PLANNING COMMISSION

Tuesday, August 25, 2026, at 7:00 PM
Council Chambers at City Hall Building and Online
110 S. Center Street, Santaquin, UT 84655

MEETINGS HELD IN PERSON & ONLINE

The public is invited to participate as outlined below:

- **In Person –** The meeting will be held in the Council Chambers on the Main Floor in the City Hall Building
- **YouTube Live –** Some public meetings will be shown live on the Santaquin City YouTube Channel, which can be found at https://www.youtube.com/@santaquincity or by searching for Santaquin City Channel on YouTube.

ADA NOTICE

If you are planning to attend this Public Meeting and due to a disability need assistance in understanding or participating in the meeting, please notify the City Office ten or more hours in advance and we will, within reason, provide what assistance may be required.

AGENDA

WELCOME

INVOCATION/INSPIRATIONAL THOUGHT

PLEDGE OF ALLEGIANCE

ORDER OF AGENDA ITEMS

PUBLIC FORUM

DISCUSSION & POSSIBLE ACTION

1. **Prohibiting Fuel Tanks Over 150 Gallons in all Residential Zones**
2. **Meeting Minutes Approval - July 28, 2026**

STAFF REPORTS

ADJOURNMENT

CERTIFICATE OF MAILING/POSTING

The undersigned duly appointed City Recorder for the municipality of Santaquin City hereby certifies that a copy of the foregoing Notice and Agenda may be found at www.santaquin.gov, in three physical locations (Santaquin City Hall, Zions Bank, Santaquin Post Office), and on the State of Utah's Public Notice Website, https://www.utah.gov/pmn/index.html. A copy of the notice may also be requested by calling (801)754-1904.

BY: 

Stephanie Christensen, City Recorder

MEMO

To: Planning Commission

From: Aspen Elmer, Planner

Date: August 20, 2026

RE: **Code Amendment Prohibiting Bulk Fuel Storage in Residential Zones**

At its July 28, 2026 meeting, the Planning Commission considered a proposed code amendment restricting the storage of more than 150 gallons of fuel in residential zoning districts. Following a public hearing, the Planning Commission recommended approval of the proposed amendment to the City Council.

Upon further review, staff determined that the regulated activity should be established as a distinct land use within the City's land-use tables and that a corresponding definition should be added to the Santaquin City Code. For this reason, the proposed amendment has been returned to the Planning Commission for an additional public hearing and recommendation.

The proposed amendment establishes "Bulk Fuel Storage" as a land use and defines it as the storage of fuel in tanks or containers having a combined storage capacity greater than 150 gallons on a single parcel. The amendment also identifies Bulk Fuel Storage as a prohibited use in all residential zoning districts and as a prohibited home occupation.

The proposed amendment affects the following provisions of the Santaquin City Code:

- SCC § 10.08.020, Definitions;
- SCC § 10.40.070, Home Occupations; and
- SCC §§ 10.20.070, 10.20.080, 10.20.090, 10.20.100, 10.20.110, 10.20.150, 10.20.190, and 10.20.220, governing the applicable residential zoning districts.

As discussed during the July 28, 2026 public hearing, the proposed prohibition does not apply to agriculturally zoned properties or to commercially zoned properties where fuel storage is associated with an otherwise permitted motor vehicle service use. All fuel storage remains subject to applicable fire, building, and other safety requirements.

The proposed amendments are shown below. Bulk Fuel Storage, rather than "Fuel Tanks over 150 Gallons," will be listed as a prohibited use in each applicable residential zoning district.

10.40.070 PROHIBITED HOME OCCUPATIONS

The following uses, by the nature of the occupation, substantially impair the use and value of residentially zoned areas for residential purposes and are therefore prohibited:

A. Mortuaries, crematoriums, columbaria, mausoleums.

B. Clinics, dental offices, medical offices, chiropractic offices, or other healthcare facilities.
C. Junkyards, auto wrecking yards, salvage yards, impound lots, or vehicle towing operations.
D. Storage, service, repair, sales or rental of ambulances, tow trucks, recreational vehicles, watercraft, automobiles, ATVs, or other motorized vehicles.
E. Food or drink preparation, storage or catering which is not permitted by an appropriate state or county department or agency.
F. Fitness or health spa facility.
G. Auto body repair, motor vehicle repair.
H. Any home occupation which entails the use of chemicals exceeding typical household quantities, pesticides and flammable/combustible materials, and including any other process or business where current, adopted building and fire codes would require an "operational permit".
I. Any home occupation unable to comply with the standards outlined in SCC 10.40.040. (Ord. 08-01-2006, 8-17-2006, eff. 8-17-2006)
J. Bulk Fuel Storage

Title 10 Chapter 20 Section 070 is amended as follows: (underlined text is added, stricken text is deleted)

10.20.070 R-8 RESIDENTIAL ZONE

A. Objectives And Characteristics: The objective of establishing the R-8 Residential Zone is to provide a residential environment within the City which is characterized by smaller lots and somewhat more dense residential development than is characteristic of the R-10 Zone. Nevertheless, this zone is characterized by spacious yards and other residential amenities adequate to maintain desirable residential conditions. The uses permitted in this zone shall be single-family dwellings and certain other public facilities needed to promote and maintain stable residential neighborhoods. (Ord. 04-01-2003, 4-2-2003, eff. 4-3-2003)

In order to accomplish the objectives and purposes of this title and to promote the characteristics of this zone, the following regulations shall apply in the R-8 Zone. (Ord. 2-01-2002, 2-5-2002, eff. 2-5-2002)

B. Permitted Uses: Land uses in the R-8 Residential Zone are permitted as follows. Alphabetic use designations in the table below have the following meanings:

P	The listed use is a permitted use within the represented area, based on City development standards and ordinances.
C	The listed use requires a conditional use permit within the represented area in addition to complying with all applicable development standards and ordinances.

N	The listed use is a prohibited use within the represented area.

