



**MAPLETON**  
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**PLANNING COMMISSION MINUTES**  
December 14, 2023

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**PRESIDING AND CONDUCTING:** Rich Lewis

**Commissioners in Attendance:** Jake Lake  
Jesse McLean  
TJ Uriona

**Staff in Attendance:** Sean Conroy, Community Development Director

**Minutes Transcribed by:** April Houser, Executive Secretary

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Vice-Chairman Lewis called the meeting to order at 6:00pm. A prayer and Pledge of Allegiance was given.

**Item 1. Planning Commission Meeting Minutes – November 9, 2023.**

**Motion:** Commissioner Uriona moved to approve the November 9, 2023, Planning Commission Meeting Minutes.

**Second:** Commissioner Lake

**Vote:** Unanimous

**Item 2. Planning Commission Meeting Schedule for 2024.**

**Motion:** Commissioner Uriona moved to approve the 2024 Planning Commission Meeting Schedule.

**Second:** Commissioner Lake

**Vote:** Unanimous

**Item 3. Consideration of a Preliminary Plat approval for a new car wash located at 1473 South 1600 West in the General Commercial (GC-1) Zone.**

**Sean Conroy**, Community Development Director, went over the Staff Report for those in attendance. This parcel is about 1.5 acres in size. The applicant is proposing to split the lot into 2 lots and build the car wash on the southern lot. The Planning Commission is the final voting body on this request. The property has commercial projects located on each side of it. A car wash is considered a permitted use in the GC-1 Zone. The dryer portion of the car wash will be located closest to Highway 89. The applicant is proposing a solid structured fence to the east to help with sound mitigation. The elevation will be similar to the Canyon View Medical Building to the north, so it will not look like the other Quick Quack carwashes you see in the area. Commercial Design Standards will be met with the proposed

project. A noise decibel test was required. Based off this study the noise should not exceed the existing traffic sound levels coming from Highway 89. With the sound mitigating fence, and the dryer being located on the west side of the carwash, there should be no real impact from noise created from this project.

**Russell Nelson**, the applicant, went over the hours of operation for the car wash. They are typically open during daylight times. In the summer, their hours will be from 7am-9pm and 7am-7pm during the darker winter months. The lighting used for the project will ensure that it does not escape the site, and will be turned off during closing hours, aside from your general security lighting. Garbage pickup will also need to take place during normal business hours, which the applicant agreed to. Russell went over the water conservation system that their car washes use, which involves underground tanks that reclaim the water. A typical usage of 26 gallons of water is used per vehicle at Quick Quack carwashes, which is significantly lower than the standard 110 gallons of water used when washing your vehicle at home.

**Vice-Chairman Rich Lewis** stated that each and every letter the city received was passed on to the Planning Commissioners. They appreciate the feedback received and want the citizens to be aware that all their written concerns have been read.

**Motion:** Commissioner McLean moved to approve the Preliminary Plat for a new car wash located at 1473 South 1600 West in the General Commercial (GC-1) Zone with the conditions listed below:

1. Final subdivision plans shall be submitted and approved by the Development Review Committee (DRC).
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.

**Second:** Commissioner Lake

**Vote:** Unanimous

**Item 4. Appointment of a Planning Commission Chairman and Vice-Chairman for 2024.**

**Motion:** Commissioner Uriona moved to approve Sharee Killpack as Chairman and Rich Lewis as Vice-Chairman of the Planning Commission for 2024.

**Second:** Commissioner McLean

**Vote:** Unanimous

**Item 5. Adjourn.**

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April Houser, Executive Secretary

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Date