

**CITY OF MERIDIAN
FINDINGS OF FACT, CONCLUSIONS OF LAW
AND
DECISION & ORDER**



In the Matter of the Request for a Conditional Use Permit (CUP) for a Vehicle Washing Facility on 3.13-Acres of Land in the C-C Zoning District for Ultra Clean Carwash per Requirement of the Rezone Ordinance (#02-940), Located at 715 E. Fairview Ave., by KM Engineering, LLP.

Case No(s). H-2023-0073

For the Planning & Zoning Commission Hearing Date of: April 18, 2024 (Findings on May 2, 2024)

A. Findings of Fact

1. Hearing Facts (see attached Staff Report for the hearing date of April 18, 2024, incorporated by reference)
2. Process Facts (see attached Staff Report for the hearing date of April 18, 2024, incorporated by reference)
3. Application and Property Facts (see attached Staff Report for the hearing date of April 18, 2024, incorporated by reference)
4. Required Findings per the Unified Development Code (see attached Staff Report for the hearing date of April 18, 2024, incorporated by reference)

B. Conclusions of Law

1. The City of Meridian shall exercise the powers conferred upon it by the “Local Land Use Planning Act of 1975,” codified at Chapter 65, Title 67, Idaho Code (I.C. §67-6503).
2. The Meridian Planning & Zoning Commission takes judicial notice of its Unified Development Code codified at Title 11 Meridian City Code, and all current zoning maps thereof. The City of Meridian has, by ordinance, established the Impact Area and the Amended Comprehensive Plan of the City of Meridian, which was adopted April 19, 2011, Resolution No. 11-784 and Maps.
3. The conditions shall be reviewable by the City Council pursuant to Meridian City Code § 11-5A.
4. Due consideration has been given to the comment(s) received from the governmental subdivisions providing services in the City of Meridian planning jurisdiction.
5. It is found public facilities and services required by the proposed development will not impose expense upon the public if the attached conditions of approval are imposed.
6. That the City has granted an order of approval in accordance with this decision, which shall be signed by the Chairman of the Commission and City Clerk and then a copy served by the Clerk upon the applicant, the Planning Department, the Public Works Department and any affected party requesting notice.

7. That this approval is subject to the conditions of approval in the attached staff report for the hearing date of April 18, 2024, incorporated by reference. The conditions are concluded to be reasonable and the applicant shall meet such requirements as a condition of approval of the application.

C. Decision and Order

Pursuant to the Planning & Zoning Commission's authority as provided in Meridian City Code § 11-5A and based upon the above and foregoing Findings of Fact which are herein adopted, it is hereby ordered that:

1. The applicant's request for a conditional use permit is hereby approved in accord with the conditions of approval in the staff report for the hearing date of April 18, 2024, attached as Exhibit A.

D. Notice of Applicable Time Limits

Notice of Two (2) Year Conditional Use Permit Duration

Please take notice that the conditional use permit, when granted, shall be valid for a maximum period of two (2) years unless otherwise approved by the City in accord with UDC 11-5B-6F.1. During this time, the applicant shall commence the use as permitted in accord with the conditions of approval, satisfy the requirements set forth in the conditions of approval, and acquire building permits and commence construction of permanent footings or structures on or in the ground. For conditional use permits that also require platting, the final plat must be signed by the City Engineer within this two (2) year period in accord with UDC 11-5B-6F.2.

Upon written request and filed by the applicant prior to the termination of the period in accord with 11-5B-6.F.1, the Director may authorize a single extension of the time to commence the use not to exceed one (1) two (2) year period. Additional time extensions up to two (2) years as determined and approved by the Commission may be granted. With all extensions, the Director or Commission may require the conditional use comply with the current provisions of Meridian City Code Title 11.

E. Judicial Review

Pursuant to Idaho Code § 67-6521(1)(d), if this final decision concerns a matter enumerated in Idaho Code § 67-6521(1)(a), an affected person aggrieved by this final decision may, within twenty-eight (28) days after all remedies have been exhausted, including requesting reconsideration of this final decision as provided by Meridian City Code § 1-7-10, seek judicial review of this final decision as provided by chapter 52, title 67, Idaho Code. This notice is provided as a courtesy; the City of Meridian does not admit by this notice that this decision is subject to judicial review under LLUPA.

F. Notice of Right to Regulatory Takings Analysis

Pursuant to Idaho Code §§ 67-6521(1)(d) and 67-8003, an owner of private property that is the subject of a final decision may submit a written request with the Meridian City Clerk for a regulatory takings analysis.

G. Attached: Staff Report for the hearing date of April 18, 2024

By action of the Planning & Zoning Commission at its regular meeting held on the _____ day of _____, 2024

COMMISSIONER ANDREW SEAL, CHAIRMAN VOTED_____

COMMISSIONER MARIA LORCHER, VICE CHAIRMAN VOTED_____

COMMISSIONER BRIAN GARRETT VOTED_____

COMMISSIONER JARED SMITH VOTED_____

COMMISSIONER PATRICK GRACE VOTED_____

COMMISSIONER MATTHEW SANDOVAL VOTED_____

COMMISSIONER ENRIQUE RIVERA VOTED_____

Andrew Seal, Chairman

Attest:

Chris Johnson, City Clerk

Copy served upon the Applicant, the Planning and Development Services divisions of the Community Development Department, the Public Works Department and the City Attorney.

