

Heritage Land Bank Advisory Commission Meeting

Thursday, March 26, 2026 at 1:30PM

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

Join via Microsoft Teams - Meeting ID: 263 322 183 869, Passcode: jHGL3p

Join by Telephone - 907-519-0237, Conference ID: 987366530#

AGENDA

- I. **Call to Order and Roll Call**
- II. **Statement of Procedure**
- III. **Disclosures**
- IV. **Approval of Agenda and Minutes**
 - a. March 26, 2026, Agenda
 - b. February 26, 2026, Minutes
- V. **Director's Report**
- VI. **Proposed Action Items and Public Hearings** (*No Public Hearing shall extend over 60 minutes without an extension by majority vote of the commission. If not extended, Public Hearing may be held open and continued to the next meeting if public testimony is not complete.*)
 - a. **Resolution 2026-02:** The disposal of a portion of HLB Parcel 3-011 (Tax ID 004-082-32), legally described as Mountain View Development Tract 1A-1 Frag Lot 1 (Plat 2016-99), by perpetual, non-exclusive telecommunication and electrical easement to Chugach Electric Association, Inc.
- VII. **Work Session:** HLB 2-156 Alaska Natural Burial Project
- VIII. **Persons or Items Not on the Agenda** (*THREE minutes per individual, each person may only speak once, commissioners and staff will not answer questions but may have questions for you after your testimony.*)
- IX. **Commissioner Comments**
- X. **Next Regularly Scheduled Meeting Date:** Thursday, April 23, 2026, at 1:30pm in the Permit & Development Center (4700 Elmore Road) or via Microsoft Teams and telephone.
- XI. **Adjournment**

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.



MUNICIPALITY OF ANCHORAGE
REAL ESTATE DEPARTMENT
HERITAGE LAND BANK

LAND MANAGEMENT REPORT

March 26, 2026

Pending and Recent Disposals

- *4-046 and 4-047 – Former Native Hospital Site*
In 2025, the Assembly authorized HLB to enter into a non-competitive 20-year ground lease with ACDA for use of the Former Alaska Native Hospital Site (*AO 2025-71; HLBAC 2025-04*). ACDA intends to activate the site by developing an RV resort incorporating components of HLB's 2019 Master Plan, including a memorial and park elements. This is considered a short-term use and has community support. HLB staff will be drafting the lease, which will include conditions such as a development timeline and revenue sharing with HLB once an operator for the site has been chosen by ACDA.

Pending and Recent Acquisitions

- *5-041 – Laurel Acres*
There are several parcels in the Laurel Acres Subdivision that are currently in different phases of being acquired by HLB for future wetland mitigation. In 2023 the Assembly approved the acquisition of Lots 41 & 42 of Block 10 (*HLBAC Res 2023-01; AO 2023-113*), but the closing of this transaction is pending current owner action. HLB Staff has also been in contact with other owners that may be interested in selling or donating their properties.

Current & Continuing Projects

- *2-156 – Natural Burial Cemetery Project*
A public hearing for this project was conducted in February. Upon close of the hearing, the motion to approve the corresponding resolution recommending disposal of parcel 2-156 failed. HLB Staff will continue to work with Alaska Natural Burial on next steps for the Cemetery Project to address the concerns of the Commission and public. Staff intends to hold a work session during the March meeting. To date, HLB has issued a permit to ANB for due diligence work to be completed on the site. Preliminary geotechnical field work was completed in September, which will help guide next steps and influence site planning.
- *3-080 – Former Tozier Track:*
HLB staff have secured grant funding to conduct hazardous materials testing on the two remaining structures on this parcel, and funding for a market demand study of the area to determine the best

and highest use of the parcel to fit community needs. This project has begun and is anticipated to be completed in August or September of this year.

- *4-033B portion – 8000 West End Rd (former Clitheroe Center)*
Staff has received a letter of interest from a local non-profit who would like to operate a rehabilitate care facility at this site. Both HLB and the non-profit are exploring grant funding opportunities to rehab the buildings, so they are fully operational and safe to occupy. During the past several months, the building has been used by APD, US Marshall Service, and the FBI for police tactics training.
- *6-011B portion – Glacier Creek Village*
HLB, Alyeska Development Holdings LP, and Seth Andersen entered into a Letter of Intent in September of 2023. Alyeska and Andersen have begun preliminary land and site planning, surveying, and environmental investigation. Alyeska Development Holdings submitted an Area Master Plan Modification & Development Master Plan to the Planning and Zoning Commission, which was adopted with conditions on June 10, 2024 (*Case 2024-0061*). This Plan includes a portion of HLB 6-011B but does not commit HLBC to any action. HLB staff have reached out to Alyeska Development Holdings representatives to inquire about their desire to pursue development as outlined in their Area Master Plan and will inform HLBC as any updates occur.
- *Holtan Hills Tracts 1 & 2 (formerly HLB 6-011/6/7)*
HLB Staff continues to collaborate with the developer and implement both the Development Agreement and AO 2023-137, As Amended. The Assembly authorized an appropriation from the HLB Fund to pay for the construction of offsite infrastructure in August 2025 (*AR 2025-220*). HLB Staff continues to work with other municipal agencies as construction of the off-site infrastructure to support the Holtan Hills project nears completion this spring. Construction activity has paused for the winter. Remaining items that will be completed this Spring include pavement striping, final grading and hydroseeding. HLB has received notification from the State Department of Natural Resources that vacation of the Section Line Easement running north/south through the Phase 1 development area has been vacated. Although not an HLB action, the related CY Investments application for a Conditional Use Permit for a Planned Unit Development and Subdivision was heard and approved by the Planning and Zoning Commission on Monday, January 5th. As this project progresses HLB Staff will keep HLBC updated.
- *6-039 – Orca Mountain View Replat Project*
Survey work for this large tract between Alyeska Hwy and California Creek was completed during the summer of 2025. HLB is moving forward with platting out the residentially zoned portion of this parcel along the Alyeska Hwy, as described in the 2025 and 2026 Work Plans, to facilitate future residential development. There were community meetings regarding this plat at the Girdwood Land Use Committee and GBOS in September, 2025. GBOS and LUC expressed support for this replat in October. The application to subdivide this parcel into three tracts was heard and unanimously approved by the Platting Board on January 7th. HLB's has worked with R&M Consultants to complete a sewer mainline feasibility analysis of a gravity flow sewer mainline along proposed Tract B to support a future residential development. As this project progresses HLB Staff will keep HLBC updated.

