

Chair
Tania Harrison

Vice Chair
Mark Hall

Commissioners
Sarah Trumblee
Kris Ranney
Gail Foode
Sean Den Adel
Christian Oehm

City Planner
Amanda Hadley
Coward

**PLANNING COMMISSION REGULAR MEETING
Tuesday, September 08, 2026, AT 6:30 PM
CORDOVA CENTER COMMUNITY ROOM A & B**

AGENDA

1. CALL TO ORDER

2. ROLL CALL

Chair Tania Harrison, Vice Chair Mark Hall, Commissioners Sarah Trumblee, Kris Ranney, Gail Foode, Sean Den Adel, and Christian Oehm

3. APPROVAL OF AGENDA

4. APPROVAL OF CONSENT CALENDAR

- a. Record excused absence of Tania Harrison from the Special Meeting on Monday, July 27, 2026

5. DISCLOSURES OF CONFLICTS OF INTEREST AND EX PARTE COMMUNICATIONS

6. CORRESPONDENCE

7. COMMUNICATIONS BY AND PETITIONS FROM VISITORS

- a. Guest Speakers
b. Audience comments regarding agenda items (3 minutes per speaker)

8. PLANNER'S REPORT.....Page 1

9. UNFINISHED BUSINESS

10. NEW BUSINESS

- a. Land Disposal - Letter of Interest for Lot 1, Block 26, Original Townsite, Approximately 6,740 Square Feet in Size.....Page 5
b. Land Disposal - Letter of Interest for a Portion of ATS 220, Approximately 1,116.2 Square Feet in Size.....Page 16
c. Resolution 02-26 – 2026 Capital Improvement Projects (CIP) ListPage 22
d. Nomination of Planning Commission Member for the Historic Preservation Commission.....Page 29
e. City of Cordova 2026 Safe Streets 4 All (SS4A) Safety Action Plan Review and InputPage 35

11. AUDIENCE COMMENTS

12. COMMISSION COMMENTS

13. ADJOURNMENT

You may submit written public comments via email to planning@cityofcordova.net, mail comments to City of Cordova, PO Box 1210, Cordova, AK 99574, or delivered to City Hall directly. Written public comments must be received by 4:00 p.m. on the day of the meeting.

Planner's Report

To: Planning and Zoning Commission
From: Amanda Hadley Coward, City Planner
Date: Friday, September 04, 2026
Re: Recent Activities and Updates

City Council Appointed a New Planning Commission Member

- At the City Council Regular Meeting on Wednesday, September 02, 2026, the Council voted to appoint Christian Oehm to the vacant seat on the Planning Commission.

City Parcel Viewer is Live

- Published an online version of the City ArcGIS parcel, address, and tax data map.
- Built the online map, built the webpage, and made it available to the public.

It can be found at the link <https://www.cityofcordova.net/city-parcel-viewer/>

Second Street Land Sale to the Native Village of Eyak (NVE)

- The previously City-owned Lots 19-25, Block 6, Original Townsite have now been sold to NVE. This transaction is complete and has been recorded.

ATS 220 (2-Acre Portion) Land Sale to Cordova Electric Cooperative, Inc. (CEC)

- The previously City-owned 2 Acre Portion of ATS 220 has now been sold to CEC. This transaction is complete and has been recorded.

Shepard Point Road Land Sale to the Native Village of Eyak (NVE)

- The Purchase & Sale Agreement is at the title company, waiting for closing.
- The water transmission main work in the area is complete.
- NVE is currently working on the replat, which will be recorded concurrently with the closing.

ATS 220 (4,100 Portion) & Lot 1, Block 7A, Tidewater Development Park (75% Portion) Land Sale to Camtu Alaska Wild Seafoods

- Negotiations are occurring with the Planner and the City Manager.
- Camtu's is completing the survey, design work, and permit feasibility.
- The requested 4,100-square-foot portion of ATS 220 was approved by City Council to be sold.
- The first meeting with Camtu's regarding the park design with the Planner and the Parks & Rec Director was held.

Lot 2, Block 7, North Fill Development Park Land Sale to Prince William Sound Economic Development District (PWSEDD)

- Negotiations have concluded. The Lease with Option to Purchase went before the City Council on Wednesday, September 02, 2026, for the first reading of Ordinance 1241. The Public Hearing and second reading of Ordinance 1241 is set to occur on Wednesday, September 16, 2026.

Lot 11, Block 7, Original Townsite (First Street Parking Lot) Land Disposal Request for a Lease of an Approximate 101-square-foot portion

- Following the recommendation of the Planning Commission to redesignate the portion of the lot from “Not Available” to “Available” and to recommend directly negotiating a lease of this portion of property to the applicant, the Planner posted a notice on the lot and sent out a mailing to all landowners within 300 feet of the exterior boundary of the lot.
- Information was brought forward during the noticing period by a member of the public regarding a Restricted Use Covenant Agreement on the land.
- The Planner researched the Restricted Use Covenant Agreement; At this time, this lease cannot move forward as it is against the agreement made between the City, Davis Superfoods, Inc., Seaman’s True Value Hardware, Inc., and Cordova Drug Company.

Training Attendance

- Supervisor Feedback and Performance Evaluation Training.

Meeting/Event Attendance

- City of Cordova Directors' Meetings (2x per month)
- Public Works Supervisors Meeting (weekly)
- Pre-Site Access Meeting for the Future Public Safety Building Notice of Exploration.
- Harbor Commission Special Meeting
- Planning Commission Special Meeting
- Cordova Second Street Progress Meeting (Every other week)
- Public Works Safety Meeting (quarterly)
- Point Whitshed Road & Pedestrian Improvements Meeting (monthly)
- Met with the City Fire Marshal/Acting Emergency Manager regarding creation of a Local Emergency Planning Committee (LEPC).
- Met with the Police Chief and Dispatch Supervisor to train on the use of the new City Parcel Viewer tool for emergency response use.
- Met with the City Deputy Clerk for an update on the lots within the trailer courts.
- Met with Alaska Municipal League (AML) regarding the Safe Streets 4 All (SS4A) Safety Action Plan Draft.
- Met with Alaska Municipal League (AML) for a Thriving Communities Plan (TCP) kickoff conversation regarding grants to explore the potential of a rebuild on Chase Ave.

Communications, Website Design, Graphic Design, & Public Noticing

- Created and sent out two (2) GovDelivery posts for the City Clerk's office.
- Completed an update of the Website for the City Clerk's office.
- Completed an update of the Website for the Harbor Department.
- Created a Zoom link for the Harbor Commission Special Meeting.
- Created a notice for Public Works Water & Sewer Division and posted the notice to the City website, GovDelivery, and to Facebook in two (2) places.
- Created a notice for the Independence Day holiday closure and posted it to the City website, GovDelivery, and to Facebook in two (2) places.
- Shared a post from ADF&G on the City Facebook page for the Public Works Department.
- Created a City webpage for the City parcel viewer ArcGIS online map.
- Printed, scanned, & laminated the Public Works Streets Division updated drain book.
- Worked with the City Clerk to post the City Council packet to the City website.
- Published the Public Works Department Draft Safe Streets 4 All (SS4A) Safety Action Plan to the City website for community review and public comment.
- Created a notice for Public Works Water & Sewer Division and posted it to the City website, GovDelivery, and to Facebook in two (2) places.
- Created a Water Conservation Announcement for Public Works Water & Sewer Division and posted it to the City website, GovDelivery, and to Facebook in two (2) places.
- Posted ADF&G fish cleaning station public notice flyer to City notice boards for Public Works.
- Updated the prices for services provided by the Public Works Refuse Division on the City website.
- Created a notice to clear the right-of-way (ROW) and snow dumps of all items in preparation for winter snowplow use for the Public Works Streets Division and posted on the City website, GovDelivery, and on Facebook in two (2) places.

Collaborative Work Meetings Regarding Building & Construction, Zoning, and/or Subdivision

- Met with many individuals of the public to answer questions regarding processes for building & construction, zoning, and subdivision.
- Met with Samaritan's Purse regarding building permit requirements.
- Met with Kocan Design Build, LLC regarding building permit and zoning code requirements.
- Met with Cordova Power Sports.
- Met with the Alaska State Troopers.
- Met with the owners of the Powder House.
- Completed an Economic Development Tax Exemption walkthrough of Bayside Storage Building Seven (7) for the City Clerk's Department.
- Met with Red Roof Construction Company regarding construction requirements.
- Met with Good Vibes, LLC regarding questions on the marijuana license application.
- Met with Alaskan Real Estate of Cordova to answer questions regarding zoning.
- Met with Peninsula Surveying to review and give notes on an administrative plat.
- Met with Pinnacle Geo, LLC to review and give notes on an administrative plat.
- Met with Fisher Construction, Inc regarding building permit requirements.

