

### Introduction

When Santaquin was originally settled, it was mainly an agricultural community with agriculture related land uses, many of which remain a significant part of the community today. The original Mormon pioneer settlers platted the City using, as a guide, the “Plat of Zion.” The plat called for straight, wide roads intersecting at right angles and a central city plaza area for churches, government, schools and businesses. Housing opportunities were provided around the center of the city and close to major commerce areas, while farms and manufacturing uses remained on the fringe. The core area of Santaquin, between 400 North, 400 South, 400 West and I-15, still resembles the original plat. The population of these “Zion” cities was envisioned not to exceed 20,000.

### Land Use Today

Today there are approximately 6,600 acres (10.31 square miles) of land within the City limits. The major land uses within the city are shown in Table 1 below. A large portion of the City, 42%, is land that is potentially developable based on current zoning districts or improved and sitting vacant. Natural open space lands or lands unsuitable for development occupy 15%. The remaining land within the City is made up of active farming operations, public roads, a variety of residential uses, public/quasi public buildings and facilities, railroad facilities and commercial businesses.

The City’s annexation policy plan covers an additional 6213 acres. Nearly half of that area is being utilized for agricultural purposes, including fruit orchards, dry farming, stock grazing and irrigation facilities. There are an additional 1483 acres of vacant or potentially developable lands and 1,321 acres of State owned natural resource or wildlife habitat preservation lands or lands unsuitable for development (See Table 1). These three land use types cover more than 90% of the potentially annexable land around Santaquin and are currently zoned for agricultural uses in the County. They represent the majority of lands characterizing the City as rural and on the fringe of the urbanized Wasatch Front. How these lands are annexed and managed will determine Santaquin’s ability to maintain a small-town atmosphere and preserve its agricultural heritage.



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Table 1: Current Land Uses in the Santaquin City Annexation Policy Plan (APP) Area.

Land Use Type	In City Limits		Out of City Limits but in Annex Plan		Total	
	Acres*	%	Acres*	%	Acres*	%
Natural Open Space	1004.808	15%	1321.595	21%	2326.403	18%
Improved Parks/Trails	50.81188	1%	0	0%	50.81188	0%
Productive Agriculture	912.0046	14%	2834.022	46%	3746.027	29%
Residential - Very Low Density (< 0.2 u/a)	30.28353	0%	43.48976	1%	73.7733	1%
Residential - Low Density (0.2 - 2 u/a)	140.5929	2%	58.10128	1%	198.6942	2%
Residential - Medium Density (2 -6 u/a)	548.7554	8%	0	0%	548.7554	4%
Residential - High Density (6 - 12 u/a)	25.4052	0%	0	0%	25.4052	0%
Residential - Multi-Unit Density (> 12 u/a)	16.62659	0%	0	0%	16.62659	0%
Mixed Use	0.898453	0%	0	0%	0.898453	0%
Residential - Vacant	153.0621	2%	0	0%	153.0621	1%
Institutional	303.1872	5%	170.1244	3%	473.3115	4%
Professional Service	7.255247	0%	0	0%	7.255247	0%
Commercial	18.98662	0%	0	0%	18.98662	0%
Industrial	109.1962	2%	87.35705	1%	196.5533	2%
Roads	610.5955	9%	146.8793	2%	757.4748	6%
Railroad	56.33166	1%	68.64399	1%	124.9756	1%
Vacant or Potentially Developable	2617.829	40%	1482.828	24%	4100.657	32%
<b>Total Acres</b>	<b>6606.63</b>	<b>100%</b>	<b>6213.04</b>	<b>100%</b>	<b>12819.67</b>	<b>100%</b>

\* Area values derived from Santaquin City GIS and land use survey conducted April - December 2012.

