

Heritage Land Bank Advisory Commission Meeting

Thursday, April 23, 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. April 23, 2026, Agenda
 - b. March 26, 2026, Minutes
- V. **Director's Report**
- VI. **Presentation:** MOA Watershed Management Services Section
- VII. **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 2026-03:** A resolution of the Heritage Land Bank Advisory Commission recommending the acquisition of real properties legally described as Lots 17 and 18, Block 1, Laurel Acres Subdivision (Plat 71-44) and placement into the Heritage Land Bank inventory.
 - b. **Resolution 2026-04:** 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.
- 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, May 28, 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, March 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)

Vice Chair Chmielowski called the meeting to order at 1:34pm

Present: Chair Marshall, Vice Chair Chmielowski, Commissioners Hurst, and Oswald.

Excused: Commissioner Charnon

Absent: Commissioner Hansen

Staff Present: Director Briggs, Land Management Officers Giboney and Yelle

II. **Statement of Procedure**

Chair Marshall gave the statement of procedure.

III. **Disclosures** (2:20)

No disclosures were made

IV. **Approval of Agenda and Minutes** (2:29)

a. February 26, 2026, Agenda

Commissioner Chmielowski made a motion to amend the agenda to add an item under the director's report. Commissioner Hurst seconded the motion, and the amendment passed without objection. Commissioner Chmielowski motioned to approve the agenda as amended, Commissioner Hurst seconded, and the amended agenda was approved without objection.

b. January 22, 2026, Minutes

Commissioner Chmielowski motioned to approve the minutes, Commissioner Hurst seconded, and the minutes were approved with no objection.

V. **Director's Report** (4:30)

Director Tiffany Briggs gave a Director's Report.

a. **Raspberry Townhomes update (former HLB 5-003)** (8:00)

Shaun Debenham provided an update to the project he is developing on former HLB Parcel 5-003 (PID 012-131-87-000). This disposal was approved in 2020 with a 5-year reversionary clause (HLBAC Res. 2020-02; AO 2020-60). Debenham is requesting an extension to the reversionary clause, which requires Assembly approval.

Commissioner Chmielowski motioned to recommend support for an extension of up to four years additional time beyond the initial 5 years. Commissioner Oswald seconded the motion and the motion was passed without objection

VI. Proposed Action Items and Public Hearings (23:10)

- 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.

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

The Public Hearing was opened. (31:00)

No members of the public wished to speak.

The Public Hearing was closed. (31:40)

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

Commissioners discussed the proposed action.

The motion passed with no objection

VII. Work Session: HLB 2-156 Alaska Natural Burial Project (33:20)

Staff presented an update about the project, including a timeline of future steps. A draft resolution was discussed by Commissioners. Concerns that were brought up during the February HLBAC Public Hearing were also discussed, including compliance with Title 21 use specific standards.

VIII. Persons or Items Not on the Agenda (99:04)

No one present wished to speak

IX. Commissioner Comments (99:30)

Commissioner Chmielowski thanked commissioners and staff for their time. Commissioner Oswald concurred.

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. (100:00)

XI. Adjournment (100:20)

The meeting was adjourned at 3:15pm.



MUNICIPALITY OF ANCHORAGE
REAL ESTATE DEPARTMENT
HERITAGE LAND BANK

LAND MANAGEMENT REPORT

April 23, 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. The acquisition of Lots 17 and 18 of Block 1 will be before HLBAC in April for recommendation (*HLBAC Res. 2024-03*).

Current & Continuing Projects

- *2-144B & C – The Stairsteps*

Staff released a Request for Proposals (RFP) on April 10th to solicit developer interest and ideas for the potential disposal to and subdivision of HLB Parcels 2-144B and 2-144C (known as "The Stairsteps") to a qualified residential developer. Specific criteria was outlined in the RFP that any proposed subdivision include dedicated public trail access, peripheral street improvements, and creative use of the land to maximize the number of residential lots. Sale and development of these parcels have been attempted three separate times since 2007. Pursuing disposal of these parcels through an RFP allows HLB to establish expectations for development to ensure its consistency with adopted plans and the HLB Work Plan. Proposals are due by Friday, June 12th. HLB staff will update the Commission as this project progresses.

- *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. To help address the concerns of the Commission and public, a work session was held during the March 26th meeting. The work session was productive and the Commission was able to freely discuss their concerns with MOA staff and staff from Alaska Natural Burial. 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 of 2025, which will help guide next steps and influence site planning. This project will be before the Commission in April for public hearing and recommendation (*HLBAC Res. 2026-04*).

- *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. A project open house is planned for next month and is tentatively scheduled for the evening of May 13th.

- *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 rehabilitative 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. The Anchorage Health Department was issued a Land Use Permit by HLB in March to operate a temporary Animal Shelter within the Main Building while an on-going animal welfare case is being resolved. Intermittent use of the facility by various law enforcement agencies for training continues and will likely continue until the buildings undergo renovations or are occupied.

- *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 HLBAC 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 HLBAC 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 HLBAC 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. This final plat for this subdivision has been submitted to the Planning Department and we anticipate recording it by mid-May.
- *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	2027-02-10
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	2026-12-31
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 & materials storage	2026-05-15
2026-03	Anchorage Health Department	Animal Shelter	2026-06-30
2026-04	The Arc of Anchorage	Due diligence	2026-06-30



MUNICIPALITY OF ANCHORAGE
REAL ESTATE DEPARTMENT
HERITAGE LAND BANK

STAFF REPORT

HLBAC Resolution: 2026-03
Action: Acquisition of Real Property
Hearing Date: April 23, 2026
Subject Location: Lot 17 & 18, Block 1, Laurel Acres Subdivision (Plat 71-44)
Prepared By: Emma Giboney, Land Management Officer

SUMMARY

Proposal Summary: Heritage Land Bank proposes to acquire two parcels of the Laurel Acres Subdivision for the purposes of future wetland mitigation credits.

Applicable Regulations & Standards: AMC § 25.40.015.A provides authority for this acquisition.

2026 HLB Work Plan: “HLB will continue to accept donations and key purchases of parcels located within the Laurel Acres subdivision. The inclusion of these parcels in the HLB Inventory will be for future conservation easement and wetland preservation credits to facilitate development in other areas of the MOA” (Page 17).

Summary Recommendation: Staff recommends approval of this resolution (Appendix B).

