



**FARMINGTON CITY
PLANNING COMMISSION**

August 21, 2025



FARMINGTON

MORE TIME FOR LIVING

PLANNING COMMISSION MEETING NOTICE AND AGENDA Thursday August 21, 2025

Notice is given that Farmington City Planning Commission will hold a regular meeting at City Hall 160 South Main, Farmington, Utah. **A work session will be held at 6:30 PM prior to the regular session to review agenda items and to be introduced to a southeast bench development concept. The regular session will begin at 7:00 PM** in the Council Chambers. The link to listen to the regular meeting live and to comment electronically can be found on the Farmington City website at farmington.utah.gov. Any emailed comments for the listed public hearings, should be sent to crowe@farmington.utah.gov by 5 p.m. on the day listed above.

GENERAL PLAN AMENDMENT – public hearing

1. Farmington City – Intent to amend the Parks and Recreation element of the Farmington City General Plan. Affected entities are invited to provide information for the municipality to consider in the process of preparing, adopting, and implementing the general plan amendment concerning:
 - (i) impacts that the use of land proposed in the proposed general plan or amendment may have; and
 - (ii) uses of land within the municipality that the affected entity is considering that may conflict with the proposed general plan or amendment; and

ZONE CHANGE / SITE PLAN / CONDITIONAL USE / SUBDIVISION – public hearing on item 2 ONLY

2. Logan Hammer on behalf of Lagoon Investment Company – Applicant is requesting a consideration of a rezone of approximately 6 acres of property at 410 North 200 West from B and C-R (Commercial Recreation) to the CRT (Commercial Recreation Transition) zoning district together with consideration of a concept site plan, conditional use, and schematic subdivision plan.
3. **WITHDRAWN BY APPLICANT:** Wright Development Group – Applicant is requesting a consideration of a Supplemental Development Agreement applicable to 0.99 acres of property at 529 N Station Parkway which would permit a drive through lane and corresponding variation in building frontage and siting requirements on the already permitted commercial development.

OTHER BUSINESS

4. City Council Reports, Approval of Minutes, Upcoming Items & Trainings.
 - a. Planning Commission Minutes Approval: 08.07.2025
 - b. City Council Report: 08.19.2025
 - c. Other

Please Note: Planning Commission applications may be tabled by the Commission if: 1. Additional information is needed in order to act on the item; OR 2. If the Planning Commission feels, there are unresolved issues that may need additional attention before the Commission is ready to make a motion. No agenda item will begin after 10:00 p.m. without a unanimous vote of the Commissioners. The Commission may carry over Agenda items, scheduled late in the evening and not heard to the next regularly scheduled meeting.

Any person wishing to address the Commission for items listed as Public Hearings will be recognized when the Public Hearing for such agenda item is opened. At such time, any person, as recognized by the Chair, may address the Commission regarding an item on this meeting agenda. Each person will have up to three (3) minutes. The Chair, in its sole discretion, may reduce the speaker time limit uniformly to accommodate the number of speakers or improve meeting efficiency.

CERTIFICATE OF POSTING I hereby certify that I posted a copy of the foregoing Notice and Agenda at Farmington City Hall, Farmington City website www.farmington.utah.gov and the Utah Public Notice website at www.utah.gov/pmn. Posted on August 18, 2025. Carly Rowe, Planning Secretary



Farmington City Planning Commission Staff Report August 21, 2025

Item 1: Parks, Recreation, Arts, and Trails Master Plan

Public Hearing: Yes
Application: MP-3-23
Applicant: Farmington City

Request: *Applicant is requesting a recommendation for updates to the Parks and Recreation Element of the Farmington City General Plan.*

Background

The city has many different elements of the General Plan to help guide the city and its policy making. One such segment is the Parks and Recreation element of the General Plan.

While the Planning Commission recently reviewed a comprehensive update to the General Plan, it didn't include a couple elements.

The Parks and Recreation plan update started prior to the recently seen comprehensive update and has been in the works for nearly 2 years.

This updated plan will replace the [Leisure Services & Parks Master Plan](#) adopted in 2001.

