



3: General Plan & Future Land Use Map



WHY IS A GENERAL PLAN IMPORTANT?

It is our vision for the future! A desired future usually does not happen without a conscious effort. As such, a general plan:

- Assists in aligning the values of residents with government policy and spending. General plans provide policy direction and can be used to establish annual budget priorities.
- Places short range decisions in a long-range context.
- Is the first step in implementation, before updating zoning ordinances and creating programs that residents desire and have prioritized.
- Becomes the guide for the governing bodies in decision making. The Santaquin Planning Commission should reference the general plan when making decisions and recommendations, especially when a zone change is requested. The City Council should consider it along with the Planning

Commission's recommendation.

- For citizens, it is one of a few documents they can reference to understand where their City is going and what the policies of the City really are.
- For developers, it is a guide outlining the City's expectations. After all, it is developers that often help communities realize major pieces of their vision the ground—one development project at a time

Ordinances should reinforce the vision outlined in the general plan. If ordinances are left unchanged, then resulting growth patterns may be contrary to the vision and plan. Ordinances help implement the plan!

STATE LAW AND THE GENERAL PLAN

Santaquin City recognizes the need to be proactive about community-level planning and land use management, ensuring that the vision and goals for the near and distant future are met. This general plan serves as a framework

for City decision makers as the City continues to experience change that affects future land use, development, and other decisions. The plan is designed to provide a formal policy foundation to achieve the vision and vision principles embodied in the general plan, to enhance community relations, to pursue economic development activities, to coordinate infrastructure planning, and to foster cooperation and collaboration.

This plan is supported by Utah State Law (10-9a-403) which requires local plans and development guidelines to address general health, safety, morals, and welfare issues. The law also requires public participation in the planning process through adequate public notice and open public meetings. The information outlined in this document represents the vision for the City, as well as the strategies to achieve the City's vision for the near and distant future.

AMENDING THE GENERAL PLAN

The general plan is intended to be a steady, but not static, foundation for future planning. As such, great care should be taken when a decision is made to amend the plan to avoid drastic changes in direction that are contrary to the vision outlined in the plan. On the other hand, if unanticipated trends or serious acceleration in trends beyond what was foreseen in the plan occur, updating the principles and strategies could be important to shift a focus toward changes that were not

anticipated. To ensure this general plan remains relevant to ongoing annual budget setting and strategic planning processes, it is intended to be part of those processes. The plan should be reviewed annually and updated at least every five years, or more frequently as the need arises, to provide responsible and well-formulated public policy direction to guide City decisions.

IMPLEMENTING THE GENERAL PLAN

Implementation of the general plan by the City fulfills the plan's purpose and ensures that the





community's voice and vision are heard. Each chapter of the general plan provides background and context materials, as well as principles and strategies, potential action steps to achieve the plan's vision. High priority strategies in each represent, in a sense, a work plan for the community. To ensure that the City's vision is realized, Santaquin City should use the plan in its annual budgeting process and focus on initiating the major strategies suggested in each chapter.

THE GENERAL PLAN: FUTURE LAND USE

This chapter includes a future land use (FLU) map which identifies various land uses that are consistent with the vision for Santaquin. The categories reflect the results of the visioning process that emphasized a strong interest in retaining the small town feel, rural character, and the agricultural uses—orchards, farms, grazing, and greenhouses. The future land use map definitions chart is divided into categories which are the same as those used on the future land use map. The edges or lines for each land use category on the map are not meant to be precise. Future land use maps in general plans are purposefully intended to be "general" and do not strictly follow property lines like a zoning map. They are a guide to the future land uses that the City has determined can help achieve the vision.

This chapter provides general direction and guidance for future decisions to expand, modify,

or rehabilitate City infrastructure. It suggests where prudent public and private investments should be placed, and it determines the future land uses that the City supports. As growth expands into mountainous areas slope angle and wildfire potential needs to be addressed.

With the intent of the map being to guide with flexibility, future zone change considerations should generally conform to the land use districts described in this chapter. The City can engage in discussions of "intent" and "general conformity" when a decision differs from exact adherence to the map, and the decision may still be in line with the overall direction of the vision and guiding principles of the City. The Planning Commission and City Council have discretion in applying the concepts found in this plan.

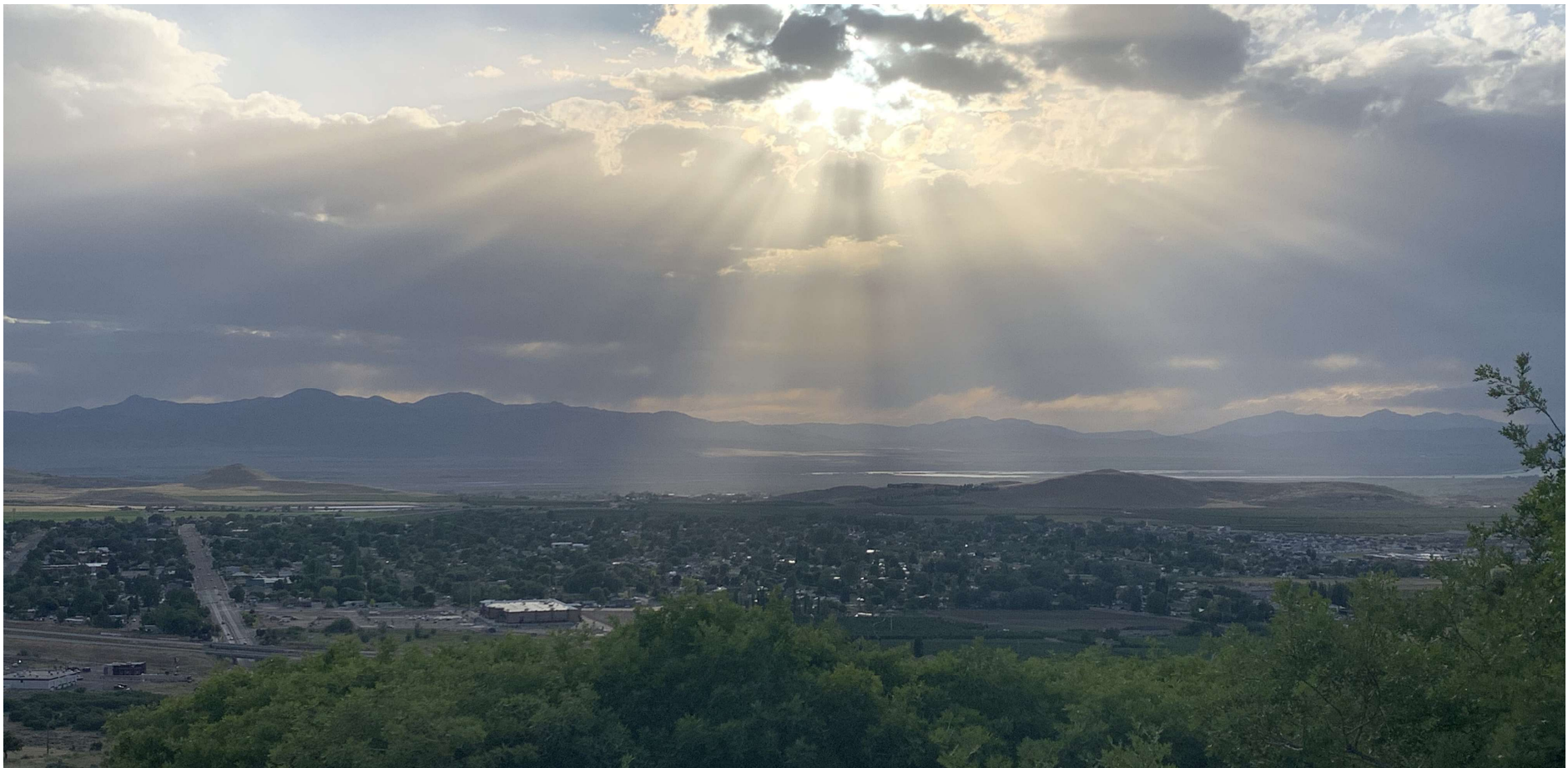


DEFINITIONS FOR EACH PROPOSED FUTURE LAND USE AREA (View in concert with the future land use map on the following spread.)

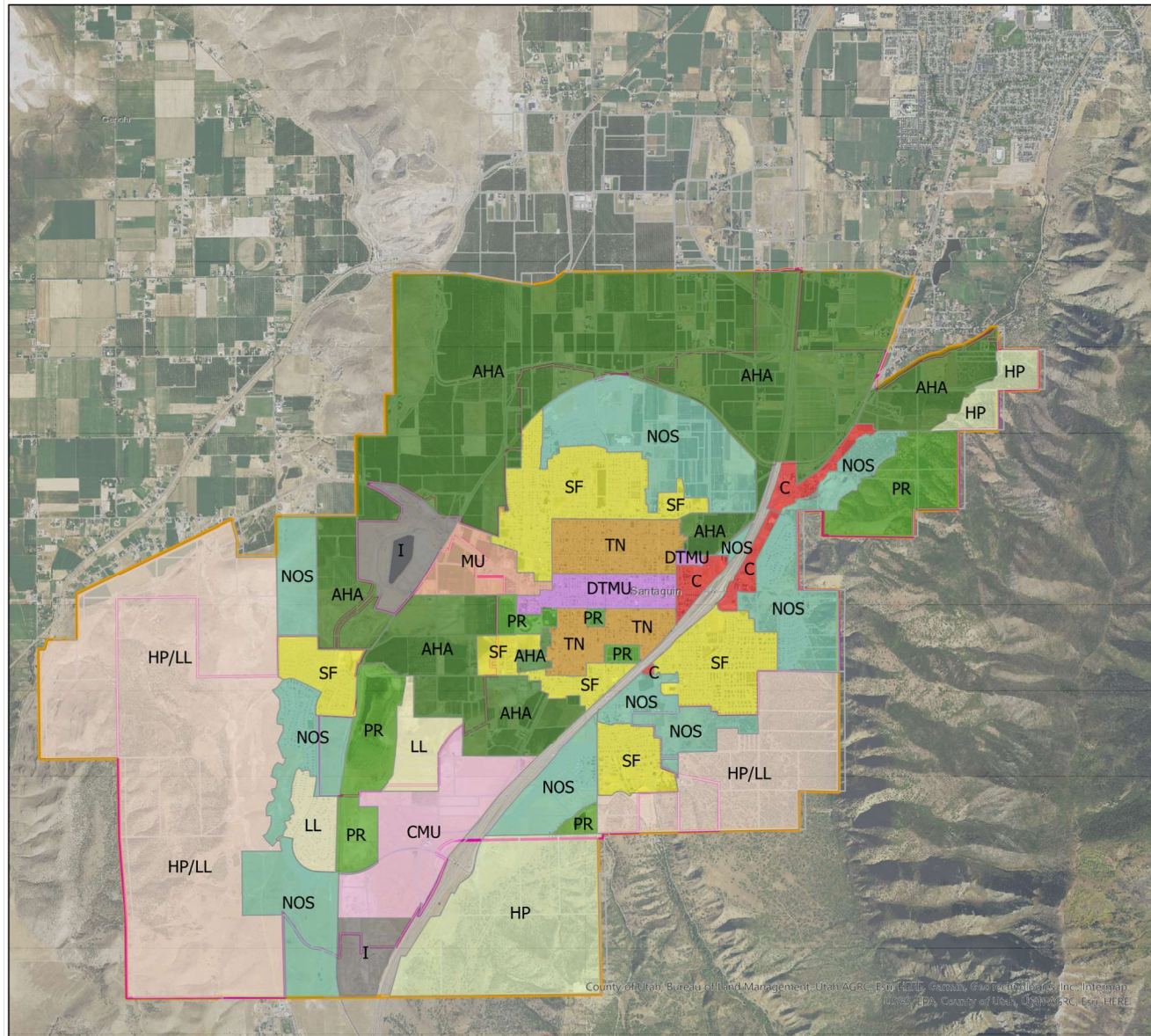
DISTRICT TYPE	USES	KEY CHARACTERISTICS
Large Lot Residential (LL)	Single family residential uses	Single family neighborhoods with large backyards and generally expansive views due to large separations between homes. Densities generally range from 2 to 3 units per acre.
Single Family Residential (SF)	Single family detached homes on standard sized lots	Homes located on individual lots in the 3 to 5 units per acre range
Medium Density Residential (MD)	Single family residential uses	Single family neighborhoods with a mix of suburban and rural street standards. Densities generally range from 3 to 6 units per acre.
New Neighborhoods with Open Space (NOS)	Single family dwellings and townhomes with an allowance for small lots to help create open spaces	Small lot clusters, townhouses, and open space achieved through clustering. Densities generally range from 5 to 10 units per acre.
Mixed Use (MU)	A mix of retail, office, and residential uses in a concentrated setting, with an intent to support future light rail transit	Intensity of use varies; architectural design enhanced through ordinance amendments. The area becomes the western gateway to downtown. Densities generally range from 10 to 20 units per acre.
Commercial Mixed Use (CMU)	A variety of retail, office, hospitality, and mixed use housing options	Focused around the south interchange, this zone capitalizes on traffic from the interstate, as well as local destinations to the west. Agritourism related businesses are encouraged.
Commercial (C)	Regional hospitality, commercial/office uses, health services, light manufacturing, tech businesses, and highway convenience-oriented businesses	A mix of businesses catering to the regional larger scale needs of Santaquin. Includes big box retail opportunities.
Light Industrial (I)	Manufacturing uses located generally within enclosed buildings, plus office warehouse uses	Limited outdoor storage and activity
Agricultural Heritage Area (AHA)	Agricultural uses on large lots (20 acres), with minor residential use or rural residential clusters (RRC)	Orchards, dairy, greenhouses, grazing, and grazing supportive crops with a homestead. With assurances for continued agriculture, RRCs provide for concentrated housing on up to 25% of the acreage. Densities generally are 1 unit per 20 acres unless RRCs are employed, then up to 6 units per acre.
Downtown Mixed Use (DTMU)	Single family dwellings on smaller lots, town homes, duplexes, triplexes, flexible infill, small to moderate size multi-family buildings. On Main Street, commercial and mixed uses predominate, with an emphasis on small shops and restaurants in the gathering place.	A mixed neighborhood emphasizing a variety of missing middle housing types, with architecture that resembles single family homes. Densities generally range from 2 to 20 units per acre.
Traditional Neighborhood (TN)	Downtown supportive single family dwellings with infill allowed and corner development allowances for missing middle housing types	Interior block development using missing middle housing types and flag lots. Corner lots could accommodate a greater variety of housing types; consider missing middle housing options. Densities generally range from 2 to 10 units per acre.



