

HANDOUT PACKET

**STAFF REVIEW AND RECOMMENDATIONS
PUBLIC HEARING
MARCH 5, 2026**

PRELIMINARY PLAT: WILMINGTON HILL
LEGAL DESCRIPTION: SEC 21, T18N, R01W, SEWARD MERIDIAN AK
PETITIONERS: WILMINGTON DEVELOPMENT, LLC
SURVEYOR/ENGINEER: KEYSTONE SURVEYING & MAPPING
ACRES: 80.0 ± **PARCELS:** 76
REVIEWED BY: CAYMAN REYNOLDS **CASE #:** 2026-003

REQUEST: The request is to create 76 lots from Parcel 18N01W21C005, to be known as **WILMINGTON HILL**, containing 80.00 acres +/- . The property is located directly north of West Wilmington Drive, east of North Infinite Road, and south of West Schrock Road; within the SW ½ Section 21, Township 18 North, Range 01 West, Seward Meridian, Alaska. In the Tanaina Community Council and in Assembly District #6.

EXHIBITS

Vicinity Map and Aerial Photos
Road Design
Soils Report

**EXHIBIT A – 4 pgs
EXHIBIT B – 1 pg
EXHIBIT C – 45 pgs**

AGENCY COMMENTS

Pre-Design & Engineering
Utilities

**EXHIBIT D – 3 pgs
EXHIBIT E – 3 pgs**

DISCUSSION: The proposed subdivision will create 76 lots, ranging from 0.92 to 1.30 acres, from Parcel 18N01W21C005. The master plan has six phases. All lots will have access to West Wilmington Drive from proposed internal roads. West Wilmington Drive is owned and maintained by Mat-Su Borough. Preliminary drainage plan and traffic analysis was included in the submitted soils report.

Soils Report: A geotechnical report was submitted (Exhibit B), pursuant to MSB 43.20.281(A). Curtis Holler, PE, notes the soils evaluation included logging 22 new testholes on the parent parcel, review of existing neighboring soils information, review of the provided topography information, review of aerial imagery and our other observations at the site. The majority of the parent parcel forms a gentle, low ridge oriented northeast to southwest. There is a 15' to 25' steep drop in grade to a substantial lower area at the northwest corner. Several grades over 25% were noted. The total elevation differential is 72'. A swamp area borders to the southeast. The existing Parcel is largely undisturbed, with considerable variance in vegetation types. The new testhole was excavated on October 28, 2014 to 12'. Subsurface soils consist

primarily of dense gravels with generally moderate levels of silt down to 16'. Testhole log is attached. groundwater or seeps were noted in three of the testholes, at 8.5' to 10.5'. Groundwater will be a limiting factor for areas on some of the proposed lots, each proposed lot appears to have adequate useable area as designed. Based on the available soils and water table information, topography, Borough code and observations on site, each lot will have at least 10,000 sf of contiguous useable septic area and 10,000 sf of useable building area within each of the proposed lots.

Comments:

MSB Pre-Design & Engineering (Exhibit D) had several comments: “why Sevenoaks Drive is not aligned to meet up with a future extension of W. Faith Road? On the plan and profile for Longfield Street please show the catch points of the future road extension to determine if slope easements will be necessary. PD&E requests the cul-de-sac for Dartford Street be moved to adjoin the northern boundary of the subject parcel. Based on the provided traffic analysis map Wilmington Drive, Longfield Street, and Folkestone Drive shall be constructed to residential subcollector standard in accordance with the 2022 Subdivision Construction Manual.” Surveyor and Engineer provided response to the questions, see the Exhibits D-2 and D-3.

Utilities: (Exhibit E) Enstar and GCI has no comments or recommendations. MTA did not respond. MEA commented “When a work order is opened with MEA an Engineer would assess the utility easements and at that time it may be recommended that an easement may be placed along the northern boundary along L16 B2, L1 B3, L33 B3, L7 B4 to extend service.”

At the time of staff report write-up, there were no responses to the Request for Comments from AKDF&G; USACE; Community Council West Lakes, RSA Gold Trail, MSB Emergency Services, Planning Division, Permit Center, or Development Services; or MTA.

CONCLUSION: The preliminary plat of Wilmington Hill is consistent with AS 29.40.070 Platting Regulations and MSB 43.15.016 Preliminary 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 43.20.218(A)(1).