PROPERTY INFORMATION

Parcel/Tax IDs: 012-502-16-000 & 012-502-15-000

Legal Description: Lots 17 and 18, Block 1, Laurel Acres Subdivision (Plat 71-44)

Location: The Laurel Acres Subdivision is located in south Anchorage between C St and Minnesota Dr north of W 100th Ave. (Appendix A)

Size: 10,265 sq ft each (0.24 acres)

Zoning: Zoning is Single-Family Residential (R-1)

Wetlands: Class B Wetlands, Anchorage Wetland Management Plan states that this area has “values for stormwater and flood attenuation, water quality, size of contiguous habitat: moderate to high migratory habitat; and rare patterned ground wetlands” (page 71).

Seismic Zones: Zone 3 - Moderate Ground Failure Susceptibility

Existing condition and land use of the parcel and surrounding area: This subdivision is undeveloped and designated Class B wetlands in the *Anchorage Wetlands Management Plan (2014)*. This area has been identified as having a patterned wetland structure with a high diversity of wetland plants and is therefore considered ideal for long-term wetland and habitat preservation. Lots 17 and 18 of Block 1 neighbor a cluster of municipally owned parcels that are subject to conservation easements (2016-047938-0 and 2021-068857-0).

Adopted Land Use Plan: The *Anchorage 2040 Land Use Plan (2017)* designates this area as Single-Family or Two-Family residential development.

BACKGROUND INFORMATION

The Laurel Acres subdivision is a valuable wetland area. Development in this area is unrealistic due to the financial burden of bringing in utilities and other off-site infrastructure and the subdivision has existed as a “paper plat” since its recording in 1971. The best use for these parcels is anticipated to be a conservation easement for compensatory mitigation permits at a future date to allow development of other less valuable wetland areas. AMC § 25.40.010.F states that the Heritage Land Bank is the municipal agency designated with the responsibility of managing conservation easements and the stewardship funds generated by compensatory mitigation agreements with the US Army Corps of Engineers (USACE). In the past Heritage Land Bank worked with the USACE and other partners to place over one hundred (100) parcels within the Laurel Acres Subdivision into conservation easements for the use as wetland mitigation (2016-047938-0 and 2021-068857-0). In February of 2022, HLB Staff mailed out letters to the remaining Laurel Acres landowners inquiring whether or not any landowners were interested in donating or selling their land to the municipality for the use of future wetland mitigation. In the past four years ten parcels have been donated or purchased by HLB, with several others in process.

PROPOSED ACTION

The owners of these two parcels are willing to sell their properties to Heritage Land Bank for \$4,550 each. The proposed action is to acquire the two parcels and hold them in the HLB Inventory until such a time wetland mitigation credits are needed.

PUBLIC NOTICE

As per AMC § 25.40.030, public notice procedures were followed for the proposed action. A sign was posted on the property on Thursday, April 9, 2026. Notices were mailed to the neighboring 56 property owners within at least 500 feet of the HLB Parcels Thursday, April 9, 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 Thursday, April 9, 2026.

CONCLUSION & RECOMMENDATION

This acquisition and intended land use for these parcels is consistent with the mission of HLB. The acquisition of Laurel Acres properties is supported by the *Heritage Land Bank 2026 Annual Work Program*. Staff recommends approval of Resolution 2026-03.

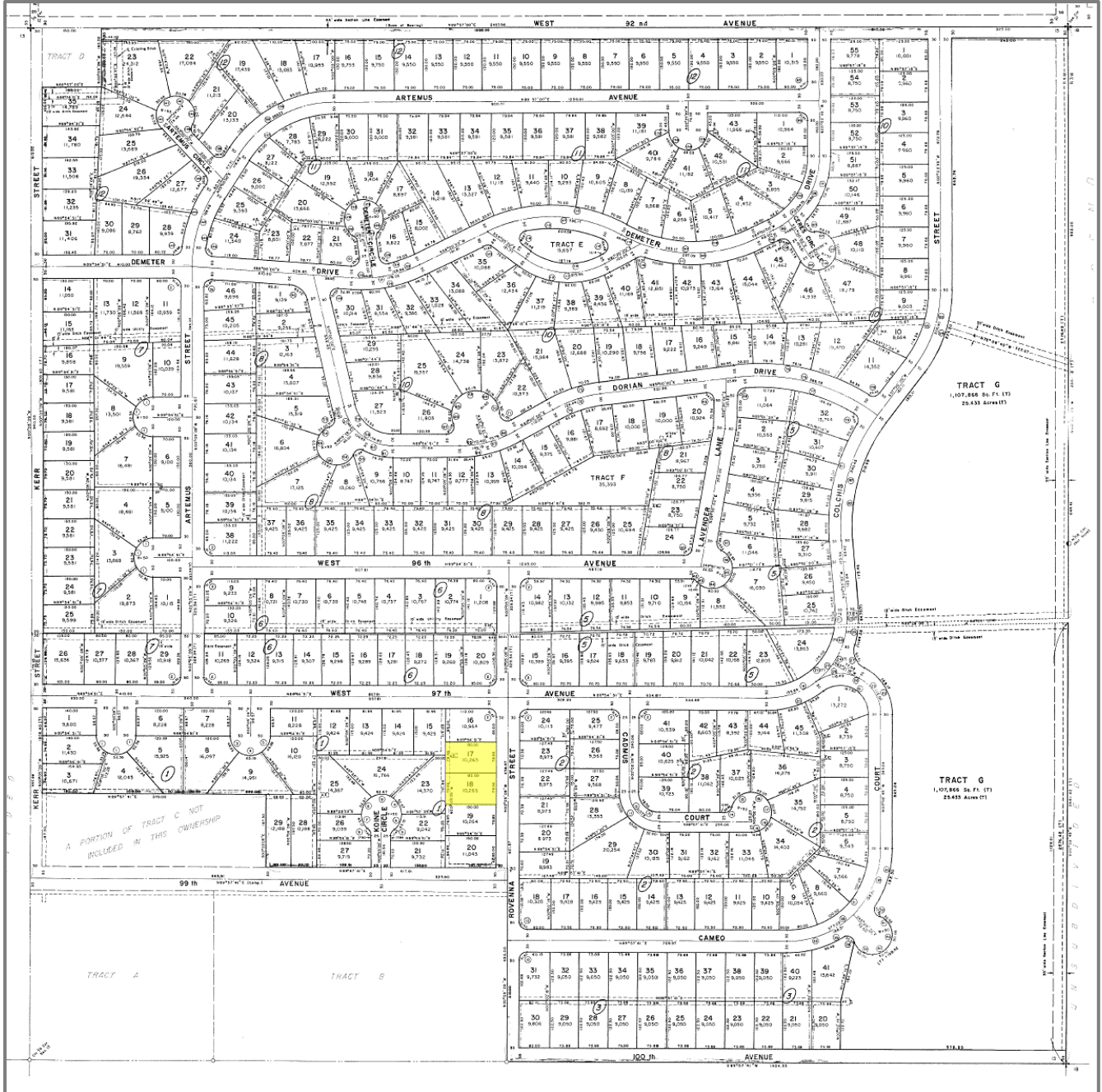
Appendices:

A – Location Map

B – Resolution 2025-01

APPENDIX A - Location Map

LAUREL ACRES SUBDIVISION (PLAT 71-44)



APPENDIX B – Resolution 2026-03

**MUNICIPALITY OF ANCHORAGE
HERITAGE LAND BANK ADVISORY COMMISSION
HLBAC Resolution 2026-03**

A RESOLUTION OF THE HERITAGE LAND BANK ADVISORY COMMISSION RECOMMENDING ASSEMBLY APPROVAL OF THE ACQUISITION OF REAL PROPERTIES, LEGALLY DESCRIBED LOT 17 AND 18, BLOCK 1, LAUREL ACRES SUBDIVISION (PLAT 71-44), AND PLACEMENT INTO THE HERITAGE LAND BANK INVENTORY.

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 and acquisition of HLB land or an interest in land; and

WHEREAS, pursuant to AMC § 25.40.010F, the Heritage Land Bank is the municipal agency responsible for the management of conservation easements; and

WHEREAS, the Municipality collaborates with the U.S. Army Corps of Engineers and other regulatory agencies to facilitate wetlands fill permits to allow construction consistent with adopted plans; and

WHEREAS, the Anchorage Wetlands Management Plan designates the majority of property within the Laurel Acres Subdivision as Class B Wetlands and describes it as moderate to high migratory bird habitat and rare patterned ground wetlands; and

WHEREAS, the Municipality owns over one hundred parcels in the Laurel Acres Subdivision that are under a permittee-responsible Corps-approved conservation easement held by Heritage Land Bank; and

WHEREAS, the parcels adjoin other Municipally owned parcels, creating a more valuable contiguous potential conservation area; and

WHEREAS, the acquisition of properties within the Laurel Acres subdivision is directly supported by the *Heritage Land Bank 2026 Annual Work Program & 2027-2030 Five-Year Management Plan* (AR 2026-67, As Amended); and

WHEREAS, the HLBAC finds the acquisition in the best interest of the Municipality and consistent with the HLB purpose and mission; now therefore,

BE IT RESOLVED THAT THE HLBAC RECOMMENDS ASSEMBLY APPROVAL OF THE ACQUISITION OF REAL PROPERTIES, LEGALLY DESCRIBED LOT 17 AND 18, BLOCK 1, LAUREL ACRES SUBDIVISION (PLAT 71-44), AND PLACEMENT INTO THE HERITAGE LAND BANK INVENTORY.

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

Approved:

Attest:

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

Tiffany Briggs, Director
Real Estate Department



MUNICIPALITY OF ANCHORAGE
REAL ESTATE DEPARTMENT
HERITAGE LAND BANK

STAFF REPORT

HLBAC Resolution: 2026-04
Action: Competitive disposal to a non-profit organization for less than fair market value
Hearing Date: April 23, 2026
Subject Property: HLB Parcels 2-156
Prepared By: Emma Giboney, Land Management Officer

SUMMARY

Proposal: 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.

Applicable Regulations & Standards: AMC § 25.40.025H provides authority for the disposal of HLB land for a specific project with public benefits through a competitive RFP process.

HLB Work Plan: This item has been in the work plan since 2023. In the current 2026 Annual Work Program (AR 2026-7, As Amended) it states: *“A proposal submitted by Alaska Natural Burial, a local non-profit, was selected through the RFP process for the development of this 9.5-acre parcel for cemetery purposes. HLB intends to dispose of this property to Alaska Natural Burial at less than fair market value, with conditions and restrictions. HLB will continue work with Alaska Natural Burial and municipal agencies to determine site viability for cemetery use.”* (Page 16)

Staff Recommendation: Staff recommends APPROVAL of Resolution 2026-04 (Appendix B).

PROPERTY INFORMATION

HLB Parcel Number: 2-156

Parcel/Tax IDs: 020-181-68

Legal Description: Tract B-2 Legacy Pointe Subdivision (Plat 2013-18)

Location: South Anchorage along Golden View Drive across from Moen Park (Appendix A).

Size: ≈ 9.6 Acres (419,432 Sq. Ft.)

Zoning: PLI (Public Lands and Institutions)

Slope: 13% average

Wetlands: Minimal amount of low value wetlands (Class C) within the 25-foot setback of the northwestern parcel boundary (less than 500 sq. ft.). This was confirmed in a 2006 wetland delineation.

Seismic Zones: Entire parcel is classified as Zone 2, Moderately-Low Ground Failure Susceptibility.

Existing condition and land use of the parcel and surrounding area: This HLB parcel is currently vacant land used for passive outdoor recreation. To the east is Golden View Drive, with Moen Park across the street. To the south and west is the recently established 300-acre Potter Marsh Watershed Park (PMWP). To the north is an Anchorage Water and Wastewater Utility parcel that is not developed. Through the north tip of the parcel there is a 25-foot-wide trail easement for Moen Trail running from PMWP to the AWWU parcel and eventually Golden View Drive and Moen Park.

Adopted Plans:

- *Anchorage 2040 Land Use Plan (2017):* This site is shown as “Large Lot Residential”.
- *Hillside District Plan (2010):* This area, along with the AWWU parcel, are shown as “Limited Intensity Residential (0-1 dua)”.
- *The Potter Valley Land Use Analysis (1999)* does not include this parcel since it was not in HLB inventory at that time.

BACKGROUND INFORMATION

Acquisition History

- 1979 February: State of Alaska approved the Municipal Entitlement selection of the larger aliquot part of T11N R3W Sec 10 NW4NE4 & S2NE4 for conveyance to the MOA (Book 382, Page 0811; Record Number 1979-009857).
- 1980 April: State of Alaska conveyed the larger aliquot part to the MOA through Patent 5011 (Book 484, Page 0771; Record Number 1980-012968-0).
- 1995 July: The Anchorage Assembly passed Ordinance 95-138. This Ordinance authorized the disposal of 273 acres of HLB land, including this larger aliquot part (then known as HLB 2-137), back to the State due to ongoing litigation with Alaska Mental Health Trust. However, there was a condition that at a future date a 15-acre parcel be subdivided out and conveyed back to the MOA for a potential school site.
- 1996 November: The larger aliquot parcel was quitclaim deeded to the State (Record Number 1996-057327).
- 2003 January: Alaska Mental Health Trust conveyed the larger aliquot parcel to a private entity, subject to AO 95-138 (Record Number 2003-007886-0).
- 2006 January: The larger aliquot part was subdivided into Legacy Pointe Tracts A and B with the intent that Tract B be conveyed to the MOA as a potential school site (Platting case S-11418-1; Plat 2006-10; Record Number 2006-004983-0). Anchorage Assembly approved the acquisition of Tract B for the purposes of a potential future school site (AR 2005-323). The property was deeded to the MOA on January 25, 2006, and became known as 2-156 in the HLB Inventory (Record Number 2006-005316-0). This parcel was never transferred to Anchorage School District’s management or formally earmarked as a school site. The remainder of Legacy Pointe stayed in private ownership.

