



COMPREHENSIVE PLAN CITY OF SELDOVIA

The 2025 City of Seldovia Comprehensive Plan outlines a 20-year community vision for sustainable economic growth, improved infrastructure, diverse housing, environmental stewardship, and enhanced quality of life, developed through broad public engagement.



Adopted by the City of Seldovia on April 13th, 2026, Ordinance 26-13.
Adopted by the Kenai Peninsula Borough on .

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Strategic Integrated Municipal Planning for Local Effectiveness (SIMPLE)





ACKNOWLEDGEMENTS

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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.”

Table of Acronyms

ACS	Alaska Communications	HEA	Homer Electric Association
ADF&G	Alaska Department of Fish & Game	KHLT	Kachemak Heritage Land Trust
AEA	Alaska Energy Authority	KPB	Kenai Peninsula Borough
AHFC	Alaska Housing Finance Corporation	KPBSD	Kenai Peninsula Borough School District
AKEMA	Alaska Emergency Management Association	KBNERR	Kachemak Bay National Estuarine Research Reserve
AMHS	Alaska Marine Highway System	KPC	Kenai Peninsula College
AML	Alaska Municipal League	KPEDD	Kenai Peninsula Economic Development District
APIA	Aleutian Pribilof Islands Association	KPHI	Kenai Peninsula Housing Initiatives, Incorporated
ArcGIS	Arc Geographic Information System	KPBOEM	Kenai Peninsula Borough of Emergency Management
AVTEC	Alaska Vocational Technical Center	NOAA	National Oceanic & Atmospheric Administration
DEC	Alaska Department of Environmental Conservation	SBE	Susan B. English School
DCCED	Alaska Division of Commerce, Community, and Economic Development	SoA	State of Alaska
DHS&EM	Alaska Division of Homeland Security & Emergency Management	SNAI	Seldovia Native Association, Incorporated
DNR	Alaska Department of Natural Resources	SOCC	Sea Otter Community Center
DOT&PF	Alaska Department of Transportation & Public Facilities	SRSA	Seldovia Recreational Service Area
EMS	Emergency Medical Services	SVT	Seldovia Village Tribe
FAA	Federal Aviation Administration	UAF	University of Alaska Fairbanks
FEMA	Federal Emergency Management Agency	USACE	U.S. Army Corps of Engineers
		USDA	U.S. Department of Agriculture
		VPSO	Village Public Safety Officer



Table of Contents

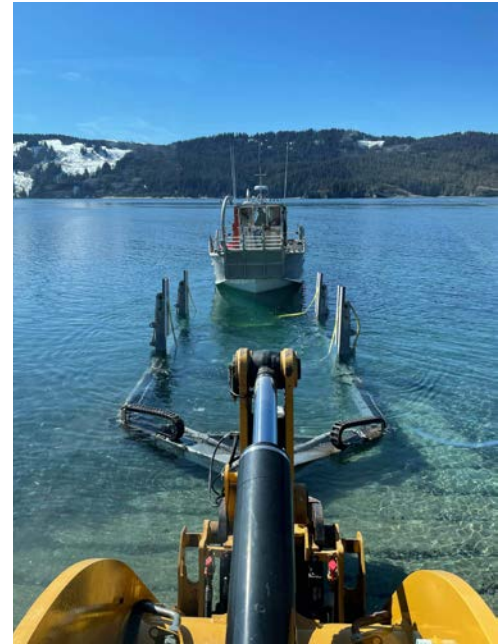
Introduction.....	2
Comprehensive Plan – Overview	3
Implementation Framework	4
Community Context.....	5
Community Vision 2025 – 2045.....	11
Community Voices Lead to Strategic Pillars	13
Plan Elements.....	15
Strategic Pillar – Economy	19
Strategic Pillar – Land Use	22
Strategic Pillar – Transportation.....	25
Strategic Pillar – Housing.....	28
Strategic Pillar – Community and Social Services	30
Strategic Pillar – Resilience	34
Implementation	36
Intersection with Other Planning Documents	39
Appendix A. 2025 Comprehensive Plan Goals & Actions.....	43
Appendix B. Public Comments Received	52
Appendix C. Historical Context of Seldovia.....	56



Introduction

Seldovia is a small but resilient coastal community with a rich history, a stunning natural setting, and a deep sense of place. From its working waterfront to its vibrant cultural heritage, Seldovia thrives on the dedication of its residents, the stewardship of its natural resources, and the strength of relationships—both within the community and with regional, state, and federal partners.

This Comprehensive Plan is both a roadmap and a reflection—capturing the shared vision of Seldovia’s people while charting a practical path toward that vision. It is grounded in extensive public input, local knowledge, and the best available data, ensuring that community priorities remain at the forefront of decision-making. The plan recognizes Seldovia’s unique opportunities and challenges, and it provides clear goals, policies, and actions that will guide the City’s choices for years to come.



The plan is organized into six interconnected pillars, each addressing a fundamental aspect of community well-being:

1. **Economy** – Building a diverse, resilient economy that supports year-round livelihoods, strengthens local businesses, and leverages Seldovia’s maritime heritage and tourism potential.
2. **Land Use** – Managing limited land resources strategically, fostering a vibrant town center and working waterfront while protecting the character and function of neighborhoods.
3. **Transportation** – Ensuring safe, reliable connections by water, air, and land that support residents, visitors, and commerce, while improving walkability and multi-modal access.
4. **Housing** – Expanding and diversifying housing options to meet the needs of year-round residents, seasonal workers, and families at all stages of life.
5. **Community and Social Resources** – Sustaining affordable, high-quality services through strategic partnerships, volunteerism, and careful stewardship of public assets.
6. **Resilience** – Protecting and enhancing natural resources, supporting renewable energy, and integrating hazard mitigation into local planning.

Each pillar is informed by community voices—the lived experiences, priorities, and aspirations of Seldovia’s residents. Together, these elements form a cohesive strategy that balances economic opportunity, environmental stewardship, and quality of life.

This plan is designed to be adaptable. Seldovia’s circumstances will change—whether through shifts in the economy, emerging technologies, evolving climate conditions, or new partnerships. By maintaining flexibility, encouraging innovation, and fostering collaboration, Seldovia can respond to challenges while seizing new opportunities.

Ultimately, the Comprehensive Plan is about ensuring that Seldovia remains a place where people want to live, work, and visit—a place where the values of connection, stewardship, and resilience guide every decision, and where the community’s unique identity endures for generations to come.

Comprehensive Plan - Overview

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 that has been revised from previous plan updates to reflect community input. This document also provides the legal basis under state law for adopting land use regulations.

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.

Planning Area and Regional Context

This plan applies to municipal activities within the City of Seldovia's boundaries. 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 recommends actions specific to Seldovia's geographic context, including the community's strategic access to the North Pacific.

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 2025 to update the City of Seldovia's 2014 Comprehensive Plan, and incorporates elements from the 2005 Comprehensive Plan.

Planning Process

This document reflects broad community input gathered over a planning process that spanned several months. A planning webpage and ArcGIS StoryMap was created on the City of Seldovia website and announced via flyers and social media posts in Spring 2025. The StoryMap included survey questions to solicit input from community members. Survey responses were complemented by input gathered at a public workshop held on July 9, 2025, as well as discussions with City leadership. The plan also incorporates elements from previously completed community planning documents and studies.

2025 Comprehensive Plan Update Timeline	
May 2025	ArcGIS StoryMap and public survey posted online.
May-July 2025	Public Comment Period #1. Public comments received through public survey.
July 9, 2025	Public workshop held in Seldovia to solicit input on Comprehensive Plan vision, goals, and actions.
September 2025	Draft Comprehensive Plan sent to Seldovia City Council and Planning Commission for review and feedback.
September-October 2025	Draft Comprehensive Plan revised based on feedback from Seldovia City Council and Planning Commission
January-February 2026	Public Comment Period #2. Revised Draft Comprehensive Plan posted online for public review and feedback.
January 14, 2026	Public meeting held to solicit input on draft Comprehensive Plan.
March 2026	Public comments incorporated into Final Comprehensive Plan, which is sent to the Seldovia City Council for approval and adoption.

Implementation Framework

Vision

The components of the Comprehensive Plan are intended to support the implementation of the community's vision for the next 20 years.

Pillars

The City of Seldovia's Comprehensive Plan is structured around six pillars: Economy, Land Use, Transportation, Housing, Community & Social Services, and Resilience. This framework connects each pillar to specific goals and actions, identifies key implementation partners, and establishes a realistic approach for phasing efforts over time.

Goals

Goals are the desired outcomes of efforts to make progress towards the Community Vision, categorized by focus area.

Actions

Actions are the implementable and measurable steps that are needed to achieve the goal.

Strategic Direction

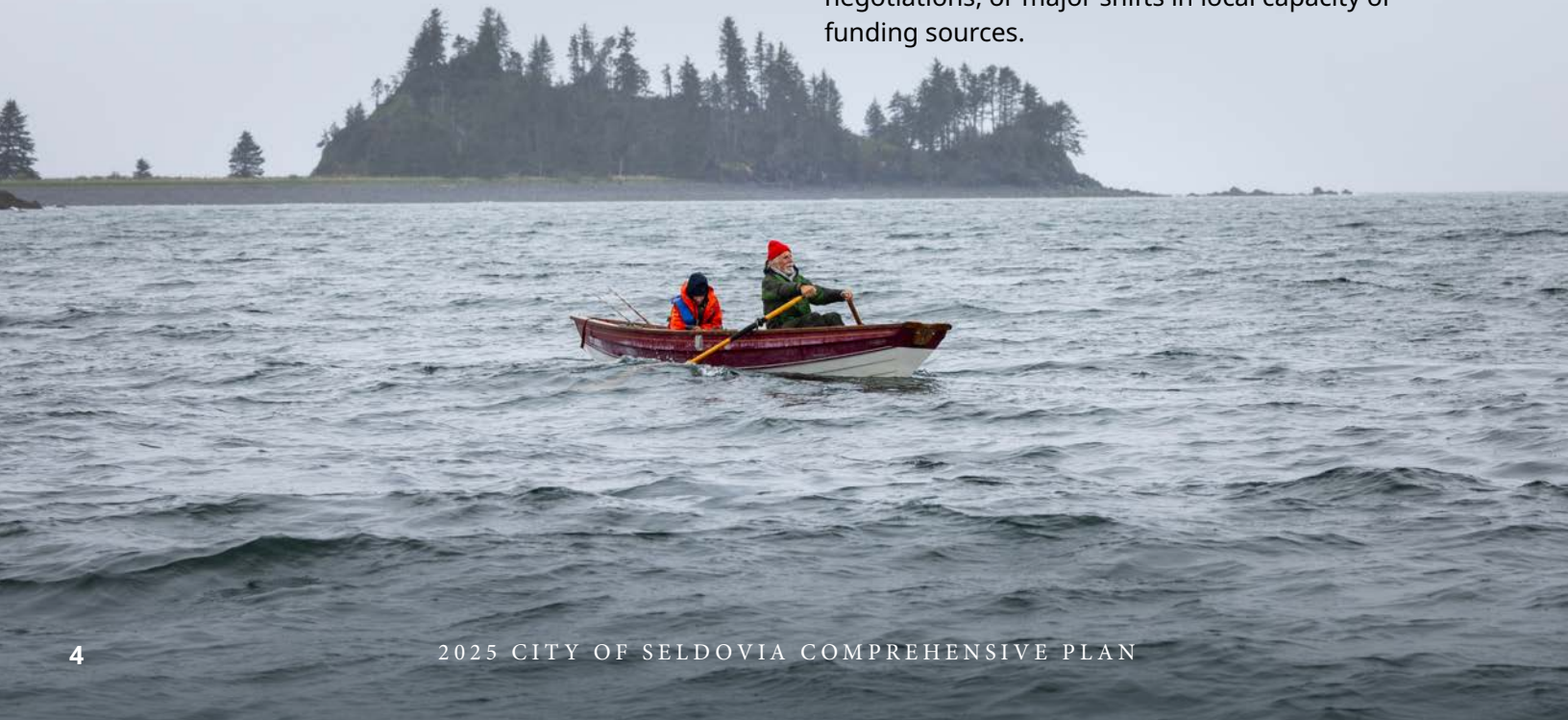
The plan includes goals and actions that reflect broad community agreement. These are intended to guide local decision-making, and to establish clear priorities that can then be integrated into other policies, projects, and plans.

Implementation Principles

1. Pace with Capacity – Advance projects at a pace that matches Seldovia's staffing, volunteer base, and financial resources.
2. Build on Momentum – Prioritize projects that are already in progress or have strong community support.
3. Partnership First – Leverage relationships with local, tribal, regional, state, and federal partners before committing to large-scale investments.
4. Transparent and Adaptive – Regularly evaluate progress, engage the public in reviewing outcomes, and adapt plans to changing needs or opportunities.
5. Incremental Wins – Pursue achievable "early wins" to maintain momentum while laying the groundwork for larger, more complex initiatives.

Implementation Timeline

- Short-Term (1–5 years) – Quick-impact actions, ongoing maintenance, regulatory updates, and early-stage planning or feasibility studies.
- Mid-Term (6–10 years) – Major capital projects, expanded service delivery, multi-phase infrastructure upgrades, and implementation of larger policy initiatives.
- Long-Term (11–20 years) – Projects requiring sustained investment, complex regulatory or land negotiations, or major shifts in local capacity or funding sources.



Community Context



Population

The City of Seldovia is a small, isolated community that has experienced modest population decline in recent decades. The area was divided into two Census districts in 1990: the City of Seldovia and Seldovia Village. The estimated year-round population of the City of Seldovia in 2024 was 242, which represents a 3.0% population increase since 2020. The 2024 year-round population of Seldovia Village was estimated to be 177, which marks an approximately 11% decrease since 2020. Across both census districts, Seldovia's population has experienced a net decrease of 3.5% since 2020, compared to a net population increase across the Kenai Peninsula Borough of 4.3%. The 2020 U.S. Census counted 235 residents within the city limits, down from 255 in 2010 and 286 in 2000. This represents roughly an 8% population decrease over the 2010s. In contrast, the surrounding Seldovia Village census-designated place grew from 165 to 199 residents between 2010 and 2020. Combined, the greater Seldovia area had 434 people in 2020. Population change in Seldovia is also highly seasonal – the summer months bring an influx of seasonal residents and visitors, temporarily boosting the number of people in town beyond these official counts.

Demographically, Seldovia's population is older on average and primarily non-Native. The median age in the City of Seldovia is approximately 62

years, which is a significant increase from a median age of 48 in 2010 and markedly higher than the Kenai Peninsula Borough median of about 41.5 and the statewide median of 35.6. This reflects a large proportion of retirees and older adults in the community. By 2020, about 18% of Seldovia's residents were 65 or older, while the share of school-aged youth has diminished (about 15% of the area's residents are younger than 18 years of age). Seldovia has a notably higher proportion of seniors aged 64 and older (28%) than the Alaska average (16%). In the City of Seldovia, the majority of residents (approximately 78%) identify as white, followed by 16.1% of residents identifying as two or more races and 2.3% of residents identifying as American Indian or Alaska Native. In the Seldovia Village Census Area, 49% of residents identify as white and 32% identify as American Indian or Alaska Native.

In summary, Seldovia's population is small, aging, and relatively homogeneous, with a close-knit character shaped by both its Alaska Native roots and its settler history. The community has a lower proportion of children and young adults compared to larger cities, which is common in remote towns with limited employment opportunities. The city's remote location – there are no road connections, so all travel is by plane or boat across Kachemak Bay – reinforces its slow population growth and the seasonal rhythm of community life.

Economy

Seldovia's economy is modest in scale and highly seasonal, characterized by fishing, tourism, and a mix of self-employment and retirement income. While Census data indicates that Seldovia had about 78 employed residents in 2023, more recent estimates based on City business license records suggest that there are approximately 218 positions in Seldovia, including part-time and seasonal work, as well as the fact that many residents hold multiple jobs at the same time. Based on 2025 City estimates, the largest employment sectors for Seldovia's residents (including part-time and seasonal roles) are rental businesses (approximately 46 jobs), public administration (approximately 43 jobs), and fishing (approximately 41 jobs). Approximately 13 transportation-related jobs are tied to Seldovia's harbor, ferry, air taxi services, and freight logistics, given the community's dependence on marine and air transport. Public administration jobs include those at the school, city government, and Tribal offices. Construction employment tends to fluctuate with local projects. Notably absent is large industry – there are no big industrial employers in Seldovia, and most businesses are small enterprises.

Commercial fishing and tourism remain pillars of the local economy, though they are not fully captured in standard employment data. Seldovia has a long history as a fishing port, and many residents participate in commercial fisheries (e.g. halibut, salmon) or work seasonally as set-netters, deckhands, or in seafood processing. Similarly, tourism and recreation swell in importance during summer: the town sees an influx of visitors for fishing charters, wildlife viewing, special events, and use of local lodges/B&Bs and RV park. In addition to hosting a number of sole proprietorships (38 licensees), the City is home to a significant number of retired residents whose pension or investment income supports the community year-round.