FINDINGS OF FACT

1. The plat of Wilmington Hill Subdivision is consistent with AS 29.40.070 Platting Regulations and MSB 43.15.016 Preliminary Plats.
2. A soils report was submitted pursuant to MSB 43.20.281(A).
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 AKDF&G; USACE; Community Council West Lakes, RSA Gold Trail, MSB Emergency Services, Planning Division, Permit Center, or Development Services; or MTA.
6. There were no objections from any federal or state agencies, or Borough departments or utilities.
7. There were no objections from the public in response to the Notice of Public Hearing.

RECOMMENDATIONS OF CONDITIONS OF APPROVAL

Suggested motion: I move to approve the preliminary plat of Wilmington Hill, Section 21, Township 18 North, Range 01 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 for each phase.
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 for each phase.
3. Pay postage and advertising fees.
4. Construct the access road and internal roads Mat-Su Borough standard according to the 2022 Subdivision Construction Manual (SCM):
 - a) Submit drainage report and other construction plans to Department of Public Works (DPW) per SCM F01.2;
 - b) Arrange preconstruction conference with DPW per SCM F01.3, sign Subdivision Construction Plan, pay inspection fee, and obtain Notice to Proceed from Platting staff;
 - c) Arrange Pre-Final and Final Inspections with DPW per SCM F01.6 and F01.7 and submit Final Report to Platting per F01.8;
 - d) Obtain Certificate of Construction Acceptance from DPW per F01.9.
 - e) Submit as-built of streets and drainage improvements to Platting staff once construction is complete.
 - f) Obtain approval of street names from Platting Assistant.
5. Move the 60' temporary cul-de-sac on the north Dartford Street north to the northern property boundary.
6. Show all easements of record on final plat.
7. Submit recording fees, payable to Department of Natural Resources (DNR) for each phase.
8. Submit final plat in full compliance with Title 43.

Cayman Reynolds

**HANDOUT # 2
Wilmington Hill
CASE # 2026-003
MEETING DATE: MARCH 5, 2025**

From: Krystal Pullum <krystal.ehm@gmail.c
Sent: Monday, March 2, 2026 8:21 AM
To: Platting
Subject: Wilmington Parcels

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

Hello,

I am emailing in regards to the public hearing that is going to be held on March 5th, at 1pm for the development of the parcels surrounding the Wilmington, Canterbury, and Preston Ave. area that the UA recently disposed of to the Alaska Housing Finance Corp. I know these parcels formerly as MS.SR.009 and MS.SR.010 as defined by the University. I am not able to attend the public hearing on March 5th, so I am writing in my public comment as follows:

I am writing in as a resident in opposition to the development of these parcels, as our area is already struggling to support our local infrastructures, and simply cannot support any more development. We have serious groundwater concerns for sustaining such development, we already have little to no road maintenance in spite of tremendous tax increases, and this land as classified by the USFW in their 1915 survey demonstrates it is critical for flood mitigation, as much of it is wetland and spring/fen, and upland/wetland complex. Many of our homes in this area are on or near a flood line, and wiping out any remaining wildlands around us will increase that risk, as well as risk to new homes put in. Fresh drinking water is also a major concern for us, as our water pressure is low, the other half of our subdivision is on a community well, and homes across Shrock have to haul in water. In addition, this is going to be yet another issue for septic that the homeowners are seeing across the borough, yet again, leaving homeowners with the price they pay and the only ones living with the consequences of decision making that is not to the community's best interest. Putting more strain on an already delicate resource is not a good decision. There is an incredible balance between the need for affordable homes without negative consequences for existing residents, wildland and wildlife.

This land is also critical migratory wildfowl habitat for trumpeter swans, loons, a few species of geese, and sandhill crane brooding grounds. This is also one of the few remaining areas that are a safety net that are annual moose calving grounds, home to great gray owls, foxes, spruce and ruffed grouse, and we believe that with such rapid development surrounding us, it is even more critical that these few wild lands remain in place. Living in balance with the wildlife is what is unique to the Alaskan living experience, and we share a duty to protect them, too.

The S-turns on Shrock are dangerous and accident prone even on a good day, as this road was never intended to support such massive traffic. Adding in hundreds of more residents who have to access their homes right off these turns will put a huge strain on already limited and stretched emergency services in this area, and influence a possibly poor reputation for people to live and buy in this area. This is not a responsible or thoughtfully considered development plan for what is best for everyone in the community, not only for current long term residents, but also for the potential new residents.