Planning for Potential Land Uses in the Area

- 2010: *Hillside District Plan* was adopted in April 2010 (AO 2010-22). In this plan there is a section on school sites that references a *Southeast Hillside Elementary School Site Evaluation* and that no suitable sites were identified. Further in the plan is discussed the anticipation of needing another school on the Hillside to accommodate projected housing and population growth, but the plan does not mention this HLB parcel as a potential site.
- 2012: The Anchorage Assembly authorized the withdrawal and transfer of a 3.6-acre portion of 2-156 to AWWU for a water storage tank (AO 2012-67). In this Ordinance and accompanying Memorandum (AM 423-2012), a 2005 Anchorage Water Master Plan is cited as identifying the need for more water storage infrastructure in the Golden View Drive area in anticipation of potential housing being developed on the remainder of the privately held Legacy Pointe Subdivision (this development did not come to fruition).
- 2013: HLB 2-156 (Tract B) was subdivided into two tracts (Plat 2013-18, Platting Case S-11961-1; Record Number 2013-015799-0), with Tract B-2 remaining as 2-156 in HLB inventory, and Tract B-1 transferring to AWWU on May 24, 2013 (Record Number 2013-029046-0)
- 2017: *Anchorage 2040 Land Use Plan* was adopted in September of 2017 (AO 2017-116). The Land Use Plan Map shows the entire Legacy Pointe area as large lot residential and does not mention a school site.
- 2020: There were attempts by private entities to develop the surrounding Legacy Point and Viewpoint subdivisions, but no subdivision or development ever came to fruition. In 2020 the MOA Real Estate Department entered into a Letter of Intent with the then owner, a subsidiary of GCI, Inc., to purchase the Legacy Pointe and Viewpoint Tracts surrounding 2-156 to develop the entire area into housing with greenspaces and trails along the streams integrated into the subdivision. However, upon further analysis, it was deemed that development of the area was “not economically viable under the current conditions” and that the acquisition and development would be a “losing proposition”. Less than two months later the LOI was terminated.
- 2021-2026: After several years of collaborative work, the non-profit Great Land Trust negotiated the purchase of the large Legacy Pointe and Viewpoint Tracts using grant funding that used neighboring HLB parcels (not including HLB 2-156) as a grant match. Potter Marsh Watershed Park was established as a municipal owned park, and the park master planning process is currently underway (AO 2024-49; Recorded Document 2024-036525-0).

Cemetery Context

- The Municipality of Anchorage has one municipal cemetery, Anchorage Memorial Park Cemetery. It was established in 1915 and is 22-acres in size. In 2017, the cemetery staff drafted a White Paper on its status stating “at the current burial and reservation rates, the public areas will reach capacity in just over 10 years or by 2028”. The report later recommends that the municipality “acquire a minimum of 10 acres for another municipal cemetery in the Anchorage Bowl.”
- Over the years there has been an effort in the Girdwood and Eagle River communities to establish municipal cemeteries. In Spring of 2024 a bond for \$4,100,000 was placed on the ballot to finance areawide cemetery capital improvement projects, including improvements at Memorial Park (\$500k), as well as the initial construction of Eagle River and Girdwood Cemeteries (\$1.75mil each). The Assembly Ordinance that approved placing the bond on the ballot (AO 2024-5(S)) mentions the imminent lack of cemetery space facing the Municipality, and the need for more cemeteries to fulfill demand. However,

the majority of voters rejected the bond, and the Eagle River and Girdwood Cemetery projects have not moved forward.

- The creation of new cemeteries within the Municipality is subject to the land use regulations within AMC Title 21. According to AMC 21.05-1 Table of Allowed Uses, a Cemetery is a permitted use and allowed by-right within the PLI zoning district. Their development must comply with the use specific standards set forth in chapter 21.05 and the development and design standards set forth in chapter 21.07.
- The use-specific standards in AMC 21.05.040C.1. pertain directly to Cemeteries. Compliance with these standards would be determined through two Municipal planning processes. First, a Change of Use Permit which is reviewed by the Zoning and Land Use Review Division. Secondly through an abbreviated platting process, which would go before the Platting Officer for approval.

CURRENT PROJECT

The current proposed action before HLBAC is the competitive disposal of HLB Parcel 2-156 to the non-profit organization Alaska Natural Burial for less than fair market value for the purposes of a natural burial cemetery.

Application and Competitive Process

In August of 2022 Alaska Natural Burial submitted an application to HLB to lease Parcel 2-156 for use as a natural burial cemetery, “offering affordable interment services to the residents of MOA while preserving the integrity of the site’s existing ecological features.”

In 2024, it was decided that HLB would prefer to dispose of the property through AMC 24.40.025H. as opposed to AMC 25.040.025F.2. Subsection F.2. allows HLB to lease parcels non-competitively at less than fair market value to non-profit organizations if the public benefits are found to be in the best interest of the Municipality. However, it was decided that a lease was not a desirable long-term path for the MOA, and that the preferred path was Subsection H. This subsection allows for a competitive disposal, through a Request for Proposals, at less than fair market value for the purpose of facilitating a specific project that will provide public benefits.

In June of 2024, HLB released a Request for Proposals for the development of HLB 2-156 as a cemetery that would include a mix of interment options and integrate well with the surrounding park use. Alaska Natural Burial’s proposal was the only proposal received during the six-week submittal period. A few key excerpts from the introduction of the proposal are:

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

The proposal was evaluated by a selection committee consisting of six municipal employees from various departments including Planning, Parks and Recreation, Cemetery, and Watershed Management Services. The project was deemed to meet or exceed the criteria of the RFP, and in September of 2024 Alaska Natural Burial's project was formally selected.

Due Diligence and Site Planning

HLB issued a land use permit to Alaska Natural Burial to perform due diligence activities including, but not limited to, land and site planning, land surveying, wetland delineations, and geotechnical investigation (HLB Permit 2024-06).