Income levels in Seldovia are moderate and roughly on par with or slightly above regional averages, but earnings are often seasonal. The median household income in the city is about \$84,750 (per 2018–2023 ACS estimates), which is around 10% higher than the Kenai Peninsula Borough median

of approximately \$77,700. Per capita income stands near \$45,000, also slightly above the borough average. These figures suggest that a few relatively high incomes (for example, from successful fishing operations, government jobs, or retirement sources) raise the median in this small sample. At the same time, poverty rates appear low – about 5.8% of Seldovia's population fell below the federal poverty line, roughly half the borough's poverty rate of 11.6%. However, many households live on modest means just above the poverty threshold; in the wider Seldovia census tract, fully 68% of residents have incomes below 200% of the poverty line, indicating a large segment of the community is low-to-middle income.

The City of Seldovia had a 3.7% unemployment rate in 2023, which is the lowest unemployment rate in the Kenai Peninsula Borough. The seasonal nature of work is a major factor: only about 24% of Seldovia's adults are employed year-round (full-time, full-year), and the average individual earned roughly \$24,800 annually as of 2022. This reflects a dependence on summer employment and subsistence activities, with under-employment in winter months. Unemployment can spike in the off-season; for example, the Kenai Peninsula Borough's overall jobless rate swings from under 5% in summer up to approximately 10% in winter. Many residents augment their cash income with subsistence harvesting (fishing, hunting, berry picking) and bartering, which do not show up in wage statistics but are vital to the local economy.

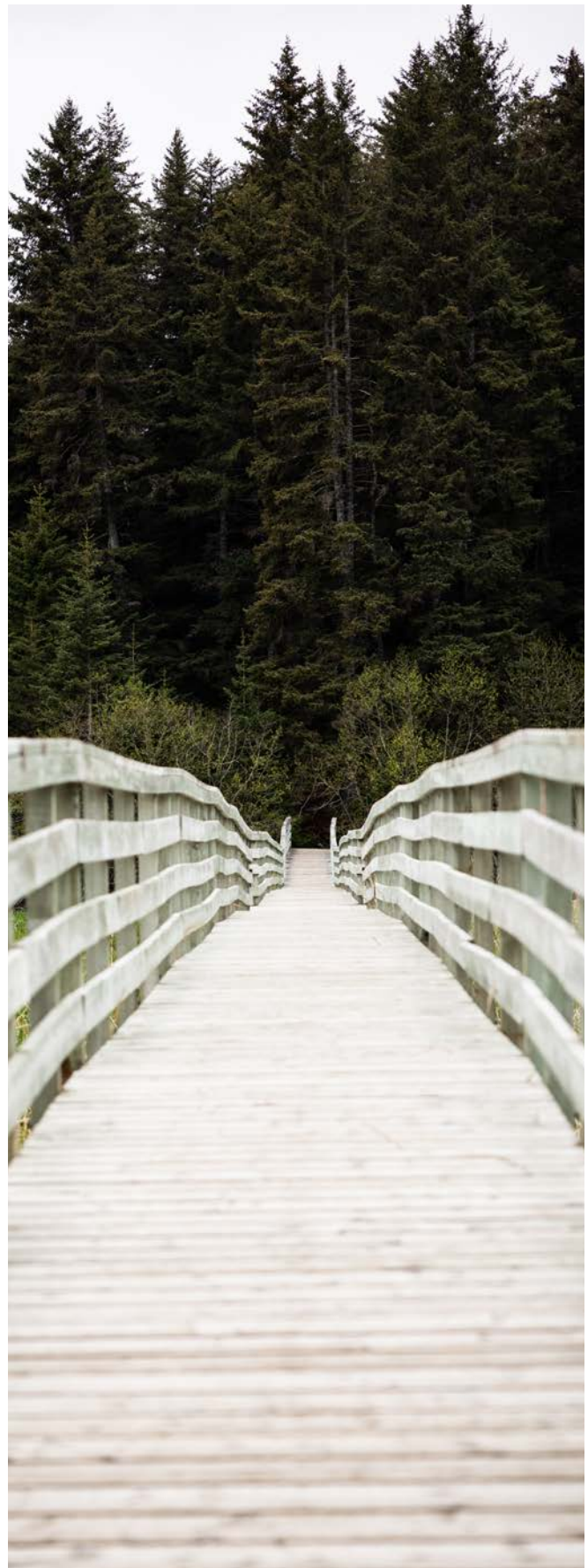
Seldovia's economy is small, seasonal, and diversified across many small-scale activities. Key economic drivers include commercial fishing, tourism/hospitality, transportation services (ferry, harbor, air), local government and education, and construction projects. There is a high rate of self-employment and microenterprise – residents operate charter boats, art galleries, gardening/landscaping services, lodgings, and other small businesses that cater to tourists and locals. The community's isolation (accessible only by sea or air) means that residents also rely on the community of Homer (across Kachemak Bay) as a regional hub for many goods and services.

Seldovia's economic development is constrained by high transportation costs, a limited year-round market, and infrastructure challenges, but the quality of life and natural beauty continue to attract retirees, telecommuters, and entrepreneurs who form the backbone of the town's economy. The City government itself is a significant economic player, employing a number of people and pursuing capital grants (for harbor upgrades, facility improvements, etc.) that inject outside funds into the community. Overall, while modest in size, Seldovia's economy shows resilience through its mix of seasonal industries and the strong informal economy that supports community needs beyond what the cash economy provides.

Community Services

As a first-class city, Seldovia provides a broad array of municipal services and facilities, especially notable given its small population and remote location. Water and sewer service is delivered by the City: a piped community water system and primary sewage treatment serve over 170 homes in Seldovia, with technical support from state programs (e.g. Alaska DEC's Village Safe Water) and the Alaska Rural Water Association. Upgrades to the water/sewer infrastructure are ongoing; for instance, the City is planning improvements to its wastewater treatment system and raw water transmission line (with federal and state funding support). Most households in the city are connected to these utilities, although a few properties remain undeveloped. The Kenai Peninsula Borough is responsible for solid waste and hazardous waste collection.

Transportation and connectivity are lifelines for Seldovia. The City owns and operates a small boat harbor and a public dock within city limits, which together accommodate local fishing boats, visiting vessels, and the state ferry. There is also a City-managed dock at Jakolof Bay (located outside the city on a ten-mile gravel road maintained by the State of Alaska) which supports water taxi and barge access for outlying residents. The harbor facilities include boat launch ramps, a haul-out area for vessel maintenance, and seasonal boat storage. Seldovia is a regular port of call on the



Alaska Marine Highway System (state ferry), though service frequency varies by season. The ferry dock is a City-owned facility, which is made possible through an agreement between the City and the Alaska Marine Highway Service (AMHS). City staff assist with tying up the ferry and ticketing while the vessel is in port. In addition to marine access, Seldovia has a State-owned public airport (Seldovia Airport) with a gravel airstrip; daily air taxi flights connect to Homer, providing passenger travel, mail, and medical evacuation capabilities. However, marine and air connections are weather-dependent, meaning that there are days when people cannot depart or arrive in Seldovia. While the community is off the road system, local road maintenance within the City of Seldovia is handled by the City's public works department. The City maintains roughly four miles of City roads (mostly gravel) and keeps them passable year-round, and in partnership with the Alaska Department of Transportation provides snow plowing in the winter to both City and State roads within city limits. A ballot measure in 2022 raised the local sales tax in summer months to fund the purchase of a new road grader, demonstrating community support for improved road maintenance equipment.

Public safety and emergency services in Seldovia are provided through a combination of volunteer efforts and partnerships. The Seldovia Volunteer Fire and EMS Department (SVFD) handle local fire response and basic emergency medical service. These volunteers are trained community members,

and the City supports them with equipment and a small fire hall. For law enforcement, Seldovia does not currently have its own police force; instead, it relies on the Alaska State Troopers and a partnership with Aleutian Pribilof Islands Association for the placement of two local Village Public Safety Officers (VPSO) for policing needs. Serious crimes or emergencies requiring additional personnel are handled by Troopers dispatched from Homer or Soldotna. Overall, residents describe Seldovia as a low-crime, tight-knit community, but the availability of these services is critical given the distance to the nearest full-service town. The City also operates a small jail cell for short-term holding if needed. Emergency preparedness is enhanced by the Seldovia Response Team, a local oil spill response cooperative that the City participates in (important due to marine fuel storage and vessel traffic).

Educational and social services are available on a limited but sufficient scale for the community. Seldovia has one K-12 public school, Susan B. English School (SBE), operated by the Kenai Peninsula Borough School District (KPBSD). The school typically enrolls around 30–50 students (fluctuating by year) and doubles as a community hub for events. As part of a borough-wide district, policy, curriculum, staffing, and funding decisions are made primarily at the KPBSD central administration and Board of Education level. This includes teacher hiring and assignment, curriculum standards, school calendar, and budget allocations. The district's budget is subject to borough-wide priorities and enrollment-based funding formulas;



as a result, SBE's resources are closely tied to maintaining adequate enrollment. If student numbers drop significantly, the district may respond by reducing staff positions, further combining grade levels into multi-age classrooms, or, in extreme cases, reviewing school viability in accordance with state minimum enrollment thresholds for funding.

Health care is provided by the Seldovia Village Tribe Health and Wellness Clinic, a modern clinic facility that offers primary care, dental, and behavioral health services for residents (tribal and non-tribal) through federal tribal health programs. For more advanced medical needs, patients need to travel to Homer or Anchorage as necessary. The City supports senior citizens through a Senior Meals Program, which provides thrice-weekly meals for elders year-round – an important service in a community where nearly one in five residents is a senior.

Other quality-of-life services include the public library (a small library with internet access and community programs that is run by volunteers), a City-owned cemetery, and multiple parks and trails maintained in partnership with local volunteers. The Sea Otter Community Center (SOCC) is a multi-purpose community center that hosts recreation programs, and it is supported via the Seldovia Recreational Service Area (a service area of the Kenai Peninsula Borough) in collaboration with the City. Arts and cultural events are vibrant for a town of this size: the Seldovia Arts Council, an organization of the City of Seldovia, organizes events such as music festivals, gallery shows, and workshops that enrich community life with the assistance of the City and community volunteers.

In terms of municipal administration, the City of Seldovia manages its services with a lean staff. A City Manager oversees daily operations, with departments for utilities, harbor, public works, finance, and the city clerk's office. The City Council sets policy and works closely with civic organizations like the Seldovia Chamber of Commerce and Seldovia Village Tribe on community improvements. The City's annual operating budget is around \$1.5 million in recent years, indicating the scale of services relative to the tax base. Despite

limited resources, intergovernmental and nonprofit partnerships extend Seldovia's service capacity: for example, the City partners with the Tribal government on health and social programs, and with the Kenai Peninsula Economic Development District (KPEDD) on regional economic initiatives. Volunteerism also fills many gaps – from volunteer firefighters and EMTs to community event organizers – reflecting a strong ethos of mutual aid among residents.

In sum, Seldovia maintains a robust suite of community services and facilities for a town of its size, leveraging local efforts and external support to meet the needs of its population. The community's remote setting makes these services all the more crucial, ensuring that residents have access to clean water, safety, transportation, and basic amenities without a road connection to larger towns.

Housing

Housing in Seldovia is characterized by a mix of aging single-family homes, a high rate of seasonal vacancy, and relatively affordable prices compared to the broader region. According to the latest City data, the city contains approximately 213 housing units in total, but less than half of these are occupied by year-round residents. Approximately 87 residential units (40%) are occupied year-round, including 28 rentals. This means that most of the housing stock is vacant for at least part of the year, much of it consisting of seasonal homes, vacation cabins, or second homes used during the summer months. Indeed, Seldovia's population swells in summer from seasonal residents returning to fish or recreate; many own homes that sit empty in winter. Census data confirm that the majority of vacant units are for "seasonal, recreational, or occasional use" as opposed to being on the market for rent or sale. This pattern is typical of small Alaska communities with attractive natural amenities – a significant proportion of houses function as summer residences or short-term rentals.

The types of housing in Seldovia are predominantly single-family detached houses, many of them modest wood-frame structures reflecting the community's historical development. A large

share of homes were built in the 1940s–1980s era, some even earlier, and ongoing maintenance is a concern given the harsh coastal weather and the 1964 earthquake (which destroyed many buildings and led to urban renewal in Seldovia). There are a handful of multi-unit buildings or duplexes, and one large apartment complex operated by Cook Inlet Housing Authority. The housing tenure is skewed toward owner-occupancy: about 80% of occupied homes are owner-occupied. This homeownership rate is well above national averages and indicates limited availability of rental housing. Those who do rent often live in one of the few duplex units, upstairs apartments in commercial buildings, or older homes subdivided informally. The tight rental market and prevalence of seasonal use mean that year-round renters (including teachers, service workers, etc.) may face challenges finding affordable, quality housing in Seldovia.

Housing costs in Seldovia are relatively low by Alaska standards, although values have been rising gradually. The median home value in the city is around \$195,000 (per 2018–2022 ACS data). This is considerably lower than the median value for the Kenai Peninsula Borough as a whole (\$298,000) or the state (\$333,000). Seldovia's lower property values reflect its remote location (no road access and higher transport costs tend to depress real estate demand), the age and condition of its housing stock, and the limited year-round economy. That said, the small inventory of houses means market dynamics can be variable – a few high-end waterfront homes or newly built houses can raise the median in some years. As retirees and remote workers discover Seldovia's charm, there has been anecdotal evidence of increased demand for houses and land, but growth is constrained by land availability (much of the surrounding land is either tribally- or Borough-owned, or difficult terrain) and infrastructure limits.

Housing quality ranges from well-maintained homes to some units in disrepair. The city's 1960s urban renewal plan created a core of the town with platted lots and newer homes (circa late 1960s), but many structures are now over 50 years old. Common issues include weathering of wood siding,

shifting foundations due to freeze-thaw cycles, and the need for energy efficiency upgrades. Seldovia's damp coastal climate also poses maintenance challenges (mold, rot, etc.). On the positive side, virtually all primary homes have complete plumbing and kitchens; modern utilities like piped water/sewer and electricity are available to the vast majority of houses. Some remote cabins outside of City limits remain off-grid or rely on rain catchment and outhouses (especially those used seasonally). The community continues to discuss housing needs and opportunities- for example permitted land uses, accessory dwelling units, and accessible housing units for workforce development. The Kenai Peninsula Economic Development District and other regional bodies have noted that a lack of quality housing stock can impede Seldovia's ability to attract and retain workforce.

In summary, Seldovia's housing situation is one of low quantity but relatively low cost, with a stark seasonal utilization pattern. About half of the houses sit empty in winter, yet there can be shortages of available homes for new residents or workers. Housing affordability (in terms of purchase price) is better than in many parts of Alaska – a median value around \$195k – but local incomes are also lower, so affordability challenges still exist for some families. Additionally, energy costs for home heating are high (fuel oil or electricity for heat can be expensive in Seldovia), which effectively makes housing less affordable despite cheap purchase prices.

Any significant future growth in Seldovia may require development of new housing units, whether through infill in city limits or subdivision of land in the surrounding area. The City and Tribe have expressed interest in collaborative solutions to improve housing, such as constructing a small housing subdivision or multi-family units if funding can be secured (this was noted as a priority in recent community planning meetings). Seldovia's housing stock does not consistently meet the needs of the current population, and requires continued investment in maintenance and selective new construction to ensure that current and future residents have sufficient housing options.

Community Vision 2025 - 2045



Seldovia Community Vision

The City of Seldovia envisions a future Seldovia that is vibrant and self-reliant, balances growth with preservation, fosters strong cultural and environmental connections, supports a diverse year-round economy, maintains safe and welcoming public spaces, and—through collaborative, resilient planning—ensures a high quality of life for current and future generations.

Seldovia in 2045

In 2045, Seldovia is a thriving, creative, and self-sustaining coastal community that has successfully navigated economic shifts by encouraging innovation and responsible growth that preserves the community's identity. Seldovia residents enjoy a high quality of life and meaningful connections with fellow community members, and take advantage of cultural and arts events, educational programs, recreational activities, and economic opportunities.

A diverse population, including families and children, benefits from bountiful natural resources such as clean air and water, which have been protected through a responsible approach to local development and a shared sense of environmental stewardship. Through strategic decision-making, regional partnerships, and sustained collaboration among residents and all levels of government (including the City of Seldovia, the Seldovia Village Tribe, the Kenai Peninsula Borough, the State of Alaska, and the federal government), Seldovia has honored its history and retained its unique charm while also ensuring that the community will prosper for generations to come.