Use	R-8
Adult daycare	C
Agriculture in accordance with SCC 10.64	P
Agriculture building	C
Agritourism	C
Assisted living facility - large	C
Assisted living facility - small in accordance with SCC 10.24.060	P/C
Caretaker facilities associated with a permitted or conditional use	C
Cemeteries	P
Child daycare centers	C
Crisis respite	C
Dwelling, accessory unit attached	P
Dwelling, accessory unit detached	P
Dwelling, multiple-unit	N
Dwelling, single-family detached	P
Bulk Fuel Storage	N
Golf courses and golf clubhouses (private and public)	P
Gravel, sand, earth extraction, and mass grading when necessary to accomplish the intent of a development project permitted within and in association with the R-8 Zone and with City Council approval and Planning Commission recommendation for approval of a plan detailing	C

the scope and time schedule for the work to be done	
Home occupations, in accordance with SCC 10.40	P/C
Large scale developments	C
Parks	P
Recreational vehicle (RV) parks	N
Religious center	P
Residential facilities for persons with a disability pursuant to SCC 10.60	P
Residential facilities for the elderly pursuant to SCC 10.56	P
Residential support facility	P
Schools	P
Sheltered workshop	C
Social or reception centers	C

(Ord. 07-01-2011, 7-27-2011, eff. 7-28-2011; amd. Ord. 03-02-2014, 4-16-2014, eff. 4-17-2014; Ord. 02-01-2018, 2-7-2018, eff. 2-8-2018)

The attached draft ordinance has the proposed code amendment. The Planning Commission's responsibility is to hold a public hearing and forward a recommendation to the City Council.

Motion: "I make a motion to recommend [approval/denial] to the City Council of the proposed code amendment defining 'Bulk Fuel Storage' as a land use and prohibiting Bulk Fuel Storage in all residential zoning districts and as a home occupation."

ORDINANCE NO. DRAFT

AN ORDINANCE OF SANTAQUIN CITY, UTAH, AMENDING THE SANTAQUIN CITY CODE TO DEFINE "BULK FUEL STORAGE" AND PROHIBIT BULK FUEL STORAGE AS A LAND USE IN ALL RESIDENTIAL ZONING DISTRICTS; PROVIDING FOR CODIFICATION, CORRECTION OF SCRIVENER'S ERRORS, SEVERABILITY, AND AN EFFECTIVE DATE.

WHEREAS, the City of Santaquin is a fourth-class city of the state of Utah; and

WHEREAS, the City Council has specific authority pursuant to Title 10, Chapter 20 Utah Code Ann. (1953 as amended) to adopt a zoning plan including an ordinance and map which divide the municipality into districts or zones and within such districts to regulate the erection, construction, reconstruction, alteration, repair and uses of buildings and structures and the uses of land; and

WHEREAS, the state legislature has granted general welfare power to the City Council, independent, apart from, and in addition to, its specific grants of legislative authority, which enables the city to pass ordinances which are reasonably and appropriately related to the objectives of that power, i.e. providing for the public safety, health, morals, and welfare; and

WHEREAS, the City Council desires to amend Santaquin City Code Title 10, Chapter 08, Section 020 to add new term and definition for Bulk Fuel Storage; Title 10, Chapter 40, Section 070, Title 10, Chapter 20, Section 070; Title 10, Chapter 20, Section 070; Title 10, Chapter 20, Section 080; Title 10, Chapter 20, Section 090; Title 10, Chapter 20, Section 100; Title 10, Chapter 20, Section 110; Title 10, Chapter 20, Section 150; Title 10, Chapter 20, Section 190; and Title 10, Chapter 20, Section 220 to prohibit Bulk Fuel Storage in all residential zones; and

WHEREAS, the Santaquin City Planning Commission held a public hearing on August 25, 2026, which hearing was preceded by the posting of public notice in at least three public places within the City limits of Santaquin City; and

WHEREAS, after the noted public hearing, the Santaquin City Planning Commission forwarded a recommendation to the City Council;

NOW, THEREFORE, BE IT ORDAINED by the City Council of Santaquin City, State of Utah, as follows:

Section I. Amendments

Title 10 Chapter 08 Section 002 is amended to add Bulk Fuel Storage term and definition as follows: **(underlined text is added, stricken text is deleted)**

Bulk Fuel Storage: The storage of gasoline, diesel fuel, kerosene, or other liquid fuel in one or more tanks or containers having a combined capacity greater than 150 gallons on a single parcel.

Bulk Fuel Storage does not include fuel contained within the factory-installed tank of an operable motor vehicle or equipment.

Title 10 Chapter 40 Section 070 is amended as follows: **(underlined text is added, stricken text is deleted)**

10.40.070 PROHIBITED HOME OCCUPATIONS

The following uses, by the nature of the occupation, substantially impair the use and value of residentially zoned areas for residential purposes and are therefore prohibited:

A. Mortuaries, crematoriums, columbaria, mausoleums.
B. Clinics, dental offices, medical offices, chiropractic offices, or other healthcare facilities.
C. Junkyards, auto wrecking yards, salvage yards, impound lots, or vehicle towing operations.
D. Storage, service, repair, sales or rental of ambulances, tow trucks, recreational vehicles, watercraft, automobiles, ATVs, or other motorized vehicles.
E. Food or drink preparation, storage or catering which is not permitted by an appropriate state or county department or agency.
F. Fitness or health spa facility.
G. Auto body repair, motor vehicle repair.
H. Any home occupation which entails the use of chemicals exceeding typical household quantities, pesticides and flammable/combustible materials, and including any other process or business where current, adopted building and fire codes would require an "operational permit".
I. Any home occupation unable to comply with the standards outlined in SCC 10.40.040. (Ord. 08-01-2006, 8-17-2006, eff. 8-17-2006)
J. Bulk fuel storage.