- Met with Vector Surveying, LLC to review and give notes on an administrative plat.
- Met with Dundas Construction regarding construction and zoning requirements.
- Met with Wilsons Construction regarding construction laydown space.
- Met with the Native Village of Eyak Capital Projects team regarding zoning compliance for potential projects.
- Answered questions for the Mayor regarding City zoning procedure.
- Met with the Eyak Corp Land Manager regarding its low-impact commercial lease program.
- Completed six (6) records requests for the City Clerk's Department.
- Met with Appraisal Company of Alaska to answer questions regarding construction and zoning requirements.
- Met with Cordova Electric Cooperative, Inc. (CEC) Clay Koplin, CEO, for the signing of the closing documents for a land sale.
- Met with Cordova Telecom Cooperative, Inc. (CTC) Jeremiah Becket, CEO, regarding the telecom tower lease on the Ski Hill.
- Met with the Native Village of Eyak (NVE) Angela Butler, Tribal Council Chair, for the signing of the closing documents for a land sale.

Project Review

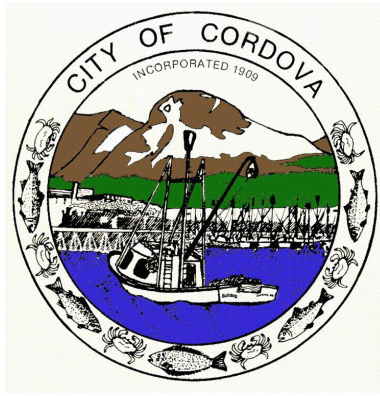
- Reviewed the Safe Streets 4 All (SS4A) Safety Action Plan Draft.
- Reviewed the Marijuana License Application for Good Vibes, LLC.
- Reviewed the Alcohol License Application for No Road Brewing, LLC DBA Copper River Brewing.
- Reviewed the Alcohol License Application for the Moose Caboose.

Notice of Lease Increase

- Sent Notice of Lease Increase to AC for Land Lease.
- Sent Notice of Lease Increase to AC for Parking Lot Lease.
- Sent Notice of Lease Increase to ADF&G for Land Lease.
- Sent Notice of Lease Increase to State of Alaska for the Troopers Building Lease.

Permits

- Land Use Permits Issued: Four (4)
- Building Permit Applications Received: Seventeen (17)
- Conditional Use Applications Received: Four (4)
- Variance Applications Received: Three (3)
- Subdivision Applications Received: Seven (7)



AGENDA ITEM # 10a
Planning Commission Meeting Date: 09/08/2026
PLANNING COMMISSION COMMUNICATION FORM

FROM: Amanda Hadley Coward, City Planner

DATE: Tuesday, September 08, 2026

ITEM: Land Disposal – Letter of Interest for Lot 1, Block 26, Original Townsite, Approximately 6,740 Square Feet in Size

NEXT STEP: Review and Give a Recommendation to the City Council

☐ INFORMATION
☒ MOTION

☐ RESOLUTION

I. REQUEST OR ISSUE:

Requested Actions:	Review and give a recommendation to City Council
Legal Description:	Lot 1, Block 26, Original Townsite
Area:	Approximately 6,740 square feet
Zoning:	Low Density Residence District
Land Disposal Map Status:	Available

The applicant is requesting to purchase Lot 1, Block 26, Original Townsite. The property is approximately 6,740 square feet in size and is designated as available on the land disposal maps. This property is located on the hillside above Davis Ave.

II. RECOMMENDED ACTION / NEXT STEP: Staff has provided the following motion for the Planning Commission to open the agenda item for discussion:

“I move to recommend that City Council dispose of Lot 1, Block 26, Original Townsite, approximately 6,740 square feet in size, as outlined in Cordova Municipal Code 7.40.060 (B) by *”

Choose one of the following to insert for the asterisk:

1. Negotiate an agreement with the party who submitted a letter of interest to lease or purchase the property;
2. Invite sealed bids to lease or purchase the property;
3. Offer the property for lease or purchase at public auction;
4. Request sealed proposals to lease or purchase the property.

III. FISCAL IMPACTS: If a sale were to occur, revenue would be generated from the sale of the property. The property would also become part of the City's property tax revenue.

IV. BACKGROUND INFORMATION: The applicant, Michael Schumm, purchased Lots 2 & 3, Block 26, Original Townsite as a private sale in 2019. He has been working to develop his steep hillside lots. The house he has built straddles the lot line between Lots 2 & 3, Block 26, Original Townsite. The applicant has also built a driveway to his property. The applicant has an easement agreement with the neighbor who owns Lots 4 & 5, Block 26, Original Townsite. This easement is for a driveway and utilities across the neighboring property to the applicant's property.

The applicant is proposing to purchase the City-owned Lot 1, Block 26, Original Townsite to incorporate into his properties as yard space. The applicant has no current plans to develop this lot; however, he reports that he may decide to develop it in the future.

Staff Assessment

The applicant has established driveway access to this steep hillside lot across an easement. This property is also accessible from Davis Ave. A traditional driveway from Davis Ave would be hard to develop. This is not the only way to access the property, as many Cordovans access their hillside properties via a stairway. A stairway from Davis Ave would be an alternative way to develop this property.

If the Planning Commission recommends the applicant purchase the property, the applicant is open to replating the three (3) lots into one (1). This is part of the Low Density Residence District, and the zoning code for development would apply to this lot.

Next Steps

The City Council will hear the Planning Commission's recommendation and decide on the land disposal request. If the City Council approves the disposal, the applicant will negotiate the final purchase agreement with City Staff. The City Council will then review the agreement and make a final decision.

Applicable Code:

7.40.060 - Methods of disposal.

B. In approving a disposal of an interest in city real property, the city council shall select the method by which the city manager will conduct the disposal from among the following:

- 1. Negotiate an agreement with the party who submitted a letter of interest to lease or purchase the property;*
- 2. Invite sealed bids to lease or purchase the property;*
- 3. Offer the property for lease or purchase at public auction;*

4. Request sealed proposals to lease or purchase the property.

VI. LEGAL ISSUES: Legal review of the sales agreement will be conducted prior to final approval by City Council.

VII. SUMMARY AND ALTERNATIVES: The applicant is requesting to purchase Lot 1, Block 26, Original Townsite from the City to incorporate the steep hillside lot into the applicant's properties, Lots 2 & 3, Block 26, Original Townsite. The applicant has a driveway to his properties, which would make this property easily accessible to him. This steep hillside lot does have road access from Davis Ave and could be developed with a stairway.

The Planning Commission must review the letter of interest and may make a motion to recommend or not recommend the disposal of the requested property to the City Council.

VIII. ATTACHMENTS:

- 1) Letter of Interest
- 2) Plat 1-11 and 1-12
- 3) Subject Property
- 4) Topography Images
- 5) Photo with Area Represented

FW: Block 26, lot 1 old town site proposal

From Sam Greenwood <citymanager@cityofcordova.net>

Date Thu 8/13/2026 8:26 AM

To Amanda Coward <planning@cityofcordova.net>

Samantha Greenwood
City Manager
Cordova, AK
907-424-6200

From: Michael Schumm <michschumm@gmail.com>

Sent: Wednesday, August 12, 2026 11:56 PM

To: Sam Greenwood <citymanager@cityofcordova.net>

Subject: Block 26, lot 1 old town site proposal

Hello Samantha,

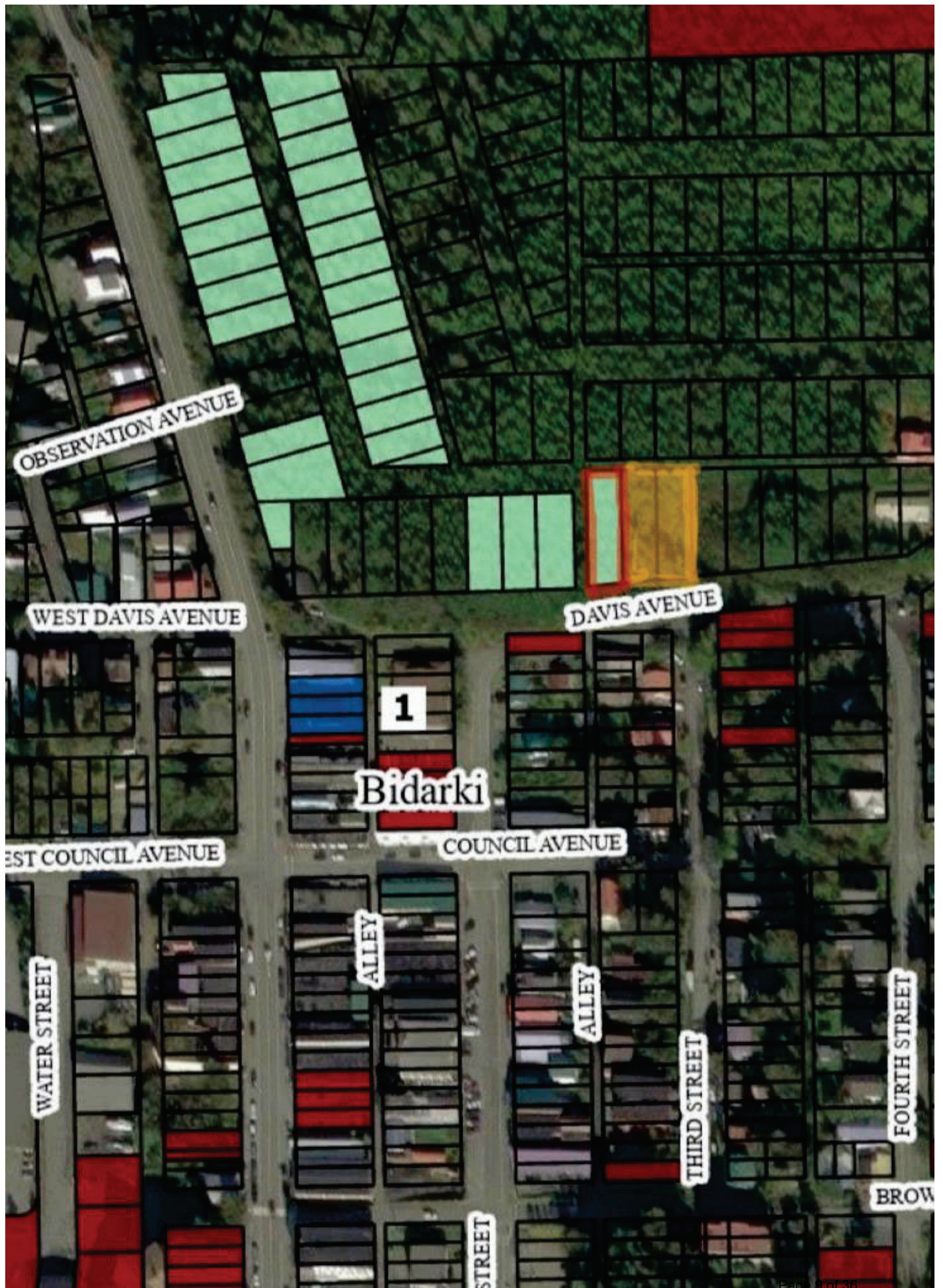
Please consider this my proposal to purchase old Cordova town site, block 26, lot 1 from the City of Cordova which is listed as "available for disposal" in the 2026 Cordova land for disposal map. I have attached the relevant land map showing its availability.

