



City of Seldovia Comprehensive Plan



May 5, 2014

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ACKNOWLEDGEMENTS

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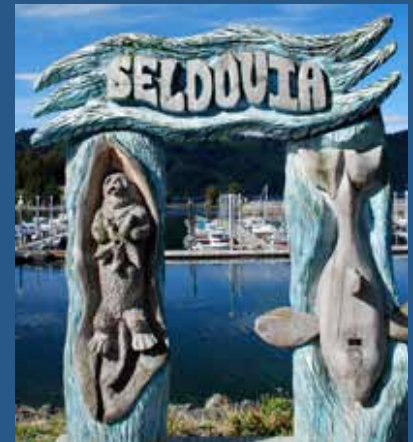
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City of Seldovia Mission Statement

“It is the mission of the City of Seldovia to provide leadership and cost-effective services in support of a stable economy, a healthy and safe community, and a quality lifestyle respectful of the natural environment and community character, while promoting maximum citizen participation in local governance.”



Funded in part by the Kenai Peninsula Borough

Photo credits - Thank you to these sources for the use of their images in the plan help showcase Seldovia, past and present: www.Seldovia.com; Groundtruth Trekking; Seldovia Native Association; Alaska State Archives Historical Images/AMRC; Homer News; Redoubt Reporter; Neil Mooney; Sundog Media, Sterntaucher48, Jake and Harriet Booth (thanks to Henry Kroll), Buildergrll, Sara Wilson Doyle and Bill Grimes.

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LEGEND

- Seldovia City Boundary
- Regional Road Network

WARNING: Unmaintained Road & Washouts Begin



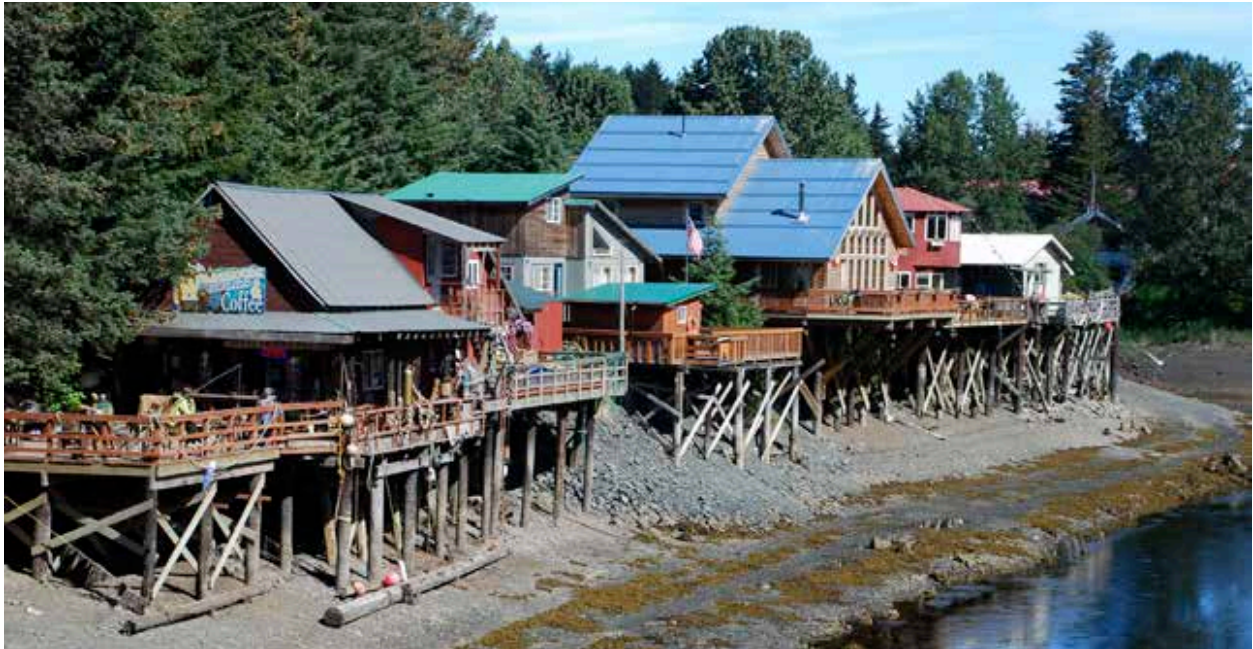
PLANNING AREA MAP (above)

This comprehensive plan legally applies within Seldovia’s City Boundary, including 0.4 square miles of land and 0.2 square miles of water. The plan also makes some recommendations about the greater Seldovia area, as the City serves dispersed settlement along a local road network and has vital assets outside city limits (e.g., City watershed/surface public water source, Jakolof Bay Dock).

REGIONAL CONTEXT MAP (left)

This map shows how Seldovia’s location relates to Cook Inlet. The comprehensive plan takes into consideration Seldovia’s broader region in terms of transportation, shipping, and economic opportunities.

A. Plan Overview



Seldovia Slough

What

Comprehensive Plan Purpose

Seldovia’s Comprehensive Plan is intended as a framework to guide development and strategic community investment over 10 to 20 years. It represents a broad community vision defined by residents during a 2013 public process. This document also provides the legal basis under state law for adopting land use regulations.

Why

A Community Tool

Implementing this Plan will help the City leverage local resources, promote economic vitality and adaptability, and retain valued aspects of the community into the future. It also will help focus the City and its partners on coordinated, positive action.

Where

Planning Area and Regional Context

This plan applies to municipal activities within the City of Seldovia’s boundaries (see map, left). It also considers and addresses the City’s role as a regional center for transportation, services, and social interaction in a broader settlement area. Finally, the plan considers and makes recommendations specific to Seldovia’s maritime and land use context on lower Cook Inlet, with strategic access to the North Pacific.



Planning Process Timeline

<i>Activity</i>	<i>Date</i>
Project Initiation	June 2013
Storefront Studio & Public Input Kick-off	July 15, 2013
Public Input Events	July 15-17, 2013
Joint Planning Commission & City Council Work Session	August 26, 2013
Public Input Events	August 27-29, 2013
Public Input Events	September 18-19, 2013
Storefront Studio Ends	September 20, 2013
Public Review Draft	February 2014
City Planning Commission Approval	March 16, 2014
City Council Adoption	May 14, 2014
Adoption as element of the Kenai Borough-Wide Comprehensive Plan	TBA



PUBLIC PROCESS PHOTOS - July through September 2013, Seldovia's residents shared input, guiding the planning effort and shaping recommendations.



When

Planning Timeframe

Seldovia’s Comprehensive Plan is intended to guide community decisions and actions over a 10- to 20-year horizon, unless significant changes in community conditions drive the need for an update. The Planning process was conducted in 2013-2014 (see table, left) in support of updating the City’s 1980 Comprehensive Plan, and also incorporating elements of a 2005 Draft Comprehensive Plan.

Who

Planning Process

This document reflects broad community input gathered over a several month planning process. A planning “studio” was created in the heart of Seldovia, adjacent to the Post Office, which hosted many conversations, focus group sessions, and public events. Studio input was complemented by official input gathered at meetings with the City Council, City Planning Commission, that were advertised and open to the public. The plan also incorporates direct stakeholder and resident input, and elements from previously prepared community planning documents and studies.

How

Implementation Framework

Vision — The flow chart below illustrates how the parts of this plan fit together to implement Seldovia’s overall vision.

Elements — The plan describes desired future conditions for five elements based on what residents said is important to Seldovia’s future: *Economy, Transportation, Land Use, Community and Human Resources, and Environment.*

Strategic Direction — The plan includes *Goals* and *Focus Areas* (by element) that reflect broad community agreement. These are intended as a compass to guide decision-making, and to help City staff and elected officials focus on community priorities.

Implementation — The plan offers recommendations to implement over 20 years:

- A - Actions** are physical projects with City oversight (e.g., City dock upgrades)
- P - Policies** are City code changes or administration best practices (e.g., zoning)
- S - Synergies** are collaborative efforts with partners (e.g., Sea Otter Community Center)
- C - Contingencies** are potential future ideas to explore or consider (e.g., annexation)



LEGEND

— Seldovia City Boundary



Data Source: 2013 KPB, ESRI.



City of Seldovia

B. Seldovia, Alaska

Shaped by the Past

This section shares some backstory on Seldovia to help frame and inform the plan's recommendations.

Seldovia is a coastal community accessible only by air and water, located in lower Cook Inlet on the south side of Kachemak Bay. Seldovia's residents enjoy a spectacular physical setting, rich in land and sea resources.

Seldovia is first and foremost defined by its bay and coastline, offering protected and generally ice-free water that can accommodate small- to medium-marine vessels (up to a few hundred feet) with easy access to deeper North Pacific waters and fisheries. Seldovia Bay is, however, relatively shallow from collected sediment blocking circulation from larger ocean patterns. Its depth can make the community vulnerable at times to storm surges and wave set-up action, accentuated by the area's extreme tidal fluctuations (+23 to -5).

The City of Seldovia is physically located on the eastern shore of Seldovia Bay, in a compact community largely focused on the waterfront looking out on the bay, and along a scenic tidal slough. Dispersed rural residential neighborhoods and recreational settlement radiate out from town, partly along the coast and in the lower foothills of the Kenai Mountains.

A limited road system connects the region, including over to McDonald Spit, Kasitsna Bay, and Jakolof Bay. Historic road connections into the Rocky River and Seldovia River Valleys are not generally accessible today, focusing most of the settlement within a compact land base, surrounded by vast acres of forest.

Major sources for this section include: Susan Woodward Springer's book, *Seldovia, Alaska: An Historical Portrait of Life in Zaliv Seldevoe-Herring Bay*, Wikipedia, Alaska Community Database Online, www.Seldovia.com, www.svt.org, and anecdotal local input.



Seldovia's harbor at high tide.



Seldovia's slough at low tide.



Storm surges at Outside Beach.



Looking west across Seldovia and the bay into lower Cook Inlet.

May 5, 2014



Although Seldovia Bay generally appears sheltered and peaceful, the area has been radically transformed over the centuries by dramatic natural processes. Lower Cook Inlet has a history of periodic impacts from earthquakes, tsunamis, and volcanic action (St. Augustine, Iliamna, and Redoubt are visible across the inlet from Seldovia). Seldovia has also been shaped by slower processes, including coastal erosion and shifting glaciers that almost reached tidewater as recently as the early-1800s.

Today the bay is surrounded by scenic mountains, upland knolls, and rock promontories. Dense coastal Sitka Spruce forests extend up to tree line (around 2,000' in elevation). The short span from sea level up to the area's higher elevations (Red Mountain at 3,524' is the highest) makes many upland slopes steep and rugged, but also offer a scenic backdrop.

Seldovia's geologic past and steep slopes limit the formation of soils to very gravelly and stony glacial till with areas of poorly drained peat. This makes soils vulnerable to high water table or saltwater intrusion. These factors, and the presence of bedrock at or near the surface of many slopes, limits groundwater availability, especially in the community center. The City relies on surface water from watersheds perched above town.

Seldovia's climate is generally wet and mild, influenced by its proximity to warmer waters from the Gulf of Alaska, and warming trends that have caused glaciers to retreat into upper Kachemak Bay. Seldovia has a mean annual precipitation of 35 inches, and snowfall of 107 inches (although at sea level, most snow is mixed with rain, creating very icy conditions in town). Seldovia's average annual temperatures typically range from 60° to 16° Fahrenheit, with record temperatures of 81° F in June and -24° F in December and January. Sea water temperatures are on average 48° F to 50° F in lower Cook Inlet. This leaves Seldovia Bay and Kachemak Bay generally



Mt. Saint Augustine is an island volcano visible from Seldovia



Dense forests surround Seldovia. Key species are Sitka Spruce, White Spruce, and a hybrid between them, Lutz Spruce.



Seldovia has a coastal climate, and a generally ice-free port.



Seldovians enjoy alpine snow, but mixed rain and snow at sea level.



ice free, although this is also due to tidal action breaking up shore ice, which floats and collects in large cakes. During a rare and historic cold snap in 1946-47, a solid ice pack in Kachemak Bay allowed travel from the south shore to the Homer Spit and created a serious ice pack in Seldovia's slough. As it threatened boat and waterfront damage, it was blasted free with dynamite.



Ice cakes in Seldovia's Harbor are taken out by the tide.

Because of its milder climate, sheltered waters, and the easy availability of marine and land resources, humans have been drawn to the Seldovia area for centuries. Although not all eras left permanent human settlements, Seldovia's identity and the community today are shaped by this multi-layered past, and the fact that during key historical periods Seldovia has been at a confluence of overlapping cultures.



Humans have inhabited the region since at least ≈1500 B.C.

