



2012 General Plan Update

North Orchards Neighborhood Plan



NORTH ORCHARDS AREA

Location and Characteristics

The North Orchards Area of Santaquin is located west of Interstate 15 and north of 400 North. It includes properties already annexed and those currently shown in the City's Annexation Policy Plan. The 2010 Census shows 2,364 residents live within this area with only 378 of those being out of City limits.

Land Uses (acres)	
Undeveloped:	368
Unbuildable:	375
Residential:	223
Roads:	150
Agriculture:	2680
Commercial:	24

The main characteristics of the area include rows of orchards, open fields, neighborhood parks, easy access to I-15 and the city center via city streets. Most of the homes have been built since 2000 with some vacant lots available for new construction. Since 2008, this area has seen the most new development and it is anticipated to remain the main growth area due to the Orchards development.

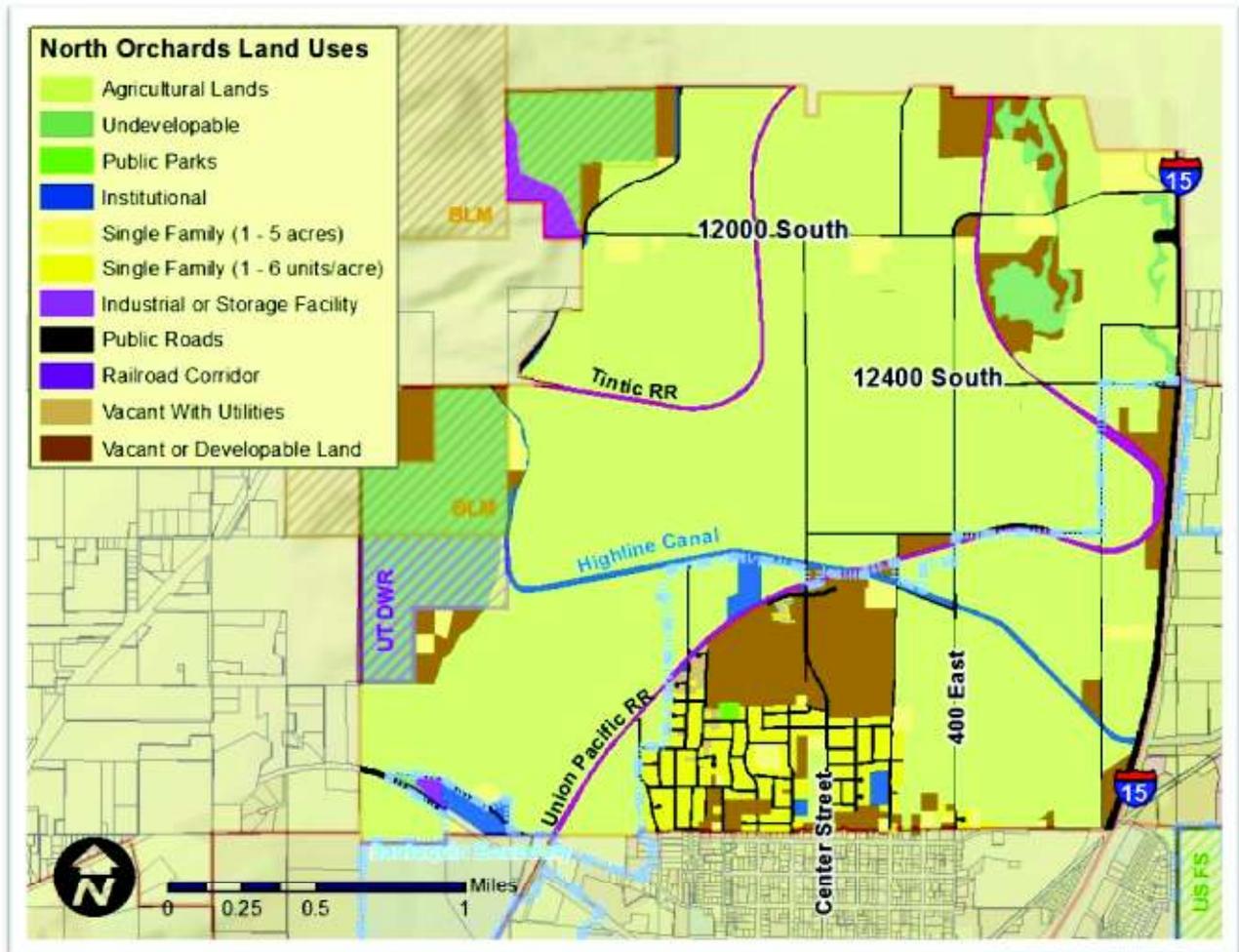


Figure 1: Land Uses identified in the North Orchard Neighborhood.

NORTH ORCHARDS AREA

Issues for the Future

Residents of this area desire greater neighborhood integrity through landscaping and code enforcement and increased public recreation opportunities.

Circulation. Access into the area is from a few major streets like 300 West, 100 West, Center Street, 200 East and 400 East. Connecting to other north-south streets, as well as provide east-west connections to major roads, will help disburse traffic into the area. There is a desire to accommodate pedestrian traffic through trails and sidewalks. The future plans also include using existing canal crossings for future roads and preserving a commuter rail corridor.

Schools. The Nebo School District would like to build a future high school and elementary school in the neighborhood.

Recreation and Open Space. The Orchard Cove Park serves 1/3 of the residents in the area. Future schools will provide some amenities and fields for recreation, but more neighborhood parks will be needed. Some private parks will be developed as part of the Orchards development. There are current plans to pipe the Highline canal and provide a green corridor for access to Genola, West Mountain, the Santaquin bench and Spring Lake areas.

Agriculture. The areas north and west of the railroad tracks and Highline Canal remain in agricultural production. Many of the orchards are in agricultural protection areas, that 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. This neighborhood will have the greatest impact on farming operations, which are cherished around the community.

