

**Mayor**

*Kristin Smith*

**Council Members**

*Debra Adams*

*Aaron Hansen*

*Kasey Kinsman*

*Michael Mickelson*

*Wendy Ranney*

*Cathy Sherman*

*David Zastrow*

**City Manager**

*Samantha*

*Greenwood*

**City Clerk**

*Susan Bourgeois*

**Deputy City Clerk**

*Colette Gilmour*

**Regular City Council Meeting  
August 6, 2025 @ 7:00pm  
Cordova Center Comm Rooms  
Agenda**

**A. Call to order**

**B. Invocation, pledge of allegiance**

I pledge allegiance to the Flag of the United States of America, and to the republic for which it stands, one Nation under God, indivisible with liberty and justice for all.

**C. Roll call**

Mayor Kristin Smith, Council members Debra Adams, Aaron Hansen, Kasey Kinsman, Michael Mickelson, Wendy Ranney, Cathy Sherman, and David Zastrow

**D. Approval of Regular Agenda..... (voice vote)**

**E. Disclosures of Conflicts of Interest and Ex Parte Communication**

- conflicts as defined in CMC 3.10.010 should be declared, then Mayor rules whether member should be recused, Council may appeal the Mayor's ruling
- ex parte should be declared here, the content of the ex parte should be explained when the item comes before Council, ex parte does not recuse a member, it is required that ex parte is declared and explained

**F. Communications by and Petitions from Visitors**

1. Guest Speakers – none
2. Audience comments regarding agenda items..... **(3 minutes per speaker)**
3. Chairpersons and Representatives of Boards and Commissions **(Hospital Board, School Board, etal)**

**G. Approval of Consent Calendar..... (roll call vote)**

4. Minutes: a. None
5. Per Charter Section 2-8 and Cordova Municipal Code 3.12.022, recordation of excused absences of Council members Hansen and Zastrow from the July 16, 2025, Regular Meeting.
6. Chinook Auto Rental Business License Transfer..... **(page 1)**

**H. Approval of Minutes – in Consent Calendar**

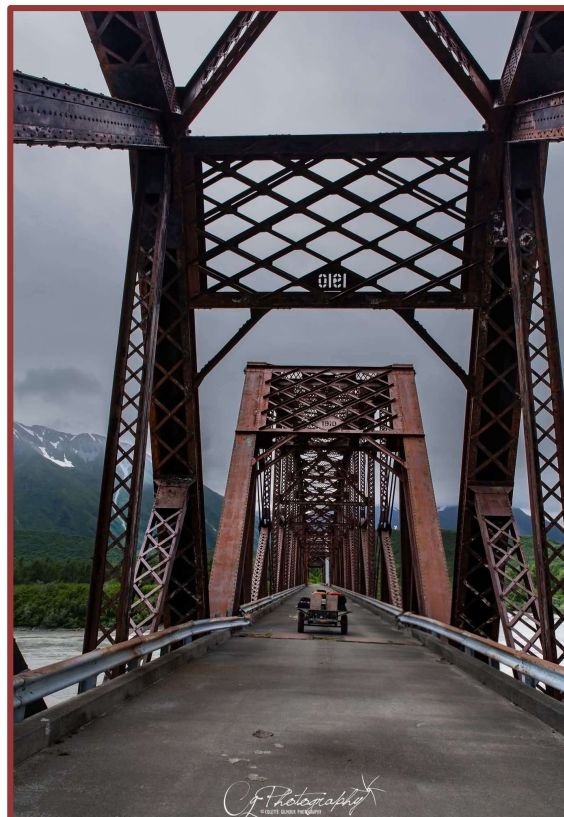
**I. Consideration of Bids/Proposals/Contracts - none**

**J. Reports of Officers**

7. Mayor's Report..... **(page 2)**
8. City Manager's Report..... **(page 3)**
  - a. Public Works Department mid-summer update..... **(page 5)**
  - b. Staff report regarding correspondence item 11.c. .... **(page 8)**
9. City Clerk's Report
10. Staff Reports – 2Q, 2025 Quarterlies:
  - a. Cordova Harbor & Port, Harbormaster **Tony Schinella**..... **(page 9)**

**K. Correspondence**

11. City Council correspondence primer: correspondence policies & procedures..... **(page 11)**
  - a. 07-17-25 DNR email with request for comments: non-competitive sale of ADL 68214, competitive... **(page 12)**  
tidelands lease of ADL 28205, and noncompetitive tidelands lease of ADL 214997
  - b. 07-22-25 Letter from Mayor Smith, 2025-26 AMHS ferry schedule comments..... **(page 32)**
  - c. 07-22-25 UAA public comment notice for Whiskey Ridge subdivision development & disposal plan... **(page 33)**
  - d. 07-29-25 Thank you card from the CHS Class of 2025..... **(page 39)**



L. Ordinances and Resolutions

12. Ordinance 1232..... (roll call vote)(page 40)  
An ordinance of the Council of the City of Cordova, Alaska amending Cordova Municipal Code Section 6.12.040–Exceptions, to allow the City Manager to authorize use permits to except special events held at ski hill, from the provisions of 6.12.030–Alcoholic beverages-consumption in public places – 2<sup>nd</sup> reading
13. Ordinance 1233..... (roll call vote)(page 42)  
An ordinance of the Council of the City of Cordova, Alaska amending Cordova Municipal Code Section 4.16.050–Residency requirement, to replace ‘city limits’ with ‘greater Cordova area’ and to clarify and further define residency – 2<sup>nd</sup> reading
14. Resolution 08-25-21..... (voice vote)(page 45)  
A resolution of the Council of the City of Cordova, Alaska adopting the City of Cordova Comprehensive Trails Plan 2025

M. Unfinished Business

N. New & Miscellaneous Business

15. Pending Agenda, CIP List, Calendar, Elected & Appointed Officials lists..... (page 129)

O. Audience Participation

P. Council Comments

Q. Executive Session

The City Council is permitted to enter an executive session if an explicit motion is made to do so calling out the subject to be discussed and if that subject falls into one of the 4 categories noted below. Therefore, even if specific agenda items are not listed under the Executive Session header on the agenda, any item on the agenda may trigger discussion on that item that is appropriate for or legally requires an executive session. In the event executive session is appropriate or required, Council may make a motion to enter executive session right during debate on that agenda item or could move to do so later in the meeting.

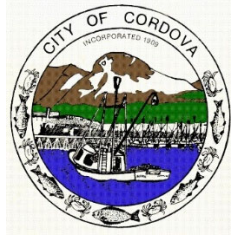
R. Adjournment

Executive Sessions per Cordova Municipal Code 3.14.030

- subjects which may be considered are: (1) matters the immediate knowledge of which would clearly have an adverse effect upon the finances of the government; (2) subjects that tend to prejudice the reputation and character of any person; provided that the person may request a public discussion; (3) matters which by law, municipal charter or code are required to be confidential; (4) matters involving consideration of governmental records that by law are not subject to public disclosure.
- subjects may not be considered in the executive session except those mentioned in the motion calling for the executive session, unless they are auxiliary to the main question
- action may not be taken in an executive session except to give direction to an attorney or labor negotiator regarding the handling of a specific legal matter or pending labor negotiations

Regular Meetings of the Cordova City Council are live streamed on the City’s YouTube <https://www.youtube.com/@CityofCordovaAlaska/streams> or are available there for viewing or audio-only by the next business day

if you have a disability that makes it difficult to attend city-sponsored functions, contact 907-424-6200 for assistance.  
full City Council agendas and packets available online at [www.cityofcordova.net](http://www.cityofcordova.net)



**AGENDA ITEM 6**  
**City Council Meeting Date: 8/6/25**  
**CITY COUNCIL COMMUNICATION FORM**

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**FROM:** Samantha Greenwood, City Manager

**DATE:** 7/25/25

**ITEM:** Chinook Auto Rental Business License Transfer Application

**NEXT STEP:** Council approves

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☒ ORDINANCE  
MOTION

☐ RESOLUTION  
INFORMATION

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**I. REQUEST OR ISSUE:**

Chinook Auto Rental has changed ownership, and the new owners have applied for a transfer of a business license that includes vehicle rentals and a for-hire vehicle service. Per City Code Chapter 6.24.070 – License - Transferability, this transfer must come before Council for approval.

Chinook Auto Rental has met each of the following requirements for this license.

- State of Alaska Business License
- City of Cordova Business License
- Chauffeur Licenses – Elijah Helms
- Vehicle Licenses – Elijah Helms and Natalie Helms
- Vehicles Inspected, Fees paid, and Proof of Insurance for all vehicles documented

**II. RECOMMENDED ACTION / NEXT STEP:**

“I move to approve the transfer of Chinook Auto Rental’s business license.”

I am recommending that City Council approves this license application. All required steps have been completed in accordance with City Code for this business to operate.

## MAYOR’S REPORT

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Date: July 31, 2025

To: Cordova City Council

From: Mayor Kristin Smith

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**Housing:** People have probably noticed that the University of Alaska has issued a Public Notice for Disposal and Development of a 32-acre parcel in the Whiskey Ridge Subdivision area. In my “day job” role at the PWS Economic Development District, I’ve been talking with RurAL CAP (Rural Alaska Community Action Program) staff about opportunities for taking advantage of programs designed to increase housing stock.

One possible scenario for ensuring the creation of affordable (with a small “a”, distinguished from the state and federal definition of “Affordable”) housing for Cordova is to collaborate with RurAL CAP on a mutual self-help program that would involve Cordova residents directly. In contrast to the University selling to a private developer, who would likely be motivated to maximize her or his financial gain, supporting a sale of some of the property to RurAL CAP would allow RurAL CAP to have site control and oversee development of the property in partnership with future homeowners, who contribute their “sweat equity” to constructing homes on sub-divided lots.

RurAL CAP’s web site explains that “The program operates on the principles of sweat equity. Groups of six to 12 participants build one another’s homes, working together under the direction and coaching of a RurAL CAP construction supervisor. These families must perform at least 65% of the labor and work at least 35 hours per week. Homebuyers work on all homes in the project, and no one moves in until all the homes are finished. Once completed, a community of single-family homes replaces the once vacant lot. The participants’ sweat equity eliminates the need for a down payment and reduces the size of their mortgage.” Prospective homeowners must submit a pre-application and a credit information release form. Homes are limited to 1,500 sq. ft. See [RurAL CAP’s web site for more detail in its FAQs](#).

I mention this to the City Council because RurAL CAP will not pursue such a scenario without being invited by the community to be a partner in housing development. And RurAL CAP will need to demonstrate support from the City of Cordova to justify asking the University for a slightly lower than fair market value price for the land. RurAL CAP operates in partnership with the USDA Rural Development program and the Alaska Housing Finance Corporation.

Comments on the University’s Disposal and Development Plan are due August 22, 2025. The City could request a presentation from RurAL CAP housing program staff for its August 20, 2025 meeting (if there is one, or at a special – probably shorter -- meeting if there isn’t).



# CITY OF CORDOVA



Samantha Greenwood  
City manager

## **Jobs**

- Communication Clerk – Applications received, reviewing and interviewing
- Cordova Center Coordinator – Job accepted
- Finance Director- Job accepted
- Chief of police – No Applicants
- Lifeguard – No Applicants
- Public Safety Officer – No Applicants
- DMV - Applications received, reviewing, and interviewing

## **Resource Development Council Lunch**

- I, along with department heads, attend the lunch. We spoke to the group about the city's services, facilities, issues, and hopes. Cathy Renfeldt coordinated the event and participated by providing the group with information about tourism and Chamber activities. There was a good discussion and exchange of questions between the group and the City.

## **Pool Update**

After installing new gaskets and covers on the hydrostatic relief valves, some leaking persisted. To continue to troubleshoot the water loss we then temporarily capped and banded the plumbing at the valve assemblies and added water to the pool again. The leak rate slowed and stabilized about one foot of water. This suggests the valve components are not the only cause of water loss. This now makes the third failure found since we closed in May.

The investigation now points to a likely leak in the main drain system. With no as-built plumbing documentation, combined department teams from Public Works, Parks & Recreation and the Cordova Center manually located the drain connection, but the current scope could not reach the suspect area. Once the new inspection equipment arrives, we plan to rescope from an alternate access point. This drain runs under the pool liner and shell with no access to open and view possible issues. We have been working diligently and will continue to do so in hopes to get our pool running again.

## **Skaters' Cabin Update**

As of July 31st, the current structure at Skaters Cabin is closed. At this time, we are about halfway to the fundraising goal to have it decommissioned. The community can help support the project by liking and sharing our posts on social media about our fund raising.

# CITY OF CORDOVA

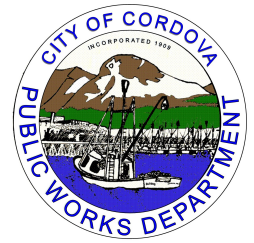


Samantha Greenwood  
City manager

efforts, ensuring wide visibility. We are also searching grant opportunities (we already have a few that we will be applying for this year) and reaching out to community organizations for support.

We have set up GLs in the general fund for donations to the cabin. Any donations made will be added to that account and only used for the Skaters' Cabin rebuild project. Other

- Continue to work with the Fire Department
- Working with HR to update and improve onboarding, offboarding, and other HR processes.
- Meet with Deputy Clerk about file structure for implementing records retention.
- Meet with Covered Spaces to talk about Breakwater Trail Park – Have pulled together a group to meet every other week to go over the parking, snow dump, and other city thoughts. We will have meetings with covered spaces once we have vetted our ideas.
- Staff meeting, reviewed council meeting, and got department head updates.
- Working with Sheryl on a list for the new finance director and roughing out a budget schedule for the fall.
- Meet with Hannah Sanders, discussed some grant opportunities and EMS.



## Public Works Mid Summer Update - 7/30/2025

### Water Supply

The summer of 2025 has been one of long stretches of beautiful sunny weather and a continuous flow of salmon into our local processors. This combination, while desirable to those in the community, has taken a toll on our water supply. The mellow winter and low snowpack have also contributed to the current situation.

We are not at a level of concern similar to that of the 2019 drought. But with an uncertain forecast ahead we have begun taking steps to conserve water. This has including publishing notices to the public requesting that they assist with conserving water where possible. We have also reached out to the processor to request that they implement conservation practices as well.

Staff will continue to monitor our existing supply and the future weather forecast and will publish additional notices as necessary.

### Rufuse

The remaining City dumpster truck has been repaired and is back in service. The City of Valdez was gracious and has loaned us one of their dumpster trucks to use while we work on replacing the one that was totaled in the accident.

Staff is researching costs and delivery times for new trucks. We currently believe it will be approximately 8 to 12 months to receive a new truck once it is ordered. Staff will come back to council in the near future to discuss finance options.

### Chip Seal

While the dry weather has been the bane of the Water Division, the Streets Division (including mechanics) have been taking full advantage of it to preform chip seal work around the city. I want to give a special shout out to the crew as chip sealing is an all hands on deck operation that requires extensive preparation and coordination. Additionally, five of the seven crew members have never performed this work before but have picked it up quickly and have done a stellar job.

So far chip seal repair work has occurred at the following locations:

Saddle Point, Whiskey Ridge, Kimmick Way, Orca Inlet Dr, Ski Hill Rd, Eyak Dr, and the intersection of Council and Railroad Ave.

Additional chip seal repair is planned throughout town as weather allows through the end of the summer.



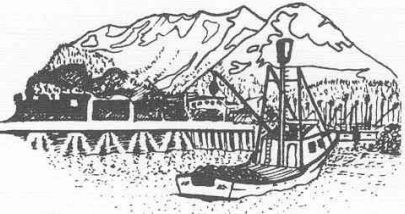








# CITY OF CORDOVA



Friday July 01, 2025

## Re: Development and Disposal Plan Cordova Subdivision

<https://www.alaska.edu/ualand/public-notices/2025/2025.07.22-Cordova-Subd-Public-Notice.php>

The University of Alaska has published their preliminary plan for development and disposal of Sections 29 & 32 within Township 15 S. Range W. Copper River Meridian Cordova Recording District. Locally this area is known as Whisky Ridge and is located off of Whitshed Road. The City is in support of opening up new lands to development.

Public comment has been request by the University of Alaska Land Management Office. The City plans on giving public comment regarding this proposed development. However, we want to make it known that this subdivision is at the conceptual stage and has not yet been evaluated by the Planning and Zoning Department to see if it meets the City code requirements for subdivision and zoning.

*Amanda Hadley Coward*

**City Planner**

P.O. Box 1210

601 First Street

Cordova, AK 99574

Office Phone: 907.424.6200

Planning Phone: 907.424.6224

TO: City Manager/City Council

FROM: Harbormaster Schinella

DATE: 7/20/25

RE: 2nd Quarter report 01 April 2025 – 30 Jun 2025

Annual Stalls Assigned: 650 out of 700 Total Slips 92% Occupancy as of 6/30/25

	<u>Apr</u>	<u>May</u>	<u>Jun</u>	<u>Total</u>
Vessels Charged Daily Rate	5	10	22	37
Vessels Charged Monthly Rate	1	5	5	11
Vessels Impound Status	36	15	4	4

Port Arrivals:				
Shoreside	0	2	1	3
Samson Tug & Barge	3	1	3	7

	<u>Gallons</u>
Used Oil Collected (Jan-June)	6950
Used Oil Delivered (Jan-June)	2600
Used oil shipped out 2025	4800

2 Vessels Towed  
 2 Vessels Pumped  
 4 Vessel Bilges Pumped

#### GENERAL ACTIVITIES

- Facility rounds twice daily
- Cleaned and restocked restrooms daily
- Shipped out 2750 gallons of used anti-freeze
- Shipped out 4800 gallons of used oil
- Installed new electrical pedestal in North harbor
- Picked up trash in the Harbor and Shipyard
- Sent out monthly invoices
- Marine Exchange of Alaska conducted FSP audit. All satisfactory
- Installed new water fountain with bottle filler in harbor office hallway
- Installed two fish cleaning stations in South Harbor
- Installed new 72-hour parking signs around the harbor
- Repaired water leak in North Harbor
- Repaired multiple water leaks in South Harbor
- One callout for 911 phones activation

- Conducted 51 vessel lifts YTD for 2025
- Received camera for DDF and additional camera for Shipyard
- Conducted 35.5 hours of security detail Samson barge offloads
- Greased fittings on Travelift
- Changed oil in Travelift drive motors
- Received repaired Travelift remote and receiver from service center
- Waiting on quote to repair dock at South harbor boat ramp
- Installed new bushings and pins on Northfill boat ramp
- Installed new pins on South harbor boat ramp support arms
- Installed car stops in front of harbor office
- Transpac Marine conducted annual warranty site visit of South Harbor. All satisfactory
- Bering Industrial made some repairs to South harbor water system. Held septic pump out training for harbor crew. Replaced heat trace for DDF potable water
- PEI finished installed electrical power to South harbor grid
- Cut brush in the North Fill and South area
- Delivered 1500 gals of used oil to High School
- Delivered 1900 gals of used oil to City Shop
- Aurora Crane Company is looking into excessive noise issue with the 10,000lb crane

### **South Harbor Project punch list items**

1. Wireless meter reading system data correction
2. Install new crane on Three stage dock this fall

The Drive Down Dock is getting a lot of use



## **Council Packet Correspondence Primer:** **Communicating with Your Elected Cordova Officials**

This primer provides an overview of City of Cordova policies regarding the submission of correspondence to the City Clerk's office for distribution to City Council. These policies are general in nature and do not preempt the application of relevant laws to correspondence distribution. To the extent you have questions regarding the distribution of specific correspondence, please contact the City Clerk's office.

### **What gets published in Council packets as Correspondence?**

- Letters, emails, cards, or other written or electronic mail addressed to City Council, any individual member of City Council or the Mayor, regardless of whether or not the sender has requested inclusion of the correspondence in a City Council packet.
- Letters, emails, cards, or other written or electronic mail written by the Mayor, individual City Council members in their capacity as elected officials, or the Council as a body
- Letters, emails, cards, or other written or electronic mail by agencies/entities that are pertinent to Council and the citizens of Cordova (e.g. population determination, full value determination, open comment periods for projects/leases in and around Cordova, etc.)
- Only correspondence received by the Clerk's Office on or before noon on the Wednesday before a regular Council meeting is eligible for inclusion in the packet for that meeting. Correspondence eligible for inclusion received after that date and time will be included in the next regularly scheduled Council meeting packet. (See CMC 3.12.035).

### **What does not get published in Council packets as Correspondence?**

- Letters, emails, cards, or other written or electronic mail that are disparaging to individuals or entities
- Letters, emails, cards, or other written or electronic mail that have been sent anonymously
- Letters, emails, cards, or other written or electronic mail that contain confidential information or information that would warrant a constitutional violation of privacy or could potentially violate an individual's or an entity's constitutional rights.

### **More information about items not subject to publication:**

- Correspondence that is not subject to publication in a Council packet will, however, be forwarded to the Mayor and City Council members with notification that the communication will not be included in the Council packet and the reasons for the exclusion.
- The City will attempt to contact the writer of the correspondence to inform them that the City has determined not to publish what they have sent. Notifications will be sent to the return address on the communication if one has been provided. (the best way to ensure the City is able to reach the writer is if the correspondence has been emailed through the City Clerk [cityclerk@cityofcordova.net](mailto:cityclerk@cityofcordova.net))
- A person who submits a communication that is not subject to publication in a Council packet, may still attend a meeting and read the communication during audience comments (if it is about an agenda item) or during audience participation, if it is not about an agenda item. Oral comments during a Council meeting will not be monitored or limited for content unless the comments made incite or promote violence against a person or entity. The City is not responsible or liable for the comments, thoughts, and/or opinions expressed by individuals during the public comment period at a Council meeting.

### **Suggestions concerning correspondence:**

- Correspondence intended for all Council members should be emailed to the City Clerk at [cityclerk@cityofcordova.net](mailto:cityclerk@cityofcordova.net), hand-delivered or sent via U.S. mail to the Clerk's office. Correspondence should be clearly addressed to "Cordova City Council." Unless clearly stated otherwise, the City Clerk will presume that all correspondence addressed to City Council is intended for inclusion in the packet.

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**Public Notice: Preliminary Decision for Noncompetitive Sale, ADL 68214**

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**From** Reynolds, Melinda J (DNR) <melinda.reynolds@alaska.gov>

**Date** Thu 2025-07-17 8:11 AM

**To** Kristin Smith <mayor@cityofcordova.net>; Susan Bourgeois <cityclerk@cityofcordova.net>

 4 attachments (1 MB)

2025-17-07 Preliminary Decision ADL 68214-signed combined.pdf; DRAFT PWSAP Amendment SC-88-004A06 ADL 68214.pdf; DRAFT Land Classification Order CL SC-88-004A06 ADL68214.pdf; DRAFT Mineral Order 1284 ADL68214.pdf;

Good morning,

You have been identified as a party possibly interested in the proposed noncompetitive sale of state land, ADL 68214. The parcel containing approximately 0.374 acres of land is located roughly two miles southwest of Cordova. Please see the attached Preliminary Decision, ADL 68214 recommending the noncompetitive sale. This preference right sale is authorized under AS 38.05.102.

You are invited to review and comment on the proposed sale. Comments must be received on or before 3:00 PM, Thursday, August 21, 2025 to ensure consideration. Comments can be received by email to [melinda.reynolds@alaska.gov](mailto:melinda.reynolds@alaska.gov) or by fax to (907)269-8619.

Comments can also be received in writing to:

DNR, DMLW

Land Conveyance Section

Melinda Reynolds

550 West 7<sup>th</sup> Ave., Suite 640

Anchorage, Alaska 99501-3576

Attached are the Preliminary Decision and Related Actions concerning the proposed sale for your reference.

Thank you,  
Melinda

*Melinda Reynolds*

*Natural Resource Specialist*

*Non-Competitive Land Conveyance*

*Land Conveyance Section*

*Division of Mining, Land and Water*

*Alaska Department of Natural Resources*

*Ph: (907) 269-5664*

*Email: [melinda.reynolds@alaska.gov](mailto:melinda.reynolds@alaska.gov)*



STATE OF ALASKA  
DEPARTMENT OF NATURAL RESOURCES  
DIVISION OF MINING, LAND AND WATER

**DRAFT PRINCE WILLIAM SOUND AREA PLAN AMENDMENT**  
**SC-88-004A06**

**Management Unit 27: Cordova, Subunit 27G**

related to the

**Brandy Rose Griffith Noncompetitive Preference Right Sale – ADL 68214**  
**Native Village of Eyak Competitive Tidelands Lease – ADL 28205**  
**Pirtle, Inc. Noncompetitive Tidelands Lease – ADL 214997**

The Commissioner of the State of Alaska, Department of Natural Resources (DNR) finds that the following amendment to the Prince William Sound Area Plan, described more fully in the Attachment, meets the requirements of AS 38.04.065 Land Use Planning and Classification and 11 AAC 55.010-030 Land Planning and Classification for land use plans and hereby adopts the amendment. The Department of Natural Resources will manage state lands within the area of the revision consistent with this designation and management intent.

- Designation: The amendment will create Subunit 27G, a new subunit encompassing only the subject parcels identified in the cases serialized as ADL 68214, ADL 28205, and ADL 214997, adding approximately 0.374 acres, 4.37 acres, and 0.440 acres, respectively, to Subunit 27G. The designation of Subunit 27G will be Settlement.
- Management Intent: Land offerings are an appropriate surface use in Subunit 27G. There will be no changes to the management intent and guidelines for the remainder of land within Unit 27.

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John Boyle, Commissioner  
Department of Natural Resources

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Date

## **ATTACHMENT**

to the  
**DRAFT PRINCE WILLIAM SOUND AREA PLAN AMENDMENT  
SC-88-004A06**

**Management Unit 27: Cordova, Subunit 27G**

related to the  
**Brandy Rose Griffith Noncompetitive Preference Right Sale – ADL 68214  
Native Village of Eyak Competitive Tidelands Lease – ADL 28205  
Pirtle, Inc. Noncompetitive Tidelands Lease – ADL 214997**

Location and property description of new Subunit 27G: Located within DNR's Southcentral Region, the subject parcel ADL 68214 is further described as that portion of ATS 786, Protracted Sec. 32, Township 15 South, Range 3 West, Copper River Meridian, Recorded in the Cordova Recording District on December 9, 1994, as plat No. 94-5, containing 0.374 acres, more or less. Also located within DNR's Southcentral Region, the leasehold ADL 28205 is further described as Lot 26 of U.S. Survey No. 3601, Alaska, containing 0.12 acres, more or less, according to the survey plat accepted by the United States Department of the Interior, Bureau of Land Management in Washington, D.C. on March 15, 1960, and Tracts A, B, and C of Alaska Tidelands Survey No. 603, containing 4.25 acres, more or less, according to the survey plat filed in the Cordova Recording District on December 30, 1980, as Plat No. 80-5. Aggregating 4.37 acres, more or less. Leasehold ADL 214997 is also located within DNR's Southcentral Region and is further described as Alaska Tidelands Survey No. 890, containing 0.440 acres, more or less, according to the survey plat recorded in the Cordova Recording District on December 9, 1994, as plat 94-4. The area will create Subunit 27G in the Prince William Sound Area Plan (PWSAP).

Authority: The authority to revise plans derives from AS 38.04.065(b) Land Use Planning and Classification. 11 AAC 55.030(f) Land Use Plan defines when a revision constitutes a plan amendment.

Current Plan: The subject parcels ADL 68214 and ADL 214997 are currently unclassified while ADL 28205 contains lands that are unclassified as well as classified as Settlement Land. All three parcels are located within the area known as Management Unit 27 within the PWSAP. The two parcels were not classified when the area plan was originally adopted in 1988 and amended in 2007. Land within Unit 27 includes state-owned and state-selected land near the City of Cordova as well as state tidelands of Orca Inlet.

Proposed Plan Amendment: Create new Subunit 27G. Subunit 27G will be designated Settlement with management intent stating that land offerings are an appropriate surface use in the subunit. There will be no changes to designations, management intent, and guidelines for the remainder of land within Unit 27.

Explanation: The Prince William Sound Area Plan was adopted in 1988 and amended in April 2007. The subject parcels were not classified when the original area plan was adopted. This new subunit will encompass the subject parcels only. Beyond the conveyance of the 0.374-acre

## **Attachment to the Prince William Sound Area Plan Amendment**

Management Unit 27, Subunit 27G

related to a Proposed Noncompetitive Sale to Preference Right Applicant ADL 68214 and leaseholds ADL 28205 and ADL 214997

Page 2 of 2

parcel and the 4.37-acre lease and 0.440-acre lease, minimal viable land could be used for settlement purposes.

