



2012 General Plan Update

East Bench Neighborhood Plan



EAST BENCH AREA

Location and Characteristics

The East Bench Area of Santaquin is located east of Interstate 15 and south of 450 North. It includes properties already annexed and those currently shown in the City's Annexation Policy Plan. The 2010 Census shows 2,662 residents live within this area with only 24 of those being out of City limits.

Major Uses (acres)

Undeveloped:	1004
Unbuildable:	730
Residential:	214
Roads:	184
Agriculture:	59
Commercial:	6

The main characteristics of the area include picturesque views of the Utah valley floor, largely undisturbed foothills with access to Forest Service Lands, easy access to I-15 and the city center via city streets. Most of the homes have been built since 2000 and many vacant lots are available for new construction.

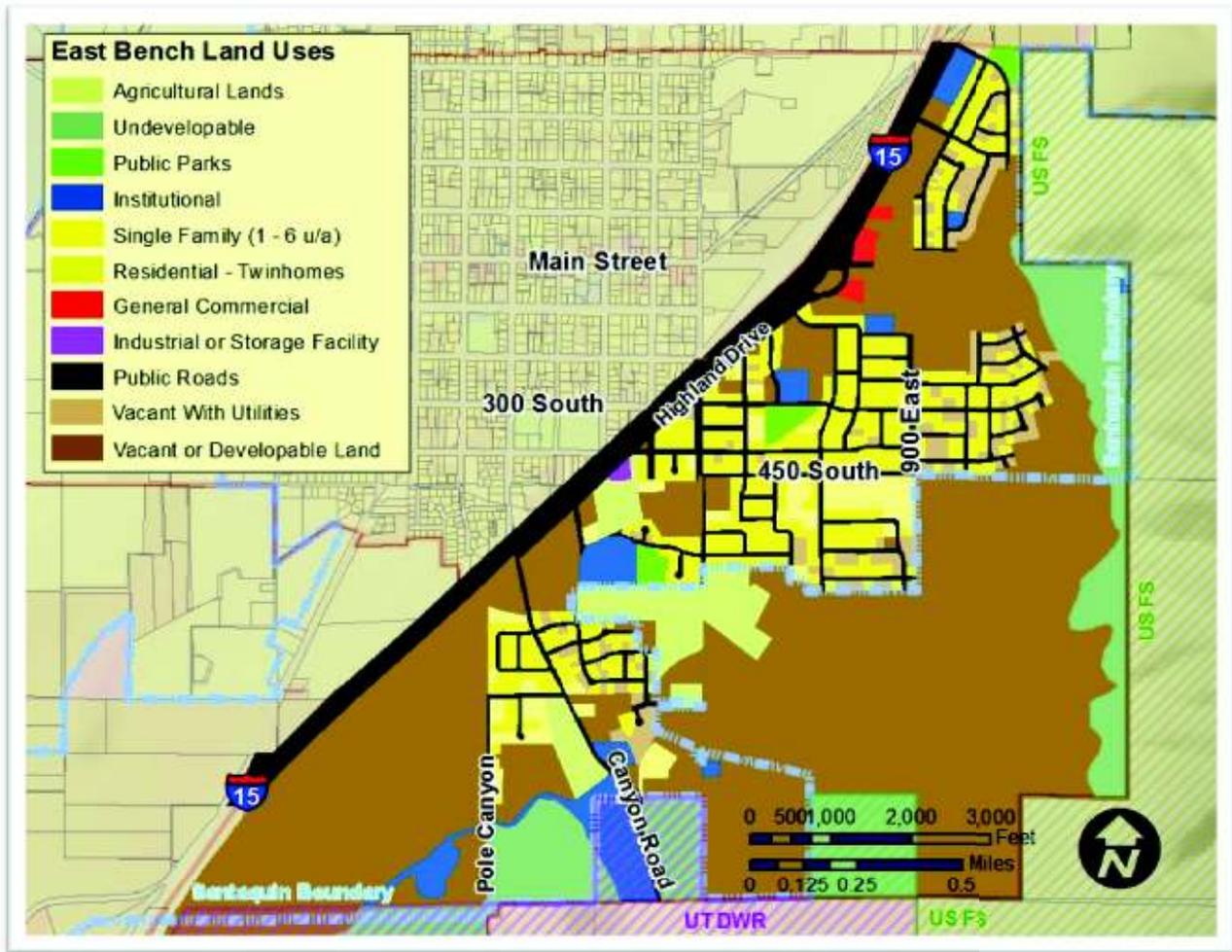


Figure 1: Land Uses identified in the East Bench Neighborhood.

Issues for the Future

Residents of this area desire improved walkability of streets, increasing public recreation opportunities, mitigating natural hazards and limiting development higher on the bench, and increasing businesses near I-15.

Walkability. Many of the households in this neighborhood have young children who walk to Orchard Hills Elementary. Concerns about additional sidewalk and intersection safety are regularly shared with the City. Newer developments are required to install sidewalks, but older areas, with limited development potential, will need city funded projects to improve the walkability. Future development standards should encourage more pedestrian friendly elements.

Recreation and Open Space. There is a great desire to preserve as much open space as possible while also maintaining access to it. The East Bench area has great access to forest service lands with their user trails, wildlife, and limited four wheel recreation opportunities. There is however, very little improved park space available for those with less rugged interests or capabilities. Additional parks are desired within walking distance of current and future residents in the area.