The earliest artifacts of human activity are found at coastal sites all around Seldovia and Kachemak Bay, left by Eskimos who frequented the area from 1500 B.C. to 1000 A.D. As glacial retreats began, Dena'ina Athabaskan Indians moved into Cook Inlet from Interior Alaska, and probably settled into Kachemak Bay shortly before the Russian fur traders arrived in the eighteenth century. Other Native groups known to be living in or traveling the area include Aleut, Koniagmiut, and Sugpiaq (Chugach Alutiiq).



European explorers began arriving in the area in the 1700s.

Russian exploitation and colonization in the area from 1741 to 1867 forever changed the region and especially impacted the region's Native residents. In 1741 several miles south of Seldovia, a Native Sugpiaq village was occupied by the Russians, creating the first Russian settlement on the mainland of Alaska. A Russian Coal Mine was also established at "Coal Point," which remained operational through the 1800s. In 1852 published Russian maps first mention "Seldovia Bay," loosely translated as "Bay of Herring" because of its notable herring run.



Russian exploitation and colonization (1741 - 1867) in the region led to Seldovia's first settlement around an Orthodox Church (1891).

By 1867, Russian America was sold to the U.S. in part due to resource declines and



overharvesting. At the time, not many Russian settlers were in a position to leave Alaska, so by the time Seldovia's recorded history began in 1875, the intermingling of Russian and Native cultures had already taken place. Besides subsistence hunting and fishing, many of Seldovia's initial residents participated in a cash economy built primarily around company trading stations. Trading posts brought in supplies from the west U.S. to trade for trapped furs.

Although prices started off high, enabling Seldovia to expand as a settlement, by 1883 Seldovia experienced its first economic slump when one fur trading company went bust and a monopoly resulted. By the 1890s prices rebounded once competition returned, and in 1891 Seldovia's historic Russian Orthodox Church began the first of several phases of construction. In 1898 Seldovia's post office was established.

In the winter of 1901-02, both trading stations abruptly closed, cutting off supply lines with no outside provisions available. Local residents had furs or cash but nowhere to spend it. Things got much better after a local independent mercantile was established, which started doing very well when ocean steamers began bringing more regular supplies and gold prospectors. As Seldovia was one of the few Cook Inlet ports to remain open to navigation through the winter, around this time Seldovia gained its importance as a maritime hub.

In 1908 the first public school was established in Seldovia. By 1909 when the front tower of the orthodox church was completed, Seldovia was welcoming waves of new immigrants from all around the world, lured to Alaska during the Gold Rush. This created a fairly cosmopolitan mix of residents in town, and forever changed the social fabric of the community. By 1911 the Seldovia Salmon Co. cannery was running, and by 1915 additional sectors of the economy expanded to include fox and mink farms



Seldovia bay was a traditional Native meeting and trading place.



Circa 1900, "Old Village" residents and their "Barabara" home.



The early cash economy focused on company trading stations.



Seldovia became important to regional shipping as one of Cook Inlet's few ports open to navigation through the winter.



and a timber operation. By 1919 a local herring boom began, in part influenced by world price fluctuations and shortages due to World War I. Seldovia entered into a major period of expansion, adding new canneries and docks to the waterfront.

In 1924, Seldovia held its first recorded 4th of July Celebration. By 1926 a new large dock that could support steamers made Seldovia a regional shipping hub. At the height of the herring boom in 1927, Seldovia is said to have swelled up to 1200 people with all the people waiting for a late season opening. Also in 1927 the town was electrified using Slough water power.

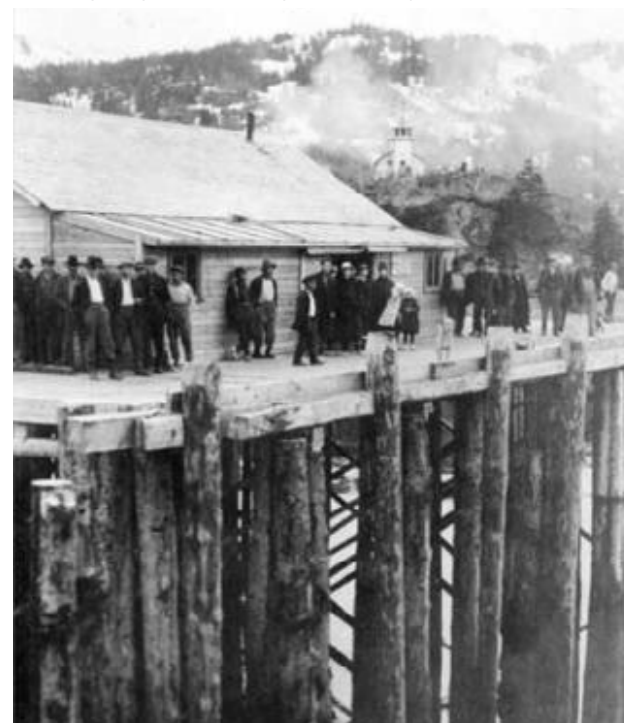
In 1931 a wooden boardwalk was built on the waterfront to facilitate travel through town. Businesses in buildings set on pilings flourished along the intimate wooden walkway, and Seldovia became known throughout Southcentral Alaska as “the boardwalk town.” The boardwalk was also a social gathering place. Even today, the charm of old Seldovia is retained along an original section of the old boardwalk which remains along the Slough.

Seldovia during this time exemplified local self-reliance and mutual aid. Residents and businesses would pool funds for community projects, and share work on projects to benefit the community. Seldovia’s boardwalks, its first elevated trestle community water system, and a sea-water based fire engine are all good examples of this community spirit.

This enabled Seldovia to adapt to the combined impacts of the great depression and the closure of the herring fishery by 1935, in part because of overfishing. Soon afterward, WWII helped prompt mining at nearby at Red Mountain, the site of one of the most significant deposits in the U.S. for chromium and chromite. Chromium mining continued long enough to stockpile ore at Jakolof Bay, but mine operations ceased by the late 1940s.



During the gold rush, immigrants arrived from around the world.



By 1926, construction of the Anderson Dock allowed large ocean-going steamers to tie up, making Seldovia a regional shipping hub.



By the 1920s, Seldovia’s economy was focused on fish processing



In 1945, Seldovia was incorporated as a “Second Class City” with 285 residents. The same year brought Seldovia’s first radio telephone transmitter, allowing local phone communication, and in 1946 Seldovia’s air strip was built to serve regular flight service. Seldovia also had a regional hospital. These and other advancements in the 40s and early 50s made local life easier for Seldovia residents, expanding the community reach.

At the same time, by the mid-40s Seldovia began to see a slump in the Salmon cannery business, and shifts away from Seldovia’s dominant role in Southcentral Alaska as an economic, shipping, and service center. This shift occurred in response to changes in Alaska’s infrastructure, technology, and economy.

A major change in 1950 was completion of the Sterling Highway, connecting Homer to Anchorage and points beyond. Seldovia lost its former advantages as a maritime hub, adding new disadvantages and raising the local cost of living, putting it at the very end of a long supply chain, reliant on Anchorage’s port and airport. Because of the road connection, Homer eclipsed Seldovia’s central role in the regional fishing industry. Still today Seldovia’s fishing fleet purchases ice and fuel at the Homer Spit, and depends on Homer’s jet service for time sensitive shipments like fish and parts.

In the 1950s Seldovia’s canneries diversified their operations and both canned shrimp and crab entered the market. These products became important to the economy for a number of years (1958-1964 and 1953-1989 respectively) until the stock was no longer sufficient to justify commercial harvest. Timber operations in town became less profitable by the late 50s or early 60s and the Slough Timber Mill fell into disrepair and was removed. The chromium market had a brief resurgence 1952-57.



Herring fisheries closed in 1935 and canneries shifted to salmon.



In 1945, a growing Seldovia incorporated as a City.



Seldovia grew around its central, connecting boardwalk.



In 1962, the City of Seldovia became a "First Class City" with an expanded role. Other big changes around this time include the discovery of Cook Inlet gas, Alaskan statehood, and the beginning Alaska Marine Highway System, a critical transportation link for Alaska's coastal communities not connected to the State road system. Launched in 1963, the MV Tustumena was to play a critical role in Seldovia's economy for decades to come.

The 1960s also saw timber operations expand into Jakolof Bay and beyond, after a State of Alaska timber sale to South Central Timber. This brought many loggers and their families to town, swelling the local school and community population. In many cases, the families who came with logging settled down as permanent Seldovia residents.

In 1964 the Kenai Peninsula Borough was established as the regional government, and today is responsible for Seldovia's school, and providing services to property owners outside Seldovia's city limits. A tragic event of that same year was Alaska's Good Friday Earthquake. This massive earthquake, the strongest ever recorded in North America, exploded with titanic force and changed Seldovia forever.

Seldovia's land mass subsided four feet, allowing high tides to wash over the boardwalk and into its buildings, houses, and stores. During fall storms that year nearly 80% of the commercial and industrial activities in the community found themselves threatened by tidal inundation.

Although Seldovia historically had been a community that prided itself on self-reliance, the flood posed a problem that appeared to warrant outside help. Options included using federal Urban Renewal funds to tear down the boardwalk and create an elevated fill waterfront. The Alaska State Housing Authority also offered to buy out the affected property owners along the boardwalk. In the end, although the physical changes were controversial, the waterfront boardwalk was replaced with fill from surrounding hills so the town



Due to a post WWII fashion for auto chrome, stockpiled chromium was shipped out of Seldovia between 1952-1957.



In 1962 Seldovia became a first-class city and by 1964 the Kenai Peninsula Borough was established at the regional level.



Seldovia's land mass subsided four feet during the earthquake.



could be rebuilt on higher ground. Tied to the strings of funding were the regulations of modern city living, including building codes and zoning incompatible with a cozy town along rambling wooden walkways, bringing significant aesthetic changes.

Many property owners, including nearly twenty families and nine business, took the settlement funds and left the area. Wakefield Fisheries was the only of five remaining canneries in Seldovia to rebuild locally; the loss of jobs led to further out-migration. Those left behind were confronted with navigating a complex process of working with outside government agencies, interests, and consultants, in addition to the significant emotional and physical upheaval that was inevitable as work began in 1965 and important local landmarks were removed.

When Urban Renewal was completed, Seldovia had a new waterfront, roads to accommodate vehicular traffic, a modern water and sewer system, and vacant new real estate along a constructed waterfront.

By the 1970s a wave of new settlement began in the rebuilt community, bringing demographic changes toward a younger population, and a more gender-balanced community. A significant volume of new housing stock was developed both in Seldovia and in surrounding areas, including notably for the first time, seasonal housing units. Recreational housing and outdoor adventure tourism were growing in the region, in part due to the 1970 establishment of the Kachemak Bay State Park and Wilderness Park east of Seldovia.

Growth and changing demographics led to school overcrowding, and in collaboration with the Borough, the new Susan B. English School was opened in 1972. By 1975, crabbing also became lucrative, annually bringing several million dollars into the community, with year-round employment for around 60 individuals. The 70s also saw the Alaska Native Claims Settlement Act (ANCSA) passed by the U.S. Congress. This settled aboriginal



Post-earthquake flooding became apparent during high tides.



High water threatened 80% of Seldovia's commercial and industrial activities. Some property owners, like Morris and Morris (Inglima's) pictured here, jacked up their buildings and were opposed to Urban Renewal.



After the earthquake, Seldovia's old waterfront was replaced by a large gravel fill area that remained undeveloped for years.



land claims and established Alaska Native Regional Corporations, including the Seldovia Native Association Incorporated (SNAI) and Cook Inlet Region Incorporated (CIRI). These entities now own significant land and subsurface rights in the Seldovia area, and are major economic players in the region. In 1975, SNAI sold logging rights that expanded area-wide timber operations.

In 1980, local civic involvement led to Seldovia adopting its first comprehensive plan and the construction of a number of new community facilities. This included a Multipurpose City Building to house police, fire and EMT services, a library, a community room, and a medical clinic (Homer was now the regional hospital).

Starting in 1989 Seldovia again faced challenges that still impact the community, starting with Exxon Valdez Oil Spill, which spread into lower Cook Inlet (although not Seldovia Bay). This disrupted fishing and subsistence activities in the entire region, and in 1991, Seldovia's last local seafood plant—which employed from 40 to 60 workers—stopped production.

These economic shifts were compounded by an Alaska recession after oil prices crashed in 1986. By the early 1990s, the City of Seldovia faced lean economic times and was also responding to the practicalities of local land status changes under ANCSA. In 1993 the City filed a lawsuit against SNAI over 1,280 acre Municipal Land Entitlements (Section 14c3). This was resolved in 1995, when the City made the controversial decision to receive a cash settlement from SNAI rather than pursue further legal action.