I am Michael schumm, property owner of lots 2 and 3 of block 26 in the old Cordova town site, and I am currently building a residence compliant with all city permits and soon to be utilities. I believe that after knowing my property and seeing the city lots available for disposal it is necessary for me to incorporate the rest of block 26 into my property in order to achieve the best use of this land moving forward.

I am new to this process, and I remain excited to hear back from you with more information. Thank you for your time, and have a great day.

Michael schumm
305 Davis Ave.
Cordova, AK





U R C A

DEDICATION

KNOW, ALL MEN BY THESE PRESENTS: The Copper River Railway Company, a corporation organized under the laws of the State of Washington, has caused to be surveyed, laid out and platted as an Addition to the Town of Cordova, Alaska, to be hereafter known as and called "Railway Addition to the Town of Cordova," that certain tract of land embraced in U.S. Survey No. 449 heretofore commonly called the "Three-Acre Tract," conveyed to the Copper River Railway Company by the deed of T.L. Donahoe and wife, bearing date the fifth day of August, 1907, and filed for record in the office of the United States Commissioner and Recorder in and for Cordova Recording District, of Cordova, Alaska, and recorded in said office in Volume One, Deed Records, at page one hundred and two (102); a map or plat of which said "Railway Addition to the Town of Cordova," as so laid out, surveyed, and platted, is hereto annexed and made a part of this Dedication.

And said Copper River Railway Company, a corporation, does hereby DEDICATE to the public the easement and right of way over, upon and along the several spaces marked upon this Plat as streets, avenues, and alleys, to be used as public highways, forever: "SAVING AND EXCEPTING from this Dedication, however, the right in the public, or any municipal, state, or national government, or any person whatsoever, to demand or require the right, franchise, privilege, or easement of crossing in any manner the right of way, lines, tracks, roadbed, or property of the Copper River Railway Company or its successors or assigns, (and particularly the right of way, lines, tracks, roadbed or property of the Copper River and Northwestern Railway Company.

IN WITNESS WHEREOF, the Copper River Railway Company has caused these presents to be executed at Cordova, Alaska, on this 9th day of June, A.D. 1917.

Witnesses: *N. S. Bell*
W. E. Meier

COPPER RIVER RAILWAY COMPANY
Caleb Corser
By its Attorney in Fact

UNITED STATES OF AMERICA }
TERRITORY OF ALASKA }
Chitina Precinct S.S.

Before me, R.L. DeLoe, a Notary Public in and for the Territory of Alaska, personally appeared Caleb Corser, known to me to be the person named in and who executed the within and foregoing instrument as Attorney in Fact of and for the Copper River Railway Company, and acknowledged to me that he had signed and sealed the same as the act and deed of said Copper River Railway Company, a corporation, for the uses and purposes therein named; and further acknowledged to me that he was duly authorized by said corporation so to execute the same in its behalf.

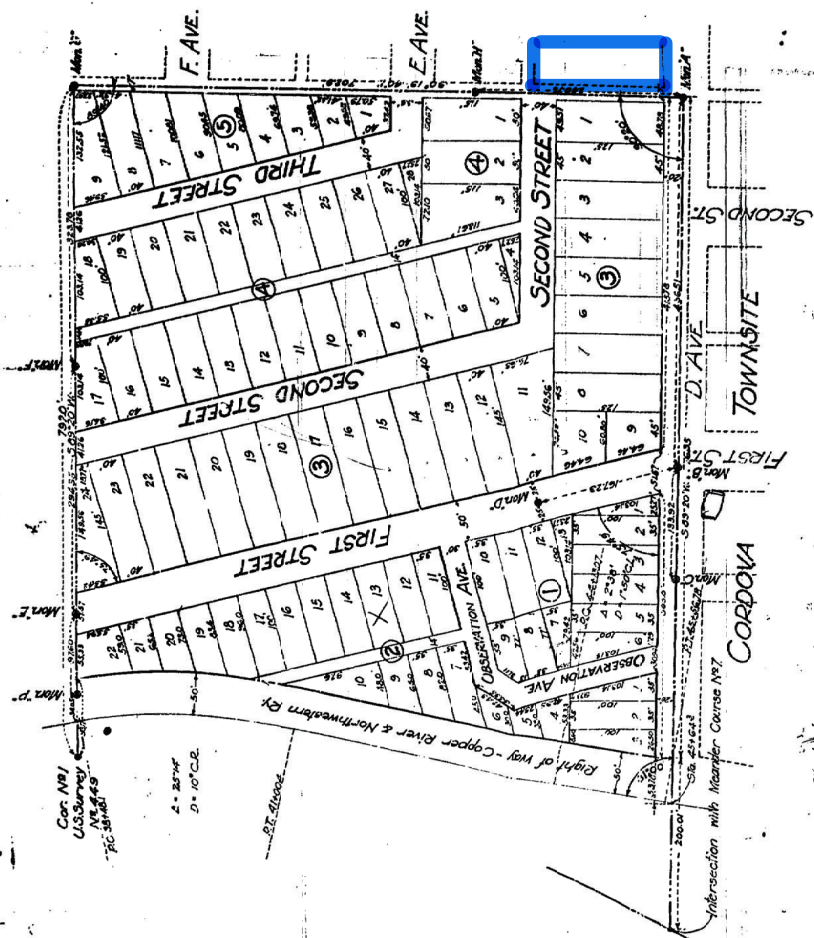
Witness my hand and official seal at Cordova on this 9th day of June, A.D. 1917.