By: _____ Dated: _____
City Clerk's Office

EXHIBIT A



STAFF REPORT

COMMUNITY DEVELOPMENT DEPARTMENT

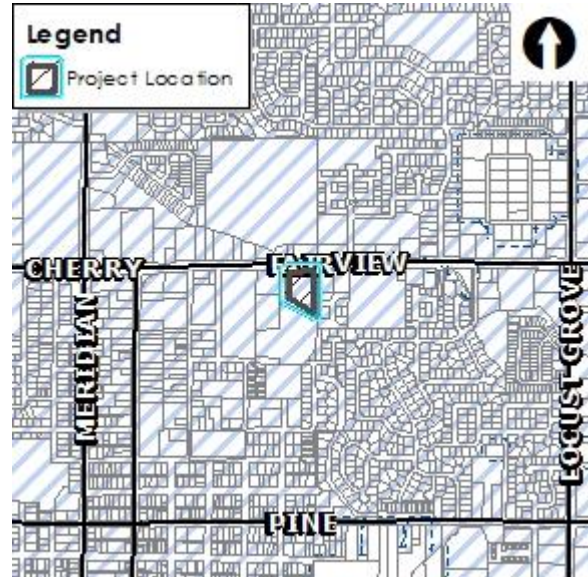
HEARING DATE: 4/18/2024

TO: Planning & Zoning Commission

FROM: Sonya Allen, Associate Planner
208-884-5533

SUBJECT: Ultra Clean Carwash – CUP
[H-2023-0073](#)

LOCATION: 715 E. Fairview Ave., in the NW 1/4 of Section 7, T.3N., R.1E.



I. PROJECT DESCRIPTION

A Conditional Use Permit (CUP) is requested for a vehicle washing facility on 3.13 acres of land in the C-C zoning district per requirement of the rezone ordinance (#02-940).