- *6-057F – Girdwood Industrial Park*
Staff evaluated replat options for the Girdwood Industrial Park and presented them to the HLBAC in October 2024. HLB Staff received a letter from GBOS in February 2025 supporting the tract plat option that was presented to HLBAC. Survey work for this replat was conducted during the summer of 2025. There were community meetings regarding this plat at the Girdwood Land Use Committee and GBOS in September. GBOS and LUC expressed support for this replat in October. The platting application to subdivide the GWIP into six tracts was heard and unanimously approved by the Platting Board on January 7th. Staff will be working our consultant to prepare and record the final plat this Spring. As this project progresses HLB Staff will keep HLBAC updated.
- *6-076 and 6-134 – Girdwood South Townsite*
Girdwood Community Land Trust has a permit to perform due diligence work on 6-076 to explore potential development and long-term ground lease. At this time however, there are no next steps currently pending. HLB has received a request to transfer management authority of HLB Parcel 6-134 to Girdwood Parks and Recreation. HLB will not forward these requests to the commission for consideration until the forthcoming *Girdwood Parks Plan* is completed and community consensus on the highest and best use of these parcels is determined. Until then, HLB will continue to be an active participant in these discussions.

Administrative and Land Management

- *HLBAC*
HLB Staff will continue to work with the Mayor’s office to fill the remaining vacancy (Seat 6). More information on how to apply can be found on our website.
- *Contaminated Site Monitoring*
HLB continues to work with contractors and the Alaska Department of Environmental Conservation to monitor the contamination at HLB Parcel 3-078E (the former Peacock Cleaners site). Field work and testing was conducted during the summer of 2025 and will continue this year. This work helps to further delineate the contamination plume and monitor for any spread. HLB staff continues to work with the contractor and DEC to determine next steps and possible additional well sites.
- *Wetland Monitoring*
Routine wetland monitoring will occur this summer in the conservation easement areas that are used for wetland mitigation credits. These areas include the two easements in Laurel Acres in southwest Anchorage. The Arlberg CE is scheduled to move to long-term monitoring, pending USACE approval.
- *GIS Mapping and Spatial Analysis*
HLB staff works with the MOA Geographic Data & Information Center (GDIC) to routinely update public and internal HLB maps. HLB Staff is working with the ROW/Survey division to update the easement layer for many HLB parcels and conservation easements. HLB Staff, with assistance from GDIC, completed a spatial analysis of HLB parcels to determine development constraints and identify parcels of opportunity for residential use.

- *Site Visits/Clean-Ups*

With the onset of winter and snow coverage, site visits and clean-ups are only being conducted on an as-needed basis to respond to specific complaints or concerns.

Land Use Permits

Contract Number	Permittee	Use	Contract End
2007-08	Girdwood Parks & Recreation	Disc golf course	2026-12-31
2009-13	Girdwood Valley Service Area	Equipment & materials storage	2026-12-31
2011-15	Snow Free Snowplowing	Equipment & materials storage	2026-12-31
2016-21	Silverton Mountain Guides	Backcountry skiing	2026-06-30
2017-10	Alaska Railroad Corp.	Avalanche mitigation	2026-12-31
2017-29	Chugach Powder Guides	Backcountry skiing	2026-05-31
2018-01	ADOT&PF/TSAIA	Access permit	2026-03-20
2019-08	Girdwood Valley Service Area	Park & Ride	2026-12-31
2020-10	Straight to the Plate	Boat storage	2026-05-31
2021-07	Turnagain Tree Care	Wood lot	2026-02-10
2021-18	Ridgetop Builders	Wood mill	2026-07-31
2022-04	Girdwood Community Land Trust	Storage	2026-02-10
2023-01	Ritual Bough	Ceremonies	2026-01-31
2023-02	Girdwood Community Land Trust	Land and site planning	2026-04-30
2023-03	AWWU	Land and site planning	2026-04-25
2023-05	Alyeska Development Holdings, LP and Seth Andersen	Land and site planning	2026-09-15
2024-01	ACDA	Due diligence	2026-04-15
2024-06	Alaska Natural Burial	Due diligence	2027-01-09
2025-02	Anchorage Police Department	Incident response and police tactics training	2026-04-30
2025-05	Girdwood Backcountry Guides	Backcountry skiing and Notch Hut	2026-08-21
2025-06	Anchorage Fire Department	Vegetation clearing for shaded fuel break	2026-02-28
2025-10	Chugach Electrical Association	Due diligence	2026-10-14
2026-01	FBI	Incident response and police tactics training	2026-02-28
2026-02	Snow Free Snowplowing	Equipment storage	2026-05-15



MUNICIPALITY OF ANCHORAGE
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STAFF REPORT

HLBAC Resolution: 2026-02

Action: Disposal by perpetual, non-exclusive telecommunication and electrical easement

Hearing Date: March 26, 2026

Subject Property: HLB Parcel 3-011 (Tax ID 004-082-32), legally described as Mountain View Development Tract 1A-1 Frag Lot 1 (Plat 2016-99) (Appendix A)

Prepared By: Emma Giboney, Land Management Officer

SUMMARY

Proposal: The disposal of a portion of HLB Parcel 3-011 by perpetual, non-exclusive telecommunication and electrical easement to Chugach Electric Association, Inc.

Applicable Regulations & Standards: AMC § 25.40.025A and 25.40.025B provide authority for this disposal by easement.

HLB Work Plan: Within the 2026 Annual Work Program it states: “HLB may coordinate with utility providers within the MOA to provide easements that benefit residents or the MOA in general” (AR 2026-67; Page 17).

Staff Recommendation: Staff recommends APPROVAL of Resolution 2026-02 (Appendix C).

PROPERTY INFORMATION

HLB Parcel Numbers: 3-011

Parcel/Tax IDs: 004-082-32

Legal Description: Mountain View Development, Tract 1A-1, Frag Lot 1 (Plat 2016-99)

Location: On the northeast corner of Mountain View Drive and the Glenn Hwy (Appendix A & B).

Size: ≈ 4.5 Acres

Zoning: B-3SL (General Business District with Special Limitations)

Slope: 14% average. Sloped southward along the north and west sides of the parcel where it borders businesses and Mountain View Drive

Wetlands: 2.8 acres of Class C wetlands on the western portion of the parcel. *The Anchorage Wetlands Management Plan* (2014) states that this area has values for stormwater retention and water quality.

Seismic Zones: Majority of the parcel is classified as Zone 2, Moderately-Low Ground Failure Susceptibility, with 0.4 acres classified as Zone 3, Moderate Ground Failure Susceptibility.

Existing condition and land use of the parcel and surrounding area: This HLB parcel is mostly vegetated vacant land used for passive stormwater retention. On the east side of the parcel is an Anchorage Water and Wastewater Utility (AWWU) Substation and a water main easement runs through the southern part of the parcel (Appendix B). The surrounding area is zoned for commercial and industrial. Glenn Square Mall, Bass Pro Shop, and McDonalds are to the northeast, the Northway Mall is to the south across the Glenn Hwy. The MOA Paint and Sign Shop is to the west across Mountain View Drive.

Adopted Plans:

- *Anchorage 2040 Land Use Plan (2017):* This site is designated as Right-of-Way.
- *Mountain View Targeted Neighborhood Plan (2016):* This site is shown as Public Facility/Utility.