The Eastside Park, due to road connectivity, primarily serves the residents north of Main Street. Lands will be dedicated near Peter Rabbit Springs for a future park as the Oak Summit development moves forward. The city's pressurized irrigation pond, at the south end of the neighborhood, has 14 acres of undeveloped land associated with it and could be the future location of a performing arts venue, like an amphitheater. Due to topography of the area, any future parks will likely have limited active recreation facilities, but can be strategically located to maintain public land access and meet immediate needs of nearby residents.

In addition to planned parks, a network of trail systems is planned for this area. Urban trail corridors are planned along 900 East, Highland Drive, and up Santaquin Canyon with connections into the Core Area and Main Street. The Bonneville Shoreline Trail will be a natural surface trail and run the length of this area with connections to the future Highline Canal trail system. All trails will connect to each other and forest service user trails.

Natural Hazards. The foothill area is susceptible to wildfires, debris flows, and has an identified segment of the Nephi fault running through it. Development in this area will need to consider carefully how future residents and property owners will be protected from natural hazards of the area.

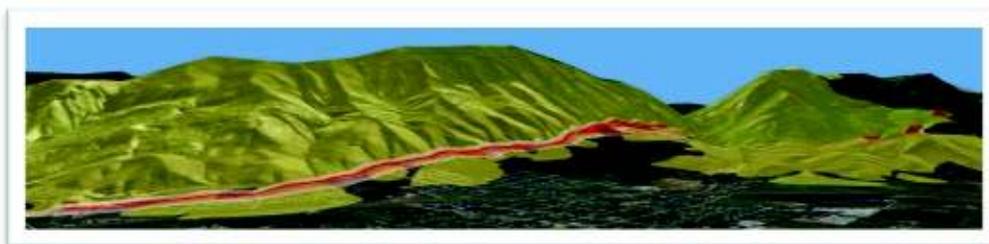


Figure 2: Computer image of the Santaquin east bench (looking southward up Santaquin Canyon), illustrating debris flow (yellow) and fault zone (red) hazards.

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I-15 Business. Lands adjacent to I-15 have great potential for commercial and office or institutional uses. This is evidenced by the recent additions of CS Lewis Academy, Orchard Hills Elementary School, Seasons of Santaquin Assisted Living Center and service businesses near the Main Street interchange.