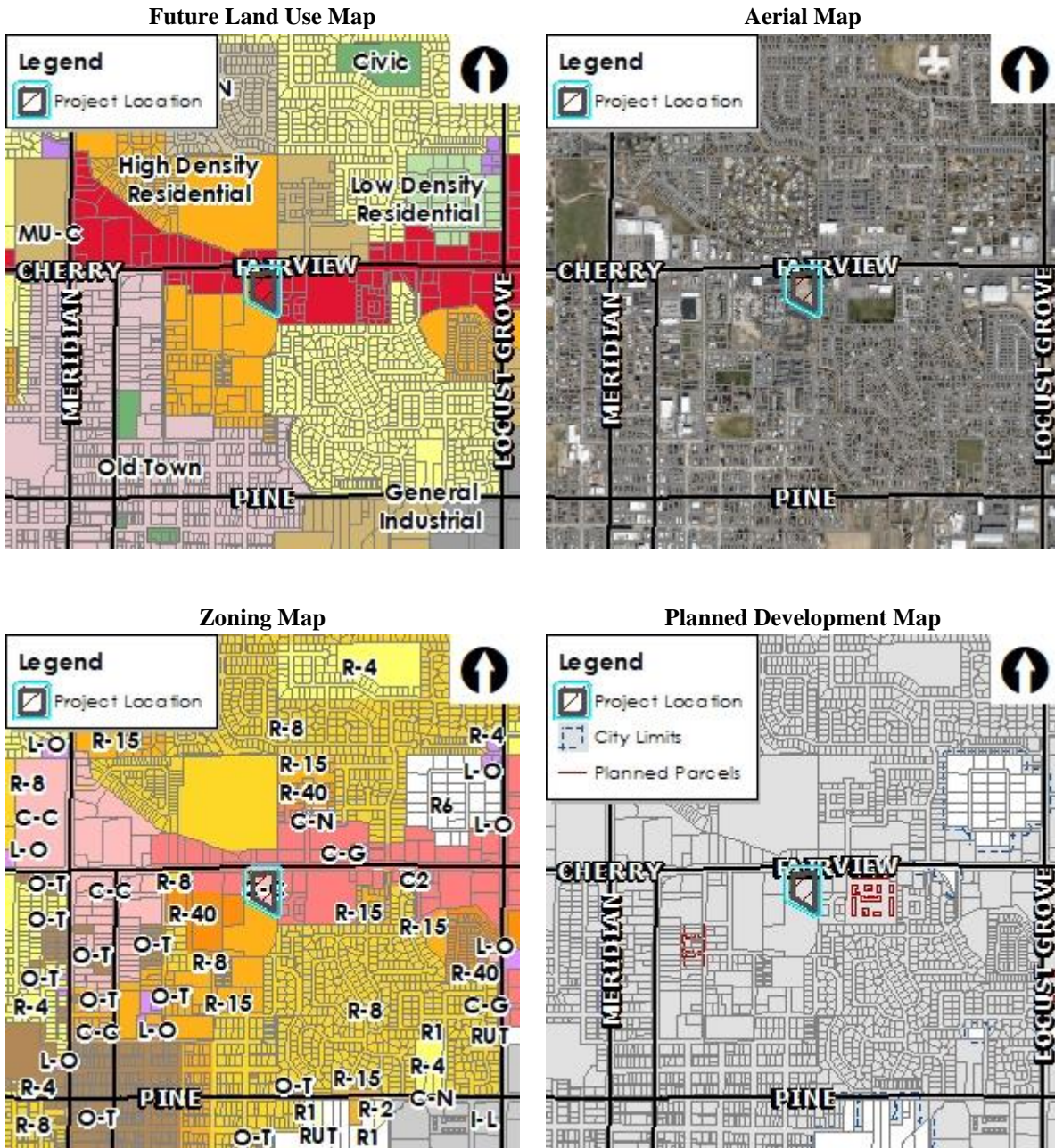
II. SUMMARY OF REPORT

A. Project Summary

Description	Details	Page
Acreage	3.13-acres	
Future Land Use Designation	Commercial	
Existing Land Use	Vacant/undeveloped land	
Proposed Land Use(s)	Vehicle washing facility	
Current Zoning	Community Business District (C-C)	
Physical Features (waterways, hazards, flood plain, hillside)	The Fivemile Creek runs along the western and southern boundaries of the site.	
Neighborhood meeting date; # of attendees:	12/18/23	
History (previous approvals)	RZ-01-007 Sol C. Yuan; Ord. #02-940	

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A. Project Area Maps



III. APPLICANT INFORMATION

A. Applicant:

Connor Lindstrom, KM Engineering, LLP – 5725 N. Discovery Way, Boise, ID 83713

B. Owner:

Jasper & Arlene Yuan – 12851 S. Sorrel Ln., Scottsdale, AZ 85259

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C. Representative:
Same as Applicant

IV. NOTICING

	Planning & Zoning Posting Date
Newspaper Notification	4/2/2024
Radius notification mailed to properties within 300 feet	3/29/2024
Site Posting Date	3/27/2024
Next Door posting	3/29/2024

V. COMPREHENSIVE PLAN ([HTTPS://WWW.MERIDIANCITY.ORG/COMPPLAN](https://www.meridiancity.org/compplan)):

LAND USE:

This property is designated Commercial on the Future Land Use Map (FLUM).

This designation will provide a full range of commercial uses to serve area residents and visitors. Desired uses may include retail, restaurants, personal and professional services, and office uses, as well as appropriate public and quasi-public uses. Multi-family residential may be allowed in some cases, but should be careful to promote a high quality of life through thoughtful site design, connectivity, and amenities. Sample zoning include: C-N, C-C, and C-G.

PROPOSED USE: The Applicant proposes to develop a vehicle washing facility on the site, which will serve area residents and visitors. The use is allowed as a conditional use in the C-C district per UDC Table 11-2B-2.

COMPREHENSIVE PLAN POLICIES (<https://www.meridiancity.org/compplan>):

Goals, Objectives, & Action Items: Staff finds the following Comprehensive Plan policies to be applicable to this application and apply to the proposed use of this property (staff analysis in *italics*):

- “Require all new and reconstructed parking lots to provide landscaping in internal islands and along streets.” (2.01.04B)

All parking lot landscaping is required to comply with the standards listed in UDC 11-3B-8C.

- “Permit new development only where urban services can be reasonably provided at the time of final approval and development is contiguous to the City.” (3.01.01F)

City water and sewer service is available to be extended to this property with development.

- “Plan for a variety of commercial and retail opportunities within the Area of City Impact.” (3.05.01J)

The proposed vehicle washing facility will contribute to the variety of uses and services in

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this area.

- “Integrate the Meridian Pathways Master Plan into the site development review process to ensure planned paths are built out as adjacent land develops.” (3.07.02H)

A multi-use pathway was previously constructed on this property along the Fivemile Creek in accord with the Pathways Master Plan.

- “Improve and protect creeks and other natural waterways throughout commercial, industrial, and residential areas.” (4.05.01D)

The Fivemile Creek, which runs along the western and southern boundaries of the site, should be protected during development of the site.

- “Require all new development to create a site design compatible with surrounding uses through buffering, screening, transitional densities, and other best site design practices.” (3.07.01A)

In accord with this guideline, Staff has recommended conditions of approval, as noted below in Section VI, to buffer the proposed use from the residential uses to the southwest in Creekside Arbour to reduce noise and visual impacts from the proposed use.

- “Minimize noise, lighting, and odor disturbances from commercial developments to residential dwellings by enforcing city code.” (5.01.01F)

Operation of the proposed use should comply with City ordinances pertaining to noise and lighting.

VI. STAFF ANALYSIS

The Applicant proposes a Conditional Use Permit (CUP) for a vehicle washing facility on 3.13 acres of land in the C-C zoning district per requirement of the rezone ordinance ([#02-940](#)). *Note: The UDC (Table 11-2B-2) lists vehicle washing facilities as a principal permitted use in the C-C district.*

Picture of subject property from Google maps:



The rezone ordinance approved with the annexation in 2002, requires compliance with several conditions, some of which have already been satisfied or have changed since that time. A list of these conditions is included below along with Staff’s comments in *italic* text.

- 1) Applicant shall work with the Public Works Department on dedication of an easement paralleling the Five Mile Creek for a future sanitary sewer relief main.

An easement was previously granted as required (see Public Works comments in Section IX.B of this report for additional requirements).

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- 2) Dedicate 60-feet of right-of-way from the centerline of Fairview Avenue abutting the parcel by means of recordation of a final subdivision plat or execution of a warranty deed prior to issuance of a building permit (or other required permits), whichever occurs first.

ACHD is requiring an additional 62' of right-of-way to be dedicated from centerline of Fairview Ave. abutting the site as proposed.

- 3) Construct a 5-foot wide concrete sidewalk on Fairview Avenue abutting the parcel. Coordinate the location and elevation of the sidewalk with District staff.

A 10' wide attached sidewalk exists along Fairview Ave.

