

Heritage Land Bank Advisory Commission Meeting

Thursday, February 26, 2026 at 1:30PM

Permit & Development Center, Conf. Room 170
4700 Elmore Road, Anchorage, Alaska 99507

[Recorded via Microsoft Teams](#)

MINUTES

- I. **Call to Order and Roll Call** (Recording timestamp 0:00)
(There were technical issues at the beginning of the meeting, causing a delay to the start)

Vice Chair Chmielowski called the meeting to order at 1:44pm

Present: Vice Chair Chmielowski, Commissioners Hurst, Charnon, and Oswald.
Excused: Chair Marshall and Commissioner Hansen
Staff Present: Director Briggs, Land Management Officers Giboney and Yelle

- II. **Statement of Procedure** (0:34)
Vice Chair Chmielowski gave the statement of procedure.

- III. **Disclosures** (1:48)
No disclosures were made

- IV. **Approval of Agenda and Minutes** (1:58)
a. February 26, 2026, Agenda
b. January 22, 2026, Minutes

Commissioner Charnon made a motion to approve the agenda and minutes as presented, Commissioner Hurst seconded the motion, and the motion passed without objection.

- V. **Director's Report** (2:32)
Director Tiffany Briggs gave a Director's Report and LMO Yelle gave an update on the sewer feasibility analysis completed on HLB parcel 6-039 (Orca Mountain View).

- VI. **Proposed Action Items and Public Hearings** (8:44)
a. **Resolution 2026-01:** A resolution of the Heritage Land Bank Advisory Commission recommending 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.

LMO Giboney provided an overview of the staff report and resolution with proposed conditions. Staff answered initial commissioner questions.

The Public Hearing was opened at 2:25pm. (40:58)

Spoken testimony was provided via Teams by:

- Julie Raymond Youkobian
- Samantha Mintz-Gentz
- Tina Spears
- Ann Rappaport, on behalf of RCCC

Spoken Testimony was provided in-person by: (50:35)

- Gary Cain
- Rob Jones, MOA Cemetery Director
- Bennett Jackson
- Lisa Jackson
- Shannon Brodie
- Ginger Johnson
- Janey Moen
- Ryan Gallagher
- Rachel Bernhardt

Written Testimony submitted by the following people was provided to the Commissioners prior to the meeting for review, and was available in the room for public review:

Peter and Eunice Hanley, Ryan Gallagher, Calvin Schmidt, James C Arend, Bruce Seppi, Peter Host, Rachel Bernhardt, Patricia Moore, Doreen Prieto, Susan Soule, Sue Steinacher, Claire Wilson, Laura and Mark Best, Robert and Sandy Winfree, Linda Johnson, Beth Klein, Carol Herriges, Amy Franz, April Wilson, Kathy S. Burgess, Don Sherman, Dan and Sue Mattson, Ricarda Lebman, Bennett and Lisa Jackson, Sage Stoneking, Maryssa Soots, Connie McAffrey, Carrie Parashar, David Worrell, Jaymie Bates, Michele Worrell, Mary A. Vavrik, Kristie Hagmeier, Kimberly Slone, and Shannon Brodie.

The Public Hearing was closed at 2:57pm. (73:45)

A motion was made by Commissioner Hurst, seconded by Commissioner Oswald.

Commissioners discussed the proposed action and concerns raised from the public hearing including hydrology and compliance with AMC Title 21 use-specific standards. Staff answered questions and provided additional information. Kyle Cunningham from MOA Watershed Management Services addressed questions regarding hydrology.

A roll call vote was conducted and the motion failed 1-3 (89:15)
(four positive votes are needed to pass a motion, regardless of attendance)

VII. Persons or Items Not on the Agenda (90:22)

No one present wished to speak

VIII. Commissioner Comments (90:43)

Commissioner Charnon asked for information on a forthcoming agenda item regarding watershed planning within the Girdwood Valley.

Commissioner Hurst thanked the community for joining the meeting and giving testimony

Commissioner Charnon concurred and encouraged continued due diligence. Vice Chair Chmielowski concurred and encouraged on working to find a path forward.

IX. Next Regularly Scheduled Meeting Date: Thursday, March 26, 2026, at 1:30pm in the Permit & Development Center (4700 Elmore Road) or via Microsoft Teams and telephone. (93:17)

X. Adjournment (93:30)

Commissioner Hurst made a motion to adjourn the meeting, Commissioner Charnon seconded, and the meeting was adjourned at 3:16pm.