

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.

John Boyle, Commissioner
Department of Natural Resources

Date

ATTACHMENT

to the
**DRAFT PRINCE WILLIAM SOUND AREA PLAN AMENDMENT
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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

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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.