



2012 General Plan Update

Northeast Neighborhood Plan



NORTHEAST AREA

Location and Characteristics

The Northeast Area of Santaquin is located east of Interstate 15 and north of 450 North. It includes properties annexed in 2009 and others currently shown in the City's Annexation Policy Plan. The 2010 Census shows 62 residents live within the Northeast area with only 35 of those being within City limits.

The main characteristics of the area include picturesque lowland farms, undisturbed foothills, and open views of the Utah valley floor. The Northeast area was annexed into Santaquin in 2009 when a development group desired to build several hundred homes southeast of the Highline Canal. No development has occurred and only minimal development has been proposed on farms northwest of the canal.

Major Uses (acres)

Farmlands:	372
Open Space:	308
Industrial:	15
Commercial:	0
Residential:	35
Roads:	55
Undeveloped:	308

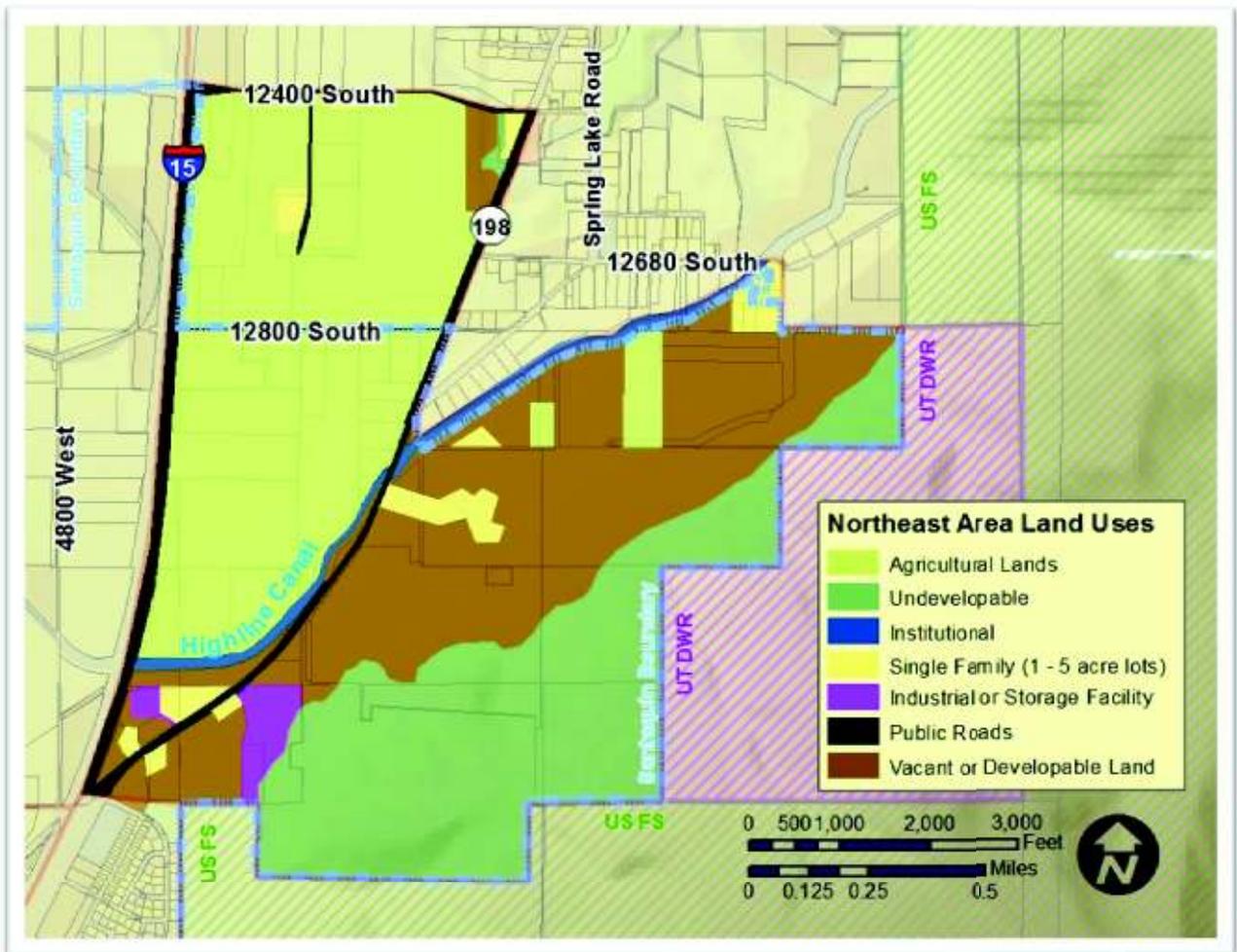


Figure 1: Land Uses in the Northeast Neighborhood

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Issues for the Future

Future development in the area will be affected in four ways; infrastructure, access, agriculture, and natural hazards.

Utilities. No part of the Northeast Neighborhood is currently serviced by Santaquin utilities. Some of the properties receive highline canal water for irrigation, but culinary and sewer facilities are private. Not having public utilities in the area is a major limitation for large scale development, but city standards do allow for small scale developments utilizing private infrastructure. Cooperation with the Spring Lake Water Users for water may be possible.

Access. Public roads in this area facilitate minimal traffic and primarily serve as connections to Highway 198 for travel to Santaquin or Payson. One of the hurdles to getting vehicles to the highway is the highline canal, which, in order to cross, will require bridge construction and Bureau of Reclamation approvals. The primary east-west corridor to the highway for the area is 12680 South, which has very limited carrying capacity and should not be considered for meeting vehicular transportation needs in the future. Access into the area will change drastically when a future I-15 interchange is constructed at 12400 South, which is on the 30 year+ regional transportation plan.

Recreation. There are no improved, public parks in this area, however the foothills are often utilized to gain access to state and forest service lands to the east. Many residents enjoy equestrian recreation opportunities afforded by the large open areas and minimal traffic. In addition to hiking and mountain biking opportunities on bench farm roads, improved and designated trails for non-motorized recreation are desired along the highway and Highline Canal.

Agriculture. Two of the lowland farms have recently been placed in Agriculture Protection Areas. These protection areas require state and local governments to receive approval from the farmer before any roads, or zoning proposals are considered. Santaquin regulations also require development near these areas to mitigate potential conflicts or impacts on protected farming operations.

Natural Hazards. The northeast bench is susceptible to many natural hazards. The foothills serve to dissipate debris flow events, provide staging areas to battle wildfires, and include an identified segment of the Nephi fault. Future development in this area will need to consider carefully how future residents and property owners will be protected from these natural hazards.



Figure 2: View of the Molly Fire, which burned just above the Northeast bench area in 2002

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Rural Character. The pristine nature of the bench and agriculture operations in the area, showcase the rural beauty of Santaquin. This swath of undeveloped area separates, according to the 2010 Census, Santaquin from the Provo/Orem urban area. Residents of the area desire to minimize the number of lots while maintaining open spaces and preserving agriculture lands (See Figures 3-4). Inquiries are still being made by developers about the ability to place 15,000 square feet to 2 acre size lots on the bench, which conflicts with idea of preserving the open spaces and very low housing density. Retaining this area as a unique identifier for Santaquin will require a real balance between development demand and preservation. One resident suggested that any future development should have a “Park City type” appeal.

CONCERNS RAISED BY RESIDENTS

During several public meetings held in 2010 and a neighborhood meeting held July 2012, many concerns were raised by the property owners and neighboring Spring Lake community, about the future of this area. In addition to those issues raised above, comments included the following:

- Limit lot sizes (1/2 to 10 acre) and density (200 homes total)
- Lots of open space (e.g. golf course, trails, sports fields, amphitheater) needed in city
- Large lots need rules to enforce property maintenance and to prevent fire hazards (e.g. require landscaping of front and rear yards)
- Santaquin needs a place for local artists, vendors, and bookstores
- Recreation opportunities are needed that bring out of town people



Figure 3: One of the maps written on by citizens attending the northeast area neighborhood meeting. Showing extensive trail systems.



Figure 4: Table top map noting natural areas, recreation access, geologic hazards, and future housing density.