Landmark Design who was consulted to help the city with this planning effort will be available to present the highlights of the plan to the Commission during the meeting. A public hearing has been noticed and upon receiving input the Commission is tasked with making a recommendation to the city council.

Suggested Motion:

Move that the Planning Commission recommend approval of the Parks, Recreation, Arts, and Trails Master Plan as drafted.

Findings:

1. The proposed plan considers the input of many from the advisory committee to the general public over the course of many months.

2. The plan is highly detailed and descriptive. This is helpful in understand existing conditions and desired improvements and programming related to Parks, Recreation, Arts, and Trails.
3. The plan clearly outlines priorities based on a large amount of input.
4. The plan helps identify costs associated with desired improvements allowing decision makers to prepare to address needs and interests of the community.

Supplemental Information

- **Latest Draft: Parks, Recreation, Arts, and Trails Master Plan**



FARMINGTON

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CITY OF FARMINGTON

PARKS, RECREATION, ARTS, & TRAILS

MASTER PLAN

DECEMBER 2024 - DRAFT



TABLE OF CONTENTS

ACKNOWLEDGMENTS	I
EXECUTIVE SUMMARY	III
CHAPTER 1 - BACKGROUND & INTRODUCTION.....	1
PURPOSE OF THE PLAN	1
ORGANIZATION OF THE PLAN	3
CONTEXT & HISTORY	4
COMMUNITY PROFILE.....	5
PUBLIC ENGAGEMENT.....	10
CHAPTER 2 - PARKS & OPEN SPACE.....	15
INTRODUCTION	15
PUBLIC INPUT ON PARKS & OPEN SPACE	16
EXISTING PARKS.....	20
OTHER PARKS & RECREATION FACILITIES.....	28
EXISTING NEEDS & SERVICE LEVELS	32
FUTURE PARK NEEDS	36
PARK AMENITIES ANALYSIS.....	39
OPEN SPACE	43
RECOMMENDATIONS: PARKS & OPEN SPACE	44
GOALS & POLICIES: PARKS & OPEN SPACE.....	45
CHAPTER 3 - RECREATION	49
INTRODUCTION	49
PUBLIC INPUT ON RECREATION	50

EXISTING FACILITIES	53
EXISTING PROGRAMS	56
RECOMMENDATIONS: RECREATION	61
IDEAS: INCLUSION	62
GOALS & PRIORITIES: RECREATION	64
 CHAPTER 4 - ARTS, CULTURE & EVENTS	 67
INTRODUCTION	67
PUBLIC INPUT ON ARTS, CULTURE & COMMUNITY EVENTS	68
EXISTING FACILITIES	71
EXISTING EVENTS	72
EXISTING ARTS & CULTURE ORGANIZATIONS	72
RECOMMENDATIONS: ARTS, CULTURE & COMMUNITY EVENTS	73
IDEAS: COMMUNITY ACTIVITIES/EVENTS	76
IDEAS: ART AS A COMMUNITY DEVELOPMENT TOOL	77
GOALS & POLICIES: ARTS, CULTURE & COMMUNITY EVENTS	78
 CHAPTER 5 - TRAILS	 81
INTRODUCTION	81
PUBLIC INPUT ON TRAILS	82
EXISTING TRAIL SYSTEM	85
RECOMMENDATIONS: TRAILS	89
GOALS & POLICIES: TRAILS	93
 CHAPTER 6 - PARKS & REC DEPARTMENT	 99
INTRODUCTION	99
PUBLIC INPUT ON OPERATIONS, MAINTENANCE & MANAGEMENT	100
STAFF INPUT	102
PARKS & RECREATION DEPARTMENT ANALYSIS	104
RECOMMENDATIONS: PARKS & REC DEPARTMENT	109
GOALS & POLICIES: PARKS & REC DEPARTMENT	111

