



# City of Cañon City

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Office of the  
City Administrator

## MEMORANDUM

To: Planning Commission  
From: Steven G. Rabe, Zoning Administrator *SGR*  
CC: Mayor & City Council  
Date: April 18, 2011

In reviewing some recent applications for Site Plan review, staff has discovered that the revised site plan language regarding exemptions (4.12 Site Plan – 4(b)(iii)) doesn't appear to have retained the intent of all parties involved when the final revisions were approved by the Planning Commission. Specifically, the following excerpt from that part of the Municipal Code appears to be out of context: *“Changes made to the interior of a structure where the work does not result in changes to the exterior of the structure and does not result in a significant increase in the parking requirements (no more than 6 spaces or 20%, whichever is greater)”*.

Staff has confirmed with those involved in the discussions regarding modifications to the Site Plan regulations that the language in question is not in keeping with their understanding of what was agreed to. Therefore, absent any objections, staff will correctly interpret that section as follows: *“Change in use that does not result in a significant increase in the parking requirements (no more than 6 spaces or 20%, whichever is greater)”*. This interpretation will hold until such time as other changes are made to Chapter 4.12 of the Code. At that time, a correction will be made to the language regarding exemptions.