Land within the new subunit is appropriate for settlement due to consistency with current and adjacent uses. Management intent is for disposal supporting private interests that are compatible with adjacent uses. Multiple use, factors affecting the area, resource inventory, present and potential land uses, and compatible classifications have been considered.

A goal of the PWSAP areawide land management policies for Settlement includes making suitable public land available to present and future Alaskans for private settlement purposes. Isolated parcels of State land in or near existing communities will be offered for settlement unless it is appropriate as a site for a school, gravel pit, road, park, sewer treatment plant, or other public facility. The subject parcel ADL 68214 has been a residential leasehold since 1975, the subject parcel ADL 28205 has been a leasehold and used as a marina for boat and fishing gear storage since 1965, and subject parcel ADL 214997 has been a tidelands lease since 1982. All parcels are adjacent to other private settlement parcels and leaseholds. The PWSAP states that there are a few small parcels of state land surrounded by private land near the developed areas of Valdez, Whittier, and Cordova. These small parcels may be offered for sale if compatible with adjacent land uses. These small plots are not part of the areas designated for Settlement in the PWSAP.

Sale of the subject parcel ADL 68214 supports the management goals of the PWSAP by providing an opportunity for private ownership of a long-term leasehold currently owned by the state. The parcel ADL 68214 is appropriate for offering as provided in the Preliminary Decision dated July 17, 2025.

Assessment: The following alternatives are being considered:

1. (Preferred) Amend the Prince William Sound Area Plan as described above to create Subunit 27G encompassing the subject parcels. The new subunit will be designated Settlement. Amending the plan is the preferred alternative as it will allow the noncompetitive sale of state land to the private sector, generate revenue for the State, and mitigate costs related to the management of leased lands.
2. (Status Quo) Do not amend the Prince William Sound Area Plan. This alternative is not preferred as it would disallow the offering of the subject parcels.

Requirements of AS 38.04.065(b): The factors identified in this section of statute have been considered, and the proposed action is consistent with that portion of the statute.

STATE OF ALASKA  
DEPARTMENT OF NATURAL RESOURCES  
DIVISION OF MINING, LAND AND WATER

**PRELIMINARY DECISION**  
**ADL 68214**

**Proposed Noncompetitive Sale to Preference Right Applicant**  
AS 38.05.035(e), AS 38.05.102

**RELATED ACTIONS:**

**Proposed Amendment to the Prince William Sound Area Plan – AS 38.04.065**  
**Proposed Land Classification Order – AS 38.04.065 and AS 38.05.300**  
**Proposed Mineral Order (Closing) – AS 38.05.185 and AS 38.05.300**

**PUBLIC COMMENT PERIOD ENDS 3:00 PM, THURSDAY, AUGUST 21, 2025**

**I. Proposed Action**

*Preliminary Decision: Approval of Noncompetitive Preference Right Parcel Sale ADL 68214*

*Attachment A: Vicinity Map*

*Attachment B: Public Notice*

*The public is invited to comment on the proposed related actions:*

Draft Amendment to the Prince William Sound Area Plan SC-88-004A06

Draft Land Classification Order CL SC-88-004A06

Draft Mineral Order (Closing) MO 1284

Primary Proposed Action, Noncompetitive Sale: The State of Alaska (State), Department of Natural Resources (DNR), Division of Mining, Land and Water (DMLW), Land Conveyance Section (LCS) has received an application from Brandy Rose Griffith to purchase a parcel of state-owned land pursuant to Alaska Statute (AS) 38.05.102 Lessee Preference. The proposed decision will allow the parcel to be sold through a noncompetitive sale to the applicant. The leasehold is located along Prince William Marina Road, approximately two miles southwest of Cordova. The subject parcel is within Section 32, Township 15 South, Range 3 West, Copper River Meridian, containing 0.374 acres, more or less.

The subject parcel being considered for conveyance consists of uplifted tidelands that were created as a result of an avulsive event caused by the Great Alaska earthquake that occurred on March 27, 1964. The land is now considered uplands and is appropriate for conveyance out of State ownership. See *Attachment A: Vicinity Map* for a depiction of the subject parcel.

AS 38.05.102 Lessee Preference allows the granting of a preference right purchase or lease to those holding leases authorized under AS 38.05.070-.105 Alaska Land Act and who are currently in good standing. A 1981 amendment to AS 38.05.070 Generally made this section inapplicable to short-term leases.

## **Preliminary Decision**

AS 38.05.102 Preference Right – ADL 68214

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Proposed Related Actions: The related actions will be developed separately; however, public notice is being conducted concurrently.

*Area Plan Amendment:* State land sold under AS 38.05.102 Lessee Preference must have a Settlement classification. DNR proposes to amend the Prince William Sound Area Plan (PWSAP, adopted 1988 and amended April 3, 2007) to classify approximately 0.374 acres within Unit 27G as Settlement. Refer to subsection e, Planning, Classification, and Mineral Orders of **Section V. Description** of this document for more information on this proposed related action.

*Land Classification Order:* In relation to the Area Plan Amendment, DNR proposes to classify the project area within Unit 27G, in a Land Classification Order, to Settlement Land. Refer to subsection e, Planning, Classification, and Mineral Orders of **Section V. Description** of this document for more information on this proposed related action.

*Mineral Order (Closing):* DNR proposes to close the parcel to new mineral entry. No mineral claims or mining activity have been identified within the project area. Refer to subsection e, Planning, Classification, and Mineral Orders of **Section V. Description** of this document for more information on this proposed related action.

These related actions will be developed separately. However, approval of the proposed actions is dependent upon one another in that one action will not proceed without approval of all actions.

Public Notice of Proposal: In accordance with AS 38.05.945 Notice, during a period of at least 30 consecutive days, the public will have the opportunity to submit written comment on this proposal. Public notice for all actions will be conducted concurrently and will include the Preliminary Decision (PD) for noncompetitive sale (ADL 68214), draft Area Plan Amendment SC-88-004A06, draft Land Classification Order CL SC-88-004A06, and draft Mineral Order 1284.

See **Section VII. Submittal of Public Comments** and *Attachment B*: Public Notice for details on how to submit a comment for consideration. If, after consideration of timely, written comments, LCS moves forward with the proposal, a Final Finding and Decision (FFD) will be issued.

## **II. Authority**

DNR has the authority under AS 38.05.102 Lessee Preference to sell state-owned land if, on preparation and issuance of a written finding, it is determined to be in the best interest of the State, as required by AS 38.05.035(e) Powers and Duties of the Director. Article VIII, Section 1, of the Constitution of the State of Alaska states, "It is the policy of the State to encourage the settlement of its land and the development of its resources by making them available for maximum use consistent with the public interest." The authority to execute this decision has been redelegated to the Section Chief of the DMLW Land Conveyance Section.

For related actions, AS 38.04.065 Land Use Planning and Classification, AS 38.05.300 Classification of Land, and AS 38.05.185 Generally allow for amendments and special exceptions to area plans, land classifications, and mineral orders.



## Preliminary Decision

AS 38.05.102 Preference Right – ADL 68214

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### III. Administrative Record

The case file for Alaska Division of Lands (ADL) 68214 constitutes the administrative record for this proposed action. Also incorporated by reference are:

- Prince William Sound Area Plan (PWSAP, adopted 1988 and amended April 3, 2007), and associated land classification files;
- State of Alaska, 2004 Informal Opinion Attorney General (January 21, 2004). *Application of Public Trust Doctrine to avulsed lands*;
- *Update on the Status of Subsistence Uses in Exxon Valdez Oil Spill Area Communities*, 2014, June 2016. Alaska Department of Fish and Game, Division of Subsistence, Technical Paper No. 412;
- Memorandum from DMLW Survey Section to LCS Regarding the Extent of 1964 Earthquake Uplift in 3 Mile Bay near Cordova, February 2019 (Uplift Determination); and
- DNR case files: Alaska Tideland Survey No. 786.

### IV. Scope of the Proposal

The scope of this proposal, under the statutes described in the preceding **Section II. Authority** is limited and specific to determining the following: (1) if the applicant and subject parcel themselves qualify, (2) if it is in the State's best interest to sell the subject parcel, and (3) if it is in the State's best interest to sell the subject parcel to the applicant. The scope of this decision does not include the control of post-patent use and LCS does not intend to impose deed restrictions for this purpose. Restrictions regarding land use will be handled by the local zoning authority, if any.

The proposed related actions will be issued concurrently with the FFD. These actions are described in more detail in the Planning, Classification, and Mineral Order Subsection (V)(e) of this document.

### V. Description

- a. Location: The subject parcel is located within DNR's Southcentral Region along Prince William Marina Road, approximately two miles southwest of Cordova in the Unorganized Borough, within Section 32, Township 15 South, Range 3 West, Copper River Meridian. See *Attachment A*: Vicinity Map for additional information.

*USGS Map Coverage*: Cordova C-5

*Platting Authority*: City of Cordova

*Regional Corporation*: Chugach Alaska Corporation

*Federally Recognized Tribe*: Native Village of Eyak

*Village Corporation*: The Eyak Corporation

*ANCSA Non-Profit*: Chugachmiut

- b. Legal Description: Alaska Tidelands Survey No. 786, containing 0.374 acres, more or less, according to the survey plat recorded in the Cordova Recording District on December 9, 1994, as Plat No. 94-5.
- c. Title: Information from Title Report No. 23222, dated April 11, 2025, indicated the State of Alaska holds fee title to the uplifted tide and submerged lands of ATS 786 through the Statehood Act and the Submerged Lands Act of 1953. A third-party interest was identified in the Title Report as Grant of Access Easement, dated 8/31/2009, from Prince

## **Preliminary Decision**

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William Marina, Inc., to Alaska Tideland Survey No. 786, recorded on Doc. No. 2009-000335-0. This third-party interest is not expected to impact the proposed action.

### *State Reservation of Title:*

*Retention of and Access to Mineral Estate:* In accordance with Section 6 (i) of the Alaska Statehood Act and AS 38.05.125 Reservation, the State retains ownership of all oil, gas, coal, ore, minerals, fissionable material, geothermal resources, and fossils that may be in or upon the land that it sells. This retention is for all minerals, including both locatable minerals (such as gold, copper, silver, etc.) and leasable minerals (such as oil, gas, coal, etc.).

The State and its successors reserve the right to enter onto the land for the purposes of exploring for, developing, and producing these reserved mineral resources. Access reserved to these retained interests is superior to any and all land uses. The State may also lease these retained interests to mineral developers or allow mining locations to be staked. However, AS 38.05.130 Damages and Posting of Bond also provides that the landowner will be compensated for damages resulting from mineral exploration and development.

*Navigable Waters:* Per AS 38.05.126(b) Navigable and Public Waters, "...the State has full power and control of all of the navigable or public water of the State, both meandered and unmeandered, and the State holds and controls all navigable or public water in trust for the use of the people of the State." This trust is in accordance with the principles of the Public Trust Doctrine, which are included in Article VIII, Section 14 of the Constitution of the State of Alaska and protected in the United States Constitution. It is vested in the title to this land, is not transferable, and the State's title to submerged lands under navigable waters cannot be relinquished by a transfer of the property. In holding with this concept, navigability determinations are made, and access will be reserved per AS 38.05.127 Access To and Along Public and Navigable Water. For more information, see Access, including Access To and Along Public or Navigable Water subsection of this document.

The Bureau of Land Management has determined that all tidal waters from three geographical miles seaward of the coastline to Mean High Water are considered navigable under the Submerged Lands Act of 1953.

*Native Interest:* The subject parcel is within the boundaries of the Chugach Alaska Corporation regional corporation and federally recognized tribe, Native Village of Eyak. There are no Native interests identified with this parcel.

*Other Conflicts or Pending Interest:* None.

#### d. Background:

The State of Alaska holds fee title to the tide and submerged lands of ATS 786 under the Alaska Statehood Act and the Submerged Lands Act of 1953.

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The State issued a 55-year lease for ADL 68214 on November 6, 1975, to Al L. Weathers. The lease was assigned from Al L. Weathers to George W. Weeks and Susan Elaine Weeks on November 28, 1975. On February 9, 1976, the lease was assigned from George W. Weeks and Susan E. Weeks to the State of Alaska, Veterans Affairs. A Tideland Assignment of Lease was completed on February 6, 1985, from George W. Weeks and Susan E. Weeks to Rose Weathers. Finally, Assignment No. 3 to Tideland Lease, issued on March 11, 2010, assigned the lease from Rose Weathers, via a Power of Attorney given to Kerin Kramer, to Brandy Griffith. On February 4, 2021, Brandy Rose Griffith applied to purchase the leasehold, ADL 68214, noncompetitively through statutory authority AS 38.05.102 Lessee Preference.

The leasehold is a residential lease on avulsed tidelands, now considered uplands. Field inspections were completed in 2008, 2010, 2012, 2014, 2016, and 2024. During the 2016 inspection, it was noted that the house and garage that were previously observed on the parcel had been removed. This 2016 field inspection report stated, “the site is basically a construction site...”. Photos were taken to document the stated condition of the leasehold. The parcel did not pass inspection at that time. Correspondence with the lessee via email with attached photos on 7/26/2016 showed that much of the parcel had been cleaned up and was then considered in compliance with the stipulations of the lease. During the last inspection in May 2024, a small house was located on the subject parcel; however, the lessee was not living in it at the time due to a non-functioning septic system. The subject parcel contained boat trailers, boats, an old dump truck, and various types of debris (e.g., scrap wood, metal, tires, etc.). The leasehold did not pass the May 2024 inspection. The Field Inspection Report from the May 2024 inspection stated that “debris from the previous inspection, recommended for immediate removal in the 2016 Field Inspection, remains on-site.” The lessee was asked “to provide photographic evidence of site cleanup and debris removal by November 13, 2024.” The lessee quickly followed up and sent in photos of the cleaned-up parcel on July 22, 2024. The leasehold was then considered in good standing, thus allowing the preference right application to move forward.

Legal access to the leasehold is via Grant of Right-of-Way Easement recorded on August 23, 1974, in Book 40, Page 313, Cordova Recording District, as Document No. 1974-000618-0, and by the Re-Subdivision TR. B, Lot 3 USS 2610, recorded on March 16, 1990, Cordova Recording District as Plat No. 90-2, and by Grant of Access Easement recorded on September 16, 2009, Cordova Recording District, as Document No. 2009-000335-0, and by ATS No. 603, filed on December 30, 1980, Cordova Recording District as Plat No. 80-5.

On March 27, 1964, a magnitude 9.2 earthquake struck the region. Portions of the Cordova area landscape experienced an uplift of six feet or more because of the earthquake. A February 2019 Memorandum from the DMLW Survey Section to LCS Regarding the Extent of the 1964 Earthquake Uplift in 3 Mile Bay near Cordova determined that the leasehold is now uplands. Tidal waters do not influence the leasehold. Per a 2004 informal Attorney General opinion, uplifted tidelands are conveyable as uplands.

As of the time of this PD, there are no liens associated with the leasehold.

## Preliminary Decision

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e. Planning, Classification, and Mineral Orders:

1. *Planning:* The subject parcel is located within PWSAP (adopted 1988 and amended April 3, 2007), Management Unit 27 – City of Cordova. The parcel is currently unclassified and will need to be classified as Settlement in order to be conveyed.

Area Plan Amendment: The subject parcel was not included within the classification of Management Unit 27 of the PWSAP. The parcel was surveyed as an Alaska Tidelands Survey prior to analysis of earthquake uplift caused by the 1964 earthquake. The parcel is now considered uplands as a result of the earthquake and can therefore be conveyed once it is classified as Settlement Land. An amendment to the PWSAP is necessary to address the subject parcel's designation and management intent. Concurrent with this decision, an amendment to the PWSAP will create Subunit 27G, a new subunit with a designation of Settlement (Se) which converts to a classification of Settlement Land. This new subunit will encompass the 0.374-acre subject parcel. Land within the proposed Subunit 27G is appropriate for settlement due to consistency with adjacent uses. Multiple uses, factors affecting the area, resource inventory, present and potential land uses, and compatible classifications have been considered and are listed in AS 38.04.065(b) Land Use Planning and Classification. The plan amendment will receive public notice. If DNR approves the noncompetitive sale, the plan amendment will accompany the FFD. The approval of an area plan amendment is a separate action, occurring concurrently with the FFD. However, approval of the conveyance is dependent upon approval of the area plan amendment.

A goal of the PWSAP areawide land management policies for Settlement includes making suitable public land available to present and future Alaskans for private settlement purposes. Isolated parcels of State land in or near existing communities will be offered for settlement unless it is appropriate as a site for a school, gravel pit, road, park, sewer treatment plant, or other public facility. The subject parcel is a long-term lease, originally issued on November 6, 1975, satisfying the necessary interest in the parcel to qualify for a preference right. The PWSAP states that small parcels in Cordova may be offered for sale if compatible with adjacent land uses.

The sale of the subject parcel supports the management goals of the PWSAP by providing an opportunity for private ownership of state land for the purpose of economic and community development in the Cordova area.

2. *Land Classification Order:* The subject parcel is unclassified in the PWSAP (adopted in 1988 and amended in 2007) and in the associated Land Classification Order (CL SC-88-004).

Land Classification Order: If approved by the Commissioner, the current land classification order will be amended to classify the subject parcel as Settlement Land. This action affects the entirety of Subunit 27G. If DMLW approves the noncompetitive sale, the land classification order will accompany the Final Finding and Decision. The approval of the land classification order is a separate action, occurring concurrently with the Final Finding and Decision.

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3. *Mineral Order:* There is no current mineral activity located within the subject parcel. DNR proposes to close the parcel to new mineral entry in accordance with AS 38.05.185 Generally and AS 38.05.300 Classification of Land for land disposals. The proposed mineral order, if approved, will close the subject parcel to new mineral entry. Mining is incompatible with current and proposed continued use of the land, and the subject parcel will be closed to mineral entry pursuant to AS 38.05.300 Classification of Land. If DNR approves the preference right sale, the mineral order will accompany the FFD. The approval of the mineral order is a separate action, occurring concurrently with the FFD.

Mineral orders which close an area to mineral entry, close the area to new exploration and development of locatable minerals (such as: gold, copper, platinum, etc.). Such mineral orders do not apply to leasable minerals (such as: oil, gas, coal, etc.), or exploration licenses for such, nor do they preclude reasonable surface access to these resources. However, AS 38.05.130 Damages and Posting of Bond stipulates that the land estate owner will be compensated for damages resulting from mineral exploration and development.

Mining activity for locatable minerals would be incompatible with current and proposed land estate uses for land disposal. Allowing new mineral location within the boundary of the parcel encompassed by the decision could create conflict between land estate and mineral estate users. PWSAP subsurface management policy states that, in general, areas or parcels scheduled for disposal will be closed to mineral entry prior to sale to minimize potential conflict between land estate and mineral estate users.

4. *Local Planning:* The project area is within the City of Cordova and is zoned “Unrestricted District.” It is in the Unorganized Borough.
5. *Flood Risk:* Pursuant to the Federal Emergency Management Agency (FEMA) map 0200370043C, effective December 16, 2015, the area is at low risk of a flood hazard. The base flood elevation zone is “AE.”

f. Traditional Use Findings:

The subject parcel is located within the Unorganized Borough and a traditional use finding is required under AS 38.05.830 Land Disposal in the Unorganized Borough. Information obtained from the PWSAP, adjudicatory research, and agency review indicates that the surrounding area is currently used for settlement, public recreation, commercial fishing, and wild resource harvesting.

The subject parcel is located near Cordova along Prince William Marina Road. LCS assumes that significant wild resource harvests take place in the broader surrounding area versus near the subject parcel. There are no anticipated significant changes to traditional uses of the land and resources of this area as a result of the proposed action.

According to the Alaska Department of Fish & Game (ADF&G) Division of Subsistence, residents of Cordova report using areas in the vicinity of the subject parcel for the subsistence harvest of wild resources (ADF&G Technical Paper Number 412). Cordova residents reported contemporary subsistence search and harvest for salmon and non-



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salmon fish, large land mammals, and plants and berries near the city. Subsistence harvests were negatively impacted by the 1964 earthquake and the *Exxon Valdez* oil spill in 1989, though subsistence harvests continue today. Commercial fishing for salmon, marine fish, and marine invertebrates is considered by many, interviewed by ADF&G in the community, to be very important to the local economy.

Additional information on traditional use is welcome during the public comment period. If this proposal is approved, LCS will address the information received in a subsequent FFD, if one is issued. See **Section VII. Submittal of Public Comments** of this document and *Attachment B: Public Notice* for details on how to submit comment.

g. Access, including Access To and Along Public or Navigable Water:

*Public Access:* Access to ADL 68214 is along Prince William Marina Road. via Grant of Access Easement, dated 8/31/2009, from Prince William Marina, Inc., to Alaska Tideland Survey No. 786, recorded on Doc. No. 2009-000335-0.

*Access To and Along Public or Navigable Waters:* In accordance with AS 38.05.127 Access To Navigable or Public Water, DNR will determine if a water body is navigable or public and establish easements or rights-of-way as necessary to ensure unobstructed access to and along the body of water. Regulations dictating the creation of easements or rights-of-way under this statute include: 11 AAC 51.035 Determination of Navigable and Public Water, 11 AAC 51.045 Easements To and Along Navigable and Public Water, and 11 AAC 53.450, Buffer Strips, Reserved Areas, and Public Easements.

DNR has not identified any public, navigable, or anadromous water bodies within the subject parcel. If any such water bodies are discovered, the parcel will be subject to access reservations in accordance with AS 38.05.127 Access to Navigable or Public Water.

*Easements and Setbacks:*

- Utility easements; and
- Additional reservations and/or restrictions required through the local platting authority.

Where appropriate, reservations and restrictions will be depicted on the plat and described in plat notes.

h. Reservation of Mineral Estate: In accordance with section 6(i) of the Alaska Statehood Act and AS 38.05.125 Reservation, the State, in this decision, reserves unto itself the mineral estate, including oil and gas, and the rights expressed in the reservation clause of the statute, that being the right to reasonable access to the surface for purposes of exploring for, developing and producing the reserved mineral resources. Exploration and development, if any, which could occur, would be consistent with AS 38.05.130 Damages and Posting of Bond and other applicable statutes and regulations.

i. Hazardous Materials and Potential Contaminants:

There is no known contamination of, or hazardous materials on, the subject parcel. The applicant is expected to inspect the subject parcel to ascertain the quality and condition of the land. The State makes no representations and no warranties, expressed or implied, concerning the existence or absence of any hazardous substances, hazardous

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wastes, contaminants, or pollutants on the land proposed for conveyance to the applicant. The State does not assume any liability for the removal of hazardous substances, hazardous wastes, contaminants, or pollutants, nor for the remediation of the site should such substances ever be identified.

The applicant will be required to submit an affidavit acknowledging the condition and history of the site prior to purchase. This affidavit releases the State from liability for the removal of hazardous substances, hazardous wastes, contaminants, or pollutants and for the remediation of the site should such substances ever be identified. Brandy Griffith recognizes that the subject parcel is conveyed on an “as is” basis and in the condition of the conveyance.

- j. Survey: Preliminary Survey Determination #20225185, dated October 12, 2022, determined the leased land to be surveyed. The subject parcel is surveyed as Alaska Tidelands Survey No. 786, containing 0.374 acres, more or less, according to the survey plat recorded in the Cordova Recording District on December 9, 1994, as plat No. 94-5.
- k. Compensation/Appraisal: If the purchase is approved, the parcel will be sold at fair market value as required by AS 38.05.840(a) Appraisal. At the appropriate time, LCS will notify the applicant to begin the appraisal process and will provide a list of approved appraisers. The DMLW Appraisal Section will provide appraisal instructions to an approved appraiser. The applicant bears the cost of appraisal. The date fixed for sale under AS 38.05.840(a) Appraisal and the valuation date of the appraisal will be set as the date of inspection by the appraiser.

## **VI. DMLW and Agency Review**

Information and comments received from multiple sections within DMLW prior to and during agency review have been considered and included in the preparation of this PD. Agency review was conducted between September 22, 2023, through October 12, 2023. Comments pertinent to this proposed action received during agency review have been considered and addressed below. Additional timely comments received during the Public Notice period will be considered and addressed in a subsequent Final Finding and Decision, if one is issued.

DNR DMLW LCS received brief comments of non-objection from the following agencies:  
Alaska Department of Transportation & Public Facilities, DNR Division of Parks & Outdoor Recreation, DNR Division of Oil and Gas, Alaska Department of Fish & Game, Alaska Department of Environmental Conservation, DMLW Public Access Assertion and Defense, and DMLW Statewide Abatement of Impaired Land.

*DNR DMLW LCS Response:* LCS appreciates your review of the proposal.

DNR DMLW Resource Assessment & Development Section (RADS): RADS thanked DMLW for the opportunity to review and comment on the project. RADS stated that the subject parcel is currently unclassified in the Prince William Sound Area Plan (PWSAP); a parcel disposal will require an amendment to the PWSAP classifying the area as Settlement. RADS also stated that a mineral closing order will also need to be issued to close the parcel to new mineral entry. RADS has no objection to the proposed conveyance once the parcel is classified and the mineral closing order is issued.

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*DNR DMLW LCS Response:* LCS appreciates the review of this proposed noncompetitive sale. Included in this decision are a draft Amendment to the PWSAP, a draft Land Classification Order, and a draft Mineral Order (Closing).

The following agencies or groups were included in the agency review, but no comment was received:

- DNR Division of Agriculture, DNR Division of Forestry & Fire Protection, DNR Division of Geological & Geophysical Surveys, DNR State Historic Preservation Office, and U.S. Fish & Wildlife Service.

## **VII. Submittal of Public Comments**

**See *Attachment B: Public Notice for specific dates and conditions.***

Pursuant to AS 38.05.945 Notice, LCS is issuing public notice inviting comment on this Preliminary Decision, draft area plan amendment, draft land classification order, and draft mineral order.

In accordance with AS 38.05.946(a) Hearings, a municipality or corporation entitled to receive notice under AS 38.05.945(c) Notice may hold a hearing within 30 days after receipt of the notice. If a hearing is held, the Commissioner (or representative) shall attend the hearing. The Commissioner has discretion whether or not to hold a public hearing.

LCS will consider all timely, written comments received. If analysis of such comments indicates the need for significant changes to the PD, draft area plan amendment, draft land classification order, or draft mineral order, additional public notice for the affected lands will be given. Reducing the amount of land offered and making minor changes to any of the proposals will not be considered significant changes requiring additional public notice.

If the proposals are approved and no significant change is required, the PD, draft area plan amendment, draft land classification order, or draft mineral order, including any deletions, minor changes, and a summary of comments and LCS responses will be issued as a subsequent FFD, PWSAP Amendment No. SC-88-004A06, Land Classification Order CL SC-88-004A06, and Mineral Order 1284 without further notice. All related actions will be developed separately. However, approval of any action is dependent upon one another. One action will not proceed without approval of all actions.

Only persons from whom LCS receives timely, written comment during the identified comment period will be eligible to file a request for reconsideration of the FFD, PWSAP Amendment No SC-88-004A06, Land Classification Order CL SC-88-004A06, and Mineral Order 1284. Upon approval and issuance of a FFD, a copy of the decision will be made available online at <https://dnr.alaska.gov/mlw/landsales/> and sent with an explanation of the appeal process to any party who provides timely written comment.

DNR is prepared to accommodate individuals with disabilities by providing auxiliary aids, services, or special modifications in order to participate in this review. Individuals who may need such assistance should contact DNR's Public Information Center. For more information refer to *Attachment B: Public Notice*.

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### **DEADLINE TO SUBMIT WRITTEN COMMENT IS 3:00 PM, THURSDAY, AUGUST 21, 2025**

#### **VIII. Stipulations**

If approved for conveyance, the applicant will be required to comply with the following stipulations to complete the land sale:

1. The lessee must remain in good standing with respect to the terms of the lease until the lease is relinquished. If the lessee is not in good standing at any time prior to the relinquishment of the lease, the purchase process will be halted until the lessee regains good standing as determined by DMLW.
2. Once the FFD is signed and the appeal period is over without receiving an appeal, LCS will issue notice to proceed to appraisal. The parcel is already surveyed so the applicant may proceed to appraisal. Within two years from the date of the notice to proceed to appraisal, the applicant must hire an appraiser from DNR's Approved Appraiser list, the appraiser must apply for appraisal instructions issued by DMLW, and then must submit a completed fair market value appraisal in accordance with the appraisal instructions. DMLW must approve the appraisal. Appraisal costs shall be borne by the applicant.
3. Upon approval of the appraisal, a notice to proceed to purchase will be issued to the applicant. Within the time period specified in the notice, the applicant must submit the following to LCS:
  - A signed and notarized affidavit acknowledging the condition of the land and releasing the State from related liability;
  - A completed and signed Declaration of Intent form;
  - A signed and notarized Relinquishment of Land Lease form;
  - A completed Veteran's Land Discount form (if eligible); and
  - Payoff amount plus patent application and recordation fees OR minimum 5% of the purchase price as a deposit plus land sales contract application and recordation fees. Fees are established under 11 AAC 05.100 Land Disposals and 11 AAC 05.200 Recorder's Office and are subject to change. Some fees have been reduced by Director's Order Number 3.
4. Prior to the completion of the purchase and issuance of a state conveyance document, the applicant must remain in good standing with respect to all terms of the Contract for the Sale of Real Property throughout its term, if such a contract is issued. The applicant must also remain in compliance with all applicable state and local ordinances and regulations, including all applicable taxes. Failure to do so may result in termination of the Contract for the Sale of Real Property.