By fostering innovative ideas for economic development and successfully pursuing funding, Seldovia has increased year-round income opportunities, nurtured small businesses, and grown a skilled local workforce. At the heart of the local economy is Seldovia's bustling waterfront, which serves visitors and residents alike through well-maintained docks, a competitive small/mid-size boat servicing and storage industry, fuel and provisioning for an active fishing fleet, value-added seafood processing, mariculture, and recreational tours and rentals. In addition, the community has grown small, niche industries, from locally grown and artisanal goods to new experiences and services for a sustainable tourism industry. Through strategic investments to support local agriculture and provide affordable, reliable energy, Seldovia leadership has worked to increase food and energy security and lower the cost of living. Year-round business and service sectors, along with a strong volunteer force, recirculate and stretch public investments.



Improvements to transportation infrastructure have improved the connectivity and safety of Seldovia's roads, sidewalks, and hiking/biking trails, resulting in increased use of non-motorized transportation and decreased road noise and dust. By prioritizing accessibility for all residents – including youth, seniors, and those with limited mobility – Seldovia has ensured that community members are able to safely navigate around town and the surrounding areas year-round. The community benefits from year-round ferry and air service to Homer and other communities.

Community members benefit from well-maintained public spaces, including indoor and outdoor spaces for events and programs. Privately-owned commercial spaces are actively used and add value to the community. The public also makes use of community services provided through the Seldovia Public Library, the Sea Otter Community Center, the Susan B. English School, and the public pool.

Seldovia's housing stock meets local demand and includes a variety of options for renters (including both seasonal workers and year-round residents) and prospective homeowners. Community members are able to rent or purchase quality housing units (including new and upgraded units) that accommodate their budget and preferences. As a result of successful efforts to lower the cost of energy, property owners and tenants benefit from reasonable utility costs. Seldovia's policies and plans governing land use reflect the community's interests and can be adapted as needed to adapt to future conditions.

Through proactive planning, Seldovia continues to adapt to changes in the environment and mitigate risks from natural hazards. Residents feel safe and prepared for extreme weather events and other disasters due to the community's robust emergency management system and their familiarity with emergency procedures (e.g., evacuation routes, sheltering locations, modes of communication, etc). Resources such as backup generators and an emergency food cache bolster Seldovia's emergency preparedness.

As a result of the investments, collaborations, and decision-making that reflect community priorities, Seldovia has flourished as a community that attracts residents and visitors alike. By fostering a sustainable tourism industry while also maintaining a high quality of life for locals, Seldovia is seen as a quality destination for both short- and long-term stays. The community offers diverse educational and mentoring opportunities and prioritizes services for youth, which draws and retains families with children. Seldovia's senior population is also supported through quality healthcare, accessible transportation, and community programming. Residents feel invested in their community and enjoy opportunities to apply their skills locally, contributing to Seldovia in ways that will allow it to thrive well into the future.

Community Voices Lead to Strategic Pillars

The Comprehensive Plan's six strategic pillars—Economic Resilience, Land Use and the Built Environment, Transportation and Connectivity, Housing, Community and Social Resources, and Resilience—emerged directly from community input. Together, they represent a framework that aligns resident priorities with actionable strategies, balancing growth and opportunity with preservation of the qualities that make Seldovia unique.

Economic Resilience – Residents envision a diversified year-round economy built on Seldovia's unique strengths—its working waterfront, small-town charm, and skilled local workforce. They see opportunity in catalyzing and supporting local service industries, resource production, telecommuting, and value-added enterprises, while minimizing environmental impacts and preserving quality of life. A thriving fishing port remains central to community identity, with infrastructure and services designed to support commercial fisheries, marine trades, and visiting vessels. Tourism is seen as a growth area, but with a focus on authentic, place-based experiences that benefit both visitors and residents. Locals stress the importance of keeping tourism sustainable, extending the season, and ensuring that economic gains do not displace the community's character or year-round population.

Land Use and the Built Environment – Given Seldovia's small land base and compact parcel layout, residents seek adaptable zoning and development regulations that can meet future demands without undermining the town's scale or culture. There is strong support for mixed-use development, upper-story housing in commercial areas, and policies that protect the working waterfront for marine and industrial uses. Participants stressed the need for zoning that is clear, transparent, and administered in a collaborative, supportive way—reducing conflict, rewarding compliance, and inviting public input. Public spaces, from parks to waterfront boardwalks, are seen as vital to both community life and visitor experience, with a commitment to maintenance and volunteer recognition.

Transportation and Connectivity – Reliable, affordable, year-round transportation is a top priority. Residents call for sustained Alaska Marine Highway System ferry service, supplemented by private ferries and water taxis, as well as improvements to Seldovia's airport for both routine and emergency access. Safe, accessible local transportation networks are equally important, with upgraded roads, sidewalks, bike paths, and waterfront boardwalks to reduce congestion, improve safety, and support multiple modes of travel. Expanded trail systems and connections to surrounding areas are seen as opportunities for both recreation and economic growth.



Housing – Seldovia faces rising housing costs, seasonal vacancies, and limited options for residents across income levels. Community members want a variety of housing types—affordable rentals, entry-level homes, seasonal worker accommodations, and senior housing—that align with local wages and needs. There is strong interest in proactive housing needs assessments, partnerships with housing organizations, and policies that direct growth where infrastructure exists. Many residents voiced concern about large seasonal homes that contribute little to the year-round economy, advocating for development that supports permanent residency and community vitality.

Community and Social Services – Residents value a service model that prioritizes public safety, essential infrastructure, and cost-effective municipal operations. They favor partnerships that reduce duplication and stretch limited resources—whether through interlocal agreements, shared facilities, or coordinated volunteer efforts. Health and wellness are key concerns, with calls for more consistent

medical care, expanded emergency services, and facilities that promote recreation, arts, and cultural activities year-round. Community members prioritize public facilities such as the pool, the Seldovia Public Library, and outdoor venues for cultural events, concerts, and the arts. Lifelong learning opportunities, from early childhood programs to adult education, are viewed as essential to sustaining a skilled workforce and retaining families.

Resilience – The natural environment is at the heart of Seldovia's identity and economy. Residents want fisheries, watersheds, and habitats managed for long-term health, alongside the development of renewable energy and energy efficiency initiatives to lower costs and reduce environmental impacts. There is strong support for hazard mitigation, climate adaptation, and improved food and energy security—measures seen as essential to sustaining the community in the face of changing environmental and economic conditions. Clean air and water, quiet surroundings, and public access to beaches and waterways are non-negotiable values.



Plan Elements

Implementation of Seldovia's vision over the next 20 years requires strategic, incremental attention to six pillars that residents have identified as critical to Seldovia's future: Economy, Land Use, Transportation, Housing, Community & Social Services, and Resilience. This section presents desired future conditions for each of these elements, based on input generated during the public planning process. Each of the six pillars includes goals that reflect community priorities, which the City of Seldovia will seek to achieve through the implementation of listed actions.

The goals and actions listed are not exhaustive and should be considered flexible. It is also important to note that an action listed under one goal may likely support one or more other goals as well. The Plan is intended to clarify the City's core functions and priorities, helping align community investments and actions with its vision.

An overview of the Comprehensive Plan pillars, goals, and actions is included below (Table 1), while a more detailed description (including timeline and partners) is included in Appendix A. 2025 Comprehensive Plan Goals & Actions.

Table 1. 2025 Comprehensive Plan Update Goals & Actions

Goal	Action
ECONOMY (E)	
E1 Increase the availability and quality of year-round employment	E1.1 -- Improve Telecommunications
	E1.2 -- Support Local Businesses
	E1.3 -- Create and Implement a Collaborative Economic Strategy
E2 Develop Seldovia's workforce	E2.1 -- Actively Support Youth and Family
	E2.2 -- Housing for Educators & Seasonal Workers
	E2.3 -- Career Pathways Partnerships
E3 Grow Seldovia's marine economy	E3.1 -- Deepwater Dock Strategic Upkeep & Upgrades
	E3.2 -- Boat Harbor Improvements & Expansion
	E3.3 -- Boat Haul-Out, Storage, and Marine Services
	E3.4 -- Cannery Property/Value-Added Processing
	E3.5 -- City Fuel Sales & Marine Support Services
	E3.6 -- Leverage Northern Ice-Free Port Advantage
E4 Enhance tourism industry and recreational opportunities	E4.1 -- Historic Boardwalk Maintenance and Water Access
	E4.2 -- Outdoor Recreation Management
	E4.3 -- Jakolof Dock Improvements
	E4.4 -- Enhance Backcountry Access
	E4.5 -- Create and Implement a Comprehensive Tourism Strategy
	E4.6 -- Event & Festival Infrastructure
E5 Respond effectively to changes in the economic climate	E5.1 -- Economic Resilience Planning
	E5.2 -- Energy Cost Reduction

LAND USE (L)	
L1 Manage land as a strategic asset	L1.1 – City Asset Use, Management, and Disposal Guidelines
	L1.2 – Voluntary Service Area Annexation
	L1.3 – Local Ownership Preference
L2 Develop and sustain an active town center	L2.1 – Protect and Support the Waterfront Central Business District
	L2.2 – Zoning Review & Updates
L3 Implement land use designations	L3.1 – Improve Land Data
	L3.2 – Pre-Development Services
	L3.3 – Code Compliance Enforcement Program
	L3.4 – Remote Ownership Engagement
L4 Provide a network of quality, dedicated public spaces	L4.1 – Public Space Inventory and Enhancement Program
	L4.2 – Dedicate/Acquire Strategic Properties as Parks
	L4.3 – Historic Preservation and Cultural Heritage
TRANSPORTATION (T)	
T1 Retain safe, well-timed, water-based transportation options	T1.1 – Alaska Marine Highway Sustained Service
	T1.2 – Private Ferry & Water Taxi Partnerships
	T1.3 – Dockside Infrastructure
T2 Retain the airport and enhance air services	T2.1 – Airport Lighting & Emergency Access
	T2.2 – Airport Water & Sewer Connections
	T2.3 – Land Use Compatibility
	T2.4 – Emergency Preparedness Drills
T3 Connect the community	T3.1 – Surface Transportation Maintenance
	T3.2 – Regional Collector & Multi-Use Trail
	T3.3 – Safety Improvements Program
	T3.4 – Safe Streets for All Transportation Plan
	T3.5 – Assess Demand for New Routes
	T3.6 – Regional Road Connection Feasibility
	T3.7 – Pedestrian & Bike Network Expansion
	T3.8 – Seasonal Traffic Management Plan
T4 Integrate regional trail systems	T4.1 – Trailhead & Wayfinding Improvements
	T4.2 – Water Trail Connections

HOUSING (H)	
H1 Provide adequate housing for all income levels and needs	H1.1 – Identify Potential Areas for Development
	H1.2 – Conduct a Housing Needs Assessment
	H1.3 – Create a Workforce Housing Strategy
	H1.4 – Encourage Adaptive Reuse of Existing Buildings
	H1.5 – Evaluate Policies for Potential Impacts to Housing
	H1.6 – Support Diverse Housing Types
	H1.7 – Balance Seasonal and Year-Round Housing
H2 Maintain neighborhood quality and livability	H2.1 – Design Standards for Neighborhood Character
	H2.2 – Infrastructure Coordination
	H2.3 – Promote Energy-Efficient & Resilient Housing
H3 Expand seasonal and temporary housing options without displacing locals	H3.1 – Seasonal Housing Facilities
	H3.2 – Short-Term Rental Registration & Monitoring
COMMUNITY & SOCIAL SERVICES (S)	
C1 Establish and maintain effective partnerships	C1.1 – Interlocal Service Agreements
	C1.2 – Collaborate with Seldovia Village Tribe (SVT)
	C1.3 – Support and Honor Local Volunteers
	C1.4 – Partner with Kasitsna Bay Laboratory & Kachemak Bay National Estuarine Research Reserve
	C1.5 Continue Collaboration with Local Organizations
C2 Cost-effectively manage core public services	C2.1 – Adjust Support for Non-Core Services as Needed
	C2.2 – Service Performance Review
	C2.3 – Energy & Resource Efficiency in Operations
	C2.4 – Maintain Essential Service Reserve Fund
	C2.5 – Ensure Sustainable Fee Structure
	C2.6- Public Facility and Infrastructure Maintenance and Improvement
C3 Meet emergency & medical needs locally	C3.1 – Enhance Access to Local Medical Care
	C3.2 – Maintain Public Safety, Medical, and Emergency Facilities
	C3.3 – Community-wide Emergency Drills
	C3.4 – Cross-Training of Staff for Emergency Response
C4 Serve broad public interests	C4.1 – Incentivize New Community Programs and Services
	C4.2 – Participatory Budgeting Pilot
	C4.3 – Annual Community Services Report

RESILIENCE (R)	
R1 Maintain local stewardship over vital land and water resources	R1.1 – Support Responsible Fisheries Management
	R1.2 – Marine Habitat Protection & Restoration
	R1.3 – Reduce Pollution and Contamination Risks
	R1.4 – Watershed Annexation and Control Plan
	R1.5 – Mitigate Negative Environmental Impacts from Development
R2 Support affordable renewable energy and energy efficiency improvements	R2.1 – Explore Renewable Energy Opportunities
	R2.2 – Expand Energy-Efficient Infrastructure
	R2.3 – Incentives for Energy Efficiency
R3 Maximize resilience to disasters and environmental hazards	R3.1 – Maintain Robust Emergency Management Systems
	R3.2 – Improve Local Food Security
	R3.3 – Climate & Hazard Monitoring
	R3.4 – Integrate Hazard Mitigation into All Planning
	R3.5 – Critical Infrastructure Siting & Design



Strategic Pillar - Economy

Desired Future Conditions

In the future, Seldovia's waterfront hums with activity in every season. It serves as a reliable homeport, a welcoming destination port-of-call, and a high-quality seafood processing hub. The docks are busy with year-round commercial and recreational vessels seeking fuel, ice, repairs, and supplies. Local mariculture operations harvest kelp and seaweed for both domestic and international markets, while value-added seafood products carry the Seldovia name far beyond Alaska.

The town has become a magnet for new residents—families, entrepreneurs, skilled tradespeople—drawn by the promise of opportunity and the unmatched quality of life. Thanks to reliable high-speed internet and modern communication infrastructure, remote workers and independent business owners can live here while connecting to global markets.

Young people are valued contributors to community life. They learn not only in the classroom, but in the shop, on the water, in the library, and on local trails. Place-based learning opportunities, from the NOAA/UAF Kasitsna Bay Laboratory to regional learning academies hosted in Seldovia, help prepare them for futures in science, trades, healthcare, hospitality, and beyond.

Visitors arrive by boat, plane, and trail to experience Seldovia's natural beauty, historic boardwalk, vibrant arts scene, and distinctive slower pace. In-town attractions and the surrounding backcountry are thoughtfully connected by trails, signage, and public spaces. These improvements welcome guests while respecting private property and preserving the character of the community.

Though the cost of living remains in line with other remote Alaska communities, Seldovia has offset those costs through reduced energy prices, expanded housing options, more local goods and services, and a steady rise in year-round employment.

Goals and Actions

Goal E1: Increase the availability and quality of year-round employment

Seldovia's long-term economic health depends on creating stable, well-paying, year-round jobs that fit the community's scale and values. This means supporting diverse sectors—from resource production and value-added processing to telecommuting and small-scale manufacturing—while safeguarding Seldovia's quality of life and environment.

- **E1.1 – Improve Telecommunications**

Continue upgrading local internet and cellular systems, ensuring speeds and reliability that make remote work viable and competitive. This allows residents to work for employers across Alaska or around the world without leaving home, and supports local businesses' online sales, marketing, and communication.

- **E1.2 – Support Local Businesses**

Foster the growth and sustainability of local businesses by identifying and promoting access to technical assistance, shared marketing resources, and fiscal incentives that reward local investment, such as seed capital programs, storefront improvement programs, variable property tax rates, tax holidays for local purchases, and low-cost access to municipal spaces for year-round operators.

- **E1.3 – Create and Implement a Collaborative Economic Strategy**

Work with the Seldovia Native Association Inc. (SNAI), Seldovia Village Tribe (SVT), Kenai Peninsula Borough (KPB), State of Alaska, and private stakeholders to identify shared priorities for business growth, market expansion, and local job creation.

Goal E2: Develop Seldovia's workforce

A thriving economy requires a workforce whose skills match the needs of both traditional and emerging industries. Seldovia can achieve this by cultivating a culture of lifelong learning, mentorship, and targeted training.

- **E2.1 – Actively Support Youth and Family**

Collaborate with KPBSD, the Seldovia Village Tribe, and the Seldovia Recreation Service Area to enhance the school's programming, extracurricular activities, and facilities, making Seldovia an attractive place for families to live and raise children.

- **E2.2 – Housing for Educators & Seasonal Workers**

Explore options and collaborate to increase housing availability for teachers, trainers, and seasonal employees to attract and retain critical talent.

- **E2.3 – Career Pathways Partnerships**

Strengthen links among and collaborate with local employers, Kasitsna Bay Lab, and regional learning programs to create clear, supported pathways from school to local careers.

