

Submitted by: Chair of the Assembly at
the Request of the Mayor
Prepared by: Real Estate Department
For reading: May 26, 2026

ANCHORAGE, ALASKA
AO No. 2026-72

1 **AN ORDINANCE AUTHORIZING THE COMPETITIVE DISPOSAL WITH**
2 **CONDITIONS OF HERITAGE LAND BANK PARCEL 2-156 (PID 020-181-68-000),**
3 **LEGALLY DESCRIBED AS TRACT B-2 LEGACY POINTE SUBDIVISION (PLAT**
4 **2013-18) AND LOCATED ON GOLDEN VIEW DRIVE ACROSS FROM MOEN**
5 **PARK IN ANCHORAGE, TO THE NON-PROFIT ORGANIZATION ALASKA**
6 **NATURAL BURIAL FOR LESS THAN FAIR MARKET VALUE FOR THE**
7 **PURPOSES OF A NATURAL BURIAL CEMETERY.**
8

9
10 **WHEREAS**, the Heritage Land Bank (HLB) was established to...“manage
11 uncommitted municipal land and the Heritage Land Bank Fund in a manner
12 designed to benefit the present and future citizens of Anchorage, promote orderly
13 development, and achieve the goals of the Comprehensive Plan” (AMC 25.40.010);
14 and

15
16 **WHEREAS**, pursuant to AMC 25.40.025H, in order to assist development that will
17 provide public benefits, Heritage Land Bank land may be disposed for the purpose
18 of facilitating a specific project, and the disposal shall include additional
19 requirements and conditions to ensure the proper development and completion of
20 the project in the public interest; and

21
22 **WHEREAS**, Anchorage Memorial Park Cemetery is nearing burial capacity and has
23 long advocated for the creation of additional cemeteries; and

24
25 **WHEREAS**, a bond that would have funded the creation of two new municipal
26 cemeteries was not passed by voters in April of 2024 (AO 2024-5(S); Proposition
27 7); and

28
29 **WHEREAS**, HLB issued a Request for Proposals in June 2024 for the development
30 of a portion of HLB Parcel 2-156 for cemetery purposes and a proposal by the local
31 non-profit Alaska Natural Burial was selected; and

32
33 **WHEREAS**, Alaska Natural Burial’s proposal offers affordable interment services to
34 the residents of the municipality while preserving the integrity of the site’s existing
35 ecological features; and

36
37 **WHEREAS**, to ensure the proper development and completion of the project in the
38 public’s best interest, Alaska Natural Burial shall be held to the conditions set forth
39 in the accompanying Assembly Memorandum; and

40
41 **WHEREAS**, on April 23, 2026, the HLB Advisory Commission (HLBAC) held a
42 public hearing and unanimously approved HLBAC Resolution 2026-04, As

1 Amended, recommending the Assembly authorize the competitive disposal with
2 conditions of HLB Parcel 2-156 for less than fair market value for the purposes of
3 creating a natural burial cemetery; now, therefore,
4

5 **THE ANCHORAGE ASSEMBLY ORDAINS:**
6

7 **Section 1.** Notwithstanding any contrary provision of AMC 25.40, the Assembly
8 hereby finds the competitive disposal of HLB 2-156 at less than fair market value to
9 the non-profit Alaska Natural Burial under the conditions set forth in the
10 accompanying Assembly Memorandum provides public benefits consistent with the
11 Municipality's best interest.
12

13 **Section 2.** The MOA is hereby authorized to dispose of HLB Parcel 2-156 (PID
14 020-181-68-000), legally described as Tract B-2 Legacy Pointe Subdivision (Plat
15 2013-18), for less than fair market value to the non-profit Alaska Natural Burial for
16 the purposes of creating a natural burial cemetery.
17

18 **Section 3.** This ordinance shall be effective immediately upon passage and
19 approval by the Assembly.
20