- 4) Construct a 24 to 30-foot wide driveway at the west property line to align with Barbara Street on the north side of Fairview Avenue.

ACHD is requiring a 30' wide right-in/right-out only driveway onto Fairview Ave. located 152' east of Barbara Dr. (see the ACHD report in Section IX.C of this report for more information).

- 5) Required by District policy, restrictions on the width, number and locations of driveways, shall be placed on future development of this parcel.

Only one (1) access via Fairview Ave., as detailed above, is allowed.

- 6) Upon review of a specific development application, ACHD may have additional requirements not addressed in their report.

See ACHD report in Section IX.C of this report.

- 7) Comply with all Standard Requirements of the February 21, 2001 ACHD Commissioner's letter, which they acted on MRZ-01-001, and which conditions and requirements also apply to this application (RZ-01-007).

See ACHD report in Section IX.C of this report for updated requirements applicable to development of this site.

- 8) That all uses on this property shall require a conditional use permit.

This condition is satisfied with the subject CUP application.

- 9) That a significant portion of the property is within the flood plain, which Five Mile Creek runs along; that Five Mile Creek is designated as a multiple use pathway and in the future open discussion on how to accommodate a pathway through the area shall be required, which shall be included as part of the conditional use permit process in the future.

A 10' wide multi-use pathway has been constructed on the site along the Fivemile Creek as required.

Specific Use Standards: There are specific use standards in the UDC that apply to the proposed use, as follows:

11-4-3-39 Vehicle Washing Facility :

- A. A site plan shall be submitted that demonstrates safe pedestrian and vehicular access and circulation on the site and between adjacent properties. At a minimum, the plan shall demonstrate compliance with the following standards: *Staff's analysis in italic text.*

1. Stacking lanes shall have sufficient capacity to prevent obstruction of the public right-of-way by patrons. *The site plan demonstrates compliance with this requirement.*

EXHIBIT A

2. The stacking lane shall be a separate lane from the circulation lanes needed for access and parking. *The site plan demonstrates compliance with this requirement.*
 3. The stacking lane shall not be located within ten (10) feet of any residential district or existing residence. *The stacking lanes are not within 10' of any residential district or residence.*
 4. A letter from the transportation authority indicating the site plan is in compliance with the highway district standards and policies shall be required. *The ACHD report is included in Section IX.C of this report.*
- B. Within the industrial districts, a vehicle washing facility shall be allowed only as an accessory use to a gasoline or diesel fuel sales facility for use by non-passenger vehicles. The vehicle washing facility shall be limited in capacity to a single vehicle. The intent is to discourage facilities that cater to passenger vehicles. *Not applicable (this site is in a commercial district).*
- C. Any use that is not fully enclosed shall be located a minimum of one hundred (100) feet from any abutting residential district, and shall be limited in operating hours from 6:00 a.m. to 10:00 p.m. *The proposed carwash will be fully enclosed except for the entry and exit doors, which typically remain open during operating hours. The proposed hours of operation are from 7:00 am to 9:00 pm, seven days a week.*
- D. If the use is unattended, the standards set forth in section [11-3A-16](#) of this title shall also apply. *The proposed use will not be unattended.*

Dimensional Standards: Future development should be consistent with the dimensional standards listed in UDC Table [11-2B-3](#) for the C-C zoning district.

Access: One (1) right-in/right-out driveway access is proposed at the northern boundary of the site via E. Fairview Ave., an existing arterial street. The driveway location depicted on the site plan complies with ACHD's requirements.

The UDC ([11-3A-3A.2](#)) limits access points to arterial streets in an effort to improve safety and requires a cross-access ingress/egress easement to be granted to adjoining properties where access to a local street isn't available. In this case, access is only available via an arterial street (i.e. Fairview Ave.). The ACHD report also recommends the City require cross-access to the parcel to the east (#S11071280807) to help reduce conflicts on Fairview Ave. **For these reasons, Staff recommends a cross-access ingress/egress easement and driveway is provided to the adjacent property to the east (Parcel #S11071280807) for future access and interconnectivity; the plans should be revised to include this driveway and an access easement should be submitted with the Certificate of Zoning Compliance application.**

Parking: Off-street parking is required in accord with the standards listed in UDC [11-3C-6B.1](#), which requires one (1) space for every 500 square feet of gross floor area. Based on 5,600 s.f., a minimum of 11 spaces are required; a total of 24 spaces are proposed, exceeding the minimum standards by 13 spaces. Due to the nature of the proposed use, the proposed parking will mostly provide parking for use of the vacuums but will also provide parking for employees.

A bicycle rack capable of holding at least one (1) bicycle is required per UDC [11-3C-6G](#); bicycle parking facilities are required to comply with the location and design standards listed in UDC [11-3C-5C](#). A bike rack is depicted on the site plan that will hold two (2) bicycles in accord with this standard. **A detail should be included on the site plan submitted with the Certificate of Zoning Compliance application that complies with the aforementioned design standards.**

Landscaping: A 25' wide street buffer is required along E. Fairview Ave., landscaped per the standards listed in UDC [11-3B-7C](#). A 40'+ buffer is proposed. The landscape plan depicts a 15' wide overhead power line easement along the frontage of this site along Fairview Ave., which prohibits Class II trees within 25' of the easement; therefore, the requirement for 25% of qualifying street