Goal E3: Grow Seldovia's marine economy

Seldovia's identity is inseparable from the sea. Expanding maritime industries—from fishing and seafood processing to vessel servicing and marine tourism—builds resilience and keeps the working waterfront alive.

- **E3.1 – Deepwater Dock Strategic Upkeep and Upgrades**

Maintain and improve the dock's capacity for AMHS ferry service, freight, and visiting vessels, ensuring it remains a key link for commerce and travel.

- **E3.2 – Boat Harbor Improvements & Expansion**

Modernize harbor facilities for increased capacity, safety, and usability, including potable water access, fire protection, and upgraded floats.

- **E3.3 – Boat Haul-Out, Storage, and Marine Services**

Invest in marine infrastructure and training to create local jobs in vessel repair, maintenance, and boatbuilding.

- **E3.4 – Cannery Property/Value-Added Processing**

Partner with private enterprise to redevelop key waterfront property into a hub for seafood processing, mariculture, or marine-compatible industry.

- **E3.5 – Fuel Sales & Marine Services**

Research appropriate mechanisms to better collaborate and serve the fishing fleet, keep costs competitive, and generate municipal revenue, including exploring public-private partnerships or City-run fuel and ice production.

- **E3.6 – Leverage Northern Ice-Free Port Advantage**

Develop strategies to attract new commercial, research, and logistical operations that benefit from Seldovia's position as the northernmost ice-free port in the region.

Goal E4: Enhance tourism industry and recreational opportunities

Tourism in Seldovia thrives when visitors feel welcomed, engaged, and connected to the place—and when the benefits flow to local residents year-round.

- **E4.1 – Historic Boardwalk Maintenance and Water Access**

Preserve the historic boardwalk as a safe, scenic attraction and extend its reach where possible to improve access to the Slough and waterfront.

- **E4.2 – Outdoor Recreation Management**

Coordinate improvements to key attractions such as Outside Beach and Wilderness RV Park, Otterbahn Trail, and Rocky Ridge Trail, balancing visitor enjoyment with environmental protection.

- **E4.3 – Jakolof Dock Improvements**

Upgrade infrastructure and secure public access for this strategic regional connection.

- **E4.4 – Enhance Backcountry Access**

In partnership with landowners, tourism operators, and conservation groups, collaborate on the development of new land and water trails that cater to a range of abilities and interests.

- **E4.5 – Create and Implement a Comprehensive Tourism Strategy**

Create a coordinated marketing and visitor management plan that extends the season, supports niche markets (ecotourism, cultural tourism, outdoor recreation), and ensures the visitor experience aligns with community values.

- **E4.6 – Event & Festival Infrastructure**

Establish a dedicated event space with utilities and amenities to host markets, performances, and seasonal festivals.

Goal E5: Respond effectively to changes in the economic climate

Seldovia's economy is tied to global markets, state and federal policies, and resource conditions. By planning for volatility, the community can adapt and continue to thrive.

- **E5.1 – Economic Resilience Planning**

Use scenario planning to prepare for shifts in fisheries, tourism, and state funding, identifying contingency strategies in advance.

- **E5.2 – Energy Cost Reduction**

Continue investments in renewable energy and bulk fuel purchasing to stabilize and lower household and business utility costs.

Strategic Pillar - Land Use

Desired Future Conditions

Seldovia's waterfront serves as the heart of the community—a vibrant, year-round center for commerce, culture, and connection. Main Street is alive with locally owned businesses at street level—cafés, shops, marine suppliers, and galleries—while upper-story accommodations provide much-needed lodging for visitors and long-term housing for residents. Carefully designed tax incentives encourage reinvestment in commercial properties, keeping storefronts open and active throughout the year. This not only strengthens the local economy but also increases sales tax revenue and property values, benefitting the entire community.

The harbor and dock area function seamlessly, with well-planned short-term parking, loading zones, and logistical support areas that keep marine, vehicular and pedestrian traffic flowing. A waterfront pavilion draws visitors from the dock along a pedestrian-friendly route to Main Street, past local landmarks, and into a central plaza, where history, art, and sweeping views of Kachemak Bay converge.

The Slough maintains its historic scale and character while supporting compatible mixed-use development. Property owners invest in thoughtful build-outs that protect the waterway's scenic and environmental integrity. Public access points and the historic boardwalk are enhanced and maintained as both community amenities and visitor attractions.

City-owned parcels are managed strategically, with a clear framework for maximizing community benefit. Borough- and State-owned parcels are leveraged for civic use and public benefit, from recreation facilities to event venues. Rights-of-way remain accessible for public circulation and open space connections, while private property rights are respected.

Mixed-use enterprise zones near the city dock and airport support value-added, light industrial, and other economic and community uses. These zones are connected by truck access routes that minimize impacts on residential neighborhoods and Main Street. Rural residential areas outside City limits retain their independence while benefiting from voluntary annexation opportunities if property owners seek city services.

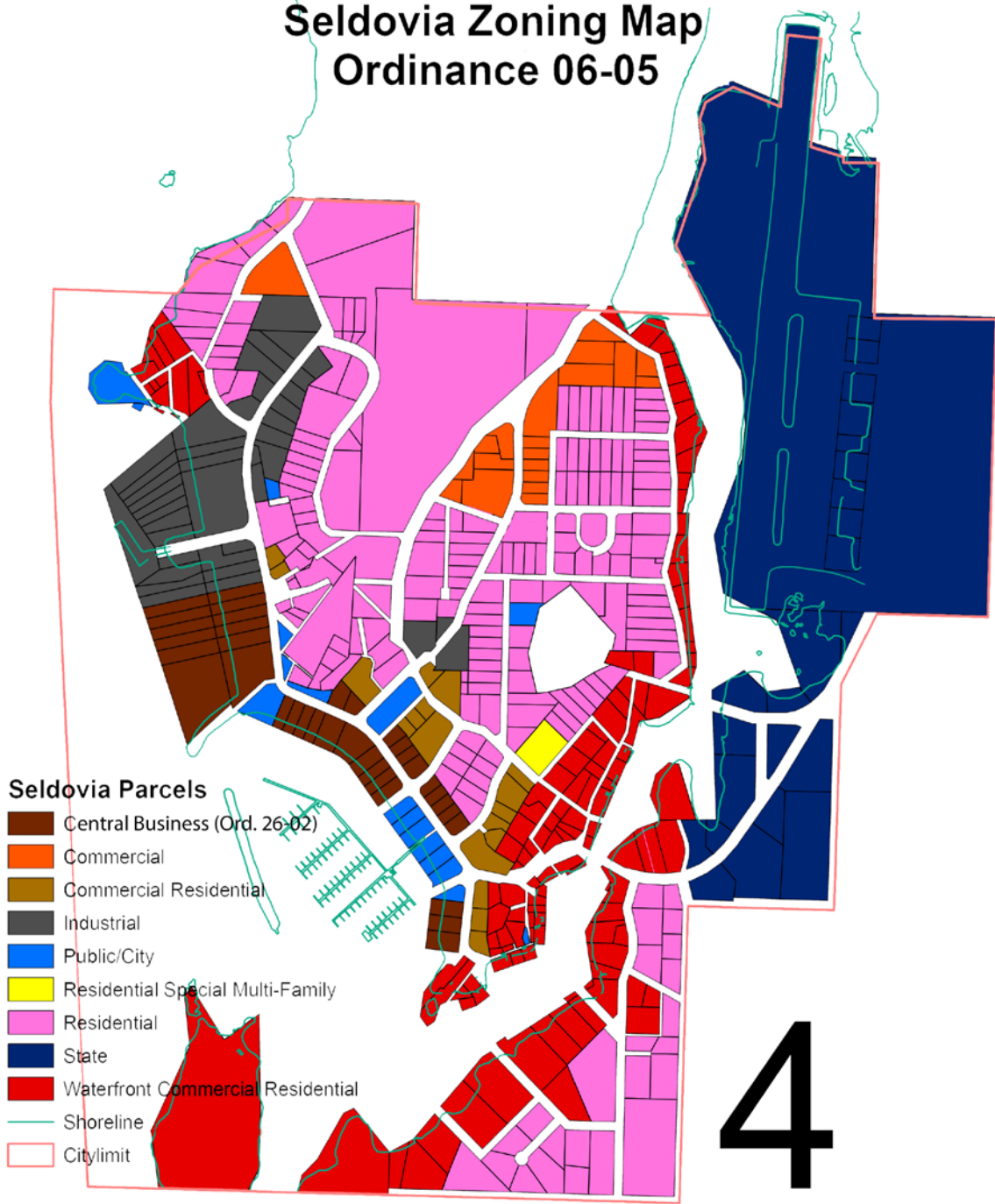
Goals and Actions

Goal L1: Manage land as a strategic asset

Seldovia's compact land base is one of its most valuable resources. Every acre must be managed with long-term community benefit in mind, balancing flexibility for future needs with protection of core community character.

- **L1.1 – City Asset Use, Management, and Disposal Guidelines**
Develop clear, predictable procedures for decisions about public land and facilities, including a municipal land strategy, classification system, and formal disposal process.
- **L1.2 – Voluntary Service Area Annexation**
Develop resources/guidelines for private citizens considering voluntary service area annexation, and ensure that existing resources and guidelines, such as special assessment districts and planned unit development pathways, are made available to interested parties.
- **L1.3 – Local Ownership Preference**
Explore policies or incentives that prioritize local ownership or active local management of commercial properties, helping keep economic benefits within the community.

Seldovia Zoning Map Ordinance 06-05



Goal L2: Develop and sustain an active town center

A vibrant town center depends on a critical mass of active businesses, accessible public spaces, and year-round activity. At the same time, the City must address concerns about part-time or seasonal residential uses displacing commercial functions.

- **L2.1 – Protect and Support the Waterfront Central Business District**

Work with property owners to develop policies and programs to enhance and support primary business use in the waterfront Central Business District.

- **L2.2 – Zoning Review & Updates**

Review zoning map and engage residents and property owners in the exploration of zoning options to ensure that zoning codes and development standards meet community needs and support a thriving Central Business District.

Goal L3: Implement land use designations

A zoning and permitting that is fair, transparent, and supportive—not adversarial. This includes clear communication, public input, and consistent enforcement.

- **L3.1– Improve Land Data**

Collaborate with Kenai Peninsula Borough to update surveys, maps, and GIS data for accurate planning.

- **L3.2 – Pre-Development Services**

Provide early guidance to property owners and developers by having resources and guidance readily available, pre-application meetings, and documented community design expectations.

- **L3.3 – Code Compliance Enforcement Program**

Support compliance through outreach and assistance, reserving enforcement for cases where voluntary resolution fails.

- **L3.4 – Remote Ownership Engagement**

Develop strategies to engage absentee or seasonal property owners in maintaining properties and contributing to community vitality, such as remote participation in planning discussions or incentives for leasing unused commercial space.

Goal L4: Provide a network of quality, dedicated public spaces

Public spaces are a hallmark of Seldovia’s livability and identity. Maintaining them requires ongoing investment, stewardship, and community pride.

- **L4.1 – Public Space Inventory and Enhancement Program**

Maintain a master inventory of public spaces with photos, maps, and maintenance needs; keep it updated and accessible to the public.

- **L4.2 – Dedicate/Acquire Strategic Properties as Parks**

Identify sites of historic and cultural importance and seek to develop partnerships for preservation and maintenance.

- **L4.3 – Historic Preservation and Cultural Heritage**

Establish policies, programs, or design guidelines to protect, maintain, and support historic sites and cultural landscapes.

Strategic Pillar - Transportation

Desired Future Conditions

Seldovia's ice-free port is a reliable, year-round transportation hub for freight, vehicles, and passengers. Affordable and well-timed Alaska Marine Highway System (AMHS) ferry service—anchored by a new Alaska Class Ferry—connects Seldovia to Alaska's road system, supporting residents, businesses, and visitors. The dock and ferry terminal are maintained to a high standard, with designs that anticipate and mitigate coastal hazards, ensuring continuity of service during extreme events.

The harbor and breakwaters are recognized as essential city infrastructure, protecting the town center from extreme wave action and retaining navigable channel depth. Harbor facilities accommodate small to mid-sized vessels, floatplanes, charters, water taxis, and the Seldovia Bay Ferry, while also offering secure moorage for visiting vessels. A secondary city dock at Jakolof Bay provides additional moorage and supports regional water taxi services.

Water-to-land connectivity is efficient and safe, with designated freight staging areas, short-term parking, and pedestrian-friendly access. Industrial and through-traffic are routed to avoid congestion in the downtown core and residential neighborhoods, maintaining safety and livability.

Seldovia's airport is maintained for safe and reliable small-craft operations and upgraded to provide 24/7 emergency access, including medical evacuation by helicopter. Infrastructure supports both routine air taxi service to Homer and emergency needs.

The local transportation network prioritizes walkability and multi-modal safety. Roads are maintained to a rural character—mostly gravel—but upgraded to urban standards in high-use areas to control dust, reduce noise, and accommodate ADA-accessible sidewalks and paths. Strategic bypass routes relieve congestion in bottleneck areas and provide redundancy in the event of emergencies. Alternative pedestrian routes connect neighborhoods to the waterfront, schools, and public spaces.

Seldovia is also linked by regional land and water trails, supported by wayfinding signage, trailheads, and amenities, which serve both transportation and recreation needs.



Goals and Actions

Goal T1: Retain safe, well-timed, water-based transportation options

A strong marine transportation system is critical to Seldovia's economy, resilience, and quality of life.

- **T1.1 – Alaska Marine Highway Sustained Service**
Advocate for year-round, cost-effective, and timely ferry service, and seek to secure supplemental service when available. Ensure maintenance and improvements to dock facilities for safety and ongoing service.
- **T1.2 – Private Ferry & Water Taxi Partnerships**
Collaborate with private ferry operators and the Seldovia Village Tribe to expand seasonal and shoulder-season water taxi services, with coordinated scheduling and ticketing.
- **T1.3 – Dockside Infrastructure**
Enhance amenities such as sheltered waiting areas, parking and visitor information kiosks at ferry and water taxi terminals (Jakolof Dock) to improve the travel experience.

Goal T2: Retain the airport and enhance air services

Reliable air service supports medical, economic, and personal travel needs.

- **T2.1 – Airport Lighting & Emergency Access**
Partner with the State and aviation experts to install emergency landing lighting that enables after-dark flights but preserves dark skies when not in use.
- **T2.2 – Airport Water & Sewer Connections**
Partner with the State and aviation experts to install water and sewer services for fire suppression safety and public bathroom facilities.
- **T2.3 – Land Use Compatibility**
Work with State of Alaska and affected landowners to maintain safety standards for flight operations.
- **T2.4 – Emergency Preparedness Drills**
Coordinate annual medevac and emergency landing exercises with air service providers to maintain readiness.



Goal T3: Connect the community

Roads, sidewalks, and trails must meet current needs while planning for future growth and safety.

- **T3.1 – Surface Transportation Maintenance**

Focus on preventative maintenance of roads, bridges, sidewalks, and trails, with strategic upgrades where safety or capacity issues exist.

- **T3.2 – Regional Collector & Multi-Use Trail**

Upgrade Seldovia Street/Anderson Way/Jakolof Bay Road to safely support multiple traffic types, incorporating a separated multi-use trail for safe routes to school.

- **T3.3 – Safety Improvements Program**

In collaboration with DOT&PF and residents, identify and address safety issues such as bridge railings, blind corner mirrors, speed control measures, and lighting.

- **T3.4- Safe Streets for All Transportation Plan**

Develop and implement a Comprehensive Safety Action Plan that prioritizes pedestrian, bicycle, and vehicle safety. The plan will identify high-risk areas, recommend traffic calming measures, integrate seasonal and event-based traffic strategies, and ensure compliance with ADA standards. Collaboration with residents, AKDOT&PF, and local law enforcement will guide plan development and enforcement.

- **T3.5 – Assess Demand for New Routes**

Evaluate options for an alternative bypass route connecting the Airport or East Addition to the community, improving evacuation safety and reducing industrial traffic downtown.

- **T3.6 – Regional Road Connection Feasibility**

Explore long-term road connection possibilities to nearby communities, weighing benefits, costs, and environmental impacts.

- **T3.7 – Pedestrian & Bike Network Expansion**

Extend ADA-accessible sidewalks and alternative pathways, linking neighborhoods with key destinations and ensuring year-round usability.

- **T3.8 – Seasonal Traffic Management Plan**

In collaboration with DOT&PF, develop strategies for managing congestion during peak tourism, including directional signage, temporary parking solutions, and coordinated event scheduling.

Goal T4: Integrate regional trail systems

Trails serve as both a local amenity and a regional tourism asset.

- **T4.1 – Trailhead & Wayfinding Improvements**

Add signage, maps, and basic facilities (bike racks, benches, restrooms) at key trailheads to encourage use and reduce user conflict.

- **T4.2 – Water Trail Connections**

Strengthen Seldovia's role in the Kachemak Bay Water Trail network through improved kayak launch points, signage, and safety features.