R. L. DeLoe
Notary Public, Territory of Alaska.
My commission expires 25th Dec. 1918

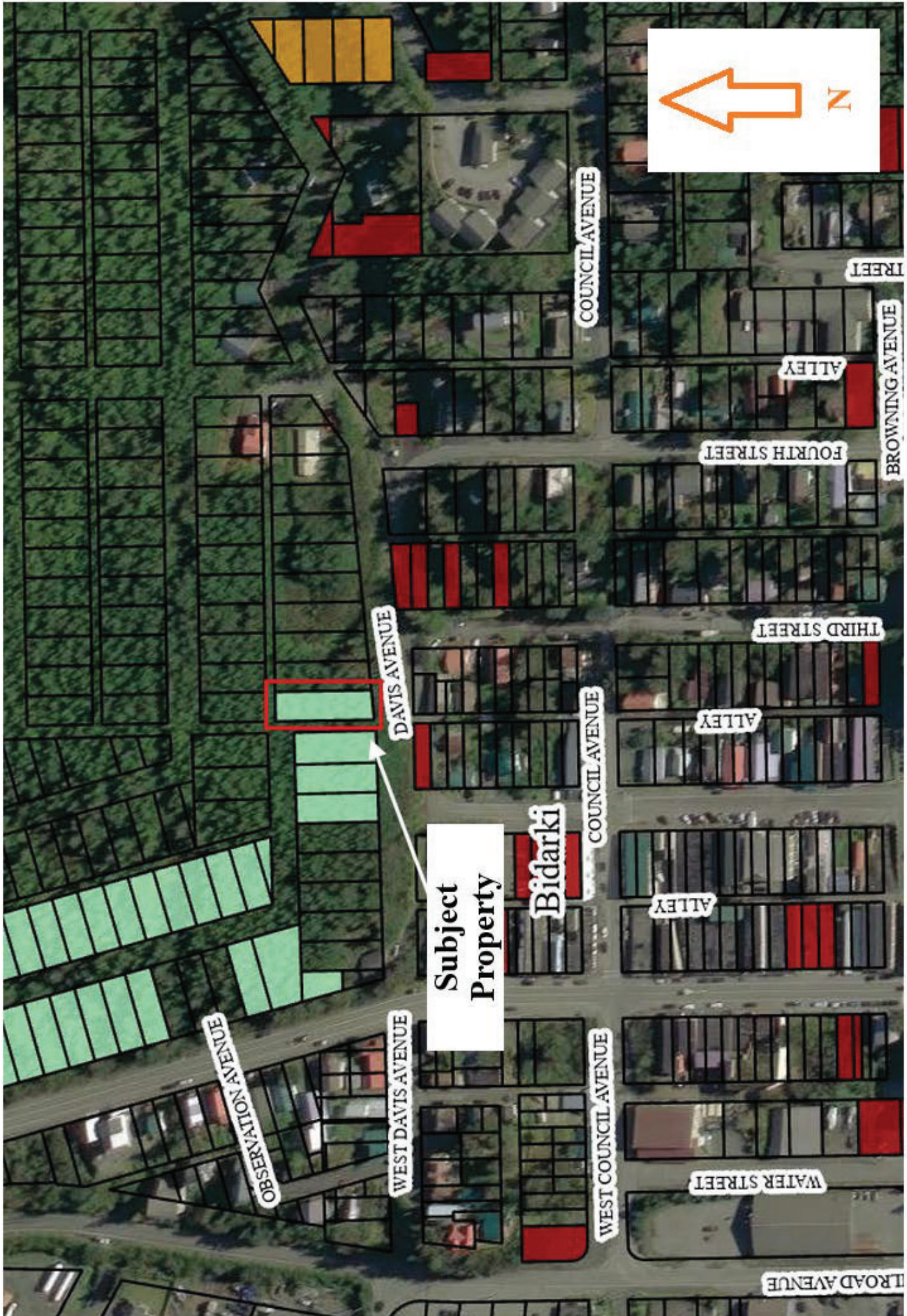
52107

RAILWAY ADDITION
CORDOVA ALASKA
Scale 1"=100'
June 9, 1917

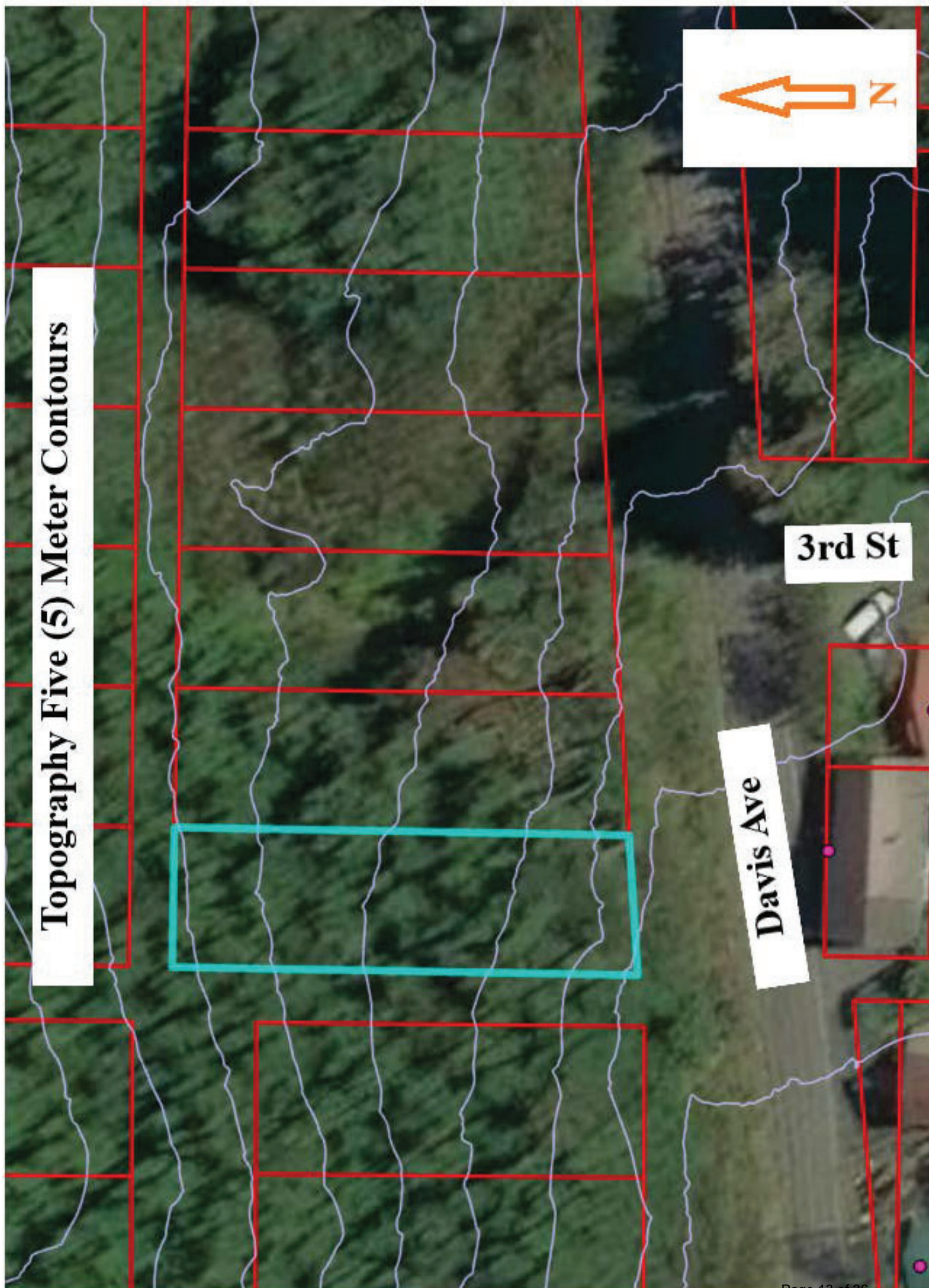
5 P June 11, 17
1 of 6 Sale
12 129 Adams



All street monuments consist of 2" bronze stakes set in concrete either in iron pipes or in blocks of concrete.