BACKGROUND INFORMATION

- In October of 1979 the State of Alaska conveyed to the MOA an approved Municipal Entitlement selection that was a portion of the NW1/4 and NE1/4 of T11N R3W Sec 16 (Book 451, Page 0829; Record Number 301-1979-055052-0). This area was bounded by what is now Mountain View Drive, Glenn Highway, and Bragaw Street and became known as HLB Parcels 3-012 and 3-011.
- This larger area was once used as a municipal storage yard, but in 2006 it was platted and transferred to ACDA for development into Glenn Square Mall (Plat 2006-62; Record 2006-035831-0: AO 2005-85). The portion known as 3-012 was developed by ACDA, and the smaller portion, HLB 3-011 (Frag Lot 1), was transferred back to HLB In 2006 (Plat 2006-64; Record 2006-035832-0). Most recently this area was platted in 2016, but 3-011 was not altered (Plat 2016-99; Appendix A).
- 3-011 was retained and left vacant for two reasons; first, it was anticipated that additional right-of-way may be needed at this intersection at a future date, and secondly, this site was planned to retain surface water from the Glenn Square development in constructed ponds.
- In 2016, with HLBAC's recommendation, AWWU received an Intragovernmental Permit (IGP) on 3-011 to build a Water Utility Substation, specifically known as the Glenn Square Pressure Reduction Valve Facility (HLBAC Res. 2016-12; Record 2022-027809-0; Appendix D). Because 3-011 is a fragment lot, this IGP required amending the Fragment Lot Site Plan and Declaration of Easement and Covenants to allow structures and create access through an adjoining fragment lot (Record 2025-004813-0).

CURRENT PROJECT

The current proposed action before HLBAC is disposing of a portion of 3-011 by perpetual non-exclusive telecommunication and electrical (T&E) easement to Chugach Electric Association, Inc. (CEA), for the sole purpose of providing electricity to the AWWU Substation.

CEA is working directly with AWWU and MOA Project Management and Engineering (PM&E) Survey Division to design, draft, and receive approval for the easement. At this stage we have a general sense that it will be 15 feet wide, approximately 125 feet in length and will likely be less than 2000 square feet in size. The intent is to connect from a nearby T&E Easement (Record 2007-032967-0) behind Bass Pro Shop (Frag Lot 2A-1),

near the access point to the AWWU facility (Appendix B). HLB is not involved in the process to receive the easement on the neighboring Fragment Lot 2A-1.

AGENCY REVIEW and COMMUNITY GROUP SUPPORT

In 2016 HLB Staff performed an initial agency review after receiving the proposal from AWWU for the facility. No objections to that disposal or land use were received. Given that this T&E easement is in direct support of a previously approved disposal, an additional agency review was not completed. AWWU submitted a letter of non-objection, acknowledging their role in requesting the electrical connection for their facility, and that they will work with CEA to finalize the design (Appendix E).

PUBLIC NOTICE

As per AMC § 25.40.030, public notice procedures were followed for the proposed action. Public notice signs were posted on the property on Tuesday, March 10, 2026. Notices were mailed to the neighboring 75 property owners within at least 500 feet of the HLB Parcel on Tuesday, March 10, 2026. The HLBAC meeting agenda with this action item and public hearing was posted on the Municipal Meetings website, Boards and Commissions website, the HLB website, and emailed out to the applicable community councils and regular HLB mailing list on Tuesday, March 10, 2026.

CONCLUSION AND RECOMMENDATION

HLB Staff recommends support for the disposal of a portion of HLB Parcel 3-011 by perpetual, non-exclusive telecommunication and electrical easement to Chugach Electric Association, Inc. for the sole purpose of providing power to the already constructed AWWU facility. Granting utility easements for this municipal need is consistent with 2026 Annual Work Program and the mission of the HLB. This project will not have a negative effect on any future planned use of the parcel, nor the HLB Fund.

Appendices:

A – Plat 2016-99

B – Vicinity Map with Easements

C – Resolution 2026-02

D – IGP 2022-027809-0

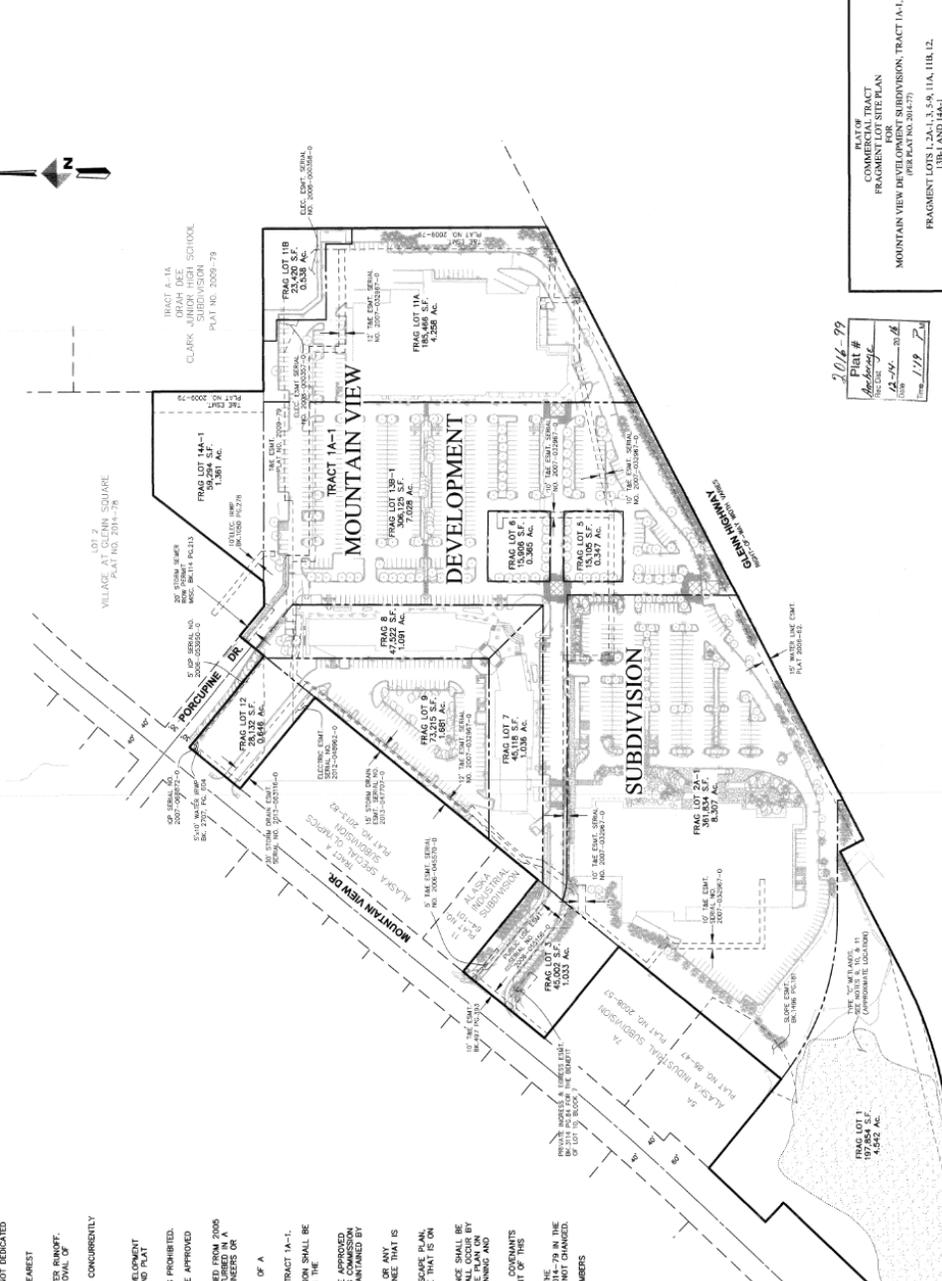
E – AWWU Letter of Non-Objection

Appendix A – Plat 2016-99



PLAT NOTES

1. ALL FEDERAL AND STATE EASEMENTS/PREMIAS/RIGHTS/INTERESTS REFERENCED BY CASE NUMBERS, AND ALL EASEMENTS REFERENCED BY BOOK AND PAGE NUMBERS OR SERIAL NUMBERS WERE CREATED BY DOCUMENTS, AND ARE NOT DEDICATED BY THIS PLAT.
2. THE 10' WIDE MOTOR RIGHT-OF-WAY TO THE NEAREST FOOT REPRESENTS ACTUAL DIMENSIONS TO THE NEAREST HUNDRETH OF A FOOT (I.E. 30'-0.00').
3. THE DEVELOPMENT OF THIS SUBDIVISION MAY REQUIRE THE COLLECTION AND TREATMENT OF SURFACE WATER RUNOFF. ANY SURFACE WATER RUNOFF COLLECTION AND TREATMENT SYSTEM WILL REQUIRE THE SUBMITTER'S AND APPROVAL OF THE ANCHORAGE RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA.
4. SEE DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS WITH GRANT OF EASEMENTS RECORDED CONCURRENTLY WITH THIS SITE PLAN.
5. THIS SITE PLAN IS PREPARED IN ACCORDANCE WITH THE ANCHORAGE MUNICIPAL CODE 21.15.13A.
6. THIS SITE PLAN IS BASED ON RECORD INFORMATION FROM THE PLAT OF TRACT 1A-1, MOUNTAIN VIEW DEVELOPMENT SUBDIVISION, PLAT NO. 2009-79.
7. DIRECT VEHICULAR ACCESS TO THE GREEN HIGHWAY FROM ANY TRACT OR LOT WITHIN THIS SUBDIVISION IS PROHIBITED.
8. ANY DEVELOPMENT ON ANY FRAGMENT LOT WITHIN THIS SUBDIVISION SHALL BE IN CONFORMANCE WITH THE APPROVED TRAFFIC IMPACT ANALYSIS (TIA) AND ANY FUTURE AMENDMENTS TO THE APPROVED TIA.
9. THE TYPE 'C' WETLANDS BOUNDARY SHOWN ON THIS PLAT IS APPROXIMATE IN LOCATION AND WAS OBTAINED FROM 2005 MOA GIS DATA. THE WETLANDS ON TRACT 1A, SHALL NOT BE ENDOGRADED UPON AND SHALL REMAIN UNDEVELOPED IN A MANNER THAT IS APPROVED BY THE AGENCIES APPROVED BY RELEVANT AGENCIES FROM THE CORPUS OF ENGINEERS ON OTHER PERMITTING AGENCIES.
10. DEVELOPMENT OF THE TYPE 'C' WETLANDS WILL REQUIRE A HYDROLOGY ANALYSIS AND THE INSTALLATION OF A DRAINAGE SYSTEM EQUIVALENT TO THE FUNCTION THAT IS PERFORMED BY THE WETLANDS.
11. THE TYPE 'C' WETLANDS AS SHOWN WILL BE THE RECEIPT OF CONCENTRATED DISCHARGE FLOW FROM TRACT 1A-1.
12. ANY EXISTING OR PROPOSED ACCESS TO RIGHT-OF-WAY FROM ANY TRACT OR LOT WITHIN THIS SUBDIVISION SHALL BE APPROVED BY THE MUNICIPAL TRAFFIC ENGINEER.
13. LANDSCAPING SHALL BE INSTALLED WITH THE DEVELOPMENT OF THE PROPERTY IN ACCORDANCE WITH THE APPROVED TRAFFIC IMPACT ANALYSIS (TIA) AND ANY FUTURE AMENDMENTS TO THE APPROVED TIA. THE RESPONSIBILITY FOR THE INSTALLATION OF LANDSCAPING SHALL BE MAINTAINED BY THE OWNER AND/OR HIS/HER RESIDENCES FOR THE LIFE OF THE USE(S).
14. DEVELOPMENT OF FRAGMENT LOT 1B SHALL BE IN ACCORDANCE WITH THE APPROVED CONDITIONAL USE, OR ANY OTHER AMENDMENTS TO THE PLAN APPROVED BY THE PLANNING AND ZONING COMMISSION OR ITS DESIGNEE THAT IS ON FILE IN THE PLANNING DEPARTMENT (CASE 2008-417).
15. DEVELOPMENT OF FRAGMENT LOT 1A-1 SHALL BE IN ACCORDANCE WITH THE APPROVED SITE AND LANDSCAPE PLAN, AND ANY AMENDMENTS TO THE PLAN APPROVED BY THE PLANNING AND ZONING COMMISSION OR ITS DESIGNEE THAT IS ON FILE IN THE PLANNING DEPARTMENT (CASE 2008-417).
16. THE REMOVAL OF ANY VEGETATION REMOVED AS THE RESULT OF THE UTILITY REMOVAL AND/OR MAINTENANCE SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER AND/OR HIS DESIGNEE. INSTALLATION OF LANDSCAPING SHALL OCCUR BY THE PROPERTY OWNER AND/OR HIS DESIGNEE. THE PROPERTY OWNER AND/OR HIS DESIGNEE SHALL MAINTAIN THE FILE IN THE PLANNING DEPARTMENT FOR ANY AMENDMENTS TO THE LANDSCAPE PLAN APPROVED BY THE PLANNING AND ZONING COMMISSION, OR ITS DESIGNEE.
17. SNOW SHALL BE REMOVED IN ACCORDANCE WITH THE SNOW REMOVAL PLAN IN RECORDED DECLARATIONS, COVENANTS AND AMENDMENTS HERETO THAT ARE SUBSEQUENTLY RECORDED CONCERNING DEVELOPMENT OF THIS PROPERTY.
18. THIS COMMERCIAL TRACT FRAGMENT LOT SITE PLAN MODIFIES ONLY FRAGMENT LOTS 2A AND 1B FROM THE MOUNTAIN VIEW DEVELOPMENT SUBDIVISION, PLAT NO. 2009-79 IN THE ANCHORAGE RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA. THE ACTUAL SITE PLAN HAS NOT CHANGED.
19. THIS PROPERTY IS SUBJECT TO A GAS EASEMENT RECORDED ON SEPTEMBER 18, 2008 UNDER SERIAL NUMBERS 2008-063810-2 & 2008-063811-1, AND IS NOT DEPICTED ON THIS PLAT.