Additional Public Comments. During public meetings held in July 2012, several specific concerns were raised by property owners in the neighborhood. In addition to those future issues raised above, public comments included the following:

- Additional public safety patrolling is needed to reduce speeding and noisy vehicles.
- Yard landscaping should be required and city should have a designated clean-up day.
- A satellite fire and police station is needed on the bench.
- Lot sizes should be between 1/3 and 1/2 acre. Large unkempt lots are not desired.
- The 900 East trail system needs to be dressed up.

Schools. The Nebo School District anticipates that an additional elementary school site (12 acres) will likely be needed in this neighborhood.

Future Land Uses and Build-out Scenarios

Based on the issues identified above, future possible land uses have been identified (Figure 2)

Parks and Open Spaces

A web of trail systems, parks, and open space corridors is desired throughout the undeveloped portion of the east bench. Neighborhood parks, having 3-5 acre of land, are placed to provide urban amenities within ¼ mile of nearly all residents. Lands near the mouth of mountain side watersheds are shown as future hazard mitigation lands which can also serve as parks and trailheads. The trail system will include both urban and natural surface trails.

Residential

Development above current subdivisions can have densities ranging between 0.5 and 2 acre lots. Those properties closer to I-15 and public amenities, like schools, parks, and places of worship, may include housing developments with densities between ½ acre lots and clustered townhomes. Allowing higher densities in better serviced areas provides for a more efficient use of city facilities, while increasing the ability for public revenue to pay for the services desired.

Commercial

Properties close to I-15 interchanges or major city streets, have been designated for commercial and professional office, where traffic volumes facilitate greater customer visibility and access.

Professional/Institutional

Property for a future elementary site and fire station are shown for conceptual purposes only.