Topography Five (5) Meter Contours



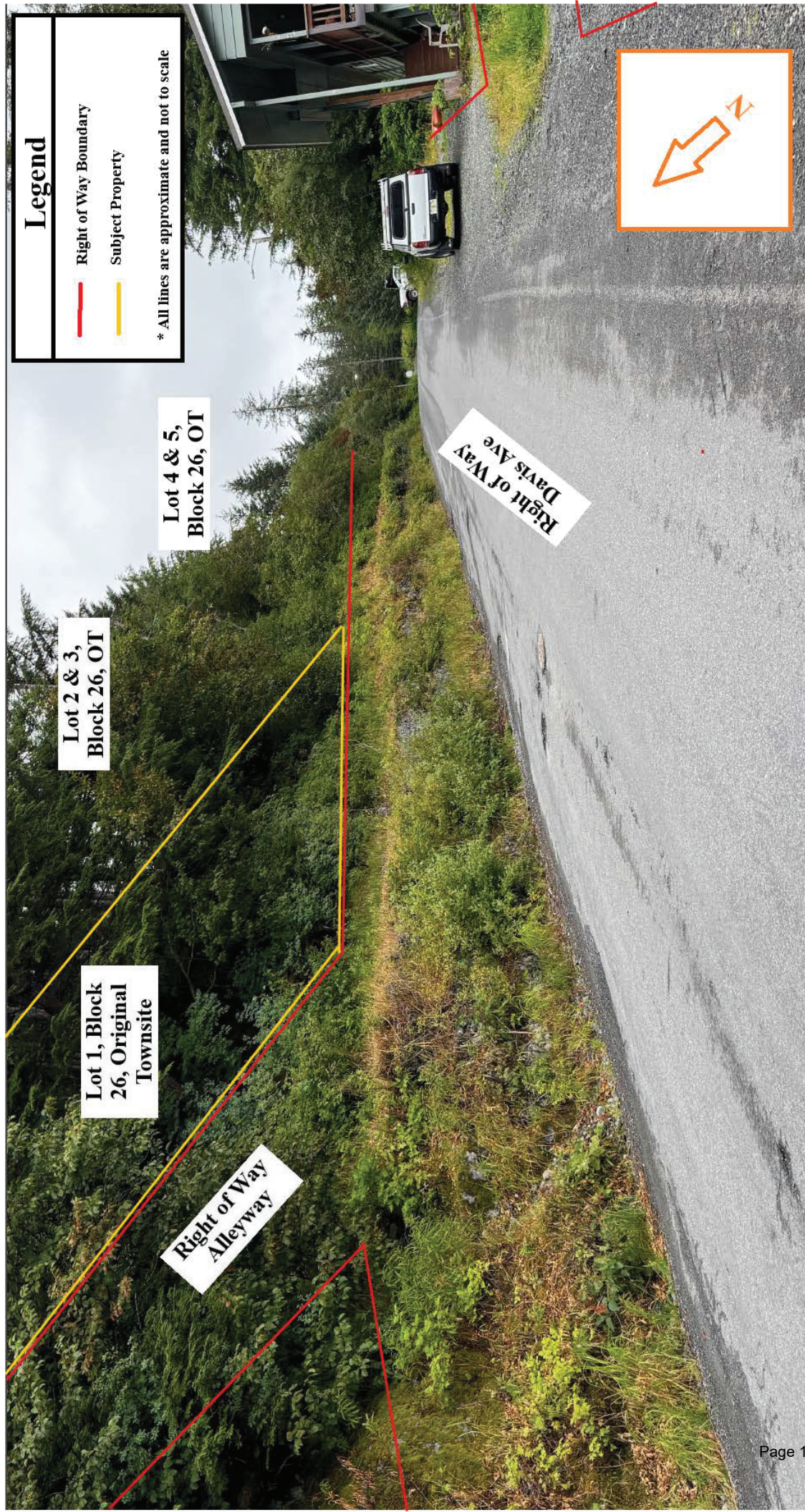
Topography Two (2) Foot Contours

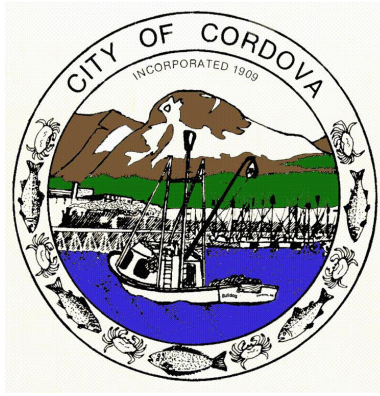


3rd St

Davis Ave

ATTACHMENT 5





AGENDA ITEM # 10b

Planning Commission Meeting Date: 09/08/2026

PLANNING COMMISSION COMMUNICATION FORM

FROM: Amanda Hadley Coward, City Planner

DATE: Tuesday, September 08, 2026

ITEM: Land Disposal – Letter of Interest for a Portion of ATS 220, Approximately 1,116.2 Square Feet in Size

NEXT STEP: Review and Give a Recommendation to the City Council

☐ INFORMATION
☒ MOTION

☐ RESOLUTION

I. REQUEST OR ISSUE:

Requested Actions: Review and give a recommendation to City Council

Legal Description: ATS 220, a portion of approximately 1,116.2 square feet in size

Area: Approximately 1,116.2 square feet

Zoning: Not Zoned

Land Disposal Map Designation: Tidelands

II. RECOMMENDED ACTION / NEXT STEP: Staff has provided the following motion for the Planning Commission to open the agenda item for discussion:

“I move to recommend that City Council dispose of the requested portion of ATS 220, approximately 1,116.2 square feet in size, as outlined in Cordova Municipal Code 7.40.060 (B) by *”

Choose one of the following to insert for the asterisk:

1. Negotiate an agreement with the party who submitted a letter of interest to lease or purchase the property;
2. Invite sealed bids to lease or purchase the property;
3. Offer the property for lease or purchase at public auction;
4. Request sealed proposals to lease or purchase the property.

III. FISCAL IMPACTS: The property would become part of the City's revenue from the property sale and property tax revenue.

IV. BACKGROUND INFORMATION: The applicant, Blythe Thomas, would like to be able to have legal access to the lower portion of her property from the right-of-way (ROW). Between the rear lot line of her property and the ROW is a 1,116.2-square-foot portion of ATS 220 tidelands. The applicant is requesting to purchase this portion of ATS 220 from the City to ensure future access to the lower portion of her property and to clean up lot lines in the area.

Staff has no objection to the purchase of this property, and if the property is to be sold to the applicant, the property will be replatted with their current lot to avoid creating a substandard lot.

Next Steps

The Harbor Commission will hear this agenda item at its next Regular Meeting on Wednesday, September 09, 2026, at 6:00 pm. The City Council will hear the Planning Commission & Harbor Commission recommendations and decide on the land disposal request. If the City Council approves the disposal, the applicant will negotiate the final purchase agreement with City Staff. The City Council will then review the agreement and make a final decision.

Applicable Code:

7.40.030 - Land disposal map.

A. The City shall maintain and update annually a map of city owned real property. The following designations shall be applied to the land disposal map:

- 1. Available: These properties are available to purchase or lease.*
- 3. Tidelands: Tidelands are considered as "Available" designation but shall require review and recommendation from the Harbor Commission. Disposal of tidelands shall follow the procedures set forth in CMC [7.30](#).*

7.40.040 - Letter of interest to lease or purchase.

A. A person may submit a letter of interest to the city raising an interest in the purchase or lease of city property. Except as otherwise provided in this chapter, a letter of interest shall be submitted to the city manager and must include the following information:

- 1. The name of the interested party and any other names under which the party does business;*
- 2. The interested party's mailing address and the address of the interested party's registered office in the state, if applicable;*
- 3. The use or purpose for which the interested party proposes to lease or purchase the property, and any additional information required by the city manager, school board, city planner or the planning commission.*

7.40.060 - Methods of disposal.

B. In approving a disposal of an interest in city real property, the city council shall select the method by which the city manager will conduct the disposal from among the following:

- 1. Negotiate an agreement with the party who submitted a letter of interest to lease or purchase the property;*
- 2. Invite sealed bids to lease or purchase the property;*
- 3. Offer the property for lease or purchase at public auction;*
- 4. Request sealed proposals to lease or purchase the property.*

VI. LEGAL ISSUES: Legal review of the purchase agreement will be conducted prior to final approval by City Council.

VII. SUMMARY AND ALTERNATIVES: The applicant is requesting a 1,116.2 square foot portion of ATS 220 that is located between the rear portion of her property and the right-of-way. The applicant would be required to replat the requested portion of ATS 220 into her property at closing to avoid the creation of a substandard lot.

The Planning Commission must review the letter of interest and may make a motion to recommend or not recommend the disposal of the requested portion of property to the City Council.

VIII. ATTACHMENTS:

- 1) Letter of Interest
- 2) Subject Property

ATTACHMENT 1

September 1, 2026

Samantha Greenwood, City Manager
Amanda Coward, City Planner
City of Cordova
Cordova, Alaska

Re: Letter of Interest to Purchase ATS 220 – 1,116.2 Square Foot Access Lot

Dear Ms. Greenwood and Ms. Coward:

I am writing to formally express my interest in purchasing the **1,116.2-square-foot parcel identified as ATS 220**, located approximately ten feet behind Baja Taco in Cordova, Alaska.

I am the property owner of **705 Railroad Avenue**, and this parcel is important to my property because it provides access necessary for me to continue to reasonably access and use my property.

My intent in seeking to purchase ATS 220 is to ensure that I can maintain reliable and continued access to my property at 705 Railroad Avenue. Because of the location and function of this parcel, I believe acquiring it would be in the best interest of preserving practical access to my property and avoiding future access concerns.

I respectfully request that the City of Cordova consider this letter as my **formal expression of interest in purchasing ATS 220** and advise me of the process, requirements, and any additional information or documentation necessary to pursue the purchase.

I would appreciate the opportunity to discuss this matter with the city and determine whether ATS 220 is available for purchase and, if so, what steps I need to take to proceed.

