

# INTRODUCTION

## **Purpose**

Like most cities in Utah County, Santaquin has experienced an unprecedented period of growth for the last several years, and, in all likelihood, the City will continue to grow as a result of both natural increase and in-migration. If future growth is well guided, Santaquin City cannot only preserve, but enhance its country charm and maintain a sound tax base all the while making the City a better place in which to live, work, recreate and visit.

This plan is to be used as a guide for future land uses and development within Santaquin City. It should remain flexible enough to allow for developments and uses that serve to provide for the health, safety, and welfare, and promote the prosperity, improve the morals, peace and good order, comfort, convenience, and aesthetics of the City, its present and future inhabitants and businesses. It also serves to protect the City tax base, to secure economy in governmental expenditures, to foster agricultural and other industries, to protect both urban and non-urban development, and to protect property values and rights. The Plan, if followed, will encourage economic growth without adversely impacting the overall character of the community. As a guide, it is important that the recommendations contained in this document are followed by the policy and decision-making organizations.

## **General Planning Process**

Major efforts to create this Plan began in the latter part of 1999. The Santaquin City Council contracted with the Regional Planning Department of Mountainland Association of Governments (MAG) for circuit rider planning assistance through MAG's Community Assistance Program. The process included the development and taking of a community survey which asked numerous questions about housing, travel habits, home ownership, services desired and other aspects of community life. The results of the survey were formulated into goals, objectives and policies for the community.

Updates of this plan are occasionally initiated by the City Council. Updates may be requested to address newly annexed areas, development proposals, economic conditions, agricultural preservation, transportation options and demands on city services. Any update typically includes an extensive land use inventory of the City and lands in its annexation policy plan, and a review of the City's infrastructure status. Meetings are held with land owners, business owners and residents to discuss elemental changes of the General Plan. Comments from these meetings are integrated with planning and engineering studies or other city capital facility plans that address needs of the city.

## **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

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ideas which can be assimilated and made part of an ongoing program. As better solutions to planning issues become available, or as changes and unforeseen conditions arise, corresponding innovation should be incorporated in the General Plan. 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 inter-relationships that are inherent in general plan elements. What may appear to be a better solution to a pressing issue, in and of itself, may mandate other changes which, in total, may become unacceptable. Changes should, therefore, be made in the General Plan only after the total effects have been analyzed and thoroughly evaluated. Within five (5) years, this plan will likely require some updating or amending. These amendments can be initiated by the Planning Commission, the City Council, or the Public.



Figure 1: Residents gathered for a General Plan meeting in 2006.

## Implementation

After the General Plan has been adopted, elected and appointed officials 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 policies and procedures to proactively implement the General Plan. Although the plan must be considered as a general guide, it represents an important perspective that helps direct future development in a logical and city supportive way.

Although the plan must be considered as a general guide, it represents an important perspective that helps direct future development in a logical and city supportive way. Policy makers should carefully consider how each decision or policy relates to the community's goals, objectives, and guidelines, as well as the desired future Land Use Plan and its overall effects on potential development or redevelopment of adjoining properties.

The maps and explanatory text constitute the General Plan for Santaquin; however, the plan is not self-executing. Long-range community stability will require a continuous effort by the City, property owners, and residents to maintain, refine and implement the elements of this General

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Plan. The City must assume responsibility for maintaining the public infrastructure, such as streets, water, sewer, and parks, especially in the older areas. Property owners and residents must assume responsibility for maintaining private property. Private property maintenance is the single, most important factor in evaluating the quality and desirability of a community. The community vision, zoning regulations, infrastructure improvements, etc. are only fully effective when supported by the private property owners' responsibilities.

### Study Area Information

#### LOCATION

Santaquin is the southern most city located in Utah County and partially extends into Juab County. It is truly the gateway city to Utah County with Interstate 15 running through and along its eastern side. It is also a major cross-road for Utah County in that State Route 6 (Main Street) connects I-15 to the recreational amenities of the "Little Sahara Recreation Area" and the southern accesses to and around Utah Lake. It is also the corridor to many smaller towns, including Genola, Goshen, Elberta, and Eureka.

Other jurisdictions around Santaquin include Payson, the Spring Lake community, unincorporated County rural areas, and Bureau of Land Management lands to the north. To the south are lands controlled by Juab County and the small community of Rocky Ridge. Santaquin is bounded on the east by the mountainous lands managed by the US Forest Service and lands owned by the Utah State Department of Natural Resources. It is located about seventy miles south of the state capitol, Salt Lake City and approximately 20 miles south of the county seat, Provo City.