The Seldovia Village Tribe (SVT) was federally recognized in 1992 and received its Self-Governance compact in 2001, giving it authority and funding to run local prevention, environment protection, child care services and various health and education programs. SVT also began operating a health clinic in Seldovia in 2008. Other SVT projects include the Seldovia Bay Ferry, a Visitor Center and Museum, and the Seldovia Conference Center.



Logging from Jakolof Bay over to the Gulf of Alaska during the 1960s and 70s attracted many new residents to Seldovia.



Increased settlement in the 1970s led to school overcrowding until the Susan B. English School was opened in 1972.



By 1975, crabbing employed more than 60 individuals year-round.



By 1980 Seldovia has a community center and medical clinic.



As Seldovia entered the 21st century, at heart it remained a fishing community, but with changes to the way the fleet operated. Fishery management changes, new technologies that enable processing at sea, and the loss of fish stocks nearby, all meant that Seldovia's fishing fleet must spend long stretches away from the community at sea. Although Seldovia's fishing fleet of today is smaller, its vessels return to Seldovia as the fleet's home base by choice, and fishery earnings remain a critical part of the local economy.

Recent decades also have seen a growing interest in Seldovia for its intrinsic historical, scenic, and recreational qualities. Seasonal residents, independent tourists, and telecommuters seek out Seldovia, swelling its summer population.

During this time, Seldovia also has been exploring options for diversifying its economy and improving community life. Notable examples include a *2003 Cannery and Dock Site Study* (McDowell Group), a *2005 Draft Comprehensive Plan*, and this community planning effort. Several strategic civic projects are the result, including community water and dock upgrades, a waterfront pavilion, and a Value-Added Seafood Plant. Residents have also worked hard to enhance community life through initiatives like the Otterbahn and Rocky Ridge trails, Sea Otter Community Center, sports fields and play areas, local events, arts and crafts, beautification, and library upgrades.

Today, as Seldovia positions itself for the future, local history speaks to the value of anticipating and adapting to change. Boardwalk remnants, the Orthodox Church, and artifacts in the local museum are all reminders of profound shifts Seldovia has experienced in its 140+ year history. At the same time, Seldovia has retained timeless qualities—kids fishing in the Slough, neighbors visiting in front of the post office, boats moving in and out of the bay with the tides. In a busy, complex world, these qualities make Seldovia special—and may help it endure, whatever the future holds.



The Seldovia Village Tribe runs a seasonal passenger ferry, a visitor information center, and a museum to enhance local tourism.



Fishing remains central to Seldovia's identity and way of life.



The Seldovia of today retains remnants of its bygone eras.





Seldovia viewed from a small plane in 2013

2013 Snapshot

This section shares some local statistics to help frame and inform the plan’s recommendations, mainly from the 2010 U.S. Census and 2008-2012 Alaska Local and Regional Information (ALARI) reports. Current figures may or may not indicate future trends, but do offer a snapshot of community life at the time of planning.

Population - Demographic data indicates that Seldovia’s population has remained relatively stable since around 1945, when the City first incorporated. The area’s estimated 2012 year-round population is 401, counting both local census districts (the region was divided in 1990). This represents a slight decline, but nothing radically changed from Seldovia’s average population levels since 1940 (see table, right). Seldovia’s median age is 48, a slight rise from 46 in 2000, and up significantly from 31 in 1990. Although Seldovia is aging, 20% of the area’s residents are under 19 years of age. Ethnicity is predominantly white (67%) and Native Alaskan (14% in the City, 26% in the Seldovia Village census area).

Economy - Like many Alaskan towns off the road system, Seldovians face higher costs (including some of the coast’s highest fuel prices) and are affected by seasonal and global market shifts. That said, 2008-2012 data indicate fairly stable income levels (\$5 million annually in total wages, and 185 jobs held by the resident workforce). 2010 median household income is \$50,703, with 11.43% of residents in poverty, and 9% local unemployment. The largest employment sector in 2012 (48.5%) is “local government” including school, tribal, and city operations. Trade, transportation and utilities are the second largest sector (14.6%), with leisure and hospitality at third (10.7%).

Seldovia’s Population

Year	Population	
1880	74	
1890	99	
1900	149	
1910	173	
1920	258	
1930	379	
1940	410	
1950	437	
1960	460	
1970	437	
1980	479	
1990	459	316 City
		143 Rural
2000	430	286 City
		144 Rural
2010	420	255 City
		165 Rural
2012	401	242 City
		159 Rural

Sources: U.S. Census; 2012 ADCCED certified estimate.

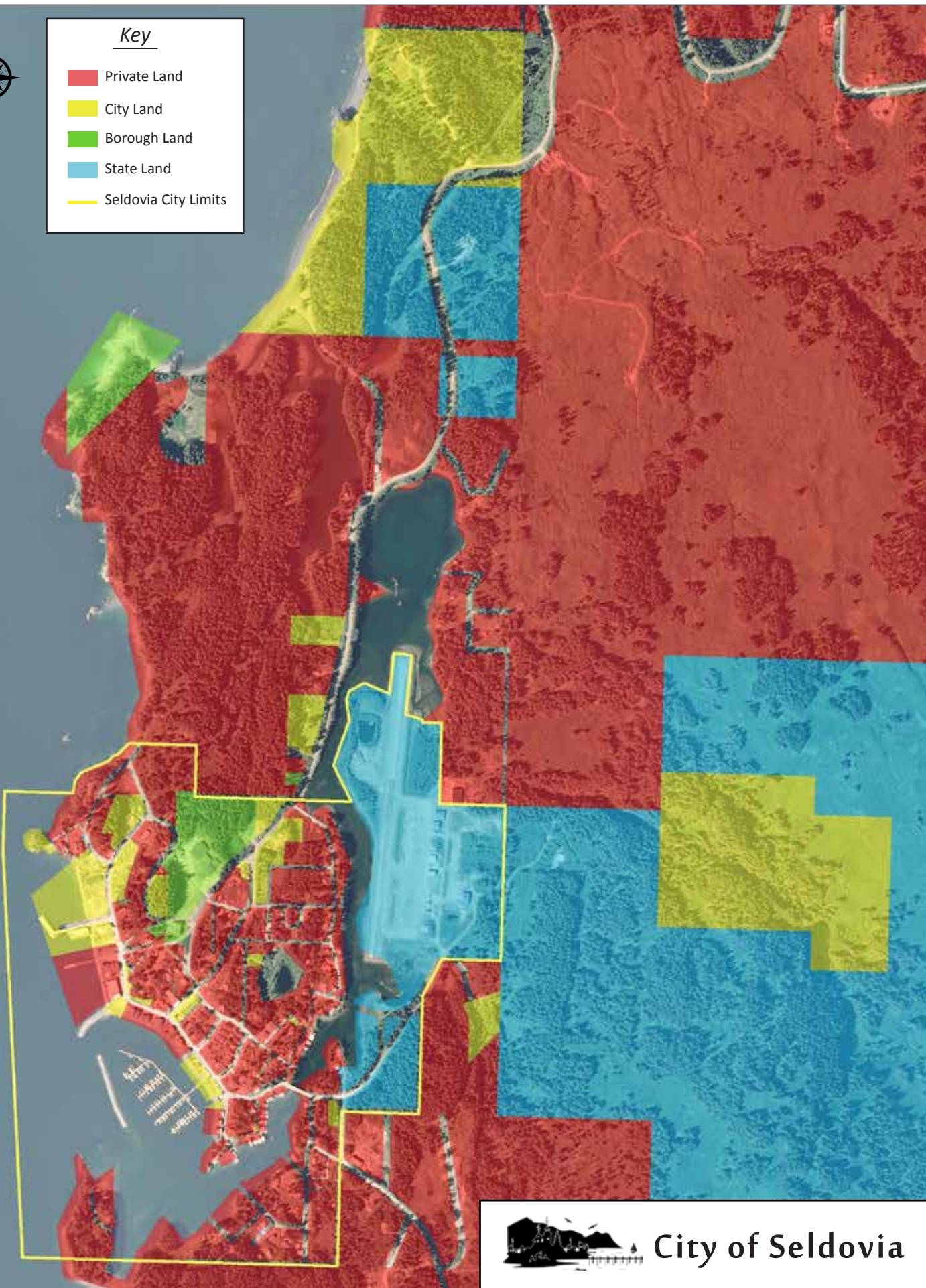
May 5, 2014





Key

- Private Land
- City Land
- Borough Land
- State Land
- Seldovia City Limits



City of Seldovia

Community Services - The City of Seldovia provides services mainly focused in town, including piped water and sewer, Harbor/dock/boat haul-out/storage, maintaining roads and an RV park, and police. Many additional services are provided on a volunteer/grant/non-profit basis including Library, Fire/EMS, community hall, senior meals, trails, city beautification, and a health clinic. City income is from seasonal sales tax receipts (currently in decline due to flat tourism and high local prices that discourage local purchases, especially of fuel) and tax on real and personal property (valued at \$35 million in 2012 with a City mill rate of 4.6). The State of Alaska maintains regional roads out to Jakolof Bay, oversees the local airport, and provides Alaska Marine Highway Service. The Seldovia Village Tribe contracts with the Kenai Peninsula Borough and BIA for rural subdivision road maintenance and also provides medical and social services to the entire community. The tribe also supports tourism by running a visitor center/museum/meeting center and passenger ferry.

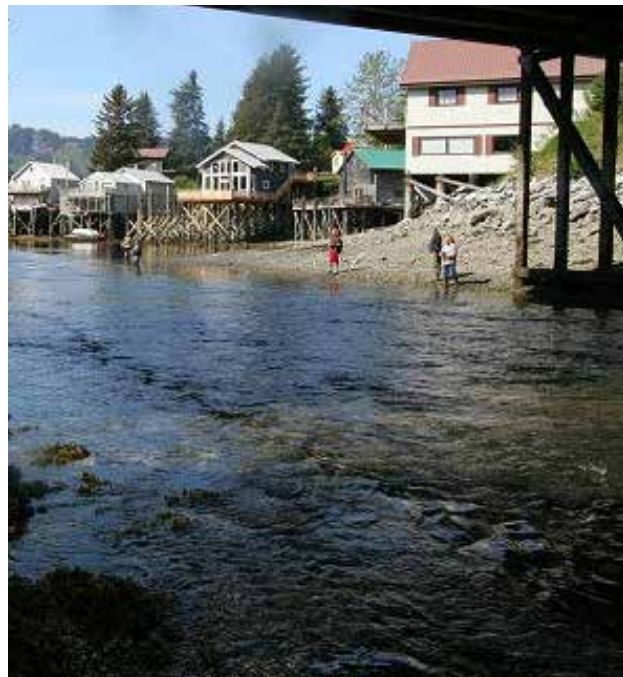
Housing - Seldovia housing largely falls into two categories. In-town housing is generally compact, focused on smaller lots, and served by City water and sewer (196 units in 2012). Although some units are new, remodeled, or rebuilt, a segment are historic and/or substandard. Rural residential housing is generally a mile or more outside of town on larger lots, relying on individual wells and septic systems (218 units in 2012). Although most are these are newer, subdivision-style construction, this figure includes some rustic cabins and yurts. In 2010, 38 housing units in the region were vacant/unoccupied and 181 units considered vacant due to seasonal use. From 2008 to 2012 only three new dwelling units were constructed within the City of Sedovia. Influxes of seasonal residents and tourists raises real estate prices. This, coupled with Seldovia's limited rental stock (5.9% rental vacancy rate), limits housing options for some, including young families, workers, and potential residents when building a house or exploring the area.



The City operates a community water system that catches and stores surface waters from watersheds outside City boundaries.



More than 40% of housing in the region is considered vacant due to seasonal and recreational use.



Demand for properties by seasonal residents and tourists raises real estate prices, especially on the waterfront.



Alternative Futures

During public input for this plan, many residents described the challenges they have overcome to make Seldovia their home. Their stories, coupled with the past 140+ years of Seldovia history, indicate that whatever the numbers say (population, employment, housing, etc.), people find a way to live in Seldovia because they value the community and its setting.

Although many residents like the slow pace of local life, most recognize that a stable base population and vibrant local economy is essential for retaining the small community feel, a school, and year-round, locally-available goods and services. Many agree with the 2003 McDowell *Seldovia Cannery and Dock Site Development and Marketing Study* statement that a passive community approach “that depends on the actions of others . . . will lead Seldovia to further economic and population decline.”