CHAPTER 7 - IMPLEMENTATION	115
INTRODUCTION	115
PUBLIC INPUT ON IMPLEMENTATION	116
PLAN PRIORITIES	117
IMPLEMENTATION COSTS	118
ACTION PLAN	123
FUNDING SOURCES	143
CHAPTER 8 - FINANCIAL SUSTAINABILITY	151
INTRODUCTION	151
HISTORIC REVENUES	152
PROJECTED REVENUE & EXPENSE	159
PROJECTED EXPENDITURES	162
PROPOSED FUNDING SCENARIO	170

ACKNOWLEDGMENTS

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Council Member
Council Member
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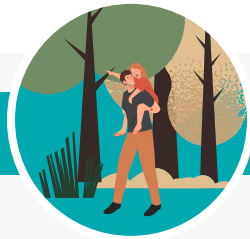
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EXECUTIVE SUMMARY



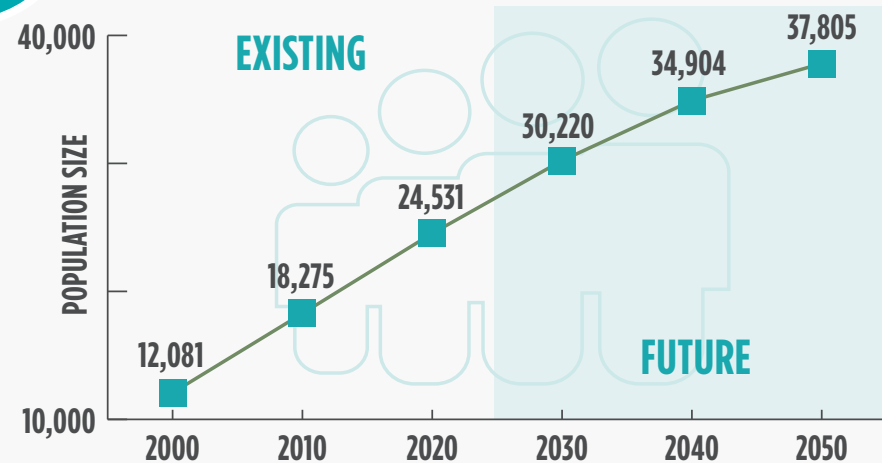
The *Farmington Parks, Recreation, Arts, & Trail Master Plan 2024* reflects on current community needs and desires and is coordinated with recent, relevant, long-range planning documents in the city. The plan provides extensive information, recommendations, vision, and priorities for parks, recreation, arts, and trail systems for the next ten years and beyond. A brief summary of the plan follows.

CHAPTER 1 - DEMOGRAPHICS

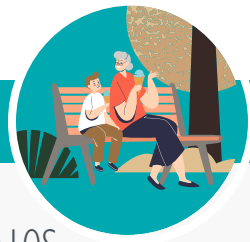


FARMINGTON IS...

- Projected to add approximately 13,275 residents by 2050
- A relatively young community
- A community with small households



CHAPTER 2 - PARKS & OPEN SPACE



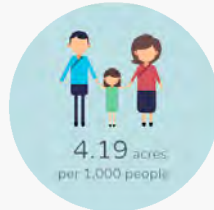
14
PUBLIC PARKS

110
PUBLIC PARK
ACRES

116
PUBLIC OPEN
SPACE ACRES

CURRENT LOS
& PARKS

EXISTING LEVEL OF
SERVICE



2050 LOS
& PARKS

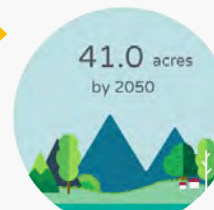
FUTURE LEVEL OF
SERVICE



EXISTING PARK ACRES
CONTRIBUTING TO LOS



ADDITIONAL NEEDED PARK
ACRES FOR 4.0 LOS BY 2050



TOP RECOMMENDATIONS

- Implement the recommended Level of Service (LOS) 4.0 acres per 1,000 people.
- Upgrade existing parks and meet amenity LOS recommendations.
- Acquire park land to fill existing gaps and meet LOS needs as soon as possible.*
- Acquire open space on an opportunistic basis.

*Acquisition may include donation/dedication by development or other means than outright purchase.