FUTURE LAND USES AND BUILD-OUT SCENARIOS

Several build-out scenarios were generated for this area in 2010 with discussions about possible annexation of the Spring Lake area. These scenarios were intended to illustrate what could happen under the existing zoning laws, if 1 acre lots were required, or if future development

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focused on preservation while allowing clustered developed (Figures 5-7). Each of the scenarios reserves over 280 acres of hillside area from future development.

Figure 5 shows a possible build-out under the current 5-acre lot minimum zoning. Development of this type yields approximately 110 units with reservation of areas for natural hazard mitigation along the Bonneville Shoreline. It would require existing agriculture protection areas to be cut into pieces, which reduces the efficiencies of any future farming operations. Residents in the Spring Lake area express concerns about such large lots having higher potential for unkempt yards and possible fire hazards.

These same residents indicated they would appreciate lot sizes similar to those in the Spring Lake area be required (approximately 1 acre minimum). This type of lot placement is shown in Figure 6 and allows roughly 475 potential single family lots. The gravel pit area is shown as having high density (orange) with potential for 100-200 units. Debris flow mitigation would be provided by maintaining channels of open space through the development. No buffer from the identified fault line is shown. Public safety access to this number of lots would necessitate multiple roads onto the bench; two to Hwy 198 and two to 12680 South, which residents of the area do not want. Significant amounts of infrastructure will be needed for this number of units.

The last scenario (Figure 7) shows roughly 240 new homes on lots ranging in size from ½ acre to 2 acres. This scenario includes preserving 140 acres of prime farmland, 186 acres of developable lands for recreation/open space purposes, and continuing a network of trails and direct access to natural open spaces. Corridors would act as buffer from the fault line as well as debris flow conveyance areas. A system would be needed to limit fire hazards in this open space areas, especially when bordered by homes. To effectively preserve this amount of open space, developers will need to sell lots at a premium and/or have more, smaller lots to offset financing costs. Higher density is again shown near the gravel pit, along with professional or institutional uses along the highway. If development of this type is desired, the city will need to adopt new subdivision regulations permitting such.



Figure 5: Possible build-out scenario with 5 acre lots showing 104 units.



Figure 6: Possible build-out scenario with one acre lots showing 430 units



Figure 5: Possible build-out scenario using clustered development patterns showing 215 units with over 320 acres of buildable lands retained as open space.

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Using feedback received on the above scenarios, the following general land uses are designated for the Northeast area.