Title 10 Chapter 20 Section 070 is amended as follows: **(underlined text is added, stricken text is deleted)**

10.20.070 R-8 RESIDENTIAL ZONE

A. Objectives And Characteristics: The objective of establishing the R-8 Residential Zone is to provide a residential environment within the City which is characterized by smaller lots and somewhat more dense residential development than is characteristic of the R-10 Zone. Nevertheless, this zone is characterized by spacious yards and other residential amenities adequate to maintain desirable residential conditions. The uses permitted in this zone shall be single-family dwellings and certain other public facilities needed to promote and maintain stable residential neighborhoods. (Ord. 04-01-2003, 4-2-2003, eff. 4-3-2003)

In order to accomplish the objectives and purposes of this title and to promote the characteristics of this zone, the following regulations shall apply in the R-8 Zone. (Ord. 2-01-2002, 2-5-2002, eff. 2-5-2002)

B. Permitted Uses: Land uses in the R-8 Residential Zone are permitted as follows. Alphabetic use designations in the table below have the following meanings:

P	The listed use is a permitted use within the represented area, based on City development standards and ordinances.
C	The listed use requires a conditional use permit within the represented area in addition to complying with all applicable development standards and ordinances.
N	The listed use is a prohibited use within the represented area.

Use	R-8
Adult daycare	C
Agriculture in accordance with SCC 10.64	P
Agriculture building	C
Agritourism	C
Assisted living facility - large	C
Assisted living facility - small in accordance with SCC 10.24.060	P/C
Bulk fuel storage	N
Caretaker facilities associated with a permitted or conditional use	C
Cemeteries	P
Child daycare centers	C
Crisis respite	C
Dwelling, accessory unit attached	P
Dwelling, accessory unit detached	P
Dwelling, multiple-unit	N

Dwelling, single-family detached	P
Golf courses and golf clubhouses (private and public)	P
Gravel, sand, earth extraction, and mass grading when necessary to accomplish the intent of a development project permitted within and in association with the R-8 Zone and with City Council approval and Planning Commission recommendation for approval of a plan detailing the scope and time schedule for the work to be done	C
Home occupations, in accordance with SCC 10.40	P/C
Large scale developments	C
Parks	P
Recreational vehicle (RV) parks	N
Religious center	P
Residential facilities for persons with a disability pursuant to SCC 10.60	P
Residential facilities for the elderly pursuant to SCC 10.56	P
Residential support facility	P
Schools	P
Sheltered workshop	C
Social or reception centers	C

(Ord. 07-01-2011, 7-27-2011, eff. 7-28-2011; amd. Ord. 03-02-2014, 4-16-2014, eff. 4-17-2014; Ord. 02-01-2018, 2-7-2018, eff. 2-8-2018)

Title 10 Chapter 20 Section 080 is amended as follows: **(underlined text is added, stricken text is deleted)**

10.20.080 R-10 RESIDENTIAL ZONE

A. Objectives And Characteristics: The objective in establishing the R-10 Residential Zone is to encourage the creation and maintenance of residential areas within the City which are characterized by smaller to medium sized lots on which single-family dwellings are

situated, surrounded by well kept lawns, trees, and other plantings. A minimum of vehicular and pedestrian traffic and quiet residential conditions favorable to family living are also characteristic of this zone. The uses permitted in this zone shall be single-family dwellings and certain other public facilities needed to promote and maintain stable residential neighborhoods. (Ord. 04-01-2003, 4-2-2003, eff. 4-3-2003)

In order to accomplish the objectives and purposes of this title and to promote the characteristics of this zone, the following regulations shall apply in the R-10 Zone. (Ord. 2-01-2002, 2-5-2002, eff. 2-5-2002)

B. Permitted Uses: Land uses in the R-10 Residential Zone are permitted as follows. Alphabetic use designations in the table below have the following meanings:

P	The listed use is a permitted use within the represented area, based on City development standards and ordinances.
C	The listed use requires a conditional use permit within the represented area in addition to complying with all applicable development standards and ordinances.
N	The listed use is a prohibited use within the represented area.

Use	R-10
Adult daycare	C
Agriculture in accordance with SCC 10.64	P
Agriculture building	C
Agritourism	C
Assisted living facility - large	C
Assisted living facility - small	P/C
Bulk fuel storage	N
Caretaker facilities associated with a permitted or conditional use	C
Cemeteries	P

Child daycare centers	C
Dwelling, accessory unit attached	P
Dwelling, accessory unit detached	P
Dwellings, single-family detached	P
Golf courses and golf clubhouses (private and public)	
Gravel, sand, earth extraction, and mass grading when necessary to accomplish the intent of a development project permitted within and in association with the R-10 Zone and with City Council approval and Planning Commission recommendation for approval of a plan detailing the scope and time schedule for the work to be done	P
Home occupations, in accordance with SCC 10.40	C
Large scale developments	P/C
Parks	C
Public and quasi-public buildings	P
Recreational vehicle (RV) parks	P
Religious center	N
Residential facilities for persons with a disability pursuant to SCC 10.60	P
Residential facilities for the elderly pursuant to SCC 10.56	P
Residential support facility	P
Schools	P
Sheltered workshop	P
Telecommunications sites. See SCC 10.16.340 paragraph D	C

Temporary uses, subject to the provisions of SCC 10.16.300	
Treatment facility	P
	N

(Ord. 07-01-2011, 7-27-2011, eff. 7-28-2011; amd. Ord. 03-02-2014, 4-16-2014, eff. 4-17-2014; Ord. 02-01-2018, 2-7-2018, eff. 2-8-2018)

Title 10 Chapter 20 Section 090 is amended as follows: **(underlined text is added, stricken text is deleted)**

10.20.090 R-12 RESIDENTIAL ZONE

A. Objectives And Characteristics: The objectives of establishing the R-12 Residential Zone are to encourage the creation and maintenance of residential areas within the City which are characterized by medium sized lots on which single-family dwellings are situated, surrounded by well kept lawns, trees, and other plantings. A minimum of vehicular and pedestrian traffic and quiet residential conditions favorable to family living are also characteristic of this zone.

In order to accomplish the objectives and purposes of this title and to promote the characteristics of this zone, the following regulations shall apply in the R-10 Zone. (Ord. 2-01-2002, 2-5-2002, eff. 2-5-2002)

B. Permitted Uses: Land uses in the R-12 Residential Zone are permitted as follows. Alphabetic use designations in the table below have the following meanings:

P	The listed use is a permitted use within the represented area, based on City development standards and ordinances.
C	The listed use requires a conditional use permit within the represented area in addition to complying with all applicable development standards and ordinances.
N	The listed use is a prohibited use within the represented area.

