



Planning Commission Members in Attendance: Commissioners Mike Weight, Drew Hoffman, Trevor Wood, BreAnna Nixon and Tyrell Russell.

Excused: Commissioners Jesse Christopher, LaDawn Moak and Jayson Johnson

Others in Attendance: City Council Member Jeff Siddoway, City Manager Norm Beagley, Community Development Director Morgan Brim, City Planner Aspen Elmer, Fire Chief Ryan Lind, Fire Marshall Allen Duke, Deputy City Recorder Gwen Butters and other members of the public.

Chairman Wood called the meeting to order at 7:21 p.m.

INVOCATION/INSPIRATIONAL THOUGHT

Resident, Chase Andrizzi offered an invocation.

PLEDGE OF ALLEGIANCE

Weight led the Pledge of Allegiance.

ORDER OF AGENDA ITEMS

PUBLIC FORUM

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

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

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

DISCUSSION & POSSIBLE ACTION ITEMS

1. PUBLIC HEARING: Wilson Development Agreement

Beagley presented the proposed Wilson Development Agreement for approximately 21 acres near the mouth of Pole Canyon, across from Theodore L. Ahlin Park. Because the property is located within the Hillside Overlay Zone, a development agreement is required. The Planning Commission was asked specifically to consider whether the proposed open space improvements would satisfy the city's Hillside Overlay open space requirements.

The applicants propose dedicating approximately 2.75 acres to Utah County within the Santaquin Canyon debris basin area. The dedication would support an ongoing NRCS debris basin and channel improvement project being undertaken jointly by the city and Utah county. The proposal also includes an access road for Utah county maintenance that could potentially serve as a public non-motorized trail and future connection to the Bonneville Shoreline Trail and other trail systems.

Staff explained that the proposed land dedication exceeds 10 percent of the property acreage, although the amount of improved open space may be slightly less than 10 percent. Staff supported the proposal as providing significant benefit to the city and county through flood-control improvements, property acquisition, and future trail connectivity.

Applicant Lori Wilson stated that the property is intended primarily for homes for herself and her children and expressed a desire to work cooperatively with the city and surrounding community.

Chairman Wood opened the Public Hearing at 7:31 p.m.

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

Chairman Wood closed the Public Hearing at 7:31 p.m.

The Commission expressed support for the proposal, noting the benefits to the city, Utah county, flood-control efforts, and the future trail system.

No further comments from the Planning Commission were received.

Weight made a motion to forward a positive recommendation for the Wilson Development Agreement to the City Council. Nixon seconded the motion.

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

The motion passed.

2. PUBLIC HEARING: Detached Additional Dwelling Units

Staff presented a proposed amendment to City Code addressing detached accessory dwelling units (DADUs) in response to changes in Utah State Code. Beginning October 1, state law requires cities to permit DADUs on qualifying properties when the lot is at least 11,000 square feet, contains an existing single-family dwelling, and allows a single-family dwelling as permitted use.

Staff clarified that Santaquin already permits DADUs in certain residential zones, including the Main Street Residential, R-8, R-10, and R-15 zones. Existing rights within those zones would remain unchanged and would not become subject to the new 11,000-square-foot minimum.

The amendment would update the general accessory dwelling unit standards and several residential zone tables. Proposed parking requirements include one off-street parking space for DADUs smaller than 650 square feet and two spaces for units 650 square feet or larger. Tandem parking would not satisfy the requirement.

Chairman Wood opened the Public Hearing at 7:38 p.m.

Resident Jessica Ferrick asked whether a property could contain both an attached and detached accessory dwelling unit. Staff clarified that only one accessory dwelling unit, either attached or detached, is permitted on a property.

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

Chairman Wood closed the Public Hearing at 7:39 p.m.

The Commission discussed adding “accessory use” to the Agricultural Zone table for consistency with other residential zoning tables. Staff agreed that this would be appropriate.

No further comments from the Planning Commission were received.

Weight made a motion to forward a positive recommendation to the City Council, with the recommendation that the Agricultural Zone table also be revised for consistency regarding “accessory uses.” Russell seconded the motion.

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

The motion passed.

3. Santaquin City Property and Salisbury Development Proposal

Beagley presented a city-initiated development agreement involving property on the East Bench. The city is seeking property needed for access to a municipal water tank, construction and maintenance of a debris basin drainage channel, and fulfillment of access obligations associated with a previous development agreement.

In exchange for the necessary property dedication, the property owner is requesting reinstatement of development rights for 11 residential lots in the Stone Hollow/Summit Ridge area. The lots had previously received approval, but the entitlement later expired. Staff noted that the proposed lots and lot sizes are consistent with the original approval and with the surrounding neighborhood. Utilities and portions of the roadway infrastructure are already in place.

The city would also accept an existing roadway section that contains approximately 34 feet of asphalt with sidewalk on one side. Some proposed lots do not meet current minimum frontage or lot-size requirements; however, staff explained that the layout is consistent with the previously approved development and surrounding development pattern.

The Commission discussed potential future access to property owned by the Nebo School District. Staff explained that the existing neighborhood roads would not be appropriate as primary access for a future school because they are not designed for significant school traffic. They could potentially serve as emergency access, but primary access would need to be provided elsewhere.

Staff also noted that acquiring the East Bench property outright could cost the city several hundred thousand dollars, while the proposed agreement would provide the needed property through

dedication in exchange for reinstating previously approved development rights. Following discussion, the Commission found the proposed exchange reasonable and beneficial to the city.

No further comments from the Planning Commission were received

Nixon made a motion to forward a positive recommendation for the Santaquin City Property and Salisbury Development Proposal to the City Council. Weight seconded the motion.

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

The motion passed.

4. PUBLIC HEARING: Restricting Bulk Fuel Storage in Residential Zones

Staff provided an update on the previously discussed bulk fuel storage code amendment. Earlier versions of the amendment proposed regulating or prohibiting storage of more than 150 gallons of fuel within residential zones. After additional discussion, the proposed language had been narrowed to focus primarily on commercial activities and home occupations.

Following consultation with Fire Chief Ryan Lind and Fire Marshal Allen Duke, staff determined that fuel storage is already adequately regulated through the International Fire Code adopted by the city. Under the Fire Code, certain quantities of fuel require hazardous materials reviewed and permitted by the Fire Department. This process allows the city to evaluate tank location, setbacks, dispensing methods, fire protection, and other safety requirements.

The Fire Department clarified that gasoline, diesel, and propane are regulated differently based on their characteristics and quantities. Propane tanks may be permitted in residential settings when applicable setback and safety requirements are met. Staff stated that the existing Fire Code provides sufficient authority to address safety concerns without creating duplicate land-use regulations.

Chairman Wood opened the Public Hearing at 7:51 p.m.

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

Chairman Wood closed the Public Hearing at 7:51 p.m.

Staff recommended withdrawing the city-initiated text amendment. The Commission agreed and no further comments were received.

Nixon made a motion to withdraw the proposed bulk fuel storage amendment.
Russell seconded the motion.

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

The motion passed.

5. Meeting Minutes Approval - August 25, 2026

Nixon made a motion to approve the August 25, 2026 Planning Commission Meeting Minutes.
Weight seconded the motion.

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

The motion passed.

STAFF REPORTS

No staff wished to report to the Planning Commission

ADJOURNMENT

Weight made a motion to adjourn the meeting.

The meeting was adjourned at 8:11 p.m.

Deputy City Recorder – Gwen Butters

Planning Commission Chair – Trevor Wood