Strategic Pillar - Housing

Desired Future Conditions

In-town residents enjoy pleasant, walkable neighborhoods with a balanced mix of single-family homes, condominiums/timeshares, upper-story rentals, and small-scale affordable “cottage court” clusters that encourage neighborly interaction. Housing design respects Seldovia’s small-town scale while incorporating energy efficiency and durable, low-maintenance construction suited to the local climate.

Visiting students, educators, seasonal workers, and traveling professionals have access to reasonably priced short-term options—such as a bunkhouse, hostel, or dormitory-style housing—located near transit, the waterfront, or the school. These facilities are well-managed, safe, and integrated into the community.

The City’s land use policy is adaptable, encouraging responsible infill and redevelopment while protecting neighborhood character and ensuring new housing fits with community priorities. Housing opportunities accommodate a variety of budgets and lifestyles, from starter homes and workforce rentals to senior-friendly units and seasonal lodging.

Most importantly, those who wish to make Seldovia their home—whether short- or long-term—have realistic, attainable housing options that allow them to fully participate in and contribute to the life of the community.

Goals and Actions

Goal H1: Provide adequate housing for all income levels and needs

Address affordability challenges and ensure year-round housing options for residents, while accommodating appropriate seasonal and recreational housing.

- **H1.1 – Identify Potential Areas for Development**

In collaboration with partners such as the Seldovia Village Tribe and Kenai Peninsula Housing Initiatives, Inc. (KPHI), identify parcels suitable for purchase or dedication to new housing projects. Prioritize areas near existing infrastructure and services.

- **H1.2 – Conduct a Housing Needs Assessment**

With support from KPEDD, KPHI, and the Kenai Peninsula Borough, conduct a comprehensive housing needs assessment. This should examine supply versus demand, seasonal housing impacts, and local definitions of “affordable” based on area median income.

- **H1.3 – Create a Workforce Housing Strategy**

Develop a targeted plan to address housing needs for year-round workers, including partnerships with employers to create employee housing or rental assistance programs.

- **H1.4 – Encourage Adaptive Reuse of Existing Buildings**

Promote the conversion of underused commercial or public buildings into residential units where appropriate, particularly for workforce or seasonal housing.

- **H1.5 – Evaluate Policies for Potential Impacts to Housing**

Regularly review zoning, building codes, and permitting processes to ensure they do not create unnecessary barriers to new housing.

- **H1.6 – Support Diverse Housing Types**

Encourage a mix of housing types, including small multi-family buildings, accessory dwelling units (ADUs), and co-housing models, to meet varied community needs.



- **H1.7 – Balance Seasonal and Year-Round Housing**

Explore incentives or regulations that encourage property owners to make housing available for year-round rental rather than exclusively short-term vacation rentals.

Goal H2: Maintain neighborhood quality and livability

Ensure that housing development strengthens Seldovia's community fabric.

- **H2.1 – Design Standards for Neighborhood Character**

Develop voluntary or mandatory design guidelines to ensure new housing fits the scale, style, and quality expected in Seldovia's neighborhoods. Scale development to the setting.

- **H2.2 – Infrastructure Coordination**

Ensure housing development is timed with infrastructure upgrades for roads, water, sewer, and utilities to avoid service strain.

- **H2.3 – Promote Energy-Efficient & Resilient Housing**

Encourage the use of building materials and methods that reduce energy costs, extend building lifespan, and withstand local weather conditions.

Goal H3: Expand seasonal and temporary housing options without displacing locals

Support tourism, education, and research while protecting housing availability for permanent residents.

- **H3.1 – Seasonal Housing Facilities**

Work with employers, institutions, and nonprofits to develop seasonal housing facilities—such as bunk-houses or hostels—reducing competition for year-round rentals.

- **H3.2 – Short-Term Rental Registration & Monitoring**

Track short-term rentals to understand their impact on housing supply and to inform policy decisions.

Strategic Pillar - Community and Social Services

Desired Future Conditions

Seldovia delivers cost-effective, reliable services that remain affordable for residents while adapting to seasonal and economic changes. Municipal services are funded through a sustainable blend of local revenues, enterprise earnings, grants, and partnerships, ensuring consistent quality without overburdening taxpayers.

The City leverages every available resource—public, private, and volunteer—to meet local needs and foster a rich, connected community life. Careful stewardship of community assets and finances is paired with effective partnerships that eliminate duplication, expand service reach, and maximize value. Volunteerism and local mutual aid are recognized as essential parts of the service model, with residents taking pride in contributing their time, skills, and leadership.

Core municipal services—including public safety, emergency preparedness, and essential infrastructure—are delivered at a high standard, consistent with Seldovia’s first-class. The City stretches every dollar by maintaining interlocal service agreements with other agencies, sharing resources for mutual benefit.

Enterprise services—such as the dock and harbor, utilities, and fuel sales—are operated on a cost-recovery or profitable basis, reinvesting earnings into community improvements. These operations ensure that local agencies, businesses, and residents have access to affordable water, power, fuel, and waterfront facilities that support both daily life and economic activity.

The City also champions quality-of-life services—parks, recreation, arts, and cultural programs—by working in synergy with community organizations, businesses, and residents. This includes providing seed funding, low-cost facility use, staff assistance, and public recognition for those who create value for the community. While a few critical positions are paid, broad community participation keeps programs diverse, vibrant, and cost-effective, ensuring that Seldovia remains a place where residents feel invested and connected.

City of Seldovia Service Model

The following table depicts the services provided by the City of Seldovia classified into three categories: essential city services (“Core”), income-generating City services (“Enterprise”), and community support services that improve residents’ quality of life (“Synergy”).

CORE	ENTERPRISE	SYNERGY
Essential City Services and Code Responsibilities	Income-Generating City Services	Quality of Life, Community Support Services
- Public Health & Safety - Emergency Preparedness & Response - Maintenance of City Assets & Infrastructure - Partnerships with Local and Regional Service Providers (AMHS, DOT&PF, etc) - Services and other functions required by Seldovia’s Municipal Code	- City Utilities (Water/Sewer) - City Harbor, Docks, Boat Haul-out, and Marine Services - Waterfront Leases - Licensing and Sales (Charter Permits, Fuel, Liquor Licenses, Sales Tax, Surplus Auctions, etc)	- Public Facility Programming (Library, Senior Meals, Recreation, etc) - Parks, Trails, and Beautification - Tourism and Community Events - Arts, Crafts, and Historical Preservation Programs

Service Prioritization and Funding Approach

Seldovia's municipal service model is built on a tiered funding priority that reflects both community values and fiscal responsibility.

1. Core Services – Highest Priority (up to 90% taxpayer support)

Core services—public safety, emergency preparedness, maintenance of critical infrastructure, and other essential municipal functions under the first-class city—form the foundation of Seldovia's livability and resilience. These receive the highest level of taxpayer support, recognizing their broad community benefit and non-discretionary nature. The goal is to ensure these services are consistently reliable, adequately staffed, and sustainably funded, even during economic fluctuations.

2. Enterprise Services – Moderate Priority (self-sustaining or limited subsidy)

Enterprise operations—such as the harbor, dock facilities, utilities, and fuel sales—are designed to be self-sustaining or profitable, generating revenue that can be reinvested into the community. These activities expand economic capacity, support local industry, and enhance long-term financial stability. While generally expected to operate on a cost-recovery basis, the City may provide limited taxpayer subsidies for strategic improvements or when broader community benefit is demonstrated.

3. Quality of Life (Synergy) Services – Lowest Priority (target of no more than 20% taxpayer support)

Recreation programs, parks, trails, arts and cultural initiatives, and community events are highly valued for making Seldovia a vibrant, attractive place to live and visit. These receive modest direct taxpayer support—generally no more than 20% of costs—with the balance funded through partnerships, grants, fees, volunteer contributions, and donations. This approach sustains a rich mix of activities without diverting excessive resources from essential functions.

This tiered approach assumes that non-tax revenue sources—including State funding, cost sharing, grants, fees, volunteer labor, and in-kind donations—will supplement local tax dollars. It also recognizes that flexibility is essential: the City may adjust subsidy levels in response to seasonal demand, economic shifts, or strategic opportunities, always aiming to balance affordability for residents with the long-term sustainability of services.



Goals and Actions

Goal C1: Establish and maintain effective partnerships

Maximize the benefit of limited resources through strategic collaboration with other governments, agencies, nonprofits, and residents.

- **C1.1 – Interlocal Service Agreements**
Continue and expand agreements with public agencies to share equipment, staff, and facilities for mutual benefit.
- **C1.2 – Collaborate with Seldovia Village Tribe (SVT)**
Explore joint service delivery—such as medical, transportation, and tourism services—to reduce costs and increase impact.
- **C1.3 – Support and Honor Local Volunteers**
Expand volunteer recruitment and retention efforts through training opportunities, expense reimbursements, and recognition events.
- **C1.4 – Partner with Kasitsna Bay Laboratory & Kachemak Bay National Estuarine Research Reserve**
Develop programs that connect these institutions' resources with local schools, tourism operators, and community events, ensuring year-round benefit.
- **C1.5 – Continue Collaboration with Local Organizations**
Maintain and strengthen partnerships with local organizations, including the Seldovia Chamber of Commerce, Seldovia Arts Council, Seldovia Recreational Service Area, Seldovia Public Library, and other civic groups to coordinate programs, events, and initiatives that enhance community engagement, support economic development, and promote cultural and recreational opportunities.

Goal C2: Cost-effectively manage core public services

Deliver essential services at a sustainable level without overextending municipal capacity.

- **C2.1 – Adjust Support for Non-Core Services as Needed**
Monitor demand and adapt service levels seasonally or in response to economic conditions.
- **C2.2 – Service Performance Review**
Conduct regular reviews of each municipal service, measuring cost per capita, quality benchmarks, and community satisfaction.
- **C2.3 – Energy & Resource Efficiency in Operations**
Implement energy-saving upgrades and preventive maintenance programs for all city facilities to reduce long-term costs.
- **C2.4 – Maintain Essential Service Reserve Fund**
Maintain a reserve fund for essential services to buffer against state or federal funding cuts.
- **C2.5 – Ensure Sustainable Fee Structure**
Use fee structures that reflect the cost-of-service provision, with discounts for seniors, youth, and income-qualified households where appropriate.
- **C2.6- Public Facility and Infrastructure Maintenance and Improvement**
Regularly assess, maintain, and strategically upgrade City-owned facilities including libraries, public safety facilities, government offices, recreation spaces, leased buildings, water, sewer, harbor facilities, and stormwater infrastructure to ensure safety, accessibility, efficiency, and long-term durability, leveraging funding, partnerships, and community input.

Goal C3: Meet emergency and medical needs locally

Maintain an appropriate level of emergency preparedness and health services given Seldovia's size, remoteness, and population trends.

- **C3.1 – Enhance Access to Local Medical Care**

Partner with the regional medical centers to develop volunteer EMT and first responder programs.

- **C3.2 – Maintain Public Safety, Medical, and Emergency Facilities**

Invest in facility upgrades, backup power systems, and emergency supplies to ensure readiness.

- **C3.3 – Community-wide Emergency Drills**

Conduct regular multi-agency drills involving residents, schools, and local businesses.

- **C3.4 – Cross-Training of Staff for Emergency Response**

Encourage cross-training of staff and volunteers in multiple emergency response roles to increase coverage.

Goal C4: Serve broad public interests

Promote transparency, fiscal responsibility, and community engagement in service planning and delivery.

- **C4.1 – Incentivize New Community Programs and Services**

Offer seed funding, facility use, and technical support for groups launching beneficial programs.

- **C4.2 – Participatory Budgeting Pilot**

Allow residents to directly propose and vote on small-scale community projects funded through a dedicated budget allocation.

- **C4.3 – Annual Community Services Report**

Publish a clear, accessible summary of city services, costs, and outcomes to build trust and inform decision-making.



Strategic Pillar - Resilience

Desired Future Conditions

Seldovia's natural environment continues to be a cornerstone of the community's economy, identity, and quality of life. Surrounded by pristine marine and forest ecosystems, Seldovia benefits from its strategic coastal location, proximity to deep-sea fisheries, and access to valuable natural resources, including forest products, high-grade armor rock, and greywacke.

The community derives sustainable economic value from these resources by combining traditional knowledge with technological innovation, science-based management, and best practices that ensure long-term productivity. Fisheries, mariculture, and emerging resource-based industries operate with safeguards that protect habitats and maintain sustained yields, while renewable energy sources—such as tidal, wind, and solar—are integrated into the local energy grid where compatible with fisheries and other environmental values.

Seldovia maintains the integrity of its watersheds and coastal waters through proactive protections, including the annexation of key watershed areas to retain local control over water resources and reduce environmental liabilities (e.g., derelict vessels, risky marine traffic in Seldovia/Jakolof Bays, improper waste handling, aging fuel storage). Local leaders collaborate with regulatory agencies, research institutions, and environmental organizations to restore and enhance marine habitats, monitor changes in water quality, and adapt quickly to emerging threats.

Climate resilience is built into community decision-making. The City uses the best available climate science and environmental risk assessments to guide infrastructure investments, land use decisions, and emergency planning. A robust emergency management system ensures that municipal officials, public safety officers, and first responders are trained, equipped, and coordinated to handle events ranging from earthquakes and tsunamis to severe storms and wildfires. The City invests in backup power systems, emergency food supplies, and resilient infrastructure to reduce vulnerability to climate change and environmental hazards, while also promoting local food and energy security.

Goals and Actions

Goal R1: Maintain local stewardship over vital land and water resources

Residents value Seldovia's clean water, healthy fisheries, and intact landscapes, and want to strategically manage these assets for both ecological health and economic benefit.

- **R1.1 – Support Responsible Fisheries Management**
Collaborate with NOAA, ADF&G, and local industry to maintain sustainable harvest levels, ensure local participation in decision-making, and promote ecosystem-based fisheries management.
- **R1.2 – Marine Habitat Protection & Restoration**
Partner with state and federal agencies to restore degraded habitat, improve fish passage, and remove marine debris that threatens wildlife and navigation.
- **R1.3 – Reduce Pollution and Contamination Risks**
Enact and enforce ordinances discouraging derelict vessels, improper waste disposal, and unsafe fuel storage. Support voluntary compliance through education and assistance programs.
- **R1.4 – Watershed Annexation and Control Plan**
Annex and protect watershed lands critical to the City's water supply, using zoning controls, signage, and environmental easements.



- **R1.5 – Mitigate Negative Environmental Impacts from Development**

Establish policies that evaluate the impacts of development proposals on neighboring properties and community to ensure that unavoidable impacts to affected stakeholders are mitigated to current codes and standards.

Goal R2: Support affordable renewable energy and energy efficiency improvements

Energy costs in Seldovia are high, and residents support integrating renewable and efficient systems to lower costs and reduce environmental impact.

- **R2.1 – Explore Renewable Energy Opportunities**

Collaborate with Homer Electric Association, State energy programs, and private providers to evaluate feasibility of tidal, wind, and solar projects, as well as battery storage.

- **R2.2 – Expand Energy-Efficient Infrastructure**

Explore opportunities for energy efficiency upgrades to public infrastructure, including heating systems and renewable energy options.

- **R2.3 – Incentives for Energy Efficiency**

Explore and collaborate with partners to promote incentives for home and business owners to improve energy efficiency through insulation upgrades, appliance replacement, water and sewer service improvements, or weatherization programs.

Goal R3: Maximize resilience to disasters and environmental hazards

Seldovia faces risks from seismic events, coastal storms, flooding, and gradual climate change impacts. A proactive, whole-community approach to hazard mitigation is critical.

- **R3.1 – Maintain Robust Emergency Management Systems**

Provide or support annual training to staff, volunteers, and partner agencies, and keep emergency equipment up to date.

- **R3.2 – Improve Local Food Security**

Partner with the Kenai Peninsula Borough, SVT, and nonprofits to create an emergency food cache, promote community gardens, and explore small-scale local food production.

- **R3.3 – Climate & Hazard Monitoring**

Integrate local environmental monitoring program data tracking changes in sea level, weather patterns, and resource availability, into City planning.

- **R3.4 – Integrate Hazard Mitigation into All Planning**

Ensure that updates to zoning, infrastructure design, and capital planning incorporate strategies from the Kenai Peninsula Multi-Jurisdictional Hazard Mitigation Plan (MJHMP).

- **R3.5 – Critical Infrastructure Siting & Design**

Avoid locating key facilities in hazard-prone areas, and retrofit existing facilities for improved resilience.

