

Mayor

Clay Koplin

Council Members

Tom Bailer

Kenneth Jones

Jeff Guard

Melina Meyer

Anne Schaefer

David Allison

David Glasen

City Manager

Alan Lanning

City Clerk

Susan Bourgeois

Deputy Clerk

Tina Hammer

Student Council

Olivia Carroll

**City Council Joint Work Session
With Planning Commission
May 1, 2019 @ 6:00 pm
Cordova Center Community Rooms
Agenda**

A. Call to order

B. Roll call

Council:

Mayor Clay Koplin, Council members Tom Bailer, Kenneth Jones, Jeff Guard, Melina Meyer, Anne Schaefer, David Allison and David Glasen

Planning Commission:

Chair Tom McGann, Commissioners Scott Pegau, John Baenen, Allen Roemhildt, Nancy Bird, Chris Bolin, and Trae Lohse

C. Work Session topic

- 1. Draft Comprehensive Plan..... (pages 1-10)
Meeting led by **Shelly Wade** of Agnew::Beck

D. Adjournment

Chair

Tom McGann

Commissioners

Scott Pegau

John Baenen

Allen Roemhildt

Nancy Bird

Chris Bolin

Trae Lohse

City Planner

Leif Stavig

If you have a disability that makes it difficult to attend city-sponsored functions, you may contact 424-6200 for assistance.

Full City Council agendas and packets available online at
www.cityofcordova.net



City of Cordova
A L A S K A

Cordova Comprehensive Plan Update – DRAFT

April 2019



Table of Contents

1. Introduction	3
Vision: Potential Vision Statements	3
Purpose	3
What is a Comprehensive Plan?	3
Why is the plan relevant to Cordova residents?	4
2. Land Use	5
Key Issues Guiding the Plan	5
Land Use Goals	7
Land Use Strategies and Actions	7
3. Housing	13
Key Issues Guiding the Plan	13
Housing Goals	14
Housing Strategies and Actions	15
4. Economic Development	17
Key Issues Guiding the Plan	17
Economic Development Goals	19
Economic Development Strategies and Actions	19
5. Transportation	23
Key Issues Guiding the Plan	23
Transportation Goals	24
Transportation Strategies and Actions	25
6. Quality of Life	27
Key Issues Guiding the Plan	27
Quality of Life Goals	29
Quality of Life Strategies and Actions	29
7. Public Facilities and Services	32
<i>In progress</i>	
8. Fiscal Health	33
<i>In progress</i>	
9. Implementation	34

Cordova Comprehensive Plan Update – Draft Vision, Goals and Strategies Extract, April 2019

Potential Vision Statements

- A. Cordova is Alaska’s most beautiful, livable fishing town, with a vibrant year-round economy.
- B. Cordova is recognized for its exceptionally high quality of life, diverse small businesses, outdoor adventures and thriving fishing heritage.
- C. Cordova is a vibrant, year-round fishing town known for its beautiful landscapes, outdoor recreation, affordability and close-knit community.

Draft Goals and Strategies

Land Use

Goals

Goal A	Goal B	Goal C
Establish polices that better guide land use to expand economic opportunities, promote affordable and quality housing and maintain environmental quality.	Maintain and improve Cordova’s character; its downtown, neighborhoods, waterfront and outdoors access.	Sustain the health of Cordova’s natural systems.

Strategies and Actions

- **Strategy #1:** Implement a future land use map that guides future land use decisions and growth.
- **Strategy #2:** Update current zoning to reflect existing and future issues and opportunities.
- **Strategy #3:** Modify land use policies to promote and expand the supply of affordable, quality housing.
- **Strategy #4:** Apply land use policy tools to promote economic development priorities.
- **Strategy #5:** Maintain and improve environmental quality.
- **Strategy #6:** Establish incentives to encourage property owners to clean up lots and reduce junk yards.

Housing

Goals

Goal A

Increase the supply of affordable, quality housing that addresses the needs of all residents, including lower-income people, seniors and seasonal workers.

Strategies and Actions

- **Strategy #1:** Increase the availability of affordable, quality housing.
- **Strategy #2:** Create additional senior housing options that allow aging residents to stay in Cordova.