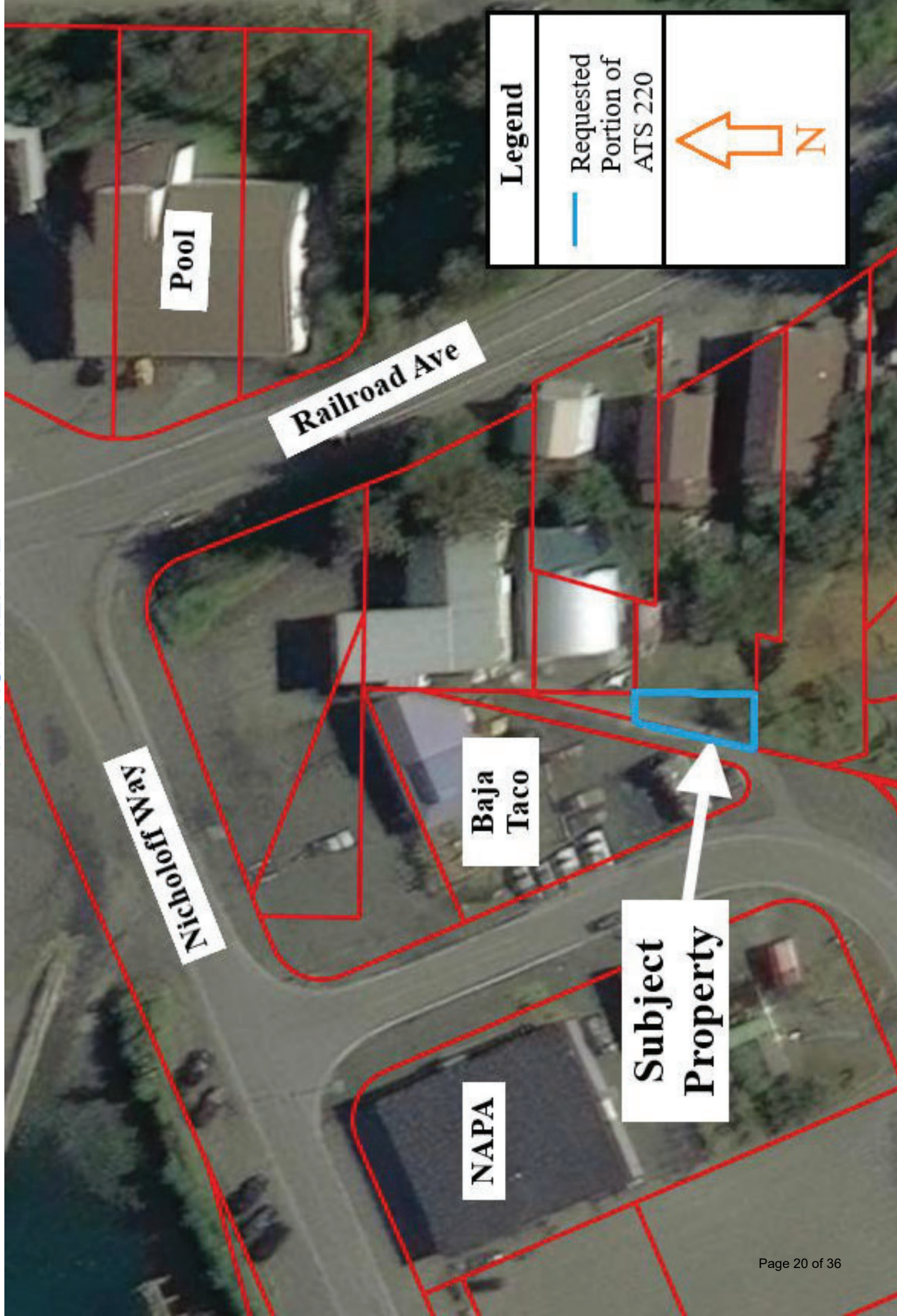
Thank you for your time and consideration. I look forward to hearing from you.

Sincerely,

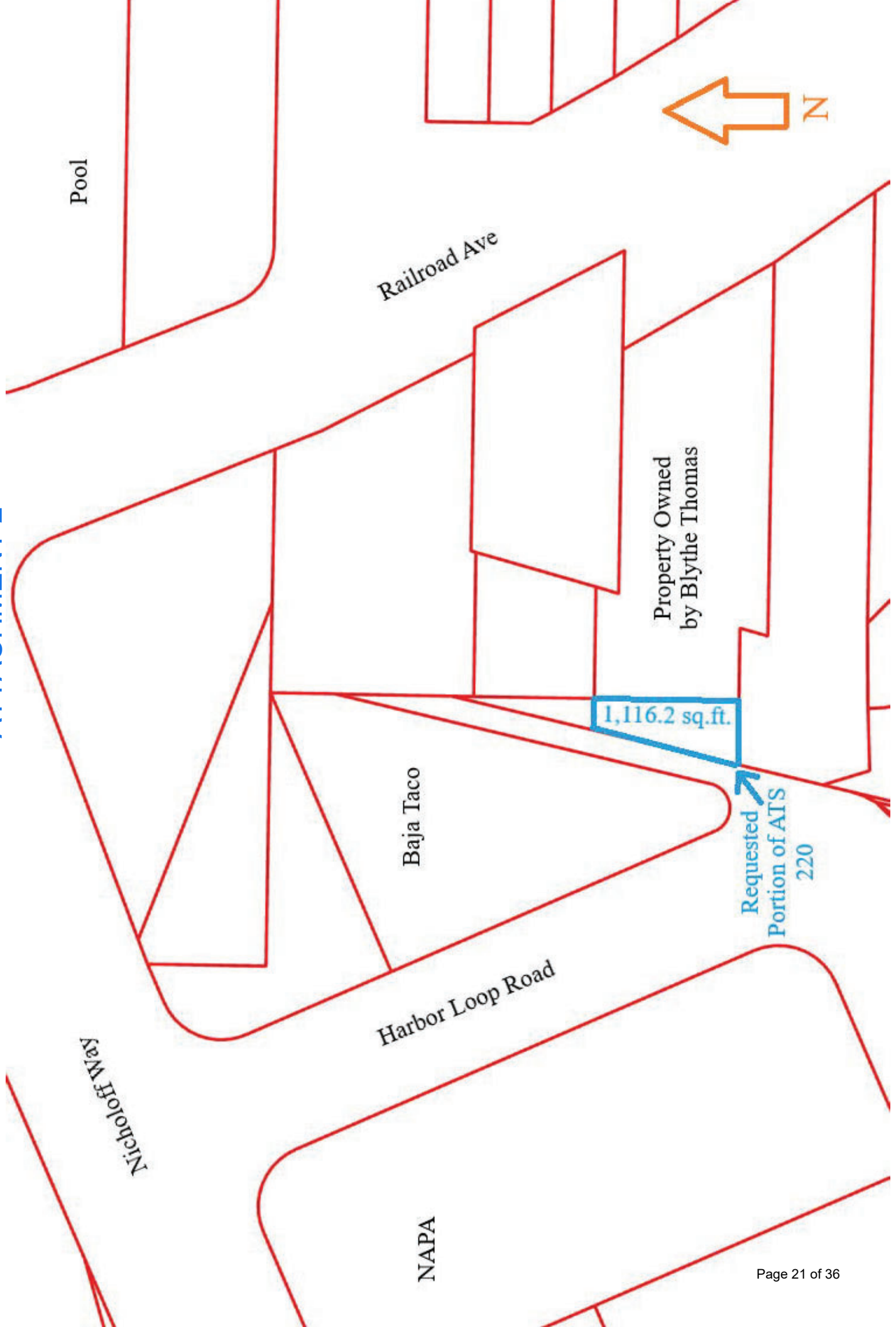
A handwritten signature in black ink that reads "Blythe Thomas". The signature is fluid and cursive, with a long, sweeping underline that extends to the right.

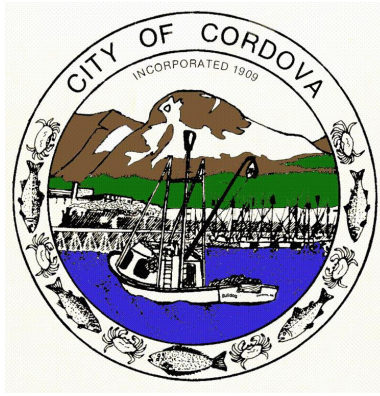
Blythe Thomas

705 Railroad Avenue
Cordova, Alaska



ATTACHMENT 2





AGENDA ITEM # 10c
Planning Commission Meeting Date: 09/08/2026
PLANNING COMMISSION COMMUNICATION FORM

FROM: Amanda Hadley Coward, City Planner

DATE: Tuesday, September 08, 2026

ITEM: Resolution 02-26 – 2026 Capital Improvement Projects (CIP) List

NEXT STEP: Discuss CIP List and Pass Resolution

☐ INFORMATION
☐ MOTION

☒ RESOLUTION
☐ ORDINANCE

I. REQUEST OR ISSUE: The Planning Commission is required by the City Code to:

Submit annually to the city council, not less than ninety days prior to the beginning of the budget year, a list of recommended capital improvements which in the opinion of the commission are necessary or desirable to be constructed during the forthcoming three-year period. Such list shall be arranged in order of preference, with recommendations as to which projects shall be constructed in which year (CMC 3.40.080 E).

II. RECOMMENDED ACTION / NEXT STEP: The current draft of Resolution 02-26 contains the same items that were forwarded to the City Council in the 2025 Capital Improvements Projects (CIP) list, Resolution 25-03, as they remain unfunded at this time. After making the motion to approve the Resolution, the Commission may discuss and make changes to the list, if desired.

“I move to approve Resolution 02-26.”

III. FISCAL IMPACTS: Fiscal impacts have not been determined as each project cost varies widely. City Council will determine which, if any, of the items on the list should be explored further, including cost estimates.

IV. BACKGROUND INFORMATION: Capital improvements are significant projects that are intended to improve, extend the life of, or add value to a city's assets and infrastructure. Each year, City Council asks the Planning Commission to determine the most pressing capital improvements the City should undertake in the next three (3) to five (5) years.

Below is the 2025 Planning Commission CIP list submitted to Council for consideration. Staff has no additional projects to add to this list.

Staff asks the Planning Commission to discuss the existing list and determine whether it adequately represents the most important items to address to ensure the community's future health and prosperity.

