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

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
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   - In progress

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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

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

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**

<table>
<thead>
<tr>
<th>Goal A</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Goal A</strong>&lt;br&gt; Increase the supply of affordable, quality housing that addresses the needs of all residents, including lower-income people, seniors and seasonal workers.</td>
</tr>
</tbody>
</table>

**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**

<table>
<thead>
<tr>
<th>Goal A</th>
<th>Goal B</th>
<th>Goal C</th>
<th>Goal D</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Goal A</strong>&lt;br&gt; Support and sustain Cordova’s seafood industry.</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Goal B</strong>&lt;br&gt; Diversify Cordova’s economy, with a focus on businesses with year-round employment.</td>
<td></td>
<td></td>
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</tr>
<tr>
<td><strong>Goal C</strong>&lt;br&gt; Support the growth of existing and new local businesses.</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Goal D</strong>&lt;br&gt; Pursue economic growth while preserving natural resources and characteristics that residents value.</td>
<td></td>
<td></td>
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</tr>
</tbody>
</table>

**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

<table>
<thead>
<tr>
<th>Goal A</th>
<th>Goal B</th>
<th>Goal C</th>
<th>Goal D</th>
</tr>
</thead>
<tbody>
<tr>
<td>Secure reliable and affordable ferry and air service.</td>
<td>Maintain, preserve, and operate the city’s transportation system in a safe and functional manner.</td>
<td>Provide a network of pedestrian and bicycle facilities that are usable year-round by people of all abilities.</td>
<td>Plan for a multimodal roadway network to accommodate future growth.</td>
</tr>
</tbody>
</table>

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 lifecycle 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

<table>
<thead>
<tr>
<th>Goal A</th>
<th>Goal B</th>
<th>Goal C</th>
<th>Goal D</th>
</tr>
</thead>
<tbody>
<tr>
<td>Enhance and preserve Cordova’s indoor and outdoor recreation opportunities.</td>
<td>Provide accessible, affordable healthcare that meets the needs of all residents.</td>
<td>Sustain Cordova’s excellent schools that prepare youth for a successful future.</td>
<td>Achieve resiliency through continued hazard mitigation and emergency preparedness planning.</td>
</tr>
</tbody>
</table>

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

Financial Health

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