

**CITY OF CORDOVA, ALASKA  
PLANNING COMMISSION  
RESOLUTION 16-05**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CORDOVA, ALASKA, RECOMMENDING TO THE CITY COUNCIL OF THE CITY OF CORDOVA, ALASKA TO REMOVE DEFINITIONS FROM CHAPTER 18.08, TO REPEAL AND REENACT CHAPTER 18.52, AND TO AMEND THE TITLE OF SECTION 18.80.040 OF THE CORDOVA MUNICIPAL CODE IN ORDER TO UPDATE AND DEFINE NONCONFORMING LOTS, STRUCTURES, AND USES, TO ALLOW FOR THE EXPANSION AND ALTERATION OF NONCONFORMING STRUCTURES, AND TO INCREASE THE AMOUNT OF TIME A NONCONFORMING USE CAN CEASE BEFORE IT IS CONSIDERED DISCONTINUED**

**WHEREAS**, the Planning Commission has determined that Chapter 18.52 entitled Nonconforming Uses” is difficult to interpret as it does not clearly differentiate between the different types of nonconformities; and

**WHEREAS**, Chapter 18.52 does not allow for the expansion of nonconforming buildings even if the expansion does not aggravate the nonconformity; and

**WHEREAS**, the Planning Commission has determined that the proposed changes to the Cordova Municipal Code are in accordance with the purpose of Title 18; and

**WHEREAS**, the Planning Commission recommend to City Council to accept the proposed amendments.

**NOW, THEREFORE BE IT RESOLVED THAT** the Planning Commission of the City of Cordova, Alaska hereby recommend to the City Council of the City of Cordova, Alaska to remove definitions from Chapter 18.08, to repeal and reenact Chapter 18.52, and to amend the title of Section 18.80.040 of the Cordova Municipal Code in order to update and define nonconforming lots, structures and uses, to allow for the expansion and alteration of nonconforming structures, and to increase the amount of time a nonconforming use can cease before it is considered discontinued.

**PASSED AND APPROVED THIS 11<sup>TH</sup> DAY OF OCTOBER, 2016**



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Tom Bailer, Chair

ATTEST:



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Samantha Greenwood, City Planner