



IF YOU ONLY HAVE FIVE MINUTES...

...READ THIS FOR A QUICK OVERVIEW OF SANTAQUIN'S VISION, GUIDING PRINCIPLES, AND STRATEGIC DIRECTION.

# Executive Summary

## GROWING TOGETHER: IMAGINE SANTAQUIN VISION

Santaquin residents enjoy living in a community featuring orchards, wilderness access, world-class recreation, a historical mining district, and working lands, while having access to regional opportunities—all hallmarks of the lifestyle that Santaquin residents have enjoyed for generations. Our families value these qualities and are committed to preserving Santaquin's small town character while nurturing the City as it grows.

Together, we will:

- Plan proactively, working with the market to encourage development patterns that align with community goals while honoring private property rights.
- Encourage a focused growth strategy as a part of actively supporting and preserving agricultural pursuits and community heritage.
- Expand opportunities for farmers to continue farming if they choose.
- Create and maintain a variety of welcoming

neighborhoods so our families and future generations can thrive.

- Enhance downtown, creating a place to gather and enjoy time together.
- Grow our recreational opportunities to better enjoy our community, the mountains, and the great outdoors.

## GUIDING PRINCIPLES & STRATEGIC DIRECTION

### AGRICULTURE MATTERS!

Together, we will strive to preserve agriculture and community character through community and civic support and available options that encourage and enable farmers, if they choose, to preserve agricultural land. Agriculture is an integral part of our heritage and identity, and also an important economic pursuit and way of life in Santaquin.

1. **Place additional effort on promoting the State enabled agricultural protection zones (§17-27a-403(2)(c)), which help to protect farmers from adjacent development and local zoning changes that impact their individual**

properties.

2. **Because development pressure is increasing, explore providing farmers with more voluntary options and incentives, like rural residential clusters, to derive financial gain from agricultural land preservation.**
3. **Consider flexible agricultural zoning that would allow for such options as on-site retailing, processing, restaurants, on-site worker housing, tours, and accommodations.**
4. **Support agritourism through a variety of programs and tools.**
5. Consider voluntary tools such as rural residential clustering (RRC), transfer of development rights (TDR), and purchase of development rights (PDR) that may help preserve agricultural land.
6. Consider encouraging water conservation practices through education, training, and demonstration projects. Consider a growth strategy that emphasizes housing choice in the downtown area to relieve some development pressure on the working farms and orchards.



## SMALL TOWN DOWNTOWN

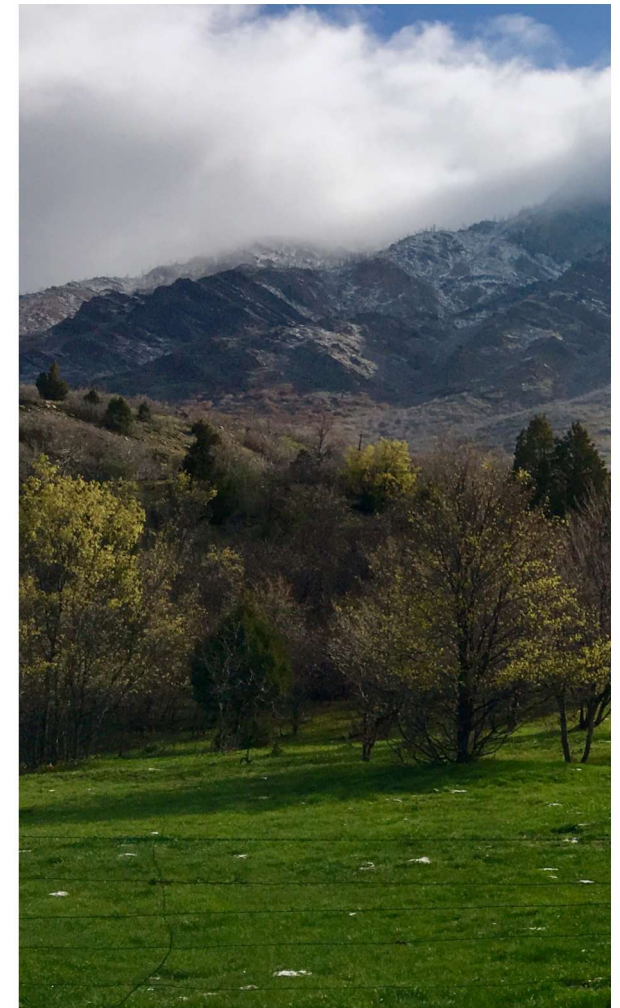
Santaquin will enhance its downtown by following a historical Utah pattern: blending uses that support business and community, encouraging walkable growth that provides interesting and engaging experiences and a beautiful place for people to gather.

1. Focus on a limited number of blocks on the south side of Main Street to create a mixed-use community gathering place. Enhance the “experience” of being downtown.
  2. Encourage and promote small-scale shopping, dining, and significant job opportunities in the downtown area, through maximizing on street parking and a local chamber of commerce or business association.
  3. Consider different funding options to implement more walkable and bikeable streets downtown that will connect to Santaquin’s envisioned citywide system of walkable streets and trails.
  4. Explore different funding options to help transform Main Street’s appearance with special focus on the two distinct “gathering place” blocks.
5. Focus on encouraging a diversity of housing options that support all demographics and interests. Allow for the introduction of different missing middle housing types, as well as

higher end housing, through innovative zoning techniques and design standards.