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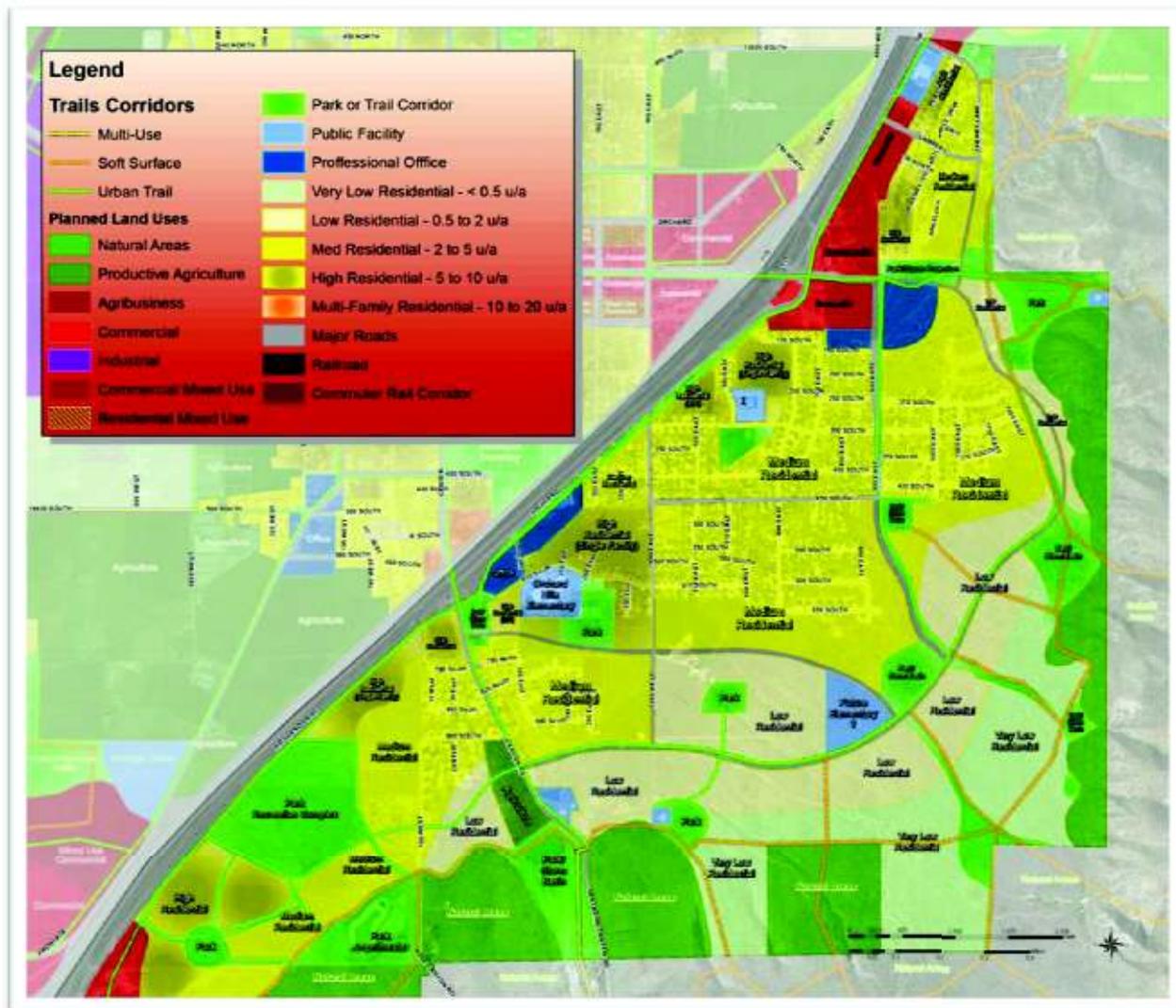
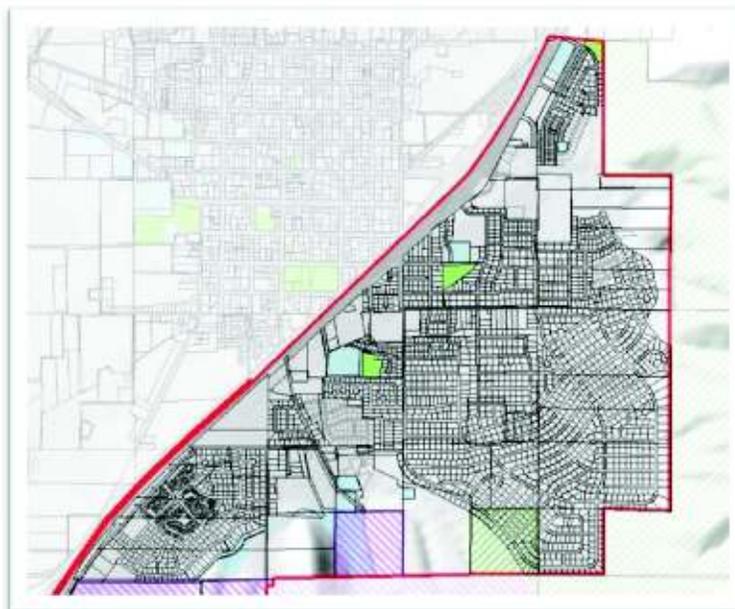


Figure 3: Future land uses identified for the east bench neighborhood.

If build-out of the east bench were to happen using previous development trends, nearly 1200 new homes could be constructed (See Figure 4). Figure 4 shows a scenario with little consideration for open spaces, trails, hazard mitigation, or park spaces.

Figure 4: East bench build out scenario if past development trends continue.



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After incorporating desired recreation opportunities, hazard mitigation areas, and using the land uses in Figure 3, the number of potential lots is still possible to see a large number of homes as shown in Figure 5.

