



2012 General Plan Update

Core Area Neighborhood Plan



CORE AREA

Location and Characteristics

The Core Area of Santaquin is located west of Interstate 15 and between 400 North and 400 South. The 2010 Census shows 3,580 residents live within this area with 40 of those being out of City limits.

The Core Area is the traditional center of town for commerce, recreation, education, public gatherings, and civic debate. It has the greatest mix of housing opportunities from large single family lots to mixed use development apartments and assisted living facilities. It is an area with great potential, but is experiencing little reinvestment, which is evidenced by a large number of underutilized vacant lands and blighted properties.

Land Uses (acres)

Undeveloped:	235
Parks/Public:	33
Residential:	316
Roads:	201
Agriculture:	412
Commercial:	17
Institutional:	50

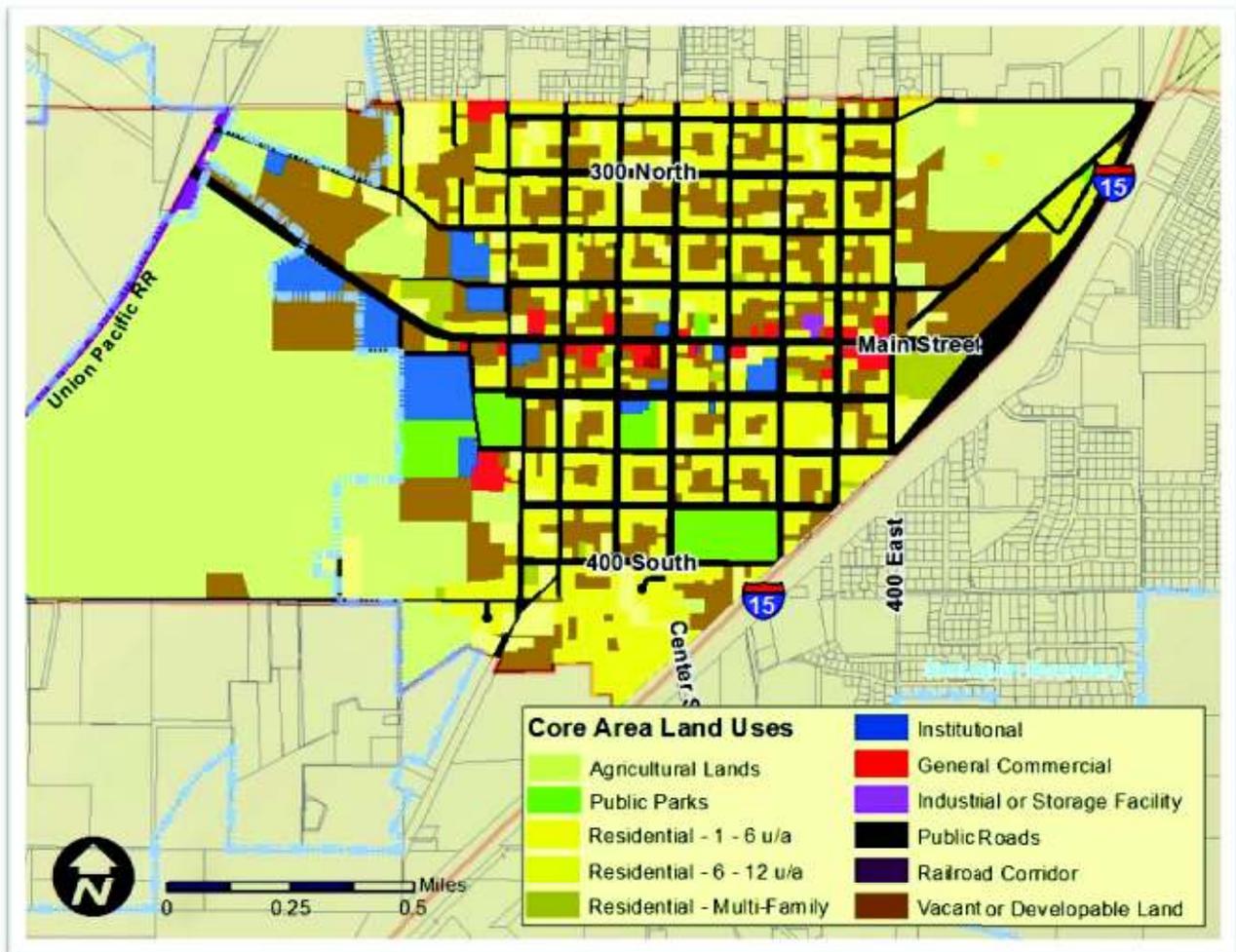


Figure 1: Land Uses identified in the Core Area Neighborhood.