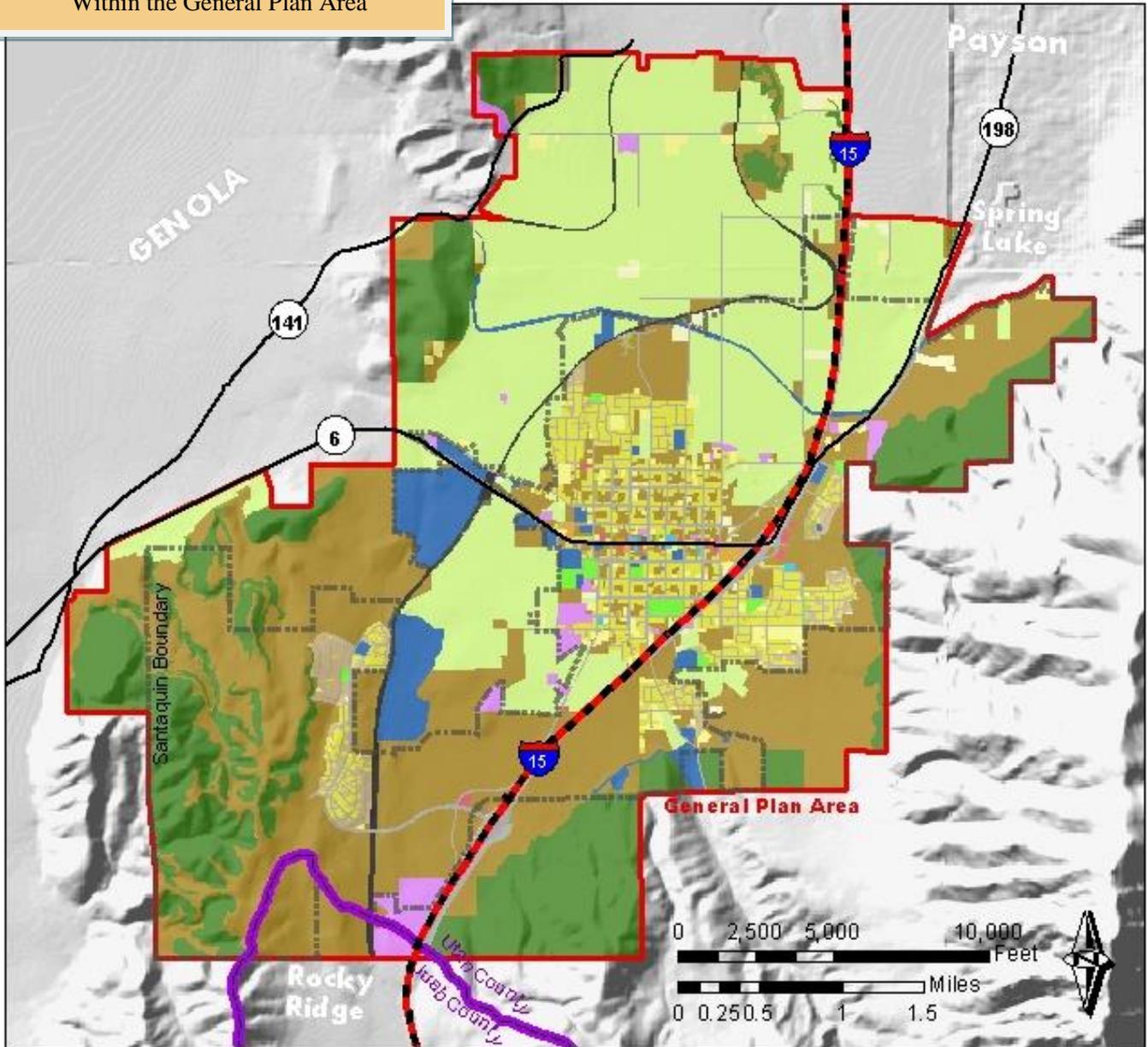
### Population Forecasts and Future Land Needs—Annexation

According to the U.S. Census the population in Santaquin was 2,386 in 1990, 4826 in 2000 and 9128 in 2010. The current population, based on the 2010 Census and the number of residential building permits issued since then, with the census determination of 3.7 persons per household is estimated to be 9,480. Total build out population forecasts suggest a maximum population of about 45,000 to 55,000. The bulk of this significant population increase will come from major residential developments on the south and north ends of the City; areas which have already been annexed.