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buffer trees to be Class II does not apply. **Lawn or other grasses aren't allowed to comprise more than 65% of the vegetated coverage of the buffer; the remainder of the area should be mulched and treated as planting area for shrubs or other vegetative groundcover in accord with UDC 11-3B-7C.3e; the landscape plan should be revised to comply.**

Parking lot landscaping is required to be provided in accord with the standards listed in UDC [11-3B-8C](#). **Staff recommends additional trees are provided within the buffer along the west boundary of the site (1 tree per 35'); and shrubs are included in the buffer along the east boundary to meet the perimeter buffer requirements.**

The UDC ([Table 11-2B-3](#)) requires a 25' wide buffer to be provided to residential uses, landscaped per the standards in UDC [11-3B-9C](#). Residential uses exist to the southwest of this site in Creekside Arbour. A 50' wide irrigation district easement exists along this boundary for the Fivemile Creek. The easement may count toward a portion of the required buffer as it provides a spatial separation between the uses; however, **an additional buffer should be provided outside of this easement along the entire southern boundary of the site at a width necessary to accommodate a berm and/or wall/fence with dense landscaping that includes a mix of materials (i.e. evergreen and deciduous trees, shrubs, lawn, or other vegetative groundcover) allowing trees to touch within 5-years of planting.** Staff feels this is necessary due to the orientation of the carwash with the entry facing the residential neighborhood, which will likely funnel noise from the carwash directly to the residences.

Landscaping is required along all pathways per the standards listed in UDC [11-3B-12C](#). A minimum 5' wide landscape strip is typically required on each side of all pathways; however, when the pathway was constructed on this vacant/undeveloped site by the City, landscaping wasn't installed as there wasn't an irrigation system on the site to provide water for landscaping. A wrought-iron fence exists along the pathway (3' east of the pathway) – none of the area between the fence and the creek is landscaped and Staff isn't recommending provision of any landscaping within that area with this application as there isn't adequate area between the pathway and the top of bank and the fence for such. On the east side of the fence adjacent to the pathway, a 35+ foot wide perimeter landscape buffer is proposed with landscaping that complies with UDC standards for pathways.

Mitigation is required for existing trees removed from the site as set forth in UDC [11-3B-10C.5](#). The black locust trees on the site were deemed to be dying and not salvageable by the City Arborist; therefore, no mitigation is required for removal of these trees (see [letter](#) in Section IX.D).

Sidewalks: An attached 10-foot wide sidewalk exists along the northern perimeter boundary of the site along E. Fairview Ave. The UDC ([11-3A-17C](#)) requires a minimum 5-foot wide detached sidewalk to be provided along arterial streets such as Fairview Ave.; however, because the sidewalk is in good condition and is wider than required, Staff is not recommending it's reconstructed as a detached sidewalk.

A 5-foot wide concrete pedestrian walkway is proposed from the perimeter sidewalk to the building in accord with the standards listed in UDC [11-3A-19.B.4](#).

Pathway: A 10' wide multi-use pathway exists along the Fivemile Creek on this site in accord with the Pathways Master Plan. A 20' wide recreational pathway easement (Inst. #2016-109496) for the pathway is depicted on the landscape plan.

Fencing: A wrought iron fence exists along the east side of the multi-use pathway along the Fivemile Creek. No new fencing is depicted on the landscape plan. Any fencing constructed on the site should comply with the standards for such in UDC [11-3A-6C](#) and [11-3A-7](#).

Waterways: The Fivemile Creek runs along the western and southern boundaries of this site within a 90' wide irrigation easement (45' each side from centerline) – 50' of which lies on this property as

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depicted on the landscape plan.

A portion of this site where the Fivemile Creek is located along the west and south boundaries of the site is in the floodway. The majority of this site is located within the floodplain (flood zones AE and X). **A floodplain development permit will be required to be submitted to the Public Works Dept. for approval prior to development of the property.**

Hours of Operation: As noted above, the proposed hours of operation are 7:00 am to 9:00 pm. **Because the entry to the carwash directly faces the existing residences to the south, which could be negatively impacted by the noise from the carwash, Staff recommends a condition of approval that prohibits the proposed use from operating before 7:00 am and after 10:00 pm.**

Mechanical Equipment: All mechanical equipment on the back of the building or on the rooftop and all outdoor service and equipment should be incorporated into the overall design of buildings and landscaping so that the visual and acoustic impacts of these functions are fully contained and out of view from adjacent properties and public streets as set forth in UDC [11-3A-12](#).

Noise: The proposed use is required to comply with the City's noise ordinance (MCC [6-3-6](#) – Noises Creating Public Disturbance). The Applicant states each vacuum will be powered by a larger turbine that will have an exhaust silencer/muffler to mitigate any noise concerns. A sound intensity exhibit for the turbines was submitted, included in Section VIII.D of this report, that shows the sound decibel (DB) readings at different intervals up to 30' away (which measures 38 DB at 30') with a comparison of typical vehicular traffic at 60-75 DB on most City streets.

Trash Enclosure: The trash enclosure is located along the southern boundary of the parking area. **A receptacle for recycling should be provided within the trash enclosure; a detail should be submitted with the Certificate of Zoning Compliance application that demonstrates compliance.**

Building Elevations: Conceptual building elevations were submitted as shown in Section VIII.C for the proposed vehicle washing facility that depict modulation and articulation on all facades with belly bands, awnings, metal cladding designed to look like cedar, glazing and other architectural features. A mix of materials are proposed consisting of burnished CMU, natural stone, cedar rendition metal cladding and other natural materials with metal roofing and canopies. The color scheme will include various browns, tans, and other warm earth tones. **The final design is required to be consistent with the design standards listed in the [Architectural Standards Manual](#).**

Certificate of Zoning Compliance & Design Review: A Certificate of Zoning Compliance and Design Review application is required to be submitted for the proposed use prior to submittal of a building permit application to ensure consistency with the conditions in Section IX, UDC standards and design standards.