CHAPTER 3 - RECREATION



EXISTING RECREATION FACILITIES



**FARMINGTON
POOL**



**FARMINGTON
GYM**

2022 YOUTH PROGRAMS

6,462
PARTICIPANTS

27
PROGRAMS

TOP RECOMMENDATIONS

- Conduct a design feasibility study for the expansion of the Farmington Gymnasium.
- Conduct a design feasibility study for expanded aquatic facilities.
- Conduct periodic evaluations of program offerings, adapting programs offered to community needs.
- Develop program offerings for seniors, adults, residents with adaptive needs, and other unique populations.

CHAPTER 4 - ARTS, CULTURE, & EVENTS



EXISTING RECREATION FACILITIES



**COMMUNITY
ARTS
CENTER**



**FARMINGTON
HISTORICAL
MUSEUM**

COMMUNITY EVENTS

- Sweetheart Dance
- Daddy Daughter Dance
- Easter Egg Hunt
- Festival Days
- Letter to Santa / Christmas with Santa

TOP RECOMMENDATIONS

- Make the best use of existing facilities.
- Create a strategic plan for improving the quality of arts, culture and event offerings
- Explore partnerships for large-ticket facilities.
- Broaden programs and events to serve more community members.
- Increase public art in the community.

CHAPTER 5 - TRAILS



22 MILES
EXISTING PAVED
TRAILS

15.4 MILES
EXISTING UNPAVED
TRAILS

18.2 MILES
PROPOSED
PAVED TRAILS

3.3 MILES
PROPOSED
UNPAVED TRAILS



TOP RECOMMENDATIONS

- Develop the proposed trail improvements and trailheads specified in Map 5.2.
- Develop and implement a Signage and Wayfinding Master Plan.
- Develop a city-wide maintenance strategy for all trail facilities.
- Add additional restrooms and trash receptacles at strategic locations.
- Develop and adopt trail design standards.
- Implement the *Farmington Active Transportation Master Plan*.

CHAPTER 6 - PARKS & REC DEPARTMENT



FACILITY UPGRADES

- Provide centralized, adequate space for department staff.
- Upgrade pool, gymnasium, and community center to enhance maintenance, operations, and safety.

TOP RECOMMENDATIONS

- Establish department mission, goals, and strategies to meet targets.
- Meet current and future staffing demands.
- Implement strategies for improving employee retention.
- Improve workplace health and safety.
- Improve department communications and marketing.

CHAPTER 7 - IMPLEMENTATION



Total Probable Costs for Parks, Recreation, Arts/Community Events, and Trails

Item	Probable Cost
Probable costs for park improvements and development through 2050	\$21,205,000
Probable costs for recreation	\$0
Probable costs for arts, culture and community events	\$150,000
Probable costs for trails and trailhead improvements through 2050	\$5,462,500
Grand Total	\$26,817,500

TOP RECOMMENDATIONS

- Implement the suggested improvements contained in the Action Plan according to the recommended schedule.
- Explore the various funding opportunities outlined in this plan and elsewhere.

CHAPTER 8 - FINANCIAL SUSTAINABILITY



FINDINGS

- Recreation Fund revenue has remained steady at 0.2% AAGR, with the exception of annual transfers from the General Fund.
- The Park Improvement Fund is underwritten by impact fees and transfers from other funds, including the General Fund.
- Department expenditures have grown by an average annual growth rate (AAGR) of 5.4% since 2018.
- A staffing level of 1.89 full-time equivalent (FTE) employees per 1,000 residents is recommended, resulting in a projected need for 10 FTEs in the next 10 years (5 for parks and 5 for recreation).
- The financial model developed for this plan assumes a 3% increase in O&M expenses and a 5% increase in salaries over the next 5 years.
- Funding depreciation or adopting a formal Repair and Replacement Plan will help the city mitigate unforeseen future expenses.
- Transfers from the General Fund are required to maintain positive balances in the Recreation and Park Improvement Funds.