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## CURRENT LAND USES

Within the General Plan Area



2012 Land Uses			
Agriculture	Institutional	Residential - Very Low	Residential - Multi family
Sensitive Lands	Roads	Residential - Low	Railroad
Parks	Commercial	Residential - Medium	Vacant
Professional	Industrial	Residential - High	Developed Vacant

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Residential development should be encouraged to occur within the existing City boundaries as a first priority. Annexations may occur for commercial land uses as a second option. Annexations for other types of land uses should only be considered based upon an overwhelming benefit to the community as a whole. Applicants for annexation must provide water shares and have a positive fiscal analysis to off-set any negative impacts on current City services and facilities.

Only 25% to 30% of the available land within the current City limits has been developed and many residents desire to keep natural areas and open spaces in their current state. A major challenge for the City will be withstanding the pressure of development requests seeking to “leap frog” past vacant lands and to develop small parcels of land in the outskirts, thus increasing infrastructure and maintenance costs for the City.

The city should encourage and incentivize infill development opportunities near the core of the city. Over 250 acres are still available near the core and can easily connect to existing infrastructure. Infill development also promotes opportunities to live, work, recreate and shop within a compact area, more efficient use of land, reduction in reliance on the automobile, and increased public revenue to help pay for existing infrastructure.

### Land Use Guidelines

The Land Use element of the Santaquin General Plan encourages the orderly and efficient distribution of land uses in the City. A full range and mix of land uses including residential and commercial areas are provided within the city. The following land use guidelines shall apply city-wide.

- Guideline 1     The identity of Santaquin should be strengthened by land uses which contribute to the unique character of the community.
- Guideline 2     The relationship of planned land uses should reflect consideration of existing development, agricultural preservation, environmental conditions, service and transportation needs, and fiscal impacts.
- Guideline 3     Developed areas in the city core should be revitalized by promoting new development on vacant lands and the adaptive reuse of existing community resources.
- Guideline 4     The Land Use Plan should provide for a full range and mix of land uses including residential, commercial, business park, agricultural and special use areas.
- Guideline 5     A variety of quality housing types should be provided to accommodate a growing population. Innovative planning, development patterns and building methods that define the unique living opportunities in Santaquin are encouraged.

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- Guideline 6 Transitions between different land uses and intensities should be made gradually with compatible uses, particularly where natural or man-made buffers are not available.
- Guideline 7 Growth should be directed to locations contiguous to existing development or on “in-fill” properties to provide city services and transportation in a cost-effective and efficient manner.
- Guideline 8 Development approval, throughout the community should be tied to the construction of primary culinary water, sewer, storm drainage, and circulation systems.
- Guideline 9 Density increases should be considered only upon demonstration of adequate infrastructure, resource availability, amenities and benefit to the community and residents of the project.
- Guideline 10 An interconnecting open space system which is accessible to the public should be provided including pedestrian linkages, recreational areas, natural areas, and drainage-ways. The Tintic regional trail and the Bonneville Shoreline Trail must be preserved and implemented.
- Guideline 11 Commercial and business park uses should be widely accessible, clustered near the center of their service areas and developed compatibly with the uses and character of surrounding districts.
- Guideline 12 Land use patterns should be encouraged that reduce travel distances for employment and essential services, limit pollution, allow for alternative modes of transportation, and conserve energy.
- Guideline 13 Sexually oriented businesses are not appropriate land uses for the Main Street Business area or the I-15 Commercial areas. The industrial business parks along the western portion of Highway 6 may be a potential location for these uses.
- Guideline 14 Agricultural preservation is a significant land use which will preserve the character of Santaquin. Agricultural uses must be protected from encroachment from new development and recognized as the preferred land use. Mitigation of noise, dust or other annoyances to developed area by the operation of agribusiness will not result in a forced reduction of agribusiness. New adjacent development must recognize that agribusiness will continue to operate in Santaquin.

### Land Use Categories

To aid in the appropriate implementation of the above guidelines, the following land use categories and associated goals and policies are established.