Use	R-12
Adult daycare	C
Agriculture in accordance with SCC 10.64	P

Agriculture building	C
Agritourism	C
Assisted living facility - large	C
Assisted living facility - small	P/C
Bulk fuel storage	N
Caretaker facilities associated with a permitted or conditional use	C
Cemeteries	P
Child daycare centers	C
Golf courses and golf clubhouses (private and public)	P
Gravel, sand, earth extraction, and mass grading when necessary to accomplish the intent of a development project permitted within and in association with the R-12 Zone and with City Council approval and Planning Commission recommendation for approval of a plan detailing the scope and time schedule for the work to be done	C
Home occupations, in accordance with SCC 10.40	P/C
Large scale developments	C
Parks	P
Public and quasi-public buildings	P
Recreational vehicle (RV) parks	N
Religious center	P
Residential facilities for persons with a disability pursuant to SCC 10.60	P
Residential facilities for the elderly pursuant to SCC 10.56	P

Residential support facility	P
Schools	P
Sheltered workshop	C
Single-family dwellings and related accessory uses	P
Telecommunications sites. See SCC 10.16.340 paragraph D	
Temporary uses, subject to the provisions of SCC 10.16.300	P
Treatment facility	N
Telecommunications sites. See SCC 10.16.340 paragraph D	
Temporary uses, subject to the provisions of SCC 10.16.300	P
Treatment facility	N

(Ord. 07-01-2011, 7-27-2011, eff. 7-28-2011; amd. Ord. 03-02-2014, 4-16-2014, eff. 4-17-2014; Ord. 02-01-2018, 2-7-2018, eff. 2-8-2018)

Title 10 Chapter 20 Section 100 is amended as follows: **(underlined text is added, stricken text is deleted)**

10.20.100 R-15 RESIDENTIAL ZONE

A. Objectives And Characteristics: The objectives of establishing the R-15 Residential Zone are to encourage the creation and maintenance of residential areas within the City which are characterized by medium sized lots on which single-family dwellings are situated, surrounded by well kept lawns, trees, and other plantings. A minimum of vehicular and pedestrian traffic and quiet residential conditions favorable to family living are also characteristic of this zone.

In order to accomplish the objectives and purposes of this title and to promote the characteristics of this zone, the following regulations shall apply in the R-15 Zone. (Ord. 2-01-2002, 2-5-2002, eff. 2-5-2002)

B. Permitted Uses: Land uses in the R-15 Residential Zone are permitted as follows. Alphabetic use designations in the table below have the following meanings:

P	The listed use is a permitted use within the represented area, based on City development standards and ordinances.
C	The listed use requires a conditional use permit within the represented area in addition to complying with all applicable development standards and ordinances.
N	The listed use is a prohibited use within the represented area.

Use	R-15
Adult daycare	C
Agriculture in accordance with SCC 10.64	P
Agriculture building	C
Agritourism	C
Assisted living facility - large	C
Assisted living facility - small	P/C
Bulk fuel storage	N
Caretaker facilities associated with a permitted or conditional use	C
Cemeteries	P
Child daycare centers	C
Dwelling, accessory unit attached	P
Dwelling, accessory unit detached	P
Dwellings, singe-family detached	P
Golf courses and golf clubhouses (private and public)	

Gravel, sand, earth extraction, and mass grading when necessary to accomplish the intent of a development project permitted within and in association with the R-15 Zone and with City Council approval and Planning Commission recommendation for approval of a plan detailing the scope and time schedule for the work to be done	P
Home occupations, in accordance with SCC 10.40	C
Large scale developments	P/C
Parks	C
Public and quasi-public buildings	P
Recreational vehicle (RV) parks	P
Religious center	N
Residential facilities for persons with a disability pursuant to SCC 10.60	P
Residential facilities for the elderly pursuant to SCC 10.56	P
Residential support facility	P
Schools	P
Sheltered workshop	P
Telecommunications sites. See SCC 10.16.340 paragraph D	C
Temporary uses, subject to the provisions of SCC 10.16.300	
Treatment facility	P
	N

(Ord. 07-01-2011, 7-27-2011, eff. 7-28-2011; amd. Ord. 03-02-2014, 4-16-2014, eff. 4-17-2014; Ord. 02-01-2018, 2-7-2018, eff. 2-8-2018)

Title 10 Chapter 20 Section 110 is amended as follows: **(underlined text is added, stricken text is deleted)**

10.20.100 R-20 RESIDENTIAL ZONE

A. Objectives And Characteristics: The objective of establishing the R-20 Residential Zone is to encourage the creation and maintenance of residential areas within the City which are characterized by larger lots on which single-family dwellings are situated, surrounded by well kept lawns, trees, and other plantings. A minimum of vehicular and pedestrian traffic and quiet residential conditions favorable to family living are also characteristic of this zone. (Ord. 04-01-2003, 4-2-2003, eff. 4-3-2003)

In order to accomplish the objectives and purposes of this title and to promote the characteristics of this zone, the following regulations shall apply in the R-20 Zone. (Ord. 2-01-2002, 2-5-2002, eff. 2-5-2002)

B. Permitted Uses: Land uses in the R-20 Residential Zone are permitted as follows. Alphabetic use designations in the table below have the following meanings:

P	The listed use is a permitted use within the represented area, based on City development standards and ordinances.
C	The listed use requires a conditional use permit within the represented area in addition to complying with all applicable development standards and ordinances.
N	The listed use is a prohibited use within the represented area.

