



Planning Commission Members in Attendance: Commissioners Jesse Christopher, Mike Weight, BreAnna Nixon, Jayson Johnson and Tyrell Russell.

Excused: Trevor Wood, Drew Hoffman and LaDawn Moak

Others in Attendance: City Council Member Jeff Siddoway, Community Development Director Morgan Brim, City Planner Aspen Elmer and Deputy City Recorder Gwen Butters.

Acting Chairman Weight called the meeting to order at 7:00 p.m.

INVOCATION/INSPIRATIONAL THOUGHT

Nixon offered an Inspirational Thought

"I'll never harden my heart, but I've toughened the muscles around it." by Dolly Parton

PLEDGE OF ALLEGIANCE

Christopher led the Pledge of Allegiance.

ORDER OF AGENDA ITEMS

PUBLIC FORUM

Acting Chairman Weight opened the Public Forum at 7:04 p.m.

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

Acting Chairman Weight closed the Public Forum at 7:04 p.m.

DISCUSSION & POSSIBLE ACTION ITEMS

1. Public Hearing and Action Regarding Restricting Bulk Fuel Storage in Residential Zones

Acting Chairman Weight opened the Public Hearing at 7:04 p.m.

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

Chairman Wood closed the Public Hearing at 7:05 p.m.

Staff presented revisions to the proposed bulk fuel storage ordinance, which would define bulk fuel storage as more than 150 gallons of gasoline, diesel, kerosene, or other liquid fuel stored on a single parcel. Fuel contained in factory-installed tanks of operable vehicles or equipment would not count toward the limit. The amendment would classify bulk fuel storage as prohibited use in residential zones rather than regulating it solely through a storage standard.

Additional language was proposed to protect existing agricultural operations on residential zone property. Bulk fuel storage, an accessory to a lawfully established agricultural operation, would be permitted when used solely for agricultural vehicles, machinery, and equipment. Fuel could not be sold, distributed, or used for unrelated purposes, and all storage would remain subject to applicable fire, building, and environmental requirements.

The Commission discussed whether prohibiting residential fuel storage exceeding 150 gallons was overly restrictive, particularly for residents who may wish to maintain larger quantities for personal or emergency use. Members generally supported prohibiting the sale or commercial distribution of fuel as a home occupation but questioned whether properly permitted personal storage should also be prohibited. Staff noted that larger quantities may already be subject to an operational permit and fire safety requirements.

The Commission also discussed propane tanks, fuel oil, agricultural storage, and fuel tanks associated with vehicles or trailers. Members requested additional information regarding applicable fire department permitting requirements and how comparable Utah communities regulate residential fuel storage.

The Commission agreed that the ordinance should focus more specifically on commercial or home occupation fuel storage while allowing consideration of appropriately permitted personal storage. Staff were directed to research operational permit requirements, propane and other residential fuel storage, regulations in comparable communities, and appropriate exemptions for fuel contained in vehicles, equipment, and trailers.

Christopher made a motion to continue the item to the next meeting to allow staff to revise the proposed language and provide additional information consistent with the discussion.
Nixon seconded the motion.

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

The motion passed.

2. Meeting Minutes Approval – July 28, 2026

Johnson made a motion to approve the July 28, 2026 Planning Commission Meeting Minutes.
Christopher seconded the motion.

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

The motion passed.

STAFF REPORTS

Brim informed the Commission of the upcoming APA Fall Conference and asked interested Commissioners to notify him if they would like to attend.

ADJOURNMENT

Nixon made a motion to adjourn the meeting.

The meeting was adjourned at 7:31 p.m.



Planning Commission Chair – Trevor Wood



Deputy City Recorder – Gwen Butters