



1: Introduction

INTRODUCTION

Santaquin City is the southernmost city located in Utah County and partially extends into Juab County. It is truly a gateway city to Utah County with Interstate 15 running through and along its eastern side. It is also a major crossroads for Utah County in that US Highway 6 (Main Street) connects I-15 to the recreational amenities of the "Little Sahara Recreation Area" and the southern accesses to and around Utah Lake. It is also the corridor to many smaller towns, including Genola, Goshen, Elberta, and Eureka.

Other jurisdictions around Santaquin include Payson, the Spring Lake community, unincorporated Utah County rural areas, and Bureau of Land Management lands to the north. To the south are lands controlled by Juab County and the small community of Rocky Ridge. Santaquin is bounded on the east by mountainous lands managed by the US Forest Service and lands owned by Utah State Department of Natural Resources.

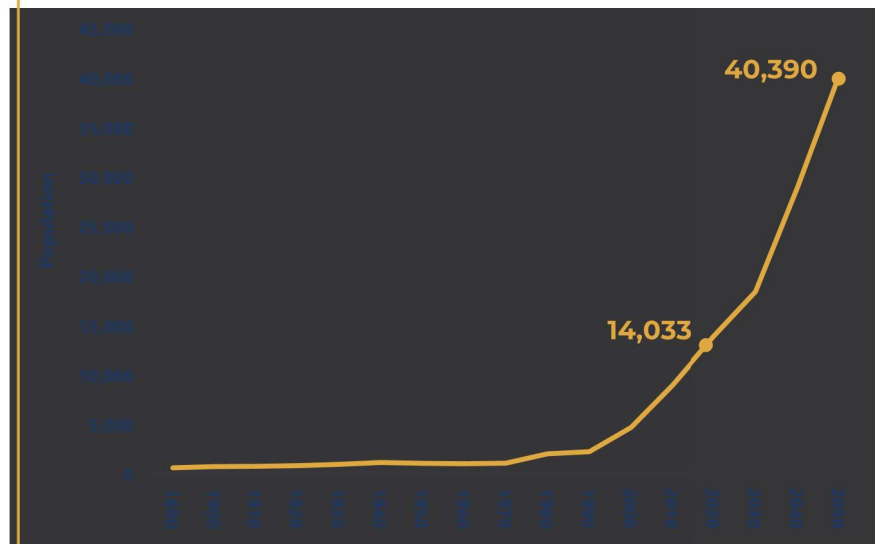
Santaquin has a rich history in agriculture, mining,

and mountain recreation and is experiencing rapid growth. It is important to the current residents to preserve the City's heritage while having access to quality services, programs, and amenities. Balancing these attributes will require creativity and adaptability in coming decades.

Santaquin City is at an inflection point, as development pressure from the metropolitan

areas to the north increasingly impact the City. Santaquin can choose to let development shape it, or the City can choose to shape development. Shaping a city is what planning is all about, and the effort to refresh city planning strategies is best initiated through a city's general plan—a vision for the future.

THE BIG QUESTION IS NOT "WILL WE GROW?" RATHER, IT'S "HOW WILL WE GROW?"



Santaquin's population is expected to grow to more than 40,000 residents by 2050. This population projection reflects numbers developed by our state, which provides population projections as a part of its planning. The state effort is informed by local government input.

Source: Kem Gardner Policy Institute/Mountainland Association of Governments

A CONTEXT OF GROWTH

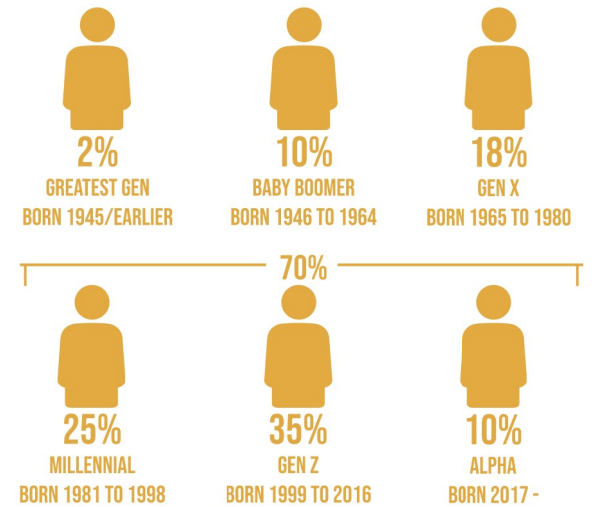
While Santaquin residents enjoy tremendous quality of life in an agricultural area, the City also grapples with another reality: its context in a rapidly growing state and region. Utah's growth continues to be mostly homegrown due to the larger than average size of our families, but the state also attracts many new residents, who come for economic opportunities and the quality of life that places like Santaquin offer. Just like the state as a whole, which is expected to grow to 5.8 million residents by 2065, Utah County is experiencing rapid growth, expecting the largest