VII. DECISION

A. Staff:

Staff recommends approval of the proposed conditional use permit with the conditions included in Section IX per the Findings in Section X.

B. The Meridian Planning & Zoning Commission heard this item on April 18, 2024. At the public hearing, the Commission moved to approve the subject CUP request.

1. Summary of Commission public hearing:

- a. In favor: Connor Lindstrom, KM Engineering (Applicant's Representative)
- b. In opposition: None
- c. Commenting: None
- d. Written testimony: Connor Lindstrom, KM Engineering (Applicant's Representative) – in agreement with staff report conditions.

EXHIBIT A

- e. Staff presenting application: Sonya Allen
- f. Other Staff commenting on application: None
- 2. Key issue(s) of public testimony:
 - a. None
- 3. Key issue(s) of discussion by Commission:
 - a. None
- 4. Commission change(s) to Staff recommendation:
 - a. None

EXHIBIT A

C. Building Elevations (dated: 10/26/23)



PRELIMINARY
NOT FOR CONSTRUCTION
THIS DRAWING AND ANY INFORMATION CONTAINED HEREIN ARE THE PROPERTY OF AP DG ARCHITECTURE AND SHALL NOT BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF AP DG ARCHITECTURE.

A NEW CAR WASH FOR:
715 E FAIRVIEW AVE
MERIDIAN, ID 83642
ULTRA CLEAN

REVISIONS	NO	DATE	NOTE

Project No. 23-0055
Date: 10-26-23
EXTERIOR ELEVATIONS
A3.1

EXTERIOR FINISH SELECTIONS

PAINT EXTERIOR	SP-1	100% MICROPORE GORE-TEX BLENDED WITH METAL FLAKE
PAINT COMPONENTS	MP-1	LUMBER-LIKE FINISH (KILN DRIED BROWN OAKS)
MP-2	PANORAMA 34 (BRANNE COFFEE)	
MP-3	PANORAMA 34 (BRANNE COFFEE)	
MASONRY	CMU-1	BLENDED CHALK ULTRA COUNTY MATERIALS CORP. B&B SLAT (GRAY LANTERN SPIES MIX ANTIQUE WHITE)
STONE	ST-1	NATURAL LIMESTONE
DOORFRAME SYSTEM	DF-1	CLEAR ANODIZED ALUMINUM THERMOCLAD SYSTEM
WALL STONE	CS-1	ADVANCED JANT STONE, CUSTOM BUFF
PERFORATED CANOPY	CP-1	PRE-ENGINEERED CANOPY, BRASS SUPPLEMENTED, CLEAR ANODIZED, PLATINUM BRUSH, 1/2" PANELS

- EXTERIOR FINISH SELECTIONS NOTES:**
- ALL EXTERIOR FINISHES, MATERIALS, AND SYSTEMS ARE TO BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTALLATION INSTRUCTIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL BUILDING DEPARTMENT AND ANY OTHER AFFECTING AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL BUILDING DEPARTMENT AND ANY OTHER AFFECTING AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL BUILDING DEPARTMENT AND ANY OTHER AFFECTING AGENCIES.
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PERFORATION CALCULATIONS

NORTH WALL	148 SF
EAST WALL	188 SF
SOUTH WALL	188 SF
WEST WALL	188 SF
TOTAL WALLS	712 SF
NORTH OPENINGS	213 SF
EAST OPENINGS	288 SF
SOUTH OPENINGS	288 SF
WEST OPENINGS	213 SF
TOTAL OPENINGS	1002 SF
THAT PERFORATES SF	29%