Implementation

Key Implementation Partners

Category	Partner	Potential Role in Implementation
Citizens & Volunteers	Seldovia Volunteer Fire & EMS	Emergency response, community safety training, disaster preparedness
	Seldovia Public Library	Community programming, educational resources, public meeting space
	Seldovia Arts Council	Cultural programming, arts promotion, tourism draw
	Seldovia Chamber of Commerce	Business networking, tourism marketing, local economy promotion
	Local fishing fleet associations/cooperatives	Marine economy advocacy, fisheries policy input
	Youth leadership groups	Youth engagement, leadership development, community projects
	Faith-based organizations	Volunteer mobilization, social services, community gatherings
City of Seldovia	City Manager & Administrative Staff	Plan coordination, grant administration, project management
	City Council & Planning Commission	Policy development, land use decisions, community engagement
	Police & Emergency Services	Public safety, community policing, disaster response
	Harbor, Public Works, & Utilities	Infrastructure maintenance, harbor and dock operations
	Community Advisory Committees	Goal-specific input, project oversight
Tribal Entities	Seldovia Village Tribe (SVT)	Collaborative governance, service coordination
	Clinic, Wellness, & Prevention Programs	Health and wellness services, preventive care
	Seldovia Bay Ferry	Passenger/freight transport, tourism access
	Visitor Center & Conference Center	Tourism information, event hosting
	SVT Environmental/Natural Resources Dept.	Habitat restoration, watershed protection
Business Entities	Seldovia Businesses & Employers	Local job creation, goods/services provision
	Seldovia Native Association Inc. (SNAI)	Land/resource development, investment
	Seldovia Chamber of Commerce	Marketing, tourism growth, advocacy
	Utilities/Telecommunication Companies (ACS Alaska, Homer Electric Association, Spit Spot, Verizon)	Internet/phone upgrades, infrastructure investment
	Local contractors/builders association	Housing and infrastructure development

<i>Business Entities continued</i>	Tourism operators & guides	Visitor experiences, tourism promotion
	Value-added seafood processors/mariculture producers	Economic diversification, job creation
Kenai Peninsula Borough (KPB)	Kenai Peninsula Borough School District (KPBSD)/ Susan B. English School (SBE)	Education, youth engagement
	Sea Otter Community Center (SOCC)	Community programming, public events
	Planning Department / Platting Commission	Land use and subdivision approvals
	Seldovia Recreational Service Area (SRSA)	Recreation facility development/maintenance
	Borough Emergency Management Office (KPBEOM)	Hazard mitigation planning, emergency coordination
Regional Entities	Kenai Peninsula Economic Development District (KPEDD)	Economic planning, business support
	Aleutian Pribilof Islands Association	Service coordination
	Kachemak Bay National Estuarine Research Reserve (KBNERR)	Environmental monitoring, education
State Entities	Alaska Department of Transportation & Public Facilities (DOT&PF) / Alaska Marine Highway System (AMHS)	Transportation infrastructure, ferry services
	Kachemak Heritage Land Trust (KHLT)	Land preservation and conservation
	Kachemak Bay State Park/Alaska Department of Natural Resources & (DNR)/ Alaska State Parks	Park management, tourism, environmental stewardship
	Alaska Department of Fish & Game (ADF&G)	Fisheries management, habitat protection
	University of Alaska/ Alaska Vocational Technical Center (AVTEC)/ Kenai Peninsula College (KPC)/ Kasistna Bay Laboratory/ Alaska Marine Education Consortium Fairbanks (Kasitsna Bay Laboratory)	Scientific research, education, workforce training
	Alaska Energy Authority (AEA)	Renewable energy and efficiency funding/technical support
	Alaska Housing Finance Corporation (new) (AHFC)	Housing programs and financing
	Alaska Department of Commerce, Community, and Economic Development (DCCED) (new)	Community development, grant funding
	Alaska Division of Homeland Security & Emergency Management (DHS&EM)	Emergency management, hazard mitigation, disaster preparedness and response
	Alaska Small Business Credit Initiative/ Alaska Small Business Development Center/ Alaska Seed Fund	Business development resources
	Alaska Sea Grant	Coastal/marine economy support, research, outreach
	Alaska Municipal League	Planning support, advocacy

Federal Entities	U.S. Postal Service	Mail services, community connectivity
	National Oceanographic & Atmospheric Administration (NOAA) NOAA (Kasitsna Bay Laboratory)	Marine research, climate data
	Federal Aviation Administration (FAA)	Air transport safety, airport funding
	Denali Commission	Infrastructure and community development funding
	Alaska Congressional Delegation	Advocacy, federal funding support
	U.S. Economic Development Administration (EDA)	Economic development grants
	USDA U.S. Department of Agriculture (USDA) Rural Development	Rural housing, facilities, and infrastructure support
	Federal Emergency Management Agency (FEMA)	Disaster recovery funding, resilience planning



Intersection with Other Planning Documents

The City of Seldovia's Comprehensive Plan is one of several guiding documents that collectively shape the community's development, resilience, and quality of life. To be effective, it must both inform and be informed by other plans, ensuring a coordinated approach to investment, regulation, and community action. This chapter summarizes key external planning documents, identifies considerations for integration, and proposes methods for cross-cutting implementation.

CAPITAL IMPROVEMENT PLAN (CIP)

Overview

The Capital Improvement Plan is Seldovia's short- to mid-term investment blueprint, identifying priority projects, estimated costs, potential funding sources, and proposed implementation timelines. It covers essential infrastructure, public facilities, utilities, and community amenities. The current CIP spans 2026-2031, aligning with both near-term operational needs and foundational work that supports long-term vision. The CIP is updated annually with input from local partners and the public.

Key Elements

- Infrastructure Priorities: Harbor and dock upgrades, road maintenance and paving in high-use areas, airport safety improvements, reservoir, and dam, and water/sewer system upgrades.
- Community Facilities: Public space enhancements, library and recreation facility improvements, and public works equipment investments.
- Economic Development Catalysts: Support for marine infrastructure, tourism amenities, and public access improvements.

The CIP translates Comprehensive Plan goals into tangible projects with budgets and timelines. Many of the actions in the Economy, Transportation, and Community & Social Resources pillars already appear in the CIP, providing a ready-made vehicle for early implementation.

Integration Opportunities

- Embed select CIP projects under each pillar to show direct action steps with funding paths.
- Use CIP updates as an annual check-in point for Comprehensive Plan progress.
- Align CIP prioritization with hazard mitigation strategies to ensure resilience.

HAZARD MITIGATION PLANS (HMP) – 2018 AND 2024 UPDATES

Overview

The Hazard Mitigation Plans identify the natural and human-caused hazards that pose risks to Seldovia, assess the vulnerability of people, property, and infrastructure, and outline actions to reduce those risks. The 2024 update builds upon the 2018 plan with improved hazard mapping, updated sea-level rise and climate data, and a refined list of mitigation projects. The 2024 update was completed in collaboration with the Kenai Peninsula Borough and incorporated into the KPB Multi-Jurisdictional Hazard Mitigation Plan.

Key Elements

- Hazard Identification & Risk Assessment: Tsunamis, earthquakes, severe storms, erosion, landslides, flooding, wildfires, and man-made hazards (oil spills, utility failures).
- Vulnerability Mapping: Identification of at-risk infrastructure, including harbor facilities, roadways, airport, utilities, and residential areas.
- Mitigation Actions: Slope stabilization studies, backup power generation, watershed protection, and evacuation route improvements.
- Community Preparedness Measures: Emergency response training, public education, and interagency coordination.

The HMP is a critical reference for the Resilience, Transportation, and Community & Social Resources pillars. It provides risk-based justification for infrastructure investment decisions, ensuring that projects identified in the Comprehensive Plan are resilient to hazards and future climate impacts.

Integration Opportunities

- Cross-reference HMP mitigation projects within the Comprehensive Plan Implementation Framework.
- Require hazard review of all major projects funded or initiated under the Comprehensive Plan.
- Use HMP public outreach processes as a model for increasing community awareness of risk and preparedness.

Alignment with the Six Strategic Pillars

- Economy: CIP projects and Seldovia Zoning Code enable development that supports year-round industries while HMP ensures these investments are protected from hazard-related loss.
- Land Use: Seldovia Zoning Code provides the legal framework for implementing land use goals, while the HMP ensures hazard risk is a factor in siting and design.
- Transportation: CIP infrastructure upgrades and HMP evacuation route priorities reinforce the goal of a safe, resilient transportation system.
- Housing: Zoning code flexibility supports diverse housing options, and CIP infrastructure improvements expand developable areas.
- Community & Social Resources: CIP-funded public facilities and HMP emergency service upgrades work together to strengthen livability.
- Resilience: HMP watershed protections and Seldovia Zoning Code environmental overlays help preserve natural assets while allowing sustainable use.

Methods for Cross-Cutting Implementation

- Annual Plan Integration Review: A joint meeting of City Council, Planning Commission, and key partners to align updates to the Comprehensive Plan, CIP, Seldovia Zoning Code, and HMP.
- Project Screening Tool: Develop a checklist based on all four plans to evaluate new projects for alignment, funding readiness, and hazard resilience.
- Public Transparency Dashboard: An online platform tracking progress across plans, showing how projects and initiatives advance multiple objectives.
- Shared Data & Mapping: Use a unified GIS platform for land use, hazard, infrastructure, and environmental data to inform all planning efforts.

HOUSING AND LAND USE PLANNING

While this Comprehensive Plan provides the community's vision, goals, and strategies for future land use, the City of Seldovia's Zoning Code remains the primary regulatory and policy authority for land use, zoning, and development decisions. The Comprehensive Plan establishes why certain land use patterns are desired and outlines what the community hopes to achieve.

Stormwater Management Plan

The City of Seldovia's Stormwater Management Plan provides guidance for planned and future development aimed to enhance the quality of stormwater runoff. The Plan includes proposed drainage improvement projects, as well as general recommendations to improve Seldovia's stormwater system. The Stormwater Management Plan reinforces the Resilience pillar of the Comprehensive Plan and can be used to inform the implementation of the Comprehensive Plan to ensure that future development supports the goals of improving flood protection and enhancing the quality of stormwater runoff.

Intersection with Other Planning Documents

Guiding Approach

Successful implementation of the Comprehensive Plan depends on balancing ambition with capacity. While Seldovia's residents and partners have demonstrated exceptional resilience, creativity, and willingness to collaborate, the City must set a deliberate pace that avoids burnout, protects fiscal stability, and preserves the trust and enthusiasm of its community. This plan envisions a phased approach over the next 20 years, with early momentum focused on achievable, high-impact wins, followed by progressively more complex initiatives once foundational capacity and partnerships are in place.

Current Momentum

At the time of this plan's update, the City of Seldovia is already advancing multiple projects in collaboration with regional, state, and federal partners, as well as its robust volunteer base. Ongoing efforts include harbor and waterfront improvements, upgrades to public facilities, and work to strengthen telecommunications and tourism infrastructure. These initiatives serve as critical stepping stones—building community confidence, proving the value of collaboration, and refining the City's project management processes.

Principles for Phased Implementation

1. **Start Where Capacity Exists** – Prioritize projects that have clear leadership, partner buy-in, and funding or in-kind resources already available.
2. **Build Early Wins** – Tackle initiatives that can be implemented within one to three years and produce visible benefits to the community, reinforcing support for the plan.
3. **Leverage Partnerships** – Align projects with the strengths of implementation partners to minimize duplication of effort, share costs, and amplify impact.
4. **Practice Adaptive Management** – Regularly revisit priorities, timelines, and scope based on lessons learned, available funding, and changing conditions.
5. **Engage Continuously** – Maintain open channels for public feedback, fostering transparency and trust throughout the implementation period.

Resource Strategies

- **Grant Funding and Technical Assistance** – Continue to pursue grants through federal (EDA, USDA, FEMA, NOAA, Denali Commission), state (DCCED, Alaska Energy Authority, AHFC), and regional entities (KPEDD, Kenai Peninsula Borough, KBNERR).
- **Public-Private Partnerships** – Engage local businesses, landowners, and nonprofits in mutually beneficial arrangements to fund, implement, and maintain projects.
- **Volunteer Engagement** – Formalize volunteer programs to align local skills and capacity with specific plan actions (e.g., beautification, trail maintenance, event support).
- **Revenue Optimization** – Explore modest policy adjustments (e.g., harbor fees, tourism-related revenues, targeted tax incentives) that can be reinvested into priority projects.
- **Interlocal Agreements** – Expand agreements with the Borough, SVT, and other agencies to pool resources, share facilities, and reduce service duplication.

Proposed Implementation Timeline

Phase	Timeframe	Focus	Example Actions
Phase 1: Foundation & Early Wins	Short-Term	Launch projects with high readiness and visible community benefit	Street, stormwater, and historic boardwalk improvements, housing and transportation planning, local collaboration and partnerships, facility improvements, and volunteer mobilization
Phase 2: Capacity Building & Expansion	Short- to Mid-Term	Grow organizational capacity, secure sustained funding, scale up successful initiatives	Expanded tourism strategy, housing development partnerships, watershed protection measures
Phase 3: Major Infrastructure & Strategic Initiatives	Mid- to Long-Term	Undertake complex, higher-cost projects with long-term returns	Alternative transportation pathways/ boardwalks, harbor improvements, Main Street pedestrian enhancements, telecommunications upgrades
Phase 4: Resilience & Adaptation	Long-Term	Reinforce and adapt systems to address new challenges and opportunities	Renewable energy integration, new transportation links, climate adaptation projects, long-term maintenance plans, policy updates based on review cycles

Ongoing Monitoring & Review

The City will review plan progress annually, with a comprehensive five-year check-in to:

- Evaluate completed projects and their outcomes
- Reprioritize based on new opportunities or challenges
- Adjust timelines and resource allocation as needed

Key to Success

Implementation should remain a living process—flexible, inclusive, and responsive. Inaction risks economic decline and erosion of community character, but measured, strategic action ensures Seldovia remains a vibrant, resilient, and welcoming coastal community for generations to come.



Appendix A. 2025 Comprehensive Plan Goals & Actions

Goal	Action	Timeline	City Role	External Partners
ECONOMY (E)				
E1 Increase the availability and quality of year-round employment	E1.1 – Improve Telecommunications Continue upgrading local internet and cellular systems, ensuring speeds and reliability that make remote work viable and competitive. This allows residents to work for employers across Alaska or around the world without leaving home, and supports local businesses' online sales, marketing, and communication.	Mid	Facilitator	ACS Alaska; SPITwSPOTS; Verizon; Seldovia Village Tribe; HEA; State of Alaska Broadband Office; KPEDD
	E1.2 – Support Local Businesses Foster the growth and sustainability of local businesses by identifying and promoting access to technical assistance, shared marketing resources, and fiscal incentives that reward local investment, such as seed capital programs, storefront improvement programs, variable property tax rates, tax holidays for local purchases, and low-cost access to municipal spaces for year-round operators.	Short	Lead	Alaska Small Business Credit Initiative; Alaska Small Business Development Center; Alaska Seed Fund; gBeta; KPEDD; University of Alaska; Seldovia Chamber of Commerce
	E1.3 – Create and Implement a Collaborative Economic Strategy Work with the Seldovia Native Association Inc. (SNAI), Seldovia Village Tribe (SVT), Kenai Peninsula Borough (KPB), State of Alaska, and private stakeholders to identify shared priorities for business growth, market expansion, and local job creation.	Mid	Lead/ Facilitator	KPB; KPEDD; Private Stakeholders; SNAI; SVT
E2 Develop Seldovia's workforce	E2.1 – Actively Support Youth and Family Collaborate with KPBSD and the Seldovia Recreation Service Area to enhance the school's programming, extracurricular activities, and facilities, making Seldovia an attractive place for families to live and raise children.	Short	Partner	KPBSD; SRSA; SBE; SVT
	E2.2 – Housing for Educators & Seasonal Workers Explore options and collaborate to expand housing availability for teachers, trainers, and seasonal employees to attract and retain critical talent.	Long	Partner	AHFC Rural Professional Housing Grant Program; KPEDD; KPHI
	E2.3 – Career Pathways Partnerships Strengthen links among and collaborate with local employers, Kasitsna Bay Lab, and regional learning programs to create clear, supported pathways from school to local careers.	Mid	Partner	AVTEC; Kasitsna Bay Lab; KPBSD; KPC; KPHI; SBE; SRSA; KPB
E3 Grow Seldovia's marine economy	E3.1 – Deepwater Dock Strategic Upkeep & Upgrades Maintain and improve the dock's capacity for AMHS ferry service, freight, and visiting vessels, ensuring it remains a key link for commerce and travel.	Short-Long	Lead	Congressional Delegation; DOT&PF; AMHS
	E3.2 – Boat Harbor Improvements & Expansion Modernize harbor facilities for increased capacity, safety, and usability, including potable water access, fire protection, and upgraded floats.	Short-Long	Lead	USACE