2016-99
 File #
 16-19
 2016
 1/19

ANCHORAGE RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA
 MOUNTAIN VIEW DEVELOPMENT SUBDIVISION, TRACT 1A-1,
 FRAGMENT LOTS 1, 2A-1, 1, 3, 5, 9, 11A, 11B, 12,
 13B-1 AND 14A-1
 CONTAINING 12322 ACRES, 13 FRAGMENT LOTS
 LOCATED WITHIN
 SECTION 16, T15N, R33W, S34W AC
 THE N 1/2, SECTION 16, T15N, R33W, S34W AC

ANCHORAGE RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA
 MOUNTAIN VIEW DEVELOPMENT SUBDIVISION, TRACT 1A-1,
 FRAGMENT LOTS 1, 2A-1, 1, 3, 5, 9, 11A, 11B, 12,
 13B-1 AND 14A-1
 CONTAINING 12322 ACRES, 13 FRAGMENT LOTS
 LOCATED WITHIN
 SECTION 16, T15N, R33W, S34W AC

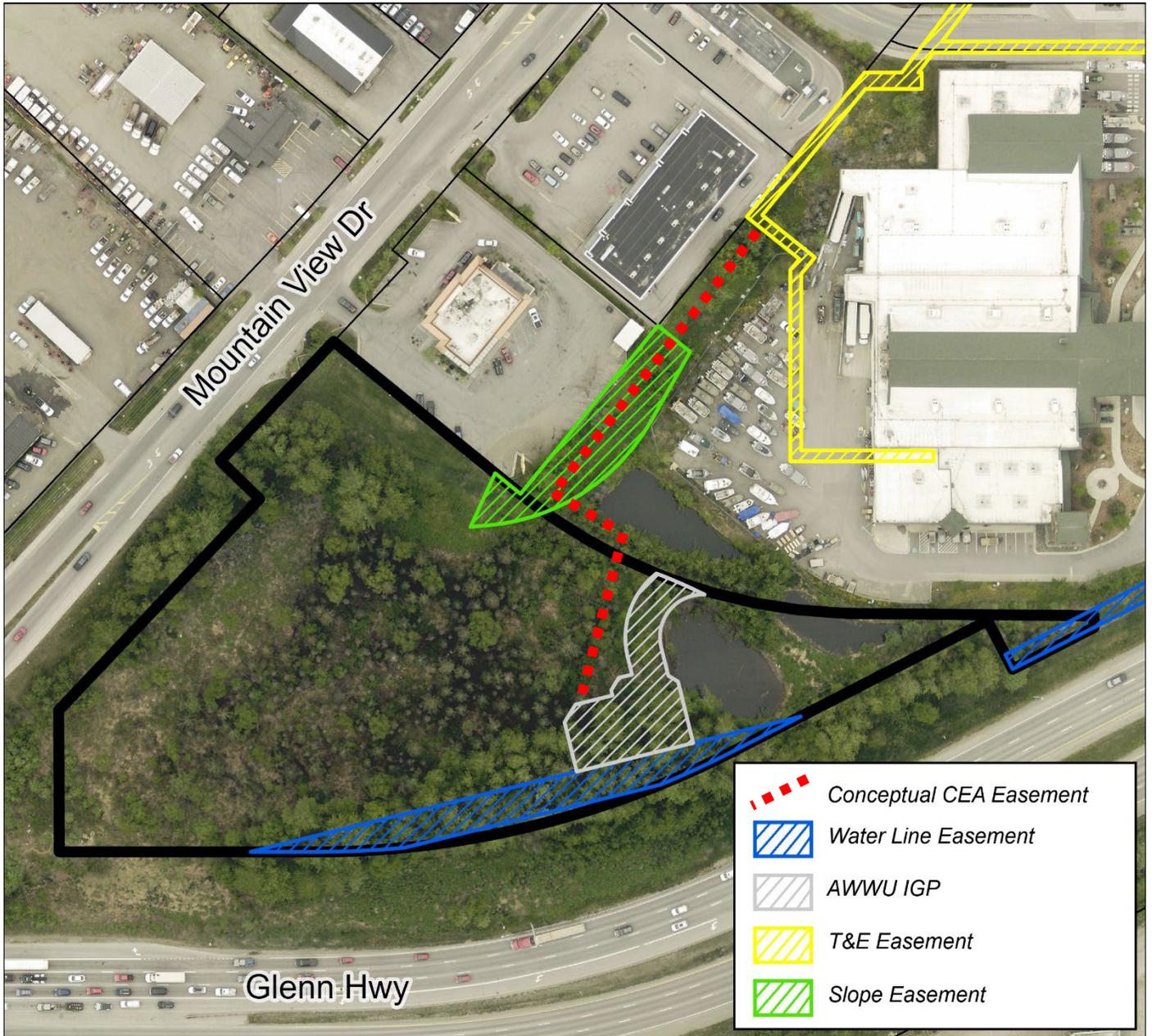
ANCHORAGE RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA
 MOUNTAIN VIEW DEVELOPMENT SUBDIVISION, TRACT 1A-1,
 FRAGMENT LOTS 1, 2A-1, 1, 3, 5, 9, 11A, 11B, 12,
 13B-1 AND 14A-1
 CONTAINING 12322 ACRES, 13 FRAGMENT LOTS
 LOCATED WITHIN
 SECTION 16, T15N, R33W, S34W AC

DATE:	09/14/16	MOA CASE FILE:	312001	C-PL:	17-50005
SCALE:	1"=100'	FRK:	2209	GRDS:	3W1234, 3W1235
DRWN:	09/14/16	CHK:	AMS	W.C. 11.52.02294.01	

ANCHORAGE RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA
 MOUNTAIN VIEW DEVELOPMENT SUBDIVISION, TRACT 1A-1,
 FRAGMENT LOTS 1, 2A-1, 1, 3, 5, 9, 11A, 11B, 12,
 13B-1 AND 14A-1
 CONTAINING 12322 ACRES, 13 FRAGMENT LOTS
 LOCATED WITHIN
 SECTION 16, T15N, R33W, S34W AC