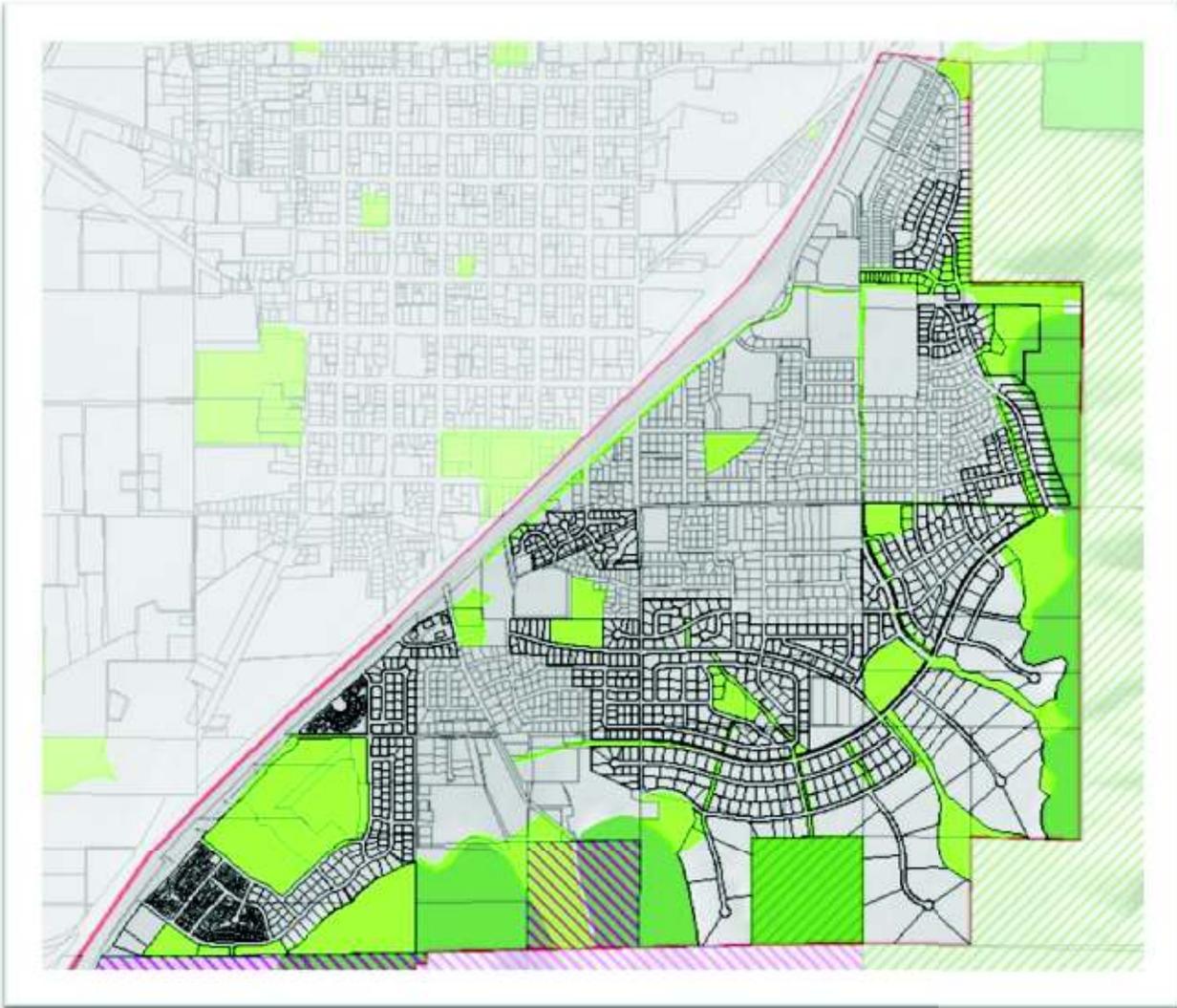


Figure 5: Potential build out of east bench based on the proposed future land uses.

EAST BENCH AREA

IMPLEMENTING THE NEIGHBORHOOD FOCUS

Goals for East Bench Neighborhood

Transportation

- Construct pedestrian facilities that allow connection into the Core area of town.
- Repair dilapidated streets and construct sidewalks and other improvements
- Construct the Highland Drive trail system between Center Street and Main Street.
- Make trail connections and extend the Main Street trail eastward.
- Work to create an I-15 pedestrian over/underpass near 300 South.
- Convert extra right-of-way in 900 East to trail improvements (See figure 6).
- Work with UDOT to widen Center Street underpass to accommodate trail system.
- Continue working with the Nebo School District to establish Safe Routes to Orchard Hills Elementary. This should include additional signage.
- Review traffic signage in the area to assure safety needs are met.



Figure 6: Possible trail improvements along Highland Drive

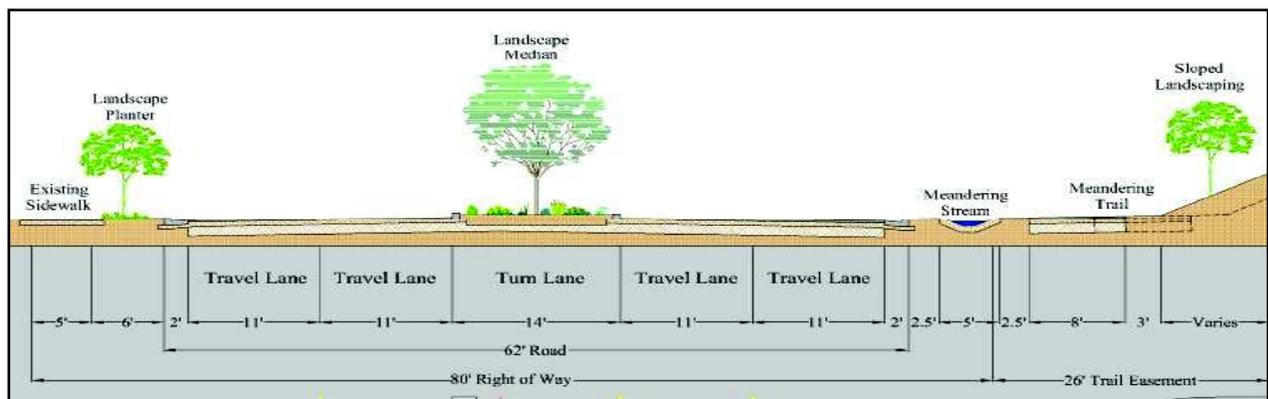


Figure 7: Possible 900 East boulevard design with trail and landscaping.

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Neighborhood Character

- City needs to improve miscellaneous triangle properties along Highland drive.
- Organize a beautification committee and host beautification activities/awards.
- Establish and enforce nuisance ordinances on vacant or undeveloped properties.

Economics

- Create opportunities for professional service uses to locate in residential areas near major intersections (see example from Payson in picture at right).
- Continue to encourage and facilitate new businesses near the interchange.



Recreation

- Provide neighborhood parks with playgrounds throughout the area.
- Develop the Peter Rabbit Springs Park as a neighborhood park and trailhead.
- Establish more trails along the bench that can extend onto forest service properties and into the built neighborhoods. Connect to Bonneville Shoreline Trail alignment.
- Develop a park around the irrigation pond for urban fishing and festivities. Should also include an amphitheater (See picture at right).
- Provide east bench trails and day use picnic areas that connect up Santaquin and Pole Canyons to existing recreation areas.
- Expand the park acreage around Orchard Hills for more playing fields.
- Develop a sports complex with baseball fields and other playing fields on the Ahlin Ranch property.



Environment

- Limit growth in areas of geological hazards.
- New development should provide proper mitigations from flood and fire hazards.
- Work with Utah County and the Summit Creek Irrigation company to provide sufficient flood management areas and protections. This may include multi-use parks like Provo's Rock Canyon park (see picture at right)
- Hazard maps should be produced and made available to the community (coordination with public safety blocks and districts, CERT).