To help spark productive discussions around Seldovia’s options for the next 20 years, three “possible alternative futures” were created by the planning team. These scenarios were posted at the studio and became the focus of ongoing community discussion. Residents’ reactions to these alternatives helped shape the plan’s vision and final recommendations that follow.



Seldovia’s Russian Orthodox Church began in 1891, with the tower completed in 1909.



Seldovia offers a slow-paced small town environment perfect for kids (left) but not for visitors with internet based-devices (right)



Seldovia’s small town atmosphere and low traffic levels encourages tourists on foot to walk anywhere.



“Possible alternative future” scenarios were posted in the Studio, sparking input and discussion about Seldovia’s future.



Many residents see AMH Ferry Service and waterfront activity as key to a more robust economy.





City of Seldovia



LEGEND

— Seldovia City Boundary





City of Seldovia Comprehensive Plan

A. Vision 2013 ~ 2033

The years from 2013 through 2024 will be pivotal in Seldovia's history. Decades of economic shifts and changes in the fishing industry will cause Seldovia to revisit its identity and rediscover economic relevance. In the year 2024, Seldovia will have transformed in many ways.

Maximizing local advantages creates more year-round income streams. A diversified water-based economy includes the active fishing fleet, a competitive small/mid-size boat servicing and storage industry, expanded docks, value-added seafood processing, and mariculture. Seldovia takes full advantage of its protected, strategic waters, and also works with Kasitsna Bay's NOAA lab to anticipate and respond to coastal trends and risks. The lab and its dorms are active year-round and create local benefits, including academic experiences and careers for youth.

Other enhanced niche income streams come from a vibrant local arts scene, custom light manufacturing and wood-craft, independent professionals working via the internet, and underemployed residents learning new skill sets. Tourism captures more independent travelers year round with iconic, quality features and diverse year-round recreation attractions. Residents also achieve greater food self-sufficiency, and work together proactively to create more competitively priced and convenient energy and transportation options.

Economic diversification occurs even as the Seldovia honors its historic legacy, retaining the character, charm, scale and pace that make it a wonderful place to live and visit. Local control and stewardship are maintained over vital land and water resources in the greater area, with strategic resources developed in ways that minimize adverse local impacts. Seldovia's beauty and



Logo for a value-Added Seafood Plant now under construction.



Attracting non-resident boats can contribute to the local economy.



Kasitsna Bay's UAF/NOAA lab could be more fully utilized.



Seldovia can feature arts and crafts made by local residents.



charm are magnified by new and upgraded housing and business, well-scaled to the natural setting, with new seasonal and recreational home models that keep local housing stocks more active year-round (e.g., timeshares, condos, townhome rentals). Private landowners follow clear guidelines seeking to add community value, and are welcomed for their investment. At the same time, public access to natural attractions is better defined, protected, and enhanced, which also enhances residents' privacy. In 2033, Seldovia's governance focuses on win-win collaborations (residents, city, tribe, borough, state, federal, etc.) and cost-effectively provides services, affordable energy, and transportation options. Year-round business and service sectors, along with a strong volunteer force, recirculate and stretch public investments. Although Seldovia is still a small community, school enrollment reaches 100 students. Children remain a community priority and expanded mentoring sharpens the community's competitive edge by adding new skill sets, modeling a positive work ethic, and contributing directly to community development projects. Young people also have options for building equity in home ownership and taking on entrepreneurial endeavors. Young residents aspire to settling and applying their talents locally.



Homes well-scaled to the natural setting add to Seldovia's charm.



Year-round housing and rentals add to downtown's vibrancy.



Seldovia embraces youth, offering a great community to live in.

B. Plan Elements

Implementation of Seldovia's vision over the next 20 years requires strategic, incremental attention to five elements that residents stated are very important to Seldovia's future: *Economy, Transportation, Land Use, Community and Human Resources, and Environment*. This section presents desired future conditions for each of these elements, based on input generated during the public planning process (in some cases with illustrative graphics). Next, *Goals and Focus Areas* for each element are listed that reflect community consensus around future priorities, with cross-referencing to specific recommendations. This format encourages some flexibility in meeting goals, as is appropriate to Seldovia's scale and resources. At the same time it clarifies the City's core functions and priorities, helping align community investments and actions with the future vision.



City of Seldovia Comprehensive Plan Elements



Economy



Page 24

Become economically relevant and resilient.



Transport



Page 28

Maintain water, land, and air connectivity.



Land Use



Page 33

Build vibrancy and retain small town character.



Resources



Page 36

Serve local needs on a cost-effective, prioritized basis.



Environment



Page 40

Benefit from, and steward the region's natural resources.



ECONOMY

Desired Future Conditions

Seldovia's waterfront is busy year-round, serving as a homeport, destination port-of-call, and quality seafood processing center. The waterfront generates revenue with year-round jobs, and attracts regular marine traffic for fuel, ice, layover, and non-time essential goods and services.

The region exports local natural resources, including mariculture and restocked herring and fish products. Bulk resources like timber and minerals are processed out of town and are shipped through deep water north pacific ports with re-forged regional road connections to Seldovia.

The community also hosts a growing number of families who bring diverse skills and creative enterprises to town. Fast and reliable local communication systems enable them to telecommute and sustain independent livelihoods, while enjoying Seldovia's family-friendly environment. Youth are valued and mentored, including in a more fully utilized school, shop, library, community center, and NOAA/UAF's Kasitsna Bay research station.

Seasonal fishing, hunting, and excursions still draw visitors, but now some members of the party prefer to stay in town and enjoy local attractions, including a day spa, or stroll on the promenade (wide sidewalk) through downtown's vibrant business and service district seeking local arts, crafts, and food. Less motivated visitors and residents watch kids fish and take in the view while "doing nothing" at attractive waterfront access points, enjoying life in the slow lane.

Seldovia's cost of living is still high, but fuel prices are competitive, basic services are available, and costs are offset by the high quality of life, local resources base, and new affordable housing options (seasonal worker/crew bunkhouse, downtown 2nd floor rentals, and an affordable, family friendly "cottage court" development).



Community waterfront assets can help generate revenue and jobs.



Natural resources can be used locally or exported.



NOAA/UAF's Kasitsna Bay can host year round activity, adding to the economy, and helping the region respond to sea changes.









More for tourists to do, and more places to "do nothing," can increase visitors' satisfaction and lengthen their stay.

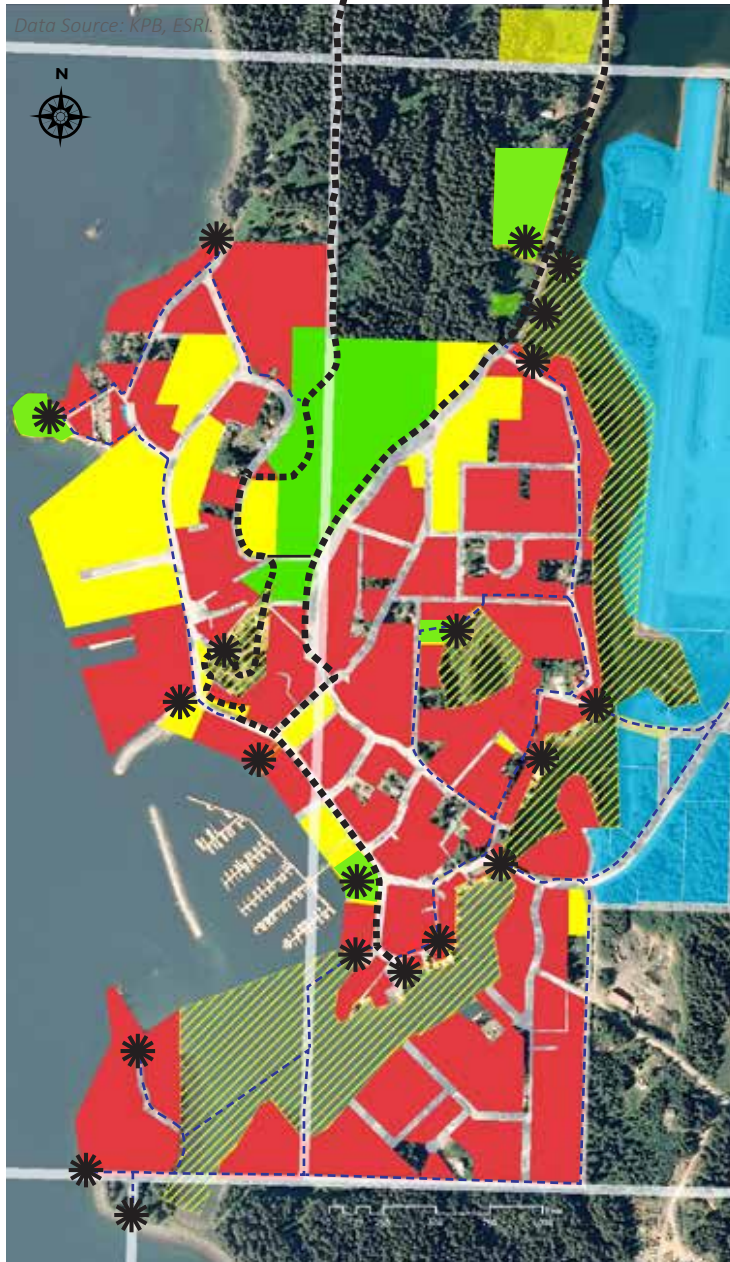


ECONOMY

Desired Future Concepts

-  Iconic local attractions are publicly accessible, enhanced, and connected
-  City parcels are strategically used for maximum community benefit
-  Section lines & public rights of way support public circulation and access

-  Support privacy and property rights with mixed-uses, well-scaled to the setting
-  Borough/State parcels support civic and broader public purposes
-  Explore ways to connect key view points with pedestrian access and amenities



This concept highlights a community desire to more fully utilize public and private lands in support of the City's economy and livability.

May 5, 2014



ECONOMY GOALS



Sustain a prosperous fishing fleet.

Seldovia’s historic advantage as a home port for fishing vessels has been eroded by major industry changes over decades. During the planning process residents made it clear that Seldovia wants to remain a fishing community, even if this requires strategic community action to maximize advantages and overcome competitive disadvantages.

Focus Areas:

- A. Leverage Seldovia’s marine environment to best advantage for commercial fishing at a variety of scales.
- B. Maintain the harbor’s navigability and dock infrastructure for fishing vessels.
- C. Provide for a range of services to support commercial fishing.

Recommendations:

A-1, A-2, A-3, A-4, A-5, A-8, P-2, P-10, S-1, S-7, S-9, C-1, C-3, C-5.



Increase the number and quality of year-round employment.

Planning process participants voiced a willingness to take community initiative, and potentially calculated risks, to generate year-round jobs that help grow school enrollment and make it more viable and attractive for families.

Focus Areas:

- A. Catalyze and support local service industries, resource production, telecommuting and value-added enterprises.
- B. Minimize negative impacts to the community’s livability and environmental setting.
- C. Minimize negative impacts to tourism.

Recommendations:

A-3, A-4, A-5, P-5, S-6, S-7, S-8, S-9, S-11.



Develop Seldovia’s workforce.

Residents see the need to retain and grow new locally-owned and operated business that circulate money and make the community more livable and vibrant. A related interest is to create a culture around mentoring youth that imparts professional skill sets, a work ethic, and the financial-management and people skills needed to create new opportunities.

Focus Areas:

- A. Encourage a diverse services sector suited to Seldovia’s fishing and tourism economic base.
- B. Establish and maintain a youth mentoring culture.
- C. Encourage local creativity and entrepreneurship.

Recommendations:

A-3, A-4, A-9, A-10, A-11, A-12, A-15, P-9, P-10, S-5, S-6, S-7, S-8, S-9, S-11.





Maximize Seldovia’s working and commercial waterfront.

The City of Seldovia owns key waterfront parcels, tidelands, and infrastructure that residents believe need to be carefully stewarded, leveraged, and maximized in support of marine-dependent activities and sustained city revenue.

Focus Areas:

- A. Manage City-owned waterfront property to the best strategic advantage.
- B. Retain a working waterfront nature, with industry and commercial uses along the water’s edge.
- C. Permit some waterfront residential use, but limit it to upper floors in commercial and industrial districts.

Recommendations:

A-1, A-2, A-3, A-4, A-5, A-8, A-9, A-10, A-13, P-2, P-3, P-4, P-5, P-6, P-9, S-1, S-6, S-7, S-8, S-11, C-1, C-3, C-4, C-6.



Enhance tourism.

Residents expressed a strong desire to strengthen Seldovia’s tourism sector by enhancing visitors’ experiences for 4-hour, day trip, and multi-day experiences to a tipping point where most visitors feel the extra time and money it takes to visit Seldovia is well worth the investment. Although the private sector has a major role to play in advancing tourism, residents see the City as taking an essential role in enhancing and maintaining iconic features (such as the Orthodox Church and Historic Boardwalk), creating visitor-friendly walking routes and public spaces, enabling access to outdoor attractions, and providing incentives and flexible support to locally-based tourism operations.