ANCHORAGE RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA
 MOUNTAIN VIEW DEVELOPMENT SUBDIVISION, TRACT 1A-1,
 FRAGMENT LOTS 1, 2A-1, 1, 3, 5, 9, 11A, 11B, 12,
 13B-1 AND 14A-1
 CONTAINING 12322 ACRES, 13 FRAGMENT LOTS
 LOCATED WITHIN
 SECTION 16, T15N, R33W, S34W AC

Appendix B – Vicinity Map with Easements



MUNICIPALITY OF ANCHORAGE
HERITAGE LAND BANK ADVISORY COMMISSION

HLBAC RESOLUTION 2026-02

A RESOLUTION OF THE HERITAGE LAND BANK ADVISORY COMMISSION RECOMMENDING APPROVAL OF THE DISPOSAL OF A PORTION OF HLB PARCEL 3-011 (TAX ID 004-082-32), LEGALLY DESCRIBED AS MOUNTAIN VIEW DEVELOPMENT, TRACT 1A-1, FRAG LOT 1 (PLAT 2016-99), BY PERPETUAL, NON-EXCLUSIVE TELECOMMUNICATION AND ELECTRICAL EASEMENT TO CHUGACH ELECTRIC ASSOCIATION, INC.

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 § 25.40.025.A, 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 or an interest in land. Land disposals under this chapter include land sales, land exchanges, leases and easements; and

WHEREAS, the 2026 HLB Annual Work Program (AR 2026-67) supports coordinating with utility providers within the MOA to provide easements that benefit residents or the MOA in general; and

WHEREAS, in 2016 HLBAC approved Resolution 2016-12, recommending a disposal of a portion of HLB Parcel 3-011, legally described as Mountain View Development, Tract 1A-1, Frag Lot 1 (Plat 2016-99), by Intragovernmental Permit for a Substation to Anchorage Water and Wastewater Utility (AWWU); and

WHEREAS, the Intragovernmental Permit for a Substation to Anchorage Water and Wastewater Utility (AWWU) was recorded on July 27, 2022 (Record 2022-027809-0) and the facility was constructed in 2025; and

WHEREAS, the Municipality of Anchorage (MOA) proposes to grant to Chugach Electric Association, Inc. (CEA) a perpetual, non-exclusive telecommunication and electrical (T&E) easement on a portion of HLB Parcel 3-011 for the sole purpose of providing power to the new AWWU facility; and

WHEREAS, the proposed perpetual, non-exclusive T&E easement will be 15 feet wide, approximately 125 feet in length and will comprise of a total of approximately 2000 square feet; and

WHEREAS, CEA will coordinate with AWWU and applicable MOA agencies to finalize the location of the easement within 3-011; and

WHEREAS, HLB staff posted the property and conducted public noticing for the HLBAC public hearing; and

WHEREAS, the HLBAC finds the disposal 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 DISPOSAL OF A PORTION OF HLB PARCEL 3-011 (TAX ID 004-082-32), LEGALLY DESCRIBED AS MOUNTAIN VIEW DEVELOPMENT TRACT 1A-1 FRAG LOT 1 (PLAT 2016-99), BY PERPETUAL, NON-EXCLUSIVE TELECOMMUNICATION AND ELECTRICAL EASEMENT TO CHUGACH ELECTRIC ASSOCIATION, INC.

PASSED and APPROVED on this, the 26th day of March 2026.

Approved:

Attest:

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

Tiffany Briggs, Director
Real Estate Department



Please return to:
Municipality of Anchorage
Project Management & Engineering
P.O. Box 196650
Anchorage, AK 99519-6650
Attn: Martha Robinson

MOA/PM&E/ROW
AWWU Glenn Square PRV Facility
AWWU Project# 0000000535
WW.00102.3.2.100
Tax # 004-082-32
Parcel #1

INTRAGOVERNMENTAL USE PERMIT WATER UTILITY SUBSTATION

The Municipality of Anchorage, acting by and through the **Heritage Land Bank**, a municipal agency, whose mailing address is P.O. Box 196650, Anchorage, AK 99519-6650 hereinafter called the PERMITTER, hereby grants authority to **Anchorage Water and Wastewater Utility**, a municipal agency, whose mailing address is 3000 Arctic Boulevard, Anchorage, Alaska, 99503-3898 hereinafter called the PERMITTEE, and to its successors, assigns, licenses and permittees, a sole and exclusive permit to construct, reconstruct, install, operate, maintain and repair water lines, together with the right to license, permit, or otherwise agree to the exercise of these rights by any other person, or entity for the purpose of supplying water within, through, across, over and under lands of the PERMITTER, situated in Anchorage Recording District, State of Alaska, and more particularly described as follows, to wit:

That portion of Tract 1A-1, Mountain View Development Subdivision, Plat 2014-77, Anchorage Recording District, Third Judicial District, State of Alaska. See attached Exhibits A & B.

and that only such rights to use in the land above described shall be acquired as shall be necessary for the construction, reconstruction, alteration, operation, maintenance, repair and removal of said improvements and appurtenances thereto, reserving unto the PERMITTER the right to use said property in any way and for any purpose not inconsistent with the rights or use hereby permitted; provided that the PERMITTEE shall have the right to enter upon the property for the purpose herein described as may from time to time be necessary or desirable for the use, occupation and enjoyment of said permit area, including the right of ingress and egress to said premises; provided further that such work shall be accomplished in such a manner that the allowable improvements of PERMITTER existing in said permit area shall not be disturbed or destroyed, they shall be replaced in as good a condition as they were in immediately before the property was entered upon by PERMITTEE and provided that PERMITTER shall not construct any permanent structures within the permit area without the written approval of PERMITTEE.

It is agreed that this Intragovernmental Use Permit shall be converted to a Water Transmission Easement in perpetuity conveying the aforementioned rights to the Municipality of Anchorage, if said property is conveyed to an owner other than the Municipality of Anchorage.