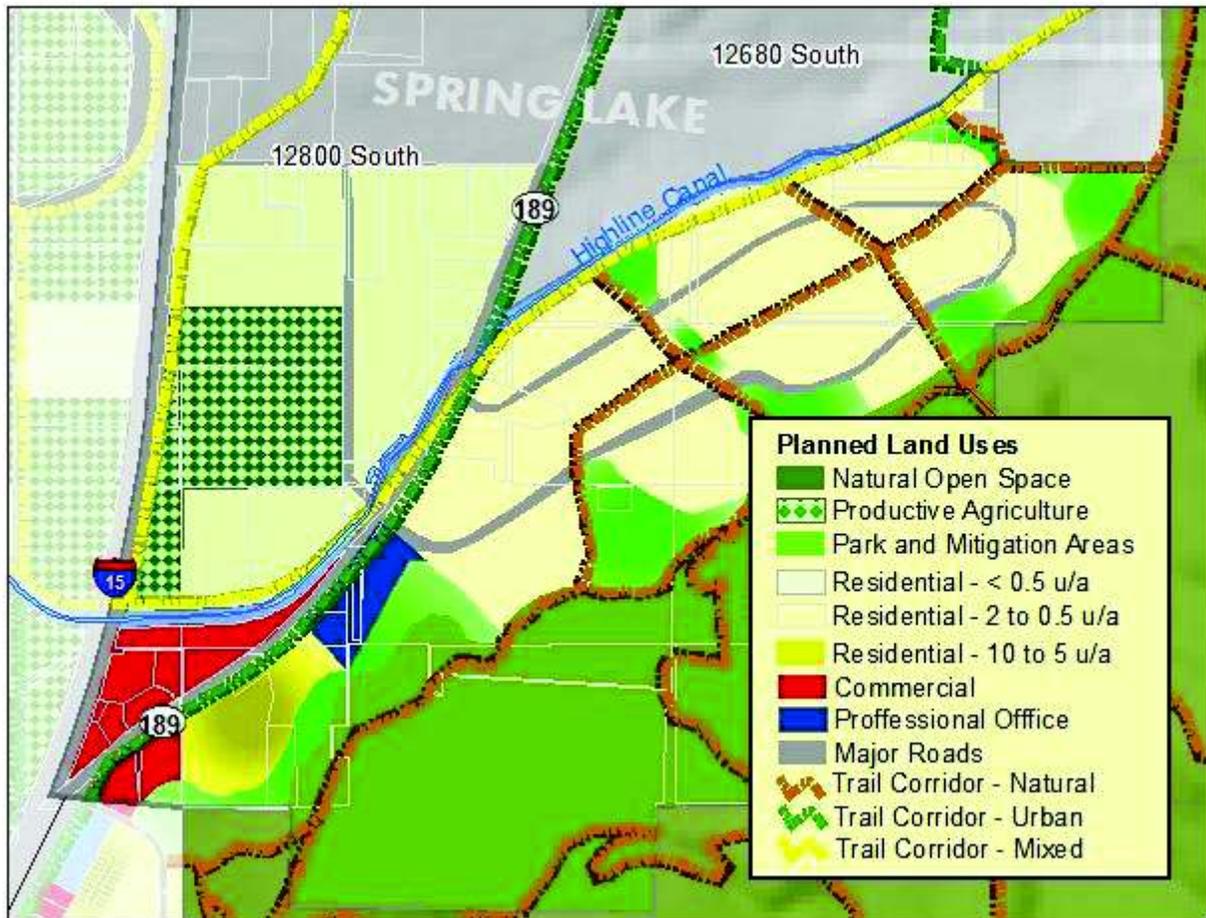


Figure 6: Future Land Use Categories for the Northeast Neighborhood

The following points shall serve to guide future development and land uses in the Northeast area.

Residential. Until public infrastructure is accessible or otherwise constructed, any development in this area should be self-sufficient for water, sewer, and irrigation utilities. Those areas associated with reclaiming the gravel pit, which may have direct access to public infrastructure, may be appropriate for higher density housing. Atypical development standards like Planned Unit Developments (PUDs) may be necessary to accomplish maintaining open space and recreation corridors, which provide connectivity to public lands and trails corridors.

Commercial. The long distance between this area and the closest freeway interchange do not make this area desirable for significant retail opportunities. Additionally, the agriculture protection areas and topography of the area limit the commercial potential. There are opportunities for limited road side markets, professional office sites, or destination service industries along the highway. Commercial and retail opportunities will significantly change when the future interchange is nearer construction at 12400 South.

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Recreation and Open Space.

Preservation of farm lands and the bench area are the top priority for this area. All future bench development must maintain connectivity to existing Forest Service roads and user trails. Corridors should be reserved to connect those forest service lands with the highline canal corridor and the regional trail system to be constructed there.

IMPLEMENTING THE NEIGHBORHOOD FOCUS

Goals for Northeast Neighborhood

- The area should focus on natural beauty and maintaining low impact recreation opportunities such as hiking trails/nature trails
- Protect orchards and agriculture operations
- Connect walking/ jogging trails from Santaquin into Spring Lake, Payson, and public lands to the east. This includes along Highway 198, Spring Creek, and the Highline Canal/ Bonneville Shoreline Trail corridor
- Support all efforts to pipe the Highline canal and create a regional trail system in the South Utah County area.
- Work to establish designated recreation routes for motorized trails (atv's) on existing roads.
- Manage development on bench while preserving/protecting wildlife and natural open spaces for recreational purposes.
- Any development on the northeast bench must provide protection to future residents and property from geologic hazards.
- New development must limit mass grading and cuts.
- Consider PUD developments with cluster housing but limited densities (½-2.5 acre lots) on the bench northeast of the gravel pit.
- Permit higher densities near the gravel pit and where infrastructure is easier to connect into.
- Use lands near I-15 and south of Highline Canal for commercial opportunities