**Special Note:** The applicant must complete steps 1-4 above by *May 5, 2030*, in order to ensure the applicant has a signed land sales contract before the lease expires on *November 5, 2030*. Failure to do this will result in the loss of the applicant's right to purchase this parcel of land or may require the applicant to enter into a new lease agreement and incur associated costs.

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If extenuating circumstances delay any of the stipulations listed above, the applicant is responsible for notifying LCS and receiving approval from LCS for the delay with new timeframes for completion to be given. Failure to do this could result in the closure of the purchase application. The purchase cannot be completed until all the above stipulations have been satisfied.

## **IX. Discussion and Alternatives**

The original lease was issued in 1975 for a 55-year term under the authority of AS 38.05 Alaska Land Act as amended, as stated on the lease agreement. DMLW finds that the issuance authority, in addition to an Uplift Determination issued by the DMLW Survey Section in 2019, qualifies the lease for preference right claim under AS 38.05.102 Lessee Preference.

The preference right applicant and current leaseholder of the parcel is in good standing with the terms of the lease as of the date of this document. Title Report No. 23222 shows no third-party interests or liens that would conflict with a conveyance of the parcel to the applicant. Therefore, the applicant qualifies under AS 38.05.102 Lessee Preference for a preference right claim.

The following alternatives were considered:

### Alternative 1: Sell

Approve the proposed conveyance of the approximately 0.374-acre subject parcel to the applicant in accordance with AS 38.05.102 Lessee Preference.

### Alternative 2: Lease

Continue with a lease agreement.

### Alternative 3: Retain

DNR will take no action and retain the subject parcel.

Alternative 1 will provide settlement land to the private sector, generate revenue for the State, mitigate costs related to the management of leased lands, and is compatible with area plan management intent. The sale of the parcel allows the applicant's improvements to remain *in situ* and provides the applicant assurances required for future planning and passing property to heirs. Therefore, it is in the best interest of the State to sell the parcel as proposed in this decision.

Article VIII, Section 1 of the Alaska Constitution states, "it is the policy of the State to encourage the settlement of its land and the development of its resources by making them available for maximum use consistent with the public interest." Alternative 1 provides a method for DNR to meet the obligations laid out in the Constitution and statute and supports DNR's goal of providing lands for private settlement and supporting economic growth throughout Alaska. This is the preferred alternative.

Under Alternative 2, DNR will continue managing a lease issued to the applicant. The lessee receives control of the leasehold for a given period. There is a possibility DMLW will incur future management costs related to ensuring performance under the lease agreement and administrative costs related to lease administration. In addition, upon lease expiration or relinquishment, the applicant is required to submit and execute a reclamation plan to rehabilitate the land within the leasehold. Due to the nature of the activities and existing improvements,

**Preliminary Decision**

AS 38.05.102 Preference Right – ADL 68214

Page 13 of 14

reclamation may be difficult. This is not in the best interest of the State. This alternative is not preferred.

Under Alternative 3, the State would need to expend resources managing the land while forgoing the income that could have been generated by a sale or lease. If the State chooses to neither sell nor lease the land to the current leaseholder, the lessee will be required to remove existing infrastructure from the land that was approved under a lease approved by the State and restore the land to its original condition. The applicant may lose improvements if they are immobile, causing detriment to the applicant. Retaining the subject parcel in state ownership is not in the best interest of the State. This alternative is not preferred.

For the reasons outlined above, Alternative 1 is the preferred alternative. The sale of the subject parcel is beneficial to both the State, and to the applicant. It provides maximum use for the public benefit by providing land for private settlement, does not disturb or curtail nearby state land uses, and supports the long-term growth and development of the nearby community.

Recommendation follows.

## **Preliminary Decision**

AS 38.05.102 Preference Right – ADL 68214

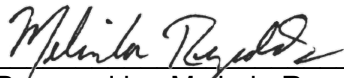
Page 14 of 14

### **X. Recommendation and Preliminary Decision**

This Preliminary Decision for the proposed disposal of State lands, PWSAP Amendment and associated Land Classification Order CL SC-88-004A06, and Mineral Order 1284 described throughout this document are consistent with the overall management intent for state-owned lands. Alternative 1 is the preferred alternative because it is the maximum best use of state land, addresses a land claim under preference right statutes, and helps meet the mission of the land sales program.

This is a Preliminary Decision, and analysis of subsequent public review may result in changes to the preferred alternative of the proposed disposal of state lands, PWSAP Amendment and associated Land Classification Order CL SC-88-004A06, and Mineral Order 1284. If the decision is approved, PWSAP Amendment and associated Land Classification Order CL SC-88-004A06, and Mineral Order 1284 will accompany and precede any Final Finding and Decision issued. A Final Finding and Decision will address any significant issues or concerns presented during the public review process. If the applicant is unable to complete the stipulations, DMLW may decide to close this purchase application or require extension or renewal of the lease to allow additional time to complete the purchase process.

The PD described above, as represented by the preferred alternative, has been reviewed and considered. I find that the recommended action may be in the best interest of the State and that it is hereby approved to proceed to public notice.



Prepared by: Melinda Reynolds  
Natural Resource Specialist  
Land Conveyance Section  
Division of Mining, Land and Water  
Department of Natural Resources  
State of Alaska

7/17/2025

Date of Signature



Approved by: Hannah Uher-Koch  
Section Chief  
Land Conveyance Section  
Division of Mining, Land and Water  
Department of Natural Resources  
State of Alaska

7/17/2025

Date of Signature





**Brandy Rose Griffith**  
**ADL 68214**

## Attachment A: Vicinity Map

Proposed Noncompetitive Sale  
Pursuant to AS 38.05.102

This map is for graphic representation only. It is intended to be used only as a guide and may not show the exact location of existing survey parcels or show all easements and reservations. Source documents remain the official record.



### Section 32, Township 15 South, Range 3 West, Copper River Meridian

USGS Quad 1:63,360 Cordova C-5

For more information contact:

Melinda Reynolds

Department of Natural Resources

Division of Mining, Land and Water

Land Conveyance Section

Phone: 907-269-5664

Fax: 907-269-8916

Email: [melinda.reynolds@alaska.gov](mailto:melinda.reynolds@alaska.gov)

MJR 7/02/2025





STATE OF ALASKA  
DEPARTMENT OF NATURAL RESOURCES  
DIVISION OF MINING, LAND AND WATER

**Attachment B: PUBLIC NOTICE**

**Requesting Input for Proposed Noncompetitive Sale to  
Preference Right Applicant - ADL 68214  
AS 38.05.102**

**COMMENT PERIOD ENDS 3:00 PM, THURSDAY, AUGUST 21, 2025**

The Alaska Department of Natural Resources (DNR), Division of Mining, Land and Water (DMLW), Land Conveyance Section (LCS) is conducting a public notice for a noncompetitive land sale located approximately two miles southwest of Cordova. The legal description for the parcel is Alaska Tidelands Survey No. 786, containing 0.374 acres, more or less, according to the survey plat recorded in the Cordova Recording District on December 9, 1994, as plat No. 94-5.

To obtain the notice, Preliminary Decision (PD), or instructions on submitting comment, go to <https://dnr.alaska.gov/mlw/landsales/> or <https://aws.state.ak.us/OnlinePublicNotices/>. For assistance in obtaining the documents by an alternative method, to request auxiliary aids, services, or special accommodations, contact DNR's Public Information Centers on State work days, Monday through Friday, between 8:30 AM and 4:00 PM in Anchorage at (907) 269-8400 or Fairbanks at (907) 451-2705 or the Southeast Land Office in Juneau at (907) 465-3400 or TTY: 711 for Alaska Relay or 1-800-770-8973 or go to <https://dnr.alaska.gov/commis/pic/> for additional contact information. Individuals who require special assistance must request assistance from the Public Information Center in Anchorage no later than 4:00 PM, Thursday, August 14, 2025.

Pursuant to AS 38.05.945 Notice, the public is invited to submit comments on the Preliminary Decision. **The deadline for public comment is 3:00 PM, THURSDAY, AUGUST 21, 2025.** Only persons from whom DNR DMLW LCS receives timely, written comment during the identified comment period will be eligible to file an appeal of the Final Finding and Decision (FFD). Written comment may be received by fax, email, or postal mail. To submit comments or for direct inquiries, contact Melinda Reynolds by mail at 550 West 7<sup>th</sup> Ave, Suite 640, Anchorage, AK 99501 or by fax at (907) 269-8916 or by email at [melinda.reynolds@alaska.gov](mailto:melinda.reynolds@alaska.gov). If you have questions, call Melinda Reynolds at (907) 269-5664.

If no significant change is required, the PD, including any minor changes and a summary of comments and responses, will be issued as the FFD without further notice. A copy of the FFD will be sent to any persons who commented timely on the PD.

DNR reserves the right to waive technical defects in this notice.

# CITY OF CORDOVA



July 22, 2025

Ryan Anderson, Commissioner  
Alaska Dept. of Public Transportation & Public Facilities  
2301 Peger Road  
Fairbanks AK 99709

Dear Commissioner Anderson,

In response to an invitation to comment, the City of Cordova is writing to comment on the proposed Winter 2025 - 2026 AMHS ferry schedule for Prince William Sound.

I believe the Cordova School District has submitted its travel dates and events in the past, could these please be added to the "Community Events" listing that's included in the public comment document? And we request that these other events be added to the Community Events listing or modified in their current listing:

- "Sobriety Celebration" should be listed as Native Village of Eyak Sobriety Celebration
- Cordova Christmas Bazaar, December 5 – 6, 2025
- Cordova High School Tip-off Tournament, January 16 – 17, 2026

Can the AMHS share some more information about the lay-up planned for the F/V Aurora? Initially we were told it would be an extra 30 days for a total of 12 weeks, now that the schedule is released the lay-up period is presented as 14 weeks long.

Once again, for the fourth or fifth year in a row, Cordova is scheduled to go without ferry service for more than three months during a busy fall season when school sports and academic groups are traveling regularly, households are making post-fishing season trips for medical care and household shopping, and the Native Village of Eyak's annual Sobriety Celebration (drawing several hundred participants) takes place.

I didn't note whether southwest communities were made to go without ferry service for months at a time in 2024, but I would like to hear back from the Department about why we are consistently made to bear this burden, and why the service outages aren't rotated among other coastal Alaska communities? We still have not received a response to this comment.

Thank you for your consideration,

A handwritten signature in blue ink that reads "Kristin Smith". The signature is written in a cursive, flowing style.

Kristin Smith, Mayor  
**City of Cordova**  
[mayor@cityofcordova.net](mailto:mayor@cityofcordova.net)



## PUBLIC NOTICE

### Cordova Subdivision

The University of Alaska Land Management Office (UALM) is seeking public comment on the attached development and disposal plan.

Parties interested in commenting on this proposed disposal plan must submit written comments to UALM by fax at (907) 786-7733, by email at [ua-land@alaska.edu](mailto:ua-land@alaska.edu), or at the address listed below no later than **5:00 P.M. on Friday, August 22, 2025**, to be considered.

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Anchorage Office  
1835 Bragaw St. Ste. 490  
Anchorage, Alaska 99508

UNIVERSITY OF ALASKA  
Land Management

[www.alaska.edu/ualand](http://www.alaska.edu/ualand)  
[ua-land@alaska.edu](mailto:ua-land@alaska.edu)

Fairbanks Office  
2025 Yukon Dr. Ste. 211  
Fairbanks, Alaska 99775



## **DEVELOPMENT AND DISPOSAL PLAN**

### **Cordova Subdivision**

#### **Sections 29 & 32 within Township 15 S, Range 3 W, Copper River Meridian Cordova Recording District**

The University of Alaska ("University") intends to subdivide an approximately 32-acre tract of land in Cordova. After the subdivision process is complete, the parcels will be offered for sale at or above fair market value. The University intends to offer parcels for sale competitively or over the counter.

This public notice serves to notify the public of the University's intent to subdivide and sell the indicated parcels of land. Additional public notice by outside agencies may be required during the subdivision process.

This development and disposal plan is effective as long as the University owns the parcel.

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Anchorage Office  
1835 Bragaw St. Ste. 490  
Anchorage, Alaska 99508

UNIVERSITY OF ALASKA  
Land Management

[www.alaska.edu/ualand](http://www.alaska.edu/ualand)  
[ua-land@alaska.edu](mailto:ua-land@alaska.edu)

Fairbanks Office  
2025 Yukon Dr. Ste. 211  
Fairbanks, Alaska 99775

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**PARCEL INFORMATION**

Parcel No.: GU.CV.0004 (City of Cordova Parcel ID 02-082-700)

Description: Approximately 32.9 acres of vacant land located on Whiskey Ridge Road, within the UR, unrestricted district. Utilities are available directly adjacent to the parcel, and a six-inch water main and an eight-inch sewer main are located within Whiskey Ridge Drive and serve the neighboring subdivision.

Legal Description: Tract 1-A, Meadow View Subdivision, containing 32.9 acres, more or less, according to the survey plat recorded in the Cordova Recording District on September 19, 2022 as Plat No. 2022-11.

Parcel No.: GU.CV.0014 (City of Cordova Parcel ID 02-082-610)

Description: Approximately 1.3 acres of vacant land located adjacent to Tract 1-A of the proposed subdivision parcel, GU.CV.0004.

Legal Description: Tract 2, Group B, of Alaska State Land Survey No. 73-35, Cordova Small Tracts, containing 1.276 acres, more or less, according to the survey plat filed in the Cordova Recording District on May 16, 1974 as Plat No. 74-291.

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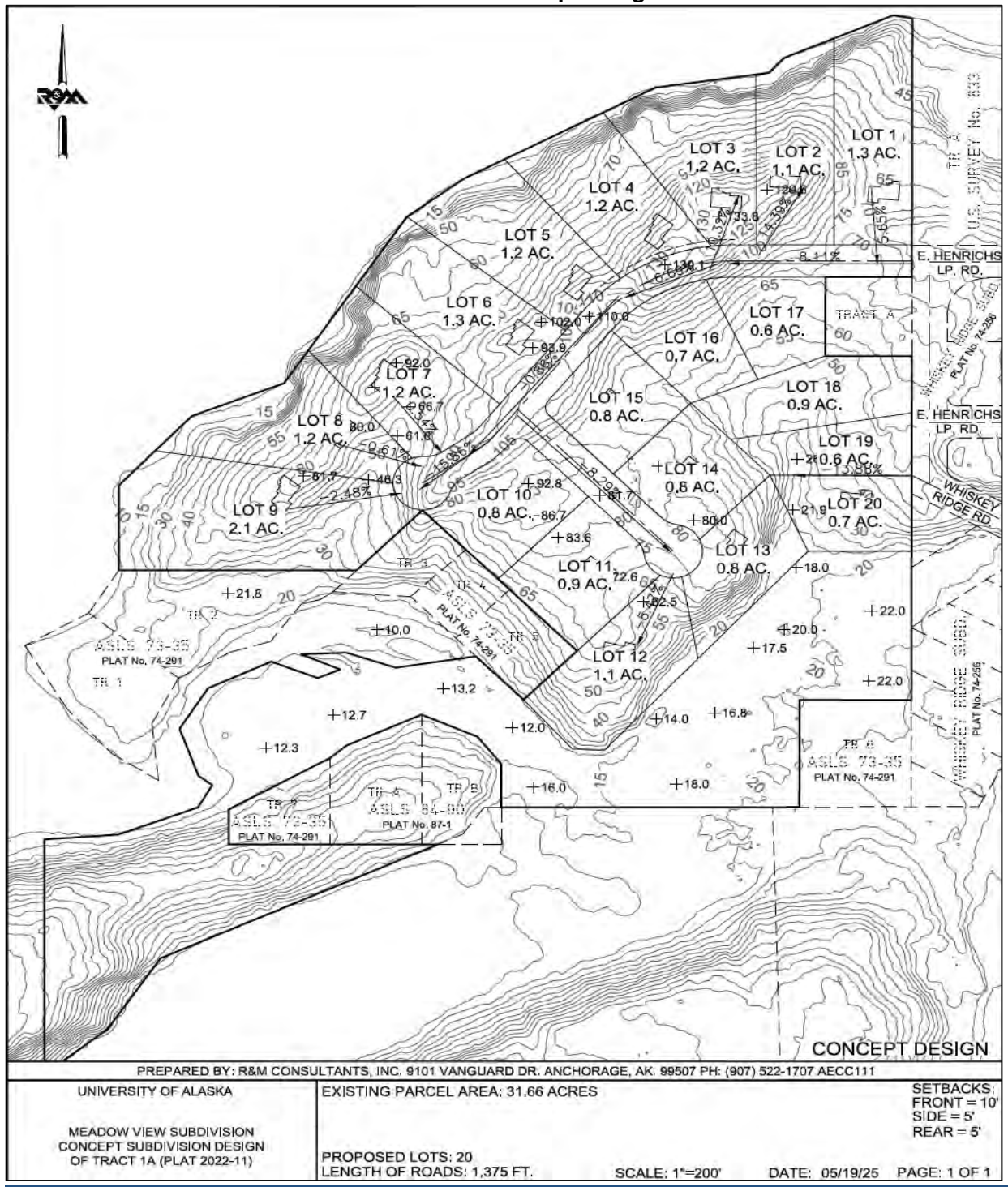
UNIVERSITY OF ALASKA  
Land Management

Anchorage Office  
1835 Bragaw St. Ste. 490  
Anchorage, Alaska 99508

[www.alaska.edu/ualand](http://www.alaska.edu/ualand)  
[ua-land@alaska.edu](mailto:ua-land@alaska.edu)

Fairbanks Office  
2025 Yukon Dr. Ste. 211  
Fairbanks, Alaska 99775

## Subdivision Concept Design



UNIVERSITY OF ALASKA  
Land Management

Anchorage Office  
1835 Bragaw St. Ste. 490  
Anchorage, Alaska 99508

[www.alaska.edu/ualand](http://www.alaska.edu/ualand)  
[ua-land@alaska.edu](mailto:ua-land@alaska.edu)

Fairbanks Office  
2025 Yukon Dr. Ste. 211  
Fairbanks, Alaska 99775





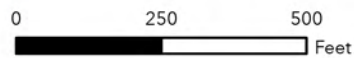
 University of Alaska Land

**Map Location**



**Meadow View Subdivision**

Created: 7/18/2025  
NAD 1983 2011 StatePlane Alaska 3 FIPS 5003 Feet







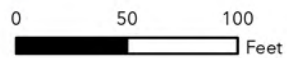
University of Alaska  
Land

#### Map Location



#### Meadow View Subdivision

Created: 7/18/2025  
NAD 1983 2011 StatePlane Alaska 3 FIPS 5003 Feet





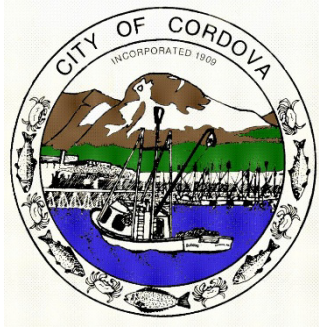
Thank you for your  
kindness, generosity & support.

With Love ~

The Class of 2025



Dalton Teyan  
Noah  
Sam C. Fort  
DJF  
Chloe  
Ellie  
Kenzie Clarke  
Maggie  
Thuyet  
KK  
Brynn  
Ash  
The! Shelby  
Katie  
Thomas M.  
Thank you!  
mom



**AGENDA ITEM 12**  
**City Council Meeting Date: 8/6/25**  
**CITY COUNCIL COMMUNICATION FORM**

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**FROM:** Susan Bourgeois, City Clerk  
**DATE:** 7/30/25  
**ITEM:** Ordinance 1232 excepting ski hill from provisions of 6.12.030  
**NEXT STEP:** Majority roll call vote on second reading

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☒ ORDINANCE  
☐ MOTION

☐ RESOLUTION  
☐ INFORMATION

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**I. REQUEST OR ISSUE:** Ordinance excepting Ski Hill from provisions of 6.12.030 same way we do for special events at Cordova Center.

**II. RECOMMENDED ACTION / NEXT STEP:** Council adoption of Ordinance 1232 on second reading.

**III. FISCAL IMPACTS:** Salmon Jam at Ski Hill brings tourism dollars to Cordova and the event is run mostly by volunteers this would be one less hoop to jump through for these volunteers.

**IV. BACKGROUND INFORMATION:** There have been times in the past when the request for Council action has been sent in late and staff has scrambled to either amend a regular meeting agenda (as we did on July 2, 2025) or last minute assemble enough Council members for a special meeting in order to approve the beer garden at Ski Hill. The adoption of this ordinance would ensure this is an easier process for the volunteers who run Salmon Jam as well as for city staff and city council.

**V. SUMMARY AND ALTERNATIVES:** Council can adopt the ordinance or vote it down in order to keep that piece of code in place and continue the process that requires council approval for the beer garden at Ski Hill for Salmon Jam.

**CITY OF CORDOVA, ALASKA  
ORDINANCE 1232**

**AN ORDINANCE OF THE COUNCIL OF THE CITY OF CORDOVA, ALASKA, AMENDING CORDOVA MUNICIPAL CODE SECTION 6.12.040—EXCEPTIONS, TO ALLOW THE CITY MANAGER TO AUTHORIZE USE PERMITS TO EXCEPT SPECIAL EVENTS HELD AT SKI HILL, FROM THE PROVISIONS OF 6.12.030—ALCOHOLIC BEVERAGES-CONSUMPTION IN PUBLIC PLACES**

**WHEREAS**, Ski Hill is the traditional location for the Copper River Salmon Jam music concerts held each summer in Cordova; and

**WHEREAS**, the consumption of alcoholic beverages, often at a beer garden, at this event is customary, expected by the sponsoring entity, and enhances the marketability of the Copper River Salmon Jam, ancillary events, and more generally of Cordova as a destination for tourists; and

**WHEREAS**, it has become impractical to have the City Council except Ski Hill by use permit from the provisions of 6.12.030 each year when this event is scheduled.

**BE IT ORDAINED** by the Council of the City of Cordova, that:

**Section 1.** Section 6.12.040 of the Cordova Municipal Code is hereby amended as follows:

**6.12.030 Alcoholic beverages—Consumption in public places.**

- A. It is unlawful for any person to consume any alcoholic beverage on any public street, alley or highway within the city limits or in or upon the grounds of any city building or property, except as permitted by ordinance, use permit or regulation.
- B. It is unlawful for any person to possess any open bottle, can, or other receptacle, containing any alcoholic beverage on any public street, sidewalk or alley within the city limits or in or upon the grounds of any municipal building or property, except as permitted by ordinance, use permit or regulation.
- C. The city council is authorized to designate public areas and places within the city limits, in addition to those specified in subsection A and B of this section, in which the consumption of alcoholic beverages or possession of open alcoholic beverage containers is prohibited, and to cause signs to be posted in such areas or places advising members of the public of the prohibition.

**6.12.040 Exceptions.**

- A. The city council is authorized by use permit to except any public street, alley, highway, city building or city property from Section 6.12.030.
- B. The city manager or his designee is authorized by use permit to except special events at the Cordova Center **and at Ski Hill** from Section 6.12.030.

**Section 2.** This ordinance shall be effective thirty (30) days after its passage and publication. This ordinance shall be enacted in accordance with Section 2.13 of the Charter of the City of Cordova, Alaska, within ten (10) days after its passage.

1<sup>st</sup> reading: July 16, 2025, 2<sup>nd</sup> reading and public hearing: August 6, 2025

**PASSED AND APPROVED THIS \_\_\_\_ DAY OF \_\_\_\_\_ 2025.**

\_\_\_\_\_  
Kristin Smith, Mayor

ATTEST:

\_\_\_\_\_  
Susan Bourgeois, City Clerk



**AGENDA ITEM 13**  
**CITY COUNCIL MEETING DATE: 8/6/25**  
**CITY COUNCIL COMMUNICATION FORM**

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**FROM:** Samantha Greenwood, City Manager  
**DATE:** 7/30/2025  
**ITEM:** Ordinance 1233  
**ACTION:** Amend the Cordova Municipal Code section 4.16.050–residency requirement

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<input checked="" type="checkbox"/> Ordinance	<input type="checkbox"/> Motion
<input type="checkbox"/> Resolution	<input type="checkbox"/> Information

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**I. REQUEST OR ISSUE:** To change ‘city limits’ to ‘greater Cordova area’ and to further clarify what it means to reside in the ‘greater Cordova area’, in chapter 4.16 Appointments and Promotions, all within Title 4 - Personnel.

**II. BACKGROUND:** The need to define reside stems from the desire to provide flexibility in scheduling, principally for the police department. The police department has had a difficult time overall filling positions and has not been able to fill the budgeted 4th officer position for 2024 or 2025. The majority of the applicants, for the last year, who have applied are looking for two weeks on and two weeks off schedule.

This schedule is becoming the norm for many remote communities in Alaska. Currently, seven remote communities have implemented the schedule and filled multiple positions, making it difficult for the Cordova Police Department to compete. Currently, the police department for FY25 has budgeted a Chief, a Sergeant, and four officers. There are two vacant positions: the chief and an officer. Sergeant Hayden is also acting chief; one officer will be undergoing on-the-job training into the fall, and there have been officers on medical leave at various times throughout the summer. Most of the busy summer has been staffed with two officers on duty, requiring multiple consecutive long days. It is in the best interest of the city and the police officers to be able to compete with other municipal departments around the state by offering two weeks on and two weeks off schedule.

While looking at this section of Code and initially only wanting to define reside more clearly, we also realized the need to change ‘city limits’ to ‘greater Cordova area’ based on the significant increase in development occurring in the Hartney Bay Subdivision and elsewhere around Cordova but outside of city limits. When City staff moves here from outside of Cordova, it is in the City’s best interest to give them every opportunity to find rental housing or to invest in the area by buying a home, without limiting them to

only rentals or homes that are inside city limits. That is also the case for any existing City employees who are ready to buy or build homes – it is important that we give them every opportunity to do so and to be able to remain employed with the City.

**III. RECOMMENDED ACTION:** Approval of Ordinance 1233

**IV. FISCAL IMPACTS:** Providing the police department a competitive schedule will reduce OT, potential loss of employees due to burnout, and increase the overall productivity for the staff.

**V. SUMMARY AND ALTERNATIVES:** The staff has spent a lot of time looking into alternative schedules and what's being offered in other remote areas. We believe that this gives us a better opportunity to fill the vacant positions and sustain full staff.

**CITY OF CORDOVA, ALASKA  
ORDINANCE 1233**

**AN ORDINANCE OF THE COUNCIL OF THE CITY OF CORDOVA, ALASKA, AMENDING  
CORDOVA MUNICIPAL CODE SECTION 4.16.050–RESIDENCY REQUIREMENT, TO  
REPLACE ‘CITY LIMITS’ WITH ‘GREATER CORDOVA AREA’ AND TO CLARIFY AND  
FURTHER DEFINE RESIDENCY**

**WHEREAS**, there are subdivisions in the ‘greater Cordova area’ that are not within ‘City limits’ where many homes are being built, sold, and lived-in by Cordova community members; and

**WHEREAS**, it is likely that City employees may someday occupy such homes, and it is in the City’s best interest to allow such employees to do so while remaining employed by the City; and

**WHEREAS**, local governments around the State have adjusted to alternative work schedules in order to fill positions especially within certain departments; and

**WHEREAS**, some of the City of Cordova’s long-time vacant positions might be filled if the City adopted alternative work schedules, especially in public safety departments such as Fire and Police; and

**WHEREAS**, alternative work schedules such as 2 weeks on, 2 weeks off, are amenable to prospective public safety employees and refining the definition of residency would allow City of Cordova to employ individuals using alternative work schedules.