**Residential Land Uses** include a range of residential classifications including ranchettes, low, medium, high density, and multi-family. Zoning regulations may allow a limited number of nonresidential uses, such as places of worship, neighborhood parks, schools, home occupations, governmental buildings (except correctional facilities), etc. in residential areas. The anticipated density for these classifications is expressed in units per acre, based on the gross acreage of development. The maximum densities indicated in each range are achievable with innovative and professionally designed site planning and should be in substantial harmony with the General Plan when approved.

- **Residential – Orchard Ranchettes** (Density: 0.2 units/acre or less)

The objectives of establishing areas for Orchard Ranchettes are to encourage large acreage lots for detached single family residential dwellings. The characteristics of these areas would include large open space areas between developments, lots are of sufficient size to be suitable for farming and animal rights, roads are sized for minimal traffic loads and which utilize natural drainage rather than constructed facilities. These areas provide patterns of “rural living” amidst active farming operations and open spaces or natural areas.

- **Residential - Low** (Density: 2 to 0.5 units/acre)

The objectives of establishing Low Density Residential areas is to encourage the creation and maintenance of residential areas within the city which are characterized by detached single-family dwellings, surrounded by well kept lawns, trees, and other plantings and direct access to natural areas or open spaces. Lots may incorporate sensitive lands while allowing homes to be constructed in areas which have limited disturbance to the surrounding areas or will not place future residents at greater risk of natural hazards impacts. A minimum of vehicular and pedestrian traffic and quiet residential conditions favorable to family living are also characteristic of this zone.

- **Residential – Medium** (Density: 6 to 2 units/acre)

The objectives of establishing Medium Residential areas is to encourage the creation of residential areas within the city which are characterized by connected neighborhoods with parks, small lots on which detached single-family dwellings are situated, and areas being provided to foster community interaction. A minimum of vehicular and pedestrian traffic and quiet residential conditions favorable to family living are also characteristic of this zone.

- **Residential –High** (Density: 12 to 6 units/acre)

The objectives of establishing High Density Residential areas is to provide a residential environment within the city which is characterized by dwellings that may include attached and detached single-family homes, patio homes, townhomes or row-houses and some two to four unit apartment buildings. These areas are situated to take advantage of existing public infrastructure, e.g. recreation facilities, utilities, services, schools and shopping centers. Proximity to these uses allows more community interaction with reduced dependence on automobiles with neighborhoods that are designed for walkability. Providing more density in these areas allows for development of properties with unique limitations due to size, configuration, location or price. These areas serve to recapture tax base opportunities lost by larger lot single family developments and increase the viability of commercial areas. The design of high density areas should integrate high quality materials and building character with integration to existing neighborhoods rather than create isolated and walled off housing projects. Allowing for more varied housing opportunities in this area can meet the needs of many levels of economic and demographic characteristics within the city, including young single professionals, recently married couples just forming their household, and elderly or retired couples or individuals that prefer less house size and less maintenance responsibilities.

- **Residential – Multi-family** (24 to 12 units per acre)

The objectives of establishing Multi-family Residential areas is to create areas of development which will contribute to increased housing densities around Main Street and within Transit Oriented Development (TOD) areas south of the City center. Dwellings in these areas may include townhomes, row-houses, multi-story condominiums, flats or apartments above commercial or office space and some multi-unit buildings. Developments in these areas are situated in close proximity to public recreation facilities, services, schools, mass transit and shopping centers where use of automobiles can be reduced and neighborhoods are designed for walkability. These areas also serve to support local retail establishments focusing on neighborhood needs rather than drive-by customers. These areas should provide a buffer to single family neighborhoods and be integrated with surrounding non-residential uses. Multi-family developments should be designed to compliment existing neighborhoods and not become isolated and walled off housing projects. These areas can provide a variety of economic and demographic characteristics within the city and meet housing needs for persons seeking a more urban living experience.