21 PASSED AND APPROVED by the Anchorage Assembly this _____ day of
22 _____, 2026.
23
24
25

26 _____
27 Chair of the Assembly

28 ATTEST:
29
30

31 _____
32 Municipal Clerk



**MUNICIPALITY OF ANCHORAGE
ASSEMBLY MEMORANDUM**

No. AM 339-2026

Meeting Date: May 26, 2026

1 **FROM: MAYOR**

2
3 **SUBJECT: AN ORDINANCE AUTHORIZING THE COMPETITIVE DISPOSAL**
4 **WITH CONDITIONS OF HERITAGE LAND BANK PARCEL 2-156**
5 **(PID 020-181-68-000), LEGALLY DESCRIBED AS TRACT B-2**
6 **LEGACY POINTE SUBDIVISION (PLAT 2013-18) AND LOCATED**
7 **ON GOLDEN VIEW DRIVE ACROSS FROM MOEN PARK IN**
8 **ANCHORAGE, TO THE NON-PROFIT ORGANIZATION ALASKA**
9 **NATURAL BURIAL FOR LESS THAN FAIR MARKET VALUE FOR**
10 **THE PURPOSES OF A NATURAL BURIAL CEMETERY.**
11

12 This Ordinance authorizes the Municipality of Anchorage (MOA), through the
13 Heritage Land Bank Division of the Real Estate Department (HLB), to dispose of
14 HLB Parcel 2-156, through a competitive process for less than fair-market value
15 pursuant to AMC 25.40.025H, to the non-profit Alaska Natural Burial for the
16 purposes of establishing a natural burial cemetery.
17

18 HLB Parcel 2-156 (PID 020-181-68-000), legally described as Tract B-2 Legacy
19 Pointe Subdivision (Plat 2013-18), is located on Golden View Drive across from
20 Moen Park, and directly adjacent to Potter Marsh Watershed Park (PMWP) and
21 south of an undeveloped Anchorage Water and Wastewater Utility (AWWU)
22 parcel. This parcel is currently vacant land passively used for recreation, including
23 an unmaintained trail easement for Moen Trail that crosses the northern tip of the
24 parcel. It is approximately 9.6 acres in size and is zoned as Public Lands and
25 Institutions (PLI) (See Vicinity Map in Appendix A).
26

27 HLB Parcel 2-156 has a complex history of ownership and potential land uses.
28 Since 1980 it has been owned by the MOA, the State of Alaska, a private entity,
29 and then was acquired by the MOA in 2006. The intention of the acquisition was
30 for the purposes of a potential future school site, however, it was subsequently
31 determined to be unsuitable for that use. In 2020 this parcel, and the surrounding
32 300 acres, was deemed economically unviable for residential development by the
33 MOA Real Estate Department. Since then, Potter Marsh Watershed Park (PMW
34 Park) was established on the surrounding 300 acres, but that project intentionally
35 did not include HLB 2-156 in order to leave the possibility of developing the site
36 with a compatible land use to meet a public need in the future.
37

38 The current proposed action is to dispose of the property for the purposes of a
39 non-profit natural burial cemetery. The Municipality of Anchorage currently has one
40 municipal cemetery, Anchorage Memorial Park Cemetery. It was established in
41 1915 and is 22-acres in size. In 2017, cemetery staff drafted a White Paper on its

1 status, stating *“at the current burial and reservation rates, the public areas will*
2 *reach capacity in just over 10 years”*. The report later recommends that the
3 municipality *“acquire a minimum of 10 acres for another municipal cemetery in the*
4 *Anchorage Bowl.”*

5
6 Over the years there has been an effort in the Girdwood and Eagle River
7 communities to establish municipal cemeteries. In Spring of 2024 a bond for
8 \$4,100,000 was placed on the ballot to finance areawide cemetery capital
9 improvement projects, including improvements at Memorial Park (\$500k), as well
10 as the initial construction of Eagle River and Girdwood Cemeteries (\$1.75m each).
11 The Assembly Ordinance that approved placing the bond on the ballot (AO 2024-
12 5(S)) mentions the imminent lack of cemetery space facing the Municipality, and
13 the need for more cemeteries to fulfill demand. However, the majority of voters
14 rejected the bond, and the Eagle River and Girdwood Cemetery projects have not
15 moved forward.

