



MEMORANDUM

December 5, 2025

To: Santaquin City Planning Commission
From: Norm Beagley, MPA, P.E., City Manager
RE: Sunset Ridge Development Proposal

The owners of the development company, Urban Homes, LLC, are proposing a development called Sunset Ridge on their property that is located on the east bench of Santaquin, north of Main Street and south of Lambert Avenue at approximately 1025 E. Main Street. The current zoning of the property is R-10 Residential Zone and is currently within the boundaries of a Planned Unit Development (PUD) that was previously approved in 1999.

The reason for the Planning Commission's review on this proposal is because there are provisions in a proposed development agreement that are land use related and require the normal legislative review process which includes a public hearing and a recommendation from the Planning Commission.

The development agreement would, among other things, trade property for the benefit of Santaquin City and the developer. The trade would include property for a retention basin and stormwater conveyance channel and piping to protect homes west and north of the site, open space realignment, Interchange Commercial (C-1) zoning for two commercial lots, Main Street Residential (MSR) district zoning, Public Facilities (PF) zoning, and other elements as we can discuss during the Planning Commission meeting.

The specific items that the Planning Commission will consider in a recommendation to the City Council are:

- Rezone of approximately 2.41 Acres from R-10 PUD to Interchange Commercial (C-1)
- Rezone of approximately 6.44 Acres from R-10 PUD to Public Facilities (PF)
- Rezone of approximately 1.09 Acres from R-10 PUD to Main Street Residential (MSR) District
- Fulfillment of Hillside Overlay Zone Open Space Improvements requirement

Recommended Motion:

It is proposed that the Planning Commission review the proposed zoning changes and fulfillment of Open Space requirements and that they make a recommendation to the City Council.