Focus Areas:

- A. Invest in iconic features, outdoor attractions and service sectors.
- B. Create visitor-friendly walking routes and public spaces.
- C. Support locally-based tourism operations.
- D. Coordinate tourist assets and programs with access schedules.

Recommendations:

A-1, A-2, A-5, A-8, A-9, A-10, A-11, A-12, A-13, A-14, A-15, P-2, P-3, P-4, P-5, P-6, P-9, P-10, S-1, S-3, S-4, S-6, S-7, S-8, S-9, C-3, C-4, C-5.



Respond effectively to changes in the economic climate.

Seldovians appreciate that many of their local income streams are tied to volatile outside forces (fishing, tourism, state and federal grants). There is a strong concern that the City’s fiscal strategies consider and respond proactively with awareness for greater resiliency.

Focus Areas:

- A. Monitor economic conditions, remaining flexible, adaptive and resilient.
- B. Manage fiscal strategy to be sensitive to fluctuations in the external economy.
- C. Minimize debt.

Recommendations:

A-15, P-2, P-8, S-6, S-7, C-6.



TRANSPORTATION

Desired Future Conditions

Seldovia's ice free port supports year-round, reliable, well-timed, affordable freight, vehicle, and passenger service. This is mainly due to a new Alaska Class Ferry that links Seldovia to Alaska's road system. The dock and ferry terminal are maintained in good operating service, with planning and design that braces Seldovia against many potential coastal risks.

Seldovia's harbor and breakwaters are valued as essential City infrastructure, and are enhanced to retain channel depth and protect the town center from extreme wave action. The harbor is designed and maintained to serve small to mid-sized vessels and tie up float planes, with the capacity to adequately support home and visiting vessels, charters, water taxis, and the Seldovia Bay Ferry. A secondary City dock at Jakolof Bay supports water taxi services and short term moorage.

Water to land connectivity is protected and enhanced, with adequate space and infrastructure to support parking, staging, public access, and dedicated freight movement. A dedicated road network separates through-traffic and industrial activities from neighborhood access to avoid congestion and for safety.

Seldovia's airport serves small craft but is upgraded to ensure that 24/7 emergency access. The airport is maintained for safety and reliability, respecting local wind dynamics.

Seldovia's in-town circulation emphasizes walkability, with roads supporting a range of motorized and human-powered modes. Although most roads are gravel, retaining a rural character, congested and busy circulation areas are built to a more urban standard to limit dust and include dedicated pedestrian facilities. Seldovia is also connected by regional land and water trails, with support infrastructure, serving both transportation and recreation uses.



New AMHS Alaska Class vessels can enhance the movement of goods, vehicles, and passengers between Seldovia and Homer.



The Seldovia Bay Ferry and private water taxis help support passenger and light freightering between Seldovia and Homer.



Seldovia's airport serves small craft but is upgraded to ensure that 24/7 emergency access is available.



Seldovia's in-town circulation emphasizes walkability, with roads supporting a range of motorized and human-powered modes.

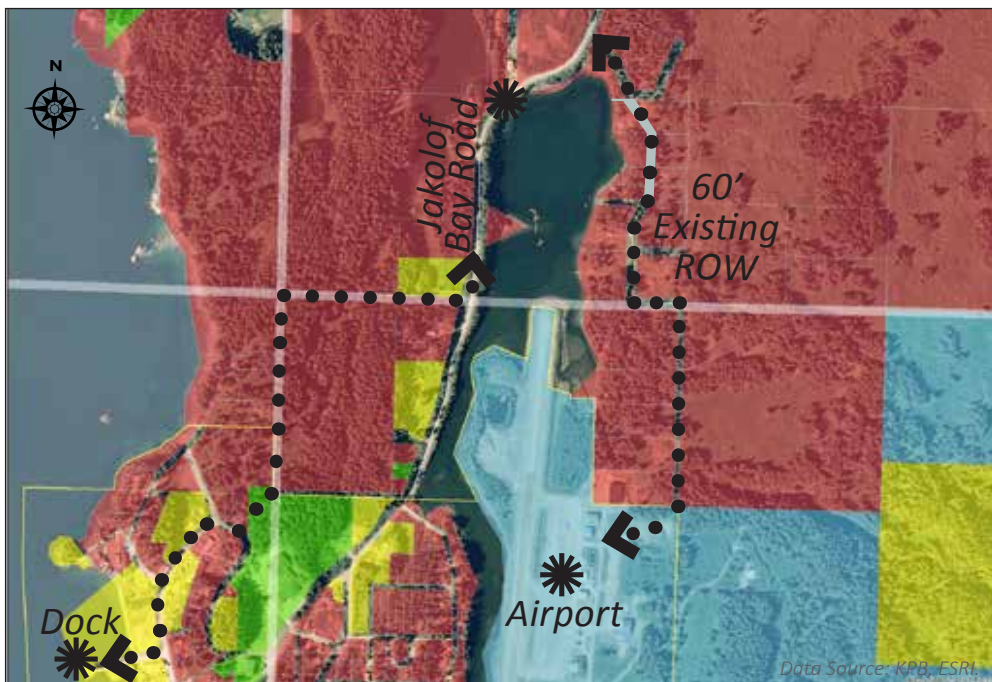


TRANSPORTATION

Desired Future Concept



Seldovia has an adequate local transportation network, except for a few areas of restricted circulation or traffic congestion (red arrows, above). In the water, sand bars develop due to tidal and slough water flow and sedimentation that can restrict access. The U.S. Army Corps and City are exploring solutions for addressing this concern. On land, traffic has two bottlenecks that are of strategic concern. Bypass access to the waterfront and airport (green arrows) are ideas that emerged for further analysis.



Key

- Private Land
- City Land
- Borough Land
- State Land
- City Boundary
- Section Line/
Public Right-of-Way (clear)
- ✱ Major Transportation Asset
- Possible road access and emergency route

This concept highlights possible long-term new access road routes (black) between the waterfront and the airport. These would route through-traffic and industrial hauling away from downtown and most residential neighborhoods, and add redundancy to the community road network for safety.



TRANSPORTATION GOALS



Retain safe, well-timed, water-based transportation options.

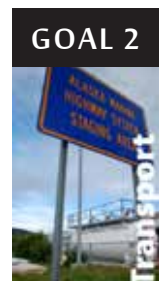
Seldovia depends on the Alaska State Ferry system for regularly scheduled trips to accommodate freight, vehicles, and passenger travel to and from Homer and the Sterling Highway. Private boats and a Tribal ferry operate between Seldovia and Homer supplement the AMHS ferries from May to October.

Focus Areas:

- A. Maintain the ferry landing and harbor dock facilities in superb operating condition.
- B. Cooperate with the State of Alaska to improve AMHS ferry service for freight, autos and passengers.
- C. Collaborate with appropriate entities to enhance passenger ferry service to Homer.
- D. Coordinate water-based and land-based connections and infrastructure needs

Recommendations:

A-1, A-2, A-3, A-8, A-12, P-2, P-8, S-1, S-3, S-6, S-7, C-1, C-3, C-4, C-5.



Take full advantage of Seldovia’s northernmost, ice-free port status.

As Northern Sea Route shipping and global marine travel generally increase, including pleasure cruising, Seldovia may be called to play a more active role. This may include supplying vessels with fresh water, fuel or goods, repairing mechanical problems, providing maintenance, meeting haul-out and/or dry docking needs, and/or simply accommodating crew during a lay over, during heavy weather, or for an extended visit. Seldovia can only accommodate and profit from this traffic if it has foresight, infrastructure, reasonable pricing, and is welcoming, offering targeted support. Moreover, Seldovia can also support regional oil spill and natural hazard response as it is less vulnerable to storm and tsunami events than nearby communities.

Focus Areas:

- A. Improve and maintain waterfront infrastructure to serve diverse and flexible marine traffic needs.
- B. Provide high quality haul out and dry dock services on a profitable basis.
- C. Work with partners to ensure that 24/7, Seldovia can meet fuel and reasonable vessel re-supply needs.
- D. Make the effort to welcome marine vessels, and to better understand and serve their needs.

Recommendations:

A-1, A-2, A-3, A-5, A-8, A-9, A-10, A-11, A-13, P-2, P-3, P-4, P-5, P-8, P-9, P-10, S-6, S-7, S-8, S-9, C-1, C-3, C-4, C-5.



GOAL 3



Retain the airport and enhance air services.

Operated by the State of Alaska, Seldovia's 1,845' gravel runway supports both regular taxi service to Homer and emergency evacuation to full-service hospitals, which Seldovia lacks. The community depends on air services and voiced a desire to address, as much as is locally feasible, airport conditions that limit evacuation or regular travel.

Focus Areas:

- A. Collaborate with ADOT on airport maintenance and improvement opportunities.
- B. Actively pursue ground leases for hangars and other aviation-oriented activities at the airport.
- C. Monitor land use actions near the airport for airport compatibility.

Recommendations:

A-6, P-1, P-2, P-3, P-8, P-10, A-2, S-6, S-7, S-8, C-3.

GOAL 4



Connect the community.

The City of Seldovia and State of Alaska maintain paved and gravel roads in town that are adequately sized to serve foreseeable local traffic volumes. That said, residents asked that in-town safety issues and multi-modal conflicts be addressed, in addition to extending and enhancing regional roads and trail systems.

Focus Areas:

- A. Accommodate all modes of travel while respecting safety and neighborhood compatibility.
- B. Identify and develop additional roadway corridors where essential to economic development strategy.
- C. Hesitate to pave all roads, allowing gravel roads to serve where traffic volumes can be accommodated.
- D. Support regional water and land trail development, and legal access routes to key natural attractions.

Recommendations:

A-2, A-8, A-9, A-10, A-11, A-12, A-13, A-14, P-2, P-4, P-6, P-7, P-8, S-3, S-4, S-5, S-6, S-7, S-10, C-3, C-4.



LAND USE

Desired Future Conditions

Seldovia's waterfront is a vibrant, year-round activity center and attraction. Main street hosts many locally-based businesses on the ground floor with upper-story accommodations above. This shift is encouraged by tax incentives that help make businesses more viable, and that then pay back to the community through enhanced tax receipts and property values.

The harbor and dock area are busy and highly functional with ample short-term parking and logistical support areas. A waterfront pavilion supports events and guides visitors up a pedestrian walkway, out of the street, up main street to a central plaza and "Memory Grove Park" (on the church knoll) showcasing Seldovia history and spectacular views. Additional pedestrian links radiate from the heart of town to well-maintained public open spaces, view points, beaches, and trail systems.

The Slough hosts mixed-uses, retaining its scale and historic character. Property owners build out lots, while protecting the scenic and environmental integrity of the waterway. The public enjoys enhanced Slough access and the historic boardwalk.

Enterprise Zones are focused at the city dock and state airport. These areas host an array of value-added, light industrial, and other mixed economic and community uses. These zones are connected to each other via truck access roads that minimize impacts to neighborhoods and main street.

In-town residents enjoy pleasant, walkable neighborhoods with a mix of single family homes, condo/timeshares, a bunkhouse/hostel/boarding school, upper story rentals, and an affordable "cottage court." While a few new neighborhoods hook up to City services through voluntary annexation, many rural residential areas on the outskirts with no city services remain outside City limits.



Industrial and marine-oriented land uses are critical to the City.



Commercial with upper-story residential adds vibrancy.



Demand for Slough residential and visitor uses raises densities.



Residents often prefer single family homes if they can afford it.



Parks and natural areas enhance community life and tourism.



LAND USE

Desired Future Conditions Concept

The diagram below captures residents' **preferred future land-use scenario**, to include:

- ~ A vibrant **Town Center** with first floor retail and service businesses, and upper story residential.
- ~ A **Slough District** with mixed use development, recreational access, and a semi-historic character.
- ~ **Enterprise Zones** with value-added, light industrial, and other mixed economic and community uses.
- ~ **Residential Neighborhoods**, with compact living in town, and rural living in surrounding areas.



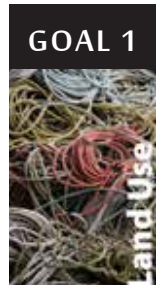
After Urban Renewal, downtown Seldovia was an empty gravel pad. In 1980 residents envisioned downtown with a thriving commercial district (see diagram, left).