1. **E-911 Addressing Implementation Phase II**
 - Acquire and integrate new hardware to fully utilize the new E-911 addressing.
2. **Chase Ave updates – Copper River Hwy intersection to Lefevre Street Intersection**
 - Project would include paving street, ADA sidewalks, drainage improvements and utility upgrades.
 - Preliminary design work has been completed making it “shovel ready” for grant applications. Final costs to be determined.
3. **Wastewater Treatment Plant – Additional Treatment Capability and General Upgrades**
 - The existing treatment plant needs additional treatment capability for high flow and general upgrades. Last upgrades done in 1999-2000
4. **Preliminary Engineering for 7th Street updates – Lake Ave Intersection to Adams Ave Intersection**
 - Design shovel-ready project to include paving street, ADA sidewalks, and drainage improvements
 - This area is in need of major upgrades to better control stormwater runoff and pedestrian facilities are needed due to the dense population from the USCG housing and townhomes, as well as the close proximity to the elementary school.
5. **Cordova North Harbor Efficiency and Resiliency Project**
 - construct a protective bulkhead along Breakwater Ave to allow for the creation of usable uplands for laydown and truck staging, multimodal pathway connecting the north and south harbors, and increase parking. The project would also include the creation of a floating fuel dock in the harbor
 - Preliminary design completed as part of the PIDP grant application.
 - This “shovel ready” project should remain on the CIP list until grant funding is awarded.
6. **Design and Construction of a new Public Safety Building**
 - Create shovel-ready project providing public safety, additional parking, and ADA accessible sidewalks to be used in grant/loan applications
7. **Railroad Avenue – Nicholoff Intersection to Council Intersection**
 - Preliminary design completed as part of the PIDP grant application
 - Includes paving street, ADA sidewalks, and drainage improvements
 - This “shovel ready” project should remain on the CIP list until grant funded is awarded.
8. **Preliminary Engineering for Council Avenue Upgrades – Railroad Intersection to Third Street Intersection**
 - Design shovel-ready project to include paving street, ADA sidewalks, and drainage improvements
9. **Update Code Titles 17 and 18**
 - Updates needed to both the subdivision and zoning code to help encourage the development of residential and commercial properties.

Following the review and discussion of items on the CIP list, Commissioners may propose amendments through a formal motion. Commissioners may also add, modify, or remove items as deemed necessary. To facilitate accurate

tracking of changes and ensure alignment among all Commissioners, Staff respectfully requests that the Commission conclude discussion and vote on each proposed amendment before initiating a new discussion.

V. LEGAL ISSUES:

N/A

VI. CONFLICTS OR ENVIRONMENTAL ISSUES:

N/A

VII. ATTACHMENTS:

1. Draft Resolution 02-26 - 2026 Planning Commission CIP List
2. Resolution 25-03 - 2025 Planning Commission CIP List

**CITY OF CORDOVA, ALASKA
PLANNING COMMISSION
RESOLUTION 02-26**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CORDOVA, ALASKA,
RECOMMENDING A CAPITAL IMPROVEMENT PROJECTS LIST TO THE CITY COUNCIL**

WHEREAS, the City of Cordova's Planning Commission is directed by Cordova Municipal Code 3.40.080(E) to *Submit annually to the City Council, not less than ninety days prior to the beginning of the budget year, a list of recommended capital improvements which in the opinion of the commission are necessary or desirable to be constructed during the forthcoming three-year period. Such list shall be arranged in order of preference, with recommendations as to which projects shall be constructed in which year;* and

WHEREAS, the City of Cordova's Planning Commission has identified and prioritized a Capital Improvement List that will benefit the citizens of Cordova; and

WHEREAS, the City of Cordova's Planning Commission has identified the following Capital Improvement List as being critical to the future wellbeing and economy of Cordova and the surrounding area:

- 1. E-911 Addressing Implementation Phase II**
 - Acquire and integrate new hardware to fully utilize the new E-911 addressing.
- 2. Chase Ave updates – Copper River Hwy intersection to Lefevre Street Intersection**
 - Project would include paving street, ADA sidewalks, drainage improvements and utility upgrades.
 - Preliminary design work has been completed making it “shovel ready” for grant applications. Final costs to be determined.
- 3. Wastewater Treatment Plant – Additional Treatment Capability and General Upgrades**
 - The existing treatment plant needs additional treatment capability for high flow and general upgrades. Last upgrades done in 1999-2000
- 4. Preliminary Engineering for 7th Street updates – Lake Ave Intersection to Adams Ave Intersection**
 - Design shovel-ready project to include paving street, ADA sidewalks, and drainage improvements
 - This area is in need of major upgrades to better control stormwater runoff and pedestrian facilities are needed due to the dense population from the USCG housing and townhomes, as well as the close proximity to the elementary school.
- 5. Cordova North Harbor Efficiency and Resiliency Project**
 - construct a protective bulkhead along Breakwater Ave to allow for the creation of usable uplands for laydown and truck staging, multimodal pathway connecting the north and south harbors, and increase parking. The project would also include the creation of a floating fuel dock in the harbor
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- 6. Design and Construction of a new Public Safety Building**
 - Create shovel-ready project providing public safety, additional parking, and ADA accessible sidewalks to be used in grant/loan applications
- 7. Railroad Avenue – Nicholoff Intersection to Council Intersection**
 - Preliminary design completed as part of the PIDP grant application
 - Includes paving street, ADA sidewalks, and drainage improvements
 - This “shovel ready” project should remain on the CIP list until grant funded is awarded.
- 8. Preliminary Engineering for Council Avenue Upgrades – Railroad Intersection to Third Street Intersection**
 - Design shovel-ready project to include paving street, ADA sidewalks, and drainage improvements
- 9. Shipyard Expansion**
 - Per the Planning Commission Resolution 25-01.

10. Update Code Titles 17 and 18

- Updates needed to both the subdivision and zoning code to help encourage the development of residential and commercial properties.

NOW, THEREFORE BE IT RESOLVED THAT the Planning Commission of the City of Cordova, Alaska hereby recommends a capital improvement list to the City Council.

PASSED AND APPROVED THIS 08TH DAY OF SEPTEMBER 2026

ATTEST:

Tania Harrison, Chair

Amanda Hadley Coward, City Planner

DRAFT

**CITY OF CORDOVA, ALASKA
PLANNING COMMISSION
RESOLUTION 25-03**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CORDOVA, ALASKA,
RECOMMENDING A CAPITAL IMPROVEMENT PROJECTS LIST TO THE CITY COUNCIL**

WHEREAS, the City of Cordova's Planning Commission is directed by Cordova Municipal Code 3.40.080(E) to *Submit annually to the City Council, not less than ninety days prior to the beginning of the budget year, a list of recommended capital improvements which in the opinion of the commission are necessary or desirable to be constructed during the forthcoming three-year period. Such list shall be arranged in order of preference, with recommendations as to which projects shall be constructed in which year; and*

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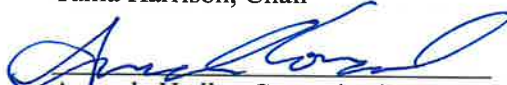
- Updates needed to both the subdivision and zoning code to help encourage the development of residential and commercial properties.

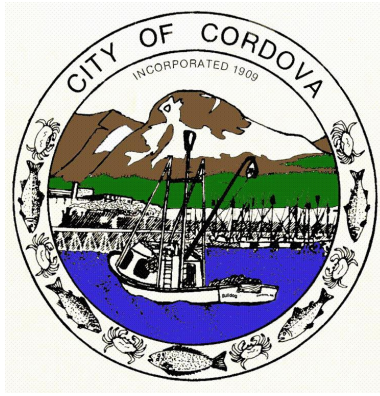
NOW, THEREFORE BE IT RESOLVED THAT the Planning Commission of the City of Cordova, Alaska hereby recommends a capital improvement list to the City Council.

PASSED AND APPROVED THIS 14TH DAY OF OCTOBER 2025

ATTEST:


Tania Harrison, Chair


Amanda Hadley Coward, City Planner



AGENDA ITEM # 10d

Planning Commission Meeting Date: 09/08/2026

PLANNING COMMISSION COMMUNICATION FORM

FROM: Amanda Hadley Coward, City Planner

DATE: Tuesday, September 08, 2026

ITEM: Nomination of Planning Commission Member for the Historic Preservation Commission

NEXT STEP: Select a Nominee from the Planning Commission

☐ INFORMATION
☒ **MOTION**

☐ RESOLUTION

I. REQUEST OR ISSUE: The Historic Preservation Commission has requested that the Planning Commission nominate a member to serve on the Historic Preservation Commission to stay in compliance with State / National requirements.

II. RECOMMENDED ACTION / NEXT STEP: Staff recommends the chair open nominations from the floor.

“Nominations are now in order for the office of the Planning Commission member to serve on the Historic Preservation Commission.”

After the nomination process, a voice vote is recommended if there is only one (1) nomination, or a roll call vote if there are multiple nominations.

III. FISCAL IMPACTS: N/A

IV. BACKGROUND INFORMATION: The Historic Preservation Commission is required to have one

(1) member of its ranks be from the City's Planning Commission. This dual member of the Planning Commission and Historic Preservation Commission is meant to provide planning and zoning priorities and perspective to the Historic Preservation Commission. This member is also meant to bring Historic Preservation Commission priorities and perspective to the Planning Commission.

