



Planning Commission Meeting

December 14, 2023

6:00pm

125 West 400 North
Mapleton, UT 84664



PLANNING COMMISSION AGENDA

Thursday, December 14, 2023, at 6:00pm
125 West Community Center Way (400 North), Mapleton, Utah 84664

The order of agenda items is subject to change at the discretion of the Planning Commission Chair.

6:00 p.m. Call to order: Pledge, Invocation, and Introductions/Announcements.

Consent Items

Items on the consent agenda are routine in nature and do not require discussion or independent action. Members of the Commission may ask that any items be considered individually for purposes of Commission discussion and/ or for public comment. Unless that is done, one motion may be used to adopt all recommended actions.

1. Planning Commission Meeting Minutes – November 9, 2023.
2. Planning Commission Meeting Schedule for 2024.

Action Items

3. Consideration of a Preliminary Plat and Project Plan approval for a new car wash located at 1473 South 1600 West in the General Commercial (GC-1) Zone.
4. Appointment of a Planning Commission Chairman and Vice-Chairman for 2024.

PUBLIC COMMENT MAY BE ACCEPTED AT THE DISCRETION OF THE CHAIR

In compliance with the Americans with Disabilities Act, individuals needing special accommodations (including auxiliary communicative aids and services) during the meeting/hearing should notify April Houser at the Community Development Office, at Mapleton City, 125 West 400 North, Mapleton UT 84664, or by phone, (801) 489-6138, giving at least 24 hours notice. Signature on this document certifies that it was posted in the City Office on 12/7/23.

THIS AGENDA SUBJECT TO CHANGE WITH A MINIMUM OF 24 HOURS NOTICE
(Last Modified December 7, 2023)

April Houser, Executive Secretary

2024 Mapleton City Planning Commission Regular Annual Meeting Schedule

Meetings are scheduled to begin at 6:00pm

Month	Public Notice Date	Regular Meeting Date	Public Notice Date	Regular Meeting Date
January	12/28/23	1/11/24	1/11/24	1/25/24
February	1/25/24	2/8/24	2/8/24	2/22/24
March	2/29/24	3/14/24	3/14/24	3/28/24
April	3/28/24	4/11/24	4/11/24	4/25/24
May	4/25/24	5/9/24		
June	5/30/24	6/13/24	6/13/24	6/27/24
July	6/27/24	7/11/24		
August	7/25/24	8/8/24	8/8/24	8/22/24
September	8/29/24	9/12/24	9/12/24	9/26/24
October	9/26/24	10/10/24	10/10/24	10/24/24
November	10/24/24	11/14/24		
December	11/27/24	12/12/24		

Item:

3

REQUEST

Consideration of a Preliminary Plat and Project Plan approval for a car wash located at 1473 S Highway 89 in the General Commercial (GC-1) zone.

Date:

12/14/2023

BACKGROUND & DESCRIPTION

The subject property is part of the Whiting Commercial subdivision and is approximately 1.5 acres in size. The property is zoned General Commercial (GC-1) and has frontage on Highway 89. The Canyon View Medical Clinic is located to the north, Maverik Gas Station is located to the south, a residential subdivision is located to the east and the property to the west is an agricultural field.

Applicant:

Quick Quack

Location:

1473 S Hwy 89

The applicant is requesting approval for the following:

Prepared By:

Sean Conroy, Community
Development Director

- Preliminary plat approval to subdivide the existing 1.5 acre lot into two lots.
- Project plan approval for a Quick Quack car wash located on the southern lot. The northern lot would remain vacant at this time.

Public Hearing:

No

EVALUATION

General Plan & Zoning: The General Plan land use designation for this site is "commercial". Commercial uses are encouraged at key intersections along Highway 89, including this one, to provide service destinations for the community. Goal 5 of the Land Use Element of the General Plan encourages a diverse and appropriate mix of commercial uses.

Zone:

GC-1

The GC-1 zone is the primary commercial zone for the City and is intended to help implement the vision of the General Plan. MCC Section 18.64.030 identifies car washes as a permitted use in the GC-1 zone. The applicant's proposed use is consistent with the General Plan and the GC-1 zone.

Attachments:

1. Application information.
2. Decibel chart.
3. Correspondence.

Design Standards: Staff has provided a summary below of the City's commercial design standards along with a brief response.

Site Standards:

- Buildings should be oriented to the street with parking to the side or the rear of the building. Side setbacks are a minimum of 10' and the rear setback is 20'.
- Adjacent commercial uses should include cross access connections.

Response: The building is located close to Highway 89 with the parking on the side of the building. The proposed building exceeds all setback requirements. The applicant is proposing a cross access drive along the front of the lot that would allow access between Canyon View Medical to the north and Maverik to the south without the need to existing onto Highway 89.

Buildings:

- Buildings should include changes in rooflines.
- Buildings should have quality materials and not have more than 49% of the façade in stucco.
- Buildings should include a covered entry.
- Maximum height shall not exceed 45'.

Response: The applicant is proposing gabled rooflines and a mix of vertical wood/hardy board siding and a stone base. Half-timber beams are also proposed. Staff notes that the design is an upgrade from their standard building design and is meant to be consistent with the existing commercial buildings on the site and with the rural character of the City. The proposed building height is 32 feet.

Parking:

- Parking shall be provided based on the table found in MCC Section 18.92.030.
- For uses not specifically identified, the Planning Commission shall determine the final parking requirement.

Response: The code does not identify a specific parking requirement for car washes. Since there are no customer visits besides those driving through the car wash or using the vacuum stations, the proposed parking is more than adequate for the use.

Landscaping

- At least 20% of the site is required to be landscaped.
- A 10' landscape buffer is required along the rear property line including trees every 30'.

Response: The proposed plan includes approximately 22% of the site in landscaping and includes the required 10' buffer along the rear property line.

Noise: Car washes do generate more noise than a typical office or retail type commercial use. The GC-1 zone does not establish a maximum noise allowance, but the Planning Commission can consider reasonably anticipated detrimental effects that the proposed use could create. The applicant has done the following to limit noise impacts on the residential neighbors to the east:

- The car wash is located as close to Highway 89 as possible. The eastern wall of the building is located approximately approximately 157 feet from the residential fence line and over 210 feet from the nearest residence.
- The applicant has oriented the building so that the loudest element, which is the dryer, is located closest to the Highway and furthest from the residential properties. The dryer will be over 265 feet from the residential fence line and 320' from the nearest residence.

Decibel levels db(A) is a typical way to measure noise impacts. Decibel levels between 30 and 50 are considered "quiet" and noises from 50 to 60 are considered "comfortable". The applicant has submitted a noise study from another project that is oriented similar to the proposed plan. The study indicated that the sound at approximately 80 feet from the entrance was 59 db(A).