EXHIBIT A

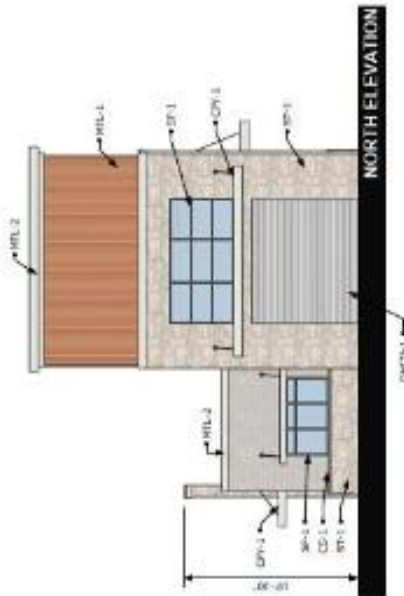
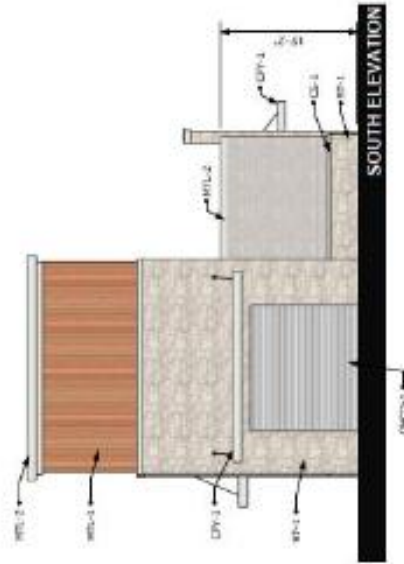
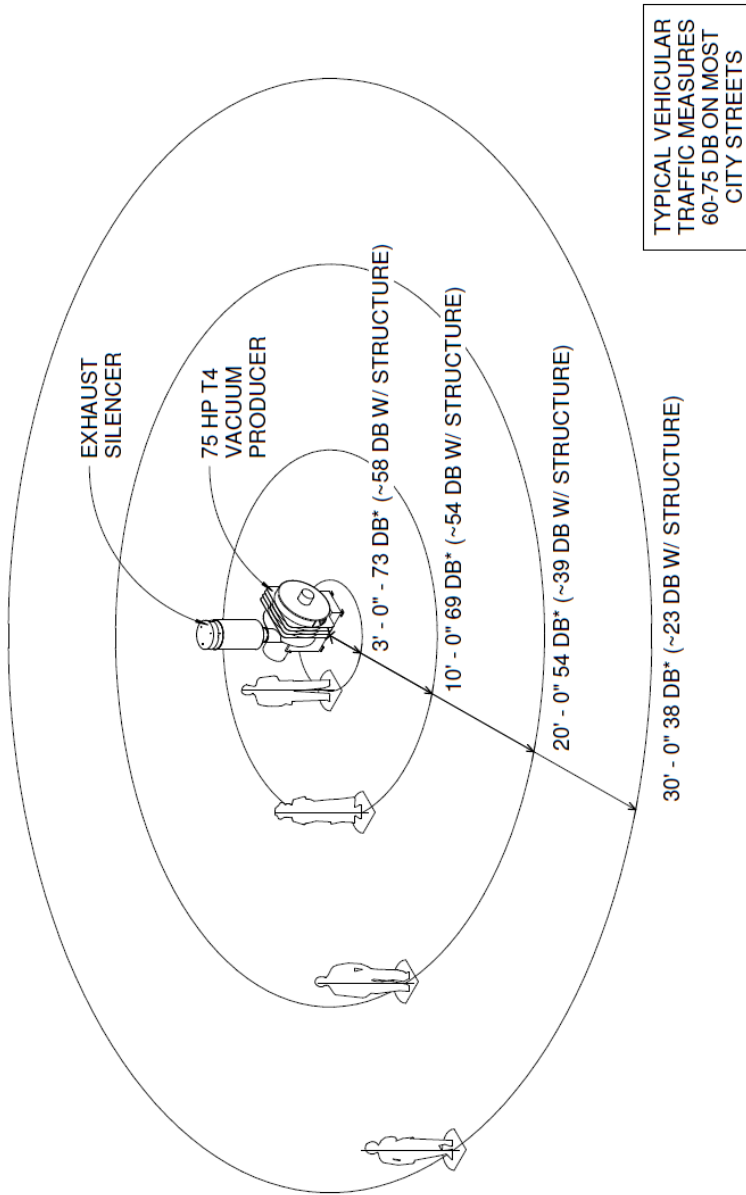


EXHIBIT A

D. Turbine Sound Intensity Exhibit



*BASED ON READINGS TAKEN OUTDOORS, UNOBSTRUCTED, ON A CONCRETE SURFACE



TURBINE SOUND INTENSITY - 75 HP

EXHIBIT A

IX. CITY/AGENCY COMMENTS & CONDITIONS

A. PLANNING

1. The site plan and landscape plan submitted with the Certificate of Zoning Compliance application shall be revised as follows:
 - a. Include a detail for the trash enclosure that includes a recycling receptacle in the enclosure.
 - b. Depict all mechanical equipment on the plans. *All mechanical equipment on the back of the building or on the rooftop and all outdoor service and equipment should be incorporated into the overall design of buildings and landscaping so that the visual and acoustic impacts of these functions are fully contained and out of view from adjacent properties and public streets as set forth in UDC [11-3A-12](#).*
 - c. Revise the landscaping within the street buffer along E. Fairview Ave. to comply with the standards listed in UDC [11-3B-7C.3e](#). Lawn or other grasses aren't allowed to comprise more than 65% of the vegetated coverage of the street buffer; the remainder of the area should be mulched and treated as planting area for shrubs or other vegetative groundcover. *Class II trees aren't required to be provided due to the overhead power line easement along Fairview Ave.*
 - d. Depict an additional buffer outside of the irrigation district easement along the entire southern boundary of the site adjacent to residential uses at a width necessary to accommodate a berm and/or wall/fence with dense landscaping that includes a mix of materials (i.e. evergreen and deciduous trees, shrubs, lawn, or other vegetative groundcover) allowing trees to touch within 5-years of planting in accord with the standards listed in UDC [11-3B-9C](#) and [Table 11-2B-3](#).
 - e. Include a detail of the bicycle rack that demonstrates compliance with the standards listed in UDC [11-3C-5C](#).
 - f. Depict a minimum 20' wide driveway within a cross-access ingress/egress easement to the adjacent property to the east (Parcel #S1107120807).
 - g. Depict additional trees within the perimeter buffer along the west boundary of the site (i.e. 1 tree per 35 linear feet); and shrubs within the perimeter buffer along the east boundary of the site in accord with the standards listed in UDC [11-3B-8C](#).
2. Compliance with the standards listed in UDC [11-4-3-39](#) – Vehicle Washing Facility is required.
3. The access via E. Fairview Ave. shall be restricted to right-in/right-out only as required by ACHD. All other access via E. Fairview Ave. is prohibited.
4. The hours of operation of the proposed use shall be limited to the hours between 7:00 am and 10:00 pm in accord with UDC [11-4-3-39C](#).
5. Any fencing constructed on the site shall comply with the standards for such in UDC [11-3A-6C](#) and [11-3A-7](#).
6. A cross-access ingress/egress easement for a minimum 20' wide driveway shall be recorded that grants access from E. Fairview Ave. through the subject property to the adjacent property 715 to the east (Parcel #S11071280807) for future access and interconnectivity. A copy of the recorded easement shall be submitted with the Certificate of Zoning Compliance application.
7. Each vacuum turbine shall have an exhaust silencer/muffler to mitigate noise impacts to