Issues for the Future

Many residents in this neighborhood and throughout the community are concerned about the viability of the downtown area. The following are major issues needing to be addressed to improve the Core Area as the “center of town”.

Circulation. While Highway 6 is the gateway to the Goshen Valley and the south end of Utah Lake, it is also Santaquin’s Main Street. This route will continue to see increasing traffic as surrounding neighborhoods and lands west of town develop. UDOT controls the timing of lane widening on Main Street, which should be coordinated with new residential and commercial development in order to stay ahead of congestion.

Development on the north and south end of town will also feed onto Main Street. This means local roads like Center Street (Canyon Road), 400 East, 200 West, 500 West and 500 South, with its associated bridge over the railroad tracks, should be designed and constructed in a timely fashion to facilitate the traffic increases. There is sufficient right-of-way in the original town plat area for widening needs. However, corridors for additional major roads outside of the core area need to be acquired.

The width of right-of-way in the core is another concern. Residents often express concern about the maintenance and inconsistent use of materials along road edges. Some residents would like to see curb, gutter, and/or at least sidewalk installed throughout the core, while others feel the existing improvements help maintain a rural, small town atmosphere. The perception of visitors traveling through town is predicated in large part by what is viewed along streetscape, and the large, underutilized right-of-way should have a more consistent, attractive finish.



Figure 2: Streetscape in Core Area of Santaquin
(Picture obtained from by Google Earth)

Schools. Santaquin shares many Nebo School District facilities for recreation and education programs. The District plans to construct a junior high school in this area, which will provide additional amenities to area residents. The junior high school site is planned for 20 acres west of the Santaquin elementary school, but the district is concerned about traffic and connection conflicts between the two school sites. District personnel indicate the location may not be an issue if the school properties were separated by the 500 West collector street.

Recreation and Open Space. Recreation facilities in this neighborhood include the city recreation building with the Seniors Center and Chieftain Museum, Centennial Park and Squash Head Park, the City Cemetery, and Rodeo grounds. The recreation building is in need of major renovations to address heating, structural integrity and space needs. Centennial Park works well for the City’s Orchard Days festivities. Squash Head Park is master planned to be the City’s

CORE AREA

monument park, but will not provide active recreation to the surrounding neighborhood. The rodeo grounds can provide greater revenue to the city if expanded to host events beyond the Orchard Days rodeo and local roping club practices. Each of the facilities met past needs but are not sufficient to handle additional City growth.

The other major recreation amenity in the area is the city cemetery. The cemetery was expanded in 2010 around the veteran memorial. The cemetery use also includes playing fields for outdoor recreation programs and the interior roads are often used as walking and jogging paths. The playing fields will eventually need to be used for cemetery purposes and additional lands are needed for materials and equipment storage used in the cemetery maintenance.



Figure 3: Santaquin Cemetery looking north (Picture by Google Earth)

Agriculture. Lands west of Santaquin elementary school are currently used for raising feed crops or livestock. With potential for a rail spur and the close proximity to utilities, these lands are a suitable location for job growth. There are some orchards, located in the northeast part of this area, that are in an agriculture protection area. These will be faced with development pressure, especially located adjacent to freeway visible, commercial properties. As the core area continues to build out and additional economic activity occurs, these agriculture lands will likely be developed. One of the largest employers in the City is Olson’s Greenhouses, which is located in the south part of the core area. This operation is not as susceptible to development impacts or pressures and should be encouraged to grow.

Economics. Lands near I-15 are slated for a full service grocery store and supporting retail. The City owns lands in the area, which can be used to facilitate this new development. Development in the central business district has stalled due to current economic conditions, fractured property ownership, and the general cost difference between developing on “greener pastures” instead of having to tear down and redevelop older properties. The city may need to assist in property consolidation and provide incentives or greater return potential if additional investment in downtown is desired. Interest in the area will also increase as more roof tops are centralized into the downtown, which will require zoning and development standards that facilitate infill and redevelopment throughout the core area.

CORE AREA

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:

- Encourage Mixed Use Development on Main Street.
- Higher densities are okay if standards provide for higher quality development.
- Need nuisance regulations and have them enforced.
- Provide sidewalks to invite walking, especially on Center Street.
- Reduce truck traffic and slow the speed on Main Street.
- Need to visually define downtown and encourage a diversity of small businesses.
- Make sure there is enough visible parking for businesses on Main.
- Expand the library and work to establish a campus for higher education.

Future Land Uses

Based on the above issues, future land uses have been identified for the area (Figure 4).

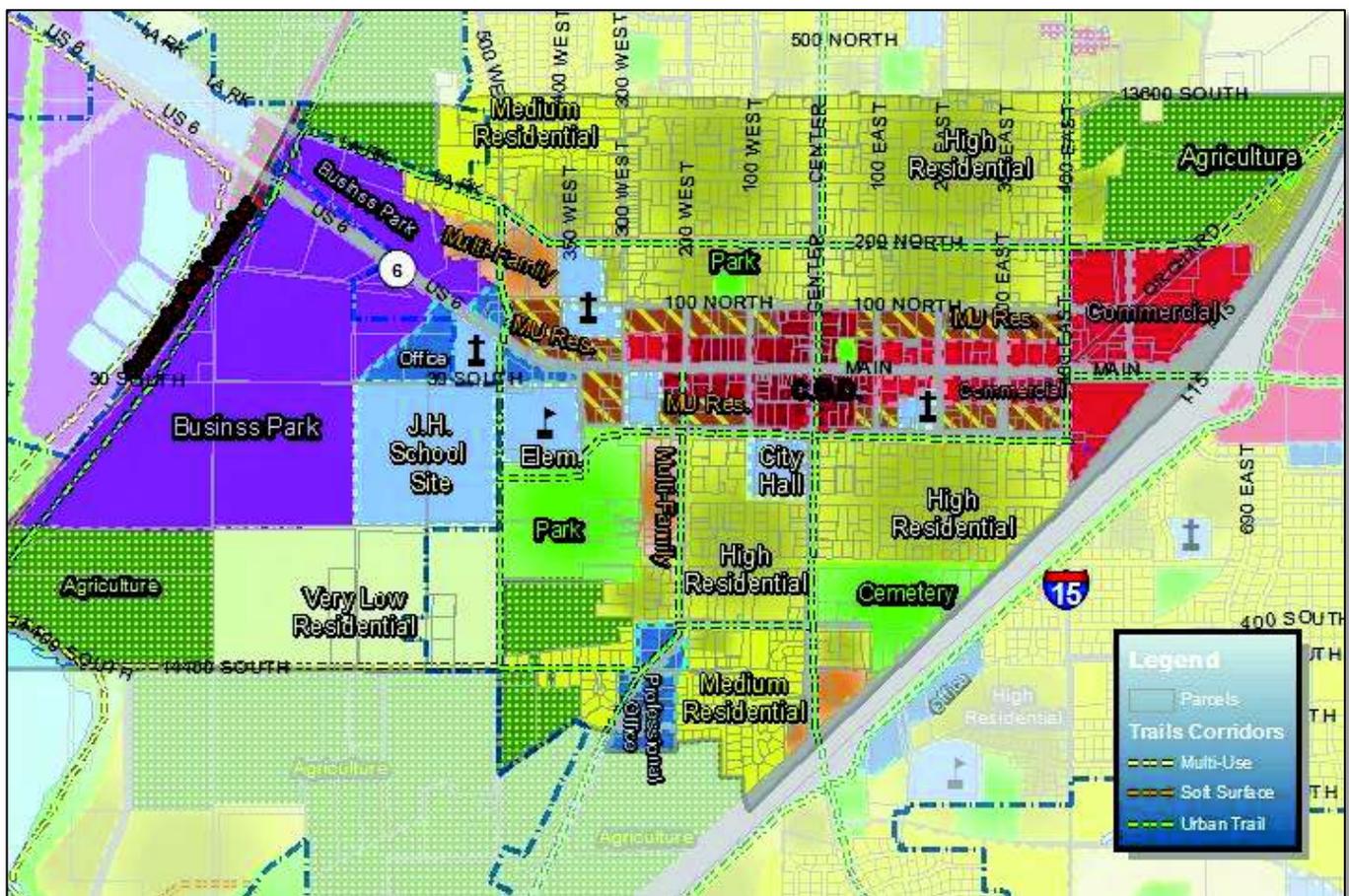


Figure 4: Future land uses identified for the Core Area neighborhood.

CORE AREA

Residential. To facilitate cleaning up vacant properties, improving the economic environment of the area, and take advantage of readily accessible infrastructure, most of the core area will include high density residential. Examples of housing that might fit under this category include clustered single family lots with 4,000 – 6,000 square feet, flag lots, patio homes, and townhomes. Other properties which can be more easily served by recreation, civic, shopping, or transportation services can be developed with multi-family units, which provide additional synergy in the downtown area. Existing subdivisions built with ¼ acre lot development standards will remain, but may add mother-in-law apartments. Areas near existing agriculture operations or the future school sites will include very low density areas, which may allow for continued agriculture operations or easier transitioning to business park areas in the future.



Figures 5-7 Possible housing options for the Core Area include single family homes on small lots (left), townhomes (center), and multifamily developments (right).

Parks and Open Spaces. In conjunction with the junior high school property, Santaquin should work toward having an active recreation sports complex in this area. These types of facilities may include expanded rodeo grounds, additional playing fields for soccer, football, or similar sports, and facilities that can be shared by the School District. Additionally, the cemetery can be expanded to the east and a new neighborhood park is shown on the north side of Main Street. Trails along major roads should connect between parks and other neighborhoods in the city.

