



MEMORANDUM

TO: Planning Commission
FROM: Sandra L. Freund, AICP, Planning Supervisor / DRP Coordinator
DATE: June 22, 2018
SUBJECT: Chick-fil-A
(CU2018-0003 / DR2017-0138 / LD2018-0004 / TP2017-0016)

Staff provides this supplemental memo in order to address the noise study submitted by the applicant on June 20, 2018. The applicant will be submitting a revised version to staff on Monday, June 25, 2018, with minor wording changes. Once received, staff will forward the study to all Planning Commission members electronically, as well as provide paper copies at the Planning Commission meeting. A noise study was requested of the applicant by the Planning Commission on May 30, 2018 in order to address the potential noise impacts resulting from the drive-through and truck delivery components of the proposed restaurant.

The noise study ("Study") prepared by Tobin Cooley, P.E., of Listen Acoustics, dated June 19, 2018, reviews the potential noise impacts to adjacent residential uses resulting from the proposed Chick-fil-A Restaurant with Drive-through facilities, to be located at 2970 SW Cedar Hills Boulevard. The subject residential uses reviewed in the Study are located south of the subject site. The Study considered three main sources of potential noise:

1. Truck travel to Delivery Doors
2. Drive-through Communications (order speakers) Sound
3. Drive-through Vehicle Idling and Travel

In depth review of the above items can be found on pages 6-9 of the Study. Mitigation recommendations suggest a sound barrier to be placed along the entirety of the southern portion of the subject property to the eastern extent of the subject property adjacent to the drive-through facilities, and connect to the corner of the restaurant building. It is recommended that the barrier be a minimum of 7-feet tall, and be placed such that the bottom of the barrier is at the same level as the drive path grade in order to ensure effectiveness. The barrier should be constructed of noise attenuating materials that meet the metric of Sound Transmission Class (STC) 21 in order to be effective. Page 11 of the Study lists examples of materials that meet the STC 21 minimum metric.

Staff proposes the following conditions of approval in response to the information found within the noise study, and in conjunction with the recommendations found on pages 10 and 11 of the Study:

Prior to Site Development Permit Issuance:

1. Provide a plan showing construction of a sound barrier wall that meets the following mitigation requirements detailed in the noise study prepared by Listen Acoustics, dated June 19, 2018. And provide a report prepared and stamped by acoustical engineer registered in the state of Oregon that the proposed sound barrier meets the mitigation requirements in the Listen Acoustics June 19, 2018 sound report.
 - a. Constructed of noise attenuating materials that meet the minimum metric of Sound Transmission Class (STC) 21.
 - b. Be a minimum of seven (7) feet in height.
 - c. Be continuously sealed (no gaps) tightly to the ground and to the corner of the building, from the top to bottom, and shall include horizontal extents to prevent sound from flanking around the ends of the barrier.
 - d. Shall be comprised of any of the materials listed in the recommended materials, except wood. (Planning / SF)