numeric population increase of any county in the State, adding more than one million new residents by 2065 to reach a total of 1.6 million residents. By 2065, Utah County is where 28% of the State's population will live and where nearly four out of every ten new Utah residents will live (*Kem Gardner Policy Institute*). Like Utah County, Santaquin can expect significant growth, probably growing from its current population of about 14,000 residents to surpassing a population of more than 40,000 residents by 2050. Growth is certainly a part of Santaquin's past, present, and future.

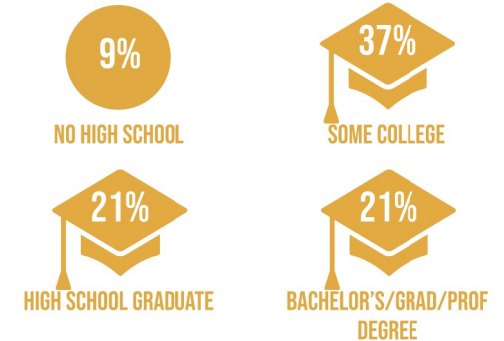
KEY FACTS: POPULATION

14,033 | 2020 POPULATION

POPULATION BY GENERATION



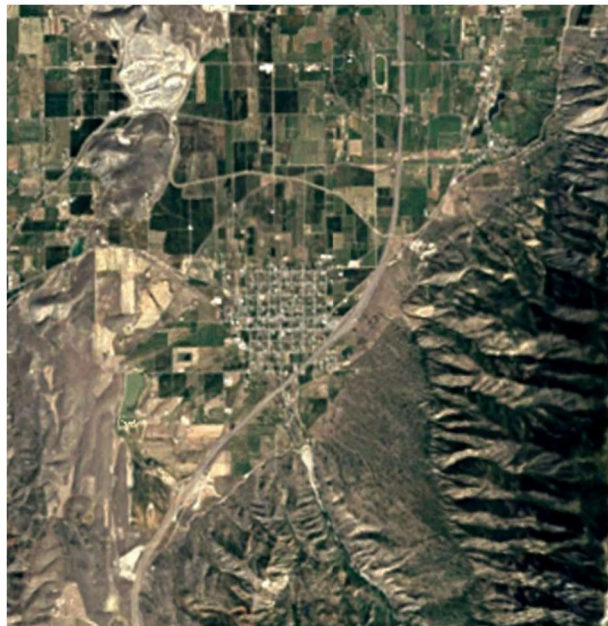
EDUCATIONAL ATTAINMENT



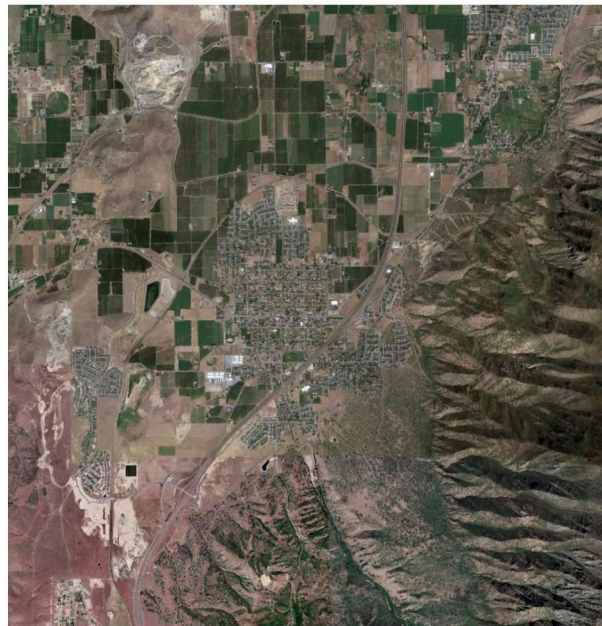
Source: ESRI/American Community Survey

SANTAQUIN CITY: GROWTH IN RECENT DECADES

1985: Santaquin exists within its historic grid



2020: Santaquin in the midst of rapid expansion





WHAT DOES GROWTH LOOK LIKE?