In October of 2025 a targeted geotechnical study of the parcel was completed to determine the bedrock depth and if the proposed land use was suitable. A total of eight test pits were dug, with five of the test pits having a depth to bedrock greater than four feet, the minimum preferred for most natural burials. It was determined that the site was partially useable for natural burials. Areas that are unsuitable for burials may be used for cremation burials, amenities/infrastructure, and recreational trails.

In March of 2025 an appraisal of the property was obtained. The parcel was valued at \$583,000.

Alaska Natural Burial has begun working on site planning, however a cemetery tract plat and Change of Use Permit application will not be submitted until after a disposal is approved by the Anchorage Assembly. It is Alaska Natural Burial's Intent to follow the Green Burial Council's Natural Burial Ground Standards, and work towards becoming a Certified Conservation Burial Ground (Appendix C).

AGENCY REVIEW and COMMUNITY GROUP SUPPORT

In October of 2022 HLB Staff performed an initial agency review after receiving the application. Feedback was received from AWWU and the Parks and Recreation Department stating that they did not object to the disposal or land use. Parks further commented about maintaining trail connections already in the area.

HLB completed a second agency review in early 2024 prior to releasing the RFP. The agency review not only asked if there was a public purpose need of the parcel, but also inquired if agencies had any concerns or considerations that should be taken into account during the RFP and disposal process. Comments were received from the Clerk's Office, Right of Way Section, Traffic Engineering, AWWU, Parks and Recreation, and the Anchorage School District:

- The Clerk's Office and ROW had no comments on the disposal or proposed land use.
- Traffic Engineering did not have a public purpose need, had no concerns about the land use, but did note that topography may affect site access and parking needs.
- AWWU had no objection to the land disposal, but noted they had an ongoing need for the neighboring AWWU parcel.
- The Parks and Recreation Department did not object to the disposal and supported the concept of a natural burial cemetery. They noted the immediate need for cemetery space. Parks requested the possibility of shared parking facilities for the cemetery and surrounding park land. Parks noted that maintaining and improving the "existing trail system would be consistent with conservation and natural resource values and would promote public appreciation of the property". Additionally, they stated that neighbors and community stakeholders would be involved in the master planning efforts for Potter Marsh Watershed Park.

- ASD stated that they have “no interest in or comment on this property or action”

HLB staff reached out to AWWU and Parks and Recreation in February 2026 and both agencies reconfirmed their previous comments. Parks stated that the previous 2022 and 2024 comments align with “the community desires that have come out through the Potter Marsh Watershed Park master planning process.”

Although HLB did not receive any additional comments in the formal agency reviews, it should be noted that the Cemetery Director for Memorial Park, a Senior Planner from Long Range Planning, and a Watershed Hydrologist from the Watershed Management Services Division participated on the selection committee for the RFP and provided valuable feedback and did not object to the land use or proposed disposal.

In addition to the agency reviews, the disposal of the property for use as a natural burial cemetery has been included in four HLB work plans. Each year the project received broad support from The Rabbit Creek Community Council and members of the public, ranging from neighbors to those who would like to someday be laid to rest there. During the 2026 Work Plan public comment period, RCCC made several specific comments on the potential disposal:

- “RCCC supports continued work to dispose of this 9.5-acre parcel to Alaska Natural Burial, a non-profit, at less than fair market value, with conditions and restrictions. Anchorage needs additional affordable burial space. Natural burial is an environmentally friendly alternative to cremation and most modern burial practices. Parcel 2-156 adjoins two municipal parks. Management of this area as a natural burial site will not detract from either adjacent park and provides an opportunity to share features such as parking and access.”
- RCCC recommends a condition of disposal be that ANB “commit to burial methods that ensure no bear or other predator or scavenger attraction.”
- “Collaborate in... Parks and Recreation planning efforts for Potter Marsh Watershed Park. Explore options for joint-use parking, access, and other potential uses of onsite visitor amenities.”
- “Commit to eventual transfer of this parcel, once the burial site is occupied at the planned density, to Muni Parks and Recreation for inclusion into Potter Marsh Watershed Park.”

The full text of these agency reviews and comments are available in an appendix of this report (Appendix D).

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 Thursday, April 9, 2026. Notices were mailed to the neighboring 112 property owners within at least 500 feet of the HLB Parcels Thursday, April 9, 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 Thursday, April 9, 2026.

CONCLUSION AND RECOMMENDATION

HLB Staff recommends support of the competitive disposal of HLB Parcel 2-156 to the non-profit organization Alaska Natural Burial for less than fair market value for the purposes of a natural burial cemetery. HLB Staff makes this recommendation based on several factors: stagnate land use, direct public benefit, indirect financial public benefit, and community support.

This property has been in HLB inventory and remained uncommitted for over 20 years. Originally intended for a school site that never came to fruition, then subdivided to provide AWWU with a parcel for infrastructure that still has yet to be constructed. Then considered for part of a residential development that was deemed too costly to build. A natural burial cemetery will activate this site while also maintaining the long-time social use as a recreational area. This project provides a direct public benefit by creating much needed cemetery space. In a time when Memorial Park Cemetery is nearing capacity, this non-profit has stepped in to facilitate this much needed public service. The failure of the cemetery bond may demonstrate that at this time, there is not adequate public interest in funding new cemeteries through taxpayer contributions. This project indirectly saves the Municipality, as well as current and future tax-payers, hundreds of thousands, if not millions of dollars, by providing a service that will provide additional cemetery capacity for years to come. For this reason, HLB Staff recommends a less than fair market value purchase price of zero dollars (\$0.00). For several years now, HLB has received comments of support on this project from members of the public, the local community council, and other municipal agencies. Some comments received included recommended conditions. HLB Staff recommends adding the following conditions and restrictions on the transaction to promote the timeliness of the project moving forward as well as to reassure the public that the project will move forward as proposed:

- 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.
- 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 placed on the deed 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, and work towards becoming a Certified Conservation Burial Ground.

10) If at a later date 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.

This competitive disposal with these conditions is consistent with the HLB work plan and mission of HLB. The Mission of HLB is to manage uncommitted land and the HLB Fund in a manner designed to benefit present and future residents of Anchorage, promote orderly development, and achieve the goals of the Comprehensive Plan. This disposal with conditions accomplishes all these aspects by supporting a long-term project and land use that will activate an uncommitted property in a way that will benefit the entire municipality. This proposal will not require any contributions from the HLB Fund.