Today, 35 years later, only a handful of properties on Main Street have overcome the economic challenge of sustaining a viable, year-round business. At the same time, "waterfront commercial" properties are attractive for seasonal residences, despite Urban Renewal plat restrictions and local zoning ordinances that require commercial use. This makes downtown quiet, especially in the winter, and locks in building designs and land use patterns that detract from a thriving main street atmosphere. A number of residents expressed a desire for this comprehensive plan to resolve this issue.

The concept presented here is to create special tax incentives for the waterfront commercial district (such as a property or sales tax rebate) on the basis of meeting specific criteria: first floor levels host walk-in businesses that are open to the public; sales are generated at least ten months of the year; an annual sales tax threshold of \$1,000, etc. At the same time, upper story residential/accommodations are encouraged.



LAND USE GOALS



Manage the land resource as a strategic asset.

The City has a small land base and a compact settlement pattern. To ensure it can meet or adapt to unforeseen future demands, a well-studied and publicly considered course is warranted before extinguishing rights, or committing to permanent uses of public assets.

Focus Areas:

- A. Revise zoning and development regulations to increase adaptability.
- B. Revise administrative policy to increase the public’s role in reviewing and evaluating land use and development policy.
- C. Encourage multiple uses on individual parcels, particularly in the downtown core.
- D. Expand municipal services beyond existing municipal boundaries only as a condition of annexation.

Recommendations:

A-2, A-3, A-4, A-5, A-8, A-9, A-10, A-11, A-12, A-13, A-14, A-15, P-2, P-3, P-4, P-5, P-6, P-7, P-8, P-9, P-10, P-11, S-4, S-6, S-7, S-10, S-11, C-1, C-2, C-3, C-4, C-5, C-6.



Develop and sustain an active town center.

Seldovia’s small economy makes complying with commercial use requirements on all waterfront commercial properties a challenge. Residents appreciate this, but want a way to prevent part-time residential uses from displacing and precluding a vibrant business district.

Focus Areas:

- A. Manage City-owned waterfront property to the best strategic advantage.
- B. Retain a working waterfront nature, with industry and commercial uses along the water’s edge between Airport Avenue and Iliamna Street.
- C. Permit some degree of waterfront residential use, but limit it to upper floors in commercial and industrial districts.
- D. Emphasize retail, dining, public open space, and accommodation uses in the town center along Main Street, particularly between Fulmore Avenue and English Drive.

Recommendations:

A-1, A-2, A-3, A-4, A-5, A-8, A-9, A-10, A-13, A-14, A-15, P-2, P-3, P-4, P-5, P-6, P-9, S-1, S-3, S-5, S-6, S-7, S-10, S-11, C-3, C-5, C-6.



Implement land use designations.

Seldovia residents dislike adversarial zoning disruptive to small town relationships. They expressed the desire for an administrative culture around zoning that offers up-front support and information to property owners and realtors, while rewarding compliance.

Focus Areas:

- A. Clarify land use and development standards, making them consistent with land use policy.
- B. Consistently enforce zoning requirements.
- C. Make the permitting process transparent.
- D. Solicit public input on City decisions related to land use and development.

Recommendations:

A-9, A-13, A-14, P-1, P-2, P-3, P-4, P-5, P-6, P-7, P-9, S-2, S-10, C-5.





Provide a network of quality, dedicated public spaces.

Strategic, well-defined public spaces play an integral role in supporting community life, and offer visitors a chance to explore the town (or sit back and enjoy life in the slow lane).

Focus Areas:

- A. Strategically locate public open spaces to enrich community character and enhance the pedestrian experience.
- B. Encourage local volunteer activity to maintain public open spaces.
- C. Keep open spaces near the town center small and interesting, in keeping with the community’s character.

Recommendations: A-2, A-8, A-9, A-10, A-11, A-13, A-14, A-15, P-2, P-7, P-8, P-9, S-3, S-4, S-5, S-6, S-7, S-10, S-11, C-3, C-4, C-5.



Enhance, maintain and protect scenic resources.

Seldovia residents expect the City to protect and enhance local scenic and historic assets.

Focus Areas:

- A. Increase and monitor public access to scenic resource areas.
- B. Minimize negative impacts to the community’s livability and environmental setting.
- C. Minimize negative impacts to tourism.

Recommendations: A-2, A-8, A-9, A-10, A-11, A-12, A-13, A-14, A-15, P-1, P-2, P-3, P-4, P-6, P-7, P-8, P-9, P-10, S-2, S-3, S-4, S-5, S-6, S-7, S-10, C-1, C-2, C-3, C-5.



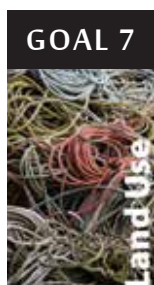
Provide adequate housing.

Residents are concerned that within Seldovia’s city limits, income and age stratification are a trend, as is empty seasonal housing. There is a desire to explore and allow entry level and rental housing approaches that can support young residents and families living in town year-round, and models like timeshares for recreational or seasonal housing.

Focus Areas:

- A. Review zoning and development regulations to ensure there are no barriers there preventing creation of low- to moderate-income housing.
- B. Identify parcels for the City or Housing Authority to purchase and/or dedicate to facilitate housing development.
- C. Ensure zoning allows upper-floor residential uses in the town center and waterfront areas.

Recommendations: A-13, A-14, A-15, P-2, P-3, P-4, P-5, P-6, P-7, P-8, S-10, S-11.



Scale development to its setting.

Residents want Seldovia to retain its small town scale even as new development occurs.

Focus Areas:

- A. Review zoning and development regulations to ensure the scale and type of development are compatible with neighborhood character.
- B. Consider design guidelines for the town center and inner neighborhoods to assist building designers in their efforts.

Recommendations: A-8, A-9, A-13, A-14, P-2, P-3, P-4, P-5, P-6, P-7, P-8, P-9, P-10, S-3, S-4, S-6, S-10, S-11, C-3, C-5, C-6.



COMMUNITY & HUMAN RESOURCES

Desired Future Conditions

Seldovia succeeds in providing cost-effective services that are affordable to local residents. Services are funded on a sustainable basis for consistent service, adjusted to economic and seasonal shifts.

Resources are leveraged to meet local needs and create a rich community life given Seldovia’s population size. This is achieved through careful stewardship of community assets and finances, effective partnerships that minimize service duplication, and strategic support for volunteerism and local mutual aid.

The community’s basic services focus on public safety and essential activities under Seldovia’s first-class city charter. The City maintains public assets and infrastructure to a high standard, stretches dollars and effectiveness by entering into Interlocal Service Agreements with public agencies in the interest of cooperatively sharing resources for mutual benefit.

The City also provides enterprise services on a profitable, and/or cost-recovery basis, including the dock and harbor, utilities, and fuel sales. This ensures that agencies, the private sector, and residents all have the basic water, power, fuel, and water access they need at fair prices.

Finally, the City promotes livability by working synergistically with agencies, organizations, and residents. The City’s role includes offering seed money, in-kind resources (low cost facility use, staff support), and public recognition. Although a few residents are “paid” for essential functions, broad participation by most residents makes maintaining a broad mix of community services light and rewarding work.



The City provides a range of services and maximizes volunteer involvement, such as with the volunteer based Fire/EMS.



Seldovia’s Borough-run school is a focal point for community life.



Residents want more regionally competitive fuel prices.



As a community, Seldovia cares about and invests in its youth.



COMMUNITY & HUMAN RESOURCES

Desired Future Conditions Concept



“For more than 100 years, Seldovia has faced its share of good fortunes and adversity. Unlike Many Communities, however, Seldovia has succeeded in its efforts to achieve and maintain the best aspects of small town life including a relaxed pace of life, diversity of lifestyles, mutual respect and concern for fellow residents”

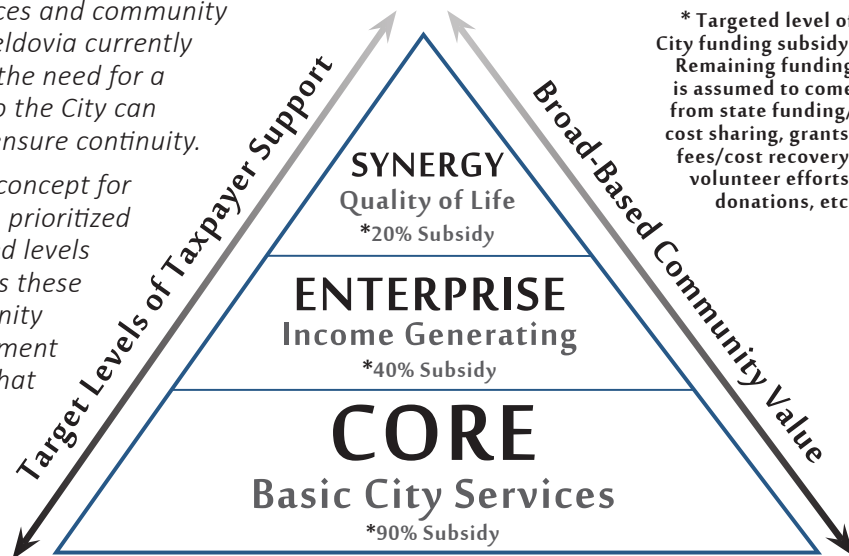
~ 1980 Seldovia Comprehensive Plan

“Seldovia offers efficient and responsive leadership; preserves and promotes the unique heritage, natural setting, and beauty of Seldovia; and creates a safe place to live and further the social and economic well-being”

~ 2005 Draft Seldovia Plan (paraphrased)

Residents value the varied services and community infrastructure that the City of Seldovia currently provides. They also understand the need for a sustainable funding approach so the City can withstand economic shifts and ensure continuity.

The triangle, right, illustrates a concept for residents’ **preferred future** with prioritized uses for taxpayer funds. Targeted levels are highest for **basic services**, as these provide a broad base of community value. The next priority is investment in **income generating activity** that expands community capacity. The third priority is the range of **quality of life** services that help make Seldovia attractive to residents and visitors, and enhance community life.



CITY OF SELDOVIA CORE SERVICE MODEL

CORE - Essential City Services and Code Responsibilities

- Public Health and Safety
- Emergency Preparedness/Response
- Maintaining City Assets and Infrastructure to a High Standard
- Partnerships with local and regional service providers (AMH, DOT, etc.)
- Services and other functions required by Seldovia’s City Charter

ENTERPRISE - Income Generating City Services

- City Utilities (Water/Sewer)
- City Harbor, Docks, Boat Haul Out and other Marine Services
- Waterfront Leases
- Waterfront Commercial Incentives
- Licensing and sales (Charter permits, fuel, liquor license, sales tax, surplus auctions, etc.)

SYNERGY - Quality of Life, Community Support Services

- Public Facility Programming: Medical Clinic, Library, Senior Meals, Recreation, etc.
- Parks, Recreation, and Beautification
- Tourism and Community Events
- Arts, crafts, and historical preservation programs



COMMUNITY & HUMAN RESOURCES GOALS



Establish effective partnerships.

Residents expressed a strong desire for greater synergy between the community’s various interests. With the City and major players working together, supplemented by volunteer effort and investments, residents feel confident that Seldovia can overcome many challenges and create a more robust future.

Focus Areas:

- A. Develop strategic partnerships that help address community needs.
- B. Collaborate with the Seldovia Village Tribe to coordinate services and realize cooperative efficiencies.
- C. Recognize and help support community organizations and volunteer efforts for their critical role in enhancing community life.

Recommendations:

Applies to all Actions, Policies, Synergies and Contingencies.



Cost effectively manage core public services.

Residents want the City of Seldovia to provide reasonable and affordable basic services, not taking on too much, to ensure that City operations can continue on a sustainable basis even if revenues are impacted by outside events.

Focus Areas:

- A. Retain consistent levels of service for core public services.
- B. Expand and contract the level of City funding for non-core public services to meet growth and decline in community demand.
- C. Respond to seasonal variations as appropriate.

Recommendations:

Applies to all Actions, Policies, Synergies and Contingencies.



COMMUNITY & HUMAN RESOURCES GOALS



Meet emergency and medical needs locally.

Residents want the highest level of medical and emergency care that is realistic and sustainable for Seldovia's population size.

Focus Areas:

- A. Collaborate with the regional medical community to ensure adequate medical care is available in Seldovia.
- B. Collaborate with ADOT on airport maintenance and improvement opportunities.
- C. Collaborate with the South Kenai Peninsula Hospital Service Area and Seldovia Village Tribe to coordinate services and realize cooperative efficiencies.

Recommendations:

A-6, A-13, P-2, P-8, P-10, S-2, S-5, S-7, S-8, C-1, C-3.



Serve broad public interests.