Until the 1990s, Santaquin City's growth was concentrated in its historic core, featuring a tidy grid of residential streets surrounding Main Street. In subsequent decades the City's growth pattern changed somewhat. While some of the City's growth has continued as a gradual expansion of the City's historic grid, both along Main Street and adjacent to older residential areas, the City has also grown beyond its grid with a more dispersed pattern of residential growth, particularly on the east bench, south near Pole Canyon, and in the Summit Ridge areas. Some business growth also occurred in areas beyond the City's traditional Main Street, especially nearby the City's interchanges and frontage roads. Growth has impacted the feel of the City over time, as a number of farms and

open spaces have transitioned to other uses. The visioning process explored land within Santaquin's annexation area—well beyond Santaquin's current boundaries, so residents and the City could be proactive about lands surrounding the city—land that Santaquin influences and is influenced by.

TRADE OFFS SURROUNDING GROWTH

As the southernmost city in Utah County, Santaquin City is experiencing its most intense growth years after many cities further north experienced rapid growth and change. Santaquin has an opportunity to learn from other cities. It can be proactive about preserving and enhancing what residents love about where they live while also shaping growth that will impact the City into patterns that affirm community identity while also providing needed housing, jobs, and services.

As with other cities in Utah County, Santaquin will need to continue to explore a number of trade-offs as the city grows and continues to ask, *"What is the right balance?"* Following are a number of potential tradeoffs that seem, at times, to compete with one another:

- There is some desire to preserve agricultural land, but also a desire for no compact housing, which tends to use less agricultural land than larger lot development. While housing isn't always built on agricultural land, if it is near infrastructure and relatively flat, it is often deemed ideal for building.
- There is some desire for no or at least slower growth, but also a desire for more shopping, dining, and for some family-sustaining jobs—all things that tend to follow growth and are somewhat dependent on residential growth.
- There is some desire for reasonably-priced housing, but also a desire for large lot development. However, these larger lots tend to be more expensive and therefore, not so reasonably-priced.
- There is some desire for more recreational or "community" opportunities, but also a desire for less government/government intervention—while it is government that often organizes and funds these types of opportunities.
- There is some tension between a "free



market” preference and a preference for proactive community planning.

- There is a desire to preserve farms, orchards, and community character, but growth is consuming our rural heritage and feel.

The process leading to the development of this general plan included community discussions around these issues. The resulting vision and plan is the beginning of an ongoing conversation as the City and its residents balance competing interests and needs.

ESTABLISHING DIRECTION: THE ROLE OF A VISION AND GENERAL PLAN

General plans are the foundation that establishes direction on a city’s “big” issues. Santaquin City’s Imagine Santaquin: Growing Together visioning process started with a web site, a brainstorming workshop, and a survey intended to ascertain issues of importance to participants within the community. A community values assessment and a scenarios-based land use visioning effort resulted in a vision statement, maps, and guiding principles, which became the foundation for this general plan.

Santaquin City’s visioning process, described in chapter two, was a grassroots conversation about the future of the City. It provided an opportunity for Santaquin residents to explore issues surrounding the City’s future and, in that context,

conceptualize together the future they want to create. The process identified the quality of life residents want to preserve and enhance today, but also the quality of life for the City residents’ children and grandchildren. Finally, the visioning process laid the foundation for the development of this general plan, which represents a road map to the future envisioned by the public. Rather than diving into the general plan update, the visioning process provided the space to ask, “*What do people want and how will our City provide it?*” before moving directly to implementation strategies, which are embodied in the general plan.

The City continuously updates different types of master plans. Using the general plan as a guiding document will ensure that changes and updates to master plans will be consistent with the community’s expressed vision for the

future. The City also needs to balance external forces, like State legislation or regional planning, when planning for the future and reacting to unexpected changes in circumstances. The general plan helps the City address these forces and changes within the context of community vision.

Since how growth is managed is a primary question for Santaquin City, there are several important and related issues that are being addressed with additional studies:

- Recreation and trails master planning, new mountain bike and hiking trails in the canyon and trails connecting new developments throughout the city
- Regional and local transportation planning
- Main Street reconstruction