Appendices:

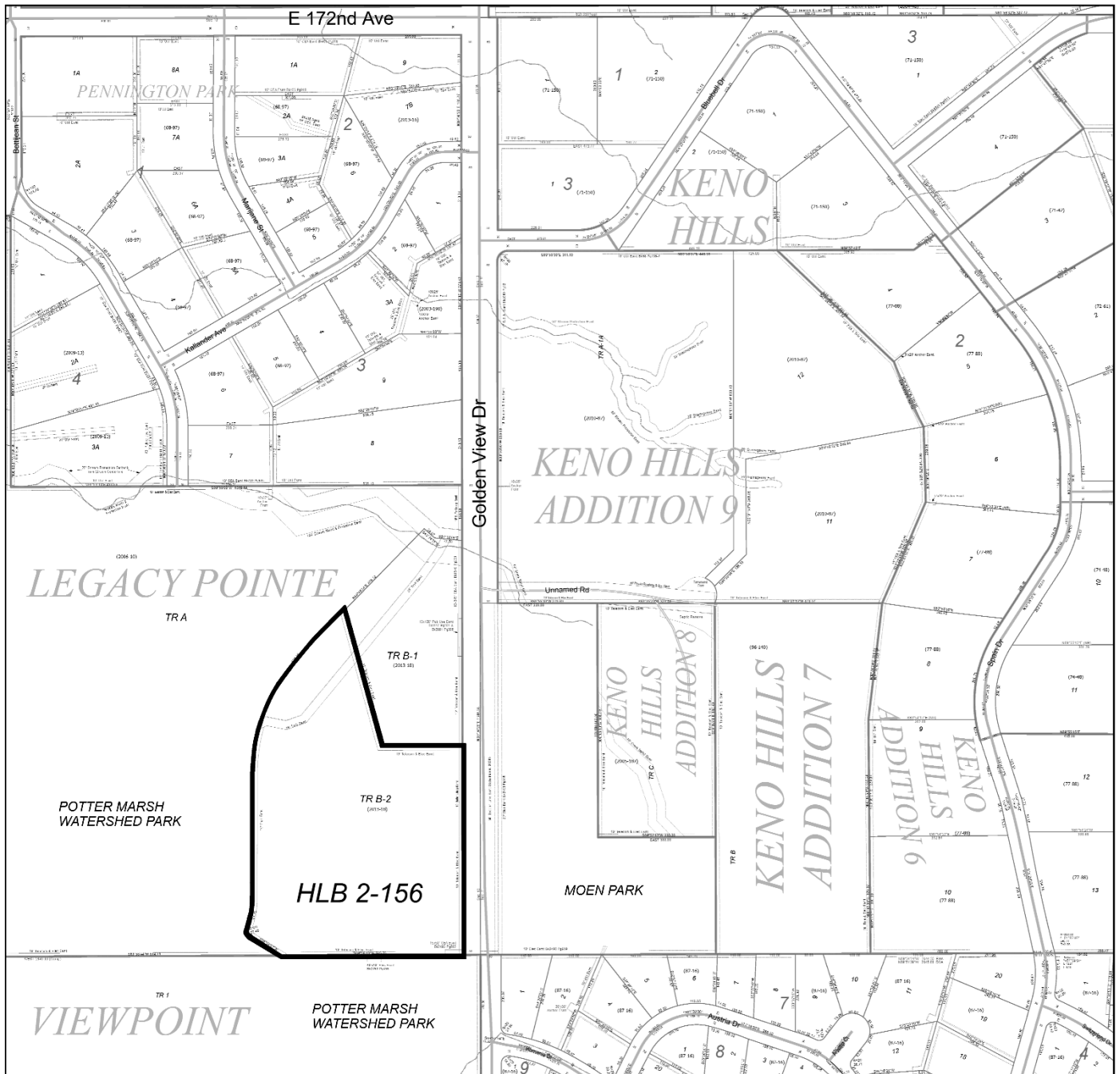
A – Vicinity Map

B – Resolution 2026-01

C – Green Burial Council's Burial Ground Certification Standards

D– Agency Comments

Appendix A – Vicinity Map



Appendix B – Resolution

MUNICIPALITY OF ANCHORAGE

HERITAGE LAND BANK ADVISORY COMMISSION

HLBAC RESOLUTION 2026-04

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; 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 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, and 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 2026 HLB Annual Work Program (AR 2026-7, 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:

Attest:

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

Tiffany Briggs, Director
Real Estate Department



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.

Appendix D – Agency Comments

From: Wise, Seth A. <Seth.Wise@awwu.biz>
Sent: Monday, November 7, 2022 3:41 PM
To: Giboney, Emma
Cc: Sorenson, Edward A.
Subject: RE: Agency Review: Potential disposal of HLB Parcels 2-156 (PID 020-181-68-000)
Attachments: 2-156_AgencyReview_AWWU Comments.pdf

Good Afternoon Emma,

Please see attached AWWU's comments on the proposed disposal of HLB Parcel 2-156. Thanks again for your patience.

Best,



Seth Wise
Engineering Technician III
Anchorage Water & Wastewater Utility
Direct: 907-564-2757
seth.wise@awwu.biz

MUNICIPALITY OF ANCHORAGE
M E M O R A N D U M

Date: October 18, 2022
To: Municipal Department Directors and Mailing List Distribution
From: Emma Giboney, Land Management Officer, Heritage Land Bank, Real Estate Department
Subject: Agency Review: Potential disposal of HLB Parcels 2-156 (PID 020-181-68-000)

MOA's Heritage Land Bank (HLB) is requesting an agency review for the disposal of HLB 2-156 (PID 020-181-68-000), legally described as Tract B-2 of the Legacy Pointe Subdivision (Plat 2013-18) for the purposes of creating a natural burial cemetery.

Zoning: PLI
Location: In South Anchorage, across from Moen Park on Golden View Drive (See Attached Map)
Size: 9.6 Acres

If your department or agency has a **public purpose need** for the property and/or improvements, please provide information about that need. Needs will be considered, and a determination made regarding request(s).

If you have questions, please contact **Emma Giboney** at 907-343-7536 or e-mail at emma.giboney@anchorageak.gov

Please indicate your response in the space provided and return to HLB no later than
Tuesday, November 1, 2022 by e-mail at emma.giboney@anchorageak.gov

The following agency has reviewed the proposed action and finds the following:

Public Purpose Need (Circle One): YES **NO**

Date: 11/07/22

Name and Title: Anchorage Water and Wastewater Utility (AWWU)

Department/Organization: Planning Department

Describe Public Purpose Need: AWWU has no objection to this proposed land disposal. The Municipality of Anchorage, AWWU, owns the parcel immediately to the northeast, Tract B-1 of the Legacy Pointe Subdivision. AWWU purchased this land from the HLB for a potential reservoir site to provide water for potential future developments in the area.