#### HISTORY<sup>1</sup>

Originally called Summit City because of its location at the summit dividing Utah and Juab valleys, it was settled in late 1851 by pioneers. Abundant groves of trees, access to Summit Creek, and a more temperate bench climate made this an ideal place for a community.

A friendship developed between local Indian Chief Guffich and Benjamin F. Johnson, leader of the original pioneers, which enabled the pioneers to settle peacefully in the area. By 1853 the settlement had grown sufficiently to become known as Summit Creek Precinct No. 7. Soon after, however, the Walker War broke out, and the settlers were forced to move for safety to Payson, where they remained until 1855.

Around this time a fort was built according to plans furnished by architect Truman O. Angell. After its completion, the settlers moved back to the town in the spring of 1856. One night soon after resettlement Chief Guffich came secretly to warn Johnson of an impending raid by young braves (conflicting local histories state that it was the Chief's son, Santaquin, who warned the settlers). The settlers quickly left, and when the raiders found the fort deserted Chief Guffich explained to them that the white men were good people and that the Great Spirit had warned them of the attack. It was claimed that from that day peace was made between the local Indians

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<sup>1</sup> *Utah History Encyclopedia*, University of Utah Press, Allan Kent Powell, Ed. Page 488 Author: Doris F. Salmon

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and the pioneers. It was decided to name the town after Guffich, but he declined the honor and asked that the settlement be named “Santaquin” for his son.