The previous member was Chris Bolin, who resigned from the Planning Commission. The Planning Commission must now nominate a member to serve on the Historic Preservation Commission to fulfill that need.

Current Members of the Historic Preservation Commission:

Native Village of Eyak Representative - Sylvia Lange

Historical Society Representative - Jamie Foode

Planning Commission Representative – Open Seat

Historian Representative - Christy Mog

Three (3) Community Representatives - Wendy Ranney, Cathy Sherman, & Jim Casement

Goals / Projects of the Historic Preservation Commission over the next few years include:

- Prepare an update to the Draft Preservation Plan.
- Continue the Historic Building Survey and Inventory Program.
- Conduct More Outreach to Educate the Community About Historic Preservation.

The Historic Preservation Commission plans to meet roughly every two (2) to three (3) months.

V. LEGAL ISSUES: N/A

VI. ALTERNATIVES: The Planning Commission may nominate one (1) member to the Historic Preservation Commission or refer this item back to Staff for more time and/or information.

VII. SUMMARY: The Planning Commission may nominate one (1) member to the Historic Preservation Commission to serve a three (3) year term.

VIII. ATTACHMENTS:

- 1) 1990's Historic Preservation Commission Preservation Plan

Cordova, Alaska

Historic Preservation Commission

Date: approx.
late 1990s

Historic Preservation Mission Statement

The mission statement adopted for Cordova's Historic Preservation Plan states that the overall purpose for historic preservation in the community is as follows:

The City of Cordova and its citizens seek to identify, protect, and preserve the community's historic and cultural resources in order to maintain and enhance the quality of life and economic well being of current and future generations.

Summary of Goals

The ten goals summarized below identify the major element of the historic preservation plan. The order that the goals appear does not necessarily indicate priorities, but instead reflect a logical sequence in which to best accomplish the preservation mission.

Goal 1 Make preservation decision-making a normal function in citywide planning, rather than an exceptional one, through the creation of a historic commission who will advise and reduce administrative conflicts concerning historic preservation decisions.

Action: Establish a Historic Preservation Commission to serve as an advisory board to Planning and Zoning Commission.

- a. Draft legislation
- b. Establish Mission, Rules and Procedures
- c. Submit list of commission members annually.

Historian, Cordova Historical Society Representative, Eyak Village Representative, Planning and Zoning Representative, Representative from the Public at Large.

Cordova, Alaska

Historic Preservation Commission

Adopted approx late 1990s

Goal II Develop, maintain and strengthen preservation partnerships between municipal government, state government and federal agencies.

Action: Designate HPC member to serve as governmental liaison.

- a. Inform city officials of the HPC and its goals and current action and of the benefits of historic preservation. Develop working relationship with planning and zoning commission and council and maintain a regular exchange of information through monthly reports and minutes of meetings.
- b. Inform state and federal officials of Cordova HPC, its goals and current actions. Develop working relationship and regular exchange of information through annual CLG reports.

Goal III Maintain and strengthen support for historic preservation from individuals, the Cordova Historical Society (CHS), neighborhood organizations and business interests.

Action: Develop and maintain contact between HPC and individuals, CHS, neighborhood and business organizations.

- a. Prepare historic preservation brochure
- b. Hold public informational/educational meetings concerning the importance of historic preservation, workshops on National Registry nomination applications, public programs regarding specific preservation efforts within Cordova's history.
- c. Directly contact owners of historic property.

Goal IV Identify historic and cultural resources significant to Cordova's past.

Action: Review and update current sources, information currently available.

- a. Update Inventory Survey (Buildings/Property)
- b. Inventory of Local Cemeteries
- c. Review and Identify Potential New Projects.

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Cordova, Alaska

Historic Preservation Commission

Adopted approx
late 1990s

Goal V Establish and support heritage tourism efforts appropriate to Cordova's historic resources and community needs.

Action: Accentuate the importance of history to tourism.

- a. Support the creation of a central visitors center
- b. Publish a new updated historic walking tour map.
- c. Solicit and provide media coverage of historic highlights.
- d. Plan/promote heritage festivals

Goal VI Provide the technical assistance necessary to improve historic properties.

Action: Compile Historic Preservation guidelines and info on available sources of funding and grants.

- a. Research and develop historic preservation design guidelines.
- b. Research/identify funding sources
- c. Publish historic preservation design guidelines handbook
- d. Provide info to public, business organizations and (proposed) historic district neighborhoods

Goal VII Increase public awareness of historic preservation in the community and improve preservation education efforts for various audiences.

Action: Designate HPC member to execute public relations.

- a. Devise sign program for city gateways (ferry terminal, cruise ship dock, airport terminal) and local historic districts and structures.
- b. Publish historic walking tour map.
- c. Create ad execute historic education program for school children K-6
- d. Establish yearly interest in History Day program

Cordova, Alaska

Historic Preservation Commission

Adopted approx
late 1990s

Goal VIII Establish economic incentives to encourage the preservation of historic buildings and neighborhoods.

Action: Establish local property tax and credits for rehabilitation/restoration.

- a. Designate HPC member
- b. Research use of credits in other Alaskan communities.
- c. Inform city and state officials of benefits of credits, solicit their support.
- d. Draft legislation for submittal when local economy improves

Goal IX Conduct regular review and evaluation of historic preservation initiatives, goals and priorities with the historic preservation community.

Action: Develop this goal into HPC mission statement

- a. Develop inventory database and update regularly.
- b. Plan for annual public review of goals

Goal X Work to adopt strategies to conserve historic neighborhoods, which reflect their natural development. Historical roles and traditions, current needs and economic health and stability.

Action: Develop long-term HPC goals compatible to Cordova's Master Development plan and the public's needs.

- a. Increase public awareness of historic preservation and local history.
- b. Develop working group within HPC to develop and draft long-term goals.

Page 4 of 4



AGENDA ITEM # 10e
Planning Commission Regular Meeting Date: 09/08/2026
PLANNING COMMISSION COMMUNICATION FORM

FROM: Amanda Hadley Coward, City Planner

DATE: Tuesday, September 08, 2026

ITEM: City of Cordova 2026 Safe Streets 4 All Safety Action Plan Review and Input

NEXT STEP: Review and Provide Comments

☐ INFORMATION ☐ RESOLUTION
☒ MOTION

I. REQUEST OR ISSUE:

Requested Actions: Review and Provide Comments
Applicant: City of Cordova
Legal Description: N/A
Area: N/A
Zoning: N/A

II. RECOMMENDED ACTION & NEXT STEP: Staff has provided the following motions for the Planning Commission to open the agenda item for discussion:

“I move to recommend the City of Cordova 2026 Safe Streets 4 All Safety Action Plan be finalized with no additional comments from the Planning Commission”

This motion will open the agenda item for discussion. If during the discussion it is determined that there are specific or general comments from the Planning Commission, the motion can be amended to include those comments that the Commission as a body determines should be made.

III. FISCAL IMPACTS: Access to grant funding for projects is reliant on having a current approved Safe Streets 4 All Safety Action Plan.

IV. BACKGROUND INFORMATION: The City of Cordova has been working with the Alaska Municipal League to assess risks on our roadways for vehicles, ATVs, bikes, and pedestrians. The DRAFT of this plan was released on 07/31/2026 for the community to review and provide its input. We received community input and incorporated it into the plan. Once our updated plan is completed and approved, our community will be eligible to apply for and receive certain types of grant funding.

SS4A Project Goals

The goal of the Safe Streets 4 All Project is to develop safety action plans for rural communities to reduce fatalities and improve transportation safety. The project does this by identifying crash data, prioritizing safety actions, and developing safety action plans for 20 rural communities. This project helps provide transportation and land use projects that will improve physical connectivity and accessibility across Alaska, especially for remote and underserved communities. By upgrading roads, boardroads, ports, and transit systems, these initiatives will boost economic development and support the efficient movement of people and goods. Thoughtful land use planning will help preserve natural resources while promoting smart growth and sustainable development. These projects will enhance quality of life and build stronger, more connected communities throughout the state.

Request for the Planning Commission

In addition to the public review, we ask the Planning Commission to review the plan, discuss it at the 09/08/2026 Regular Meeting, and provide comments if necessary. Additional historical context or events, geographic areas of concern, and similar items that appear to be missing from the plan should be kept in mind while reviewing and discussing it.

Next Steps

Following tonight's review, all comments received from the Planning Commission will be considered for incorporation into the final draft. Staff will then present the final draft of the plan to the City Council for its review and final approval.

V. LEGAL ISSUES: N/A

VI. SUMMARY & ALTERNATIVES: The Planning Commission is being asked to review the current draft of the City of Cordova 2026 Safe Streets 4 All Safety Action Plan and provide additional input and comments as necessary. Any comments will be considered in the final drafting of the document prior to it going to City Council for its review and final approval.

VIII. ATTACHMENTS: Due to its size, the Draft Safe Streets 4 All Safety Action Plan can be found at this link: https://www.akml.org/wp-content/uploads/2025/05/Cordova_Updated-DRAFT-SS4A_9.1.26.pdf

Or by scanning the QR Code below:

