



2: Vision

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.*



TOPIC AREA VISION STATEMENTS & GUIDING PRINCIPLES

1. 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.

2. 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.

3. 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.

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.

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 and at the City’s south interchange while also supporting work-from-home opportunities.

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.





“The future is not some place we’re going to, but a place we are creating. The paths to it are not found, they are made.”

—Jane Garvey



Even a minor course adjustment can have significant long-term impact. Visioning helped residents and leaders to take a 30,000 foot view of Santaquin and look out a few decades. It may seem hard to see the effect of a visioning process when so much is happening in our community in the present time. However, like a rudder that turns a ship, even small adjustments, while they may not seem to make much difference initially, over the long term make a giant impact on where a ship ends up. The same is true for Santaquin.

A PUBLIC STAKEHOLDER PROCESS

The process included an Imagine Santaquin committee of residents and community leaders—a diverse group of people with varied ideas but with a commitment to a public process and the greater good of Santaquin City. The committee met regularly, ensuring the visioning process would:

1. Provide research and information to the public;
2. Seek broad public input through a variety of opportunities;
3. Build the vision directly from public input;
4. Use transparent methods throughout, so the nexus between public input and the resulting vision was clear; and
5. Build momentum for implementation as residents and City leaders had conversations together and built trust.

The committee reviewed all feedback from the public and used it throughout the process as it worked alongside City leaders and consultants to create options for further public consideration as well as the final vision and principles.

Imagine Santaquin’s website, imaginesantaquin.com, provided transparency throughout the process, supplying summary data, informational videos, and project updates, while also providing

ways for people to share their ideas through online surveys. Combined with in person events, the website delivered transparency and public outreach so that citizens could impact, understand, and trust the process.

A SCENARIOS PROCESS

While the visioning process was a public process, it was also a scenarios process. The public examined a range of potential futures based on various conventional trends (trend scenario) and residents’ ideas (alternative scenarios) and compared them, to explore the long-term consequences of the choices they could make today. Ideas from citizens shaped the scenarios, and feedback on those scenarios shaped the vision. The visioning process enabled residents to identify the best options while acknowledging the reality of growth.

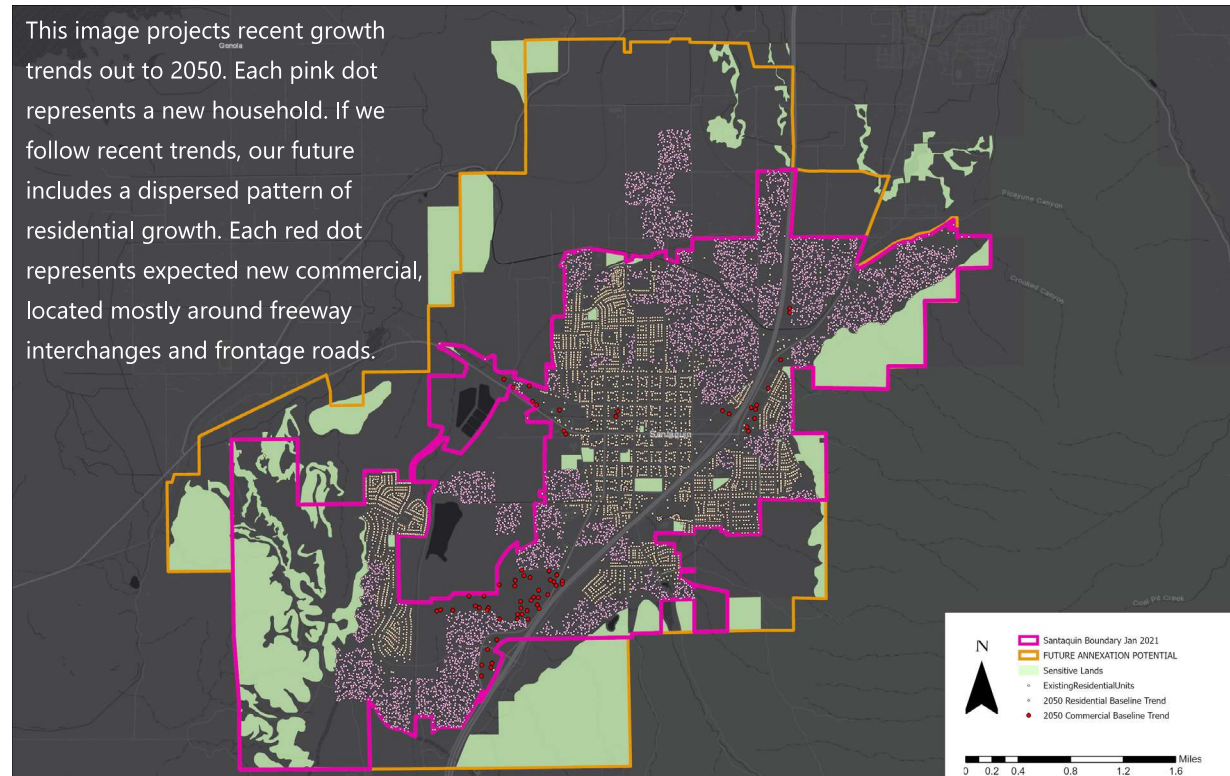
HOW WILL SANTAQUIN GROW?

Santaquin City’s 2050 baseline projection or trend scenario (see image) is a picture of what growth might look like in 2050 if we simply follow existing zoning and grow in the patterns we have in the recent past. This scenario contains 6,700 new households, which includes the state’s 2050 projection for Santaquin City. Will Santaquin add 6,700 households to the vision study area by 2050? We don’t know. We might by 2040, or by 2060—we just know that we are likely to grow a

lot, and it will be helpful to identify the growth patterns Santaquin residents prefer, so that when more growth comes, the City will be well prepared.

The baseline projection is helpful because it shows our likely growth pattern if Santaquin follows recent trends. We can ask proactively, *“Is this how we want to grow? What does this growth pattern mean for community identity? Jobs? Recreational opportunity? Rural atmosphere and agricultural heritage? Housing affordability? Downtown?”* In

contrast to the 2050 baseline projection, which simply carries the current trend forward, a vision scenario, developed later, charts a deliberate course toward a future that residents want.



HOUSING TYPE	TOTAL UNITS	EST. GROSS ACRES
Duplex	6	1.15
Condo	48	2.57
Single Family	2160	740.41
Townhomes	201	14.84
Twinhomes	63	11.64
TOTAL	2478	770.61

In the last 20 years, single family housing represents 87% of all housing developed and 96% of the land used for residential development. The average single family lot size developed was .34 acres. In twenty years, developers built 318 other types of dwellings—either duplexes, condos, townhomes, or twinhomes, accounting for 4% of all residential land developed.



HUNDREDS OF SANTAQUIN CITIZENS HELPED CREATE THE VISION: PUBLIC OUTREACH AND PUBLIC RESPONSE

- 3 public meetings
- 2 mailers to every household
- 14 emails out to interested resident groups
- 18 social media updates
- 2 city newsletter stories/ads
- 2 major real time/online surveys
- 4,900 website hits
- 3,700 unique website visitors
- 500+ survey responses across two surveys



PUBLIC MEETINGS AND ONLINE FEEDBACK

PUBLIC WORKSHOP AND SURVEY (APRIL 2021)

Santaquin residents participated in a virtual public workshop and real time survey to explore Santaquin's context of growth and brainstorm options for the City's future. Residents were asked a variety of questions to better understand what they love about their community, what they value, and what they see as priorities for the future. They answered these questions and also added hundreds of open-ended comments. The overall goal of the brainstorm was to begin answer the following basic questions:

- As we grow, what do we need to hold on to?
- How shall we accommodate anticipated growth?

The workshop and survey enabled residents to identify what matters most to them and to voice preferences in the context of both their values and the reality of growth. Workshop presentations and a companion survey were also available online.

PUBLIC TOWN HALL MEETING (AUGUST 2021)

The feedback from workshop participants and results from the online survey were used as the basis for alternative scenario development. The scenarios created from public feedback explored

different ways Santaquin could grow, in contrast to the baseline or trend scenario. At a town hall meeting and online, residents reviewed the scenarios and identified the components of each scenario they preferred and didn't prefer.

PUBLIC VISION CELEBRATION (NOVEMBER 2021)

The Imagine Santaquin committee, City leaders, and consultants used feedback from the public's review of alternative growth scenarios to create a vision (see the vision and principles at the beginning of this chapter) that represents Santaquin's values and hopes for the future. This vision was warmly received and celebrated at a final open house in November 2021. As with each step in the process, the website provided a summary of the process and its findings, as well as the vision itself. Santaquin's vision represents a collective effort of hundreds of citizens over many months to identify how they would like to grow between now and 2050. It's inspiring to see the common ground among residents, and to know the City's future direction!