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### THE GOALS OF THE RESIDENTIAL LAND USE AREAS OF SANTAQUIN ARE:

**Goal 1 To provide for residential areas in Santaquin that support and complement the unique rural quality and characteristics of the city.**

- Policy 1 Establish buffering, neighborhood integration, and screening methods where uses of higher intensity abut lower intensity uses, e.g. commercial or industrial development including parking and service areas to single family residential, single family residential to agricultural.
- Policy 2 Promote housing that is “Energy Star” compatible and follows principles of “Green Buildings” which will maintain and protect natural resources and environmental features.
- Policy 3 Require neighborhoods and individual houses that exemplify design excellence and promote aesthetic qualities of a rural community while enhancing the pleasing appearance of existing residential neighborhoods.
- Policy 4 Existing agricultural and animal rights should be given higher priority and protections when adjacent to new development.
- Policy 5 Implement adequate street design for anticipated use and traffic volumes. Develop a rural road design and construction standards which utilize historically adequate drainage patterns rather than construct hard surface areas uncharacteristic of rural areas.

**Goal 2 To promote and encourage high quality, well planned residential development with open spaces.**

- Policy 1 Develop and implement zoning and design standards and policies that promote attractive and well planned residential subdivisions in areas where there are existing public services.
- Policy 2 Discourage “leap-frog” development through urban growth boundaries and by not extending city services to new areas until existing areas are substantially developed.
- Policy 3 Allow the development of cluster subdivision or other subdivisions which provide for open space and the use of “Transfer of Development Rights” to preserve existing open spaces, culturally significant areas, or environmentally sensitive lands.
- Policy 4 Enforce ordinances which require land owners to keep their property free of weeds, junk vehicles and equipment, unsightly buildings, trash and other debris.

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Policy 5 Discourage the subdivision of lands that result in areas of residential development too small or too isolated to be adequately, economically and conveniently served by city services.

Policy 6 Require all new development to contribute land or money toward open space preservation, parks, or other recreation amenities in the city.

**Goal 3 To enable higher density residential developments which support local retail establishments, promote a walkable community, support transit development and provide housing options for varying income levels and lifestyles.**

Policy 1 Provide design standards for the development of higher density housing in close proximity to public recreation facilities, services, schools, mass transit and shopping centers.

Policy 2 Utilize TDR's to increase housing densities along Main Street, the Core Area, and the Transit Oriented Development area.

Policy 3 Establish design standards for the development of high density and multi-family dwellings to assure high quality materials, recreation opportunities and maintained landscaping.

**Commercial Land Uses** provide a variety of goods and services to the people who visit, live, and work in Santaquin. It is the purpose of the commercial areas to provide appropriate locations where a combination of business, commercial, entertainment, and related activities may be established, maintained, and protected. Commercial use areas should be located along major arterial streets for high visibility and traffic volumes.

Whenever stand-alone commercial uses are adjacent to established or future residential areas, special care must be taken to ensure privacy and to protect private property. Methods of protecting residential areas by providing transitions and buffers between residential and commercial areas include, but are not limited to: increased setbacks, landscaping, restricted land uses, diversion of traffic, controlled noise or light, height or building design limitations, and transitional land uses such as minor offices or higher density residential uses.

- **General Commercial:** This category includes areas in which general shopping center facilities can be established to satisfy the specialty shopping needs of the community and surrounding areas. It is intended that this district will be characterized by specialty shops situated in an attractively designed shopping centers completely surrounded by appropriate landscaping and buffering of adjacent residential uses. The district will be located adjacent to major thoroughfares or collector streets which provide immediate access for automobile traffic without passing through residential areas. Emphasis in the approval of plans in commercial areas shall be to protect the appearance of the entrances to the City and integrity of abutting neighborhoods.