Staff has taken decibel readings at the residential fence line at the project site. The typical traffic noise from Highway 89 registers on average between about 52-58 db(A) at the fence line with spikes between 60-65 db(A) from large trucks. Staff has also visited several Quick Quack locations and gathered decibel level readings. Based on the applicant's noise study and staff's site visits, it appears that the noise levels at the residential fence line from the proposed use would be in the range of 60 to 65 db(A) or less and would not exceed noise levels already being experienced from the daily traffic on the highway. This seems to be an acceptable expectation for residential properties that are located next to a commercial district.

Subdivision Review: The GC-1 zone does not have a minimum lot size, but does require at least 75 feet of frontage per lot. The proposed lots comply with this requirement. Final engineering plans will need to be submitted to the Development Review Committee for final approval.

Commission Discretion: Preliminary plat and project plan applications are considered administrative in nature. The City has received several letters expressing opposition to a car wash. However, since a car wash is listed as a permitted use, the Commission does not have the discretion to deny it. The role of the Planning Commission is to determine if the application complies with Mapleton City standards. If the application complies with city standards, the application should be approved.

RECOMMENDATION

Approve the preliminary plat and project plan with the following conditions:

1. Final subdivision plans shall be submitted and approved by the Development Review Committee.
2. The final building permit plans shall include all final landscaping and exterior lighting proposals.
3. A separate application must be submitted for all signage.

Attachment "1"
Application Information

COMMERCIAL LAND FOR SALE
4.00 ACRES
RC 800.714.1944
801.378.4583

Project
Site

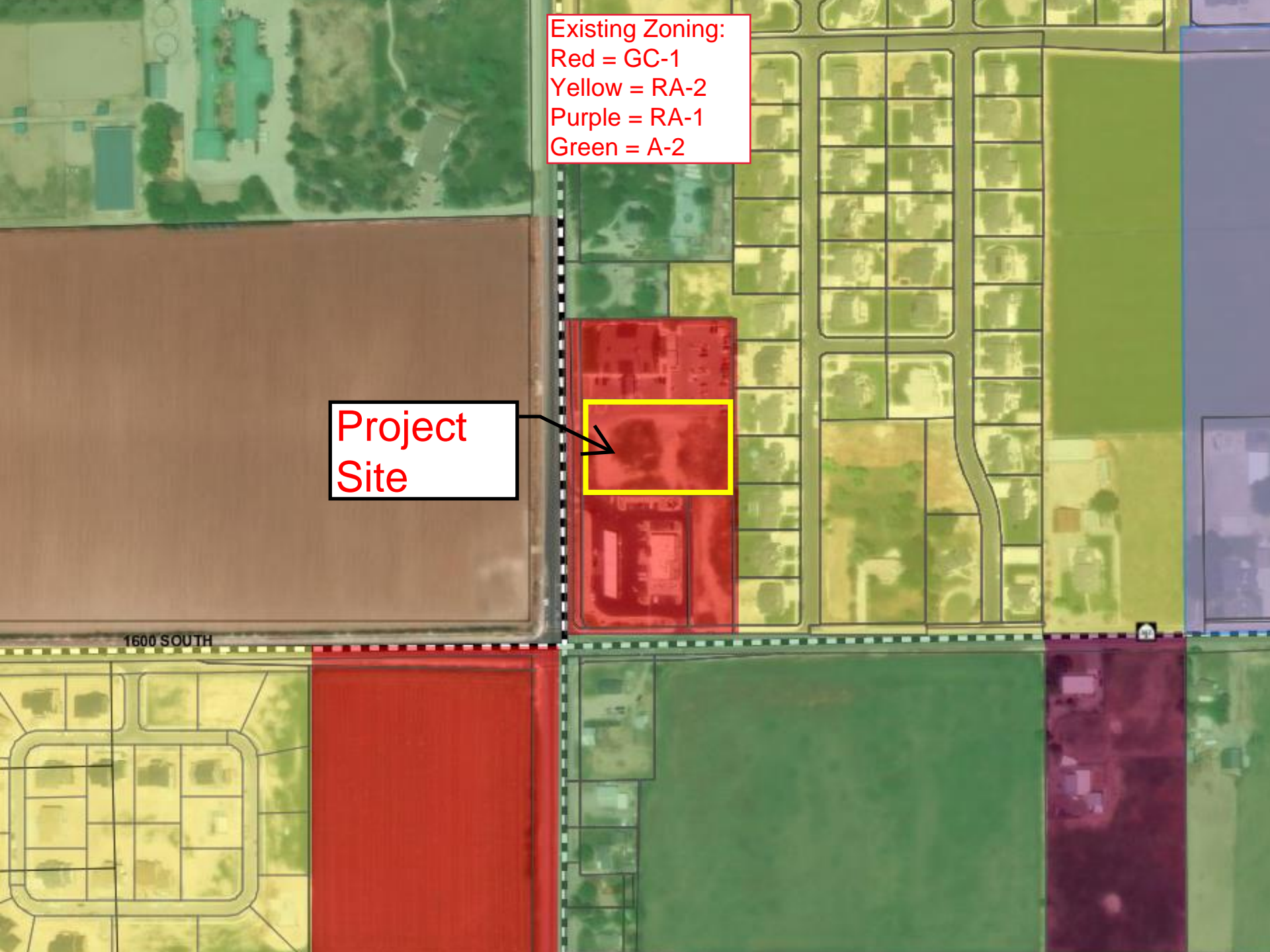


Existing Zoning:
Red = GC-1
Yellow = RA-2
Purple = RA-1
Green = A-2

Project Site



1600 SOUTH





December 7, 2023

From: Russell Nelson
Lonestar Builders
2208 W 700 S
Springville, UT 84663

To Whom it May Concern:

We are excited at the prospect of bringing a Quick Quack Car Wash to the town of Mapleton. As part of our concept plan application, we wanted to send a project statement to express our intentions for this site and explain a little bit about company standards for Quick Quack.

Our proposed development is that of new construction of an automatic car wash facility with associated vacuum stalls. We believe that our proposed development is compatible with surrounding sites in use, size, and intensity. As part of the full development plan review, we will work with appropriate city departments to ensure that our development meets all city of Mapleton Codes and Ordinances.

The developer of this site and one of the co-founders of Quick Quack are both residents of Mapleton, and as such have a vested interest in the esthetical appeal and community acceptance of this site. For that reason, we have greatly enhanced the elevations from the Quick Quack prototypical branding to match the elevated exteriors associated with the surrounding community and have modified the project budget to accommodate these upgrades. See Exhibit A for proposed elevations. The exterior materials will be similar to the Canyon View Medial Center north of this site. See Exhibit B for exterior inspiration. We have heard there are other parties interested in purchasing this land also for the purpose of building a car wash. We are confident that if another car wash company were to obtain this site, they would not have the motivation that our developer has to allocate the additional funds needed to give this site such an esthetically pleasing appearance. This will be the most impressive car wash Quick Quack has ever developed, which we are very excited about!