Residents support financial transparency and careful stewardship over municipal assets. City staff and volunteers work together to leverage and stretch resources so Seldovia can provide a higher quality and diverse mix of local services that address community needs.

Focus Areas:

- A. Encourage a “common-sense,” pragmatic approach to providing services.
- B. Encourage local volunteer activity to maintain public open spaces.
- C. Encourage transparency in every facet of municipal operations and management.

Recommendations:

Applies to all Actions, Policies, Synergies and Contingencies.



ENVIRONMENT

Desired Future Conditions

The natural environment remains a key component of Seldovia’s economy, local quality of life, and premier visitor attraction. Seldovia benefits from its natural setting on the coast, proximate to deep sea fisheries and natural resource wealth (ranging from forest products to high grade armor rock, greywacke).

Seldovia extracts economic value from its natural environment while leveraging technological advances, science, and best practices for sustained yields and reduced negative impacts. Efforts are made to rehabilitate and enhance marine habitats and spawning beds for historic stocks, such as herring, crab, and to enhance locally-based mericulture and fishing, including sport Salmon fishing on the Slough. If compatible with fisheries, local energy generation (tidal, pelton wheel, wind, etc.) are incorporated.

Seldovia retains the integrity of its watersheds with protections, including annexation of key watershed areas to retain local control and reduce liabilities (derelict vessels, risky marine traffic in Seldovia/Jakolof Bays, improper waste handling, old fuel tanks, etc.). At the same time, Seldovia is aware of the potential for accidents and natural disasters, and invests in response readiness and quality infrastructure that is designed to withstand such events.

Seldovia is blessed with a truly spectacular scenic setting and diverse natural attractions. These are showcased and made more accessible to residents and visitors, both in-town, and in the region’s back-country over to the state park and Gulf coast. To achieve this Seldovia works with landowners and agencies on win-win access solutions with supporting infrastructure, signage, and management.



Seldovia’s natural environment offers great recreation and also supplies drinking water, fish, and other important resources.



Seldovia’s public surface water source and other critical natural resources are located outside City limits.



The City has been working with owners of older Seldovia buildings to upgrade fuel and sewer systems that could pollute local waters.



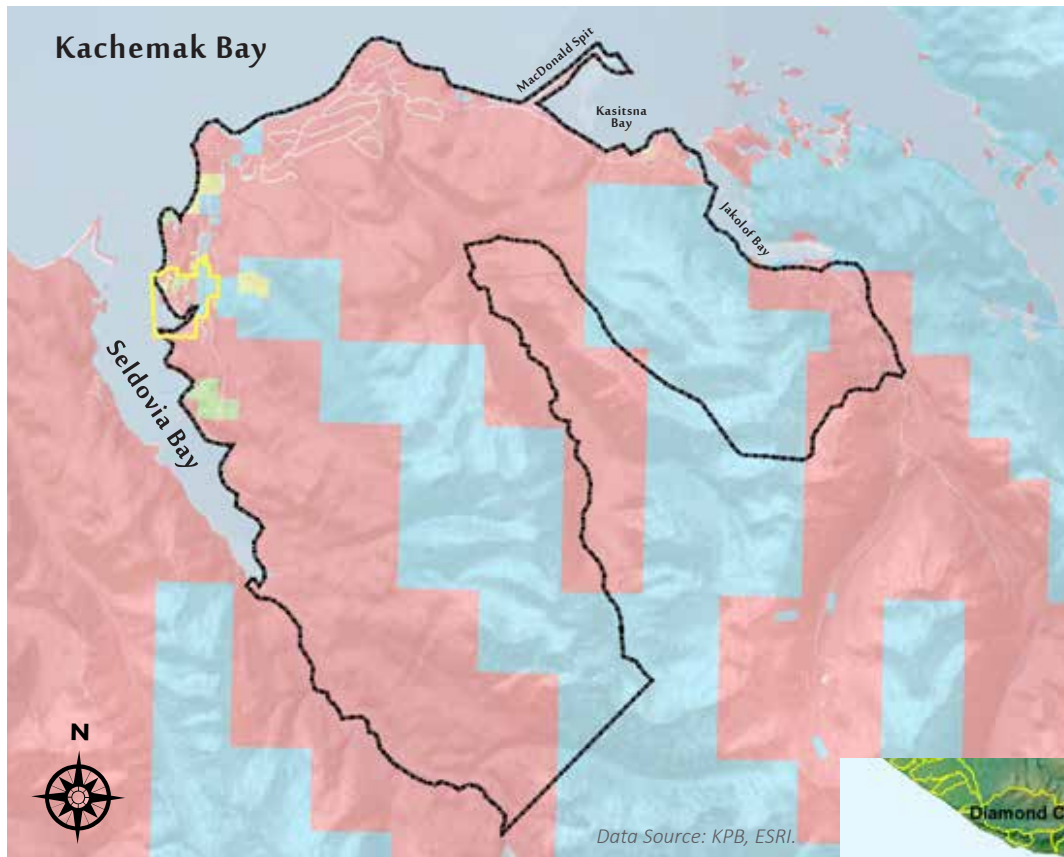
Residents and visitors enjoy the region’s wildlife, including Otis who feeds in the Harbor and enjoys showing off for tour boats.



ENVIRONMENT

Desired Future Conditions Concept

- ~ Retain the **quality of the natural environment**, while **enhancing local opportunities**.
- ~ Protect and **retain local control over Seldovia's watersheds**.
- ~ Enhance **back country access** and **regional excursion opportunities**.



Critical local water resources are located outside Seldovia's City limits.

Key Seldovia City Limits City Land Private Land
 Borough Land Seldovia Recreation Service Area State Land



Seldovia's community water supply.



Seldovia Bay attracts waiting barges.



Regional watersheds.

May 5, 2014



ENVIRONMENT GOALS



Maintain local stewardship over vital land and water resources.

Residents expressed a strong concern that Seldovia retain its aesthetically pleasing and safe natural environment, and that drinking water, fish stocks, and other critical resources be carefully managed.

Focus Areas:

- A. Act locally and regionally to ensure continued local access to and influence over fishery resources.
- B. Collaborate with surrounding property owners to manage the scenic land resource.
- C. Consider and implement watershed management policy to ensure a continued supply of safe, accessible drinking water.

Recommendations:

A-7, A-8, A-11, A-13, A-14, P-1, P-2, P-3, P-4, P-6, P-7, P-8, P-10, S-4, S-6, S-7, S-9, S-10, C-1, C-2, C-4, C-5, C-6.



Develop land and water resources for economic benefit while minimizing adverse local impacts.

Residents appreciate the wealth and abundance of land and sea around them, and want to find more strategic ways of using these resources to create a more vibrant economy. They also want to retain the rural, quiet, and aesthetic qualities of their environment.

Focus Areas:

- A. Act locally and regionally to ensure continued local access to and influence over fishery resources.
- B. Evaluate resource-dependent development proposals for negative environmental impact and mitigate to the degree practical.
- C. Ensure that projects or activities that create adverse local impacts be responsible for their mitigation, potentially including direct compensation to those impacted.

Recommendations:

A-2, A-3, A-4, A-5, A-8, A-9, A-11, A-12, A-13, P-1, P-2, P-3, P-6, P-8, P-10, S-2, S-4, S-6, S-7, S-9, S-10, S-11, C-1, C-2, C-3, C-4, C-5, C-6.





Take advantage of diverse recreational opportunities.

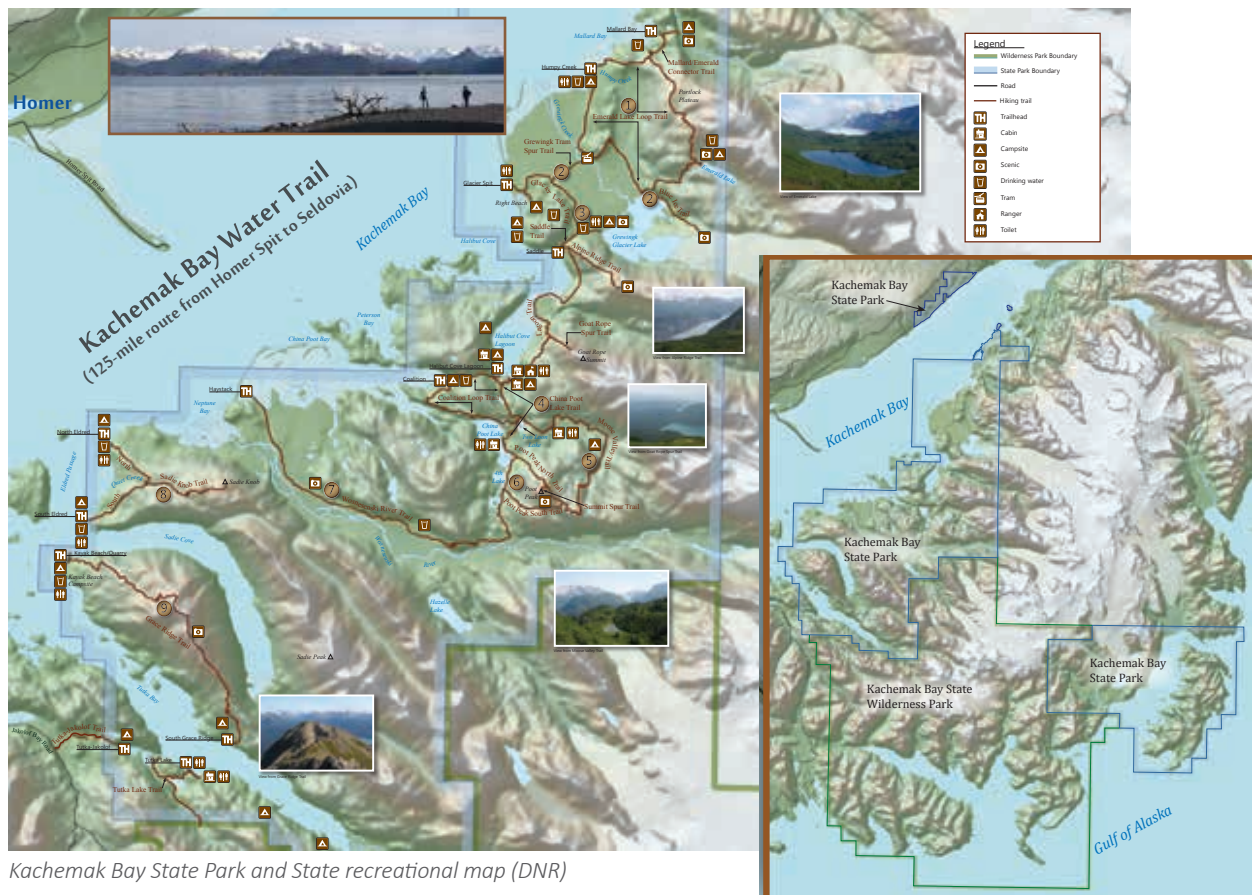
Residents and visitors are attracted to Seldovia in large measure because of its setting and key natural features — like the slough, waterfront, and outside beach. Without coordinated and clear public access, wayfinding, and basic amenities to make the experience work well, users miss the full experience, and private land owners are concerned about trespass, privacy, and damage. Residents see a need to develop a series of coordinated, quality opportunities that enable visitors to stay for several days and have plenty to do, and contribute to the local quality of life.

Focus Areas:

- A. Increase and monitor public access to scenic resource areas.
- B. Create visitor-friendly walking routes and public spaces.
- C. Support locally-based tourism operations.
- D. Facilitate recreational use of the water for residents and visitors, with easy access to non-motorized boat launches, waterfront trails and other amenities.
- E. Explore opportunities for increased recreational use of surrounding land and water areas, including adventure activities, guided tours, excursions, and enterprises that attract recreational and sight-seeing visitors.

Recommendations:

A-1, A-2, A-5, A-6, A-9, A-10, A-11, A-12, A-13, A-14, A-15, P-2, P-5, P-7, P-9, P-10, S-1, S-2, S-3, S-4, S-5, S-6, A-7, S-8, S-10, S-11, C-3, C-4.