**BE IT ORDAINED** by the Council of the City of Cordova, that:

**Section 1.** Section 4.16.050 of the Cordova Municipal Code is hereby amended as follows:

**4.16.050 - Residency requirement.**

Officers and employees of the city shall reside in the greater Cordova area ~~city limits~~ within six months from the date of hire or appointment. **For purposes of this section, city limits is synonymous with greater Cordova area. For purposes of this section, an employee “resides in the greater Cordova area” so long as they do so during their assigned work schedule and while performing work for the City. This provision does not prevent an employee from residing outside the City when not performing work for the City.**

**Section 2.** This ordinance shall be effective thirty (30) days after its passage and publication. This ordinance shall be enacted in accordance with Section 2.13 of the Charter of the City of Cordova, Alaska, within ten (10) days after its passage.

1<sup>st</sup> reading: July 16, 2025 , 2<sup>nd</sup> reading and public hearing: August 6, 2025

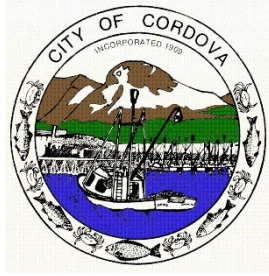
**PASSED AND APPROVED THIS \_\_\_\_ DAY OF \_\_\_\_\_ 2025.**

\_\_\_\_\_  
Kristin Smith, Mayor

ATTEST:

\_\_\_\_\_  
Susan Bourgeois, City Clerk

~~Deleted language is stricken through~~ and **added language is bold and underlined**



**AGENDA ITEM 14**  
**City Council Meeting Date: 8/06/2025**  
**CITY COUNCIL COMMUNICATION FORM**

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**FROM:** Samantha Hagerthy-Schneider, Parks and Recreation Director  
**DATE:** 7/30/2025  
**ITEM:** Adoption of City of Cordova Comprehensive Trails Plan 2025

---

☐ ORDINANCE  
☐ MOTION

☒ RESOLUTION  
☐ INFORMATION

---

**I. BACKGROUND INFORMATION:** The Cordova Comprehensive Trails Plan is the culmination of a seven-year, community-wide planning effort that began in 2018 and succeeded in achieving its primary goal of defining a coordinated strategy for managing, maintaining, and promoting Cordova's trail network. Management responsibilities encompass trail planning and design, construction, and funding. Final implementation will be shared among plan partners—representing Federal, State, and City governments, Native Corporations, and the Cordova Trails Plan committee—collaborating with individuals, businesses, and foundations to create a diversified and cost-effective trail system.

Through these partnerships, Cordova can leverage volunteer labor, access grant opportunities not available to governments, receive in-kind technical assistance, and coordinate resource sharing for trail maintenance, leading to substantial cost savings. The plan builds on existing community input and inventory from prior efforts, and offers a unified framework for coordinated investment, stewardship, and grant pursuit across lands managed by USFS, Eyak Corporation, State of Alaska, and the City of Cordova.

**II. RECOMMENDED ACTION / NEXT STEP:** Council suggested motion “to approve Resolution 08-25-21 a resolution of the Council of the City of Cordova, Alaska adopting the City of Cordova Comprehensive Trails Plan 2025.

**III. FISCAL IMPACTS:** The Cordova Comprehensive Trails Plan requires no direct funding from the City of Cordova, as implementation is driven by collaborative partnerships with federal, state, native corporations, non-profit, and community stakeholders. Which provides leverage with volunteer labor, grant opportunities, in-kind expertise, and shared resources to deliver a diversified, cost-effective trail network.

**CITY OF CORDOVA, ALASKA  
RESOLUTION 08-25-21**

**A RESOLUTION OF THE COUNCIL OF THE CITY OF CORDOVA, ALASKA,  
ADOPTING THE CITY OF CORDOVA COMPREHENSIVE TRAILS PLAN 2025**

**WHEREAS**, the Cordova Trails Committee is tasked with advising the Parks and Recreation Commission on the development of new trails, enhancement of existing trails and the development of additional trail resources; and

**WHEREAS**, the Cordova Trails Committee developed the Cordova Comprehensive Trails Plan through a multiyear public process that outlines goals, strategies, and priorities for improving, maintaining, and expanding Cordova's trail system; and

**WHEREAS**, this document is a collaborative effort involving the Cordova Trails Committee, the Eyak Corporation, and Federal, State, and City government entities; and

**WHEREAS**, this document serves as a strategic resource designed to support funding applications and foster partnerships, thereby enhancing fiscal opportunities and collaborative initiatives.

**NOW, THEREFORE BE IT RESOLVED THAT** the Council of the City of Cordova, Alaska, does hereby adopt The City of Cordova Comprehensive Trails Plan 2025.

**PASSED AND APPROVED THIS 6<sup>th</sup> DAY OF AUGUST 2025**

\_\_\_\_\_  
Kristin Smith, Mayor

ATTEST:

\_\_\_\_\_  
Susan Bourgeois, CMC, City Clerk



**CITY OF CORDOVA, ALASKA  
PARKS AND RECREATION COMMISSION  
RESOLUTION 2025-02**

**A RESOLUTION OF THE PARKS AND RECREATION COMMISSION OF  
THE CITY OF CORDOVA, ALASKA RECOMMENDING CITY COUNCIL  
ADOPTION OF THE CORDOVA TRAILS COMMITTEE CITY OF  
CORDOVA COMPREHENSIVE TRAILS PLAN.**

**WHEREAS**, pursuant to Cordova Municipal Code 3.52.050, the Cordova Parks and Recreation Commission is an advisory commission to the Cordova City Council established to advise on matters pertaining to Parks and Recreation including:

- A. Making recommendations to the city council regarding policies, planning and implementation of plans having to do with the establishment, development, and maintenance of city parks; and
- B. Making recommendations regarding the establishment and operation of recreational programs and the development and maintenance of recreational facilities; and
- C. Making recommendations regarding the parks and recreation budget.
- D. Receiving, considering, and evaluating public input, opinions and recommendations regarding parks and recreation programs in the city, and advise the city council and planning commission of any findings; and
- E. Preparing a comprehensive parks and recreation plan for approval by the council every five years.

**WHEREAS**, the Cordova Trails Committee developed a Trails Plan through a public process that outlines goals, strategies, and priorities for improving, maintaining, and expanding Cordova's trail system; and

**WHEREAS**, the Parks and Recreation Commission has reviewed the proposed Cordova Trails Committee Comprehensive Trails Plan and finds it consistent with the mission and goals of the Parks and Recreation Department, and beneficial to the community.

**NOW, THEREFORE, BE IT RESOLVED** that the Parks and Recreation Commission of the City of Cordova, Alaska supports the adoption of the Cordova Trails Committee Trails Plan and recommends its approval by the City Council.

**PASSED AND APPROVED THIS 29<sup>th</sup> DAY OF JULY 2025.**

\_\_\_\_\_  
Commission Chair

Attest:

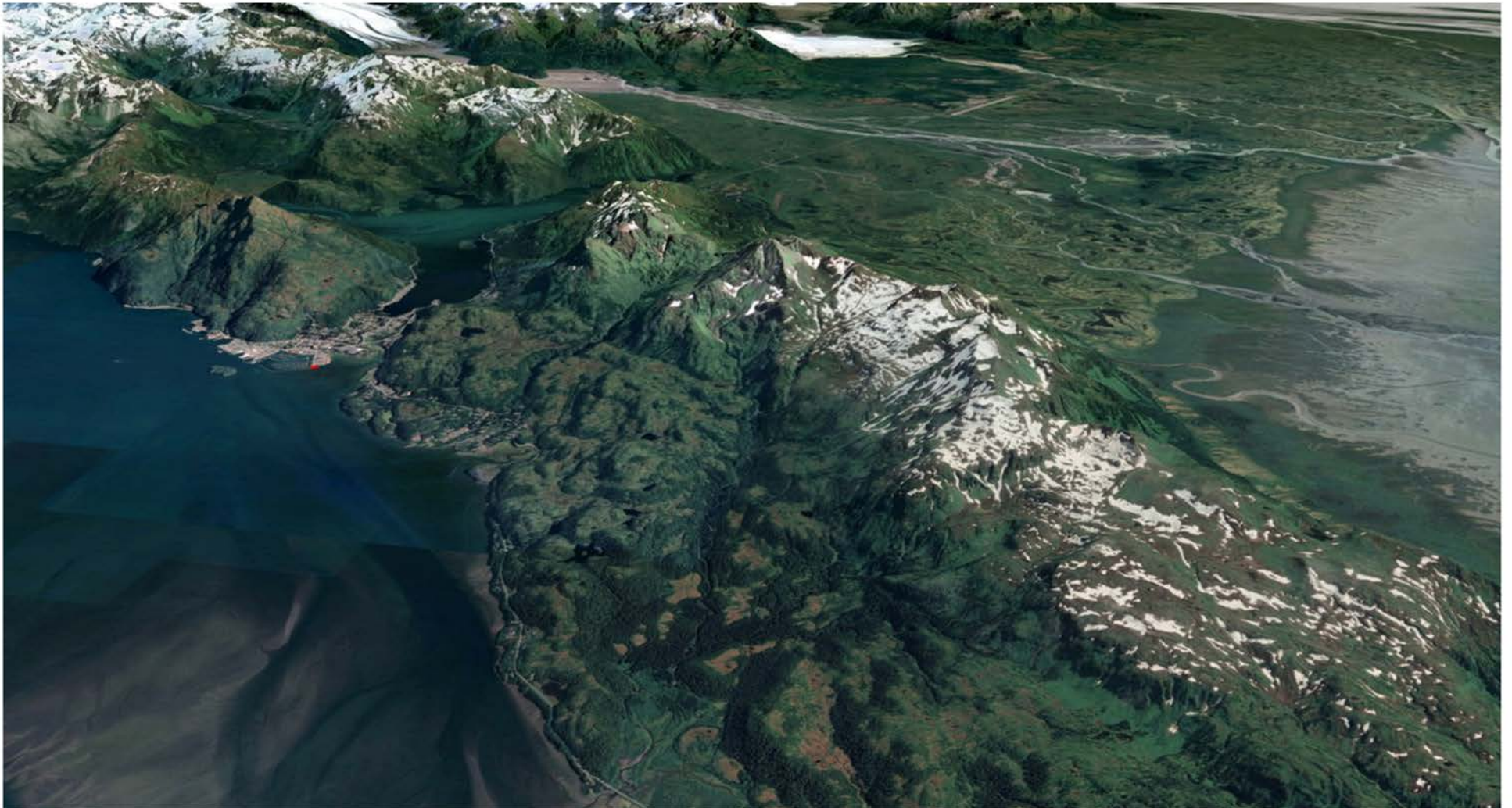
\_\_\_\_\_  
Department Director



# City of Cordova

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## Comprehensive Trails Plan 2025



# Welcome

The Cordova Comprehensive Trails Plan is the result of a 7 year, community-wide, planning effort. This plan achieves the primary goal established in 2018 of setting a clear direction for managing, maintaining, and promoting Cordova trails. "Managing" includes trail planning and design, construction, and funding. Final implementation of the plan rests upon the trail plan partners and the public. Partners to the plan represent Federal, State, and City government, Native Corporations and the Cordova Trails Plan committee. These partners will combine resources with individuals, businesses, and foundations in order to establish a cost-effective and diversified trail system. Some examples of the cost savings that can be realized through these partnerships are the use of volunteer labor, eligibility for grants not available to governments, in-kind contributions of expertise in trail planning and design, and collaboration to supply resources for trail maintenance.



# Acknowledgements

## **City of Cordova**

Director, Parks and Recreation - Duncan Chisholm (prior), Samantha Hagerthy-Schneider (current)

## **Cordova Trails Committee (CTC)**

Elizabeth Senear, Toni Godes, Ryan Schuetze, David Zastrow, Wendy Ranney, Michelle Hahn, Stormy Haught

## **Other Contributors:**

## **NPS Rivers, Trails & Conservation Assistance Program (RTCA)**

Zachary Babb, Kristin Pace, Leigh Ann Belloli, Lizzy Dean, Michael Downs, Page Seibert

## **Casey Planning & Design**

Nancy Casey

## **Chugach National Forest**

David Zastrow, Kate Mohatt, Dylan Charnon, Leah Mullins, Caine Daugherty

## **The Eyak Corporation**

Tiffany Beedle

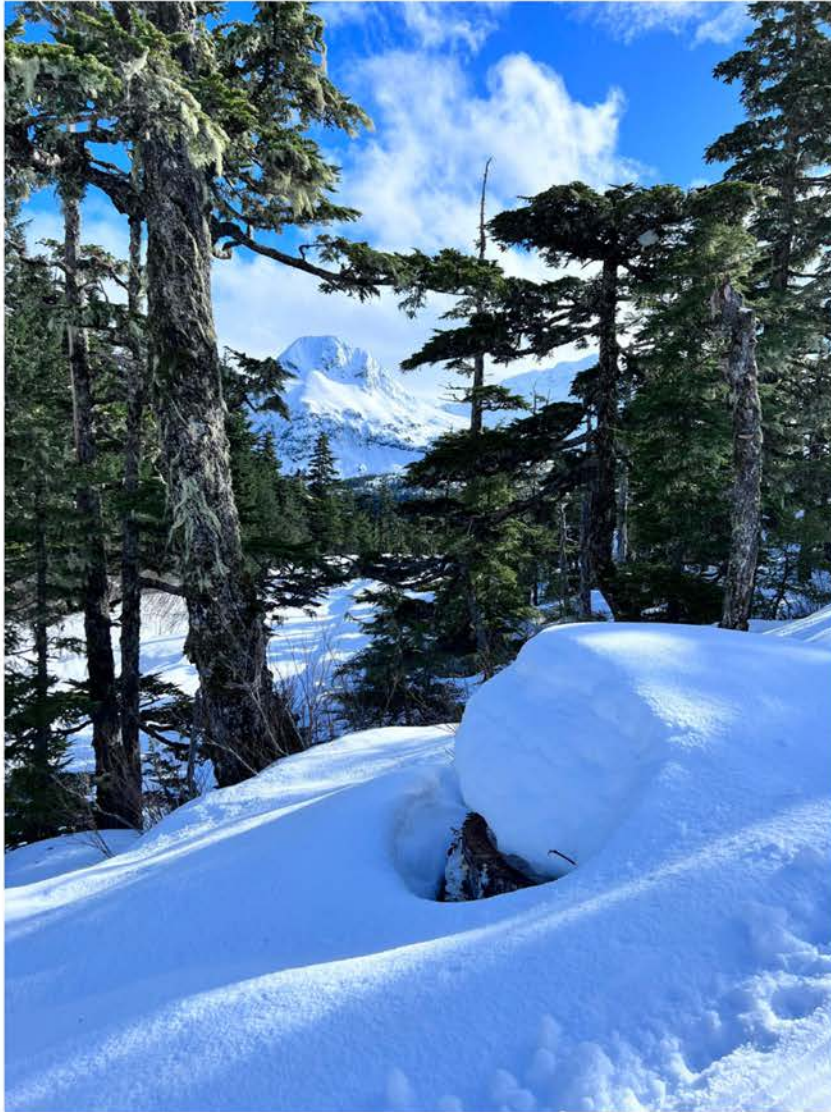
## **Sheridan Alpine Association**

Dave Branshaw, Paul Swartzbart, John Williams, Heath Kocan, Steve Vican

## **Cordova Historical Society**

Cordova Covered Spaces Project - Natasha Casciano, Dotty Widman

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# Introduction



Cordova's trail system is a valuable community resource. Trails provide residents and visitors access to a variety of natural environments and offer opportunities for exercise, recreation, subsistence, and many other activities. Trails near town present readily accessible options to take a walk and enjoy nature and allow visitors to easily experience the spectacular scenery around Cordova. Trails outside of the immediate downtown area can be accessed by biking, walking, or driving.

Cordova's trails range from gentle shoreline strolls to strenuous alpine hikes and offer opportunities for a variety of experience levels and interests. Many of the trails within this system are multi-use including hiking, skiing, snowshoeing and biking. Motorized use including ATV and snow machine are allowed on some of the trails within the planning area. Cordova's tradition of respecting the rights of each group's use of these trails and common courtesy make for a friendly and safe outdoor experience.

The community has expressed a strong desire for greater connectivity between existing trails. Diverse user groups aim for safe corridors that link existing trails and popular destinations. As Cordova changes and grows it is important to maintain paths for travel around the community. The purpose of this document is to record each of these trails and develop a management plan to ensure the basic trail infrastructure is safe, usable, and the best it can be. Priorities are based upon public comment and the desire for safe, enriching outdoor experiences. Proposed projects are based upon improving user safety and trail connectivity and addressing the needs of underserved users.

# Executive Summary

## Plan Purpose

The area outlined in red highlights the planning area for the Cordova Trails Plan (CTP). At the northern edge, the area includes Power Creek Trail, and at the southern end follows the trails off Whitshed Road.

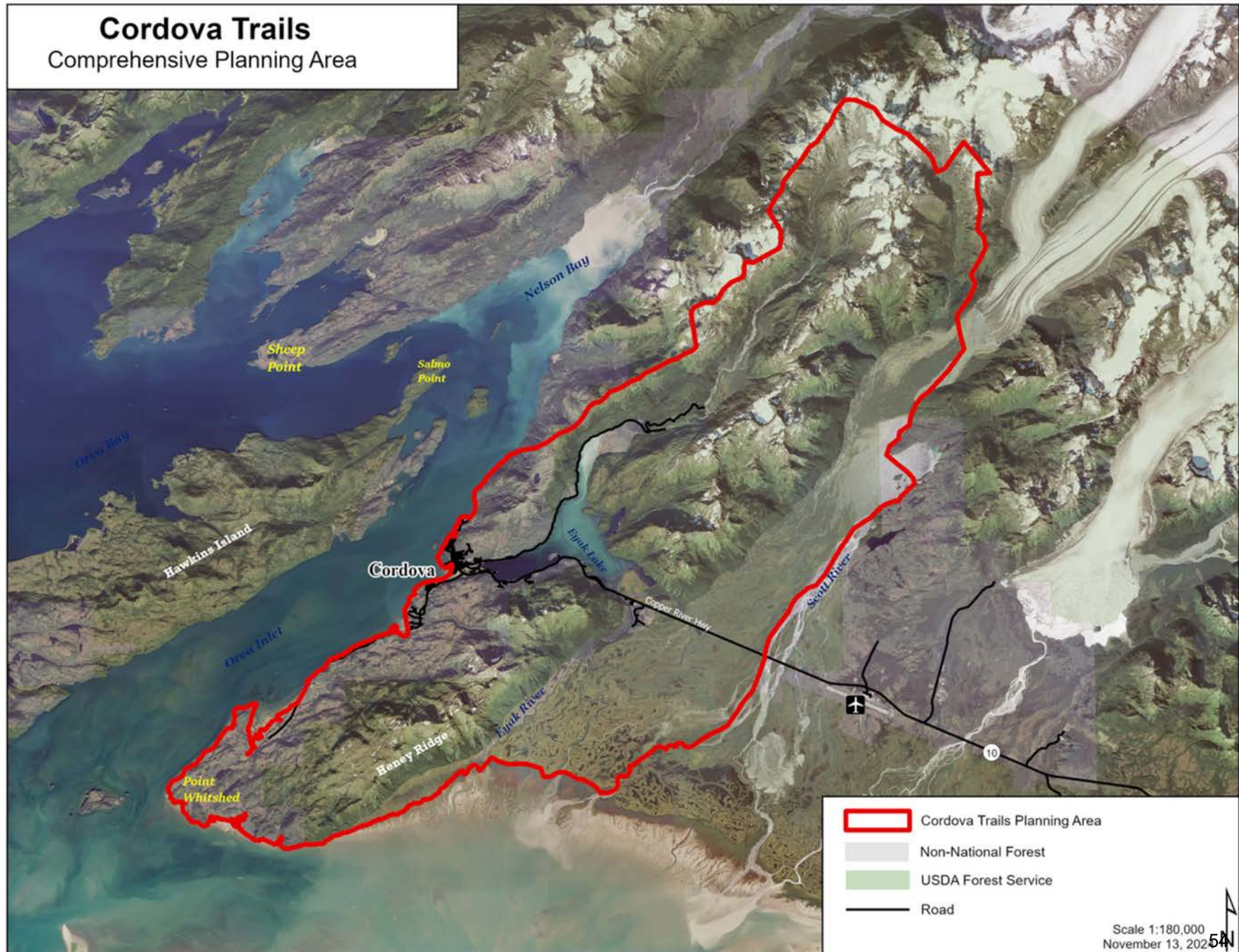
The area currently includes a total of 18 formal trails comprising nearly 40 miles of maintained trails. There are multiple landowners across the planning area, namely US Forest Service, Eyak Corporation, State of Alaska, and the City of Cordova.

The CTP is a concerted effort that brought the community together for a holistic conversation about the future of Cordova's Trail System. The CTP is a guiding document for the community, local trail and covered space organizations, government agencies, and elected officials that defines the Cordova trail network and identifies projects that are supported by the community. The CTP is a framework with community-developed values, vision, and goals that local officials and partner organizations can use to make investment and project decisions.

The CTP provides an overview of the existing trail system and summarizes community input, key themes, and needs. It also identifies both broad aspirations and specific implementation actions to guide projects that will achieve the trail system that Cordova envisions.



# Executive Summary





# About Cordova

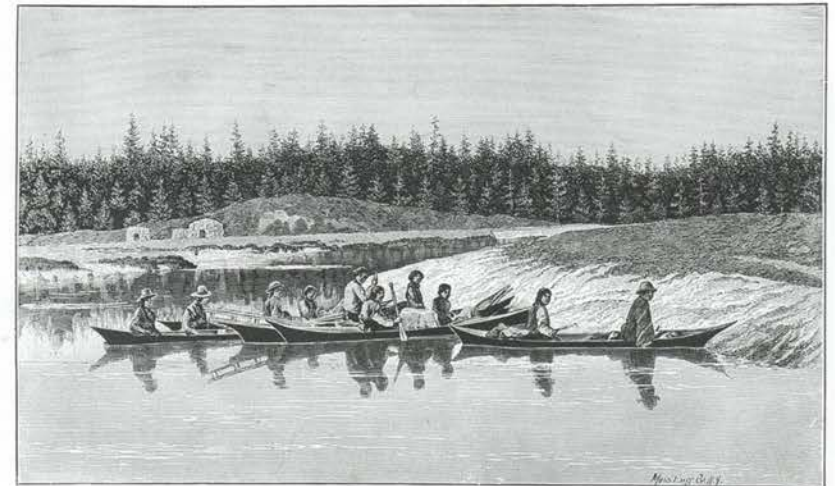
## Trail History

Cordova's first inhabitants, the indigenous Eyak people (**dAXunhyuu**), were also the first trail blazers. They made trails for subsistence and cultural reasons (food, shelter, clothing, art, trade, and gatherings) where there were no waterways. Some of Cordova's most spectacular trails undoubtedly retrace the paths of these hunter-gatherer-hikers.

The town site of Cordova owes its founding to the discovery of Copper in Kennecott, Alaska and the subsequent construction of the Copper River and Northwestern Railway in 1910. The Copper River Railway route, which ran south down the Copper River, was arguably the first post-contact "trail" in Cordova, which people used to access trapping, hunting, and fishing. Eventually, the railroad became the Copper River Highway. Concurrently, the Chugach National Forest was created in 1907, and was initially headquartered in Cordova.

Local trails often began as access to local resources. The Eyak River Trail was first tread by salmon-seeking Eyaks, and in 1934 was extended to Crystal Creek Cannery. The trail to Ohman Falls (named after Oscar Ohman) was scouted for early hydropower efforts and led to today's Power Creek Trail and cabin; The Eyak Mountain Trail was originally built in 1937 to ferry tourists to a spectacular viewpoint atop what is now the Ski Hill. The Meals Reservoir Trail was first a winter skiing trail as early as the 1920s and later became access to the town water reservoir and year-round hiking. A notable era of trail-building in Cordova began in 1937 when the Conservation Civilian Corp (CCC) built the Eyak Mountain Trail and the first rendition of the Crater Lake Trail. In Cordova, hundreds of CCC men were employed.

The modern era of trail-building and maintenance has primarily been spearheaded by the Cordova District office of Chugach National Forest. However, this has been aided by large amounts of volunteer effort, including the Appalachian Mountain Club, the Student Conservation Association, the Copper River Watershed Project and more recently, Alaska Trails. Cordova resident, Mike O'Leary was responsible for the construction of the O'Leary Intertie and the Sheridan Alpine Association has built, and maintains, numerous trails in the Mt. Eyak Recreation Area.



7.—START FROM ALAGANIK.



# About Cordova

## Geography

The Community of Cordova is located in the southeast of Prince William Sound, bordered on the north by the Chugach mountains and surrounded by Chugach National Forest. The town itself is located in a valley between the Chugach mountains and Heney Ridge, and between Orca Inlet (Prince William Sound), and Eyak Lake, a large freshwater lake. Directly to the east of Cordova is the Copper River Delta, a 35 square mile wetland complex providing critical habitat for migratory birds, salmon, and numerous other species of wildlife. The Copper River Delta is an important staging area for the western shorebird migration. Cordova and vicinity are the ancestral homeland of the Eyak **dAXunhuu** ("the people")

The town is accessed via daily air service and the Alaska Marine Highway. City and State-maintained roads connect the residents of Cordova. The Copper River Highway (AK-10) begins at the Alaska Marine Highway Terminal and passes through downtown Cordova continuing east across the Copper River Delta, past Merle K. Mudhole Smith Airport at mile 13 and ending at mile 36. Prior to the Copper River shifting course and the ensuing erosion, the highway terminated at mile 50 at the Million Dollar Bridge where it crosses the Copper River between the Miles and the Childs Glaciers. The Forest Service still maintains a campground at mile 50 which is accessible by small plane or jet boat.



Cordova supports commercial fishing, sport fishing, and subsistence fishing with salmon spawning occurring in intertidal streams, Eyak Lake and streams, lakes and sloughs on the Copper River Delta. The town is located within a coastal, temperate rainforest extending up to subalpine and alpine ecosystems. There is a small ski area and there are helicopter skiing companies which operate out of Cordova in February and March. A Coast Guard cutter is stationed in Cordova and there is a Coast Guard air base at the Merle K. Smith Airport.



# About Cordova



## Flora and Fauna

Cordova lies at the nexus of a rich marine environment, lush rainforests, and a massive coastal wetland. Several trails span from sea level to the tops of mountains, allowing the trail user to immerse themselves in the diverse offerings of the terrestrial ecosystem's characteristic of the area.

Starting near sea level, several trails follow streams and provide an up-close look at where the sea meets the trees. Salmon race up these systems in the summer months, providing a spectacular show of marine derived nutrients making their way into the bellies of brown bears, eagles, and other opportunistic critters. The output from these encounters nourish the surrounding vegetation, providing nutrients for the towering Sitka spruce and western hemlock trees, and productive blueberry and salmonberry shrubs.

Peatlands break up the dense forests, providing an opening for sun and a splash of plant diversity. Notable species include orchids, arnica, fleabane, and buckbean. Sundews and butterworts dot the sphagnum moss, slowly ingesting unlucky insects to get much needed nitrogen.

Above tree line, dwarf mountain hemlock intermix with ericaceous dwarf shrubs such as bearberry and lichen. The zone above tree line offers stunning views of the dramatic surrounding landscape.

The rich ecosystem supports a varied population of mammals including robust populations of brown and black bears and moose. Beavers are abundant on the coastal wetlands and their activities shape the environment. Coyote, mountain goats, and numerous smaller mammals live in the Cordova area. The dusky goose (a subspecies of the Canada goose) breeds on the Copper River Delta along with shorebirds, ducks, and trumpeter swans. Harbor seals are occasionally spotted in Eyak Lake and sea otters are found along the Orca Inlet shoreline.



# About Cordova

## Age

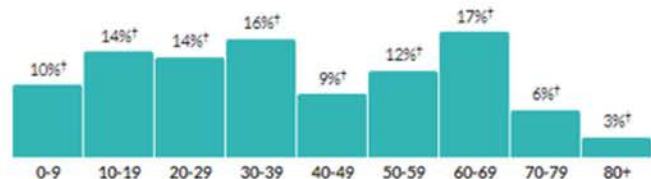
**36.9**

### Median age

about the same as the figure in  
Chugach Census Area: 37.8

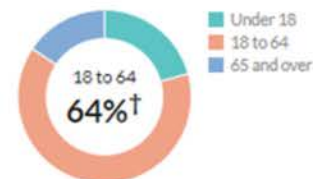
a little higher than the figure in  
Alaska: 35.3

Population by age range



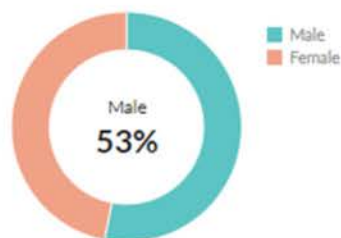
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Population by age category



Show data / Embed

## Sex



Show data / Embed

## Race & Ethnicity



\* Hispanic includes respondents of any race. Other categories are non-Hispanic.