Quick Quack currently owns and operates over 200 beautiful automatic express tunnel car wash locations throughout Texas, Utah, Colorado, Arizona, Nevada, and California and is a stable and financially resilient company to anchor and support neighboring businesses.

What sets Quick Quack apart from the rest? Included below is information regarding the management, operations, and culture of Quick Quack to, hopefully, articulate the ways we are very different from what people typically think about when they think of a car wash:

1. Hours of operation:

7am - 7pm during winter months
7am - 9pm during summer months
Closed Sundays

2. Water Usage: Through our advanced water reclamation and recycling process we only use on average 26 gallons of water per vehicle washed. This is significant because a person washing their car in their driveway will use between 110 and 170 gallons of water. It may be counter-intuitive, but Quick Quack Car Wash will absolutely save the city a significant amount of water as residents change their habits from self-performed in-driveway car washes to offering their patronage to Quick Quack.

3. Lighting: All site lighting automatically shuts off at 10 pm every day. The only lights left on are the building lights and the monument sign light, the building lights provide a deterrent effect for security benefits. Further, our lights are designed and shielded to point down, to prevent light from escaping onto neighboring properties.

4. Sound Mitigation: Our dryer blowers and vacuums are designed to ensure that at the property line, the sound will not exceed that of the traffic of the nearby road. While our sites typically abut city's major traffic arteries, the sound emanating from the car wash will be far less noisy than the traffic. In fact, our sites are designed to be able to abut residential zones without negatively affecting the neighbors. We have included a sound study previously performed on a site similar in layout to what we are proposing for Mapleton. See Exhibit C for Sound Study. You will notice that the loudest part of the site is at the exit of the tunnel, which we have designed to face Hwy 89. See Exhibit D for proposed site plan. The entrance to the tunnel is the quietest part of the car wash tunnel, which we have positioned to be toward the residential boundary line. Also, unlike most of our competitors, our self-serve vacuums operate under a single vacuum motor housed by a CMU enclosure to mitigate sound. We have made a conscious effort to make sure that the vacuum motor enclosure is at the western end of the proposed site plan away from the residential boundary. The modeled decibel level for the comparable sound study at a point approximately 80 feet in front of the tunnel entrance was 59 decibels. For this new site in Mapleton, the property line is approximately 157 feet from the tunnel entrance, almost twice as far as the study. Noise levels greatly dissipate over distance. Based off this study and our similar layout of tunnel direction and vacuum enclosure, it is determined that the car wash relate decibels should not exceed 60 at the residential boundary. We are confident that level will not cause community disruption as it is far below the maximum levels requested by other cities.

5. Traffic and Parking: At any given time, there are two or three employees on site; they have their own parking stalls, including one accessible stall apart from the customer vacuum stalls. We are an expresswash and our desired site size for each location is +/- 1 acre. We are really a convenience stop for most of our customers; they are expecting to be in and out quickly. Our site plan is designed to support and self-sustain all customer traffic flow. This is possible due to the short length of time our customers stay on site. Quick Quack Car Wash uses a conveyor that keeps cars moving even if there are many cars in line. The entire wash cycle lasts no longer than THREE MINUTES and since there is no waiting for the car in front of you to finish, you will rarely spend more than five minutes from the time you pull in to when you are back on your way. By design, our typical site can handle much more vehicle volume than we actually experience. Even at peak car wash hours, our lines need to be short enough to not deter potential customers.

6. Company Values: Why do Quick Quack team members wear ties? Cleanliness is one of our company values and we believe that this extends beyond just a clean car. We feel that our facilities and team members should also represent the highest standards of appearance. Unlike full-service car washes or other automotive service centers where employees might be more hands-on, our team members are primarily cashiers and customer service professionals who greet customers with a friendly smile and clean appearance. Quick Quack Car Wash's state-of-the-art car wash equipment does the heavy lifting and the "dirty work." Our signature duck ties have become an important part of our brand image that the majority of our customers appreciate and have come to expect and love. Our company slogan: Be FAST, Be CLEAN, Be HONEST, Be CONSISTENT, Be ACCOUNTABLE, Be a LEADER, Work as a TEAM, Show RESPECT, WORK hard, Have FUN!

7. Community Involvement: Quick Quack strives to get involved in the community. In fact, prior to each car wash opening we select a person or family in need in the city we are opening the wash in and provide free washes to the community and ask that the community donate to the in-need person. Quick Quack then matches the donations. This has been wildly successful in the past with donations ranging from \$5,000 to over \$10,000 to community members in need. Further, after our grand opening, we provide 10 days of free premium car washes at the site. It is a fun time for all.

In conclusion, between Quick Quack's cutting edge water conservation technology, aesthetically pleasing finished car wash building and site layout with beautiful landscaping, non-offensive operating hours, light disturbance mitigation, sound abatement technology, completely self-contained vehicular traffic, company values, impressive and ongoing community involvement, overall high property tax assessment, and the wonderful community service Quick Quack provides of an absolutely immaculate clean vehicle inside and out; Quick Quack is humbly confident that a business such as this will be a valuable addition to Mapleton.

Warm regards,

Russell Nelson
Project Manager
Lonestar Builders, LLC
M: 435-757-0400
E: russ.nelson@lonestarbuidersinc.com