Kachemak Bay State Park and State recreational map (DNR)



Key Implementation Partners



Citizens & Volunteers

- Seldovia Volunteer Fire & EMS
- Seldovia Public Library
- Seldovia Parks, Recreation & Beautification
- Seldovia Arts Council



City of Seldovia

- City Manager & Administrative Staff
- City Council & Planning Commission
- Police & Emergency Services
- Harbor, Public Works, & Utilities



Tribal Entities

- Seldovia Village Tribe
- Clinic, Wellness, & Prevention Programs
- Seldovia Bay Ferry
- Visitor Center & Conference Center



Business Entities

- Seldovia businesses and employers
- Seldovia Native Association Inc.
- Seldovia Chamber of Commerce
- Utilities/Telecommunication Companies



Kenai Peninsula Borough

- Susan B English School
- Sea Otter Community Center
- Platting Commission
- Seldovia Recreational Service Area



State Entities

- DOT & Alaska Marine Highway System
- Kachemak Bay State Park & DNR
- ADF&G (Fisheries, Critical Habitat Area)
- University of Alaska Fairbanks (Kasitnsa Bay Laboratory)



Federal Entities

- U.S. Postal Service
- NOAA (Kasitnsa Bay Laboratory)
- FAA
- Denali Commission
- Alaskan Delegation
- Alaska Federal Fisheries Management





Pedestrian and water access enhancements can be constructed largely using community resources and be tailored to site-specific needs (e.g., use pontoons, movable elements, and/or elevated sections to ensure skiffs, fishing vessels can travel up the Slough).

A. Recommendations

This final section lists recommendations that help implement Seldovia’s goals, as cross-referenced in the previous chapter. To aid this process, items are listed under four headings with different implementation approaches:

Actions *Actions are specific projects in a physical location where the City of Seldovia has some oversight responsibility for funding, operations, and/or future maintenance.*

Policies *Policies are legal recommendations to guide the City of Seldovia in making decisions aligned with public interests and help create a civic culture based on clear expectations and transparency.*

Synergies *Synergies are community-wide and regional recommendations that involve multiple partners (see list left). These have a greater complexity and address key community opportunities, interests, and needs.*

Contingencies *Contingencies are potential future actions that may have merit depending on what the future holds for Seldovia. These require public deliberation and due diligence before any action is proposed.*



Actions

A-1	Seldovia City Deepwater Dock Strategic Upkeep & Upgrades <i>Ensure that the dock can adequately support AMHS Ferry Services, including freight handling.</i>
A-2	Seldovia City Boat Harbor Improvements & Expansion <i>Enhance the small-boat harbor for functionality, capacity, and durability, aligned with user needs.</i>
A-3	Seldovia City Boat Haul-Out, Storage, and Marine Services <i>Leverage City property and equipment to increase City income and/or expand employment in the marine maintenance, services, boat building, repair, and related fields.</i>
A-4	Seldovia City Cannery Property/Value-Added Processing & Ice Plant <i>Leverage a key waterfront parcel in a win-win relationship with private enterprise.</i>
A-5	Investigate City Fuel Sales and Fishing/Marine Support Services <i>Analyze how the City might leverage its fuel infrastructure to make energy prices competitive, while also generating tax revenue, and better serving the local fishing fleet and marine traffic. This could include a City-run, automated pay-at-the-pump Seldovia Fuel and Marine Supply Station.</i>
A-6	Seldovia City Public Safety, Medical, and Emergency Facilities <i>Retain facilities, equipment, and staffing to enable a cost-effective basic level of service.</i>
A-7	New Seldovia Water Treatment Plant <i>Construct a compliant water filtration plant that addresses deficiencies and public risks.</i>
A-8	Maintain the City’s Surface Transportation Network <i>Focus on preventative maintenance to extend the lifespan of existing road, bridge, sidewalk and trail infrastructure, with strategic need- and safety-based upgrades.</i>
A-9	Historic Boardwalk Maintenance and Water Access Improvements <i>Retain Seldovia’s boardwalk to a safe, aesthetic standard. Design and implement options to functionally extend it in within public rights-of-way to enhance public enjoyment of the Slough.</i>
A-10	Scenic Byways Pavilion and Harbor Edge Improvements <i>Add gateway amenities at the Harbor’s edge that enhance public use and support tourism.</i>
A-11	Outside Beach, Wilderness Park, Otterbahn Trail and Rocky Ridge Trail <i>Enhance and manage key outdoor attractions in a coordinated approach that retains and extends their value as close-to-town outdoor recreation, community gathering, and tourism destinations.</i>
A-12	Jakolof Dock, Floats, and Parking Access <i>Rehabilitate and improve this strategic facility; secure expanded legal public access and manage.</i>
A-13	Public Space Inventory and Enhancement Program <i>Create a master inventory of public assets with photos and plat data; keep a current copy on file at the City. Leverage public works and/or volunteers to keep sites clean and to promote positive uses.</i>
A-14	Dedicate/Acquire Strategic Properties as Parks <i>Seek to acquire and permanently protect iconic local attractions and open spaces in the heart of Seldovia. A top priority is the Orthodox Church, with a new “memory grove” park to honor Seldovia’s diverse past.</i>
A-15	Support and Honor Local Volunteers <i>Enhance the capacity of community volunteers by providing support, resources, and recognition.</i>



Policies

P-1	<p>Watershed Annexation and Control Plan <i>Legally and physically protect Seldovia’s water supply and downhill residents using land annexation, zoning controls, signage, and other necessary measures.</i></p>
P-2	<p>City Asset Use, Management, and Disposal Guidelines <i>Develop predictable procedures for making important decisions about public assets, to include a municipal land strategy and/or classification system, and a formal asset disposal process.</i></p>
P-3	<p>Zoning Updates <i>Update zoning codes and the map to respond to the Comprehensive Plan Vision.</i></p>
P-4	<p>Pre-Development Services <i>Actively offer prospective developers and property owners handouts, maps, and pre-application meetings to convey how best to work with the community to meet code and improve outcomes.</i></p>
P-5	<p>Explore Incentive-Based Tax Structures <i>Explore fiscal policies that reward locally-based entrepreneurs and vibrant uses and businesses on the commercially-zoned waterfront. Ideas could include variable property tax rates for businesses, depending on City tax receipts and/or months of operation, property tax deferral for local-residents’ new businesses, limits on senior property tax exemptions, etc.</i></p>
P-6	<p>Code Compliance Enforcement Program <i>Work with property owners to reduce zoning violations, and take action and/or charge fines when warranted.</i></p>
P-7	<p>Voluntary Service Area Annexation <i>Consider requests from property owners and developers proximate to City boundaries who want to connect to City Services and support annexation.</i></p>
P-8	<p>Interlocal Service Agreements <i>Enter into interlocal agreements with other public agencies in the interest of cooperatively sharing resources for mutual benefit.</i></p>
P-9	<p>Historic Preservation and Cultural Heritage <i>Explore policies, programs, and design guidelines that protect historic sites and local character.</i></p>
P-10	<p>Environmental Risk Reduction <i>Provide outreach and intervention to constructively reduce contamination risks to local land and water. Enact policies that discourage derelict boats, and ensure public safety is protected.</i></p>



Outside Beach at sunset.



Synergies

S-1	<p>Alaska Marine Highway Sustained Service <i>Support initiatives to put in service a new freight and passenger vessel in Kachemak Bay that offers cost-effective and timely freight, vehicle, and passenger service to Seldovia.</i></p>
S-2	<p>Airport Lighting and Enhancement <i>Work with the State and aviation risk specialists to plan an emergency landing lighting system that enables Seldovia to retain after-dark flight service, but that can be disabled when not in use to retain Seldovia’s dark skies and rural qualities.</i></p>
S-3	<p>Seldovia Street /Anderson Way / Jakolof Bay Road Upgrade and Multi-Use Trail <i>Improve and upgrade this as a main regional collector, able to safely support a variety of traffic types and modes, and include a multi-use trail, enabling a safe route to school.</i></p>
S-4	<p>Enhance Back Country Access <i>Work with regional land owners, recreational planners, and tourism interests to create and maintain outdoor recreation destinations that serve varying skill levels, and are accessible from Seldovia. This could include land trails (Rocky Ridge Trail, Tutka Bay Trail, Graduation Peak, Red Mountain, Seldovia Bay), water trails (Kachemak Bay Water Trail), ski areas, and other venues.</i></p>
S-5	<p>Actively Support Youth and Family <i>Expect and support excellence in Seldovia’s school and create a safe, fun, family-friendly environment in collaboration with the Seldovia Recreation Service Area and other partners.</i></p>
S-6	<p>Develop and Implement a Comprehensive Tourism Strategy <i>Create a plan to maximize tourist visits and satisfaction with marketing guidelines and resources to enhance collective marketing.</i></p>
S-7	<p>Create and Implement a Collaborative Economic Strategy <i>Work with SNAI, SVT, the State, and local residents to develop a coordinated set of strategies for enhancing local income streams, incubating new business, meeting local needs locally, enhancing skills, and helping residents to take better advantage of Seldovia’s assets and setting.</i></p>
S-8	<p>State-of-The-Art Telecommunications <i>Work with regional utilities and networks to continually upgrade local systems to make internet-based telecommuting around the world feasible from Seldovia, and enhance phone connections.</i></p>
S-9	<p>Kachemak Bay Laboratory, Campus, and Research Reserve <i>Work with NOAA, UAF, and other partners to activate this facility year round, and to take full advantage of its expert knowledge base and resources for youth education and local benefit.</i></p>
S-10	<p>Improve Land Data <i>Work with the Borough to enhance available land data, correct property surveys, and make available to the City quality maps for enhanced planning and decision-making.</i></p>
S-11	<p>New Accommodations and Housing <i>Explore win-win projects for creating new forms of housing in the area. This could include rentals and affordable units to serve local needs, and flexible models that increase visitor capacity and enliven the City year-round (time shares, condos, hotels, hostels, hut-to-hut systems, boarding school).</i></p>



Contingencies

C-1	<p>Marine Response Capacity <i>In a region with many natural hazards, Seldovia offers a Bay that is less prone to tsunami damage and spill impacts in the region; explore effective local responses given likely scenarios.</i></p>
C-2	<p>Sewage Treatment Facility <i>In the event that Seldovia’s population and raw sewage volumes expand, explore options for a robust new community system.</i></p>
C-3	<p>Waterfront Truck Route and Secondary Airport Route <i>Seldovia’s Main Street has a number of competing uses and several bottlenecks. The community also has a single bridge connecting the main town with many essential functions, east of the Slough. In the event that these issues become strategic concerns, extend Airport Avenue or a new road north beyond the Slough’s end, and connect east and south to the east end of Main Street taking advantage of existing section lines and roads to create a functional bypass that better supports industrial and marine-oriented uses.</i></p>
C-4	<p>Regional Road Connections <i>Population growth, resource development, and reduced marine transportation options could all necessitate connecting up and extending larger regional road networks.</i></p>
C-5	<p>Seldovia Bay and Jakolof Bay Water Control <i>For economic and public safety reasons, it may be in Seldovia’s interest as shipping traffic expands in the north pacific, to explore annexation and other means of controlling and/or taxing activities in these strategic local waterways where the City owns local infrastructure.</i></p>
C-6	<p>Local Energy Security & Fuel Cost Strategy <i>Seldovia was originally electrified using water power from the Slough. If technologies for tidal and water power become more affordable, explore options for establishing a local energy cooperative or utility to help supply local needs on a cost-effective or income generating basis. Also explore innovative means for lowering the local cost of fuel so it is regionally competitive.</i></p>



The airport currently is located in the most appropriate site in the area for wind and weather patterns, via one access road/bridge crossing. For redundancy and to reduce in town circulation bottlenecks an alternative connector may be worth considering.



B. Resources & Timeline

Successful implementation over the long-run requires a realistic pace that matches human capacity and local resources. This section offers suggestions to help guide such efforts over a 20-year timeline.

As this planning effort began, the City of Seldovia was already working with partners and a volunteer base to implement some actions in this plan. Throughout this planning process, residents voiced appreciation for the City and advocates taking a proactive, positive approach. Yet there was also guarded concern that Seldovia not “take on too much” or consider radical changes.

Balancing these sentiments, Seldovia will benefit from a slow and steady approach to implementation. This includes respecting human and financial resource limitations, and the need to build buy-in and test the waters before moving headlong into any major course of action.

For its initial actions, the City needs to focus on building a track record for success by finishing projects that are already underway. A related strategy is to start with “low hanging fruit,” and win-win relationship building opportunities.

As implementation moves ahead, it is useful to hold open discussions about outcomes, lessons learned, and also to edit this plan. By encouraging transparency and reflection, Seldovia’s civic culture can become more adept at mid-course reality checks, and at responding constructively to changing circumstances.

Finally, wait to undertake more challenging efforts until working relationships with partners are solid, and there is at-large community agreement over the specific project’s scope, costs, and benefits.

Implementing this plan over 20 years will stretch the community. At the same time, residents voiced concern that inaction offers a harder road ahead. Without coordinated, strategic action, Seldovia is unlikely to be economically relevant, or to preserve its iconic character and quality of life. Seldovians expressed a willingness to take responsibility for their common future, honor the legacy of those who have done so much for the community, and to work to improve life for future generations to come.