Show data / Embed

<https://censusreporter.org/profiles/16000US0217410-cordova-ak/>

## Economy

Cordova's economy relies heavily on commercial fishing and supports a large fishing fleet and several fish processing plants. The town's population doubles in size each fishing season as cod, halibut, and salmon are harvested. Fish harvesting and processing provide jobs to over half of the households in Cordova. The retail industry, public administration, science, and environmental organizations, healthcare and social assistance, recreation and tourism, all provide employment and add to the economy of Cordova.

## Transportation

Cordova is accessed by airplane or boat. Daily scheduled jet flights and air taxis are available. It is linked directly to the North Pacific Ocean shipping lanes through the Gulf of Alaska. It receives year-round barge services and State ferry service. Harbor facilities include a breakwater, dock, small boat harbor, boat launch, boat haul-out, ferry terminal, and marine repair services. A 36 mile road, which includes 24 miles of gravel, provides access to the Copper River Delta.



# About Cordova

## Health and Wellness

### **Health and Wellness**

New evidence of the healing powers of time spent out-of-doors appears almost daily in news articles and medical and scientific journals. The health benefits of being in parks, green spaces, and in the natural environment are extensive and well documented across every age, class, gender, and ethnic group.

Outdoor activities increase mental and emotional well-being, measurably improve the function of human body systems and significantly reduce overall stress and anxiety.

Seasonal Affective Disorder (SAD) is caused from a lack of direct sunlight. It is particularly prevalent in Cordova during the winter and during long, rainy spells. Because of this, it is extremely important for Cordovans to have easy and nearby access to sunny areas when the weather permits.

### **Underserved Needs**

An underserved need in Cordova is a lack of trails available to people with limited mobility. There are no Americans with Disabilities Act (ADA) accessible trails and very few well-graded and level trails for those with strength and balance issues, those recovering from illnesses, or caregivers with toddlers.

Another underserved need is trails for people who have limited time or lack transportation to access trails further from the center of town. For office and business workers, the ideal time to get outside is on their lunch break, particularly during the winter when daylight hours are very short. There is a large influx of seasonal workers in the summer, most of whom lack transportation but show a desire to use our trails when they have time off. Many tourists who come to Cordova in the summer also lack transportation. Improving and extending the trail system near the downtown area would help address these underserved needs.

# Existing Plans

Listed below are existing plans on the local, state, and federal levels that all address the need for well-designed, sustainable trails systems, their beneficial effect on the health and well-being of community members and the economic benefits engendered by well-developed trail systems. Some of the existing plans include the USFS 2017 National Trail Strategy, the 2023-2027 Statewide Comprehensive Outdoor Recreation Plan, the City of Cordova Comprehensive Plan, the City of Cordova Parks and Recreation Master Plan, and the Sheridan Alpine Association plans for the Mt. Eyak Ski Area.

These plans range from general benefits and goals to specific ideas, as seen in the City of Cordova Comprehensive Plan which was adopted in 2019. The Parks and Recreation Commission is in the process of developing a new 20-year Master Plan, as the current plan was written in 2000. Because the Cordova Trails Committee works under the auspices of the Parks and Recreation Commission, and there is a representative of the Commission at the Trails Committee meetings, this plan should dovetail nicely with the Parks and Recreation Commission Master Plan under development. The Trails Committee is also working closely with the Sheridan Alpine Association, which oversees the Mt. Eyak Ski Area, in order to coordinate plans. It is expected that the Cordova Comprehensive Trails Plan will be adopted by the City of Cordova and become part of the overall planning for the City.

## **Cordova Comprehensive Plan 2019**

<https://www.cityofcordova.net/cordova-comprehensive-plan/>

## **USFS 2017 National Trail Strategy**

<https://www.fs.usda.gov/managing-land/trails/national-strategy>

## **USFS 10 yr Trail Stewardship Challenge**

<https://www.fs.usda.gov/managing-land/trails/10YTC>

## **2020 Chugach National Forest Land Management Plan**

<https://www.fs.usda.gov/detail/chugach/landmanagement/planning/?cid=stelprdb5408185>

## **Alaska 2023 - 2027 Statewide Comprehensive Outdoor Recreation Plan**

<https://dnr.alaska.gov/parks/scorp.htm>

# Overview of Planning Process



## **Planning Team**

City of Cordova Parks & Rec; Cordova Trails Ad Hoc Committee

## **2018-2021**

Cordova Trails Committee activities prior to NPS Grant Award

## **April 8, 2021**

The National Park Service (NPS) is pleased to announce an award of technical assistance to the Organizational Framework for the Cordova Trails Committee project for RTCA project year 2021 (May 2021 through December 2024).

## **July 2021**

Assess existing trails and conditions

## **January 2022 - October 2022**

Values, Mission, Vision, Goals, Stakeholder Assessment; Public Outreach; Drafting Plan

## **Summer 2022 - Public Outreach Phase 1**

Letter to land managers; Newspaper Announcements; Public Flyer and Online Surveys; Tabling at Local Events

## **Fall 2022 - Public Outreach Phase 2**

Open House Meeting; Survey; Interactive Map; Meeting with Land Managers

## **Spring 2023 - Public Outreach Phase 3**

## **March 2023**

Design Charrette in Cordova attended by RTCA, Nancy Casey, Cordova Trails Ad Hoc Committee; Cordova Parks and Rec, Sheridan Alpine Association. Site walks to proposed covered shelter locations and proposed ski hill trails.

## **Summer 2023**

Cordova Trails Committee meeting 7/21/2023. Trails assessment.

## **Fall/Winter 2023/2024**

Cordova Trails Committee review/edit of draft plan

## **Spring/Summer/Fall/ Winter 2024**

Final Draft Plan edits

## **Winter 2024/2025**

City of Cordova Parks and Recreation Commission plan review

## **Winter/Spring 2025**

Cordova City Council review and plan adoption



# Values, Mission and Vision

**Community:** We embrace the inclusive and diverse community of Cordova.

**Stewardship:** We steward our assets and resources thoughtfully.

**Opportunity:** We create opportunities to connect places, people, ideas, and resources.

**Kinship with Life:** We embody the instinctive need to seek out natural places for rejuvenation and connection.

**The Mission** of the Cordova Trails Committee is to create, enhance, maintain, and fund a community-driven, inspiring, and varied trail system for the benefit of all Cordovans and visitors.

**The Vision** is to have an inclusive, holistic, and well-managed local trail system that meets the diverse needs of the Cordova community and fosters connections through shared stewardship.



# Goals

**Goal 1:** More and Better Trails

Priority is given to finish existing trails, expand existing trail system, improve connectivity between trails, and construct new trails.

**Goal 2:** Inclusive Trails

Increase trail accessibility for all user groups.

**Goal 3:** Partnership and Collaboration

Establish successful collaboration with community stakeholders for the stewardship of Cordova's trail system by working with landowners and stakeholders. Accommodate community desires and encourage community support. Establish a work plan, organize volunteer groups, and advocate trail use through tourism.

**Goal 4:** Trail Organization, Management, and Maintenance

Facilitate a governance group charged with the oversight, implementation, and management of Cordova's trail system. Develop consistent design & classification standards, wayfinding, and signage for existing and new trails. Establish sustainable trail management (sustainable trail construction/design, workforce, funding), and maintain a trail inventory document.

**Goal 5:** Funding

Identify and secure the financial resources to maintain, expand, and develop Cordova's trail system now and into the future. Create a 5-year plan including maintenance and identify funding sources. Keep a record of funding opportunities, create documents to help apply for grants, and develop an associated filing system for all trail documents.



# Existing Conditions

## Trail Users

### Hikers

Cordova is a hiker and backpacker friendly destination. The trail system is easily accessible from town. Cordova's trail systems offer a wide variety of options for hikers of all abilities. The trails access coastline, lakes, and a variety of ecosystems including temperate, sub alpine, and alpine. There is something for everyone! Climbers, paddlers, and ice skaters also utilize the trail system to access peaks, lakes, and rivers.



### Bicyclists

The needs of trail bicyclists vary based on their experience and familiarity of the trail network. Casual trail bikers might prefer a wide trail that allows passing and side-by-side riding. Bikers may also prefer smooth, compact surfaces or paved surfaces with gentle to minimal slopes. Aggressive trail bikers, on the other hand, might enjoy more challenging trail experiences including the thrill of a narrow, single track trail, just wide enough to allow passage of one bicycle.

### ATV (All-Terrain Vehicles)

### OHV (Off-Highway Vehicles)

In Cordova, All-Terrain Vehicles (ATVs) and motorcycles that are not licensed for use on the highways are the predominant off-road vehicles used. In most areas where ATVs are allowed, the organic material is 6-12 inches thick and acts as topsoil, beneath which lies a rocky gravel base. Due to their contribution to erosion and effect on plant life, trails supporting ATV use can most benefit from a sustainable layout, surface hardening where required, and natural features that help to maintain trail alignment, while minimizing impacts on surrounding resources.

# Existing Conditions

## Trail Users



### Skiers and Snowboarders

Cross-country skiing and alpine and back-country skiing and snowboarding are primary forms of winter recreation and will continue to grow as trails expand and grooming efforts improve. There are several areas being proposed for trail expansion and establishment. There is world class back-country skiing in and around Cordova and a desire from the back-country community for increased and enhanced access areas within Cordova.

Alpine, cross-country skiers and snowboarders are served by Mt. Eyak Recreation Area, which offers single-chair lift access to a variety of terrain, including groomed trails and a rope tow for beginners. There are also groomed loops for cross-country skiers at the base of the ski hill. Back-country skiers and snowboarders have many options around Cordova, but most commonly access areas above Mt. Eyak Recreation Area.

### Snowmachiners

Snowmachiners technically do not require actual trails to operate. General routes have been developed over time, though these routes change frequently due to conditions.

### Snowshoers

Snowshoers use existing trails for recreation in addition to using them for access to the backcountry.





# Existing Conditions

## Trail Amenities

Trailhead and trailside amenities contribute to the overall user experience of the trail. Amenities include a wide array of constructed features including everything from trail signs and benches to overlooks and restroom facilities.

Most trails provide amenities at the trailhead where the public can park a vehicle, find trail and orienteering information, trash receptacles, and restroom facilities. However, trail amenities can be found anywhere along a trail.

Existing amenities on Cordova's trail system include vehicle parking, restrooms, trash receptacles, signage and information kiosks, overlooks, and public use cabins.

What amenities are provided depends on the needs of current and potential user groups. Research, public input, and this plan will guide trail managers to identify what trailhead and trail corridor amenities would best serve current and anticipated trail users.





# Existing Conditions

Trail Classes are general categories reflecting a trails development, arranged along a continuum. The Trail Class identified for the Cordova trail system prescribes its development scale, representing its intended design and management standards. Deviations from any Trail Class descriptor may be established based on trail-specific conditions, topography, or other factors, provided that the deviations do not undermine the general intent of the applicable Trail Class. This matrix is based on the established system used by the United States Forest Service (USFS).



# Existing Conditions

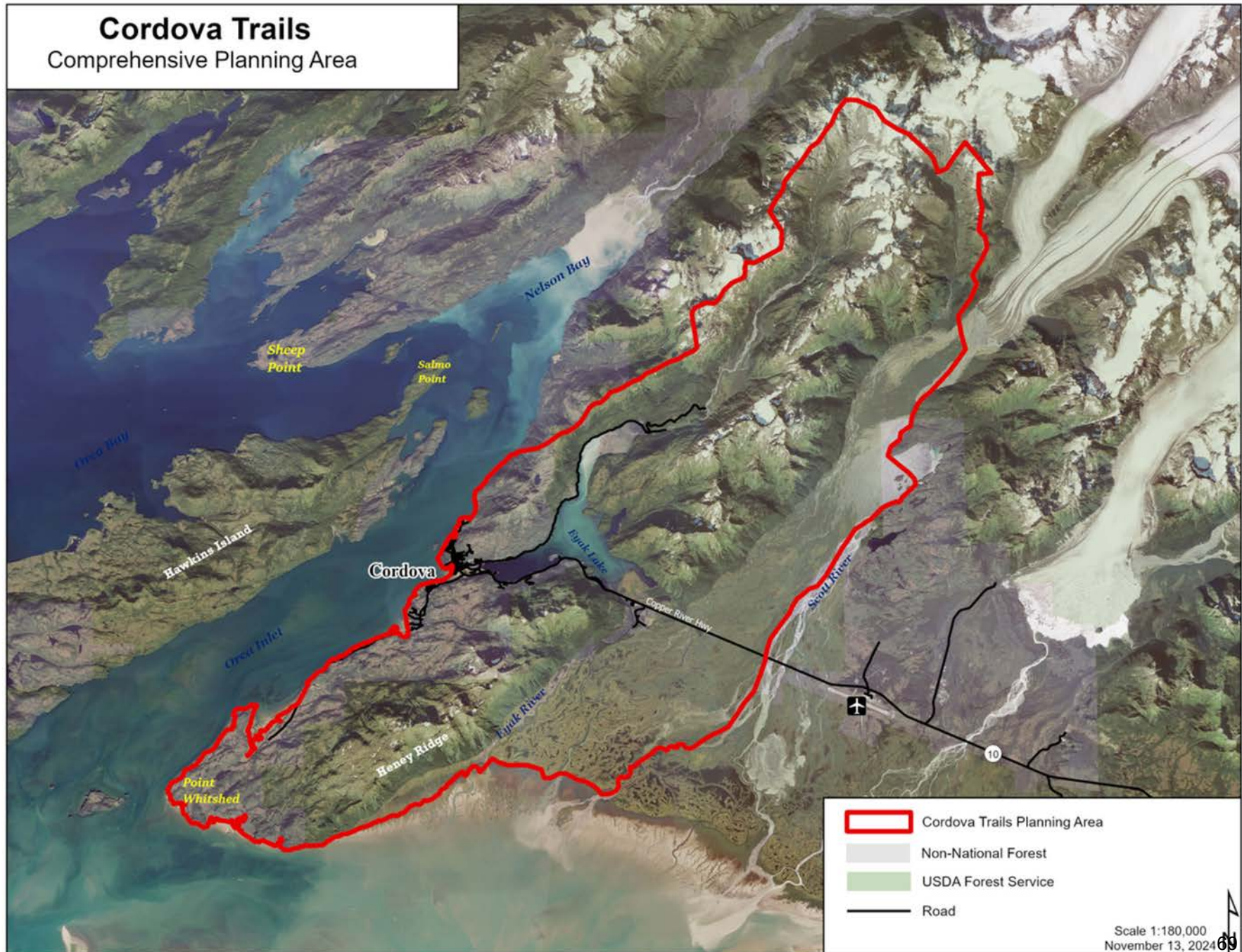
The area on the map on the next page, outlined in red, highlights the planning area for the Cordova Trails Plan. At the northern edge, the area includes Power Creek Trail, and at the southern end follows the trails off Whitshed Road.

The area currently includes a total of 18 formal trails which comprise nearly 40 miles of maintained trails. There are multiple landowners across the planning area, including US Forest Service, Eyak Corporation, State of Alaska, and the City of Cordova.

Below, each of the 18 trails are outlined in more detail with trail data and a supporting map.



# Existing Conditions





# Existing Conditions

## **Definitions of Trail Uses (As defined by the USFS)**

### Managed Use:

Managed Use is a mode of travel that is actively managed and appropriate on a trail, based on its design and management intent.

- Managed Use indicates management intent to accommodate a specific use.
- There can be more than one Managed Use per trail or trail segment.
- The Managed Uses for a trail are usually a small subset of all the allowed uses on the trail, that is, uses that are allowed unless specifically prohibited.
- There is a direct relationship between Managed Use and Trail Class: generally, one cannot be determined without consideration of the other. Not all Trail Classes are appropriate for all Managed Uses.

### Designed Use:

Designed Use is the single Managed Use of a trail that requires the most demanding design, construction, and maintenance parameters and that, in conjunction with the applicable Trail Class, determines which Design Parameters will apply to a trail.

- There is only one Designed Use per trail or trail segment. Although a trail or trail segment may have more than one Managed Use and numerous uses may be allowed, only one Managed Use is identified as the design driver or Designed Use.
  - In some situations, when there is more than one Managed Use identified for a trail, the Designed Use may be readily apparent. For example, on a trail with Managed Uses of all-terrain vehicle and motorcycle, all-terrain vehicle use would be the Designed Use because this use requires wider tread widths and has lower tolerances for surface obstacles and maximum trail grades.
  - In other situations, involving more than one Managed Use, the Designed Use may not be readily apparent, as is often the case when there are fewer differences between the applicable sets of Design Parameters than in the example above. For example, on a trail that is actively managed for hiker and pedestrian, pack and saddle, and bicycle use, pack and saddle use would likely be the Designed Use because of the three Managed Uses, pack and saddle use generally has the most limiting design requirements. While the Bicycle Design Parameters are very similar to the Pack and Saddle Design Parameters, the Design Parameters for this trail may need to be adjusted to accommodate bicycles.

### Current Use:

Current Use is the existing modes of travel the public are presently using on a trail. These are uses occurring on the trail regardless of the designed use or managed use.

# Existing Conditions

## Breakwater Trail

The Breakwater trail provides excellent views of the town of Cordova, its harbors, the surrounding mountains and islands, and sea and bird life. The trail starts at the beginning of the breakwater near the Veterans Memorial where there is a bench and garbage receptacle. The 3-foot-wide trail allows pedestrians to walk along the harbor's edge, ending with interpretive signage from Cordova Parks and Recreation Department and a bench for visitors to use. The trail is near Cordova's amenities, as well as harbor restroom facilities. The maintained trail ends before the breakwater turns towards the northeast, at 0.25 mi.

Location	Trail starts at the south end of the South Harbor
Land Ownership	City of Cordova
Management Agency	City of Cordova (Parks and Rec. Dept.)
Trail Length	.23 mile
Elevation Gain	0 ft
Min/Max Altitude	0 ft
Trail Type	Terra
Class	4
Current Use	Pedestrian
Designed Use	Pedestrian
Managed Use	Pedestrian
Trail Facilities	Picnic table and garbage receptacle at trail head; information kiosk and bench at end of trail; bathrooms at the harbor office



# Existing Conditions

## Cordova Trails Plan

### Breakwater Trail





# Existing Conditions

## Odiak Pond Boardwalk

This out-and-back boardwalk trail takes visitors across Odiak Pond, walking over wooden boardwalks at the northeast corner of the pond after about 400ft of walking through the wooded area south of Cordova Community Medical Center. A covered pavilion at the center of the walk provides great viewing for pond-life, including birds, and features a picnic table for visitor use. The trail begins on the north side of Hollis Henrichs Park. Park facilities, including two restrooms, are provided at the trailhead.

Location	Trail starts at Hollis Henrichs Park off Chase Avenue next to the Cordova Community Medical Center parking lot.
Land Ownership	City of Cordova
Management Agency	City of Cordova (Parks and Rec. Dept.)
Trail Length	.18 mile (one-way)
Elevation Gain	25 ft (total out and back)
Min/Max Altitude	Min. 20 ft; Max. 45 ft
Trail Type	Boardwalk
Class	5
Current Use	Pedestrian
Designed Use	Pedestrian
Managed Use	Pedestrian
Trail Facilities	Parking lot; restroom facilities; information kiosk; bench; covered pavilion; picnic table

# Existing Conditions





# Existing Conditions

## Eyak Mountain Trail

This historic trail begins where town meets the forest, passing through a mature spruce-hemlock forest before reaching open muskeg fields with stunning views of Cordova Harbor and Eyak Lake. The trail is a consistent, steady climb over rocks and roots, often crossing small inlets of flowing water. The trail crosses the CAT Route and continues on to the top of the ski hill. Eyak Mountain Trail can be combined with the trails of the Mt. Eyak Recreation Area and further on to the Eyak Peak Trail, O'Leary Intertie Trail and Crater Lake trail for a more challenging loop.

Location	Trail starts off 5th Ave.
Land Ownership	State of Alaska
Management Agency	City of Cordova (leased)
Trail Length	1 mile
Elevation Gain	971 ft
Min/Max Altitude	Min. 236 ft; Max. 1207 ft
Trail Type	Terra
Class	3
Current Use	Hiking, Biking
Designed Use	Hiking
Managed Use	Hiking
Trail Facilities	Parking lot; information kiosk



# Existing Conditions





# Existing Conditions

## Mystery Meadows Trail System

This winter trail system is located at the base of the Mt Eyak Ski Area, beginning and ending on the west side of the chairlift. Snow conditions permitting, the cross-country trail system consists of 12-foot wide gentle, undulating, corduroy loops. It circles or borders ponds and meadows in the area. A popular area that is easily accessed by the community, this winter trail provides sunny winter access to flat or gentle terrain. Historically, this has been a cross-country trail, which was initially groomed around 1988. This area receives frequent use with or without snow. Damage to the muskeg is present in some areas.

Location	Base of Mt Eyak Ski Area
Land Ownership	State of Alaska
Management Agency	City of Cordova (Sheridan Alpine Association)
Trail Length	Varies by loop
Elevation Gain	Varies by loop
Min/Max Altitude	Min. 400 ft; Max. 440 ft
Trail Type	Terra
Class	3
Current Use	Cross-country skiing, Snowshoeing, Walking, Dog walking
Designed Use	Cross-country skiing
Managed Use	Cross-country skiing
Trail Facilities	Parking lot; restrooms



# Existing Conditions

## Cordova Trails Plan

### Mystery Meadows Ski Trails





# Existing Conditions

## Hidden Valley Trail

Originating at the Mt Eyak Ski area base, this gravel trail accesses a part of the Hidden Valley and the Hidden Cabin, maintained by Sheridan Alpine Association (SAA). The cabin can be reserved through the SAA and is accessible year-round. It includes an outhouse, firewood, and the cabin facility.

Location	Base of Mt Eyak Ski Area
Land Ownership	State of Alaska
Management Agency	City of Cordova (lease); Sheridan Alpine Association
Trail Length	0.46 mi
Elevation Gain	180 ft
Min/Max Altitude	Min. 410 ft; Max. 590 ft
Trail Type	Snow and Terra
Class	3
Current Use	Hiking; Skiing, Snowshoeing
Designed Use	Hiking; Skiing, Snowshoeing
Managed Use	Downhill ski run and cabin access trail
Trail Facilities	Cabin; outhouse; parking lot; ski hill amenities



# Existing Conditions





# Existing Conditions

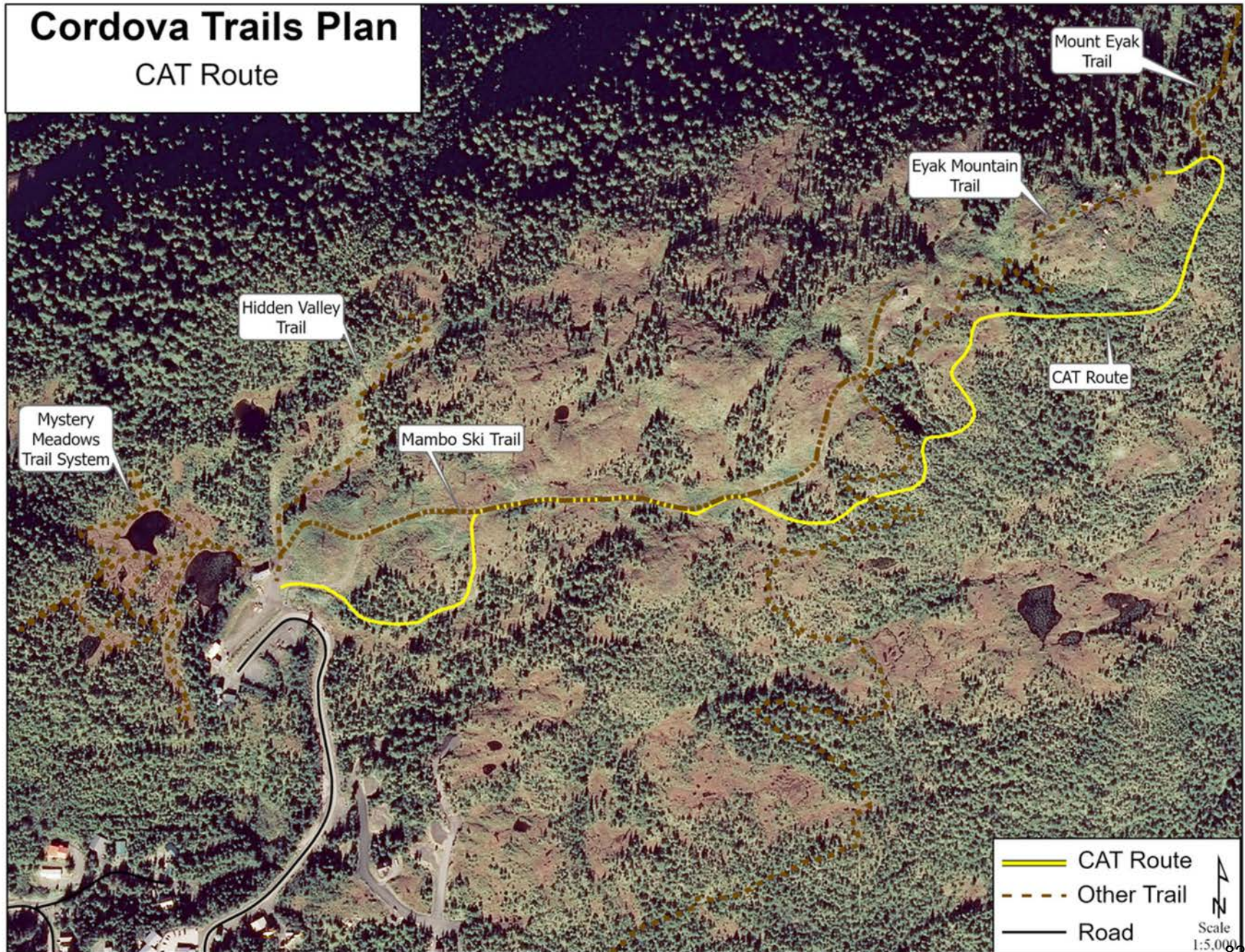
## CAT Route

This route is maintained by the Sheridan Alpine Association (SAA) to serve maintenance needs in both summer and winter. It is open to visitors and provides great views of both Orca Inlet and Mt Eyak from the top of Tripod Hill. The route is a fully gravel surface, bringing walkers to the top of the Mt Eyak chairlift and the warming shelter. Users can find a picnic table at the summit of Tripod Hill for public use and great 360-degree views. The trail is used by downhill skiers, snowboarders, and snowshoers in the winter and by hikers and bikers in the spring, summer, and fall.

Location	Base of Mt Eyak Ski Area
Land Ownership	State of Alaska
Management Agency	City of Cordova (lease); Sheridan Alpine Association
Trail Length	0.59 mi
Elevation Gain	797 ft
Min/Max Altitude	Min. 410 ft; Max. 1207 ft
Trail Type	Snow and Terra
Class	3
Current Use	Downhill skiing, Hiking, Biking, Snowboarding, Snowshoeing
Designed Use	Downhill ski run and maintenance route
Managed Use	Downhill ski run and maintenance route
Trail Facilities	Single seat chairlift; parking lot; ski hill amenities



# Existing Conditions





# Existing Conditions

## Mambo Ski Trail

This wide ski route leads up over rocky slopes that offer a great view of Eyak Lake and Orca Inlet. A little less than  $\frac{3}{4}$  of a mile, the trail ends at Midway Shack where you can adventure towards the top of Tripod Hill. The trail is designed for winter use but during the other seasons you can see residents and visitors hiking and biking up the trail. Sheridan Alpine Association maintains the trail throughout the year and when snow is not on the trail, it has sections of gravel, dirt, and woodchips with moderate to steep incline.