16
17 In Summer of 2024, HLB released a Request for Proposals for the development of
18 HLB 2-156 as a cemetery that would include a mix of interment options and
19 integrate well with the surrounding park use. Alaska Natural Burial’s proposal was
20 the only proposal received during the six-week submittal period. The proposal was
21 evaluated by a selection committee consisting of six municipal employees from
22 various departments including Planning, Parks and Recreation, Cemetery, and
23 Watershed Management Services. The project was deemed to meet or exceed the
24 criteria of the RFP, and Alaska Natural Burial’s project was formally selected.

25
26 A few key excerpts from Alaska Natural Burial’s proposal are:

- 27
- 28 • *“At a time when Anchorage is in critical need of cemetery infrastructure...
29 Alaska Natural Burial will be responsible for the planning, construction,
30 operations, and perpetual maintenance of the property – a responsibility that
31 would otherwise fall on the taxpaying public for a new municipal cemetery.”*
 - 32
 - 33 • *“Our intention is to operate a natural burial cemetery on the site while
34 preserving the integrity of the existing ecological features. This type of natural
35 burial relies on affordable, low-density burial, restricting the use of large
36 monuments or gravestones so viewsheds remain uninterrupted and the land
37 can serve the community as a multi-purpose space and as wildlife habitat.”*
 - 38
 - 39 • *“We look forward to collaborating with Parks and Recreation to ensure a
40 seamless recreational experience for all visitors to the pocket of urban forest
41 that includes Parcel 2-156. Such collaboration secures our ability to preserve
42 the existing habitat and wildlife corridor between Potter Marsh and the Chugach
43 Mountains.”*
 - 44

45 Since the selection of the proposal, HLB issued a land use permit to Alaska Natural
46 Burial to perform due diligence activities including, but not limited to, land and site
47 planning, land surveying, and geotechnical investigation. In October of 2025, a
48 targeted geotechnical study of the parcel was completed to determine the bedrock
49 depth and if the proposed land use was suitable. A total of eight test pits were dug,

1 with five of the test pits having a depth to bedrock greater than four feet, the
2 minimum preferred for natural burials. Groundwater was detected in two of the
3 eight test pits at bedrock level at 5.5 and 8 feet deep. It was determined that the
4 site was partially useable for natural burials. Areas that are unsuitable for burials
5 may be used for cremation burials, amenities/infrastructure, and recreational trails.
6 Additionally, in March of 2025 an appraisal of the property was obtained. The
7 parcel was valued at \$583,000.

8
9 The creation of new cemeteries within the Municipality is subject to the land use
10 regulations within Anchorage Municipal Code (AMC) Title 21. According to AMC
11 21.05-1 Table of Allowed Uses, a Cemetery is a permitted use and allowed by-
12 right within the PLI zoning district. Cemetery development must comply with the
13 use-specific standards set forth in chapter 21.05 and the development and design
14 standards set forth in chapter 21.07. The use-specific standards in AMC
15 21.05.040C.1. pertain directly to Cemeteries. Compliance with these standards are
16 determined through two municipal planning processes. First, a Change of Use
17 Permit which is reviewed by the Zoning and Land Use Review Division. Secondly
18 through an abbreviated platting process, which goes before the Platting Officer for
19 approval.

20
21 Alaska Natural Burial has begun working on site planning, however a cemetery
22 tract plat and Change of Use Permit application will not be submitted until after a
23 disposal is authorized by the Anchorage Assembly. It is Alaska Natural Burial's
24 intent to follow the Green Burial Council's Natural Burial Ground Standards, which
25 include developing a maintenance and operations manual, conducting an
26 Ecological Impact Assessment, and establishing strategies to conserve and
27 enhance the natural habitat and flora of the region. The non-profit will also work
28 towards becoming a Certified Conservation Burial Ground (Appendix B).