DISTRICT TYPE	USES	KEY CHARACTERISTICS
Parks and Recreation (PR)	Existing and future parks	Includes potential parks to serve future residents as well as existing parks.
Hillside Protection	Areas with steep slopes where housing potential is limited but open space and trails are emphasized	Development only allowed in relatively flat areas on slopes with 15% to 20% grades or less. Trails provide access to open spaces preserved through development agreements, HOAs, and/or use restrictive designations. Where housing can be accommodated, only cluster concepts are allowed in the density range of 2 to 10 units per acre.

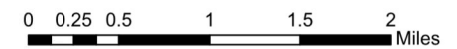


FUTURE LAND USE MAP



- Future Land Use
- AHA - Agricultural Heritage Area
 - C - Commercial
 - CMU - Commercial Mixed Use
 - DTMU - Downtown Mixed Use
 - HP - Hillside Protection
 - I - Industrial
 - LL - Large Lot
 - MU - Mixed Use
 - NOS - Neighborhood w/ Open Space
 - PR - Parks and Recreation
 - SF - Standard Single Family
 - TN - Traditional Neighborhood (downtown adjacent)
 - HP/LL - Hillside Protection/Large Lot
 - Parcels
 - Santaquin Boundary Jan 2021
 - Annexation Area

06.28.2022



County of Utah, Bureau of Land Management, Utah AGRC, Esri, HERE, Garmin, Geoportals, Inc., Intermap, Inc., USDA, FAO, County of Utah, Utah AGRC, Esri, HERE