Use	R-20
Adult daycare	C
Agriculture in accordance with SCC 10.64	P
Agriculture building	C
Agritourism	C
Assisted living facility - large	C
Assisted living facility - small	P/C
Bulk fuel storage	N
Caretaker facilities associated with a permitted or conditional use	C

Cemeteries	P
Child daycare centers	C
Golf courses and golf clubhouses (private and public)	
Gravel, sand, earth extraction, and mass grading when necessary to accomplish the intent of a development project permitted within and in association with the R-20 Zone and with City Council approval and Planning Commission recommendation for approval of a plan detailing the scope and time schedule for the work to be done	P
Home occupations, in accordance with SCC 10.40	C
Large scale developments	P/C
Parks	C
Public and quasi-public buildings	P
Recreational vehicle (RV) parks	P
Religious center	N
Residential facilities for persons with a disability pursuant to SCC 10.60	P
Residential facilities for the elderly pursuant to SCC 10.56	P
Residential support facility	P
Schools	P
Sheltered workshop	P
Single-family dwellings and related accessory uses	C
Telecommunications sites. See SCC 10.16.340 paragraph D	P
Temporary uses, subject to the provisions of SCC 10.16.300	

Treatment facility	P
	N

(Ord. 07-01-2011, 7-27-2011, eff. 7-28-2011; amd. Ord. 03-02-2014, 4-16-2014, eff. 4-17-2014; Ord. 02-01-2018, 2-7-2018, eff. 2-8-2018)

10.20.150 RC RESIDENTIAL COMMERCIAL ZONE

A. Objectives And Characteristics: The RC zone allows for a mixture of residential and commercial uses as permitted uses. The purpose of the RC zone is to provide for and encourage a mix of compatible land uses which offer opportunities to live, work, and shop. It also is to provide the opportunity for compatible commercial development while preserving residential uses. Goals of this zone include the efficient use of land, reduced reliance on the automobile, and creative opportunities for the economical preservation and adaptive reuse of existing structures. A mixture of residential, office, personal service, and retail shopping opportunities are encouraged within this zone. (Ord. 04-01-2003, 4-2-2003, eff.4-3-2003)

   The RC zone is intended to provide a transition between residential and commercial areas. Uses should not conflict with the objectives and characteristics of either the R-8 or C-2 zone, or with the general plan. Bulk standards are intended to maintain a residential scale of development. Development within the RC zone should have good access to collector streets. (Ord. 2-01-2002, 2-5-2002, eff. 2-5-2002)

B. Permitted Uses: General land uses within the residential commercial zone shall complement the city's general plan for their respective areas. Those uses allowed in the RC zone are listed in the following matrix. Abbreviations and alphabetic use designations in the matrix have the following meanings:

Use	RC
Accessory apartments	P
Agribusiness	C
Agriculture in accordance with SCC 10.64	P
Agriculture building	P
Agritourism	C
Alcohol dispensing establishment	C

Automotive service and repair	C
Automotive service station	C
Bulk fuel storage	N
Cemeteries	P
Child daycare center	C
Commercial, recreation	P
Commercial, retail sales and service	P
Drive-in retail	P
Dwelling, accessory unit attached	P
Dwelling, accessory unit detached	N
Dwelling, caretaker	P
Dwelling, single-family detached	P
Dwellings, multiple-family, subject to SCC 10.16.060	P
Engraving, publishing, and printing	P
Furniture and appliance stores	P
Golf courses and golf clubhouses (private and public)	P
Gravel, sand, earth extraction, and mass grading when necessary to accomplish the intent of a development project permitted within and in association with the RC Zone and with City Council approval and Planning Commission recommendation for approval of a plan detailing the scope and time schedule for the work to be done	C
Healthcare facility	C
Home occupations, subject to SCC 10.40	P/C

Hotels and motels	C
Institutions	P
Kennel, as a home occupation under SCC 10.40 and subject to animal licensing requirements in SCC 5	P/C
Kennel, as a stand alone commercial business, subject to animal licensing requirements in title 5 of this Code	P
Mobile home parks	N
Mortuary, funeral home	P
Parking lot	P
Parks	P
Pawnshops	C
Professional office or financial services	P
Public and quasi-public buildings	P
Recreational vehicle (RV) parks	N
Religious center	P
Residential facilities for persons with a disability pursuant to SCC 10.60 and the Utah Code § 10-9-605	P
Residential facilities for the elderly pursuant to SCC 10.56 and the Utah Code § 10-9-502	P
Schools	P
Seasonal businesses on properties of a commercial use and subject to the provisions of SCC 10.16.300	P
Seasonal businesses on properties of a residential use and subject to the provisions of SCC 10.16.300	C

Stone and monument sales	P
Storage unit facilities	P
Taxidermy shops	P
Telecommunications sites subject to SCC 10.16.340	P/C
Theaters	C
Tire recapping	C
Veterinarian services	P
Wedding chapel	P
Wholesale stores	P

(Ord. 5-03-2015, 6-3-2015, eff. 6-4-2015; amd. Ord. 02-01-2018, 2-7-2018, eff. 2-8-2018)

10.20.190 MAIN STREET BUSINESS DISTRICTS ZONE

1. Definition, Objectives And Characteristics: The Main Street Business Districts Zone consists of the Central Business District (CBD), the Main Street Commercial District (MSC), and the Main Street Residential District (MSR). The objective of the Main Street Business Districts Zone (district) is to create a mixed use shopping and financial center for the City and surrounding territory which is often characterized as "the center of town". The intensity of uses within this area should increase with proximity to the intersection of Center Street and Main Street. Though this district is applied to areas which have developed as "strip commercial", it shall not be used to promote or establish areas in which such development can be promulgated or encouraged.

   Developments on the southern half of the blocks between Main Street and 100 South or the northern half of the blocks between Main Street and 100 North should complement the businesses facing Main Street. These developments may include professional services, offices, mixed use developments and multi-family residential.

   Characteristics of the district should include:
   1. A mixed use shopping and financial center for Santaquin and surrounding territory; and
   2. Business interests should be balanced with the interests of adjacent neighborhoods; and

3. The integrity and viability of the adjacent residential neighborhoods will be maintained while expanding development opportunities by permitting multifamily residential uses within the district when combined with commercial uses (mixed use); and
4. The Main Street corridor's significance to the region and area history will be preserved and highlighted through site and building design; and
5. The district will demonstrate and promote appropriate urban scale, walkability, pedestrian orientation, business viability and success, streetscape, community character, and the limiting of negative effects on adjacent residential properties. (Ord. 08-02-2008, 8-20-2008, eff. 8-21-2008)

2. Permitted Uses: General land uses within the Main Street Business Districts shall complement the Main Street overlay map found in the economic element of the City's General Plan.