Location	Base of Mt Eyak Ski Area
Land Ownership	State of Alaska
Management Agency	City of Cordova (lease); Sheridan Alpine Association
Trail Length	0.67 mi
Elevation Gain	637 ft
Min/Max Altitude	Min. 410 ft; Max. 1047 ft
Trail Type	Snow and Terra
Class	3
Current Use	Downhill skiing, Hiking, Biking, Snowboarding, Snowshoeing
Designed Use	Downhill ski run
Managed Use	Downhill ski run
Trail Facilities	Single seat chairlift; parking lot; ski hill amenities; picnic table at Midway Station



# Existing Conditions





# Existing Conditions

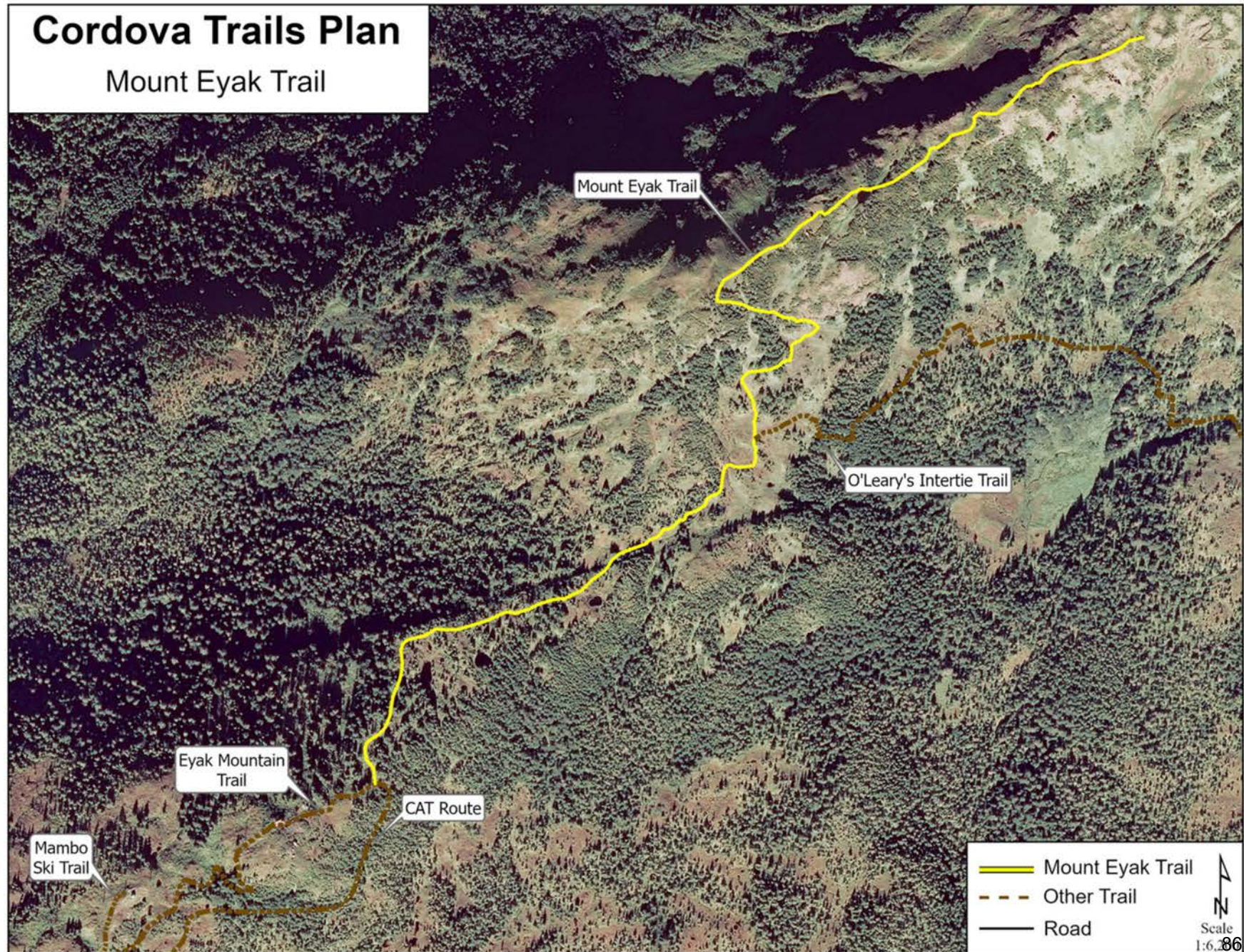
## Mount Eyak Trail

This trail leads hikers uphill from the top of the chairlift over open rocky slopes, muskeg meadows, and spruce forest while offering incredible views of Orca Inlet and Eyak Lake. The last quarter mile of the trail is a rock scramble to the top of Mount Eyak providing excellent panoramic views. The first half of this trail provides skiers with back country skiing and snowboarding access.

Location	Top of chairlift at Mt Eyak Ski Area
Land Ownership	State of Alaska
Management Agency	City of Cordova (leased); Sheridan Alpine Association
Trail Length	1.95 mi
Elevation Gain	1096 ft
Min/Max Altitude	Min. 1207 ft; Max. 2303 ft
Trail Type	Terra
Class	3
Current Use	Hiking
Designed Use	Hiking
Managed Use	Hiking
Trail Facilities	none



# Existing Conditions





# Existing Conditions

## O'Leary's Intertie Trail

This connector route ties in Crater Lake and Mt Eyak Trail with a larger interconnected trail system. Most hikers travel O'Leary's Intertie from east to west starting at mile 1.3 of Crater Lake Trail where it leads the hiker up several switchbacks to open muskeg meadows in Sunshine Bowl. The trail continues west maintaining elevation as it passes in and out of Sitka spruce tree bands and open muskeg. There are excellent views of Eyak Peak, Eyak Lake, the Heney Mountain Range, Prince William Sound, and the town of Cordova. The trail eventually connects with Mt Eyak Trail where hikers can continue onto Eyak Peak or down to the many trails throughout the Mt Eyak Ski Area.

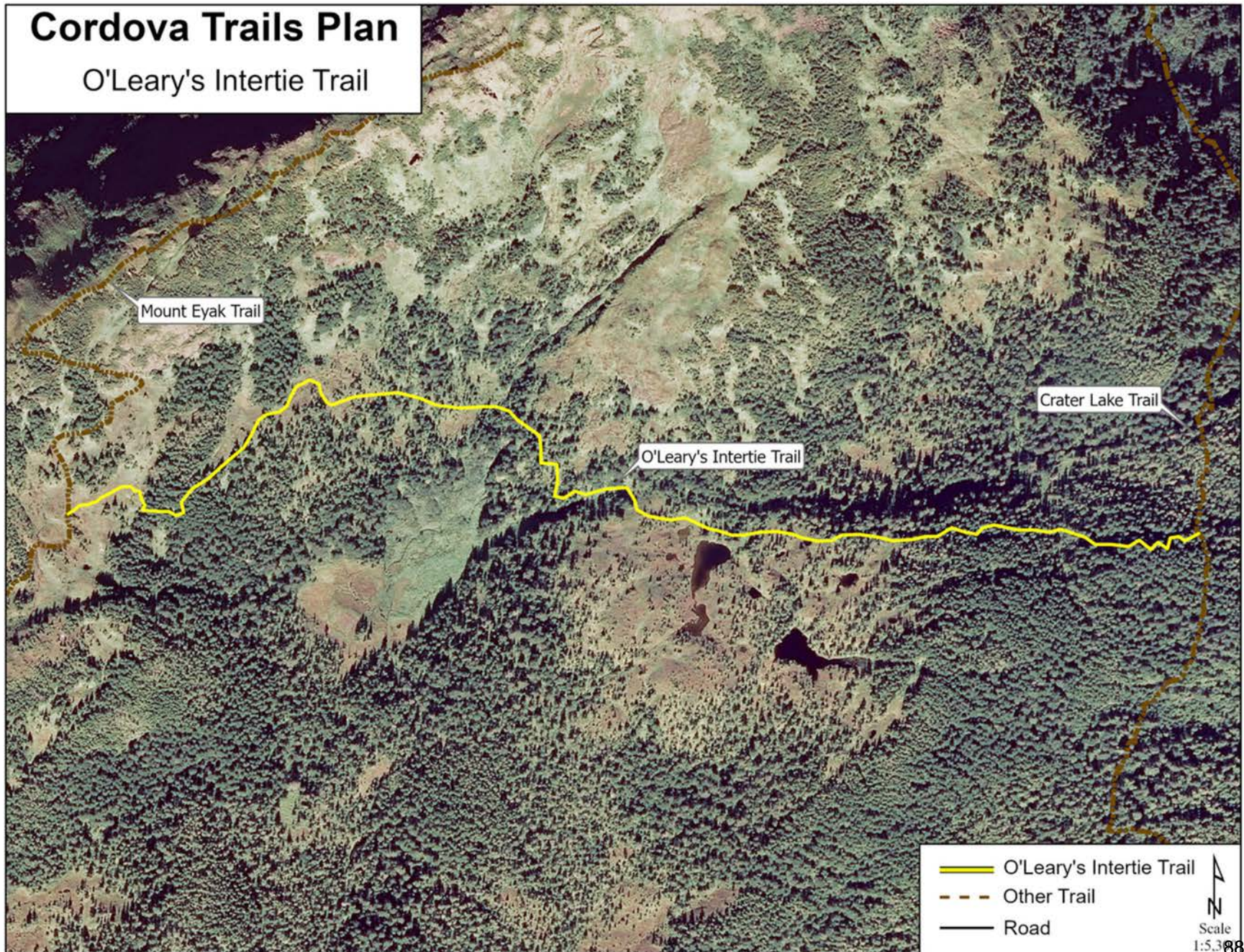
Location	Crater Lake mile 1.3 and Mt Eyak Trail mile 0.5
Land Ownership	State of Alaska
Management Agency	City of Cordova
Trail Length	0.96 mi
Elevation Gain	East to West: 523 ft West to East: 136 ft
Min/Max Altitude	Min. 1083 ft; Max. 1529 ft
Trail Type	Terra
Class	3
Current Use	Hiking
Designed Use	Hiking
Managed Use	Hiking
Trail Facilities	Picnic table



# Existing Conditions

## Cordova Trails Plan

### O'Leary's Intertie Trail





# Existing Conditions

## Crater Lake Trail

This trail begins at the Skaters Cabin vehicle pullout. The trail climbs a steep grade passing through mature spruce-hemlock forest to a picturesque alpine bowl where Crater Lake sits. The first half climbs over rough, rocky sections with numerous switchbacks, and muddy areas as well as wood bridges. The second half continues to climb, but at a gentler grade, through hillsides that are abundant with wildflowers during the summer months. A bench is provided midway up the trail for a great view of Eyak Lake. At 1.2 miles, O' Leary Intertie Trail provides access to the Mount Eyak Trail. At Crater Lake, the hiker has the option to access the Alice Smith Intertie or climb Eyak peak.

Location	Power Creek Road Mile 1.5
Land Ownership	State of Alaska
Management Agency	USFS
Trail Length	2.4 mi
Elevation Gain	1423 ft
Min/Max Altitude	Min. 97 ft; Max 1520 ft
Trail Type	Terra
Class	3
Current Use	Hiking, Skiing, Snowshoeing
Designed Use	Hiking, Skiing, Snowshoeing
Managed Use	Hiking, Skiing, Snowshoeing
Trail Facilities	City of Cordova Skaters Cabin; garbage receptacle; overlook with bench; vault toilet



# Existing Conditions





# Existing Conditions

## Power Creek Trail

This trail follows Power Creek through a narrow drainage, then leads the hiker up several switchbacks into Surprise Valley. Midway, at the beginning of Valley, the Cordova Electric Hydropower Dam can be seen. The last half of the trail follows the creek up the Power Creek basin, passing by several beaver ponds and hanging glaciers to the Power Creek Cabin. The cabin site has wonderful panoramic views of the valley and surrounding mountains. At mile 3.0, the Alice Smith Intertie accesses the Crater Lake Trail.

Location	End of Power Creek Road mile 6.9
Land Ownership	USFS
Management Agency	USFS
Trail Length	4.2 mi
Elevation Gain	600 ft
Min/Max Altitude	Min. 197 ft; Max. 614 ft
Trail Type	Terra
Class	3
Current Use	Hiking, Snowshoeing, Cross-country skiing
Designed Use	Hiking
Managed Use	Hiking
Trail Facilities	Parking area; cabin; outhouse

# Existing Conditions





# Existing Conditions

## Alice Smith Intertie

This ridge route is marked with rock cairns and has extraordinary views of Prince William Sound, Eyak Lake, the Copper River Delta, and the surrounding Chugach Mountains. Approximately halfway on the ridge, a small shelter is available for day-use or overnight camping on a first-come-first-serve basis. There is excellent berry picking along the loop as well as a good possibility of viewing bears and mountain goats. The entire loop from Crater Lake trailhead to Power Creek trailhead is 12 miles.

Location	Power Creek Trail mile 3.0 and End of Crater Lake Trail mile 2.4
Land Ownership	USFS, Eyak Corp.
Management Agency	USFS
Trail Length	6.6 mi
Elevation Gain	2789 ft
Min/Max Altitude	Min. 488 ft; Max. 2060 ft
Trail Type	Terra
Class	3
Current Use	Hiking
Designed Use	Hiking
Managed Use	Hiking
Trail Facilities	Emergency Shelter



# Existing Conditions





# Existing Conditions

## Meals Reservoir Access Road

A narrow gravel road brings visitors to the Meals Reservoir, the source of drinking water for the City of Cordova. The maintained road varies from switchbacks and gradual climbs to steep, rocky ascents. The Disc Golf Club has set up a 9-hole disc golf course starting near the dam and winding through the muskeg. The area around the reservoir provides a great sun-exposed spot to recreate overlooking the city and is heavily used by hikers, snowshoers, and dog walkers.

Location	Whitshed Road mile 0.3
Land Ownership	City of Cordova
Management Agency	City of Cordova
Trail Length	0.62 mi
Elevation Gain	316 ft
Min/Max Altitude	Min. 69 ft; Max. 385 ft
Trail Type	Terra
Class	3
Current Use	Hiking, Reservoir maintenance
Designed Use	Maintenance Road
Managed Use	Maintenance Road, Hiking Trail
Trail Facilities	Small parking lot off Whitshed Road



# Existing Conditions





# Existing Conditions

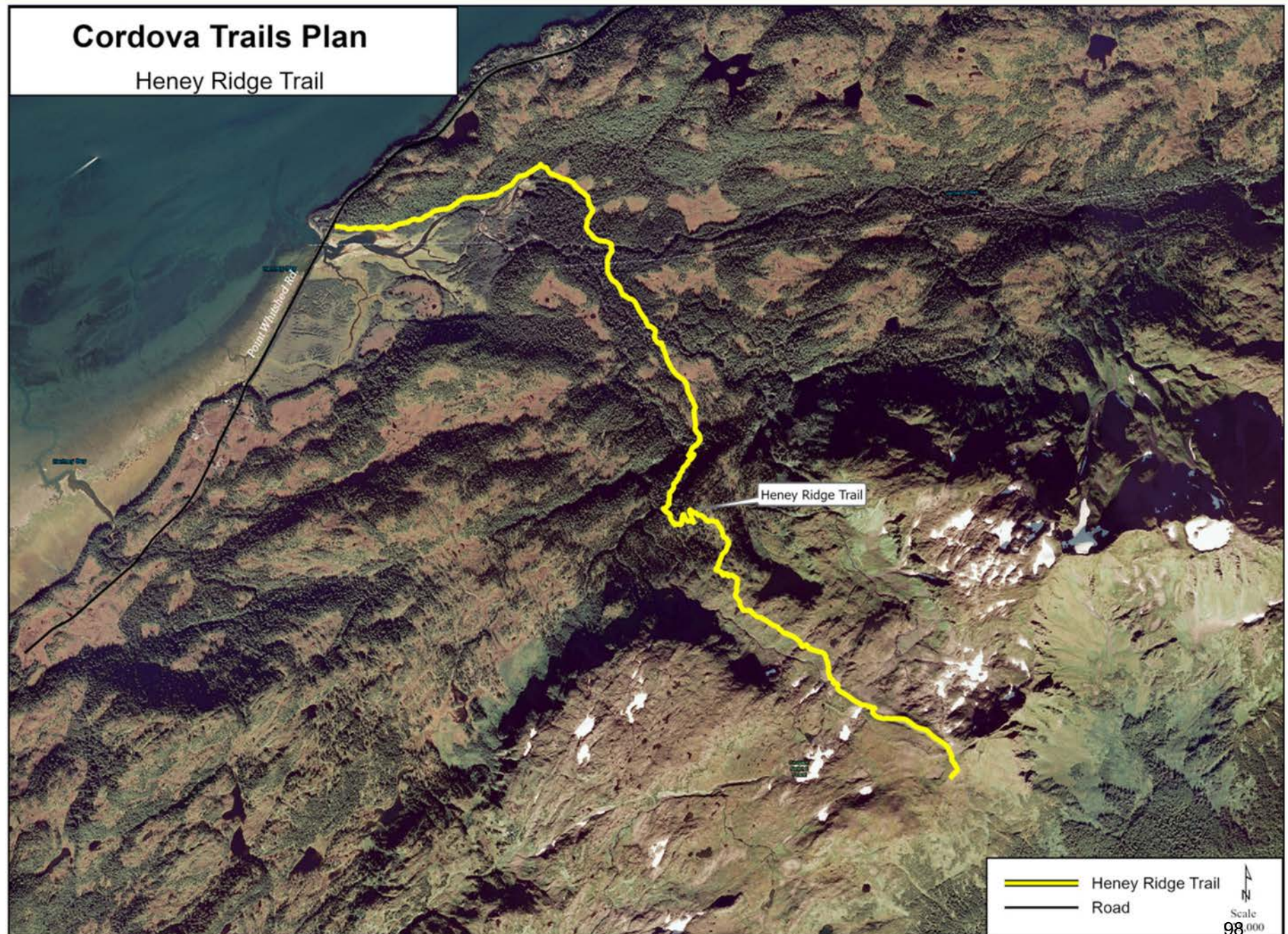
## Heney Ridge Trail

The first section of the trail follows the contour of Hartney Bay and offers excellent birdwatching and wildlife spotting opportunities. Spawning salmon may also be viewed from mid-July to August. The next two miles climbs moderately through spruce-hemlock forest and muskeg areas scattered with wildflowers. The last mile is a steep climb onto Heney Ridge following rock cairns above tree line. Once on the ridge you are treated to spectacular views of the Copper River Delta, the Prince William Sound, and Kayak Island (on clear days). The trail is muddy and wet in places, especially after heavy rain.

Location	Mile 4.5 Whitshed Road
Land Ownership	Eyak Corp, State of Alaska, USFS
Management Agency	USFS
Trail Length	3.88 mi
Elevation Gain	2788 ft
Min/Max Altitude	Min. 30 ft; Max. 2818 ft
Trail Type	Terra
Class	3
Current Use	Hiking
Designed Use	Hiking
Managed Use	Hiking
Trail Facilities	Parking lot at trailhead; information kiosk



# Existing Conditions





# Existing Conditions

## Eyak River Trail

This trail follows the west bank of the Eyak River for a quarter mile through mature Sitka spruce forest before opening into rolling muskeg meadows. At mile 1.5 the trail reunites with Eyak River. The trail continues following Eyak River a short distance until it reaches Mountain Slough. The trail follows Mountain Slough until reaching the site of Crystal Falls Cannery where the trail ends. Along the trail, the flora composition changes to a typical delta habitat of dense alder and grasses. Only the first 1.5 miles of the trail are maintained. This is a popular access site for anglers during the coho salmon season from August to mid-September. The trail is muddy and wet in places, especially after heavy rain.

Location	Mile 5.5 Copper River Highway
Land Ownership	Eyak Corp
Management Agency	USFS
Trail Length	5.3 mi
Elevation Gain	87 ft
Min/Max Altitude	Min. 24 ft; Max. 112 ft
Trail Type	Terra
Class	3 (1.5 mi); 1 (3.8 mi)
Current Use	Hiking
Designed Use	Hiking
Managed Use	Hiking
Trail Facilities	Parking lot at trailhead; information kiosk

# Existing Conditions





# Existing Conditions

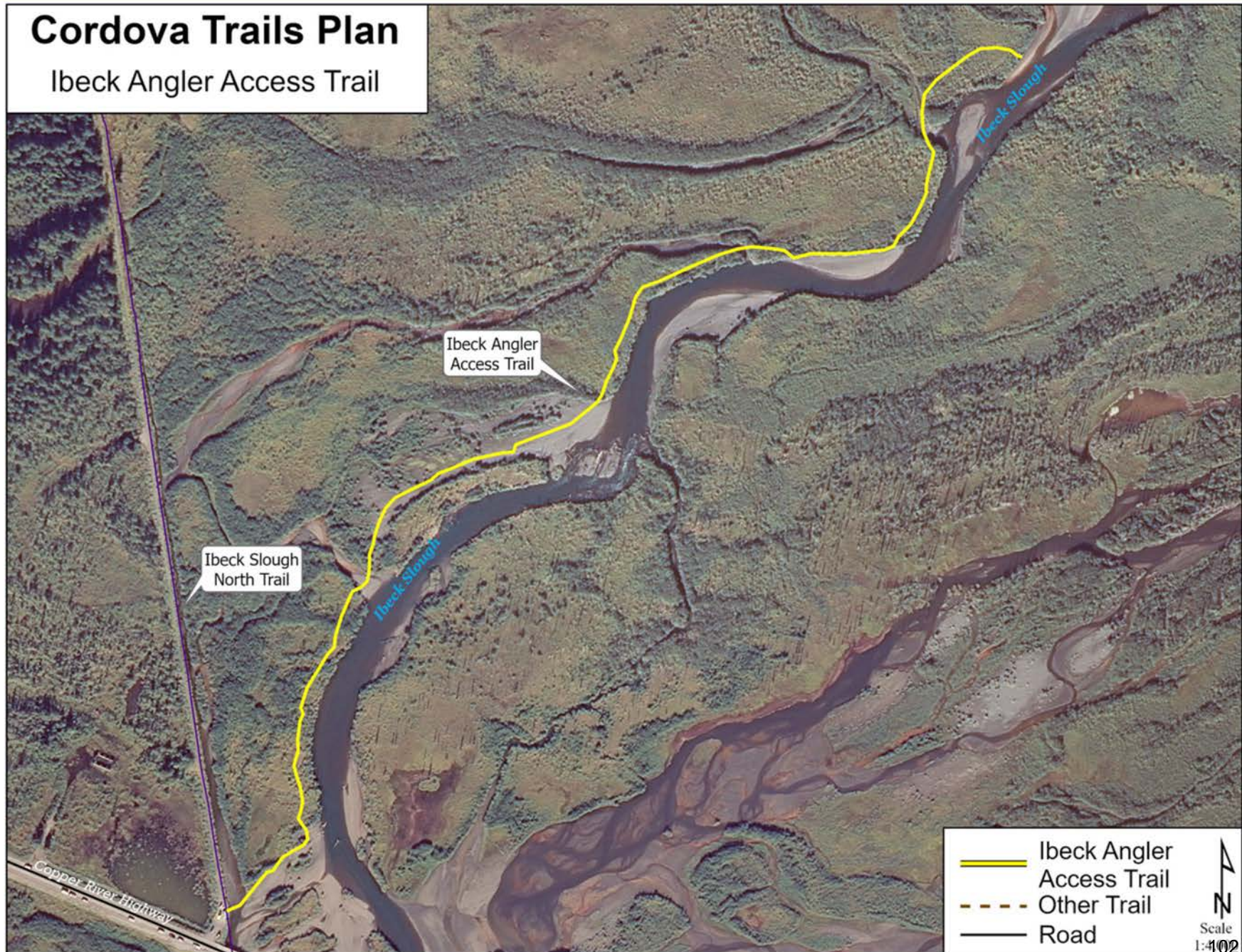
## Ibeck Angler Access Trail

This trail is a heavily used .60-mile angler-access trail to popular sport fishing on North Ibeck Creek. The trail aids in spreading out anglers along the creek, alleviating pedestrian congestion at the road where anglers tend to congregate and fish. It follows North Ibeck Creek starting at mile 7 of the Copper River Highway. It receives heavy use during coho salmon sport fishing in mid-to-late summer. However, it has become a very popular early spring and summer hiking trail for individuals and families looking for an easy hike near town in an open, sunny area of the Copper River Delta. The trail utilizes puncheons, overlapping rock steps, and step/run boardwalk to follow the creek accessing multiple gravel beaches where the public can relax and explore.

Location	Mile 7 Copper River Highway
Land Ownership	USFS
Management Agency	USFS
Trail Length	.60 mi
Elevation Gain	10 ft
Min/Max Altitude	Min. 30 ft; Max. 40 ft
Trail Type	Terra
Class	3
Current Use	Hiking
Designed Use	Hiking
Managed Use	Hiking
Trail Facilities	Parking for 3 vehicles; garbage receptacle; portable outhouse during peak coho salmon fishing; information kiosk



# Existing Conditions





# Existing Conditions

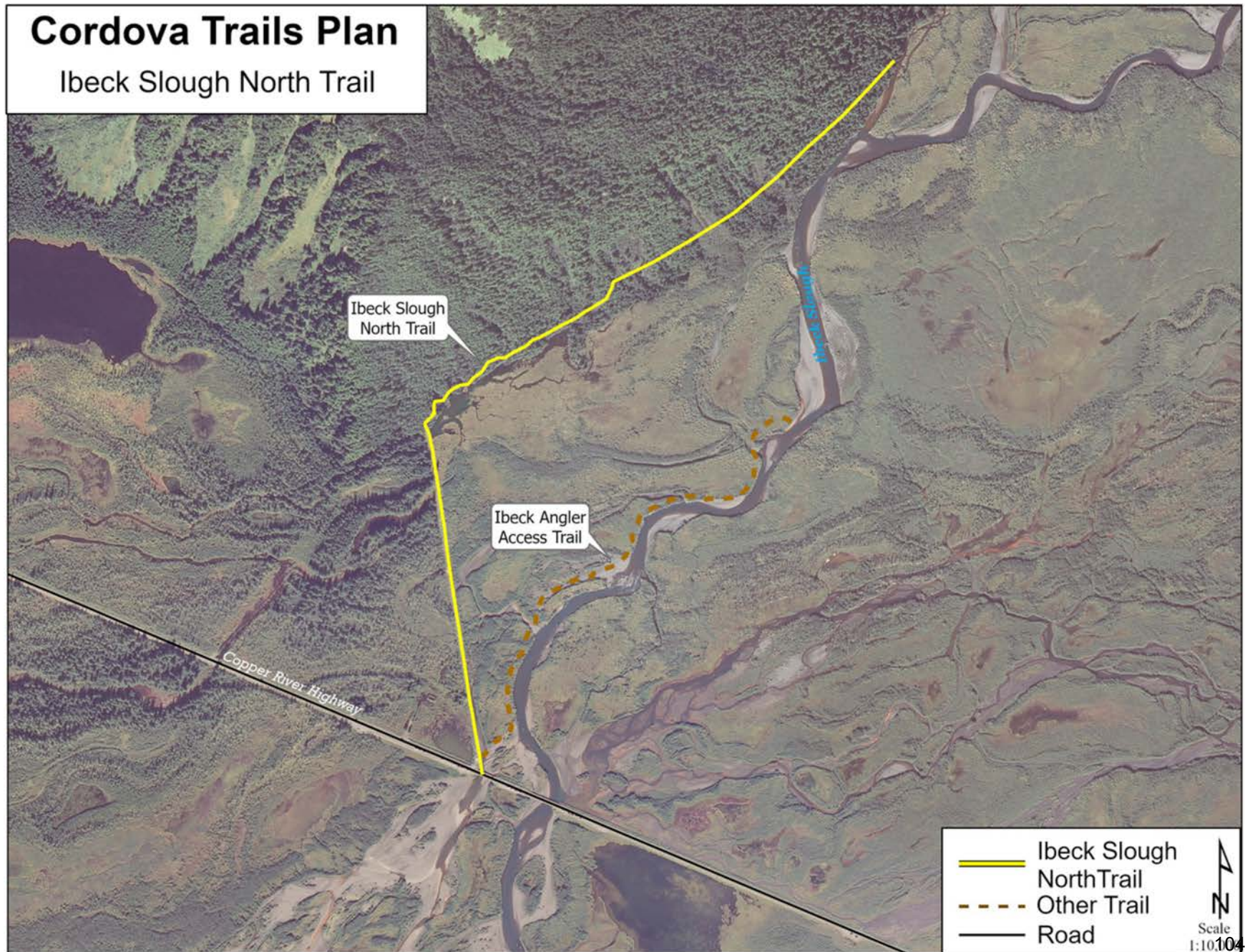
## Ibeck Slough North Trail

This is a 3.5 mile trail beginning at a shared trailhead with Ibeck Angler Access Trail at mile 7 of the Copper River Highway. The first 1.3 miles are on a permanent dike constructed of gravel and crushed rock leading hikers to the west side of Scott Valley and the base of Queens Chair Mountain. It continues north another 2.2 miles up Scott Valley ending at a small overlook. It provides access to Scott Valley and Queens Chair for bear hunting, goat hunting and recreational hiking. It is accessed primarily during the shoulder seasons of spring and fall. Use is light due to dense alder vegetation along the entire route. However, it has the potential for much heavier year-round use by dog walkers and members of the public looking for a sunny stroll particularly along the dike section during winter months.