EXHIBIT A
Legal Description
(AWWU Project 000000535, Parcel 1)

Intragovernmental Use Permit
Water Utility Substation

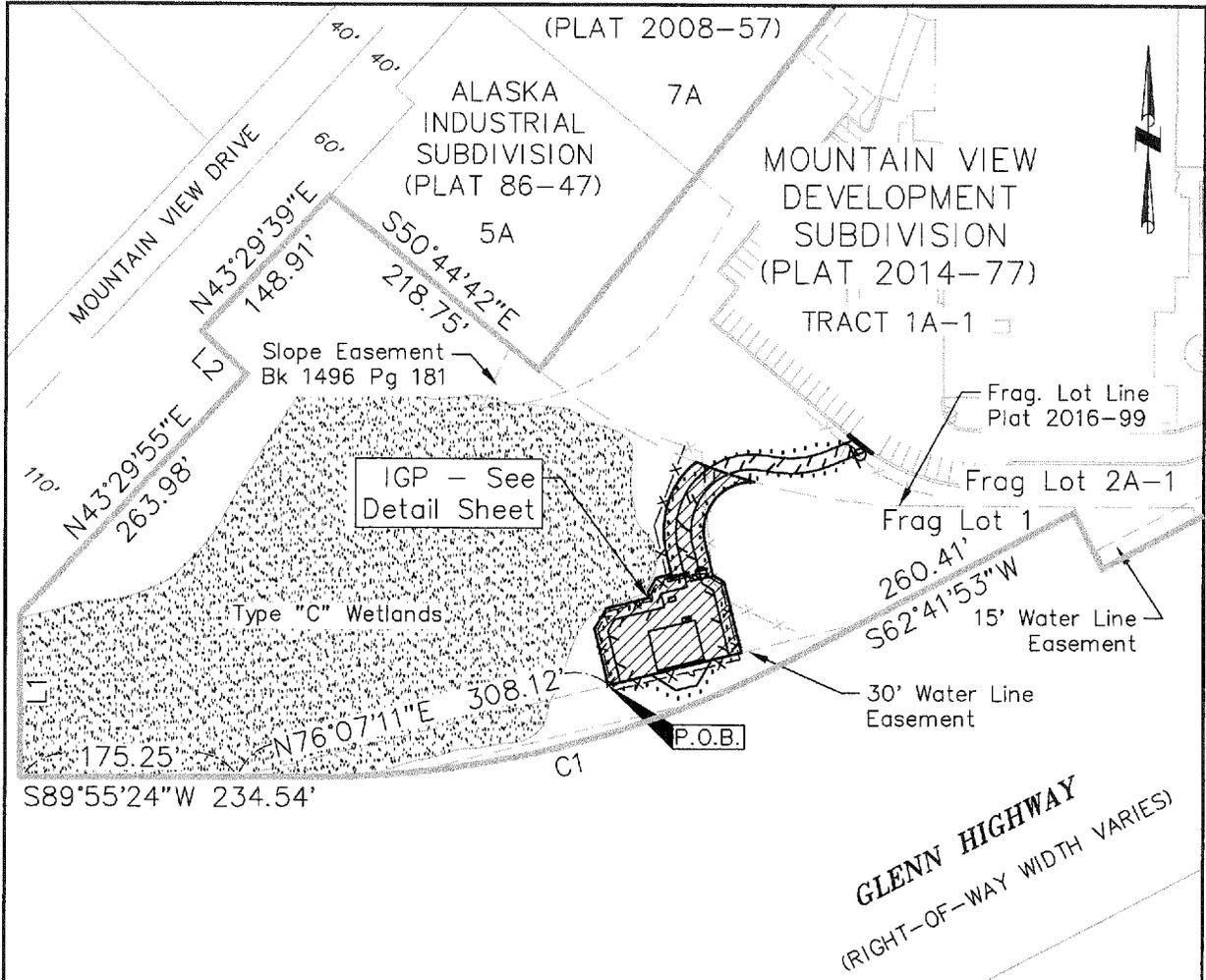
An Intragovernmental Use Permit for Water Utility Substation located within that portion of Tract 1A-1, Mountain View Development Subdivision, Plat 2014-77, Anchorage Recording District, Third Judicial District, State of Alaska, further described as follows:

Commencing at the southwest corner of said Tract 1A-1; thence N89°55'24"E on the south lot line a distance of 175.25 feet to the northerly boundary of an existing Water Line Easement; thence N76°07'11"E on the north boundary of the Water Line Easement a distance of 308.12 feet to the TRUE POINT OF BEGINNING; thence N13°52'49"W a distance of 46.48 feet; thence N31°07'11"E a distance of 19.13 feet; thence N76°07'11"E a distance of 34.99 feet; thence N13°52'49"W a distance of 4.87 feet; thence N31°07'11"E a distance of 13.38 feet; thence N76°07'11"E a distance of 12.52 feet; thence N13°52'49"W a distance of 17.94 feet to the beginning of a curve, concave to the east, with a radius of 71.00 feet; thence northerly on said a curve an arc distance of 79.71 feet through a central angle of 64°19'42" to the northeasterly fragment lot line and the beginning of a non-tangent curve, concave to the north, with a radius of 500.72 feet, a chord bearing of S71°29'00"E and a chord distance of 49.73 feet; thence southeasterly on said curve, the northeasterly fragment lot line, an arc distance of 49.75 feet through a central angle of 5°41'33" to the beginning of a non-tangent curve, concave to the southeast, with a radius of 39.00 feet, a chord bearing of S39°29'15"W and a chord distance of 62.59 feet; thence southwesterly on said curve an arc distance of 72.65 feet through a central angle of 106°44'08"; thence S13°52'49"E a distance of 26.79 feet; thence S58°52'49"E a distance of 10.61 feet; thence S13°52'49"E a distance of 57.98 feet to the northerly boundary of the existing Water Line Easement; thence S76°07'11"W on the northerly boundary of the existing Water Line Easement a distance of 110.00 feet to the TRUE POINT OF BEGINNING, containing 10,151 square feet more or less.



Page 3 of 5





LINE DATA		
LINE	BEARING	DISTANCE
L1	N00°03'30"W	129.76'
L2	N46°33'27"W	50.00'

CURVE DATA					
CURVE	RADIUS	LENGTH	DELTA \angle	CHORD LENGTH	CHORD BEARING
C2 NT	837.00'	398.53'	27°16'52"	394.78'	S76°21'12"W

 INTRAGOVERNMENTAL USE PERMIT (IGP)

NT = Non-Tangent
P.O.B. = POINT OF BEGINNING
Basis of Bearing = Plat 2014-77

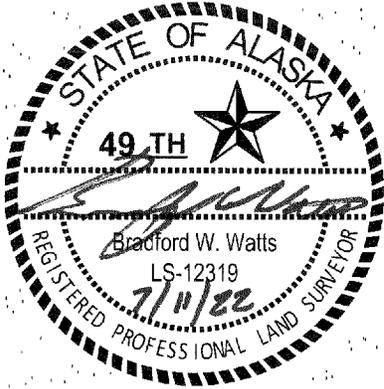
EXHIBIT B



MUNICIPALITY OF ANCHORAGE WATER & WASTEWATER UTILITY		GLENN SQUARE WATER UTILITY SUBSTATION Project No. 000000535	
	OWNER'S INITIALS: 	EXISTING PARCEL AREA: ± 197,854 S.F.	ROW ACQUISITION TYPE: IGP
	PAGE 4 OF 5 DATED 7-18-22	SCALE: 1" = 150'	DATE: 7/11/2022
		GRID: SW1234	FIGURE No. 1