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- **Professional Services:** This category includes uses of a professional nature such as hospitals, assisted living centers, clinics, dental or other professional offices, reception centers, etc. These uses may be located at major crossroad locations, but do not need prime visibility lands near interchanges to attract clientele. Because of their generally lower traffic volumes and hours of operation, compared to commercial uses, they can be located closer to or within neighborhood settings.
- **Main Street Overlay Commercial:** This category includes the Main Street corridor from I-15 to 500 West. This district is intended to create a mixed-use shopping and financial center for the City and surrounding territory which is characterized as “the center of town”. The intensity of uses within this area increase with proximity to the intersection of Center Street and Main Street. Lands fronting Main Street between 100 West and 200 East will generally include multi-story buildings with retail and commercial businesses, financial institutions, or service oriented businesses at entry level and with professional offices, services or residential units in upper stories. Other uses near I-15 may be more freeway oriented, including automotive service stations, auto dealerships, travel centers or other oriented businesses. Uses near the west end of Main Street should compliment the nearby Santaquin Elementary school and future Santaquin High School grounds as well as the residential neighborhoods, professional offices and public parks in that area.

Properties on the southern or northern half of the first south and first north blocks should be developed complimentary to the neighborhood serving businesses facing Main Street. These developments may include professional services, offices, mixed use developments or multi-family residential.

Though this district is applied to areas which have developed as “strip commercial” developments it shall not be used to promote or establish areas in which such development can be promulgated or encouraged in violation of good planning principles. Property owners should be encouraged to develop or redevelop their property in a way that would enhance the visual appeal of Main Street and the City’s center.

One of the important factors in this area will be availability of both on and off-street parking. The City can require new development along Main Street to provide adequate off-street parking for associated uses. Off-street parking should be

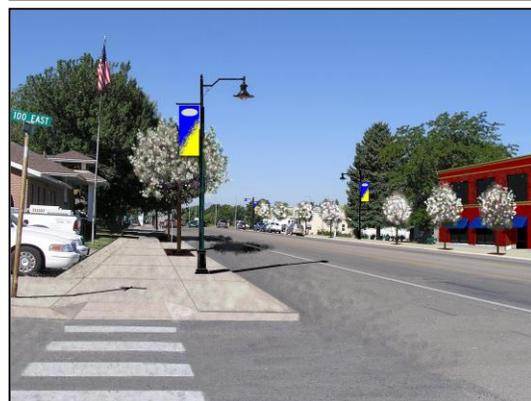


Figure 1: Existing Main Street, Figure 2: Main Street with street enhancements, Figure 3: New development with bulb-outs near Main Street core

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located to the rear of businesses in order to reserve property frontages for building footprints and better visibility to businesses. On-street parking should be retained for business front parking and buffering of pedestrians from Main Street traffic. Due to the limited amount of area for parking behind businesses, shared off-street parking should be encouraged where adjacent or nearby uses have varying peak service times.

- **Mixed Use/Transit Oriented Developments:** The objectives in establishing the mixed-use/Transit Oriented land use category is to create a land use category in which high density residential uses are integrated into the design of commercial, civic, and business uses. All of which are appropriately oriented to increase opportunities for walkability between dwellings, recreation, shopping, and work uses. The mix of uses further provides for a reduced dependence on the automobile by incorporating access to mass transit and close proximity to resident daily necessities.

The integration of the uses can be done through three principle designs: (1) Separate developments of residential and commercial types in very close proximity; (2) Separated residential and commercial development types in the same development; and (3) Shared site residential and commercial development. Shared site development patterns generally include non-residential uses at street and secondary levels with residential uses such as condominium and apartments on the upper floors.

Most successful mixed-use or transit oriented developments have incorporated the following four principles: (1) There is a balance of uses giving persons a reason to walk, (2) The design of roads, sidewalks, pedestrian connections, and public spaces gives the perception and in reality provides a safe area for persons to be, (3) The orientation of buildings and relationship to public spaces provides a comfortable atmosphere to walk or travel through, and (4) the development enables connection to and interaction with other persons, businesses, cultural and recreation facilities. Passive and active recreation spaces are important to encourage walking.