Exhibit A

Proposed Elevations

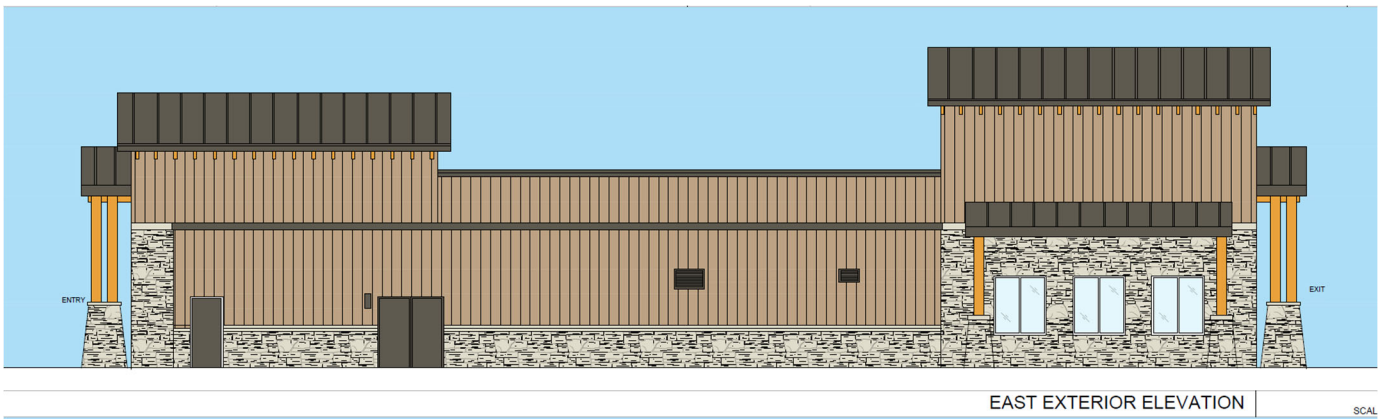


Exhibit B

Exterior Inspiration



Exhibit C
 Sound Study

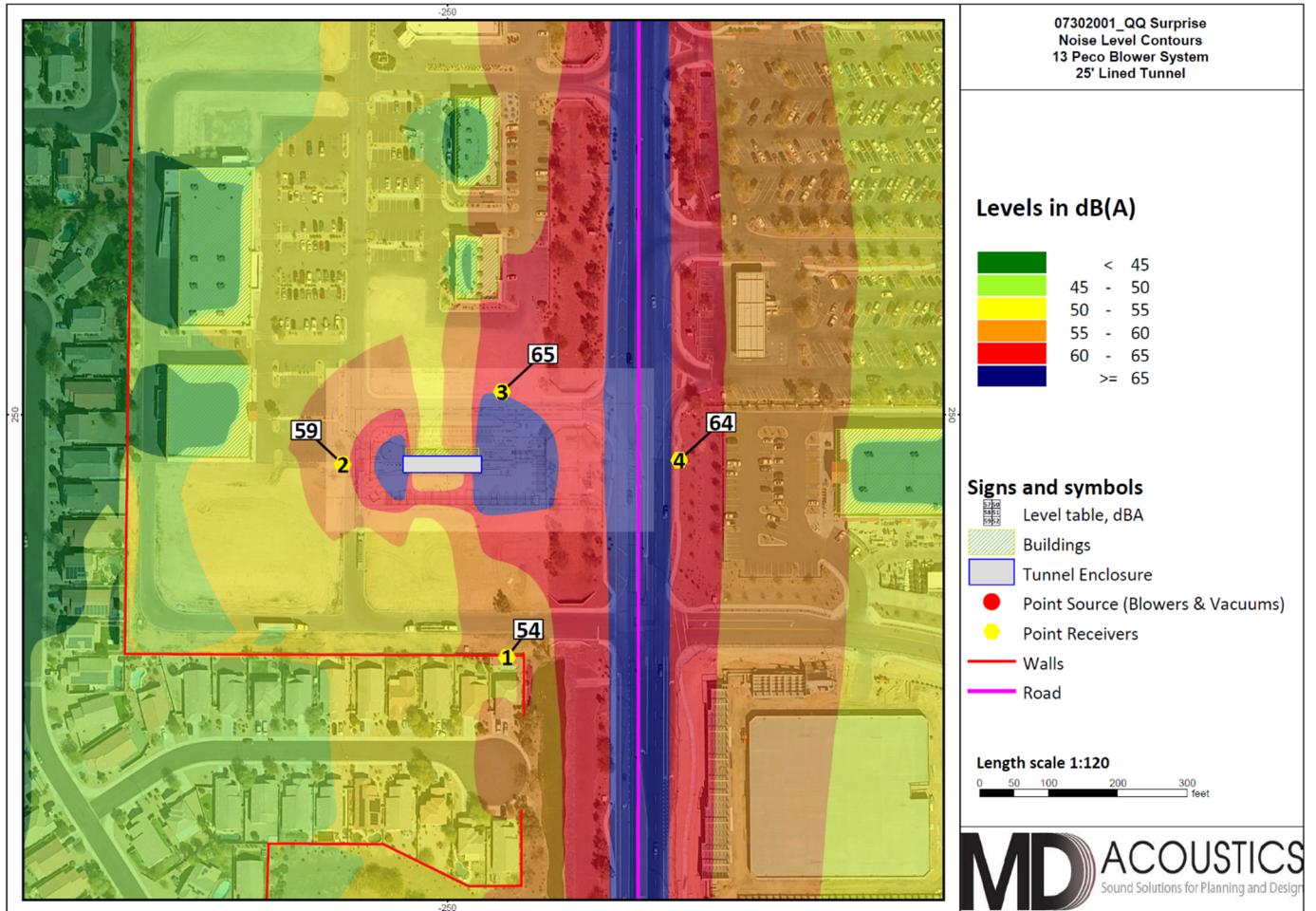


Exhibit "D" Site Plan

PROJECT ENGINEER:
LARVIN POLLOCK
ELEVATE ENGINEERING
2208 WEST 700 SOUTH
SPRINGVILLE, UT 84663
(801) 718-5993
LARVIN@ELEVATEENG.COM

LEGEND

LOT LINES (PROPERTY)	
EXISTING CURB AND GUTTER	
PROPOSED CURB AND GUTTER	
STRIPING	
BUILDING SETBACK	
LANDSCAPE SETBACK	
EXISTING BUILDING	
EXISTING FENCE	
TOP BACK OF CURB	TBC
FINISHED FLOOR ELEVATION	FFE
LANDSCAPE AREA	
CONCRETE AREA	
CANOPY	

SITE DATA

QQ LOT AREA:	36,386	SF (0.84 ACRES)
BUILDING AREA:	3,921	SF ± 10.8%
PAVEMENT AREA:	24,308	SF ± 66.8%
LANDSCAPE AREA:	8,157	SF ± 22.4%

