

EXHIBIT B

From: [Jason Densmer](#)
To: [Bruce Freckleton](#); [Sonya Allen](#)
Cc: [Kristen McNeill](#); [Tyson Glock](#); [Clint Dolsby](#)
Subject: RE: Southridge No. 5 - FP-2021-0011 Staff Report for April 6th Council Mtg
Date: Monday, April 5, 2021 4:38:53 PM
Attachments: [image007.png](#)

External Sender - Please use caution with links or attachments.

Bruce:

Thank you for making the connection. I spoke with Tyson on Friday and do not have any further questions or concerns about the final plat staff report. We are in agreement as written.

Regards,

principal, civil engineer

jason densmer, pe

THE LAND GROUP | d. 208.803.1930 | o. 208.939.4041

From: Bruce Freckleton <bfreckleton@meridiancity.org>
Sent: Wednesday, March 31, 2021 3:39 PM
To: Jason Densmer <jason@thelandgroupinc.com>; Sonya Allen <sallen@meridiancity.org>
Cc: Kristen McNeill <kmcneill@thelandgroupinc.com>; Tyson Glock <tglock@meridiancity.org>; Clint Dolsby <cdolsby@meridiancity.org>
Subject: RE: Southridge No. 5 - FP-2021-0011 Staff Report for April 6th Council Mtg

Jason-

I have included Tyson Glock and Clint Dolsby in this response as one of them will have to answer the question.

Thank you,

Bruce



Bruce Freckleton

Development Services Manager
Community Development Department

From: Jason Densmer <jason@thelandgroupinc.com>
Sent: Wednesday, March 31, 2021 2:26 PM

To: Bruce Freckleton <bfreckleton@meridiancity.org>; Sonya Allen <sallen@meridiancity.org>
Cc: Kristen McNeill <kmcneill@thelandgroupinc.com>
Subject: RE: Southridge No. 5 - FP-2021-0011 Staff Report for April 6th Council Mtg

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Bruce:

Condition B3 requires *"Max slope in gravity sewer lines shall be 5%. There are multiple pipe runs that exceed this, and therefore will need to be re-designed."*

My concerns with this as a Final Plat Condition of Approval are:

- The City of Meridian's 2019 Design Standards do not specify a maximum pipe slope of 5%. I do not know what the basis is for this comment/requirement.
- Due to the slope of the site, several of the street centerlines are greater than 5%. Sewer slopes steeper than 5% will be required to avoid them becoming increasingly deeper as the roads rise (since I assume the City isn't suggesting we use drop manholes).
- If this Final Plat condition of approval remains in the staff report, and is approved on the consent agenda – I am restricted in the design options I can propose.

I am more than happy to discuss on the phone (or virtual Teams meeting so we can share documents).

Thanks,

principal, civil engineer

jason densmer, pe

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From: Bruce Freckleton <bfreckleton@meridiancity.org>
Sent: Wednesday, March 31, 2021 2:11 PM
To: Sonya Allen <sallen@meridiancity.org>; Jason Densmer <jason@thelandgroupinc.com>
Cc: Kristen McNeill <kmcneill@thelandgroupinc.com>
Subject: RE: Southridge No. 5 - FP-2021-0011 Staff Report for April 6th Council Mtg

Good afternoon Jason,

Site specific conditions 1,3, and 4 in the Public Works section of the report came directly out of Public Works. I would be happy to take any specific concern you have to PW if you could provide me with those specifics.

Thank you,

Bruce



Bruce Freckleton

Development Services Manager
Community Development Department

From: Sonya Allen
Sent: Wednesday, March 31, 2021 2:03 PM
To: Jason Densmer <jason@thelandgroupinc.com>
Cc: Kristen McNeill <kmcneill@thelandgroupinc.com>; Bruce Freckleton <bfreckleton@meridiancity.org>
Subject: RE: Southridge No. 5 - FP-2021-0011 Staff Report for April 6th Council Mtg

Jason – Public Works comments are out of my wheelhouse...please work with Bruce. Thanks

From: Jason Densmer <jason@thelandgroupinc.com>
Sent: Wednesday, March 31, 2021 1:56 PM
To: Sonya Allen <sallen@meridiancity.org>
Cc: Kristen McNeill <kmcneill@thelandgroupinc.com>
Subject: RE: Southridge No. 5 - FP-2021-0011 Staff Report for April 6th Council Mtg

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Sonya:

I have reviewed the staff report. I did not have an opportunity to see the 4 Public Works Site Specific Conditions before.

The comments are VERY specific on what construction plan revisions to make – and I would prefer to have more-general Conditions of Approval that don't dictate a specific edit to the plans but allow me to work with Public Works towards a design solution acceptable to all. As written, these conditions leave me little flexibility to actually design things.

Can you give me a call to discuss whether those conditions could be more general?

Thanks,

principal, civil engineer

jason densmer, pe

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From: Sonya Allen <sallen@meridiancity.org>

Sent: Tuesday, March 30, 2021 4:21 PM

To: Adrienne Weatherly <aweatherly@meridiancity.org>; Charlene Way <cway@meridiancity.org>; Chris Johnson <cjohnson@meridiancity.org>

Cc: Bill Parsons <bparsons@meridiancity.org>; Kristen McNeill <kmcneill@thelandgroupinc.com>; Jason Densmer <jason@thelandgroupinc.com>

Subject: Southridge No. 5 - FP-2021-0011 Staff Report for April 6th Council Mtg

Attached is the staff report for the final plat for Southridge No. 5. This item is scheduled to be on the consent agenda at the City Council work session on April 6th. The meeting will be held at City Hall, 33 E. Broadway Avenue, beginning at 4:30 pm. Please call or e-mail with any questions.

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If you are *not* in agreement with the provisions in the staff report, please submit a written response to the staff report to the City Clerk's office (cityclerk@meridiancity.org) and me as soon as possible and the item will be placed on the regular meeting agenda at a subsequent meeting for discussion.

Thanks,

Sonya Allen | Associate Planner

City of Meridian | Community Development Department | Planning Division

33 E. Broadway Ave., Ste. 102, Meridian, Idaho 83642

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