Giboney, Emma

From: Korosei, Tom J.
Sent: Wednesday, November 9, 2022 4:11 PM
To: Giboney, Emma
Cc: Rafuse, Stephen J.; Keegan, Taylor H
Subject: RE: Agency Review: Potential disposal of HLB Parcels 2-156 (PID 020-181-68-000)

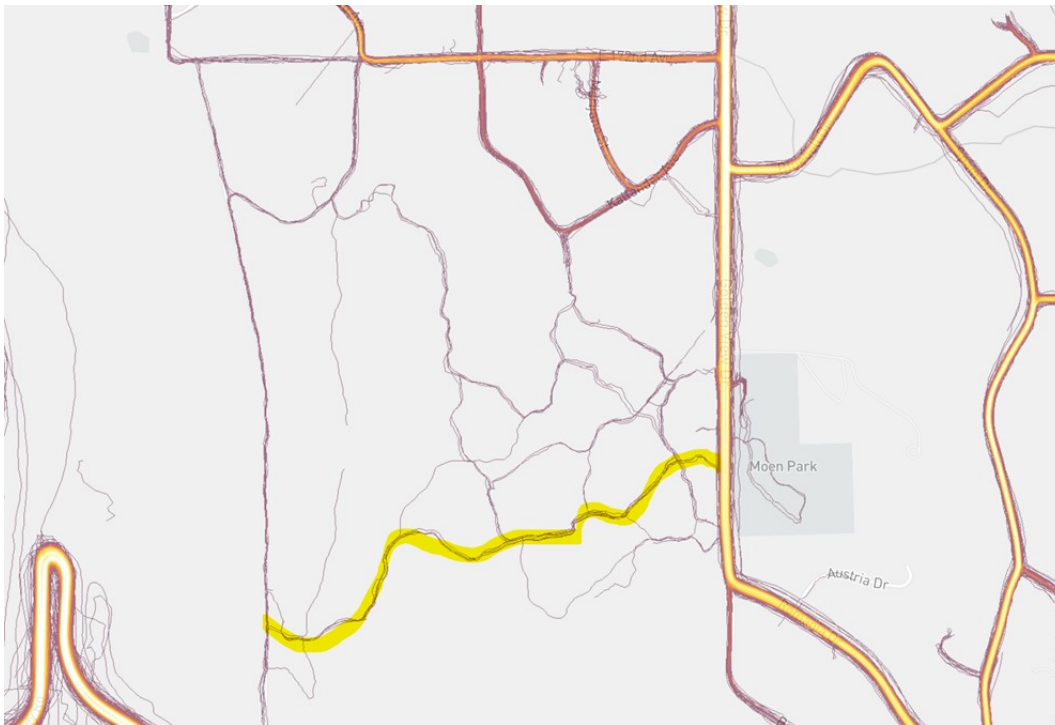
Hi, Emma,

Parks & Recreation does not find the subject property essential to meet an identified need in the 2006 *Park Plan*. However, Parks believes that development of the property as a cemetery likely would maintain use patterns and neighborhood character compatible with nearby Moen Park.

Parks & Recreation understands that the community would like this parcel to remain relatively undeveloped and, moreover, that the natural burial site would facilitate pathways and trails for public use (and would provide a more environmentally sustainable facility).

With respect to trails and connectivity, Parks & Recreation recommends in particular retaining an easement for public trail use along or near a well-established trail traversing the site from Golden View Drive to the west.

Parks understands that such a trail known as the "Old Moen Trail" (highlighted), other social trails, and non-motorized use pattern are indicated via Strava heatmap website in the image below. This route connects Golden View Dr., adjacent to Moen Park and vicinity, with undeveloped land to the west, and potentially to HLB land adjacent to that.



Please let us know if you have further questions.

Thank you for the opportunity to comment.

Sincerely,



Tom Korosei
Municipality of Anchorage Parks and Recreation
P.O. Box 196650 | 632 W. 6th Avenue | Anchorage, Alaska 99519
T 907.343.4503 F 907.278.6595 W www.muni.org/Parks

From: Walters, Michael S.
Sent: Friday, February 23, 2024 1:21 PM
To: Giboney, Emma
Subject: RE: 2/23 AGENCY REVIEW: HLB Parcel 2-156 (Legacy Pointe)

Emma,

Right of Way has no comments at this time.

Thank you,

Michael S Walters
Senior Plan Reviewer
Right of Way Section
michael.walters@anchorageak.gov
Office: 907-343-8226
Cell: 907-727-7637
Fax: 907-249-7910



From: Coy, Bradly B
Sent: Tuesday, January 23, 2024 5:00 PM
To: Giboney, Emma; Heritage Land Bank
Subject: RE: AGENCY REVIEW: HLB Parcel 2-156 (Legacy Pointe)

Date: 1/23/2024
From: Brad Coy
Dept: MOA Traffic Engineering Department

1. Is there a Municipal need for this parcel?

No

2. Are there any concerns or considerations that need to be evaluated related to the proposed use of a natural burial cemetery?

No

3. Are there any details about the site that should be considered during the RFP process?

Site access and parking needs, particularly due to the topography

4. Does your Department/Agency have any comments, concerns, or considerations with compatibility of the natural burial use with the park use proposed to the north and west of the site (Potter Marsh Watershed Park Project)?

No



Brad Coy, P.E., PTOE

Traffic Engineering Director/Municipal Traffic Engineer

Traffic Engineering Department

Municipality of Anchorage

4700 Elmore Road, Anchorage, Alaska 99507

(907) 343-8070

bradly.coy@anchorageak.gov

www.muni.org/Departments/Traffic

Why should we prioritize pedestrian and bicycle safety improvements even if it slows our vehicular travel? . . . "While many of us live in relative luxury, others are risking their lives for basic necessities." Yolanda Pierce (Quoted in "Right of Way" by Angie Schmitt)

From: Wise, Seth A. <Seth.Wise@awwu.biz>
Sent: Monday, February 26, 2024 8:29 AM
To: Giboney, Emma; Heritage Land Bank
Subject: RE: AGENCY REVIEW: HLB Parcel 2-156 (Legacy Pointe)
Attachments: 2-156_AgencyReview_2024.pdf

Good Morning Emma,

My apologies for not submitting this Friday evening – I was waiting for it to circulate internally. Please see attached for AWWU’s comments on the proposed land disposal.

Thank you,



Seth Wise
Engineering Technician III
Anchorage Water & Wastewater Utility
Direct: 907-564-2757
seth.wise@awwu.biz

The following agency has reviewed the proposed action and finds the following:

Public Purpose Need (Check One): YES NO

Date: 02/21/2024 From: Seth Wise, Real Estate Coordinator

Department/Organization: Engineering Planning/Anchorage Water and Wastewater Utility (AWWU)

Describe Public Purpose Need:

AWWU has no objection to this proposed land disposal.