ZONING: GENERAL COMMERCIAL (GC-1)
PERMITTED USE
 PARCEL ID#: 558910002

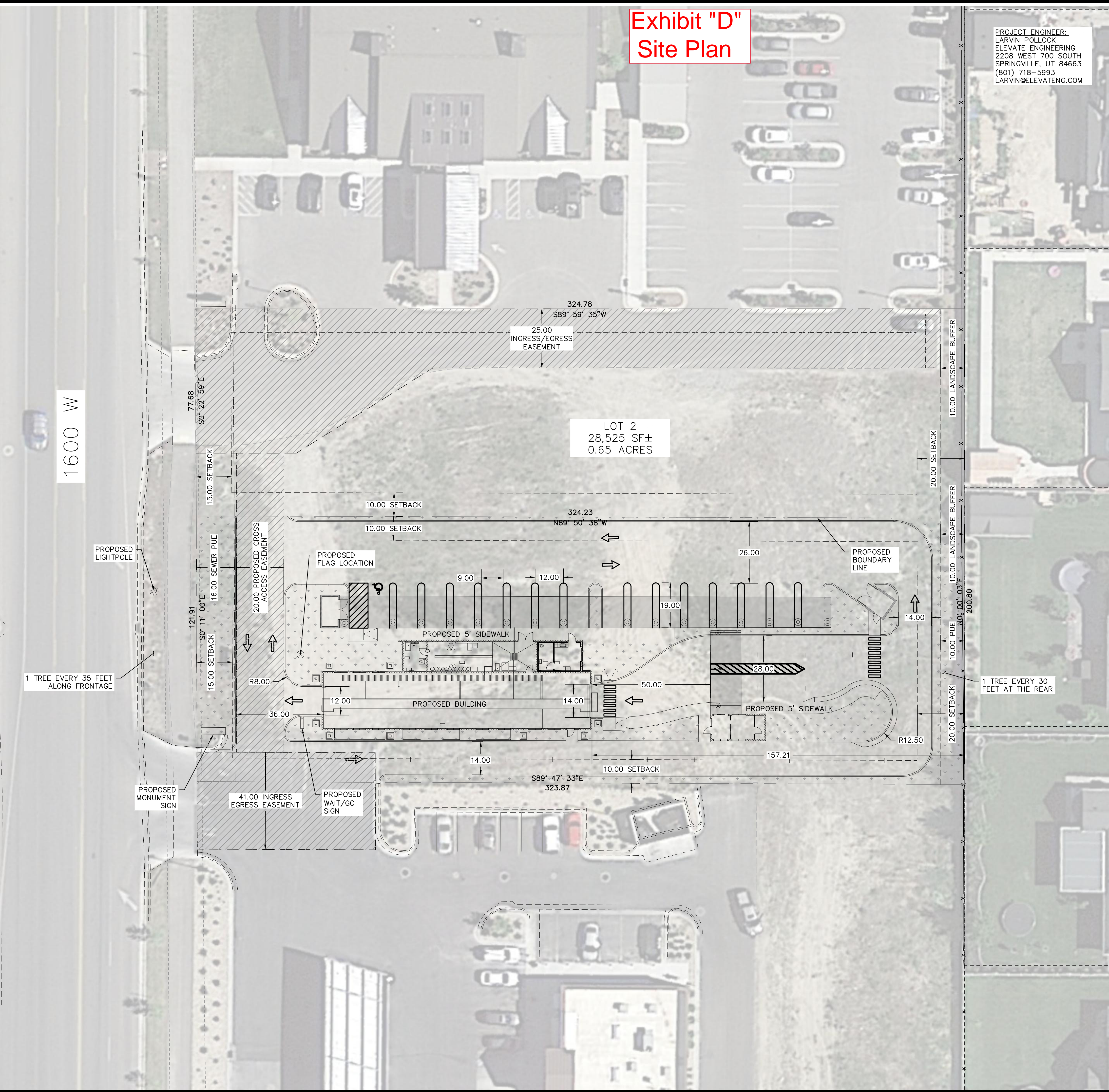
BUILDING DATA

CONSTRUCTION TYPE: V-B
 SPRINKLERS: NO
 SETBACKS:
 FRONT=40% FRONTAGE 15 FEET
 REAR=20 FEET; 10 FEET LANDSCAPE BUFFER
 SIDE=10 FEET

PARKING TABULATION

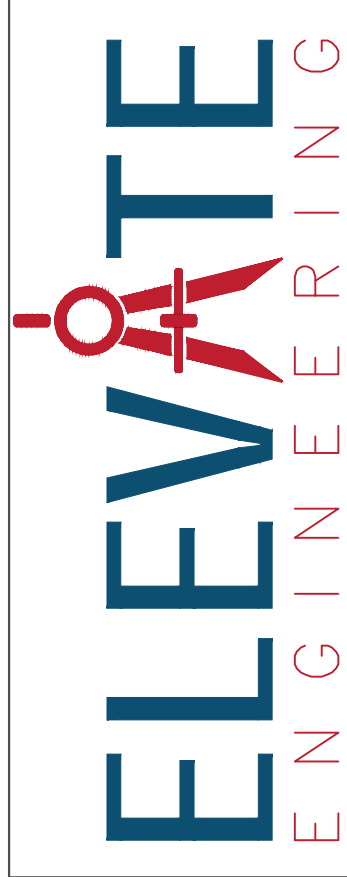
REQUIRED: 3 PER 1000 GROSS SF (10)
 PROVIDED: 1 STALLS
 1 ADA STALL

VACUUM STALLS: 16 STALLS
 TUNNEL LENGTH: 114 FEET
 STACKING: 19 STALLS

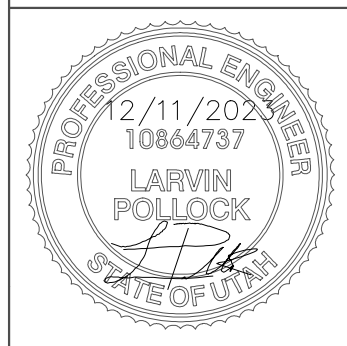


NO.	REVISIONS	BY	DATE

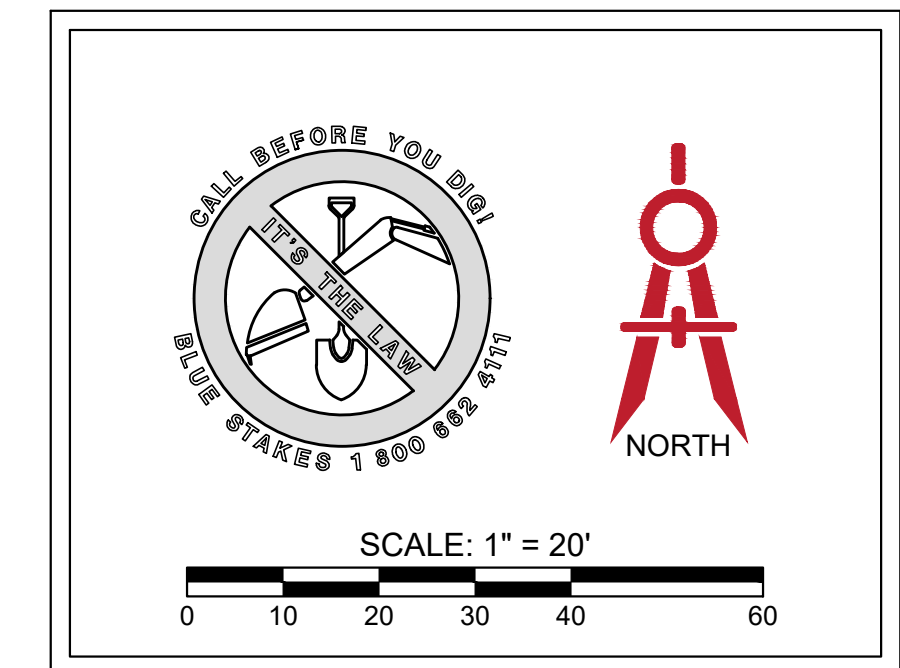
ELEVATE ENGINEERING
 2208 WEST 700 SOUTH
 SPRINGVILLE, UT 84663
 PHONE: (801) 718-5993
 larvin@elevateeng.com



