

CHAPTER 8: IMPLEMENTATION ELEMENT

The foregoing maps and explanatory matter constitute the General Plan for Santaquin, but the plan is not self-executing. It is like a blueprint. It can only “sit on the shelf” until each public agency or person incorporates it into their individual programs.

After the General Plan has been adopted, the Planning Commission and City Council should no longer make decisions pertaining to matters relating to physical development without first referring to the General Plan. Not only will it be the responsibility of public officials to uphold the integrity of the General Plan, but it will also be necessary for them to adopt the policies and procedures of the plan and to actively support administrative officials in their duties as they carry out the plan.

PLANNING: A CONTINUING PROCESS

It should be recognized that a general plan is never really finished in the sense that a plan of a building is finished. Rather, a general plan should become a repository for new and improved ideas which can be assimilated and made part of an on-going program. As better solutions to problems become known, or as changes and unforeseen conditions arise, corresponding changes should be made in the plans. On the other hand, it should also be recognized that to make one change in a general plan may require many other changes to be made. This occurs because of the interrelationships that are inherent in general plans. What may appear to be a better solution to one problem, in and of itself, may call for other changes to be made which, in total, become unacceptable. Changes should, therefore, be made in the Plan only after the total effects have been taken into account.

Implementation Measures Needed

The following are measures which should be taken to implement the General Plan:

1. Preparation and adoption of a revised Zoning Ordinances written to implement the Land Use Element and area specific master plans incorporated herein. This includes:
 - a. Creating new zoning districts which facilitate agricultural operations and businesses.
 - b. Modifying residential zones and subdivision standards.
 - c. Establishing development criteria for Multi-family and non-residential developments.
2. Preparation and adoption of revised construction standards and details to implement the Circulation Element of the General Plan.
3. Preparation and adoption of policies covering extension to water and sewer lines and other public utilities as a means of encouraging development to take place in accordance with the Plan.

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4. Preparation and adoption of a long-range Capital Improvement Programs (CIP) showing public facilities listed according to priority of need and indicating the approximate amount and source of funds.
5. Adoption of impact fee ordinances to fund the improvements required by new development and growth.
6. Seek available funding sources and partnerships to help implement the goals and policies of the plan.

INCENTIVE FOR PLANNING

Experience has shown that many rewards come to communities which prepare and implement general plans, especially when several communities are adjacent to each other. Plans can be coordinated, more “mileage” can be obtained from tax dollars, and more efficient use of physical, financial, and human resources can be had. The preparation and implementation of general plans can also serve as a prerequisite for federal aid for water supply and distribution works, sewage facilities and water treatment works, parks, libraries, streets, and urban conservation programs. The most important reward, however, is that a community becomes a healthier, safer, and more wholesome place in which to live and rear a family.

GENERAL PLAN AMENDMENT PROCEDURE

The legislative body may amend the general plan by following the procedures outlined by State law.

GENERAL PLAN REVIEW

Santaquin City’s General Plan should be reviewed every five (5) years or as determined by the Planning Commission or the City Council. As the City develops and continues to see increased demand for services, public facilities and regulations, additional studies may be conducted for specific areas or elements of the General Plan. These more specific plans or studies may be adopted as appendages to this Plan after the appropriate General Plan amendment processes occur as outlined in State law.