E3 continued	E3.3 – Boat Haul-Out, Storage, and Marine Services Invest in marine infrastructure and training to create local jobs in vessel repair, maintenance, and boatbuilding.	Mid	Lead	Alaska Marine Education Consortium; AVTEC; KPC
	E3.4 – Cannery Property/Value-Added Processing Partner with private enterprise to redevelop key waterfront property into a hub for seafood processing, mariculture, or marine-compatible industry.	Mid	Lead	KPEDD
	E3.5 – City Fuel Sales & Marine Support Services Research appropriate mechanisms to better collaborate and serve the fishing fleet, keep costs competitive, and generate municipal revenue, including exploring public-private partnerships or City-run fuel and ice production.	Long	Partner	SoA Bulk Fuel Revolving Loan Program; Private Enterprise
	E3.6 – Leverage Northern Ice-Free Port Advantage Develop strategies to attract new commercial, research, and logistical operations that benefit from Seldovia's position as the northernmost ice-free port in the region.	Mid	Lead	AMHS; Fisheries Stakeholders; Private Enterprise
E4 Enhance tourism industry and recreational opportunities	E4.1 – Historic Boardwalk Maintenance & Water Access Preserve the historic boardwalk as a safe, scenic attraction and extend its reach where possible to improve access to the Slough and waterfront.	Short	Lead	DNR Office of History and Archaeology
	E4.2 – Outdoor Recreation Management Coordinate improvements to key attractions such as Outside Beach and RV Wilderness Park, Otterbahn Trail, and Rocky Ridge Trail, balancing visitor enjoyment with environmental protection.	Mid	Lead	Seldovia Chamber of Commerce; SRSA Seldovia Arts Council
	E4.3 – Jakolof Dock Improvements Upgrade infrastructure and secure public access for this strategic regional connection.	Short	Lead	City of Homer; KPB; USACE; DOT&PF; DNR
	E4.4 – Enhance Backcountry Access In partnership with landowners, tourism operators, and conservation groups, collaborate on the development of new land and water trails that cater to a range of abilities and interests	Long	Partner	KHLT; DNR; University of Alaska; Private Enterprise; Alaska Scenic By-Ways
	E4.5 – Create and Implement a Comprehensive Tourism Strategy Create a coordinated marketing and visitor management plan that extends the season, supports niche markets (ecotourism, cultural tourism, outdoor recreation), and ensures the visitor experience aligns with community values.	Mid	Lead/ Facilitator	Seldovia Chamber of Commerce; KPBSD; Seldovia Village Tribe; KPB; KPEDD
	E4.6 – Event & Festival Infrastructure Establish a dedicated event space with utilities and amenities to host markets, performances, and seasonal festivals.	Short– Long	Lead/ Facilitator	Seldovia Arts Council; Alaska State Parks; Landowners; Seldovia Chamber of Commerce; Tourism Operators

E5 Respond effectively to changes in the economic climate	E5.1 – Economic Resilience Planning Use scenario planning to prepare for shifts in fisheries, tourism, and state funding, identifying contingency strategies in advance.	Mid	Facilitator	AML; Seldovia Chamber of Commerce; KPB; KPEDD
	E5.2 – Energy Cost Reduction Continue investments in renewable energy and bulk fuel purchasing to stabilize and lower household and business utility costs.	Short-Long	Partner	SoA Bulk Fuel Revolving Loan Program; AEA; HEA; KPEDD; Energy Nonprofits; Private Enterprise
LAND USE (L)				
L1 Manage land as a strategic asset	L1.1 – City Asset Use, Management, and Disposal Guidelines Develop clear, predictable procedures for decisions about public land and facilities, including a municipal land strategy, classification system, and formal disposal process.	Short	Lead	KPB; AML; IcInfrastructure
	L1.2 – Voluntary Service Area Annexation Develop resources/guidelines for private citizens considering voluntary service area annexation, and ensure that existing resources and guidelines, such as special assessment districts and planned unit development pathways, are made available to interested parties.	Short-Long	Partner	Local Boundary Commission; State of Alaska; KPB; KPEDD
	L1.3 – Local Ownership Preference Explore policies or incentives that prioritize local ownership or active local management of commercial properties, helping keep economic benefits within the community	Short-Mid	Lead	KPB Platting Division; KPEDD
L2 Develop and sustain an active town center	L2.1 – Protect and Support the Waterfront Central Business District Work with property owners to develop policies and programs to enhance and support primary business use in the waterfront Central Business District.	Short	Lead	Seldovia Chamber of Commerce; KPB; Alaska Planning Association
	L2.2 – Zoning Review & Updates Revise zoning map and engage residents and property owners in the exploration of zoning options to ensure that zoning codes and development standards meet community needs and support a thriving Central Business District.	Short	Lead	Seldovia Residents; KPB; Alaska Planning Association; Alaska Municipal League
L3 Implement land use designations	L3.1 – Improve Land Data Collaborate with Kenai Peninsula Borough to update surveys, maps, and GIS data for accurate planning.	Mid	Partner	KPB Planning Department; NOAA; KBNERR
	L3.2 – Pre-Development Services Provide early guidance to property owners and developers by having resources and guidance readily available, pre-application meetings, and documented community design expectations.	Short	Lead	Alaska Planning Association; Alaska Housing Finance Corporation; Alaska Municipal League
	L3.3 – Code Compliance Enforcement Program Support compliance through outreach and assistance, reserving enforcement for cases where voluntary resolution fails.	Short-Mid	Lead	KPB

<i>L3 continued</i>	L3.4 – Remote Ownership Engagement Develop strategies to engage absentee or seasonal property owners in maintaining properties and contributing to community vitality, such as remote participation in planning discussions or incentives for leasing unused commercial space.	Short-Long	Lead	KPB GIS Division; Realtors
L4 Provide a network of quality, dedicated public spaces	L4.1 – Public Space Inventory and Enhancement Program Maintain a master inventory of public spaces with photos, maps, and maintenance needs; keep it updated and accessible to the public.	Short	Lead	KPB
	L4.2 – Dedicate/Acquire Strategic Properties as Parks Identify sites of historic and cultural importance and seek to develop partnerships for preservation and maintenance.	Long	Lead/Facilitator	SRSA; KPBSD; KPB; KHLT; SOA; Seldovia Arts Council; Seldovia Chamber of Commerce
	L4.3 – Historic Preservation and Cultural Heritage Establish policies, programs, or design guidelines to protect historic sites and cultural landscapes.	Mid-Long	Lead/Facilitator	SRSA; KPBSD; KPB; KHLT; State of Alaska; Seldovia Arts Council; Seldovia Chamber of Commerce

TRANSPORTATION (T)

T1 Retain safe, well-timed, water-based transportation options	T1.1 – Alaska Marine Highway Sustained Service Work with AMHS to secure a new freight and passenger vessel in Kachemak Bay, ensuring year-round, cost-effective, and timely service. Ensure maintenance and improvements to dock facilities for safety and ongoing service.	Long	Partner	Alaska Marine Highway Operations Board; Congressional Delegation; DOT&PF
	T1.2 – Private Ferry & Water Taxi Partnerships Collaborate with private ferry operators and the Seldovia Village Tribe to expand seasonal and shoulder-season water taxi services, with coordinated scheduling and ticketing.	Short-Long	Partner	SVT; Private Enterprise; Seldovia Chamber of Commerce
	T1.3 – Dockside Infrastructure Enhance amenities such as sheltered waiting areas, parking, handicap accessibility, and visitor information kiosks at ferry and water taxi terminals (Jakolof Dock) to improve the travel experience.	Long	Lead	AMHS; SVT Ferry
T2 Retain the airport and enhance air services	T2.1 – Airport Lighting & Emergency Access Partner with the State and aviation experts to install emergency landing lighting that enables safe operation of after-dark flights but preserves dark skies when not in use.	Long	Partner	DOT&PF; FAA
	T2.2 Airport Water & Sewer Connections Partner with the State and aviation experts to install water and sewer services for fire suppression safety and public bathroom facilities.	Long	Partner	DOT&PF; FAA
	T2.3 – Land Use Compatibility Work with State of Alaska and affected landowners to maintain safety standards for flight operations.	Short-Long	Partner	DOT&PF

T2 continued	T2.4 – Emergency Preparedness Drills Coordinate annual medevac and emergency landing exercises with air service providers to maintain readiness.	Short–Long	Partner	DOT&PF; FAA; Seldovia Fire Department
T3 Connect the community	T3.1 – Surface Transportation Maintenance Focus on preventative maintenance of roads, bridges, sidewalks, and trails, with strategic upgrades where safety or capacity issues exist.	Short–Long	Partner	DOT&PF; KPB
	T3.2 – Regional Collector & Multi-Use Trail Upgrade Seldovia Street/Anderson Way/Jakolof Bay Road to safely support multiple traffic types, incorporating a separated multi-use trail for safe routes to school.	Long	Partner	DOT&PF; KPB
	T3.3 – Safety Improvements Program In collaboration with DOT&PF and residents, identify and address safety issues such as bridge railings, blind corner mirrors, speed control measures, and lighting.	Short–Mid	Partner	DOT&PF; KPB
	T3.4- Safe Streets Transportation Plan Develop and implement a comprehensive Safe Streets Transportation Plan that prioritizes pedestrian, bicycle, and vehicle safety. The plan should identify high-risk areas, recommend traffic calming measures, integrate seasonal and event-based traffic strategies, and ensure compliance with ADA standards. Collaboration with residents, DOT&PF, and local law enforcement will guide plan development and enforcement.	Short	Lead	AML; DOT&PF; KPB; VPSO
	T3.5 – Assess Demand for New Routes Evaluate options for an alternative bypass route connecting the Airport or East Addition to the community, improving evacuation safety and reducing industrial traffic downtown.	Long	Partner	DOT&PF; KPB
	T3.6 – Regional Road Connection Feasibility Explore long-term road connection possibilities to nearby communities, weighing benefits, costs, and environmental impacts.	Long	Partner	SVT; DOT&PF; KPB
	T3.7 – Pedestrian & Bike Network Expansion Extend ADA-accessible sidewalks and alternative pathways, linking neighborhoods with key destinations and ensuring year-round usability.	Mid–long	Partner	DOT&PF; KPB
	T3.8 – Seasonal Traffic Management Plan In collaboration with DOT&PF, develop strategies for managing congestion during peak tourism, including directional signage, temporary parking solutions, and coordinated event scheduling.	Short–Mid	Partner	DOT&PF; KPB; Volunteer Organizations
T4 Integrate regional trail systems	T4.1 – Trailhead & Wayfinding Improvements Add signage, maps, and basic facilities (bike racks, benches, restrooms) at key trailheads to encourage use and reduce user conflict.	Short–Mid	Lead/ Facilitator	Seldovia Chamber of Commerce; SRSA; Seldovia Arts Council; KPB
	T4.2 – Water Trail Connections Strengthen Seldovia’s role in the Kachemak Bay Water Trail network through improved kayak launch points, signage, and safety features.;	Mid–Long	Lead/ Facilitator	Alaska Scenic By-Ways; Seldovia Chamber of Commerce; SRSA; KPB Volunteer organizations

HOUSING (H)				
H1 Provide adequate housing for all income levels and needs	H1.1 – Identify Potential Areas for Development In collaboration with partners such as the Seldovia Village Tribe (SVT) and Kenai Peninsula Housing Initiatives, Inc. (KPHI), identify parcels suitable for purchase or dedication to new housing projects. Prioritize areas near existing infrastructure and services.	Mid-Long	Lead/Facilitator/Partner	KPEDD; KPHI; SVT; RurAL CAP; AHFC
	H1.2 – Conduct a Housing Needs Assessment With support from KPEDD, KPHI, and the Kenai Peninsula Borough, conduct a comprehensive housing needs assessment. This should examine supply versus demand, seasonal housing impacts, and local definitions of “affordable” based on area median income.	Short	Lead	KPEDD; KPHI; KPB; SVT; AML; AHFC
	H1.3 – Create a Workforce Housing Strategy Develop a targeted plan to address housing needs for year-round workers, including partnerships with employers to create employee housing or rental assistance programs.	Short-Mid	Lead/Facilitator	KPEDD; KPHI; SVT; AML; Chamber of Commerce
	H1.4 – Encourage Adaptive Reuse of Existing Buildings Promote the conversion of underused commercial or public buildings into residential units where appropriate, particularly for workforce or seasonal housing.	Mid-Long	Facilitator	KPEDD; SVT; Seldovia Chamber of Commerce; AHFC
	H1.5 – Evaluate Policies for Potential Impacts to Housing Regularly review zoning, building codes, and permitting processes to ensure they do not create unnecessary barriers to new housing.	Mid-Long	Lead	KPEDD; AHFC
	H1.6 – Support Diverse Housing Types Encourage a mix of housing types, including small multi-family buildings, accessory dwelling units (ADUs), and co-housing models, to meet varied community needs.	Short-Long	Lead	KPEDD; KPHI; AHFC; RurAL CAP
	H1.7 – Balance Seasonal and Year-Round Housing Explore incentives or regulations that encourage property owners to make housing available for year-round rental rather than exclusively short-term vacation rentals.	Mid-Long	Facilitator	KPEDD; KPHI; SVT; Seldovia Chamber of Commerce
H2 Maintain neighborhood quality and livability	H2.1 – Design Standards for Neighborhood Character Develop voluntary or mandatory design guidelines to ensure new housing fits the scale, style, and quality expected in Seldovia’s neighborhoods. Scale development to the setting.	Mid-Long	Lead	AHFC
	H2.2 – Infrastructure Coordination Ensure housing development is timed with infrastructure upgrades for roads, water, sewer, and utilities to avoid service strain.	Short-Long	Lead	
	H2.3 – Promote Energy-Efficient & Resilient Housing Encourage the use of building materials and methods that reduce energy costs, extend building lifespan, and withstand local weather conditions.	Short-Long	Lead	AHFC; HEA

H3 Expand seasonal and temporary housing options without displacing locals	H3.1 – Seasonal Housing Facilities Work with employers, institutions, and nonprofits to develop seasonal housing facilities—such as bunkhouses or hostels—reducing competition for year-round rentals.	Short-Long	Facilitator	KPEDD; Seldovia Chamber of Commerce; KPHI; AHFC
	H3.2 – Short-Term Rental Registration & Monitoring Track short-term rentals to understand their impact on housing supply and to inform policy decisions.	Short-Long	Partner	Property Owners; KPB; Seldovia Chamber of Commerce
COMMUNITY & SOCIAL SERVICES (C)				
C1 Establish and maintain effective partnerships	C1.1 – Interlocal Service Agreements Continue and expand agreements with public agencies to share equipment, staff, and facilities for mutual benefit.	Short-Long	Facilitator	NOAA; KBNERR; DOT&PF; SVT; KPB
	C1.2 – Collaborate with Seldovia Village Tribe Explore joint service delivery—such as medical, transportation, and tourism services—to reduce costs and increase impact.	Short-Long	Partner	SVT
	C1.3 – Support and Honor Local Volunteers Expand volunteer recruitment and retention efforts through training opportunities, expense reimbursements, and recognition events.	Short-Long	Facilitator	Seldovia Chamber of Commerce; Seldovia Arts Council; SVT
	C1.4 – Partner with Kasitsna Bay Laboratory & Kachemak Bay National Estuarine Research Reserve Develop programs that connect these institutions' resources with local schools, tourism operators, and community events, ensuring year-round benefit.	Short-Long	Partner	KPBSD; KBNERR; NOAA; UAF
	C1.5 Continue Collaboration with Local Organizations Maintain and strengthen partnerships with local organizations, including the Seldovia Chamber of Commerce, Seldovia Arts Council, Seldovia Recreational Service Area, and other civic groups to coordinate programs, events, and initiatives that enhance community engagement, support economic development, and promote cultural and recreational opportunities.	Short-Long	Facilitator	APIA; NOAA; Seldovia Arts Council; Seldovia Chamber of Commerce; SRSA; SVT; University of Alaska
C2 Cost-effectively manage core public services	C2.1 – Adjust Support for Non-Core Services as Needed Monitor demand and adapt service levels seasonally or in response to economic conditions.	Short-Long	Lead	
	C2.2 – Service Performance Review Conduct regular reviews of each municipal service, measuring cost per capita, quality benchmarks, and community satisfaction.	Short-Long	Lead	
	C2.3 – Energy & Resource Efficiency in Operations Implement energy-saving upgrades and preventive maintenance programs for all city facilities to reduce long-term costs.	Mid-Long	Lead	
	C2.4 – Maintain Essential Service Reserve Fund Maintain a reserve fund for essential services to buffer against state or federal funding cuts.	Short-Long	Lead	
	C2.5 – Ensure Sustainable Fee Structure Use fee structures that reflect the cost-of-service provision, with discounts for seniors, youth, and income-qualified households where appropriate.	Short-Long	Lead	