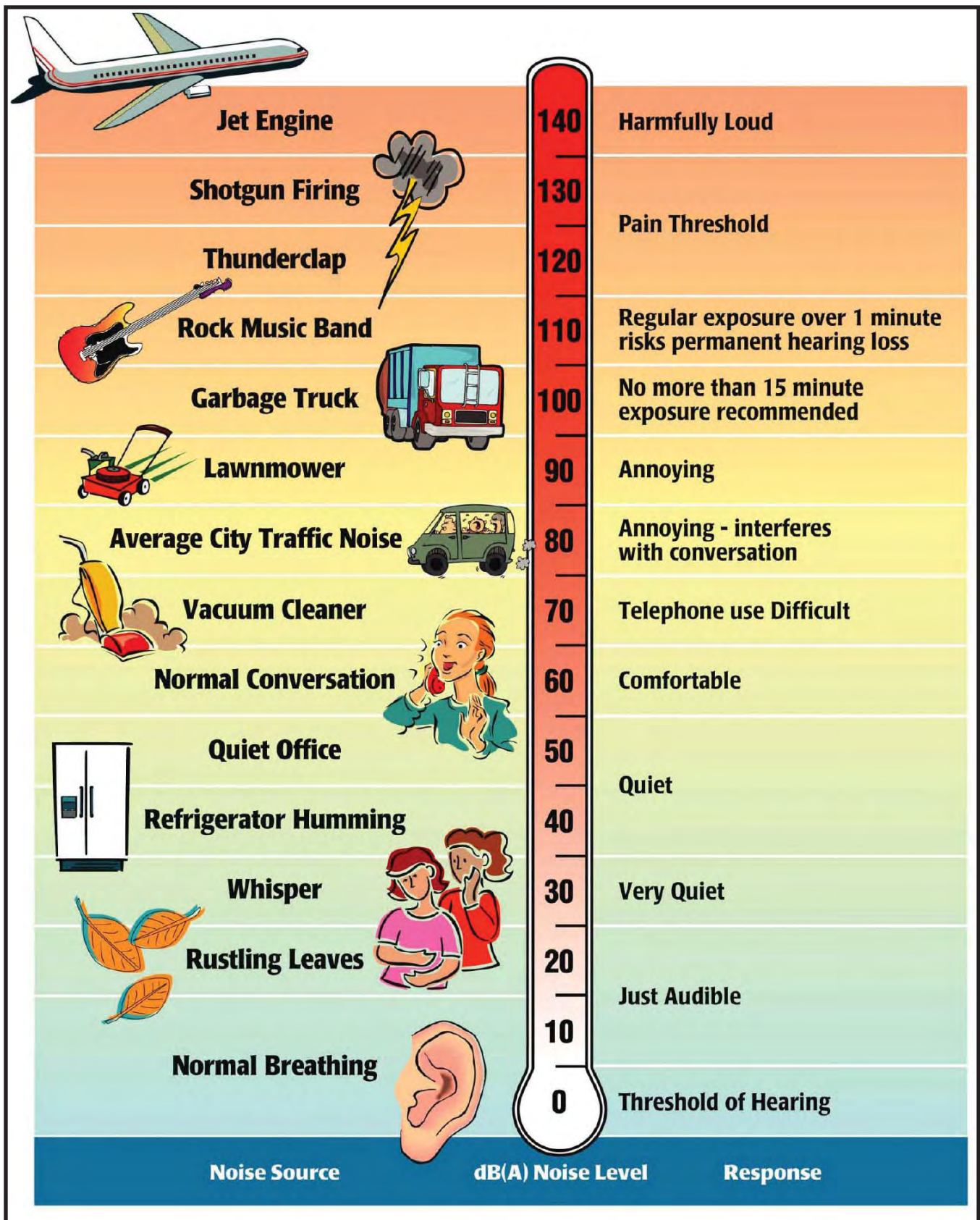
**QUICK QUACK CAR WASH
 SITE PLAN**
 1473 S 1600 W, MAPLETON, UT 84664



SHEET:
C-1
 DATE: Dec 11, 2023



Attachment "2"
Decibel Chart



Attachment "3"
Correspondence

Sean Conroy

From: Jayme Blazian <jaymeblazian@gmail.com>
Sent: Monday, December 11, 2023 1:43 AM
To: Sean Conroy
Subject: Proposed Car Wash

Please count us as Mapleton residents, homeowners, taxpayers and voters OPPOSED to a carwash in Mapleton. This area is so beautiful yet so much of what has made Mapleton a wonderful place to live has and is continuing to disappear.

We are on the path to becoming another Lehi. Orem. Vineyard. Spanish Fork. Springville. All the same, a homogeneous Utah County sprawl of cheap townhouses and retail below with apartments above, with the same car washes, fast food options and credit union branches, from I-15 to the base of the mountains, with planning, traffic engineering, and parking all woefully inadequate.

We say no to a carwash in Mapleton.

Jayme and Randy Blazian

Sent from my iPhone

Sean Conroy

From: lavina batchelor <leebatchelor@hotmail.com>
Sent: Monday, December 11, 2023 8:18 AM
To: Sean Conroy
Subject: Propose car wash in mapleton

I hope this car wash is stopped. We have enough car wash facilities in Spanish Fork and Springville.

Mapleton is a unique community and we should keep it that way! We have two communities at our fingertips to shop and get our cars wash!

I recently moved to Mapleton and I chose this community because of the uniqueness. Let's keep this community the way it is! Please stop this car wash!

Sincerely,

Lavina Batchelor

Sent from my iPhone

Sean Conroy

From: becca Anderson byron <b_20becca@hotmail.com>
Sent: Sunday, December 10, 2023 8:16 PM
To: Sean Conroy
Subject: NO TO QUICK QUACK CAR WASH

Hi,

I am not sure what this email needs to entail, but as a citizen of Mapleton I would like to say a big fat NO to a Quick Quack carwash!!

There is NO NEED for another carwash!! It brings icy conditions to the roadway in the cold months, (go to any location in the winter and see the ice on the roads at the exit.) There are too many in the Springville/Spanish Fork areas. There are already TWO within three miles of Mapleton!! We DO NOT need more businesses in Mapleton. KEEP IT SMALL TOWN! SMALL TOWN is NOT a town loaded with businesses!

Rebecca Byron
1785 W 250 N
Mapleton

Sean Conroy

From: Sarah Kitchen <sarah.liz.kitchen@gmail.com>
Sent: Monday, December 11, 2023 1:16 AM
To: Sean Conroy
Subject: In Protest of the Proposed Car Wash Project

Mr. Conroy,

Please note the official protest of myself and my family about the proposed Quick Quack building project (or any carwash or similar commercial buildings). There are several things that are very concerning, the first of which is that the hearing this week is not open to the community, which is ought to be.

Second, the intersection next to the proposed area is already dangerous as it is, especially with the high school traffic. Having a car wash there will add ice on the road and puts our teenager at an even higher risk while driving to and from school during the winter.

Finally, the Mayor's connection to the construction of the Quick Quack is very concerning. It's most certainly a conflict of interest, if not a blatant sign of corruption.