WHAT DO SANTAQUIN RESIDENTS VALUE?

In addition to basic values, there were also a number of big ideas that rose to the top after hearing from residents at the workshop and reviewing online feedback. Four big ideas were identified:

1. Rural Community

Preserving orchards and farmlands is not a new idea in Santaquin, but it was a loud and clear message during the visioning process. As the City and its residents contemplate orchard and farmland preservation, they will need to keep in mind that property owners possess a “bundle of rights” that run with the land, including development rights, based on zoning classification. Permanent preservation of these lands would involve voluntary action on the part of landowners and farmers, who are willing to explore and act on a suite of options that the City could help provide. Residents also expressed a love for living in a rural community, near agriculture and with access to nature.



2. Small Town

Santaquin residents enjoy living in a small town and voiced support for growing small scale shopping and unique local dining options, and encouraging walkable streets with sidewalks, street trees, and buildings lining the street. In Utah, these features are common in the hearts of our historic communities, which typically feature locally owned businesses and a street grid



that comfortably accommodates both walking and driving. Santaquin can support this historic pattern in its own city core and enhance its small town feel.

3. Neighborhood Variety

Santaquin residents embrace the ability to choose among a range of housing options, including the current larger-lot inventory, but also choices that provide a wider variety of prices and neighborhoods patterns. Residents expressed interest in neighborhoods with a variety of homes as well as significant open



space amenities—a neighborhood a park, tree-lined streets or trails, maybe a community garden. They also explored

neighborhoods that are mostly open space, with large acreage reserved for agricultural use and with homes clustered onto a small amount of the land. Further into the process, residents examined options built especially for middle income residents.

4. Outdoor Recreation

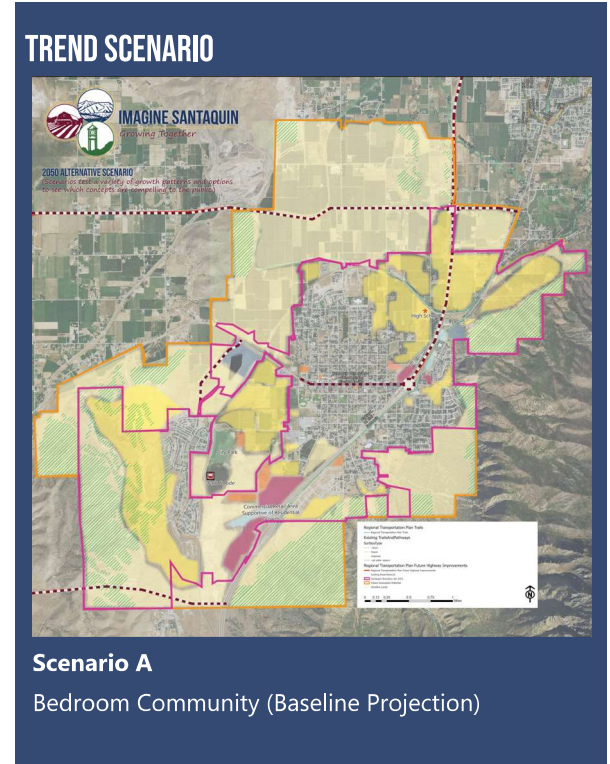
Santaquin residents love the great outdoors. They expressed support for outdoor recreation facilities and access more often than any other amenity, with many residents citing specific interest in trails, parks, opportunities for family and youth, and access to nature.





PUBLIC PREFERENCES: WHAT DID WE LEARN?

Of residents who took the survey, just over 80% of residents preferred Scenario C or Scenario D, with just under 20% preferring Scenario A or Scenario B. Scenarios C and D most deeply explored variations of the “big ideas” that came from the public at the initial public workshop. Scenario A simply projected trend, and Scenario B was judged by some residents not to be much different than Scenario A, though it did capture the feedback from some residents who took the survey or participated in the town hall meeting. Clearly, Santaquin residents want a future that is much different than a projection of recent trends. Residents who participated in this process embrace a future that actively preserves farmland, enhances downtown, and provides a wider range of recreational and housing options. The appendix includes survey summaries and public meeting presentations.



SCENARIOS CREATED WITH IDEAS FROM THE PUBLIC