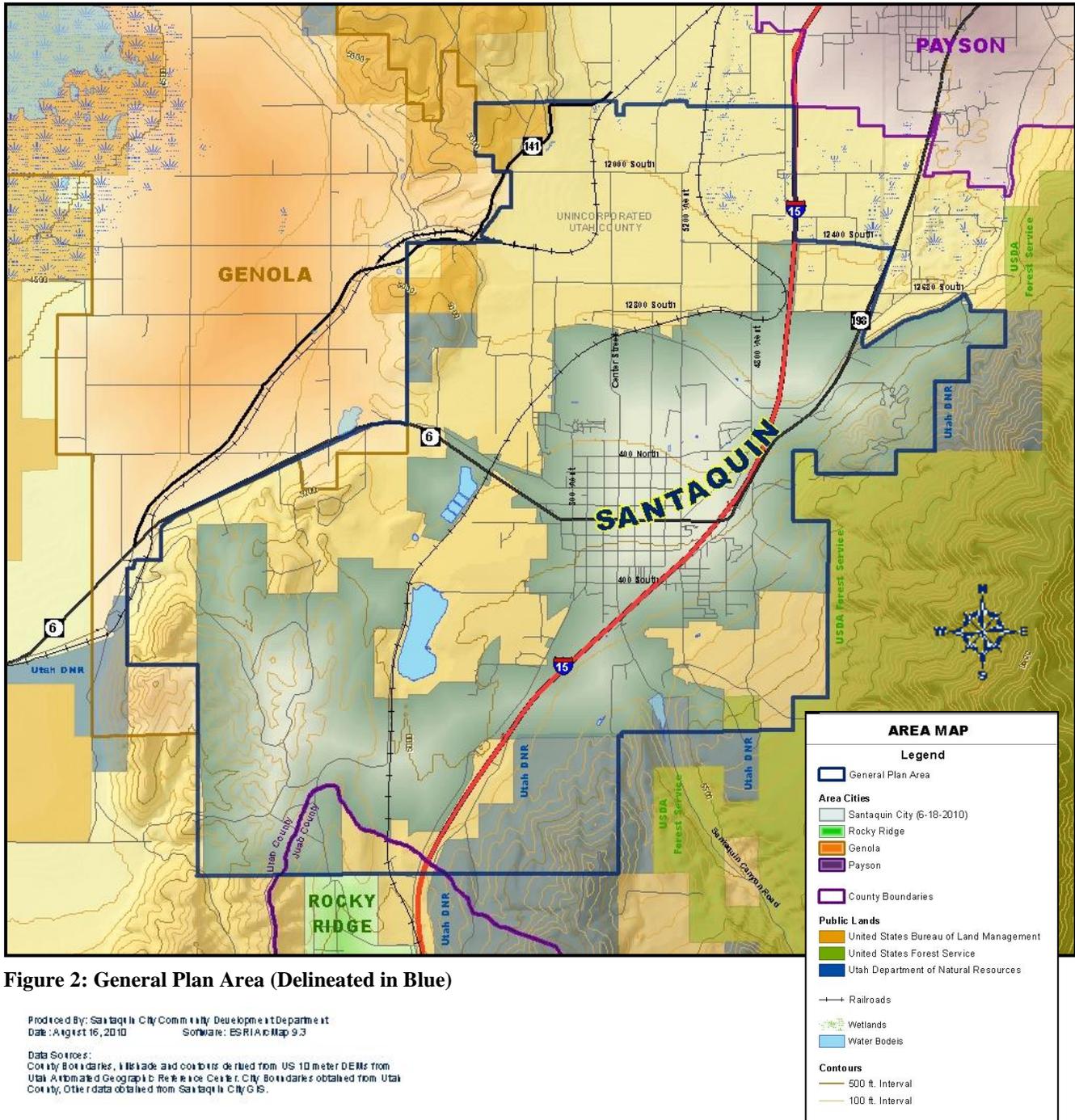


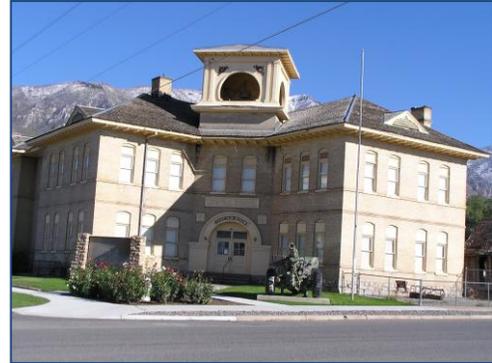
Figure 2: General Plan Area (Delineated in Blue)

A rock schoolhouse was built in the fort in 1856. It was stoutly built and served the public for many years, still being used in the 1980's. Religious meetings were conducted in the school until

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1896 when the first local church building was constructed. The school now serves as a senior citizens' center and a veterans' memorial hall.

In addition to farming, early industry included sawmills, a flour mill, a molasses mill, and a furniture shop. A silk industry was started with the planting of mulberry trees, some of which still remain in the city. Horse and buggy were the only means of transportation available until 1875, at which time the Utah Southern Railroad completed a line to Santaquin. About that time, rich ore was discovered in the Tintic area. Several mines were discovered on Santaquin ridge, or Dry Mountain, with some copper, lead, silver, and zinc being mined; the Union Chief mine was the most prosperous.



Old school house at the corner of 100 South 100 West



View of orchards in Santaquin

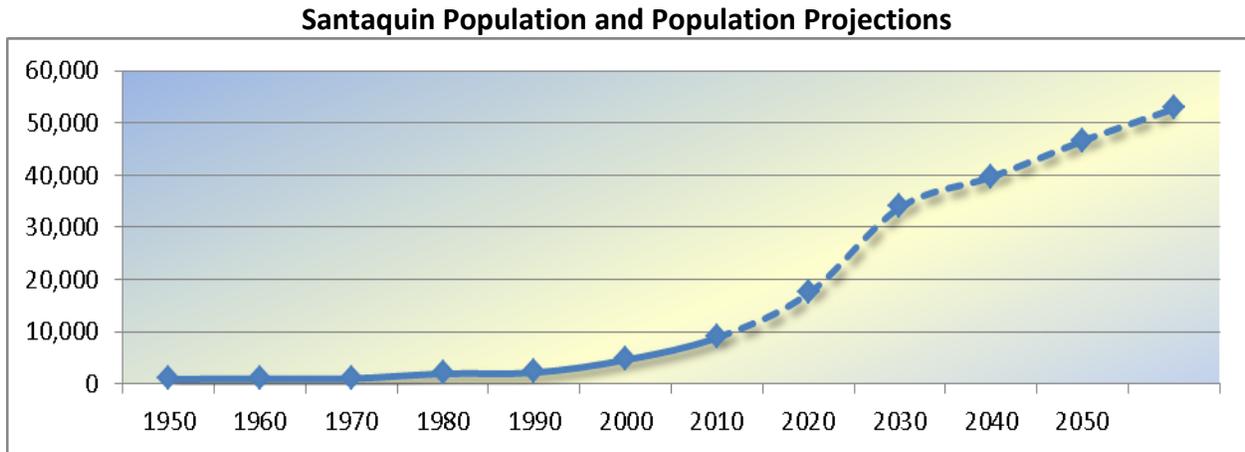
Following serious flooding in 1949, the Summit Creek Canal and Irrigation Company was given approval to construct a reservoir west of the city; on several occasions it has prevented disastrous damage to the community. A diversion dam was completed and more than 10,000 feet of concrete pipe laid in 1971, which proved to be an efficient method of conserving valuable water resources. Irrigation methods changed to sprinkling systems or drip systems, enabling farmers to efficiently irrigate land that was not level, bringing more farmland into production. Historic irrigation ditches are still prevalent in the community and continue to serve the needs of local farmers. Natural gas service was brought to Santaquin in 1954, and marked a major development in the modernization of the community.