### **THE GOALS OF COMMERCIAL DEVELOPMENT ARE:**

**Goal 1 To establish quality commercial areas which will provide desirable goods and services for local residents and enhance the City's sales and property tax revenues.**

- |          |  |
|----------|--|
| Policy 1 | Develop policies and standards which allow a variety of retail and commercial goods and services within the community while encouraging businesses to prosper. |
| Policy 2 | Provide for adequate access, parking, traffic circulation, noise buffering, and other operational conditions within commercial areas.                          |
| Policy 3 | Improve the image and appearance of commercial corridors, especially along Main Street.  |

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- Policy 4 Carefully limit any negative impacts of commercial facilities on neighboring land-use areas, particularly residential development.
- Policy 5 Formulate thoughtful commercial site design and development standards to express the desired overall image and identity as outlined in the Community Vision Statement.
- Policy 6 Encourage safe and convenient pedestrian access to shopping and service areas.

**Goal 2 To establish a mixed use Central Business District which enhances the City's town center and visual appeal of Main Street.**

- Policy 1 Encourage business retention and new infill on Main Street.
- Policy 2 The City should encourage infill and redevelopment along Main Street and within the immediately surrounding neighborhoods in order to increase a commercial supportive population base.
- Policy 3 Main Street improvements should incorporate pedestrian friendly furnishings, lighting, and landscaping, which draw attention to the area.
- Policy 4 Non-motorized traffic should be able to safely cross Main Street. This may be done utilizing corner bulb-outs, center safety medians or refuge areas, and increased signage for crossing locations.
- Policy 5 Building architecture should have a pedestrian scale at street level and should incorporate architectural themes and elements common in the late 1800's. Two to Three story buildings should be required between 100 East and 200 West.
- Policy 6 Business entries and glazing should be located within 4-10 feet of the public sidewalk and be encouraged to have entries directly onto and off of Main Street.
- Policy 7 On-street parking should be retained for business front parking and buffering of pedestrians from Main Street traffic. All on-site parking should be located to the rear of businesses and interconnected for ease of travel behind and between buildings.
- Policy 8 Work to consolidate properties and provide tools for redevelopment of areas along Main Street. This may include creating RDA, or CDA, areas.

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### **Goal 3 To establish a regionally significant commercial area which will include mixed use and transit oriented developments.**

- Policy 1 Lands within ½ mile of the proposed commuter rail station should utilize transit oriented and mixed use elements. This may include access to platform property and increased density of residential and commercial uses.
- Policy 2 Mixed use and transit oriented developments should accommodate multi-modal transportation (i.e. Pedestrian walkability, Bicycle access and storage, Bus, Commuter Rail, and passenger vehicles) with no emphasis given to a particular mode. Choices should be emphasized.
- Policy 3 Pedestrian walkability should be a high priority.
- Policy 4 Public facilities, including streets, lighting and signage, should be modified where appropriate to compliment mixed use and transit oriented developments.
- Policy 5 Needs of automobiles should be incorporated in Transit Oriented Development along with needs of mass transit users
- Policy 6 Public spaces should be the focus of building orientation and neighborhood activities. Building entrances should be easily accessible from public spaces.

**Business Park Land Uses.** Business Park uses provide for employment and the manufacturing of products which are essential to the economy of Santaquin. It is the purpose of the industrial areas to provide locations where a combination of research and development, light manufacturing and production, and warehousing may be conducted.

This category is for areas where manufacturing, processing, warehousing and fabrication of goods and materials can be carried on most appropriately and with minimum conflict or deleterious effects upon surrounding properties. Other objectives of this category are to promote the economic well being of the people and to broaden the tax base. This designation is characterized by a mixture of light industrial, manufacturing, warehousing and processing establishments with intermittent open land served by streets, power, water and other utilities and facilities or where such facilities can be readily provided. This designation is intended to encourage master planned developments, by providing and protecting an environment for such development, subject to regulations necessary to assure the orderly growth of the City of Santaquin, and the protection of residential and commercial land uses from noise and other disturbances. This district is to be characterized by flat, open land suited for industrial use because of the proximity to major transportation routes and the availability of utilities necessary for successful manufacturing or processes.

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### THE GOALS FOR BUSINESS PARK DEVELOPMENTS ARE:

**Goal** To promote quality businesses and environmentally clean industrial development which will provide a diversified economic base and will complement local retail, commercial, and industrial establishments in harmony with the community's overall rural and modern image and identity as reflected in the Community Vision Statement.