Commercial. The Highway 6 corridor will continue to be the economic focus of the city. Lands near the Santaquin Main Street Interchange will include large to small box retail and service industry businesses. Increased mixed use development around the central business area will provide roof tops and day time employees to support local restaurants and shops. City development standards should facilitate property acquisition and redevelopment by allowing greater opportunities for return on investment. However, new development standards should also take into consideration long term community character, protecting property values, and demands on public safety services. Placement of public art and wayfinding elements can help bring attention and interest into the area.

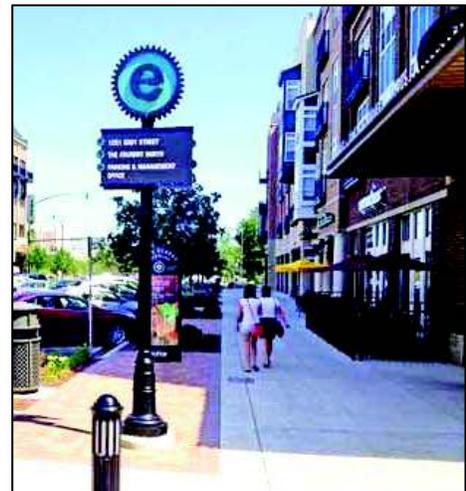


Figure 8: Wayfinding signage in a downtown area serves informational and artistic value.

CORE AREA

Professional/Institutional. To keep the core area as the center of the city and address space needs, a new city hall should be constructed. This new building could include facilities for a new senior center, expanded library, and recreation rooms. Locating such a building downtown creates a traffic draw into the area, which increases business drive-by traffic. It also provides day time employees in downtown that can frequent local shops and restaurants. Additional office and education buildings can be built in the same area to create a more vibrant central business area during the day.

Agriculture. The agriculture lands in the core area may remain productive for many years, but, as Santaquin directs more development away from the development fringe areas and into those places already serviced, there will be increased pressure to develop.

IMPLEMENTING THE NEIGHBORHOOD FOCUS

Goals for the Core Area Neighborhood

City facilities

- Construct a new city hall, which can include a new Senior Center, expansion room for the library, cultural venues and administrative offices. Possible design should incorporate architectural elements of the Chieftain Museum.



Recreation

- Expand the Rodeo grounds to enable a greater variety and larger events
- Purchase lands for Cemetery expansion and neighborhood park north of Main Street.
- Construct an urban trail system throughout Core Area, which can highlight historic and cultural sites as well as bring pedestrian traffic into the Central Business District.



Community Character

- Have more festivals in the downtown area.
- Adopt zoning laws that encourage redevelopment of blighted properties.
- Create boulevards with sidewalks, trees, ornamental lighting, etc. in large street areas.
- Identify historic structures for renovation/preservation or demolition based on economic and community input.
- Bring more color to Main Street with decorative banners, signage, lighting, art and more planters.
- Maintain the Core Area as the center of town and the community gathering place.



CORE AREA

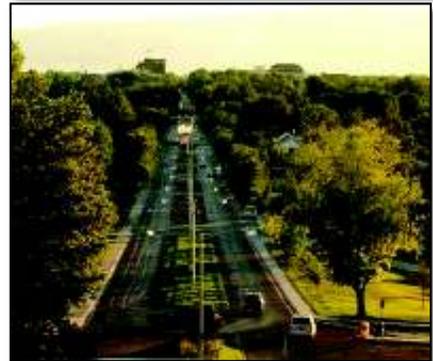
Economics

- Create a Redevelopment Area to help finance new business development and additional parking in the CBD.
- Work to get the trailer court relocated away from the freeway.
- Work with businesses to promote downtown.
- Establish areas for professional offices and business parks to be developed.



Circulation

- Ensure that lands are preserved for major roads like 500 West, 500 South, and 400 East.
- Connect 500 South to Summit Ridge Parkway.
- Proactively work with UDOT for parking, stoplight, crosswalks, widening, and beautification along Main Street (Highway 6).
- Provide business parking on Main Street.
- Parking and visibility at intersections. Post office entrance/exit. Lower speed limit.
- Intersection safety signage control in core area
- Develop boulevard streets to beautify the core area and provide trail connectivity



Education

- Continue to work with the school district to get a junior high school constructed.
- Work with a state university or ATC to bring higher education to downtown.



Housing

- Provide a variety of housing types which can facilitate redevelopment of blighted or vacant properties and increase the core area service population.
- Provide fully accessible housing in each multi-family development.
- Establish high quality architectural and landscaping standards for higher density developments.