EXHIBIT A

adjacent neighbors as proposed.

8. A floodplain development permit shall be submitted to the Public Works Dept. for approval prior to development of the property.
9. The applicant shall submit revised plans that demonstrate compliance with the above conditions of approval for the Certificate of Zoning Compliance and Design Review application (A-2023-0156) that is currently in process.
10. The conditional use permit is valid for a maximum period of two (2) years unless otherwise approved by the City. During this time, the Applicant shall commence the use as permitted in accord with the conditions of approval, satisfy the requirements set forth in the conditions of approval, and acquire building permits and commence construction of permanent footings or structures on or in the ground as set forth in UDC 11-5B-6. A time extension may be requested as set forth in UDC 11-5B-6F.

B. PUBLIC WORKS DEPARTMENT

<https://weblink.meridiancity.org/WebLink/DocView.aspx?id=339813&dbid=0&repo=MeridianCity&cr=1>

C. ADA COUNTY HIGHWAY DISTRICT (ACHD)

<https://weblink.meridiancity.org/WebLink/DocView.aspx?id=339814&dbid=0&repo=MeridianCity>

D. PARK'S DEPARTMENT

<https://weblink.meridiancity.org/WebLink/DocView.aspx?id=339815&dbid=0&repo=MeridianCity>

E. DEPARTMENT OF ENVIRONMENTAL QUALITY (DEQ)

<https://weblink.meridiancity.org/WebLink/DocView.aspx?id=340357&dbid=0&repo=MeridianCity>

F. NAMPA & MERIDIAN IRRIGATION DISTRICT (NMID)

<https://weblink.meridiancity.org/WebLink/DocView.aspx?id=342123&dbid=0&repo=MeridianCity>

G. IDAHO TRANSPORTATION DEPARTMENT (ITD)

<https://weblink.meridiancity.org/WebLink/DocView.aspx?id=340239&dbid=0&repo=MeridianCity>

X. FINDINGS

Conditional Use (UDC 11-5B-6)

Findings: The commission shall base its determination on the conditional use permit request upon the following:

1. That the site is large enough to accommodate the proposed use and meet all the dimensional and development regulations in the district in which the use is located.

The Commission finds the site is large enough to accommodate the proposed development and meet all dimensional and development regulations of the C-C zoning district.

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2. That the proposed use will be harmonious with the Meridian comprehensive plan and in accord with the requirements of this title.

The Commission finds the proposed vehicle washing facility will be harmonious with the Comprehensive Plan and is consistent with applicable UDC standards with the conditions noted in Section IX of this report.

3. That the design, construction, operation and maintenance will be compatible with other uses in the general neighborhood and with the existing or intended character of the general vicinity and that such use will not adversely change the essential character of the same area.

The Commission finds the design, construction, operation and maintenance of the proposed use will be compatible with other uses in the general neighborhood, with the existing and intended character of the vicinity and will not adversely change the essential character of the area if the applicant complies with the conditions noted in Section IX of this report.

4. That the proposed use, if it complies with all conditions of the approval imposed, will not adversely affect other property in the vicinity.

The Commission finds the proposed use will not adversely affect other properties in the vicinity if it complies with the conditions in Section IX of this report.

5. That the proposed use will be served adequately by essential public facilities and services such as highways, streets, schools, parks, police and fire protection, drainage structures, refuse disposal, water, and sewer.

The Commission finds the proposed use will be served by essential public facilities and services as required.

6. That the proposed use will not create excessive additional costs for public facilities and services and will not be detrimental to the economic welfare of the community.

The Commission finds the proposed use will not create additional costs for public facilities and services and will not be detrimental to the economic welfare of the community.

7. That the proposed use will not involve activities or processes, materials, equipment and conditions of operation that will be detrimental to any persons, property or the general welfare by reason of excessive production of traffic, noise, smoke, fumes, glare or odors.

The Commission finds the proposed use will not be detrimental to any persons, property or the general welfare by the reasons noted above.

8. That the proposed use will not result in the destruction, loss or damage of a natural, scenic or historic feature considered to be of major importance. (Ord. 05-1170, 8-30-2005, eff. 9-15-2005)

The Commission finds the proposed use will not result in the destruction, loss or damage of any such features.

9. Additional findings for the alteration or extension of a nonconforming use:

- a. That the proposed nonconforming use does not encourage or set a precedent for additional nonconforming uses within the area; and,

This finding is not applicable.

- b. That the proposed nonconforming use is developed to a similar or greater level of conformity with the development standards as set forth in this title as compared to the level of development of the surrounding properties.

This finding is not applicable.