

Richmond City Planning and Zoning Commission Meeting

Date: December 4, 2007

Place: City Offices

Members Present: Randy Jones as Chair; Commission members Daryl Black, Suzanne Dent, Lee Anderson, Chris Anderson present; Commission member Monica Merrill absent. Allen Lundgreen - City Council representative, and Marlowe Adkins, City Manager, present.

Meeting was called to order at 7:05 p.m. No minutes were read as the November meeting was cancelled due to a lack of business.

Request for Variance: Brent Webb presented a request for a variance dealing with the grade of one street in his Phase III of Cherry Creek Heights. The point of issue is a section about one hundred fifty-plus feet where the grade is 9.75%. Under *Richmond City Manual of Design and Construction Standards*, any street grade between 8.1% and 10.0% requires a variance from the City plus engineering data to provide reasonable expectation of safe passage. City Engineer Darek Kimball from J*U*B Engineers, Inc. was present. Darek noted that he, City Manager Marlowe Adkins, and Maintenance men Rob Bair and Ben Lundgreen (who will be driving the snow plows in the winter) met on site with Brent Webb. Because the street, Cherry Creek Parkway, offers two "table top" landings where another street joins, thereby providing a relatively "flat" area instead of a constant three hundred plus feet of 8% or more grade, Rob and Ben felt that loaded snowplows (loaded with the sand/salt bin and spreader) could be safely handled and not pose a threat to traffic. This was a particular concern where Cherry Creek Parkway joins Cherry Ridge Lane but both Rob and Ben feel that the reduction of grade to 6% just prior to the intersection will enable safe control of the trucks. Darek said that he had also spoken with snowplow crews in other cities and found the consensus to be essentially the same. Darek also formally presented a letter from J*U*B Engineers outlining his findings, and recommended approval of this variance. The Commission members asked some questions and discussed the matter. Suzanne Dent moved that the variance be granted, seconded by Daryl Black. Vote was unanimous in favor by all present. This recommendation will be forwarded to the Richmond City Council for their meeting on December 18th.

Suzanne Dent moved that the meeting be adjourned, seconded by Chris Anderson. Passed unanimously.

Meeting adjourned at 7:20 p.m.

Next meeting is scheduled, due to New Years Day, on the second Tuesday of January, January 8, 2008.

Randy Jones

Chair, P&Z Commission