



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.

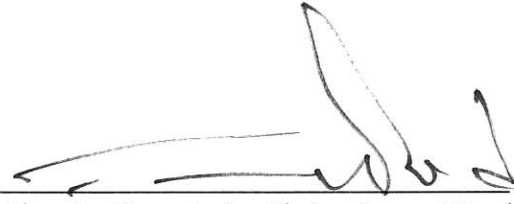
ADJOURNMENT

Christopher made a motion to adjourn the meeting.

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

A handwritten signature in black ink, appearing to read 'Gwen Butters', written over a horizontal line.

Deputy City Recorder – Gwen Butters

A handwritten signature in black ink, appearing to read 'Trevor Wood', written over a horizontal line.

Planning Commission Chair – Trevor Wood