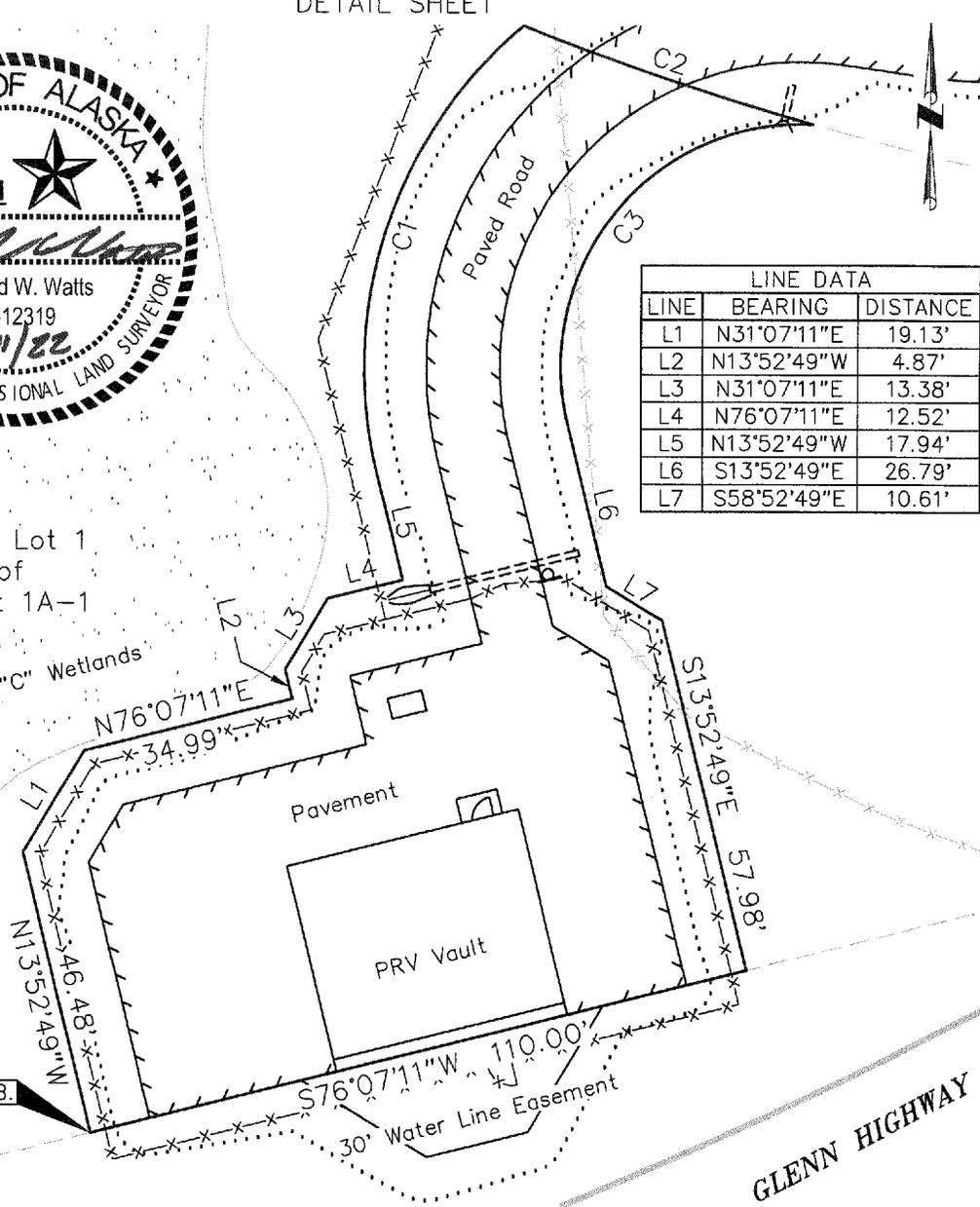
DETAIL SHEET



Frag Lot 1
of
Tract 1A-1

Type "C" Wetlands

P.O.B.



LINE DATA		
LINE	BEARING	DISTANCE
L1	N31°07'11"E	19.13'
L2	N13°52'49"W	4.87'
L3	N31°07'11"E	13.38'
L4	N76°07'11"E	12.52'
L5	N13°52'49"W	17.94'
L6	S13°52'49"E	26.79'
L7	S58°52'49"E	10.61'

CURVE DATA					
CURVE	RADIUS	LENGTH	DELTA \angle	CHORD LENGTH	CHORD BEARING
C1	71.00'	79.71'	64°19'42"	75.59'	N18°17'02"E
C2 NT	500.72'	49.75'	5°41'33"	49.73'	S71°29'00"E
C3	39.00'	72.65'	106°44'08"	62.59'	S39°29'15"W

INTRAGOVERNMENTAL USE PERMIT (IGP)
 NT = Non-Tangent
 P.O.B. = POINT OF BEGINNING
 Basis of Bearing = Plat 2014-77

EXHIBIT B

MUNICIPALITY OF ANCHORAGE WATER & WASTEWATER UTILITY		GLENN SQUARE WATER UTILITY SUBSTATION Project No. 000000535	
	OWNER'S INITIALS:	EXISTING PARCEL AREA: ± 197,854 S.F.	ROW ACQUISITION TYPE: IGP
	PAGE 5 OF 5 DATED 7-18-22	ROW ACQUISITION AREA: ± 10,151 S.F.	SCALE: 1" = 30'
		GRID: SW1234	DATE: 7/11/2022
			FIGURE No. 1





Anchorage Water & Wastewater Utility

Engineering Division



March 16, 2026

Ms. Emma Giboney
Land Management Officer
Heritage Land Bank - Real Estate Department
4700 Elmore Road, Anchorage, AK 99507

Subject: Glenn Square PRV Facility
Letter of Non-Objection for CEA Easement
Mountain View Development Subdivision, Tract 1A-1 Plat 2016-99

Dear Ms. Giboney,

In 2022 the Anchorage Water and Wastewater Utility (AWWU) acquired an Intragovernmental Permit for a new facility on Heritage Land Bank (HLB) parcel 004-082-32-000 (Recorded Document 2022-027809-0). AWWU has been informed of intent by Chugach Electric Association (CEA) to acquire an approximately 2000 square foot (SF) easement on the same parcel for the sole purpose of serving the new AWWU facility with power. AWWU intends to work directly with CEA to determine the appropriate legal description and location of the new easement.

AWWU does not object to HLB granting an easement to CEA for the sole purpose of serving the new AWWU Glenn Square PRV facility with power

If you have any questions or comments, please contact me at 564-2751.

Sincerely,

Trevor Trasky, PE

Digitally signed by Trevor Trasky, PE
DN: C=US, E=trevor.trasky@awwu.biz,
O=Anchorage Water & Wastewater
Utility, CN="Trevor Trasky, PE"
Date: 2026.03.16 10:08:13-08'00'

Trevor Trasky
Project Manager, Glenn Square PRV Facility Project
Anchorage Water & Wastewater Utility