   Abbreviations and alphabetic use designations in the matrix and throughout this chapter have the following meanings:

CBD	The area represented as the Central Business District.
MSC	The area represented as the Main Street Commercial District.
MSR	The area represented as the Main Street Residential District .
P	The listed use is a permitted use within the represented area, based on City development standards and ordinances.
C	The listed use requires a conditional use permit within the represented area in addition to complying with all applicable development standards and ordinances.
A	The listed use is only permitted as an accessory use within the represented area.
N	The listed use is a prohibited use within the represented area.

3. (Ord. 08-02-2008, 8-20-2008, eff. 8-21-2008)

Use	CBD	MSC	MSR
Accessory building	A	A	A
Adult daycare	N	P	P
Alcoholic beverage class A Establishment	P	P	N
Alcoholic beverage class B Establishment	C	C	N
Alcoholic beverage class C Establishment	P	C	N
Alcoholic beverage class D Establishment	P	P	N

Alcoholic beverage class E Establishment	N	C	N
Arcade	A	A	N
Art gallery	P	P	P
Automotive car wash service	N	P	N
Automotive service and repair	N	P	N
Automotive service station	C	P	N
Bakery, commercial	C	P	C
Bed and breakfast home	N	C	P
Brewpub	P	C	N
Commercial, ancillary	P	P	P
Commercial, convenience store	C	P	N
Commercial, cosmetology	P	P	P
Commercial, heavy	N	N	N
Commercial, recreation	P	P	C
Commercial, retail sales and services	P	P	N
Conference and convention facility	C	N	N
Dance hall, discotheque	C	C	N
Daycare center	A	P	C
Drive-in retail	N	P	N
Dwelling, Accessory Unit Attached	N	N	A
Dwelling, Accessory Unit Detached	N	N	A
Dwelling, Bachelor	N	N	P
Dwelling, Bunkhouse	N	N	A
Dwelling, caretaker	N	N	A
Dwelling, multiple-family	C	C	C
Dwelling, single-family detached	N	N	P
Feedlot	N	N	N
Bulk fuel storage	N	P	N
Healthcare facility, assisted living facilities	N	P	P
Hotel	P	P	C
Impound Yard	N	N	N
Institutions	P	P	P
Junkyard	N	N	N

Mixed use development	C	C	C
Mobile Home Park	N	N	N
Mortuary, funeral home	N	P	C
Park	P	P	P
Parking lot	N	P	P
Permanent makeup establishment	P	P	P
Private club	P	C	N
Professional office or financial services	P	P	P
Public buildings	P	P	P
Recreational vehicle court (RV parks)	N	N	N
Religious center	P	P	P
Residential facility for persons with a disability See 10.60	N	N	P
Residential facility for the elderly See 10.56	N	N	P
Residential support facility	N	N	C
Restaurant	P	P	C
Restaurant, drive-through	N	P	N
School, commercial	P	P	C
School, public or quasi-public	C	C	C
Sexually oriented business See 3.24	N	N	N
Slaughterhouse	N	N	N
Social or reception center	P	C	C
Storage Units Facilities	N	N	N
Street vendors	P	P	N
Tattoo parlor	C	P	N
Temporary Uses See 10.16.300	C	P	N
Telecommunications sites. See SCC 10.16.340 paragraph D			
Tobacco specialty shop in accordance with Utah State Code	P	C	N
Transitional treatment home - large	N	N	C
Transitional treatment home - small	N	N	C
Truck stop	N	N	N
Veterinary hospital, large animal	N	N	N
Veterinary hospital, small animal	N	P	C
Wedding chapels	P	P	C

4. (Ord. 09-01-2007, 9-5-2007, eff. 9-7-2007; amd. Ord. 08-02-2008, 8-20-2008, eff. 8-21-2008; Ord. 02-01-2010, 2-17-2010, eff. 2-18-2010; Ord. 07-02-2010, 7-21-2010; Ord. 07-01-2011, 7-27-2011, eff. 7-28-2011; Ord. 03-02-2014, 4-16-2014, eff. 4-17-2014; Ord. 07-01-2016, 7-6-2016, eff. 7-7-2016; Ord. 02-01-2018, 2-7-2018, eff. 2-8-2018)

10.20.220 R-43 RESIDENTIAL ZONE

1. Objectives And Characteristics: The objective of establishing the R-43 Residential Zone is to encourage the creation and maintenance of residential areas within the City which are characterized by large lots on which detached single-family dwellings are situated, surrounded by well kept lawns, trees, and other plantings. This zone is established to help transition between agricultural areas of the City and those areas of higher intensity uses. It is also intended to be used to regulate development densities in areas that are determined to have geologic hazards or constraints or where the City has determined needs for increased open spaces or land preservation. (Ord. 06-01-2011, 6-1-2011, eff. 6-2-2011)
2. Permitted Uses: Land uses in the R-43 Residential Zone are permitted as follows. Alphabetic use designations in the table below have the following meanings:

P	The listed use is a permitted use within the represented area, based on City development standards and ordinances.
C	The listed use requires a conditional use permit within the represented area in addition to complying with all applicable development standards and ordinances.
N	The listed use is a prohibited use within the represented area.

Use	**R-43**
Accessory building	P
Accessory building without dwelling structure	N
Agribusiness	N
Agriculture in accordance with SCC 10.64	P
Agriculture building	C
Agritourism	C
Assisted living facility – large	N
Assisted living facility - small	P/C

Bed and breakfast homes	N
Boarding facility	N
Dwelling, caretaker	N
Dwelling, guest cottage	N
Dwelling, single-family detached	P
Bulk fuel storage	N
Gravel, sand, earth extraction, and mass grading	N
Home occupations, in accordance with SCC 10.40	P/C
Institutions	N
Public park, private park or playground	P
Public safety buildings	P
Recreational vehicle (RV) parks	N
Religious center	P
Residential facility for persons with a disability	P
Residential facility for the elderly	P
Residential support facility	P
School, public or quasi-public	C
Sheltered workshop	C
Social or reception center	N
Telecommunications sites. See SCC 10.16.340 paragraph D	
Temporary uses, subject to the provisions of SCC 10.16.300	P
Treatment facilities	N

3. (Ord. 06-01-2011, 6-1-2011, eff. 6-2-2011; amd. Ord. 03-02-2014, 4-16-2014, eff. 4-17-2014; Ord. 02-01-2018, 2-7-2018, eff. 2-8-2018)

Section II. Severability

If any part of this ordinance or the application thereof to any person or circumstances shall, for any reason, be adjudged by a court of competent jurisdiction to be unconstitutional or invalid, such judgment shall not affect, impair of invalidate the remainder of this ordinance or the application thereof to other persons and circumstances, but shall be confined to its operation to the section, subdivision, sentence or part of the section and the persons and circumstances directly involved in the controversy in which such judgment shall have been rendered. It is hereby declared to be the intent of the City Council that this section would have been adopted if such invalid section, provisions, subdivision, sentence or part of a section or application had not been included.