The Municipality of Anchorage (AWWU) owns a parcel to the north, Tract B-1 of the Legacy Pointe Subdivision. AWWU acquired this land to serve as a future 760 reservoir site to provide water to potential developments in the area. AWWU has an ongoing need for this parcel identified in our Water Master Plan.

From: Hickok, Tanya S.
Sent: Friday, February 9, 2024 1:44 PM
To: Giboney, Emma
Cc: Dent, Nicolette J.; Keegan, Taylor H
Subject: RE: AGENCY REVIEW: HLB Parcel 2-156 (Legacy Pointe)
Attachments: Disposal HLB Parcel 2-156_APR_02.09.2024.doc; 2-156_AgencyReview_2024_APR_02.09.2024.pdf

Hello Emma,

Thank you for the opportunity to comment. Please see APR's comments attached, feel free to call should you have any questions at all.

Best,
Tanya



Tanya S. Hickok, P.E.
Senior Park Planner

Municipality of Anchorage Parks and Recreation
P 907.343.4135 W www.muni.org/Parks





Municipality of Anchorage, Alaska
Parks & Recreation Department

632 W. 6th Avenue, Suite 630
P.O. Box 196650
Anchorage, AK 99519
Tel 907-343-4355

URL www.muni.org/departments/parks



MEMORANDUM

Date: February 9, 2024

To: Heritage Land Bank/Real Estate Department

From: Anchorage Parks & Recreation Department

Project: Disposal of HLB Parcel 2-156, on Goldenview Drive

The Anchorage Parks and Recreation Department (APR) has no immediate need to retain the subject parcel for park and recreation purposes.

APR supports, in concept, the proposed use as a Conservation Burial Ground, as a future immediate need of the community, which has also been confirmed by the supportive comments from surrounding community councils. APR requests the possibility of shared parking facilities uses for both the Conservation Burial Ground and parks and recreation access purposes.

APR believes maintaining the existing trail system and other appropriate minimally invasive improvements would be consistent with conservation and natural resource values and would promote public appreciation of this property. This proposed use would be considered compatible with the future proposed park use for the adjacent Potter Marsh Watershed Park Project. APR looks forward to undertaking a master planning effort for Potter Marsh Watershed Park and involving neighbors and community stakeholders in these discussions.

Thank you for the opportunity to comment.

From: fenoseff_thomas <fenoseff_thomas@asdk12.org>
Sent: Thursday, January 18, 2024 4:53 PM
To: Giboney, Emma; Heritage Land Bank
Cc: Morris_Larry; anderson_jim01
Subject: RE: AGENCY REVIEW: HLB Parcel 2-156 (Legacy Pointe)

[EXTERNAL EMAIL]

Emma,

ASD has no interest in or comment on this property or action

Respectfully,

Tom Fenoseff, PMP

Senior Director, Capital Planning & Construction

Anchorage School District

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Correspondence



RABBIT CREEK COMMUNITY COUNCIL (RCCC) A Forum for Respectful Communication & Community Relations



1057 West Fireweed Lane, Suite 100 / Anchorage, AK 99503

Heritage Land Bank Commission
Municipality of Anchorage
P.O. Box 195560
Anchorage, AK 99519

September 29, 2022

Dear Heritage Land Bank Commission –

Rachel Bernhardt of Alaska Natural Burial presented their proposal for a natural burial cemetery project to the Rabbit Creek Community Council (RCCC) at our June 9th and September 8th monthly meetings. The site for this proposal is an approximately 10-acre tract of Heritage Land Bank (HLB) property, 2-156, immediately west of Goldenview Drive and Moen Park, wholly within the RCCC area.

RCCC members had the opportunity to ask questions of Ms. Bernhardt, the petitioner, and discuss the project at the June and September meetings. Issues of concern included the depth of burials, embalming (there will not be any), parking (can be shared with nearby Moen Park), signage, and occasional shallow bedrock in HLB parcel 2-156. Ms. Bernhardt answered all of our questions.

We appreciate that the project proposal has incorporated suggestions from our June meeting (e.g., incorporating a GeoGrid-type material under a gravel driveway). Moreover, the proposal provides a positive approach to overcome Anchorage's limited existing cemetery space, while ensuring continued public use of trails, open space, and the natural setting. This use also ensures future watershed and habitat protection for nearby Potter Marsh, one of the most-visited wildlife areas in the Anchorage Bowl.

RCCC members voted to support the Alaska Natural Burial Cemetery project as it is being proposed for HLB parcel 2-156 by a vote of 16 yeas and 2 nays, with no one abstaining.

Sincerely,

Ann Rappoport, Co-chair

Michelle Turner, Co-chair

cc: Rachel Bernhardt, AK Natural Burial
Emma Giboney, Heritage Land Bank

From: [Heritage Land Bank](#)
To: [Heritage Land Bank](#)
Bcc:
Subject: FW: For HLBAC, re Resolution 2026-04
Date: Friday, April 17, 2026 4:08:00 PM

Hello Commissioners,

Please find below an email from Alaska Natural Burial with links to supplemental reference information regarding the upcoming action item. It is not expected that you will have reviewed all of the linked information prior to the HLBAC meeting. These are simply additional resources for more information if you are interested. We will be sending the packet out shortly.

Thank you!

HLB Staff

From: Rachel Bernhardt <rachel@alaskanaturalburial.org>
Sent: Friday, April 17, 2026 3:18 PM
To: Heritage Land Bank <HLB@anchorageak.gov>
Subject: For HLBAC, re Resolution 2026-04

Dear Commissioners,

In preparation for next week's meeting, I have asked HLB to forward this email with additional resources that may be helpful while taking Resolution 2026-04 into consideration.

- [Alaska Natural Burial Website](#) – Our website has background information on our organization and the project. It also features a [Gallery page](#) showcasing other natural burial cemeteries around the country, which I find to be particularly effective in demonstrating the low impact of approach to cemetery management.
- [FAQs](#) – An introduction to natural burial and the most frequent questions we receive.
- [Mission and Board](#) – More information about the mission and board of directors who cumulatively have over 36 years of experience serving on nonprofit boards and in nonprofit management.
- [RFP Submission](#) – Our original proposal that was selected during HLB's Request for Proposals in 2024.
- [Summary of Previous Studies](#) – A high-level overview of previous studies conducted in the area.
- [Links to more](#) – On our website we have links to many other studies (dating back to the 1970s) and plans that are applicable to the area including the most recent [Geotechnical Report](#) from October 2025.

Looking forward to hearing from the public and the Commission at next week's meeting.

Rachel Bernhardt