Another factor, aside from major concerns listed above, is that our nearest elementary school is closing down. This already is going to make challenges for the families who do live here, but adding countless more is certainly not going to solve that issue. Increased taxes, declining public resources and services, but seeing even more development is not the direction borough residents wish to see the valley go. We would like the current community members better supported and recognized as the backbone of support we are to the borough, and make our living experience better quality, rather than decrease quality, increase prices, with even more people to strain very limited and valuable resources.

I have been very discouraged throughout this process, as there have been things up for comment regarding these parcels and we residents have only found out by happenstance, and there was already destruction and trespassing going on along the Wilmington extension before proper surveying was done and completed. Yet again, only finding out through happenstance on social media about this, without ANY public transparency through our community council (nothing in our email, mail boxes, flyers, nothing). The lack of public awareness makes us feel like we are deliberately not given fair notification and chance to publicly comment on issues that are widely opposed to. This shows that our very serious concerns on these issues are dismissed.

We respectfully ask for the borough to please take into consideration this critical habitat surrounding our homes, not only for the short term but also the long term. We would love a greenbelt, public trail system, or anything to be left undeveloped for the residents to continue to safely sustain where we live, and our wildlife to remain undisturbed on such critical remaining wetlands that we have left. Our concerns have been dismissed or outright ignored by the entities involved throughout this process, even though there is large opposition to the development of these parcels. It does not help us have faith that the members representing us in these public services take any of their constituents into consideration, in spite of the already low public opinion of the status of the borough at this time. Matters like this are ones that happen over and over, further destroying that relationship, leaving the homeowners with higher costs of living, dealing with higher taxes, less public services, and ultimately the ones paying the price for short sighted decision making. It lends one to question the relationship with the borough and developers, as given the history of this particular area, private property owners are the ones who have been stiff-armed out of their large parcels, permitting developers to build in areas the borough previously said to the residents was not allowed. It is happening again, and again, and we wish for better transparency and truthfulness on these issues. With rising costs and issues like this being repeatedly dismissed in spite of public opposition and concern, yet forcefully being the financier as property owners, it is increasingly more difficult to justify remaining a resident and voter in the borough.

Thank you very much for taking the time to read my email, and I ask that our community concerns are taken into serious consideration before any action is taken.

Sincerely,

~Krystal Pullum

Cayman Reynolds

**HANDOUT # 3
Wilmington Hill
CASE # 2026-003
MEETING DATE: MARCH 5, 2026**

From: John TAYLOR <jj.taylor@msn.com>
Sent: Monday, March 2, 2026 4:20 PM
To: Platting
Subject: Sumner Wilmington development

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

To whom it may concern,

As a property and business owner in the proposed development area , I would like to voice my concern and opposition to this development.

Wilmington rd is not safe. People drive too fast and the confluence with Schrock is a blind corner. Adding an additional 76 residences to this road is irresponsible.

Proper infrastructure needs to be put in place before development would be feasible. Not to mention additional burden on the water supply.

New homes need to be built, but proper planning and consideration for future development needs to be responsibly addressed .

The quality of life for the residence of this area will also be greatly affected. Side dumps running up and down this small residential rd that frequently has children at play is a recipe for tragedy.

The number of lots for this development needs to be greatly reduced and any further proposed development that utilizes this road need to be met with legal challenges that I would gladly take part in.

I hope you take my concerns seriously and not let any current assembly members influence the assemblies' decisions.

Kind regards

John Taylor

Sent via the Samsung Galaxy S22 Ultra 5G, an AT&T 5G smartphone
Get [Outlook for Android](#)

HANDOUT # 4
Wilmington Hill
CASE # 2026-003
MEETING DATE: MARCH 5, 2026

Chris Curlin

From: Cathy Gray <logicalpremise2@gmail.com>
Sent: Wednesday, March 4, 2026 12:01 PM
To: Platting
Subject: Wilmington Development

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

Hello,

I have a few comments about the 76 lots already being developed by Sumner Construction. First, I am not shocked by the blatant disregard for the current subdivisions poor roads and now heavy equipment will be running over it for months damaging it further. Who will pay for the damage and upkeep of the soon to be at least 100+ additional vehicles running over the existing Wilmington street? Additionally, the wetland right next to Wilmington extension is a draw for wildlife to include marmots, Sandcranes, moose, Canadian Geese, ducks, Eagles, owls, fox, and not to mention the numerous backyard bird species we have that nest in that area. What environmental study was done? OR just the same as other areas, nothing?

Secondly, why is there now a public hearing? You've already started the construction. And is Mr. Sumner on this platting board as well? Seems he is benefiting from it all to include the vote to increase his assemblyman pay.

See you tomorrow. --

A concerned neighbor