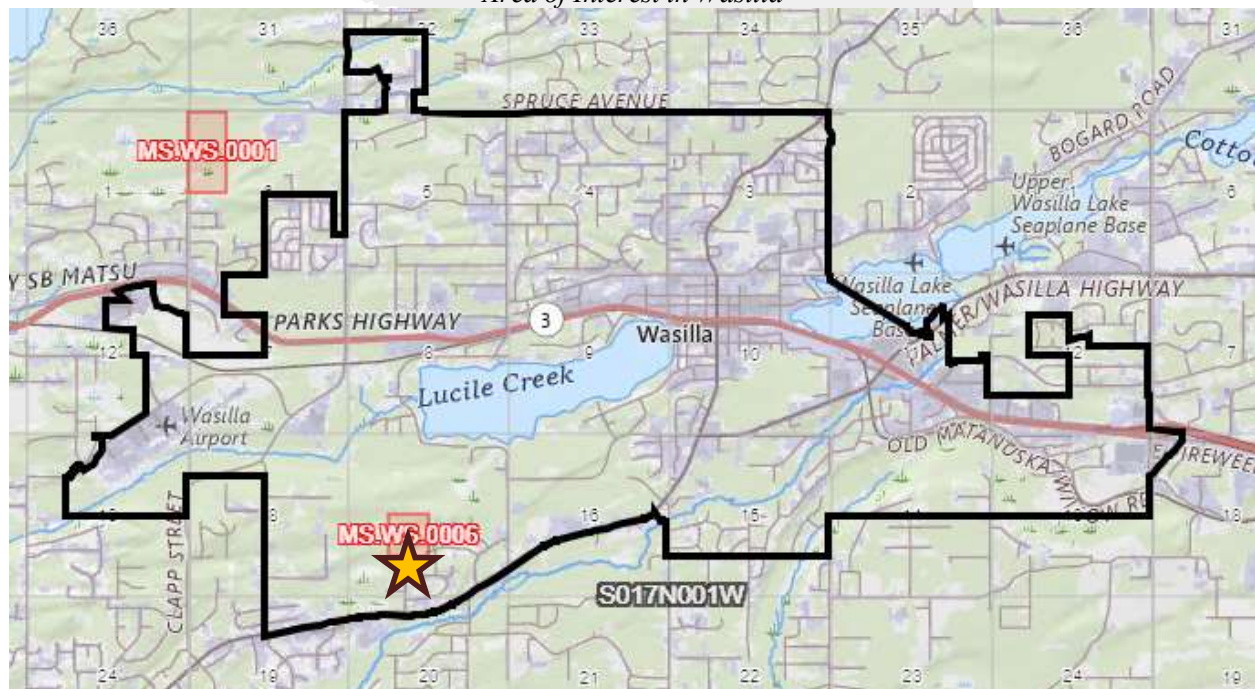
File: **MS.WS.0006** Preliminary Development Considerations
Located within Section 17, T. 17 N., R 1 W., S.M.

Dear Ms. Okonek,

In response to your inquiry about development of this parcel, we performed a field inspection on July 2, 2025. We have also reviewed record information regarding wetlands designation, soil types, zoning, and subdivision regulations.

This parcel lies about 2 miles southwest of downtown Wasilla, and is currently best accessed from the west via S. Birch Grove Dr, and from the east via W. Kanabec Dr. It is within the City of Wasilla (shown with black outline), and is therefore subject to both Matanuska-Susitna Borough Code and City of Wasilla Code. This parcel is zoned R1, Single-Family Residential.

