

EXHIBIT B

Sonya Allen

From: Mike Wardle <mwardle@brightoncorp.com>
Sent: Wednesday, April 28, 2021 3:32 PM
To: Sonya Allen; Adrienne Weatherly; Charlene Way; Chris Johnson
Cc: Jon Wardle; Bill Parsons
Subject: RE: TM Creek No. 5 FP-2021-0027 Staff Report for May 4th Council Meeting

External Sender - Please use caution with links or attachments.

Yes! . . . We acknowledge and agree with the conditions, as written, per current DA and UDC requirements.

The response below was to state—for the record—the rationale for our intent to address **Site Specific Conditions 4.b and 5.a** through the Alternative Compliance process.

Mike Wardle

Direct 208.287.0512
Cell 208.863.6150

From: Sonya Allen <sallen@meridiancity.org>
Sent: Wednesday, April 28, 2021 3:21 PM
To: Mike Wardle <mwardle@brightoncorp.com>; Adrienne Weatherly <aweatherly@meridiancity.org>; Charlene Way <cway@meridiancity.org>; Chris Johnson <cjohnson@meridiancity.org>
Cc: Jon Wardle <jwardle@brightoncorp.com>; Bill Parsons <bparsons@meridiancity.org>
Subject: RE: TM Creek No. 5 FP-2021-0027 Staff Report for May 4th Council Meeting

Mike – While the previous approval file numbers are noted in condition #1, so is the most recent DA amendment for Ten Mile Crossing with “TBD” for the yet to be recorded DA. As we discussed, conditions #4b and #5a can’t be waived or approved with this application; a subsequent ALT application needs to be submitted.

Are you in agreement with the conditions of approval as written? If not, this will need to be pulled from the work session agenda and placed on the regular agenda.

From: Mike Wardle <mwardle@brightoncorp.com>
Sent: Wednesday, April 28, 2021 3:11 PM
To: Sonya Allen <sallen@meridiancity.org>; Adrienne Weatherly <aweatherly@meridiancity.org>; Charlene Way <cway@meridiancity.org>; Chris Johnson <cjohnson@meridiancity.org>
Cc: Jon Wardle <jwardle@brightoncorp.com>; Bill Parsons <bparsons@meridiancity.org>
Subject: RE: TM Creek No. 5 FP-2021-0027 Staff Report for May 4th Council Meeting

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All,

We have reviewed the staff report and conditions of approval, and concur with these qualifying comments:

While not likely an issue, **Site Specific Condition No.1** refers to prior DA’s which are being consolidated into a single, project-governing **Ten Mile Crossing DA**.

- That DA Mod process may be completed prior to City Engineer signature and plat recording.

Site Specific Conditions 4.b and 5.a – Because the project’s underlying zone is Residential R-40, the 20-foot Wayfinder and Cobalt collector street landscape buffers must be in common lots.

- Technically, that is possible—but not practical
 - o While the site is residentially-zoned, the project is, in reality, commercial
 - o There is no HOA to own and maintain common lots
 - o They will be owned solely by the multi-family project
 - o They will be maintained by the owner as, simply, a “seamless” part of the project’s landscaping
- The Phase 1 apartment site across Wayfinder is zoned commercial, thus the required buffers were defined by easements
 - o Zoning is the only distinction

THEREFORE, rather than plat 4.5’-wide common lots solely for UDC compliance, we propose to address the conditions through Alternative Compliance.

Respectfully,

Mike Wardle

Direct 208.287.0512
Cell 208.863.6150

From: Sonya Allen <sallen@meridiancity.org>

Sent: Wednesday, April 28, 2021 12:02 PM

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

Cc: Jon Wardle <jwardle@brightoncorp.com>; Mike Wardle <mwardle@brightoncorp.com>; Bill Parsons <bparsons@meridiancity.org>

Subject: TM Creek No. 5 FP-2021-0027 Staff Report for May 4th Council Meeting

Attached is the staff report for the final plat for TM Creek No. 5. This item is scheduled to be on the consent agenda at the City Council work session on May 4th. 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.

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
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