Section III. Contrary Provisions Repealed

Any and all other provisions of the Santaquin City Code that are contrary to the provisions of this Ordinance are hereby repealed.

Section IV. Codification, Inclusion in the Code, and Scrivener's Errors

It is the intent of the City Council that the provisions of this ordinance be made part of the Santaquin City Code as adopted, that sections of this ordinance may be re-numbered or re-lettered, and that the word ordinance may be changed to section, chapter, or other such appropriate word or phrase in order to accomplish such intent regardless of whether such inclusion in a code is accomplished. Typographical errors which do not affect the intent of this ordinance may be authorized by the City without need of public hearing by its filing a corrected or re-codified copy of the same with the City Recorder.

Section V. Posting and Effective Date

This ordinance shall become effective at 5:00 p.m. on Wednesday, September 2, 2026. Prior to that time, the City Recorder shall deposit a copy of this ordinance in the official records of the City and place a copy of this ordinance in three places within the City.

PASSED AND ADOPTED this 1st day of September 2026.

_____
Daniel M. Olson, Mayor

Councilmember Art Adcock	Voted ___
Councilmember Travis Keel	Voted ___
Councilmember Lynn Mecham	Voted ___
Councilmember Jeff Siddoway	Voted ___
Councilmember Brian Del Rosario	Voted ___

ATTEST:

_____
Stephanie Christensen, City Recorder

STATE OF UTAH)
) ss.
COUNTY OF UTAH)

I, STEPHANIE CHRISTENSEN, City Recorder of Santaquin City, Utah, do hereby certify and declare that the above and foregoing is a true, full, and correct copy of an ordinance passed by the City Council of Santaquin City, Utah, on the 4th day of August 2026, entitled

"AN ORDINANCE OF SANTAQUIN CITY, UTAH, AMENDING THE SANTAQUIN CITY CODE TO DEFINE "BULK FUEL STORAGE" AND PROHIBIT BULK FUEL STORAGE AS A LAND USE IN ALL RESIDENTIAL ZONING DISTRICTS; PROVIDING FOR CODIFICATION, CORRECTION OF SCRIVENER'S ERRORS, SEVERABILITY, AND AN EFFECTIVE DATE."

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the Corporate Seal of Santaquin City Utah this 1st day of September 2026.

_____
Stephanie Christensen
Santaquin City Recorder
(SEAL)

AFFIDAVIT OF POSTING

STATE OF UTAH)
) ss.
COUNTY OF UTAH)

I, STEPHANIE CHRISTENSEN, City Recorder of Santaquin City, Utah, do hereby certify and declare that prior to the ordinance taking effect, I posted a short summary of the ordinance on the Utah Public Notice Website as required by Utah State Code 10-3-711(1)(b) as a Class A Notice and Santaquin City Code 1-2-050(D)

I further certify that copies of the ordinance were posted online at www.santaquin.gov, at the City Hall Building at 110 S. Center Street and on the State of Utah's Public Notice Website, https://www.utah.gov/pmn/index.html. A copy of the notice may also be requested by calling (801)754-1904.

_____
STEPHANIE CHRISTENSEN
Santaquin City Recorder

The foregoing instrument was acknowledged before me on this ___ day of ___ 2026, by STEPHANIE CHRISTENSEN.
My Commission Expires:

_____

Planning Commission Members in Attendance: Commissioners Jesse Christopher, Trevor Wood, Jayson Johnson and Tyrell Russell.

Excused: Mike Weight, Drew Hoffman, BreAnna Nixon and LaDawn Moak.

Others in Attendance: City Council Member Jeff Siddoway, Community Development Director Morgan Brim, Deputy City Recorder Gwen Butters, Applicant Bobbie Henderson and Chasley Cortis, Resident Jacob Frazier and other members of the public.

Chairman Wood called the meeting to order at 7:01 p.m.

INVOCATION/INSPIRATIONAL THOUGHT
Christopher offered an Invocation.

PLEDGE OF ALLEGIANCE
Johnson led the Pledge of Allegiance.

ORDER OF AGENDA ITEMS
PUBLIC FORUM
Chairman Wood opened the Public Forum at 7:03 p.m.

No members of the public wished to address the Planning Commission in the Public Forum.

Chairman Wood closed the Public Forum at 7:03 p.m.

DISCUSSION & POSSIBLE ACTION ITEMS
1. Proposed Conditional Use Permit for Wild Thistle Cafe Class C Alcohol License

Elmer introduced the item, stating that Wild Thistle Café is requesting a Conditional Use Permit for a Class C limited-service restaurant liquor license. Under this license, at least 70% of sales must come from food, with alcohol serving as a secondary source of revenue. The property is in the Main Street Commercial (MSC) Zone, where this use requires a Conditional Use Permit. Although Santaquin City Code does not specify additional conditions for this use, the application must still complete the Conditional Use Permit process.

Cortis stated that the establishment intends to serve beer and wine only and will not offer full liquor.

Christopher stated that the restaurant is well operated and expressed support for approving the application. Wood concurred.

Brim explained that the use was previously permitted under the former zoning district. Following a code amendment, it now requires a Conditional Use Permit, although the code does not establish specific standards or conditions. This application is simply part of the required approval process.

No further comments from the Planning Commission were received.

Christopher made a motion to approve the Conditional Use Permit for Wild Thistle Café Class C Alcohol License. Russell seconded the motion.