29
30 HLB has received feedback on this proposed disposal through the RFP process,
31 agency reviews, public comment periods and public hearings. An agency review
32 was distributed, and responses were received from six agencies. All responses
33 stated that the agency did not have a public purpose need for the parcel and that
34 they did not object to the land use. Notable responses were received from AWWU,
35 Anchorage School District (ASD), and MOA Parks and Recreation Department
36 (Parks). AWWU, who owns the parcel to the north, did not object to the land use.
37 ASD reconfirmed that they did not have a need for the parcel. Parks, which
38 manages the surrounding 300-acre PMW Park, as well as Moen Park across the
39 street, did not object to the disposal and supported the concept of a natural burial
40 cemetery. They noted the immediate need for cemetery space. Parks requested
41 the possibility of shared parking facilities for the cemetery and surrounding park
42 land. Parks noted that maintaining and improving the *"existing trail system would
43 be consistent with conservation and natural resource values and would promote
44 public appreciation of the property"*. Additionally, they stated that neighbors and
45 community stakeholders would be involved in the master planning efforts for PMW
46 Park, which are currently underway.

47
48 In addition to the agency review, the disposal of the property for use as a natural
49 burial cemetery has been included in four HLB Annual Work Programs, most

1 recently the 2026 HLB Annual Work Program (AR 2026-67). Each year the project
2 received support from the Rabbit Creek Community Council and members of the
3 public.

4
5 In February of 2026 the HLB Advisory Commission (HLBAC) held a public hearing
6 on the disposal. However, after an active public hearing, the Commission did not
7 recommend the item go to Assembly at that time, and it was decided to hold an
8 HLBAC work session the following month. HLB Staff and HLBAC Commissioners
9 discussed the Title 21 process and the Green Burial Standards, which were added
10 as conditions to the resulting HLBAC resolution. On April 23, 2026, the HLB
11 Advisory Commission (HLBAC) held a second public hearing and unanimously
12 approved HLBAC Resolution 2026-04, As Amended, recommending the Assembly
13 authorize to disposal of HLB Parcel 2-156, through a competitive process for less
14 than fair-market value, to the non-profit Alaska Natural Burial for the purposes of
15 establishing a natural burial cemetery (Appendix C).

16
17 The proposed disposal is pursuant to AMC 25.40.025H, which allows for the
18 competitive disposal of HLB land in order to facilitate the development of a specific
19 project that will provide public benefits. This section of code also dictates that the
20 disposal shall include additional requirements and conditions to ensure the proper
21 development and completion of the project in the public interest.

22
23 HLB Staff recommends adding the following conditions and restrictions on the
24 disposal to promote the timeliness of the project moving forward as well as to
25 reassure the public that the project will move forward as proposed. These
26 conditions were created with feedback received from the RFP selection committee,
27 agency review, comments received from the public and Rabbit Community Council
28 during the Annual Work Plan public comment periods, the HLBAC work session,
29 and HLBAC public hearings.

- 30
31 1) Prior to disposal, Alaska Natural Burial will continue to work with Alaska
32 Department of Fish and Game to create a document with guidelines for best
33 practices to avoid human-wildlife conflict. This document will be supplied to
34 HLB prior to disposal.
- 35
36 2) Prior to disposal, Alaska Natural Burial shall show proof of funding at 105%
37 of the proposed budget for the first phase of the project and shall establish
38 an endowment fund to ensure the long-term maintenance of the site by setting
39 aside at least 10% of all burial plot sales.
- 40
41 3) Prior to disposal, Alaska Natural Burial will share with HLB a conceptual
42 master plan for the project including best management practices to achieve
43 the Green Burial Council Burial Cemetery Certification Standards; and
44
- 45 4) Prior to disposal, Alaska Natural Burial will execute an agreement for the trail
46 easement for Moen Trail to be maintained by Anchorage Parks and
47 Recreation Department; and after disposal, Alaska Natural Burial will

- 1 continue to collaborate with Parks and Recreation to identify opportunities for
2 shared infrastructure and trail connections across the property lines.
- 3
- 4 5) A reversionary clause shall be placed on the deed stating that if the property
5 fails to achieve compliance with the Use-Specific Standards of AMC
6 21.05.040C.1 through a Change of Use Permit review conducted within five
7 (5) years of the property transfer, the property will revert back to the
8 Municipality of Anchorage and placed back into the Heritage Land Bank
9 inventory.
- 10
- 11 6) A reversionary clause shall be placed on the deed stating that if the property
12 is not platted into cemetery tracts within five (5) years the property will revert
13 back to the Municipality of Anchorage and placed back into the Heritage Land
14 Bank inventory.
- 15
- 16 7) A deed restriction shall be placed on the property limiting its sole uses to
17 recreation and/or natural burial cemetery use.
- 18
- 19 8) A deed restriction shall be placed on the property stating that it may only be
20 deeded to a government agency or non-profit organization with the express
21 intent of managing and maintaining the cemetery and/or recreational uses.
22 The Municipality of Anchorage retains the first right of refusal for reacquiring
23 the property.
- 24
- 25 9) After conveyance, Alaska Natural Burial intends to follow the Green Burial
26 Council's Natural Burial Ground Standards, which include developing a
27 maintenance and operations manual, conducting an Ecological Impact
28 Assessment, and establishing strategies to conserve and enhance the natural
29 habitat and flora of the region; additionally, Alaska Natural Burial will work
30 towards becoming a Certified Conservation Burial Ground.
- 31
- 32 10) After conveyance, if a conservation easement is placed on the property as
33 part of becoming a Certified Conservation Burial Ground, HLB reserves the
34 first right of refusal to be the holder of the easement.

35
36 HLB Staff recommends authorization of the disposal of HLB Parcel 2-156, through
37 a competitive process for less than fair-market value and with conditions pursuant
38 to AMC 25.40.025H, to the non-profit Alaska Natural Burial for the purposes of
39 establishing a natural burial cemetery. HLB Staff makes this recommendation
40 based on several factors: uncommitted land use, direct public benefit, indirect
41 financial public benefit, and community support. This property has remained
42 uncommitted in HLB inventory for 20 years, with multiple suggested land uses that
43 were deemed unfeasible and never came to fruition. A natural burial cemetery will
44 activate this site while also maintaining the long-time social use as a recreational
45 area. This project provides a direct public benefit by creating much needed
46 cemetery space. In a time when Memorial Park Cemetery is nearing capacity, this
47 non-profit has stepped in to facilitate this much needed public service. The failure
48 of the cemetery bond may demonstrate that at this time, there is not adequate
49 public interest in funding new cemeteries through taxpayer contributions. This

1 project indirectly saves the Municipality, as well as current and future tax-payers,
 2 hundreds of thousands, if not millions of dollars, by providing a service that will
 3 provide additional cemetery capacity for years to come. For this reason, HLB Staff
 4 recommends a less than fair market value purchase price of zero dollars (\$0.00).
 5 For several years now, HLB has received comments of support on this project from
 6 members of the public, the local community council, and other municipal agencies.
 7 Concerns that were raised through the HLB disposal process have been
 8 addressed in the conditions on the disposal. This competitive disposal with these
 9 conditions is consistent with the HLB Annual Work Program and mission of HLB.
 10 This proposal will not require any contributions from the HLB Fund.

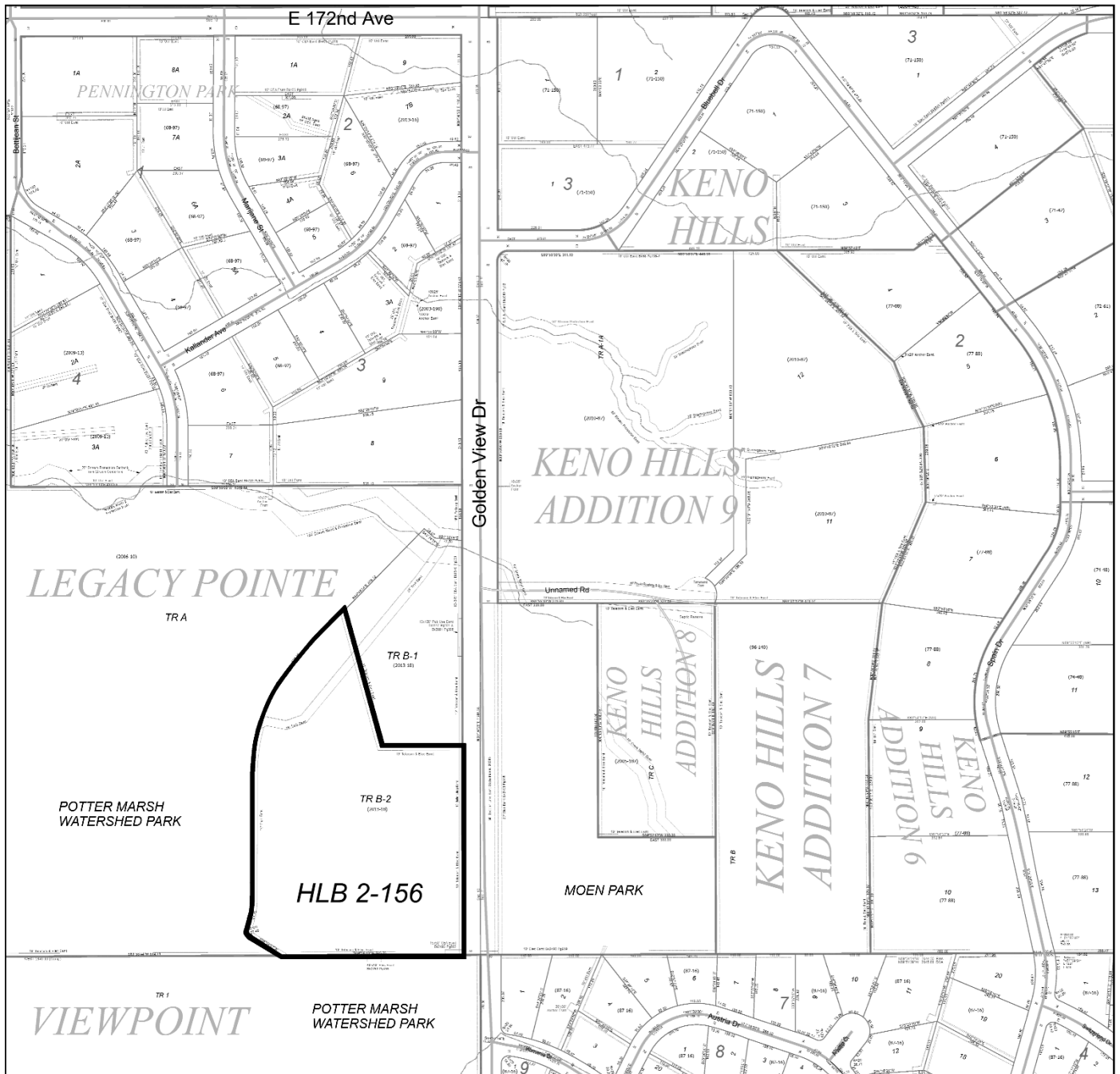
11
 12 The proposed ordinance has no private sector economic effects and local
 13 government effects are less than \$30,000.00, therefore no Summary of Economic
 14 Effects is attached.

15
 16 **THE ADMINISTRATION RECOMMENDS APPROVAL.**

17
 18 Prepared by: Emma Giboney, Land Management Officer,
 19 Heritage Land Bank
 20 Approved by: Tiffany Briggs, Director, Real Estate Department
 21 Concur: Robert Doehl, Director, Community & Economic
 22 Development
 23 Concur: Ona R. Brause, Director, OMB
 24 Concur: Eva Gardner, Municipal Attorney
 25 Concur: William D. Falsey, Chief Administrative Officer
 26 Concur: Rebecca A. Windt Pearson, Municipal Manager
 27 Respectfully submitted: Suzanne LaFrance, Mayor

28
 29 Appendices:
 30 Appendix A – Vicinity Map
 31 Appendix B – Green Burial Council’s Natural Burial Ground Standards
 32 Appendix C – HLBAC Resolution 2026-04