With the construction of the steel plant at Geneva and the rapid growth in the Provo-Orem area to the north, many fruit farmers relocated to the Santaquin area. Large orchards were planted, replacing wheat fields and pasture land. The construction of cold storage and fruit processing facilities created many jobs in the community.

Another major economic event occurred in 1968 with the completion of Interstate 15 through the town. This new road system made it possible for local agribusinesses to more easily distribute goods and receive supplies. The Interstate also caused a commercial leap frog to occur around Santaquin with reduced travel time between major economic centers in other southern Utah County towns or Nephi in Juab County. Many businesses began moving from or disregarding Santaquin in order to be located near those larger population and economic centers. The ability of Santaquin to attract businesses to capitalize on the upcoming growth as well as drawing travelers off of I-15 to spend money, will be a determining factor in the City being able to fund and obtain its goals for the future.

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The population of Santaquin has grown from 12 in 1851 to 1,214 in 1950, 1,236 in 1970, 2,386 in 1990, 4834 in 2000 and 9128 in 2010<sup>2</sup>. Mountainland Association of Government projects Santaquin will nearly double in size within the next 10 years as growth in Utah County continues to push south. Potential build out of the city is estimated near 55,000 persons and illustrated in the following graph.



## The General Plan

The large influx of population over the next several years will strain many aspects of the City's facilities, services, culture, and characteristics. This general plan has been prepared to address the elements of greatest concern while faced with rapid growth. Each element contains community goals, objectives and policies which indicate the direction the community would like to take in the future and provide a framework for specific recommendations regarding the General Plan. Specific elements of the plan include:

1. **Community Vision.** The Community Vision sets the tone for the Plan by establishing what the community sees for the future of Santaquin. The community's general goals are stated in this element.
2. **Land Use.** The land use element is required by Utah State Law and establishes future desired land uses within the city. It serves to guide varied development types to the most suitable areas of the City while maintaining cost-effective public services, desired open areas, parks and trails, and ensuring an appropriate mix of housing types, commercial opportunities, and protection of the agricultural lands.
3. **Circulation or Transportation.** This element is required by Utah State Law. It, in conjunction with the City's Transportation Capital Facilities Plan addresses appropriate sizing of transportation systems to handle future capacity. This element defines the appropriate pedestrian, non-motorized travel, public transportation, and automotive

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<sup>2</sup> 2010 US Census

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balance in the city. It also illustrates the importance of the streetscape on the “look and feel” of the City.

4. **Moderate Income Housing.** This element is required by Utah State Law (2006 UAC 10-9a-403). The housing element, among other things, estimates the supply and need for housing of persons with low to moderate income. The element also includes a survey of total residential zoning; an evaluation of how existing zoning densities affect opportunities for moderate income housing; and a description of Santaquin’s program to encourage an adequate supply of moderate income housing.
5. **Environment.** The Environmental Element addresses the reclamation, protection, conservation, development and use of natural resources; as well as, the identification of environmentally sensitive or hazardous areas around Santaquin.
6. **Economics.** This element contains information regarding existing and projected commerce and industry in Santaquin. The element identifies standards and opportunities for economic growth, business retention and tourism.
7. **Public Facilities and Services.** Planning for future capital expenditures is the key component of the Public Facilities Element. It provides the citizens, developers, and land owners information about the timing and funding of facilities for which the imposition and collection of impact fees is not provided (e.g. a new City Hall).
8. **An Implementation Element.** The Implementation Element identifies ways that the General Plan may be implemented
9. **Focused Master Plans.** This section includes are specific master plan. These plans may be prepared from time to time to address specific details for an area in the City. Examples of plans in this element include neighborhood plans, redevelopment area plans, community development or economic development area plans, etc.

Each of these elements are integrated, adjusted, and harmonize with each other to distinguish the future development of the city. When this is done, the end product becomes a General Plan.

## Mission Statement

The mission of the General Plan is to provide for a strong, positive civic image and high quality of life for people who live and work in Santaquin City by providing guidelines and standards that ensure the orderly and balanced distribution of growth, sound fiscal and economic investment and preservation of the open and rural environment in a clean, attractive physical setting.