Natural Hazards. The greatest risk in this area is liquefaction with collapsible soils requiring higher standards of construction.

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

The area could use some more neighborhood park space and expansion of existing parks. Open space and recreation could be connected to school properties. Connect trails along the Highline Canal, Center Street, and along the rail corridor. An aquatic center could be built in conjunction with the future high school.

Residential

The area includes the master planned Orchards development with a mixture of smaller single family lots and multi-family units. High density housing, including condominiums or apartments, could be built with appropriate standards in areas most easily served by infrastructure, access to

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Figure 3: North orchards build out scenario if past development trends continue.

If build-out of the north orchards were to happen using typical development methods, and land uses shown in figure 2, nearly 2,800 new homes could be constructed in this neighborhood (See Figure 3).

IMPLEMENTING THE NEIGHBORHOOD FOCUS

Goals for North Orchard Neighborhood

Transportation

- Improve transportation safety and connectivity in the area
- Plan for appropriate road corridors for future arterial and collector streets.
- Require dedication of corridor necessary for commuter rail.

NORTH ORCHARDS AREA

Recreation

- Incorporate identified parks properties into the City parks and recreation capital facilities plan.
- Support efforts to pipe the highline canal and establish the highline canal regional trail system.
- Acquire easements for trail corridors as necessary.
- Separate the railroad from the trails and residences by adequate fencing (possibly stone or masonry walls with sound barrier capabilities)



Neighborhood Character

- Establish yard maintenance requirements.
- Enforce city nuisance regulations on developed and vacant properties.
- Create a street tree program.



New Development

- Maintain buffers to agriculture operations
- Provide for a variety of dwelling types with lots up to 2-1/2 acres in the northwest and east areas of the neighborhood, but higher density developments closer to the Core Area and around school sites
- Modify development standards and zoning to allow for large apartment or condominium complexes (parking, landscaping, architectural, massing, etc.) in identified areas
- Make surrounding land use compatible with school properties



Education

- Work with the school district to locate and plan for schools and related land and traffic needs along Center Street and 400 East.