Appendix A – Vicinity Map





Green Burial Council Burial Cemetery Certification Standards

	Standard	Hybrid Cemetery	Natural Burial Grounds	Conservation Burial Grounds
1	Accurately represent earned level of GBC certification in marketing materials, websites, and conversations with the public, clients, and the media.			
2	Provide clients and families with the opportunity to participate in the burial and ritual process, in keeping with state law and with these standards.			
3	Accept for burial only decedents that have not been embalmed or those embalmed only with GBC-approved, nontoxic chemicals.			
4	Prohibit the use of a vault (partial, inverted, or otherwise), a vault lid, concrete box, slab or partitioned liner in the burial plot.			
5	All burial containers, shrouds, and other associated products made only of natural, biodegradable materials.			
6	Develop a Maintenance and Operations Manual to be utilized by all staff members, contractors, and volunteers to implement site goals, policies, and best practices.			
7	Establish an endowment fund to ensure the long-term maintenance of the site by setting aside at least 10% of all burial plot sales.			
8	Conduct an Ecological Impact Assessment, starting with a property baseline document that includes existing ecological conditions and sensitive area analysis. Update periodically to assess future property/habitat conditions and plant inventory.			
9	Restrict access and burial operations within sensitive areas as identified in the Ecological Impact Assessment.			



Green Burial Council Burial Cemetery Certification Standards

	Standard	Hybrid Cemetery	Natural Burial Grounds	Conservation Burial Grounds
10	Use operational and burial practices that have no long-term degradation of soil health, plant diversity, water quality, and ecological habitat.			
11	Limit the type and size of memorial markers so that they do not impair the ecological conditions and aesthetic of the natural cemetery landscape.			
12	Site conditions as identified in the Ecological Impact Assessment and sensitive areas analysis, will restrict burial density on the property; therefore, Natural and Conservation burial grounds will have limits to allowable burial density. For Natural Burial, the cemetery's average density shall not exceed 500 burials/acre. For Conservation Burial, average density shall not exceed 300 burials/acre. Burial density of sensitive areas may be transferred to less restricted areas on the property to maximum densities of Natural Burial - 600/acre, Conservation Burial - 400/acre.			
13	Establish and apply strategies that conserve, preserve, enhance, or restore the historic native or natural habitat and flora of the region.			
14	Conserve or restore a minimum of 20 acres, or 5 acres if contiguous to other protected land.*			
15	Operate in conjunction with a government agency or a nonprofit conservation organization that has legally binding responsibility for perpetual monitoring and enforcement of the easement.			
16	Guarantee preservation of the burial ground by deed restriction, conservation easement or other legally binding and irrevocable agreement that runs with the land and is enforceable in perpetuity.			

*All existing certified burial grounds not meeting these changed standards shall be grandfathered and allowed to maintain their current GBC classification.

**MUNICIPALITY OF ANCHORAGE
HERITAGE LAND BANK ADVISORY COMMISSION
RESOLUTION 2026-04, AS AMENDED**

A RESOLUTION OF THE HERITAGE LAND BANK ADVISORY COMMISSION RECOMMENDING APPROVAL OF THE COMPETITIVE DISPOSAL OF HERITAGE LAND BANK PARCEL 2-156 (PID 020-181-68-000), LEGALLY DESCRIBED AS TRACT B-2 LEGACY POINTE SUBDIVISION (PLAT 2013-18), TO THE NON-PROFIT ORGANIZATION ALASKA NATURAL BURIAL FOR LESS THAN FAIR MARKET VALUE FOR THE PURPOSES OF A NATURAL BURIAL CEMETERY.

WHEREAS, pursuant to AMC 25.40.010, the Heritage Land Bank (HLB) was established to manage uncommitted municipal land and the HLB Fund in a manner designed to benefit the present and future citizens of Anchorage, promote orderly development, and achieve the goals of the Comprehensive Plan; and

WHEREAS, pursuant to AMC 25.40.025A, the HLB Advisory Commission (HLBAC) shall hold a public hearing, with public notice as specified in this chapter, prior to making a recommendation to the Mayor and Assembly regarding the disposal of HLB land, transfer of HLB land or an interest in land; and

WHEREAS, pursuant to AMC 25.40.025H, in order to assist development that will provide public benefits, Heritage Land Bank land may be disposed for the purpose of facilitating a specific project, and the disposal shall include additional requirements and conditions to ensure the proper development and completion of the project in the public interest; and

WHEREAS, Anchorage Memorial Park Cemetery is nearing capacity and has long advocated for the creation of additional cemeteries; and

WHEREAS, the bond that would have funded the creation of two new municipal cemeteries was not passed by voters in April 2024; and