6. Incorporate the City brand to complement the downtown. Promote consistent hours of operation, emphasizing Thursday, Friday, and Saturday evenings.
7. Consider different funding options to help incentivize façade/storefront improvements. Consider creating a comprehensive set of façade/storefront standards, incorporated into City ordinances.
8. Consider broadening the sign ordinance regulations for the City center to unify sign size and location, allow projecting type signages and certain temporary signs such as A-frame signs, and wayfinding signs within the downtown corridor, focusing on the two block city center section.
9. Consider creating incentives and possibly a funding program to support the construction of workforce housing.
10. Incorporate incubator/start-up/co-workspaces in mixed use development.
11. Develop 55+ senior housing options downtown.
12. Promote land uses that will expedite the need/desire for a commuter rail station west of town.
13. Implement housing improvement programs for downtown neighborhoods that provide

 = priority strategy





for repairs and upgrades to HVAC systems, facade enhancements, and water efficient landscaping.

### QUALITY NEIGHBORHOODS



Santaquin will encourage a variety of living options so that families and people in all stages of life can continue to live and thrive in our city and enjoy neighborhoods that meet their needs and desires. Options include larger suburban lots as well as possible new options for living adjacent to farms, within downtown, and in neighborhoods with recreational amenities and a mix of housing types and sizes.

1. Encourage neighborhood/property owner-initiated improvements and beautification work on properties in existing neighborhoods.
2. Encourage a variety of new missing middle and higher end housing options in appropriate locations.
3. Through purposeful design approaches, connect neighborhoods to each other and to the Citywide trail system.
4. Where street widths permit, encourage opportunities for bioswales, street trees, and walkable pathways in the public right-of-way.
5. Study and consider a modification of the planned unit development ordinance or a new zoning ordinance that allows for rural

residential clusters (RRC) and neighborhoods with open space (NOS).

6. Evaluate the potential for a payment-in-lieu system as an ordinance option for parks and open space requirements.
7. Promote water conservation practices for homes and yards.
8. In new neighborhoods, promote low impact development (LID) techniques to minimize stormwater runoff and return cleaner water to the underground aquifer.
9. In the downtown area with the established grid system, create a street improvement plan.
10. Explore housing improvement programs for downtown neighborhoods that provide for repairs and upgrades to HVAC systems, facade enhancements, and water efficient landscaping.
11. Avoid the development of sensitive lands.
12. Work toward identifying at least three strategies to mplement the City's Moderate Income Housing Plan.

### 4. TRANSPORTATION & INFRASTRUCTURE

As the need arises, Santaquin will provide infrastructure to support its citizens and economy, balancing and addressing both local need and regional demands, working with its regional partners on transportation needs and





with providers of needed technology to support residents and business.

1. **Expand broadband and other infrastructure networks.**
2. **Explore different funding options to help implement the construction of pedestrian friendly streets.**
3. Implement and fund projects to beautify Main Street.
4. Promote land uses that will expedite the need/desire for a commuter rail station west of town.
5. Require low impact development techniques for public and private development projects.
6. Promote water conservation programs that provide education and assistance to property owners to reduce water consumption.

## 5. FAMILY-SUSTAINING JOBS

Santaquin will encourage family-sustaining job creation, so that those who want to work in the City can do so, understanding that some will continue to enjoy a lifestyle that includes commuting outside of town for work. Adequate local jobs also help ensure fiscal sustainability for our city, increasing and diversifying our tax base. The City will actively pursue businesses that strengthen the existing community and support current and anticipated residents, focusing jobs downtown, in commercially zoned areas, and at the City's south interchange while also supporting

work-from-home opportunities.

1. **Explore incentivizing agritourism businesses and activities that help improve the market for our farmers and provide ways our residents can support and enjoy living in a more rural place.**
2. **Attract innovative agricultural pursuits that employ cutting edge energy and water efficiency techniques.**
3. **Identify Utah's key industry sectors with particular attention to recreation-oriented potential, and pursue an economic development strategy.**
4. The Summit Ridge Parkway/Interstate 15 interchange area could help serve nearby neighborhoods and become a place for expanded agritourism. A strong transportation link could connect downtown and Summit Ridge, using 300 West and continuing north on 200 West.
5. Explore incentivizing family-sustaining jobs downtown and extending west along Main Street.
6. Explore incentivizing large office, clean light manufacturing, and retail jobs at interchange areas.

## 6. RECREATIONAL OPPORTUNITY

For Santaquin residents, enjoying the outdoors is a way of life. Santaquin residents envision walkable

access to a citywide network connecting to local parks and trails as well as to regional opportunities like the Bonneville Shoreline Trail, Santaquin Canyon, and nearby wilderness.

1. **Emphasize the construction and improvement of trails on mountainsides.**
2. **Focus on funding and building a citywide trail loop over time.**
3. **Build more trails to better connect neighborhoods to a citywide trail system.**
4. **Create a civic center/gathering place along 100 South.**
5. Create low-cost/free activities for youth/families (e.g. skatepark, mountain bike park, etc.).
6. Explore some potential opportunities to create a large, trail-connected, city park near Summit Creek Irrigation Reservoir. Find opportunities to connect this area with trails to downtown, so it can be enjoyed by the whole city.
7. Use the trail system plan to design and connect neighborhoods.
8. Include bike lanes on City streets, especially downtown, where street widths are particularly wide.
9. Explore funding options to purchase land and develop more easily accessible parks.