Economic Development

Goals

Goal A	Goal B	Goal C	Goal D
Support and sustain Cordova's seafood industry.	Diversify Cordova's economy, with a focus on businesses with year-round employment.	Support the growth of existing and new local businesses.	Pursue economic growth while preserving natural resources and characteristics that residents value.

Strategies and Actions

- **Strategy #1:** Sustain and expand maritime services.
- **Strategy #2:** Expand wintertime fisheries and value-added processing.
- **Strategy #3:** Incentivize and support business development.
- **Strategy #4:** Increase the number of year-round jobs.
- **Strategy #5:** Expand vocational and technical education opportunities.
- **Strategy #6:** Develop a strong business district and revitalize Main Street.
- **Strategy #7:** Promote small-scale tourism, with a focus on improvements that benefit both visitors and residents.
- **Strategy #8:** Explore opportunities for low-impact activities such as an oil response facility and dock at Sheppard Point.

Transportation

Goals

Goal A	Goal B	Goal C	Goal D
Secure reliable and affordable ferry and air service.	Maintain, preserve, and operate the city's transportation system in a safe and functional manner.	Provide a network of pedestrian and bicycle facilities that are usable year-round by people of all abilities.	Plan for a multi-modal roadway network to accommodate future growth.

Strategies and Actions

- **Strategy #1:** Identify options for reliable and affordable air and ferry service.
- **Strategy #2:** Rehabilitate existing streets to meet current standards and reduce overall life-cycle costs through effective maintenance and preservation programs.
- **Strategy #3:** Provide an efficient network of travel route options for pedestrians and bicycles.
- **Strategy #4:** Facilitate future expansion and connectivity of the roadway system.

Quality of Life

Goals

Goal A	Goal B	Goal C	Goal D
Enhance and preserve Cordova's indoor and outdoor recreation opportunities.	Provide access to quality, affordable health care that meets the needs of all residents.	Sustain Cordova's excellent schools that prepare youth for a successful future.	Achieve resiliency through continued hazard mitigation and emergency preparedness planning.

Strategies and Actions

- **Strategy #1:** Expand and improve Cordova's outdoor recreation opportunities.
- **Strategy #2:** Identify and dedicate additional parks and open spaces throughout town.
- **Strategy #3:** Ensure quality and affordable healthcare.
- **Strategy #4:** Support local schools.
- **Strategy #5:** Implement public safety and hazard mitigation priorities.
- **Strategy #6:** Increase local food production.
- **Strategy #7:** Conduct additional research on how climate change may impact Cordova and the surrounding environment and develop adaptation strategies that anticipate future changes and challenges.