- Policy 1 Promote the preparation of master planned areas to discourage small lot or piece-meal site development and encourage better access to properties.
- Policy 2 Encourage high quality, aesthetically pleasing development of the industrial areas which should include incorporating major landscape features.
- Policy 3 Identify those areas most appropriate for business park developments in future growth areas.
- Policy 4 Establish and enforce noise, air quality, odor, visual and other forms of environmental standards.
- Policy 5 Designate appropriate locations for manufacturing and processing uses within the City and preserve such for business park purposes.
- Policy 6 Encourage industries that broaden the tax base, increase employment opportunities and improve the economic base of the community.
- Policy 7 Promote new industry, to the end that the economic and social well-being of the City and its inhabitants shall be enhanced.
- Policy 8 Discourage the undesirable mixture of incompatible commercial, industrial and residential uses.

**Agricultural Land Uses.** Agricultural pursuits have been and are encouraged to remain part of the Santaquin community identity. Designation of these uses as viable and of paramount importance in maintaining the culture and identity of Santaquin is intended to protect them from encroachment of urban development. Uses permitted in the agricultural district, in addition to agricultural uses, must be incidental thereto and should not change the basic agricultural character of the district. Those land uses and activities that could conflict with the agricultural use or adversely affect the long-term investment in the land and improvements in areas designated for farmland preservation shall be discouraged in such areas, but may be appropriate in the City's urban service areas.

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### THE GOALS FOR AGRICULTURE DEVELOPMENTS ARE:

**Goal: To preserve productive agricultural lands for continued agricultural use, protect farm operations from conflict with incompatible uses and maintain a strong agricultural economy.**

- Policy 1      Limit non-agricultural development in areas planned for long-term agricultural use. Long-term agricultural preservation areas are those lands which exhibit the greatest long-term commitment to agriculture based upon soil type, ownership patterns, investment and other criteria.
- Policy 2      Prohibit new subdivisions and non-agriculturally related commercial and industrial development in areas planned for agricultural preservation. The range of uses listed above shall be required to locate in urban service areas in which a full range of public services are or can be provided.
- Policy 3      Cluster non-farm residential development in order to preserve prime agricultural lands. A minimal amount of non-farm residential development will be considered in areas planned for long-term agricultural preservation. Lot design and house placement should minimize conflict with ongoing agricultural operations and natural areas.
- Policy 4      Permit farm-based businesses to supplement farm income. The use should have a direct relationship to agriculture and not negatively impact neighboring uses. Such uses may include: Experiential farming businesses (ie. bed and breakfast inns, farm themed commercial uses similar to the Red Barn, farmers markets, pick your own fruit markets, etc).
- Policy 5      The City shall cooperate with other agencies and units of government to establish eligibility of farmers who wish to receive tax credits for participation in farmland preservation programs.
- Policy 6      Agencies and bodies responsible for the preparation of plans for public improvements shall be requested to recognize the agricultural land preservation goals of the city. Examples of public improvements include roadway corridors, power lines, pipelines or sanitary landfills.

**Special Use** areas include land use classifications that are distinct from the other major groups. These uses include public or quasi-public facilities, public parks and natural open spaces or sensitive lands.

In some cases the City does not control the location of special uses, such as schools or major transmission lines, and the State and Federal Government can preempt local land use authority. However; the City can work with other jurisdictions and agencies on decisions regarding land use. Any negative impacts, including visual impacts, should be mitigated whenever possible.

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### **Official Land Use Map**

The following land use map and those neighborhood or area specific master plan maps sequentially incorporated into this document shall constitute the official land use map of the Santaquin General Plan. These maps shall be effectual in directing the establishment of policy and development practices throughout Santaquin City. Enforcement of these maps shall be as established in the Santaquin City Municipal Code and as allowed under Utah Code Sections 10-9a. These maps do not constitute the official annexation policy plan maps, which are adopted under separate ordinance.