C2 continued	C2.6 – Public Facility and Infrastructure Maintenance and Improvement Regularly assess, maintain, and strategically upgrade City-owned facilities including libraries, public safety facilities, government offices, recreation spaces, leased buildings, water, sewer, and stormwater infrastructure to ensure safety, accessibility, efficiency, and long-term durability, leveraging funding, partnerships, and community input.	Short-Long	Lead	
C3 Meet emergency & medical needs locally	C3.1 – Enhance Access to Local Medical Care Partner with the regional medical system centers to develop volunteer EMT and first responder programs.	Short-Long	Partner	SVT; KPB
	C3.2 – Maintain Public Safety, Medical, and Emergency Facilities Invest in facility upgrades, backup power systems, and emergency supplies to ensure readiness.	Short-Long	Lead/Partner	KPBOEM; SVT; DHS&EM
	C3.3 – Community-wide Emergency Drills Conduct regular multi-agency drills involving residents, schools, and local businesses.	Short-Long	Facilitator	KPBSD; KPB; KPBOEM; DOT&PF; State of Alaska
	C3.4 – Cross-Training of Staff for Emergency Response Encourage cross-training of staff and volunteers in multiple emergency response roles to increase coverage.	Short-Long	Facilitator	EMS; Hospital Service Area; SVT Clinic; KPB; KPBOEM; DOT&PF
C4 Serve broad public interests	C4.1 – Incentivize New Community Programs and Services Offer seed funding, facility use, and technical support for groups launching beneficial programs.	Mid-Long	Facilitator	KPB; Seldovia Chamber of Commerce
	C4.2 – Participatory Budgeting Pilot Allow residents to directly propose and vote on small-scale community projects funded through a dedicated budget allocation.	Short	Lead	Seldovia Chamber of Commerce; SVT; SRSA; Seldovia Arts Council
	C4.3 – Annual Community Services Report Publish a clear, accessible summary of city services, costs, and outcomes to build trust and inform decision-making.	Short-Long	Lead	
RESILIENCE (R)				
R1 Maintain local stewardship over vital land and water resources	R1.1 – Support Responsible Fisheries Management Collaborate with NOAA, ADF&G, and local industry to maintain sustainable harvest levels, ensure local participation in decision-making, and promote ecosystem-based fisheries management.	Short	Partner	NOAA; KBNERR; Kachemak Heritage Land Trust; ADF&G; Local ADF&G Board; KPB; SVT; State of Alaska
	R1.2 – Marine Habitat Protection & Restoration Partner with state and federal agencies to restore degraded habitat, improve fish passage, and remove marine debris that threatens wildlife and navigation.	Short-Mid	Partner	NOAA; KBNERR; Kachemak Heritage Land Trust; ADF&G; Local ADF&G Board; KPB; SVT; State of Alaska
	R1.3 – Reduce Pollution and Contamination Risks Enact and enforce ordinances discouraging derelict vessels, improper waste disposal, and unsafe fuel storage. Support voluntary compliance through education and assistance programs.	Short-Long	Partner	NOAA; KBNERR; Kachemak Heritage Land Trust; ADF&G; Local ADF&G Board; KPB; SVT; State of Alaska

R1 continued	R1.4 – Watershed Annexation and Control Plan Annex and protect watershed lands critical to the City’s water supply, using zoning controls, signage, and environmental easements.	Short-Long	Lead/Facilitator	NOAA; KBNERR; KHLT; KPB
	R1.5 – Mitigate Negative Environmental Impacts from Development Establish policies that evaluate the impacts of development proposals on neighboring properties and community to ensure that unavoidable impacts to affected stakeholders are mitigated to current codes and standards.	Short-Mid	Lead	ADF&G; NOAA; Landowners; KPB; KBNERR; Kachemak Heritage Land Trust
R2 Support affordable renewable energy and energy efficiency improvements	R2.1 – Explore Renewable Energy Opportunities Collaborate with Homer Electric Association, State energy programs, and private providers to evaluate feasibility of tidal, wind, and solar projects, as well as battery storage.	Long	Partner	AEA; HEA
	R2.2 – Expand Energy-Efficient Infrastructure Explore opportunities for energy efficiency upgrades to public infrastructure, including heating systems and renewable energy options.	Long	Lead	HEA; AEA; AHFC
	R2.3 – Incentives for Energy Efficiency Support and promote incentives for home and business owners to improve energy efficiency through insulation upgrades, appliance replacement, water and sewer service improvements, or weatherization programs.	Mid-Long	Partner	AEA; HEA; AHFC
R3 Maximize resilience to disasters and environmental hazards	R3.1 – Maintain Robust Emergency Management Systems Provide or support annual training to staff, volunteers, and partner agencies, and keep emergency equipment up to date.	Short-Long	Facilitator	
	R3.2 – Improve Local Food Security Partner with the Kenai Peninsula Borough, SVT, and nonprofits to create an emergency food cache, promote community gardens, and explore small-scale local food production.	Short-Mid	Partner	AKEMA; AML; DHS&EM; FEMA; KPB Office of Emergency Management; NOAA
	R3.3 – Climate & Hazard Monitoring Integrate local environmental monitoring program data tracking changes in sea level, weather patterns, and resource availability into City planning.	Short-Mid	Partner	KPB; SVT,
	R3.4 – Integrate Hazard Mitigation into All Planning Ensure that updates to zoning, infrastructure design, and capital planning incorporate relevant mitigation goals and risk assessment data from the Kenai Peninsula Multi-Jurisdictional Hazard Mitigation Plan (MJHMP).	Short-Mid	Lead	DHS&EM; KPB Planning Department; KPB Office of Emergency Management; City of Seward
	R3.5 – Critical Infrastructure Siting & Design Avoid locating key facilities in hazard-prone areas, and retrofit existing facilities for improved resilience.	Mid-Long	Lead/Facilitator	DHS&EM; KPB Planning Department; KPB Office of Emergency Management;

Appendix B. Public Comments Received

Goal	Comments/Input Received	Planning Team Response
ECONOMY		
E1 Increase the availability and quality of year-round employment	In-demand skills include electricians, mechanics, healthcare, waitstaff, housekeeping, childcare providers.	Added description of in-demand industries to "Community Voices" discussion.
	Business ideas include having a compost site for building soil (which would localize produce) and providing ice to the fishing fleet.	Added Action R3.2 - Improve Local Food Security. Retained action to explore City-run ice production (E3.5 - Fuel Sales & Marine Services).
	Nurture local businesses through "economic gardening". Sell local innovation, products (e.g., bees, berries, salt, fish, produce), and services to external markets. Introduce a tax-free weekend to boost local sales. Offer tax breaks or other incentives for year-round businesses.	Expanded relevant recommendations from 2014 Comprehensive Plan and added them as Action E1.2 - Support Local Business and Action E1.3 - Create and Implement a Collaborative Economic Strategy.
E2 Develop Seldovia's workforce	Explore mentorship and education opportunities for middle and high schoolers to learn more about healthcare.	Added Action E2.3 - Career Pathways Partnerships and added discussion of place-based learning opportunities in healthcare to the "Desired Future Conditions".
E3 Grow Seldovia's marine economy	Improve harbor and support facilities for fishing.	Added/expanded actions for deepwater dock strategic upkeep and upgrades, boat harbor improvements and expansion, and boat storage/haul-out.
E4 Enhance tourism industry and recreational opportunities	Desired spaces: playgrounds and youth spaces, public greenhouse, laundry facilities, marine aquarium/ touch tanks, performing arts complex with indoor space, bookstore, native plants garden, cross country ski trails, year-round swimming pool, "bunny" ski hill, outdoor art installations, museum, fishing pier, brewery, boat-access dining, waterfront community hall, harbor saunas, covered outdoor area for events and weddings with restrooms, mountain bike trails, public use cabins. Desired programs and events: Saturday farmers market, cultural festival and workshops, senior programs (e.g., Big Brother/Big Sister).	Added description of potential new public spaces to "Desired Future Conditions" in Economy and Land Use sections. Added Action E4.6 Event & Festival Infrastructure. Added Actions L4.1, L4.2, and L4.3 to support the goal of providing a network of quality, dedicated public spaces. Added Action C1.5- Continue Collaboration with Local Organizations.
	More access to beaches.	Added Action E4.2 - Outdoor Recreation Management and Action E4.4 - Enhance Backcountry Access.
E5 Respond effectively to changes in the economic climate	Lower gas and oil utility costs (which are a barrier to growth) by using alternative energy and seeking ways to reduce the price of fuel.	Revised relevant recommendations from 2014 Comprehensive Plan and added Action E5.2 - Energy Cost Reduction and Goal R2, which includes three actions to support affordable, renewable energy and energy efficiency improvements.

LAND USE		
L2 Develop and sustain an active town center	Eliminate long-term vacant buildings through incentives or community use, create opportunity zones through incentives (e.g., reduced taxes, utilities, or harbor fees) for new and existing businesses.	Added Action E1.2 - Support Local Businesses and Action L2.1 - Protect and Support the Waterfront Central Business District.
	Zoning should be changed with the times in some areas. Zoning should prioritize a combination of development and preservation.	Retained 2014 Comprehensive Plan recommendation to update zoning code, which is included as Action L2.2 - Zoning Review & Updates.
L4 Provide a network of quality, dedicated public spaces	Create playgrounds and youth spaces for all ages. Have year-round swimming pool.	Added Action C1.5 - Continue Collaboration with Local Organizations.
TRANSPORTATION		
T1 Retain safe, well-timed, water-based transportation options	More car transport in winter. Year-round ferry and water taxis connecting to Homer and Anchorage.	Added Action T1.1 - Alaska Marine Highway Sustained Service and Action T1.2- Private Ferry & Water Taxi Partnerships.
T2 Retain the airport and enhance air services	Need emergency lighting system at the airport.	Added Action T2.1 - Airport Lighting & Emergency Access
T3 Connect the community	Should teach children proper safety on four-wheelers, bikes, etc. There is a problem of kids under 14 driving without permits.	Added Action T3.4 - Safe Streets Transportation Plan.
	Additional railing on bridge. Dust control or speed reductions. Sidewalk improvements. Install mirrors on blind corners. Install more street lights. Motion sensors for street lights.	Added Action T3.3 - Safety Improvements Program and Action T3.4 - Safe Streets Transportation Plan.
	Alternate route out of town if bridge goes out.	Added Action T3.5 Assess Demand for New Routes. The "Intersection with Other Planning Documents" section describes coordination with the 2024 KPB Multi-Jurisdictional Hazard Mitigation Plan, which includes evacuation route improvements as a mitigation action.
	More accessible boardwalk. More biking and walking paths. Make outlying areas more accessible year round.	Added Action E4.1 - Historic Boardwalk Maintenance & Water Access. Added T3.7 - Pedestrian & Bike Network Expansion. Added E4.4. - Enhance Backcountry Access.
	Public EV chargers.	Added Action R2.1 - Explore Renewable Energy Opportunities.
	More bus or shuttle service for seniors (elder shuttle for events).	Added Action C1.1 Interlocal Service Agreements and Action C1.5 - Continue Collaboration with Local Organizations.
T4 Integrate regional trail systems	Encourage recreational rentals (kayaks, paddleboards, etc)	Added Action E4.5 - Create and Implement a Comprehensive Tourism Strategy.

HOUSING		
H1 Provide adequate housing for all income levels and needs	Pursue professional housing grants to build bunk-houses or apartments for visiting educators and children coming in to learn.	Added Action H1.3 - Create a Workforce Housing Strategy. Added Action H3.1 - Seasonal Housing Facilities.
	More small rentals and starter homes for young families. Need pet-friendly, low income apartments to relieve housing pressure. Programs that get folks who want to be homeowners to participate in build to lower cost of ownership.	Added Goal R2 (provide adequate housing for all income levels and needs) and Action H1.2 - Conduct a Housing Needs Assessment.
	Need a housing needs assessment. Need to determine what “affordable housing” means, based on local incomes.	Added Action H1.2 - Conduct a Housing Needs Assessment.
	Identify what land within city limits is available for development (or is there opportunity outside city limits).	Added Action H1.1 - Identify Potential Areas for Development.
H3 Expand seasonal and temporary housing options without displacing locals	Need housing for at least 15-20 seasonal workers. Need more B&B and hotel options for visitors.	Added Action H1.2 - Conduct a Housing Needs Assessment. Added Action H1.3 - Create a Workforce Housing Strategy. Added Action H3.1 - Seasonal Housing Facilities.
COMMUNITY & SOCIAL SERVICES		
C1 Establish and maintain effective partnerships	Partner with school (have regular meetings, coordinate calendars, schedule times for workforce development). Offer community college courses and adult learning opportunities. Support an engaging and effective school. Prioritize early education sustainability (specifically preschool).	Added Action C1.1- Interlocal Service Agreements. Added Action C1.4 - Partner with Kasitsna Bay Laboratory & Kachemak Bay National Estuarine Research Reserve.
	Build a year-round swimming program. Use shop to teach classes for teens, including subsistence harvesting.	Added C1.5 - Continue Collaboration with Local Organizations
C3 Meet emergency and medical needs locally	Challenges include high provider turnover, no providers most days, no access to Homer in bad weather, gaps in emergency care, and a need for better overall/preventative health services.	Added Action C3.1 - Enhance Access to Medical Care.
	Could include health pathways in middle and school, including mentorships and on-the-job training.	Added Action E2.3 - Career Pathways Partnerships and added discussion of place-based learning opportunities in healthcare to the “Desired Future Conditions”.
RESILIENCE		
R1 Maintain local stewardship over vital land and water resources	Incentivize quiet EVs (especially four wheelers).	Added Action R2.3 - Incentives for Energy Efficiency.
	More options for recycling. Fence the dump. Trash compaction facility. Auxiliary space to store/trade/donate used but functional items.	Added Action C4.1 - Incentivize New Community Programs and Services.
	Fix water/sewer. Expand water catchment.	Added Action C2.6 - Public Facility and Infrastructure Maintenance and Improvement. Retained relevant recommendation from 2014 Comprehensive Plan and included as Action R1.4 - Watershed Annexation and Control Plan.

R1 continued	Prohibit vehicle traffic on Outside Beach.	Added Action E4.2 - Outdoor Recreation Management.
	Support growth and harvesting of sustainable, local food. Support regenerative agriculture. Create root cellars for storing valley produce. Create valuable soil amendments for local growers (i.e., composting and processing of fish carcasses).	Added Action R3.2 - Improve Local Food Security.
	Include sustainability criteria in zoning codes.	Added Action R1.5 - Mitigate Negative Environmental Impacts from Development and Action R3.4 - Integrate Hazard Mitigation into All Planning.
R2 Support affordable renewable energy and energy efficiency improvements	Heat pump education. Solar panel installation.	Added Action E5.2 - Energy Cost Reduction and Goal R2, which includes three actions to support affordable, renewable energy and energy efficiency improvements.



Appendix C. Historical Context of Seldovia

Seldovia is a coastal community accessible only by air and water, located in lower Cook Inlet on the south side of Kachemak Bay. The town sits on the eastern shore of Seldovia Bay in a compact waterfront setting, centered around the bay and a scenic tidal slough.

Human activity in the Seldovia area extends back thousands of years. Archaeological evidence shows that Indigenous peoples used the coastline and marine resources around Kachemak Bay as early as 1500 B.C. Over time, several Alaska Native groups lived in or traveled through the region, including Sugpiaq (Chugach Alutiiq), Dena'ina Athabaskan, Aleut, and Koniagmiut peoples. The rich marine environment supported subsistence fishing, hunting, and trade networks throughout Cook Inlet.

Russian exploration and colonization beginning in the eighteenth century profoundly altered the region. In 1741, Russian fur traders established one of the earliest mainland settlements in Alaska near Seldovia after occupying a Sugpiaq village.

The early twentieth century marked a period of economic expansion. Salmon canneries, herring fisheries, fox and mink farms, and timber operations all contributed to the local economy. During the herring boom of the 1920s, Seldovia's population swelled dramatically during peak fishing seasons. The community developed a distinctive waterfront characterized by wooden boardwalks built along the shoreline, earning Seldovia the nickname "the boardwalk town." In 1945 Seldovia was incorporated as a Second Class City with 285 recorded residents.

The mid-twentieth century brought major changes. In 1962 Seldovia became a First Class City. A year later, the Alaska Marine Highway System began service, with the MV Tustumena providing a critical transportation connection for the community.

The Good Friday Earthquake of 1964 significantly shaped modern Seldovia. The earthquake caused the land in Seldovia to subside by approximately four feet, allowing high tides to flood the historic boardwalk and many waterfront structures. In response, an urban renewal project replaced much of the original boardwalk district with elevated fill, roads, and modern infrastructure.

New growth and demographic change occurred during the 1970s as new housing and recreational development expanded in the area. The establishment of Kachemak Bay State Park helped spur tourism and seasonal visitation. Economic activity continued through fishing, crabbing, timber operations, and community services.

The passage of the Alaska Native Claims Settlement Act (ANCSA) also reshaped land ownership and governance in the region. The Seldovia Native Association Incorporated (SNAI) and Cook Inlet Region Incorporated (CIRI) became major landowners and economic stakeholders. Seldovia Village Tribe (SVT), became federally recognized in 1992, and now provides a range of community services including health, cultural, and social programs.

Today, Seldovia's identity reflects this layered history. The community continues to balance its Indigenous heritage, maritime traditions, natural environment, and evolving economic opportunities while maintaining its character as a small coastal community connected closely to the waters and landscapes of lower Cook Inlet.



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