Public Facilities and Services

In progress

Fiscal Health

In progress

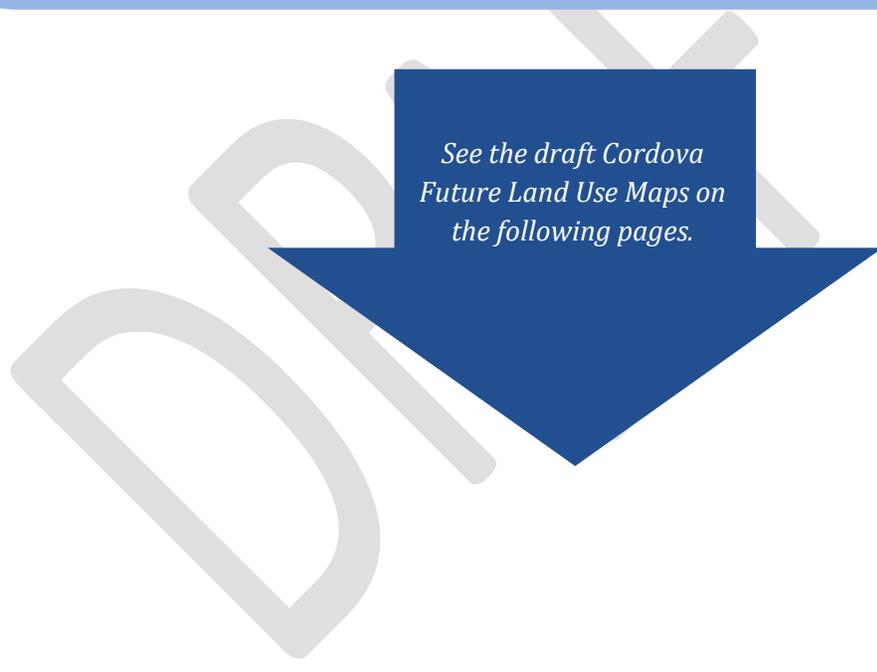
DRAFT

Cordova Future Land Use Map and Map Categories - DRAFT

What is a future land use map?

The Cordova Future Land Use Map, presented on the following pages, provides a tool for Cordova residents, land owners and elected officials to plan for growth and change. By expressing objectives for the general location and character of different types of land uses and growth, the map can help guide plans for road and other infrastructure improvements, for protection of important conservation areas, and for sustaining the qualities residents value most about the community. The map covers lands in all ownerships, including public and private lands.

The future land use map does not directly change city zoning districts or zoning code policy. The map does, however, provide broad guidance for future policy and development decisions, which will likely result in future revisions to the underlying zoning. Any zoning changes would require a separate, subsequent process with further public review.



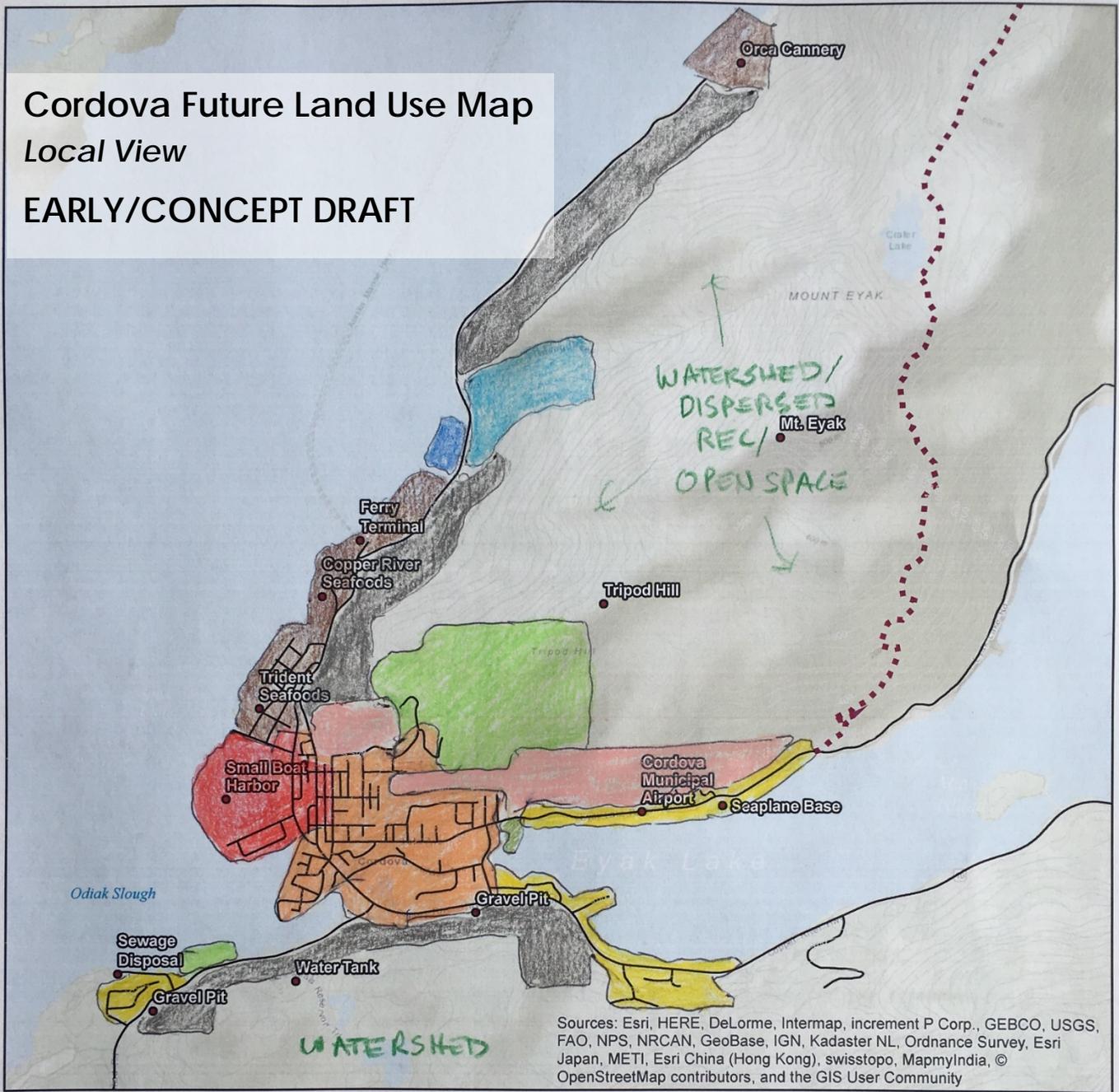
*See the draft Cordova
Future Land Use Maps on
the following pages.*