WHEREAS, HLB issued a Request for Proposals in June 2024 for the development of a portion of HLB Parcel 2-156 for cemetery purposes and a proposal by the local non-profit Alaska Natural Burial was selected; and

WHEREAS, Alaska Natural Burial's proposal offers affordable interment services to the residents of the municipality while preserving the integrity of the site's existing ecological features; and

WHEREAS, to ensure the proper development and completion of the project in the public interest, Alaska Natural Burial shall be held to the following conditions:

- 1) Prior to disposal, Alaska Natural Burial will continue to work with Alaska Department of Fish and Game to create a document with guidelines for best practices to avoid human-wildlife conflict. This document will be supplied to HLB prior to disposal.

- 2) Prior to disposal, Alaska Natural Burial shall show proof of funding at 105% of the proposed budget for the first phase of the project and shall establish an endowment fund to ensure the long-term maintenance of the site by setting aside at least 10% of all burial plot sales.
- 3) Prior to disposal, Alaska Natural Burial will share with HLB a conceptual master plan for the project including best management practices to achieve the Green Burial Council Burial Cemetery Certification Standards; and
- 4) Prior to disposal, Alaska Natural Burial will execute an agreement for the trail easement for Moen Trail to be maintained by Anchorage Parks and Recreation Department; and after disposal, Alaska Natural Burial will continue to collaborate with Parks and Recreation to identify opportunities for shared infrastructure and trail connections across the property lines.
- 5) A reversionary clause shall be placed on the deed stating that if the property fails to achieve compliance with the Use-Specific Standards of AMC 21.05.040C.1 through a Change of Use Permit review conducted within five (5) years of the property transfer, the property will revert back to the Municipality of Anchorage and placed back into the Heritage Land Bank inventory.
- 6) A reversionary clause shall be placed on the deed stating that if the property is not platted into cemetery tracts within five (5) years the property will revert back to the Municipality of Anchorage and placed back into the Heritage Land Bank inventory.
- 7) A deed restriction shall be placed on the property limiting its sole uses to recreation and/or natural burial cemetery use.
- 8) A deed restriction shall be placed on the property stating that it may only be deeded to a government agency or non-profit organization with the express intent of managing and maintaining the cemetery and/or recreational uses. The Municipality of Anchorage retains the first right of refusal for reacquiring the property.
- 9) After conveyance, Alaska Natural Burial intends to follow the Green Burial Council's Natural Burial Ground Standards, which include developing a maintenance and operations manual, conducting an Ecological Impact Assessment, and establishing strategies to conserve and enhance the natural habitat and flora of the region; additionally, Alaska Natural Burial will work towards becoming a Certified Conservation Burial Ground.
- 10) After conveyance, if a conservation easement is placed on the property as part of becoming a Certified Conservation Burial Ground, HLB reserves the first right of refusal to be the holder of the easement.

WHEREAS, this disposal is supported by the *Heritage Land Bank 2026 Annual Work Program & 2027-2030 Five Year Management Plan* (AR 2026-67, As Amended); and

WHEREAS, HLB posted the property, conducted public notice, and an agency review by all potentially interested municipal agencies and Community Councils to establish no objections to the disposal; and

WHEREAS, the HLB Staff finds the competitive disposal at less than fair market value of HLB Parcel 2-156 to be in the best interest of the Municipality and consistent with the HLB purpose and mission; now therefore

BE IT RESOLVED THAT THE HLBAC RECOMMENDS APPROVAL OF THE COMPETITIVE DISPOSAL OF HERITAGE LAND BANK PARCEL 2-156 (PID 020-181-68-000), LEGALLY DESCRIBED AS TRACT B-2 LEGACY POINTE SUBDIVISION (PLAT 2013-18), TO THE NON-PROFIT ORGANIZATION ALASKA NATURAL BURIAL FOR LESS THAN FAIR MARKET VALUE FOR THE PURPOSES OF A NATURAL BURIAL CEMETERY.

PASSED and APPROVED on this, the 23rd day of April 2026.

Approved:



L. Dean Marshall, MPA, Chair
Heritage Land Bank Advisory Commission

Attest:



Tiffany Briggs, Director
Real Estate Department