My parents chose this city as a safe place, away from dense city areas, to raise their family. My husband and I also chose to move here for the same reasons, as have hundreds of other people, especially over the last few years. Allowing franchises to build here will intrinsically change the spirit of Mapleton. Please don't allow this to happen.

Thank you,
Sarah and Braden Kitchen and family

Sean Conroy

From: Vicki Pimley <vickipimley@yahoo.com>
Sent: Sunday, December 10, 2023 8:49 PM
To: Sean Conroy
Subject: Quick quack car wash NO

Sean,

I am writing as a concerned citizen of Mapleton. Our new town motto of "Small Town, Big Heart" is not being reflected in the unfortunate news that I just heard about the Quick Quack car wash coming into Mapleton.

Curious if this would be a definite conflict of interest for Mayor Hakes (please see his own biography on the city webpage).

Enough development has been done since he was elected Mayor. When is enough, enough?

Has the city council ever thought about a moratorium on building that would limit how much development (commercial and/or residential) could be done in a town within a certain timeframe? Other towns/cities have done this and it has benefited them. I believe that this would be a way of staying true to our new town motto. Just a thought.

Thank you for listening to my concerns.

Concerned Citizen,
Vicki Pimley

Sent from my iPhone

Sean Conroy

From: MP <welikefishing@yahoo.com>
Sent: Sunday, December 10, 2023 10:34 PM
To: Sean Conroy
Subject: Re: Say NO to Quick Quack car wash

Please excuse the typos and attachment arrangements I accidentally sent it before intending to, the message is the same, but we ask you to please consider our point of view and read it, and if we have been misled, please explain that and correct us and inform the public why this would not be a conflict of interest on the mayor's behalf, how the water would work and the past problems with car damages at other Quick Quack car washes. We do not oppose a car wash, but do oppose strongly a company personally connected to the mayor.

Sent from Yahoo Mail for iPhone

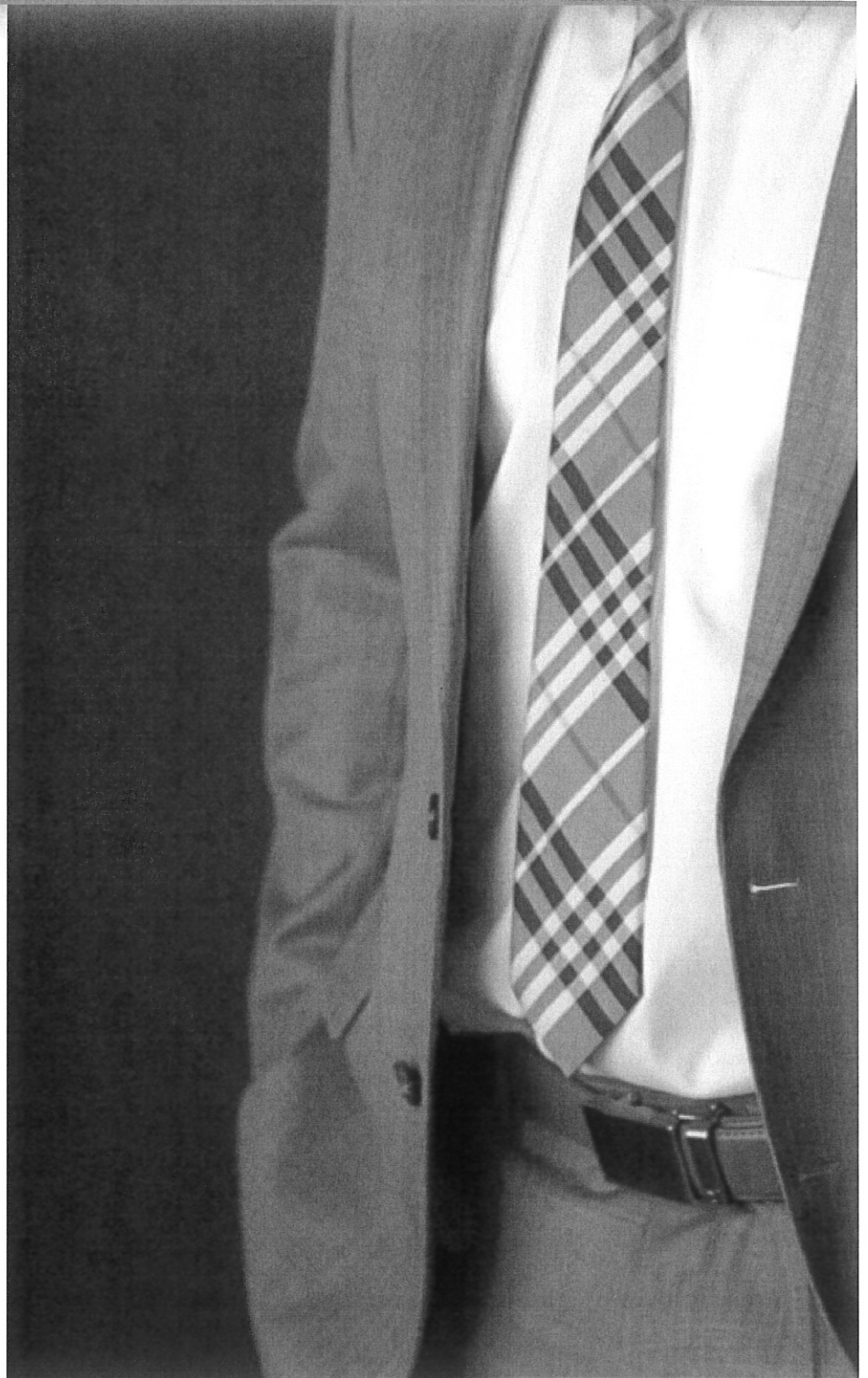
On Sunday, December 10, 2023, 10:06 PM, MP <welikefishing@yahoo.com> wrote:

Hello,

Google



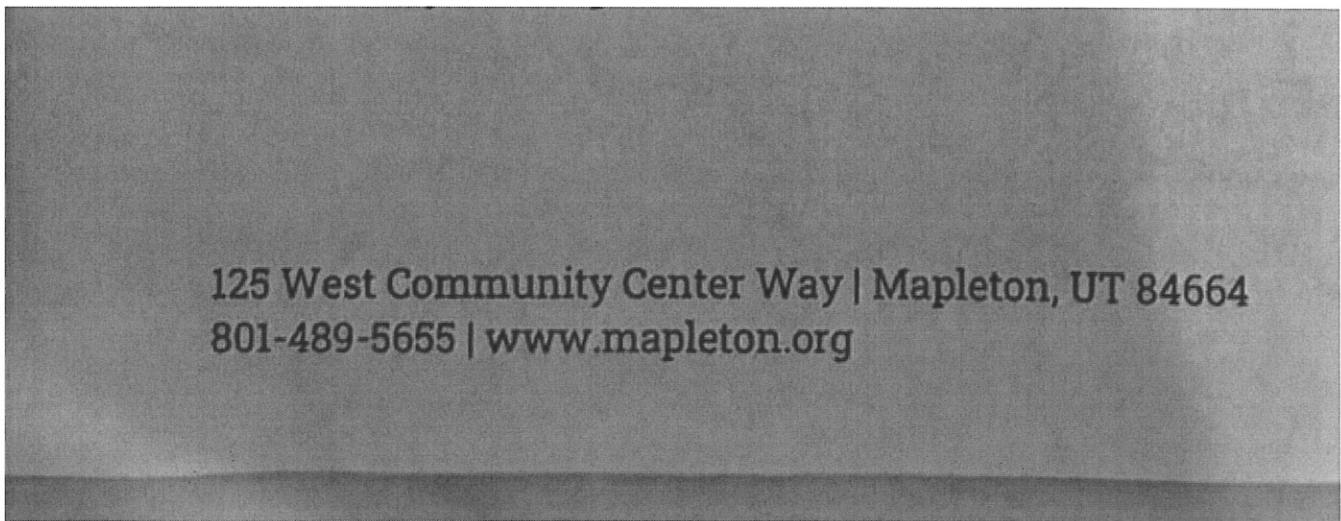
View this page in: E



9:38 ↗



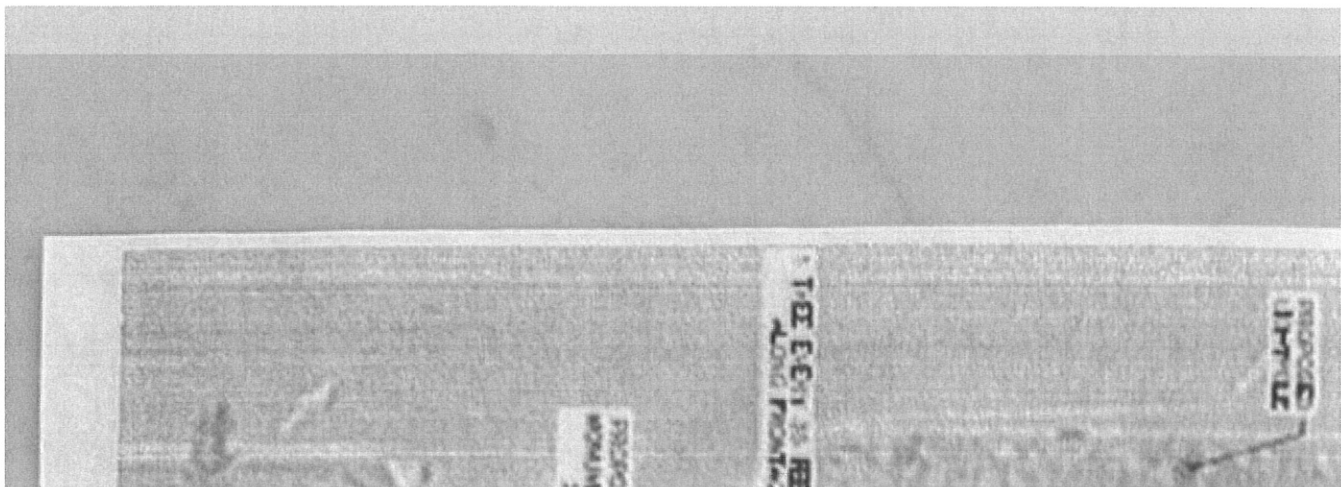
Ryan's po



Like



Comment



9:38



Ryan's po



Mapleton, Utah Commu

Ryan Orr · 2h ·

For all those who live in this are
Your voice matters! Your opinio



5



Like



Comment



Sean Conroy

From: Summer Mendizabal <summeranderson99@hotmail.com>
Sent: Sunday, December 10, 2023 9:45 PM
To: Sean Conroy
Subject: Concerns Regarding Proposed Quick Quack Car Wash in Mapleton

Dear Mr. Conroy,

I hope this email finds you well. I am writing to express my concerns and opposition to the proposed Quick Quack car wash in Mapleton. While I understand the importance of economic development, I believe there are valid reasons to reconsider this particular project.

My primary concern revolves around the conflict of interest involving Mayor Hakes. It has come to my attention that the Mayor owns a commercial development and construction firm that has close connections with Quick Quack car wash, raising questions about the fairness and transparency of the decision-making process.

While it is acknowledged that the Mayor recuses himself from votes that may present a conflict of interest, the influence he holds within the community and the city council cannot be overlooked. His affluence has influence.

Moreover, I question the necessity of adding another car wash to Mapleton. The proposed Quick Quack site is approximately 1.5 miles away from an existing Quick Quack location in Spanish Fork. Given the proximity, it raises the question of whether the city genuinely requires another car wash. I believe it is essential to carefully consider the saturation of such businesses in the area and evaluate whether the proposed project aligns with the community's needs and priorities.

Thank you for your time and consideration. I trust that you will approach this matter with the utmost diligence to ensure a fair and transparent decision-making process.

Sincerely, Summer Mendizabal

1231 South 1450 West

Mapleton, UT

summeranderson99@hotmail.com

Sean Conroy

From: Laurie Prusso Hatch <laurieprusso@gmail.com>
Sent: Sunday, December 10, 2023 9:31 PM
To: Sean Conroy
Subject: Car wash on 1600 west

We are opposed to a car wash being built on 1600 west!

Mark and Laurie Hatch
1253 s 1300 w
Mapleton

Sent from Gmail Mobile

Sean Conroy

From: Shelly THOMPSON <csthompson91@outlook.com>
Sent: Monday, December 11, 2023 11:38 AM
To: Sean Conroy
Subject: Letter about Quick Quack

To whom it may concern,

It comes with extreme disappointment and resentment to learn that Quick Quack is wanting to build a car wash in the lot directly north of the Maverick. As a property owner to the East of this project in the Whiting Cove subdivision, this project serves to greatly impact not only the monetary value of my property, but also my ability to sell my home in the future. It will impact my quality of life and the peace I find in my home.

The extreme noise pollution that will come with this type of business is a major concern. The loud and obnoxious blowers, vacuums, car doors slamming, and music blasting while one vacuums out their vehicle are just a few examples of the noise the residents will have to deal with behind this business. The Quick Quack brand and their buildings are unsightly, and they do not in the slightest fulfill our "Small Town, Big Heart" feel that we have come to love about Mapleton.

I ask that the Planning Commission forward this plan to go before the city council, or work with the property owners, and be considered only after their voices (of the property owners), located directly east, have been heard. When the property owners' voices have been heard, and consideration given to legitimate concerns, Quick Quack should come to those directly impacted in an effort to best minimize the negative impacts this will incur upon us and the home where our family finds sanctuary. We would ask for a 10" cement pre-cast sound barrier wall to replace our white vinyl fence to eliminate noise and the view.

Sincerely,

Craig and Shelly Thompson

Sent from my iPad