Proposed Future Land Use Plan Map Categories		
Land Use Category	Intended Land Uses	Application Area
Community Core	Areas for continuing infill and densification, with a focus on mixed use development, walkability, redevelopment and compatibility between uses	Historic downtown, harbor, South Fill and waterfront
In-town Residential	Areas for infill and densification, including neighborhoods currently with or proposed for expansion of public water, sewer, and other utilities	Existing, predominately residential neighborhoods in walking distance (approx. ½ mile) from the Community Core
Outlying Residential	Predominately residential uses although other uses allowed; generally applied in areas with public water and sewer	Existing residential and other use properties in areas adjacent to the Community Core and In-town Residential
Hillside Residential	Undeveloped, physically-constrained property intended to residential use requiring rigorous subdivision, road and utility planning to respond to the area's physical constraints	Properties with significant physical development constraints on predominantly city-owned tracts, in areas adjacent to the Community Core and In-town Residential
Rural Mixed Use	Variety of uses including residential, commercial, lodging and industrial with minimal rules on allowed uses	Low density areas outside current/anticipated utility service areas; generally in areas on the outskirts of the city
Reserve Lands	Areas reserved for a future determination of best use, which could include residential, commercial, industrial, or other developed uses	City-owned and private land, typically in areas with strategic locations but significant physical development challenges
Waterfront – commercial/ industrial	Commercial and industrial uses that benefit from or require a waterfront location	Existing and proposed developed waterfront areas
Waterfront – low intensity/ conservation	Waterfront areas with particularly important conservation values where development will be minimized	Select locations including Shelter Cove, Odiak Slough
Community Facilities	Large parcels used for community and non-profit services and facilities, including schools	Limited to larger tracts of land – smaller lot uses are not included
Parks & Developed Open Space	Large parcels used for developed, active recreation	Ski hill, larger parks
Watershed, Dispersed Recreation, Open Space	Public lands intended to remain in a largely natural state, providing protection for watersheds and other valuable open space functions	City, state and USFS upland properties

Cordova Future Land Use Map

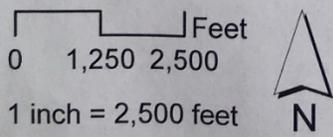
Local View

EARLY/CONCEPT DRAFT



Sources: Esri, HERE, DeLorme, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), swisstopo, MapmyIndia, © OpenStreetMap contributors, and the GIS User Community

CITY OF CORDOVA Local Area View



Legend

- Trails
- 50' contours
- Roads

- Community Core
- In-Town Residential
- Outlying Residential
- Hillside Residential
- Rural Mixed Use
- Reserve Lands
- Waterfront Comm/Industrial
- Waterfront Conservation
- Community Facilities
- Parks/Developed Open Space
- Watershed, Dispersed Rec.



Cordova Future Land Use Map

Full Extent

EARLY/CONCEPT DRAFT