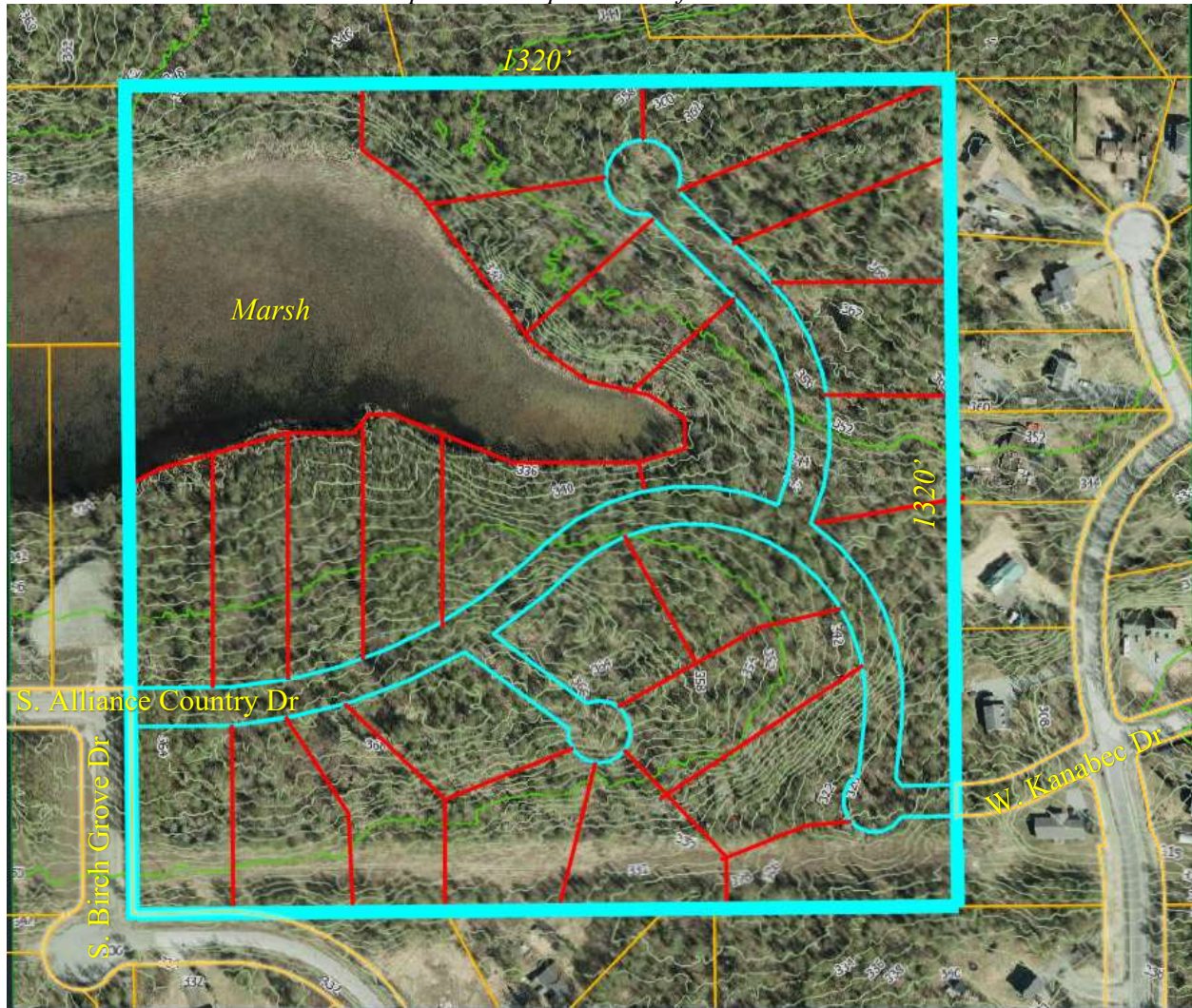
Area of Interest in Wasilla



Road Access

Dedicated road rights of way exist via S. Birch Grove Dr. / S. Alliance Country Dr. from the west and W. Kanabec Dr. from the east. Both of these routes appear to provide constructible access across suitable soils and grades.

Conceptual Development Plan for MS.WS.0006



Lot Yield: Minimal Wetlands, Suitable Soils, Suitable Terrain

MS.WS.0006 is approximately 40 acres in size, comprising about 8 acres of wetland and 32 acres of buildable area. As shown in the conceptual design above, lot yield would be approximately 26 lots, each about 1 acre in size. Except in the obvious area of the marsh, no wetlands exist on the parcel. Soils are Kalambach Silt Loam, suitable for road and house construction. Terrain is more of a feature than a constraint on this parcel, and provides attractive visual interest without introducing too much difficulty in road or site design.

Lot design could be adapted from this preliminary concept in several ways. For instance, neighboring Alliance Ridge Estates chose to include portions of the marsh within the unbuildable area of the lot, whereas we have excluded it. Also, fine-tuned adjustments could optimize lot orientation and perhaps yield one additional lot. But we think the existing design is sound for conceptual purposes.

Looking Northwest Over the Marsh from its East End



Economic Discussion

Alliance Ridge Estates (attached) provides a uniquely applicable case study in our evaluation of this parcel. It is also a 40-acre parcel, is immediately to the west, has similar soils, and is also inundated by about 8 acres of the same marsh. It is almost the mirror image of our subject parcel. Its final plat was recorded just last year (January 2024), and already most of the lots are sold. MSB assessed land value is about \$40,000 for a nominally 1 acre lot in Alliance Ridge Estates. Alliance Ridge Estates had a 25 lot yield with about 2,500 feet of road construction.

Our conceptual design proposes 26 lots with 2,850 feet of road construction, road geometry being somewhat more complex on MS.WS.0006 because of the steeper terrain. 26 lots at \$40,000/lot produces about \$1.04 million in gross lot revenue. We have made inquiries with the City of Wasilla and Mat-Su Borough regarding road requirements and recent costs, so we will issue an addendum to this report when we receive that information. However, with that being said, we provide the following information for consideration.

Gravel Road Construction

All nearby roads serving 1-acre lots are paved, but it is not clear to us that this is required. The following information represents ballpark costs for gravel roads if those are permissible. We should remember that gravel roads would potentially lead to lower lot prices, so an in-depth analysis of the cost vs. benefit of road paving may be warranted at a later date. We think gravel road construction would be on the order of \$180/lineal foot including engineering costs, for about \$510,000 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 \$55,000. MSB fees would be \$12,000 to \$14,000 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.)

Asphalt Road Construction

We have requested information from Mat-Su Borough regarding the estimated cost of the asphalt road construction in neighboring Alliance Ridge Estates. These roads were completed within the last two years, so this information would give us insight into current costs, and perhaps also give us a lead on active road construction contractors in the area. As mentioned above, we will provide this information in an addendum upon receipt.

Comparable Design Constraints: Alliance Ridge Estates to the West



Final Summary and Next Steps

This parcel has very high development potential. The development of Alliance Ridge Estates showcases the potential demand for 1-acre lots here, and the road building in that subdivision now makes our parcel accessible from its west end. Terrain, soils, zoning, and location all combined to make this parcel attractive for development.

When we receive further information on road building costs, we will provide those to aid in your analysis. But the bottom line is that this parcel merits significant attention and further investigation.

Active Development: Alliance Ridge Estates to the West



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