

To Planning Staff and commission:

Attached are screen shots from Google to give an indication of the validity of the neighborhood concerns over the drive through being located on the back of this project. Pictured below is the 25 foot minimum barrier required by zoning after the property that adjoining property was cleared. While the growth is a little thicker during the summer, during the winter there is little to almost no buffer for the homeowners that share this property line. You can clearly see the windows, doors, and porches of these properties.

This minimum barrier will afford no protections for our neighborhood against noise, fumes, and vibrations associated with a drive through. As well as the fumes and noise of idling cars waiting in line to order.

According to the USDA Guide of Using agroforestry to buffer noise, to achieve any effective noise reduction the noise buffer must completely block the line of sight. If any light can be seen through the buffer, it is providing no appreciable noise reduction. When only trees and shrubs are used for the buffer, this means the planting must be at least 100 feet wide with evergreen species for year around reduction. Even with wide and dense vegetative buffers noise reduction above 3 to 5 dBA is not likely.

To achieve a 10 dBA reduction (one half the noise level) either a very wide dense tree planting or including a solid barrier is necessary. Solid barriers can be either an earthen berm or a solid wall or fence. If a berm is utilized trees and shrubs should be planted on top and near the recipient. Planting on top of the berm creates a relative increase in height of the trees with respect to the recipient. Solid barriers also reflect sound back toward the source. If this is an issue, a row of shrubs can be planted near the solid barrier on the source side. If a solid wall is constructed the least effective location is within the tree planting and the most effective location is near the source. The buffer should extend in either direction at least four times the distance between the recipient and the buffer.

Commissioners should consider that "use on review" is intended to provide for uses which are beneficial to the community but that may involve a potential hazard to the development of an area unless appropriate provisions are made for their impacts.

If the Hazardous impact of light pollution, noise pollution, and toxic fumes cannot be mitigated by a single minimum landscaping, this plans applicant must alter the plan to create an effective and meaningful barrier or the commission should deny the use of a drive through on this property.

Please see pictures below:

Aerial of EZstop and adjoining properties.

Pictures showing failure of barrier to protect other properties

Picture highlighting proximity of graves in the cemetery to the drive through

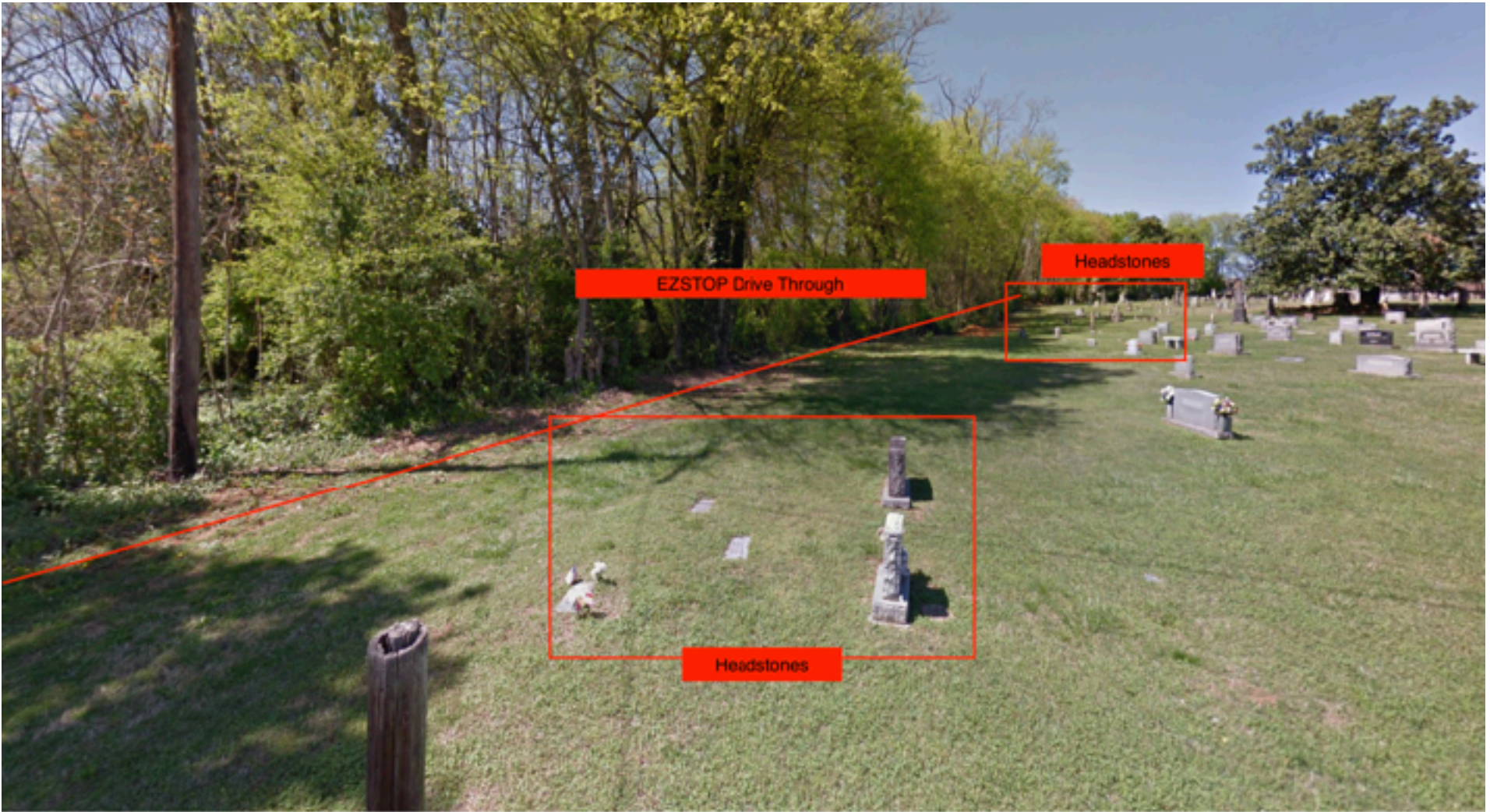
<https://www.fs.usda.gov/nac/assets/documents/agroforestrynotes/an42w05.pdf> (recommendations for noise buffer location, heights, and density to achieve a 10 dBA noise reduction.











EZSTOP Drive Through

Headstones



Headstones