Commissioner Trevor Wood	Yes
Commissioner Jesse Christopher	Yes
Commissioner Mike Weight	Absent
Commissioner Drew Hoffman	Absent
Commissioner BreAnna Nixon	Absent
Commissioner LaDawn Moak	Absent
Commissioner Jayson Johnson	Yes
Commissioner Tyrell Russell	Yes

The motion passed.

2. PUBLIC HEARING: Prohibiting Fuel Tanks Over 150 Gallons in all Residential Zones

Elmer explained that the proposed code amendment applies to all residential zones and prohibits fuel tanks exceeding 150 gallons. The existing home occupation code already requires an operational permit for businesses using chemicals, pesticides, or flammable materials beyond typical household quantities. Staff determined that fuel tanks larger than 150 gallons are not appropriate for residential use and should be limited to commercial and industrial zones. The prohibition has been added to the home occupation code and the use tables for all residential zoning districts.

Chairman Wood opened the Public Hearing at 7:09 p.m.

Frazier expressed concerns about the proposed amendment, questioning the 150-gallon limit since agricultural fuel tanks are commonly 500 gallons or larger. He noted that many existing homes and former farms in the community already have larger tanks and asked whether the amendment would make those tanks noncompliant. While he agreed that large fuel storage may be inappropriate in residential neighborhoods, he questioned the basis for the 150-gallon threshold, particularly in residential agricultural zones, and asked what specific safety concerns or policy objectives the amendment is intended to address.

No further comments from the public were received.

Chairman Wood closed the Public Hearing at 7:12 p.m.

Wood questioned the basis for the proposed 150-gallon limit and requested additional context. Brim explained that the threshold was developed in consultation with the City's Fire Marshal and Public Works Director during discussions regarding home occupations. The intent is to prevent fueling operations from being established in residential neighborhoods, where large quantities of fuel pose greater safety risks due to the proximity of homes. Staff determined that a 150-gallon tank is adequate for fueling personal recreational vehicles and small equipment, while larger fuel storage should be limited to commercially zoned properties, where it is subject to greater regulation. Brim added that the amendment is not intended to impact agricultural operations but to prevent home occupation businesses from operating fuel facilities in residential areas.

Elmer clarified that the amendment does not prohibit fuel tanks over 150 gallons in Agricultural zones. In response to Wood's question about Residential Agricultural Zones, Elmer explained that those zones are excluded because they require a minimum of five acres and are already subject to additional regulations. The amendment applies to the R-8, R-10, R-12, R-15, R-20, Residential Commercial (residential portion only), and R-43 zoning districts.

Brim explained that, under Utah law, a Conditional Use Permit is generally considered permitted use and may only be denied or conditioned if a detrimental impact can be demonstrated. For that reason, the city is cautious about designating uses as conditional. Staff believe the proposed amendment, as written, addresses the City's concerns while avoiding impacts on the farming community.

Christopher asked for clarification that the amendment applies only to residential zones with parcels under five acres and higher housing density. Brim confirmed that was correct.

No further comments from the Planning Commission were received.

Christopher made a motion to forward a positive recommendation to prohibit fuel tanks over 150 gallons in all residential zones. Johnson seconded the motion.

Commissioner Trevor Wood	Yes
Commissioner Jesse Christopher	Yes
Commissioner Mike Weight	Absent
Commissioner Drew Hoffman	Absent
Commissioner BreAnna Nixon	Absent
Commissioner LaDawn Moak	Absent
Commissioner Jayson Johnson	Yes
Commissioner Tyrell Russell	Yes

The motion passed.

3. PUBLIC HEARING: Permitting Detached Accessory Dwelling Units in all Residential Zones

Elmer introduced the item, explaining that the amendment is required to comply with State Bill 284, which was signed into law in March 2026. The law permits detached accessory dwelling units (ADUs) on all residential lots larger than 11,000 square feet. Santaquin City already allows detached ADUs in most residential zones; however, the amendment expands eligibility to include the R-12, R-20, Residential Commercial, Residential Agricultural, and R-43 zones to ensure compliance with state law.

Chairman Wood opened the Public Hearing at 7:23 p.m.

No members of the public wished to address the Planning Commission in the Public Hearing.

Chairman Wood closed the Public Hearing at 7:23 p.m.

Wood stated that the city is required by the state to adopt moderate-income housing plans. Allowing ADUs has been one strategy used to meet those requirements. He asked how the proposed amendment and recent changes to state requirements would affect the City's compliance going forward.

Elmer explained that the State's moderate-income housing reporting requirements are paused for 2026 and will resume in 2027. It was noted that because this amendment is required by state law, it is unlikely to qualify as a moderate-income housing strategy. However, the 2027 reporting requirements have not yet been finalized, so some flexibility may still be possible.

The committee discussed parking requirements related to ADUs. Brim explained that any future changes to the City's parking standards must remain consistent with state law.

Christopher made a motion to forward a positive recommendation for permitting detached accessory dwelling units in all residential zones. Johnson seconded the motion.

Commissioner Trevor Wood	Yes
Commissioner Jesse Christopher	Yes
Commissioner Mike Weight	Absent
Commissioner Drew Hoffman	Absent
Commissioner BreAnna Nixon	Absent
Commissioner LaDawn Moak	Absent
Commissioner Jayson Johnson	Yes
Commissioner Tyrell Russell	Yes

The motion passed.

4. Meeting Minutes Approval – June 9, 2026

Christopher made a motion to approve the June 9, 2026 Planning Commission Meeting Minutes. Russell seconded the motion.

Commissioner Trevor Wood	Yes
Commissioner Jesse Christopher	Yes
Commissioner Mike Weight	Absent
Commissioner Drew Hoffman	Absent
Commissioner BreAnna Nixon	Absent
Commissioner LaDawn Moak	Absent
Commissioner Jayson Johnson	Yes
Commissioner Tyrell Russell	Yes

The motion passed.

STAFF REPORTS

Staff noted that funding is available for commissioner training. Commissioners interested in attending the Utah APA Fall Conference or other training opportunities related to their duties were asked to notify staff of their interest as this assists with budget planning.

ADJOURNMENT

Christopher made a motion to adjourn the meeting.

The meeting was adjourned at 7:29 p.m.

_____ _____

Deputy City Recorder – Gwen Butters Planning Commission Chair – Trevor Wood