Location	Mile 7 Copper River Highway
Land Ownership	USFS
Management Agency	USFS
Trail Length	3.5 mi
Elevation Gain	129 ft
Min/Max Altitude	Min. 36 ft; Max. 72 ft
Trail Type	Terra
Class	3 (1.3 mi); 1 (2.2 mi)
Current Use	Hiking
Designed Use	Hiking
Managed Use	Hiking
Trail Facilities	Parking for 3 vehicles; garbage receptacle; portable outhouse during peak coho salmon fishing; information kiosk



# Existing Conditions





# Existing Conditions

## Sand Trail

Sand Trail begins at Mile 9 of the Copper River Highway providing motorized access up Scott Valley. The trailhead parking area has capacity for 8 vehicles with OHV trailers. The trailhead and trail are managed primarily for year-round OHV users. It is 12.2 miles on an easy class 3 motorized trail with little elevation change along most of the route. Scott Valley is the first location on the Copper River Delta east of Cordova where the public can find a variety of hunting, fishing and recreation opportunities. In the spring, summer and fall, most people motor or bike the Sand Trail. In the winter, most people snowmachine while others cross-country ski the Sand Trail. The trail passes through several creeks and dense alder with some black cottonwood for the first 6 miles then breaks out into a gravel outwash plain with spectacular views towards Scott Glacier and the Chugach Mountains. The trail ends at the northwest end of Scott Valley near the west face of Scott Glacier.

Location	Mile 9 Copper River Highway
Land Ownership	USFS
Management Agency	USFS
Trail Length	12.2 mi
Elevation Gain	260 ft
Min/Max Altitude	Min. 40 ft; Max. 300 ft
Trail Type	Terra
Class	3
Current Use	ATV/OHV, Snowmachine, Bike, Ski
Designed Use	Motorized
Managed Use	Motorized
Trail Facilities	Parking for 8 vehicles w/ trailers; picnic table; information kiosk



# Existing Conditions





# Recommendations

## Prioritization

Prioritization of the maintenance and improvements to Cordova's trail system drafted in this plan are based upon consideration of the following variables:

- Public Safety
- Frequency of Trail Use
- Availability of Trail for Multiple Use, Including ADA Accessibility
- Proximity to Town
- Ease of Project Completion
- Expense/Availability of Funds

### **Top trail projects are identified as**

- Trails that have not been maintained for a long period of time resulting in trail degradation;
- Trails that need to be improved for safety and accessibility, utilizing official trail building standards;
- Trails which provide a good cross section of trail types, locations, and difficulty to meet the desires of multiple user groups within the community of Cordova and visitors to Cordova.

# Proposed Project

Trail Name	<b>Breakwater Trail</b>
Use	walking/hiking
Class	4
Length	.23 mile + 775 feet
Partners	City of Cordova/USFS/State-DNR

## Work Priority Highlights

- Deferred Maintenance
- Extend the existing 1100-foot trail an additional 800 feet
- Construct railing along entire route to keep hikers from stepping over trail edge and falling onto rocks





# Proposed Project

Trail Name	Odiak Pond Trail
Use	walking/hiking
Class	5
Length	.18 + 555 feet
Partners	City of Cordova/USFS/State-DNR



## Work Priority Highlights

- Heavy deferred maintenance on elevated boardwalk
- Extend the existing 500-foot trail an additional 1050 feet
- Ensure trail and boardwalk are built to Americans with Disabilities Act (ADA) standards.





# Proposed Project

Trail Name	<b>Power Creek Trail</b>
Use	walking/hiking/biking
Class	2
Length	4.2 miles
Partners	USFS

## Work Priority Highlights

- Redesign the trail section through Power Creek Valley terminating at the Power Creek Cabin for mountain bike/fat bike users.
- Ensure trail design takes into consideration potential user conflicts between hikers and bikers.
- Develop and install signage to inform and manage this multi-user trail.





# Proposed Project

Trail Name	<b>Mike O'Leary Trail</b>
Use	walking/hiking
Class	3
Length	1.2 miles
Partners	USFS

## Work Priority Highlights

- Work with US Forest Service and John Harvill (Alpine Properties) to establish a trailhead parking area to access and construct a hiking trail to Scout Lake.
- The proposed trail will quickly cross the property boundary between Alpine Properties and the US Forest Service, ending at Scout Lake. The USFS will be responsible for maintenance of both the parking area and trail.



# Proposed Project

Trail Name	<b>O'Leary Intertie Trail</b>
Use	walking/hiking
Class	3
Length	0.96 miles
Partners	City of Cordova/USFS/State-DNR



## Work Priority Highlights

- Reconstruct a variety of trail tread and trail structures along the entire length of the trail.
- Develop and install trail signage and route markers
- Deferred clearing maintenance

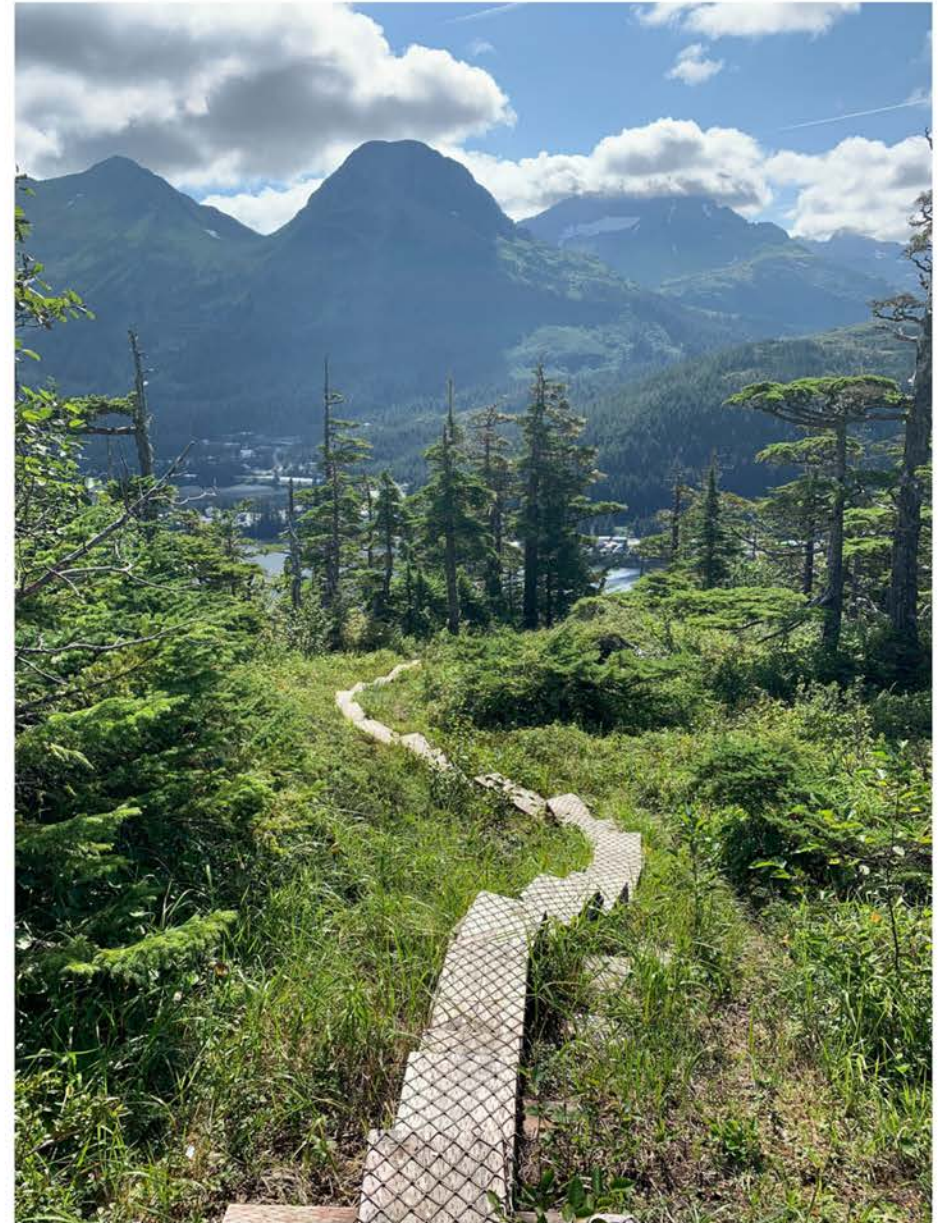


# Proposed Project

Trail Name	<b>Eyak Mountain Trail</b>
Use	walking/hiking
Class	3
Length	1.95 miles
Partners	City of Cordova/USFS/State-DNR

## Work Priority Highlights

- Reconstruct a variety of trail tread and trail structures along the entire length of the trail
- Develop and install trail signage and route markers
- Deferred clearing maintenance





# Proposed Project

## Mystery Meadows Trails Expansion

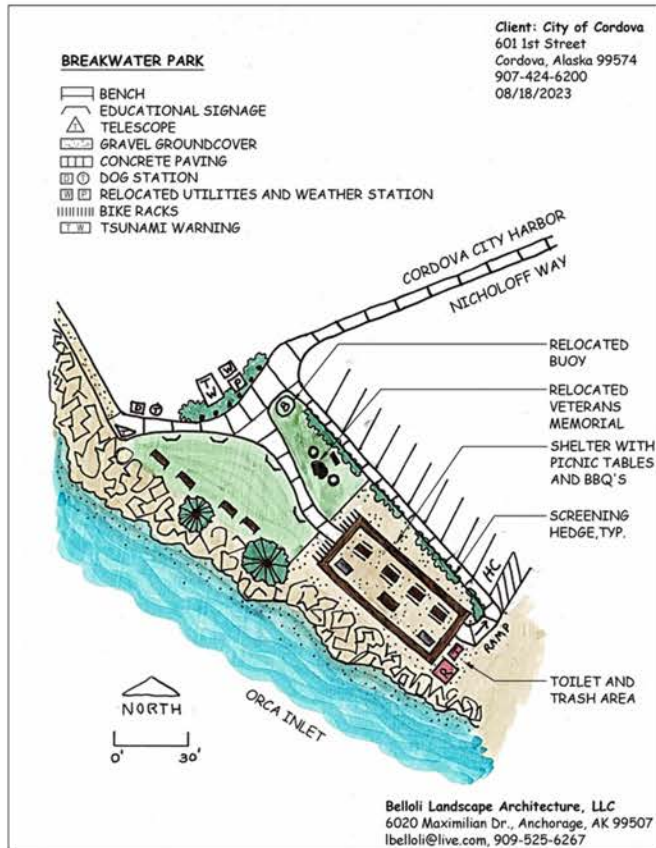
The existing trail system receives frequent use, with or without snow. Ideas, plans and designs are being explored for improvement and expansion of the existing, interconnected trails for multi-user groups of varying abilities.

The City of Cordova and Sheridan Alpine Association are coordinating to create a specific plan for management of the Mt. Eyak Recreation Area which includes this proposed project.





# Proposed Project



## Cordova Covered Spaces Project

Proposed sites Fall 2022



Cordova Trail & Covered Spaces Project is a vision shared by many people in Cordova. The Covered Spaces Project plan is to build multiple outdoor covered spaces in the Cordova area along existing and planned Cordova trails and roads. Cordova is an amazingly picturesque area surrounded by the Chugach National Forest, Prince William Sound, and the Gulf of Alaska. Spectacular views are everywhere you turn but the weather can be challenging. Even in inclement weather, festivals, classes, meetings, picnics, art activities, school trips, and contemplation become possible under covered spaces. Numerous community events already occur in areas where covered spaces are planned, including The Copper River Delta Shorebird Festival, Bay to Bay in May Ride/Walk/Run event, educational classes, and art events. With the addition of covered spaces, life in Cordova will be enhanced for all community members and visitors.

# Proposed Project

## Proposed Covered Space and Trail Site Examples





# Maintenance

This is by far the most important and usually the most neglected aspect of trail systems. Trails are exposed to constant environmental conditions and erosional factors. It is imperative that there is staff and a budget in place to support the trail system. Without this, the system will rapidly fall into disrepair especially in this area. The City of Cordova, State of Alaska DNR, and US Forest Service all play a role in this.

Annual inspection and inventory of trail assets, especially multi-use trails helps ensure that damage is minimized, risks are identified, and repairs can be made in a timely manner, enhancing safety and protecting investments as well as natural and cultural resources.



Trails built and maintained within the USFS will follow the FS Standard Trail Plans and Specifications found at this web address:  
<https://www.fs.usda.gov/managing-land/trails/trail-management-tools/trailplan>

and follow the USFS Trail Construction and Maintenance found at this web address:  
<https://www.fs.usda.gov/t-d/pubs/htmlpubs/htm07232806/index.htm>

The USFS and NPS tend to be the go-to organizations nationally on best practices on design, tools, and techniques for trail construction and maintenance.

- Trails that are on USFS managed lands will be built and maintained by the USFS. This includes the Mike O'Leary Trail and Power Creek Trail.
- The City of Cordova Parks & Recreation, supported by partnerships with USFS, State DNR, and local organizations, will be the lead in building and maintaining trails on City of Cordova and State of Alaska DNR lands. This includes the Breakwater Trail, Odiak Pond Trail, O'Leary Loop Trail, and Eyak Mountain Trail.



# Maintenance

Routine Maintenance	Function	Frequency
Trail triage	Essential trail failure repairs	Spring, summer, fall, post-storm event
Condition assessment	Larger repair improvment planning	20% assets per year
Spring clearing and hazard assessment	Clear dead fall, identify and repair immediate hazards	May-June as trails clear, post storm event
Drain work, clear, repair, establish	Erosion control	Spring-summer, post-storm event
Tread asessment, trail integrity, hazard removal, grade reversals, outslope repair	Trail durability, stabilization, erosion control	Summer-fall
Brushing	Improve sight lines, remove vegetative encroachment	Summer





# Partnerships



## National Park Service

### RTCA

Rivers, Trails and Conservation Assistance Program



The Native Village of

## EYAK



CITY of CORDOVA  
**PARKS**  
& RECREATION



## US Forest Service

Chugach National Forest, Cordova Ranger District



# Appendix

## Public Involvement Methods

### Purpose

#### Why we engaged the community

- Ensure we are reaching people who haven't been as engaged in the past
- Make sure our engagement avoids alienating people
- Educate the public
- Get a broad range of ideas and perspectives
- Include a broad range of user groups
- Build buy-in and ownership

#### What we learned through community engagement

- Why people use the trails, how they want to use the trails, and what that means for future planning
- Identified trail ideas we missed
- Stakeholder perspectives
- Where the plan is weak
- Potential funding sources

#### Goals we achieved through community engagement

- Created a collaborative, broad-based public engagement strategy to inform the vision, goals, and priorities of the trail planning process
- Designed strategies that engage and strengthen partnerships needed to sustain the trail system in Cordova

**Cordova Trails Open House**

**When** Tuesday, September 20th, 11am to 8pm.  
Speaker and raffle prizes start at 6pm.

**Where** The Cordova Center, Lower Atrium

The City of Cordova Trails Committee wants your input on the future of Cordova's trails!

- This event will be an opportunity to discuss your ideas for trails, write them down, and put them on the map.
- Bring the kids! A map coloring activity will be provided.
- Coffee, tea, and cookies provided 6pm to 8pm.

**Featuring...** A FREE BIKE GIVEAWAY  
From Cordova Gear

**And enter to win...** A free night at a cabin!

Contact for more information or accommodations:  
cordovatrails@gmail.com

City of Cordova ALASKA

Can't make the survey and use the

**CORDOVA TRAILS**

THE CITY OF CORDOVA TRAILS COMMITTEE IS CREATING A COMPREHENSIVE TRAIL PLAN.

WE WANT YOUR INPUT!

**Our Vision**  
An inclusive, holistic, and well-managed local trail system that meets the diverse needs of the Cordova community and fosters connections through shared stewardship.

**Plan Focus**  
We are looking at trail maintenance, improvement and development, increased accessibility and diversifying trail uses, funding opportunities, and trails advocacy.

**Community Input**  
We look forward to engaging with the community to hear your thoughts. Follow the QR code to take a quick survey!

Contact Planning Team at:  
cordovatrails@gmail.com

City of Cordova ALASKA



# Appendix

## Public Involvement Methods

### **TIMELINE**

Summer 2022 - Provide information and create awareness

Fall 2022 - Engage, survey

Winter 2022 - 2023 - Community meetings and Landowner meetings

### **PHASE 1**

#### Goals

- Residents of Cordova know that the planning effort is underway
- Landowners are informed and aware of the planning effort

#### Audience

- Landowners
- General public user groups

#### Strategies

- Mail and email formal letter to landowners
  - Purpose: Inform audience of the planning process.
  - Status: Completed
- Distribute information flyer at public events, in public buildings, and online
  - Purpose: Allow the public to become familiar with the project and provide initial feedback
  - Status: Completed

### **PHASE 2**

#### Goals

- Gather input from the public on what they want to see for Cordova's trails
- Learn their priorities

#### Audience

- All members of the public

### **PHASE 2 cont.**

#### Strategies

- Open House Meeting
  - Purpose: Provide an opportunity for members of the public to engage with committee members and talk about trails in Cordova. Gather their input for what they'd like to see for the future of Cordova's trails.
  - Status: Completed
- Public Survey & Interactive Online Map
  - Purpose: Gather input for what the public would like to see for the future of Cordova's trails.
  - Status: Completed

### **PHASE 3**

#### Goals

- Meet with landowners
- Inform and collaborate

#### Audience

- City of Cordova, USFS, State of AK, Chugach Corp, Native Village Eyak, and Eyak Corp

#### Strategies

- Scheduled in-person and zoom meetings with landowners
  - Purpose: Provide an opportunity for landowners/managers to engage with committee members and talk about trails in Cordova. Gather their input for what they'd like to see for the future of Cordova's trails.
  - Status: Completed

# Appendix

## A sample of Community Outreach Responses

	What do you love about Cordova trails?	What is your favorite trail?	What is missing from the trail experience in Cordova?
6/9/2022 14:30:54	There are various environments to hike in, e.g., mountain trails, muskeg trails, forest trails, etc. Our trails have had a lot of effort put into them, which is necessary for our ecosystem, climate, and landscape.	Depends on mood, weather, time, dogs, and who I'm hiking with.	<ol style="list-style-type: none"> <li>1. Developed and maintained trails/pedestrian paths in town. There are several under-developed right of ways that could be maintained as trails throughout town, such as Fifth Street from Lake to Browning and in general Ski Hill/Lake Ave area.</li> <li>2. Development of trails in and around the immediate town area. The trail behind the old Porterhouse building that connects to the Ski Hill trail is an incredible trail located right in town. It would be great to see more investment/maintenance in similar trails around town, specifically the hillside above Vina Young, the Ski Hill area north towards Hippy Cove, Hippy Cove area, Crater Lake trailhead back towards town, etc.</li> <li>3. ADA trails. Hopefully if harbor boardwalk happens, that can be an ADA "trail." Currently Alaganic is the only ADA trail and is located far out of town. Perhaps there is boardwalk potential around Ski Hill, Nirvana Park, Hippy Cove/Science Center, or other areas?</li> <li>4. Information/maps about trails for people new to town. I'm not sure people know about the Porterhouse trail or some of the pedestrian routes through town, such as the stairs up Fourth Street, Breakwater Trail, etc.</li> <li>5. More investment/maintenance in some of our existing trails accessible from town, such as Mike O'Leary trail and upper trail to Eyak Peak.</li> </ol>
6/9/2022 17:05:13	I love that they provide a way to access and recreate in our incredible surroundings; I love the diversity of views/habitats that we can experience on our trail system; I like that they aren't too crowded but do get a lot of use;	Crater Lake	I would like to see more hike-in cabins. I'd also like more peak/ridge climbs; also flat/low elevation trails are nice for kids & older folks who want to get out in nature.
6/9/2022 21:59:23	They are fun. We get out of town and into the forest. We get to explore new places.	Most of them need some upkeep; I like too many to have a favorite.	Some trails are not marked sufficiently.
6/10/2022 6:57:59	Ability to safely travel around Cordova, not in a car	Ski hill	Safe side of the road paths for biking, walking, ATVs or snowmachines
6/11/2022 19:50:28	That we have them!	Ever single one of them are wonderful to be able to experience.	Trail Connections
6/18/2022 9:08:09	I love that we have some trails in town, and many more out of town.	Power creek	Good trail out Whitshed Road
6/27/2022 11:02:19	how they are so accessible, so many great ones that begin right in town	ski hill, crater lake	an event re: hiking, like Mt. Marathon



# Appendix

## A sample of Community Outreach Responses

8/12/2022 16:11:02	How well maintained they are. Easy to navigate		
8/12/2022 22:12:30	Accessibility and views	My ayak	Better mt bike trails and generally trails for bikes. The missing connection is the white shed ballfield with town.
8/12/2022 22:28:12	So easy to access and use.	Reservoir area.	An established 5 kilometer loop that could be used for high school cross-country running races instead of running them on the road.
8/12/2022 22:49:41	Proximity/access	Pipeline lakes	Bike trails!
8/12/2022 23:23:25	Various terrain and well maintained trails by the Forest Service. Netting on the boardwalks is much safer to walk on and much appreciated!	Mount Eyak summit on a clear day	Better signage for the Alice Smith Interie Trail near Crater Lake
8/13/2022 0:21:14	Variety: topography, distance, views	Sheridan Glacier, Reservoir, Ski Hill	Poop bags & trash cans @ trailheads
8/13/2022 11:02:39	There are so many of them and they are all over!	I don't have a favorite! They are all great in their own ways!	Nothing! Our trails are fabulous! I actually think that if Cordova is allocating more money to trails than they normally do then we have a problem. This money should go towards something we actually need like more teachers and police.
8/13/2022 23:59:55	Views	.....Sheridan Mountain but there are so many I love	Maybe more signs about the area and history
8/15/2022 10:57:57	Their close proximity to town, ease of access and lack of crowds.	Crater Lake trail	More access points to the alpine.
8/20/2022 10:06:55	Easy to get to many trails	It really depends on my mood, the weather and other factors. I've never been one who can pick out a favorite.	I would love it if there were more trails a half mile or longer in length one way in town that weren't steep but were of a moderate up and down grade. I like hiking the ski hill and crater lake but sometimes I want something that isn't as steep but I don't want to drive to Pipeline or McKinley. I realize the terrain around town doesn't easily lend itself to that but there might be places where that is possible.
8/29/2022 20:40:08	How close some are to town for convenient lunch breaks, not crowded, epic views, beautiful bountiful rain forest....	Heney ridge	Covered space for picnics, gathering, even lean to for camping
7/16- 7/17			7.5 Mile dike improvements, brushing & maybe a covered place near the end, Mt. End. A board walk out to the lake/ wetland E of lake Eyak wier & just W. of the dike trail.
7/16- 7/17	Reservoir trail - close to town, great views!! Haystack - short, easy. Sheridan Glacier - the end reward is fantastic.	Ski Hill - great view at top but steep for "old knees"!	More accessible to town. Create a loop: hospital - Whiteshed Rd bike path - across the lough to high school, back to the CR highway
7/16- 7/17		Fishing trail off Alaganik Slough road - fishing. Pipeline lakes trail - scenery, fishing, berry/ mushroom picking	Other ideas: Like to see sheltered spaces - 3 sided so rain doesn't blow in. Petersburg has some long shelters good for group picnics, events. 2. Fishing pier at pullout just beyond Hippie Cove. Easy access for kids. Short pier could access 40' water, suitable for halibut - Eyak Corp land will need some negotiation

# Appendix

## A sample of Community Outreach Responses

7/16- 7/17			
7/16- 7/17			
7/16- 7/17			
7/16- 7/17			
7/16- 7/17			
7/16- 7/17			
7/16- 7/17			
5/5 - 5/17	Terrain diversity, ridges (with views), along river, to mountain lakes.	Crater Lake	Maintenance on existing trails as they wear.
5/5 - 5/17	Accessibility	Haystack	More trails refurbished and covered picnic areas in the vicinity
5/5 - 5/17	Accessibility	Crater Lake trail but there are so many, haystack etc, 5th and lake	More trail markings on trails, i.e. Reservoir, Ski Hill,
5/5 - 5/17	That we have them!	All of them	More covered picnic areas near trails close to Cordova Town center
5/5 - 5/17	It is a benefit to our community to have trails with easy access.	Ski Hill	It would be a nice addition to have covered areas near trails to get out of the rain
5/5 - 5/17	Peaceful, scenic wildlife, pristine I like them alot	Crater lake	Places to get out of the rain, more connection of existing trails

7/15/2022 18:02:26			
7/15/2022 18:22:54	The scenery!	Sheridan Mountain	Picnicing sites!
7/16/2022 16:21:38	Accessibility and well maintained.	Mt Eyak Trail	An extensive bike trail from town to the airport.
7/16/2022 16:28:07	Accessibility and upkeep	Crater Lake Trail	Bike or running paths
7/16/2022 16:34:17	They are very well maintained.	Ski hill trail.	Hut to hut trail hiking.
7/17/2022 11:35:18	They're an awesome Connection to the beautiful wilderness of Alaska.	Mt Eyak is at the top of the list followed closely by Heney Ridge.	I think the development of a trail up to Mt Eccles would be a great addition in the future if possible. Besides that, all Other trails are well maintained and accessible.
7/17/2022 14:35:17	Informative	Crater Lake	Signage on Ski Hill trail
7/17/2022 16:42:33	Yes	Surprise Valley or Power Creek	Don't know right off. Have really liked the lopped trails.
8/12/2022 12:29:16	There are so many and varied	Pipeline	I love it
8/12/2022 12:46:02	I love trails that have good visibility for bears, humans, etc, but still feel like you can connect with nature. Good views are also a plus.	Ski Hill, hands down. Reservoir close second	BIKE trails!!! Especially kid-friendly bike trails, or lower grade trails that don't have intense inclines. Ski hill would be a fantastic place for more trail development, but would love to see a bike trail network throughout town that keeps kids further from cars. But also without dense brush coverage because of bears.
8/12/2022 14:28:11	There are many readily accessible.	Mt eyak...its right out my back door	Would also love to see a less steep, and longer trail to access the reservoir area for hikers of varying abilities or those with joint issues.
8/12/2022 15:25:34	The ski hill trail system	Hidden valley loop	More benches..places to rest and enjoy the views.
			Covered picnic Areas



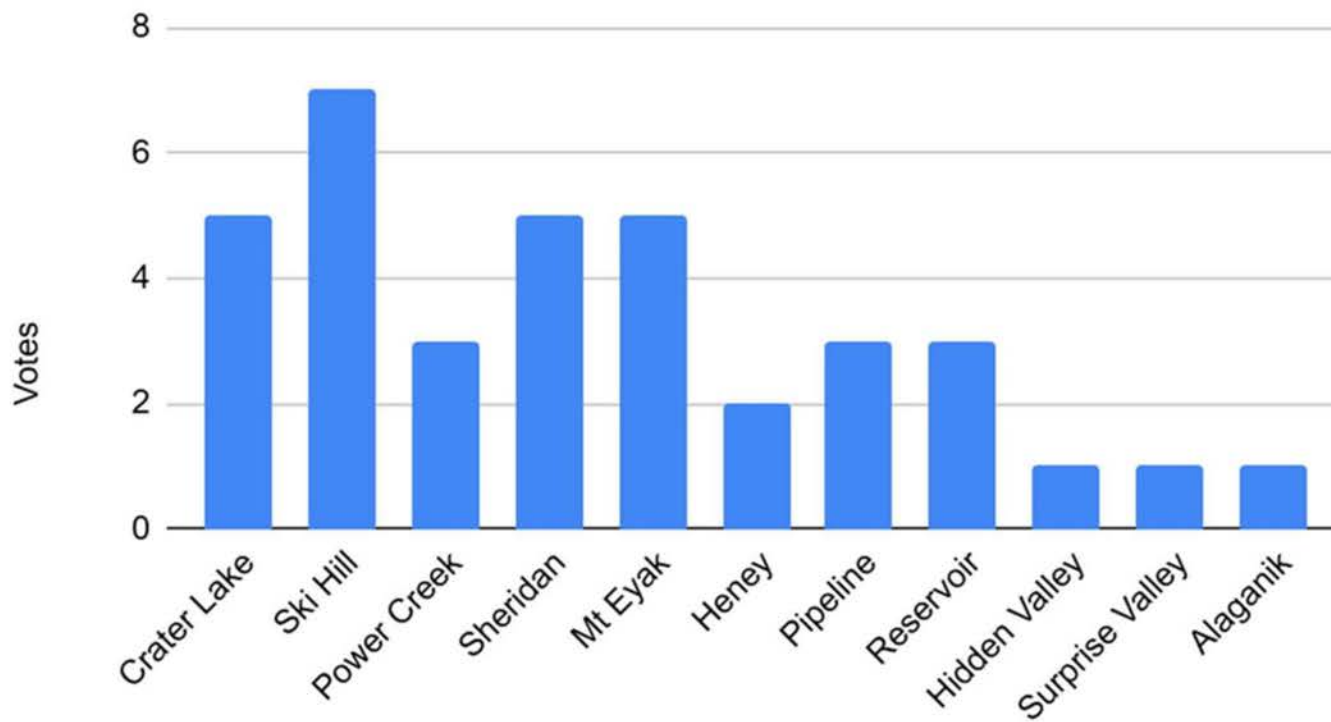
# Appendix

## COMMUNITY SURVEY QUESTIONNAIRE RESULTS

Cordova residents were asked to participate in a survey about their desires for Cordova trails. A total of 50 local residents responded to the following questions:

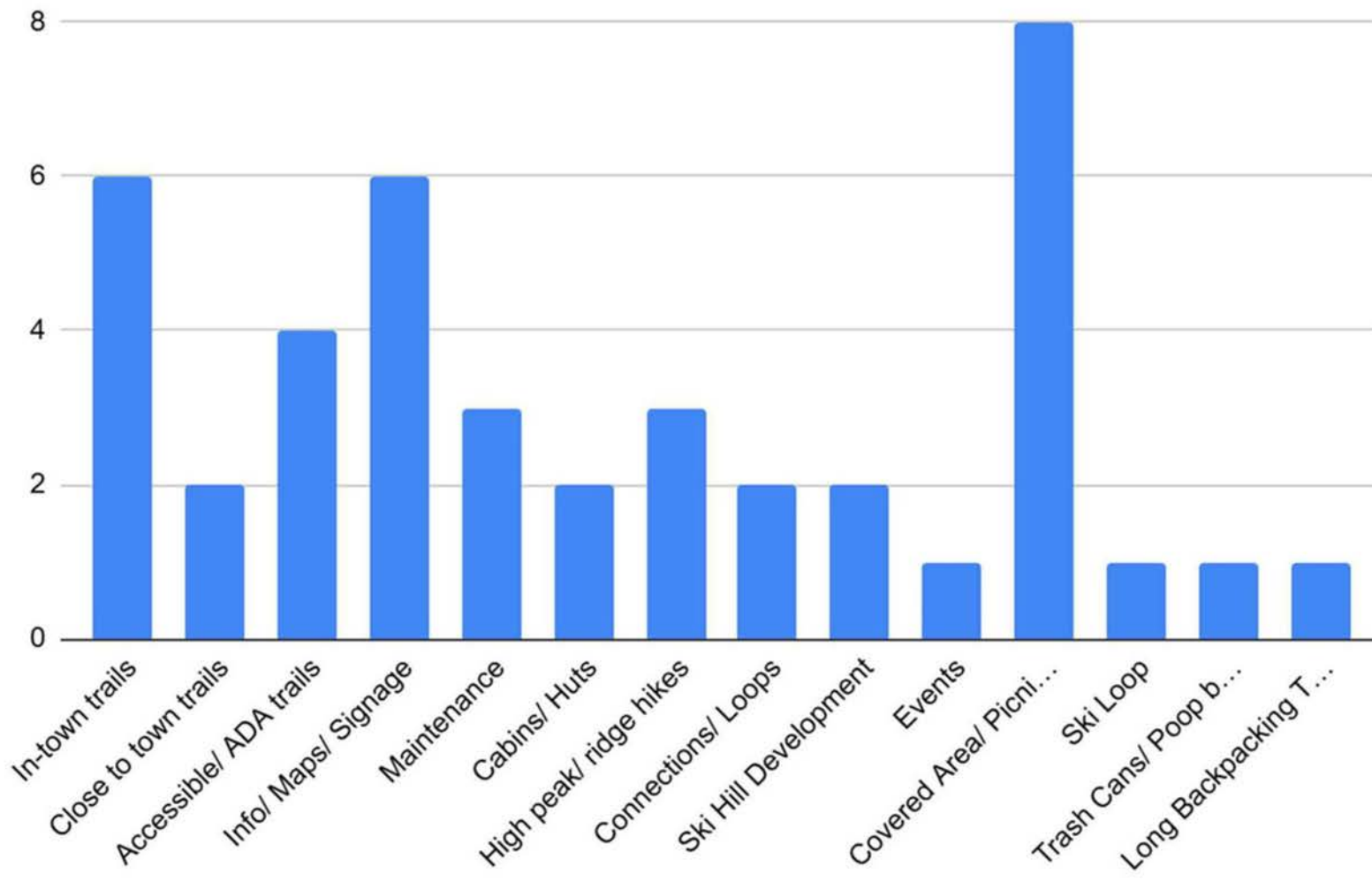
- What's your favorite trail?
- What improvements could be made?
- What do you love about Cordova Trails?

### What's your favorite trail?



# Appendix

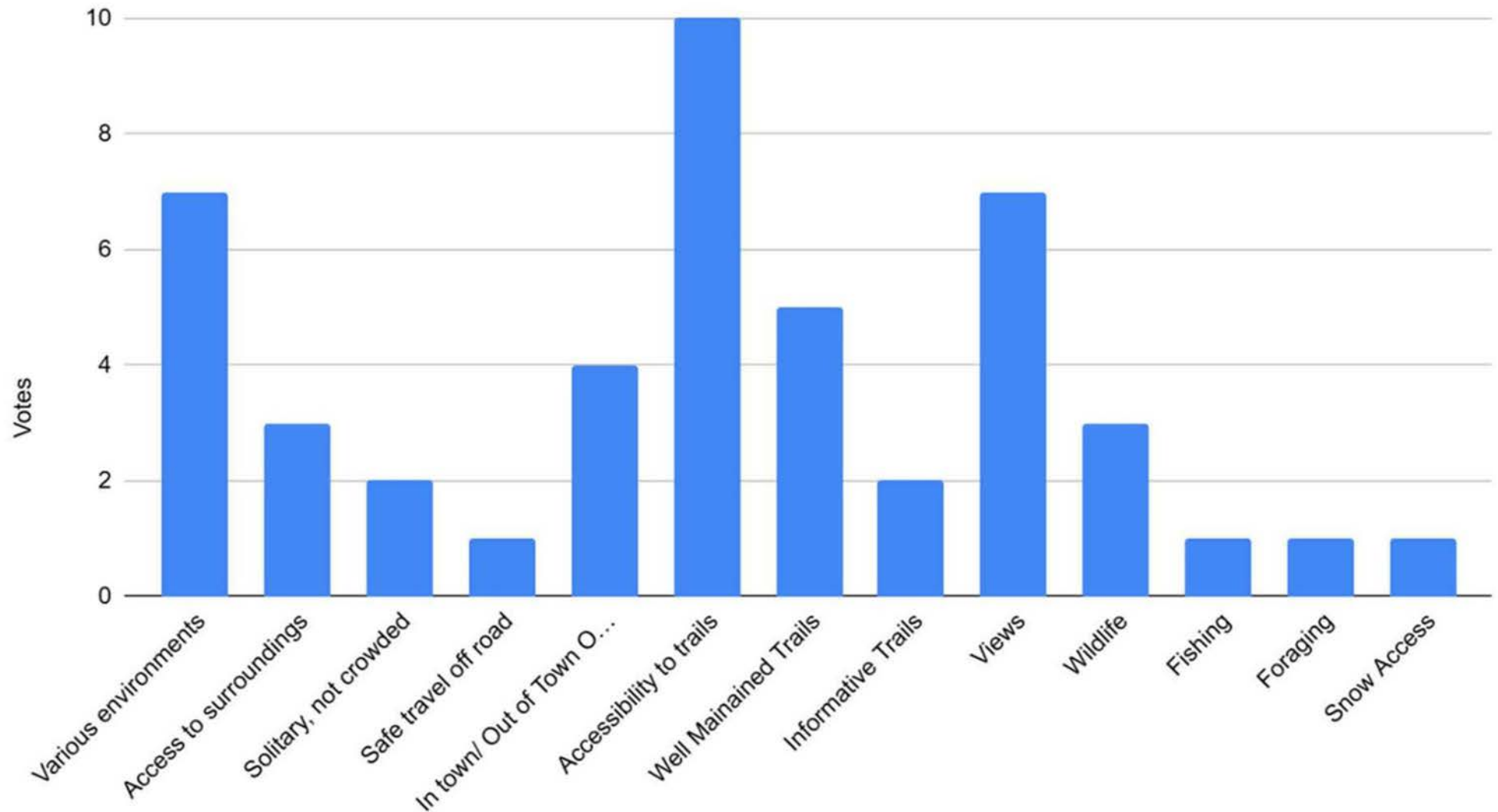
What improvements could be made?





# Appendix

What do you love about Cordova Trails?



# Appendix

## General Ski Area Map

Mt Eyak Ski Area offers alpine skiing and snowboarding on Mt Eyak above the town of Cordova, Alaska. Mt Eyak uses an historic 1939 American Steel and Wire single chair lift, as well as a rope tow on the beginner slope. The base elevation is 400 feet, rising to 1200 feet at the top of the single lift, for a vertical drop of 800 feet. The annual snowfall averages 350". With a variety of different trail options, including a new easy trail down the hill, the area offers something for everyone ([mteyak.org](http://mteyak.org)). A ski area map, made by [MapSynergy](http://MapSynergy), gives an overview of the downhill ski trails maintained at Mt Eyak. The Sheridan Alpine Association manages the ski area.

The City of Cordova and Sheridan Alpine Association will be coordinating to create a specific plan for management of the Mt Eyak Recreation Area that includes the Mt Eyak Ski Area.







# City Council of the City of Cordova, Alaska

## Pending Agenda

### August 6, 2025 Regular Council Meeting

A.	<b>Future agenda items - topics put on PA with no specific date for inclusion on an agenda</b>		initially put on or revisited
	1) Public Safety Resources - discussion		1/20/2021
	2) Ordinance change ( <b>Title 4</b> ) to ensure Council has a role in CBA approval process		9/6/2023
	3) Facility condition assessments part 2 work session (did P&R on 4-19-23) - <b>Oct '23</b>		9/6/2023
	4) City Code re: procurement, Manager spending limit trigger in a code provision		4/19/2023
	5) Discuss/create a policy for established timeframes for review of City ongoing contracts		9/6/2023
	6) Strategic planning work sessions (goal setting), 2/19/25, 3/19/25, next tbd		3/5/2025
	7) Bonding for City streets - explore for when asphalt plants will be in town during other projects		4/3/2024
	8) Enterprise funds accounting procedures		11/6/2024
	9) Revisit Economic Development Property Tax Exemptions, Ordinances 1217 & 1223		12/4/2024
	10) Strategic review of City investments with Blake Phillips, ACPM (Blue Umbrella)		2/4/2025
	11) Fill projects - for shipyard, for businesses, potential locations		3/19/2025
	12) Per ordinance 1231 - Council to revisit \$3M in AMLIP to determine pay back scenarios to PF <b>before 12/31/25</b>		5/21/2025
	13) Council to consider changes to conditional use permits for marijuana establishments as in 18.60.080		6/4/2025
B.	<b>Resolutions, Ordinances, other items that have been referred to staff or may need to be revisited</b>		date referred
	1) <b>Res 12-18-36</b> re E-911, will be back when a plan has been made		12/19/2018
	2) Tiny Wings dba <b>Anchor Bar &amp; Liquor Store</b> - revisit liquor license w-ABC Board if it doesn't sell in 2025		6/4/2025
	3) <b>Res 05-25-13</b> determining local school funding, subject to modification before approval of City FY26 budget		6/4/2025
C.	<b>Upcoming Meetings, agenda items and/or events: with specific dates</b>		
	1) Capital Priorities List, <u>Resolution 12-24-39</u> , is in each packet - if 2 council members want to revisit the resolution they should mention that at Pending Agenda and it can be included in the next packet for action		
	2) Staff quarterly reports will be in the following packets:		
	10/15/2025	1/21/2026	4/15/2026
	7/15/2026		
	3) Joint City Council and School Board Meetings - twice per year, May & October		
	before Council mtg in <b>May</b> 6pm @ CHS before Sch Bd mtg <b>Oct.</b> or <b>Nov.</b>		
	4) Clerk's evaluation - each year in Sept (prior to budget) - next <b>Sept 2026</b>		
D.	<b>Council adds items to Pending Agenda in this way:</b>		
	item for action	tasking which staff: Manager/Clerk?	proposed date
	1) ...		
	2) ...		
	3) ...		
Mayor Smith or the City Manager can either agree to such an item and that will automatically place it on an agenda, or a second Council member can concur with the sponsoring Council member.			



photo by Wendy Ranney



**City Council of the City of Cordova, Alaska**  
**Pending Agenda**  
**August 6, 2025 Regular Council Meeting**

**E. Membership of existing advisory committees of Council formed by resolution:**

**1) Cordova Fisheries Committee:**

auth res 10-24-32 approved Oct 2, 2024

committee appointed 3/5/25

previous meetings:

next meeting date:

1- Kory Blake

2- Rod Jensen

3- Kelsey Hayden

3/13/25, 5/8/25

9/11/2025

4- Trae Lohse

5- Tyler Dillon

6- Jerry McCune

7- John Williams

**2) Cordova Trails Committee:**

re-auth res 11-18-29 app 11/7/18

auth res 11-09-65 app 12/2/09

1-Elizabeth Senear

3-Dave Zastrow

5-Stormy Haught

2-Toni Godes

4-Ryan Schuetze

6-Michelle Hahn

**F. City of Cordova appointed reps to various non-City Boards/Councils/Committees:**

**1) Prince William Sound Regional Citizens Advisory Council**

**David Janka**

appointed March 2024

2 year term until May 2026

**2) Prince William Sound Aquaculture Corporation Board of Directors**

**Tommy Sheridan**

appointed June 2024

3 year term until Oct 2027

**3) Alaska Mariculture Alliance**

**Sean Den Adel**

appointed March 2024

no specific term



**CITY OF CORDOVA, ALASKA  
RESOLUTION 12-24-39**

**A RESOLUTION OF THE COUNCIL OF THE CITY OF CORDOVA, ALASKA,  
DESIGNATING CAPITAL IMPROVEMENT PROJECTS**

**WHEREAS**, the Cordova City Council has identified several Capital Improvement projects that will benefit the citizens of Cordova, and in several cases the entirety of Prince William Sound; and

**WHEREAS**, the Council of the City of Cordova has identified the following Capital Improvement projects as being critical to the future well-being and economy of Cordova and the surrounding area:

**Port and Harbor**

North Harbor Efficiency and Safety

Stabilize Breakwater Ave through sheet piling to create usable uplands for industrial commercial, walking corridor and parking

Improve pedestrian safety by creating a sidewalk and boardwalk system to navigate between the north and south harbors.

Provide additional cranes, laydown areas, and in-harbor fuel services

Waste Oil Equipment /Maintenance Building

Shipyard Expansion

Three-Stage Dock

**Public Works**

Water Infrastructure

Booster station at Murchison tank to improve water delivery during peak flow

Permanent siphon at Crater Lake to improve water delivery during peak flow

Upgrade pump stations and equipment

Feasibility study for water service and fire protection (hydrants) to outlying areas

Replacement and relocation of Morpac tank

Water Equipment

Vac truck

Backhoe

Sewer Infrastructure

Replacement/upgrade of wastewater plant and SCADA

Replacement/upgrade of all lift stations

Replacement of force main in Odiak Slough

Upgrade pipe infrastructure

Sewer Equipment

Dump truck

Backhoe

Streets Infrastructure

Storm drain systems upgrades - Council Ave. and Third St. aka "jailhouse door system"

Lake Ave. hillside

Evaluation of existing storm drain systems

Sixth St. and Seventh St. drainage, sidewalks, and street surface upgrades

Chase Ave. upgrades including sidewalks, drainage, and new surfacing

- Replace/upgrade pedestrian walkways (Fourth St. and Adams Ave.) (Council St.), and (Second St. to First St.)
- Streets equipment storage building
- Streets Equipment
  - Wheeled loader
  - Road grader
  - Backhoe
- Refuse Infrastructure
  - Landfill bear fence
  - Electricity to landfill
  - Equipment storage building
- Refuse Equipment
  - Dumpster truck
  - Residential truck
  - Skid steer

## **Public Safety**

- E-911 Implementation
  - Acquire and integrate new hardware and software for E-911
  - Update dispatch console
- Replace Radio Structure on Ski Hill
- Mile 5 Substation Code and ADA Compliance
- Engineering and Preliminary Design of Public Safety Building Prep Site

## **Parks and Recreation**

- Pool Infrastructure Code and ADA Compliance
  - Door and siding replacements and CMU joint repairs
  - Replace pool cover
  - Replace pool roof
  - Replace/upgrade HVAC and ventilation system
  - Replace electrical distribution system
  - ADA compliance and parking area re-grade
- Bidarki Recreation Center
  - Renovate and add ADA access
  - Structural repair
  - Code and ADA compliance
  - Facility improvements
- Eyak Lake Skater's Cabin
  - Demolish and replace
- Parks
  - Playground renovations
  - Replacement of playground equipment at Noel Pallas Children's Memorial Playground
- Upgrade Restrooms/Buildings/Structures
  - Ballfield/Cordova Municipal Park Restroom/Concession Stand – code and ADA compliance
  - Fleming Spit restroom replacement
  - Odiak Pond boardwalk and gazebo – code and ADA compliance
  - Odiak Camper Park restrooms/facility improvements – code and ADA compliance.



Parks maintenance shop facility improvements – code compliance  
Ski Hill Improvements

**Land Development**

Housing  
Improve existing unimproved ROW's  
Cold storage  
Harbor basin expansion

and;

**WHEREAS**, some or all of these projects will be submitted to State or Federal legislators and/or agencies as Capital Improvement projects for the City of Cordova, Alaska.

**NOW, THEREFORE, BE IT RESOLVED THAT** the Council of the City of Cordova, Alaska, hereby designates and prioritizes the above listed projects as Capital Improvement projects.

**PASSED AND APPROVED THIS 18<sup>th</sup> DAY OF DECEMBER 2024**






David Allison, Mayor

ATTEST:

Susan Bourgeois, CMC, City Clerk

# August 2025

CALENDAR MONTH	AUGUST
CALENDAR YEAR	2025
1ST DAY OF WEEK	SUNDAY

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
27	28	29	30	31	1	2
3	4	5	6	7	8	9
10	11	6:30 P&Z CCAB	7:00 Council reg mtg CCAB	14	15	16
17	18 in Cdv 8/18 8am-3pm	19	20 6:00 Harbor Cms CCAB 7:00 Sch Bd HSL CSD school year starts	21	22 	23 Ski Hill Gutbuster Run/ 
24  Mixed Doubles Tourney	25 in Cdv 8/25 8am-3pm	26 5:30 CTC Board Meeting CCER	27 7:00 Council reg mtg CCAB	28 12:00 Hosp Svc Bd HCR	29	30
31	1	6:00 P&R CCM	6:00 CEC Board Mtg CCER			

## Notes

Legend:  
 CCAB-Community Rms A&B  
 CCM-Mayor's Conf Rm  
 HSL-High School Library  
 CCA-Community Rm A

CCB-Community Rm B  
 CCM-Mayor's Conf Rm  
 CCER-Education Room

LN-Library Fireplace Nook  
 CRG-Copper River Gallery  
 HCR-CCMC Conference Room






Cncl - 1st & 3rd Wed  
 P&Z - 2nd Tues  
 SchBd, Hrb Cms - 2nd Wed  
 CTC - 3rd Tues

P&R - last Tues  
 CEC - 4th Wed  
 Hosp Svcs Bd - last Thurs



# September 2025

CALENDAR MONTH	SEPTEMBER
CALENDAR YEAR	2025
1ST DAY OF WEEK	SUNDAY

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
31 	1 Sept 1 Labor Day Holiday City Hall Offices Closed CSD Labor Day Holiday Sept 1	2	3 7:00 Council reg mtg CCAB	4 Cowboys Eagles	5	6
7 	8	9 6:30 P&Z CCAB	10 6:00 Harbor Cms CCAB 7:00 Sch Bd HSL	11	12	13
14	15	16	17 7:00 Council reg mtg CCAB	18	19 	
21 	22	23 5:30 CTC Board Mtg CCER	24 6:00 CEC Board Mtg CCER	25 12:00 Hosp Svc Bd HCR 	26 Copper River Rally VBall 9/25-27	27
28	29	30 6:00 P&R CCM	1	2	3	4
5	6	Notes				

Legend:  
CCAB-Community Rms A&B  
HSL-High School Library  
CCA-Community Rm A

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Cncl - 1st & 3rd Wed  
P&Z - 2nd Tues  
SchBd, Hrb Cms - 2nd Wed  
CTC - 3rd Tues

P&R - last Tues  
CEC - 4th Wed  
Hosp Svcs Bd - last Thurs

# City of Cordova, Alaska Elected Officials & Appointed Members of City Boards and Commissions

## Mayor and City Council - Elected

seat/length of term	email	Date Elected	Term Expires
<b>Mayor:</b> 3 years	<b>Kristin Smith</b> <a href="mailto:Mayor@cityofcordova.net">Mayor@cityofcordova.net</a>	March 4, 2025	March-28
<b>Council members:</b>			
3 years	<b>Debra Adams</b> <a href="mailto:CouncilSeatA@cityofcordova.net">CouncilSeatA@cityofcordova.net</a>	March 4, 2025	March-28
3 years	<b>Cathy Sherman</b> <a href="mailto:CouncilSeatB@cityofcordova.net">CouncilSeatB@cityofcordova.net</a>	March 7, 2023 March 3, 2020	March-26
3 years	<b>Kasey Kinsman, Vice Mayor</b> <a href="mailto:CouncilSeatC@cityofcordova.net">CouncilSeatC@cityofcordova.net</a>	March 7, 2023	March-26
3 years	<b>Wendy Ranney</b> <a href="mailto:CouncilSeatD@cityofcordova.net">CouncilSeatD@cityofcordova.net</a>	March 5, 2024 July 5, 2023	March-27
		elected by cncl	
3 years	<b>David Zastrow</b> <a href="mailto:CouncilSeatE@cityofcordova.net">CouncilSeatE@cityofcordova.net</a>	March 5, 2024	March-27
3 years	<b>Aaron Hansen</b> <a href="mailto:CouncilSeatF@cityofcordova.net">CouncilSeatF@cityofcordova.net</a>	March 4, 2025	March-28
3 years	<b>Mike Mickelson</b> <a href="mailto:CouncilSeatG@cityofcordova.net">CouncilSeatG@cityofcordova.net</a>	March 4, 2025	March-28

## Cordova School District School Board of Education - Elected

length of term		Date Elected	Term Expires
3 years	<b>David Glasen, president</b> <a href="mailto:dglasen@cordovasd.org">dglasen@cordovasd.org</a>	March 7, 2023	March-26
3 years	<b>Kate Trudeau</b> <a href="mailto:ktrudeau@cordovasd.org">ktrudeau@cordovasd.org</a>	March 4, 2025	March-28
3 years	<b>Henk Kruithof</b> <a href="mailto:hkruithof@cordovasd.org">hkruithof@cordovasd.org</a>	March 5, 2024 March 2, 2021	March-27
3 years	<b>Emma Merritt</b> <a href="mailto:emerritt@cordovasd.org">emerritt@cordovasd.org</a>	March 4, 2025	March-28
3 years	<b>Peter Hoepfner</b> <a href="mailto:phoepfner@cordovasd.org">phoepfner@cordovasd.org</a>	Mar 5, 2024, Mar 2, 2021, Mar 6, 2018, Mar 3, 2015, Mar 6, 2012, Mar 3, 2009, Mar 7, 2006	March-27

seat up for re-election in Mar '26

**vacant**

board/commission chair/vice

seat up for re-appt in Nov '25



# City of Cordova, Alaska Elected Officials & Appointed Members of City Boards and Commissions

## Hospital Services - Board of Directors - Elected

length of term		Date Elected		Term Expires
3 years	<b>Kelsey Appleton Hayden</b> <a href="mailto:CCMCBoardSeatE@cdvcmc.com">CCMCBoardSeatE@cdvcmc.com</a>	March 7, 2023 March 3, 2020		March-26
3 years	<b>Diane Ujioka</b> <a href="mailto:CCMCBoardSeatC@cdvcmc.com">CCMCBoardSeatC@cdvcmc.com</a>	March 5, 2024 December 19, 2023	elected by board	March-27
3 years	<b>Ann Linville, Chair</b> <a href="mailto:CCMCBoardSeatA@cdvcmc.com">CCMCBoardSeatA@cdvcmc.com</a>	March 4, 2025 March 1, 2022		March-28
3 years	<b>Shelly Kocan</b> <a href="mailto:CCMCBoardSeatB@cdvcmc.com">CCMCBoardSeatB@cdvcmc.com</a>	March 5, 2024 July 25, 2024	elected by board	March-28
3 years	<b>Liz Senear</b> <a href="mailto:CCMCBoardSeatD@cdvcmc.com">CCMCBoardSeatD@cdvcmc.com</a>	March 5, 2024 March 2, 2021		March-27

## Library Board - Appointed

length of term		Date Appointed		Term Expires
3 years	<b>Mary Anne Bishop, Chair</b>	Nov '06, '10, '13, '16, '19, Dec '22		November-25
3 years	<b>Debra Adams</b>	Dec '21, Dec '24		November-27
3 years	<b>Sherman Powell</b>	June '18, Feb '20, Jan '23		November-25
3 years	<b>Kate Williams</b>	May '25		November-26
3 years	<b>Krysta Williams</b>	Feb '18, Dec '20, Dec '23		November-26

## Planning Commission - Appointed

length of term		Date Appointed		Term Expires
3 years	<b>Kris Ranney</b>	Dec '22		November-25
3 years	<b>Mark Hall, Vice Chair</b>	Nov '19, Dec '22		November-25
3 years	<b>Sarah Trumblee</b>	Dec '20, Dec '23		November-26
3 years	<b>Tania Harrison, Chair</b>	Mar '22, Dec '24		November-27
3 years	<b>Gail Foode</b>	Dec '23		November-26
3 years	<b>Chris Bolin</b>	Sep '17, Nov '18 Dec '21, Dec '24		November-27
3 years	<b>Sean Den Adel</b>	Dec '23		November-26

seat up for re-election in Mar '26

*vacant*

board/commission chair

seat up for re-appt in Nov '25

(updated 7-3-25)

# City of Cordova, Alaska Elected Officials & Appointed Members of City Boards and Commissions

## Harbor Commission - Appointed

length of term		Date Appointed	Term Expires
3 years	<b>Ryan Schuetze</b>	Dec '23	November-26
3 years	<b>Andy Craig, Chair</b>	Nov '16, '19 & Dec '22	November-25
3 years	<b>Garrett Collins</b>	Dec '23	November-26
3 years	<b>Ken Jones</b>	Feb '13, Nov '16, Nov '19, Dec '22	November-25
3 years	<b>Hein Kruithof</b>	Dec '23	November-26

## Parks and Recreation Commission - Appointed

length of term		Date Appointed	Term Expires
3 years	<b>Kelsey Hayden</b>	Dec '24	November-27
3 years	<b>Henk Kruithof</b>	Nov '19, Dec '22	November-25
3 years	<b>Danny Carpenter</b>	Jul '25	November-27
3 years	<b>Kara Rodrigues</b>	Dec '23	November-26
3 years	<b>Gabrielle Brown</b>	Jan '25	November-25
3 years	<b>Jim Fritsch</b>	June '25	November-28
3 years	<b>Erin Cole</b>	May '24	November-26

## Historic Preservation Commission - Appointed

length of term		Date Appointed		Term Expires
3 years	<b>Kris Ranney, PC member</b>	Mar '23	appt'd by PC	November-25
3 years	<b>Heather Hall, professional member</b>	Aug '16, Feb '20, Mar '23		November-25
3 years	<b>Sylvia Lange, NVE member</b>	Nov '22, Nov '19	appt'd by NVE	November-25
3 years	<b>Christy Mog, professional member</b>	Dec '23		November-26
3 years	<b>vacant, historical society member</b>			November-27
3 years	<b>Jamie Foode, professional member</b>	Jan '25		November-27
3 years	<b>Jim Casement, public member</b>	Dec '23		November-26

seat up for re-election in Mar '26

**vacant**

board/commission chair

seat up for re-appt in Nov '25

(updated 7-3-25)