CHAPTER 1

BACKGROUND & INTRODUCTION



PURPOSE OF THE PLAN

The *Farmington Parks, Recreation, Arts, and Trails Master Plan 2024* is an essential tool in establishing a unified long-term vision for the city's recreation system. City leaders and staff will use the plan to guide their decisions as they update policies and regulations and prioritize capital improvements. The plan will also help ensure the development and maintenance of facilities and programs keep pace with demands and needs as the community grows and matures.

The plan addresses existing conditions, priorities, levels of service, and other considerations of the city's park, recreation, arts, and trail system. It provides a comprehensive needs analysis and direction for effective and equitable planning and development for years to come. The plan also presents goals, policies, and implementation measures that support healthy lifestyles and a high-quality of life for local residents.





PREVIOUS RELEVANT PLANNING EFFORTS

The *Farmington Parks, Recreation, Arts, and Trails Master Plan 2024* is the first plan to specifically address the city's recreation resources and programs in a comprehensive manner. However, several past planning efforts provide direction, as briefly summarized below. This master plan builds off those efforts, incorporating relevant content where applicable.

FARMINGTON GENERAL PLAN 2005

The *Farmington General Plan* addresses parks, recreation, arts, and trails at a broad level. The plan includes a basic analysis of the city's park system in 1992 and a list of proposed recommendations. While much of the content is out of date, some of the recommendations are still relevant today, including the preservation of open space, expansion of the city's multi-use trail system, and development of additional park and recreation facilities.

FARMINGTON ACTIVE TRANSPORTATION PLAN 2016

The *Farmington Active Transportation Plan (ATP)* specifically addresses pedestrian, bicycle, and micro-mobility transportation needs in Farmington. The plan identifies opportunities and constraints based on existing safety issues, facility demand, and gaps in connectivity. The ATP identifies and prioritizes specific improvements, including shared-use paths, sidewalks, unpaved trails, bike lanes, pedestrian crossings, trailheads, and traffic calming measures. Applicable improvements from the ATP have been incorporated into Chapter 5: Trails.

FARMINGTON STATION AREA PLAN 2022

The *Farmington Station Area Plan* establishes a cohesive vision for Farmington's North Station Area. The plan focuses on land use and transportation and includes plans for trails, greenways, open space, and parks, which have been incorporated throughout this master plan.

ORGANIZATION OF THE PLAN

The Farmington Parks, Recreation, Arts, and Trails Master Plan 2024 is organized into eight chapters, as follows:

CHAPTER 1 – INTRODUCTION: provides background and baseline data, demographic projections, and a summary of the planning and public engagement process.

CHAPTER 2 – PARKS: addresses existing and future parks, beginning with an analysis of existing park conditions and an analysis of need. The chapter indicates a level of service (LOS) for the current population, the projected future population in 2033, and at build-out in 2050. Open Space opportunities are also discussed generally. The chapter concludes with a discussion of future priorities, standards, and approaches for meeting park needs.

CHAPTER 3 – RECREATION: addresses existing and future recreation facilities and programs. The chapter begins with documentation of existing facilities and programs and an analysis of needs and opportunities. It concludes with recommended priorities for meeting recreation needs.

CHAPTER 4 – ARTS, CULTURE & EVENTS: summarizes arts and cultural facilities, resources, and programs in the community. A discussion of community events and opportunities is followed by ideas to improve arts and cultural opportunities within the community.

CHAPTER 5 – TRAILS: addresses existing and future trail needs, including pedestrian and bicycle facilities. The chapter embraces and builds upon the *Farmington City Active Transportation Plan 2016*.

CHAPTER 6 – PARK & RECREATION DEPARTMENT ANALYSIS: analyzes the department at a services level, providing an assessment of programs, staffing, operations, and maintenance.

CHAPTER 7 – IMPLEMENTATION: estimates and prioritizes probable costs to acquire and construct new parks, recreation, arts, and trails facilities and to upgrade existing facilities to meet city standards. The chapter also provides short and long-term implementation actions and priorities.

CHAPTER 8 – FINANCIAL SUSTAINABILITY: analyzes the department at a fiscal level, providing an analysis of its financial sustainability. It also incorporates recommendations from Chapters 2-7.

CONTEXT & HISTORY

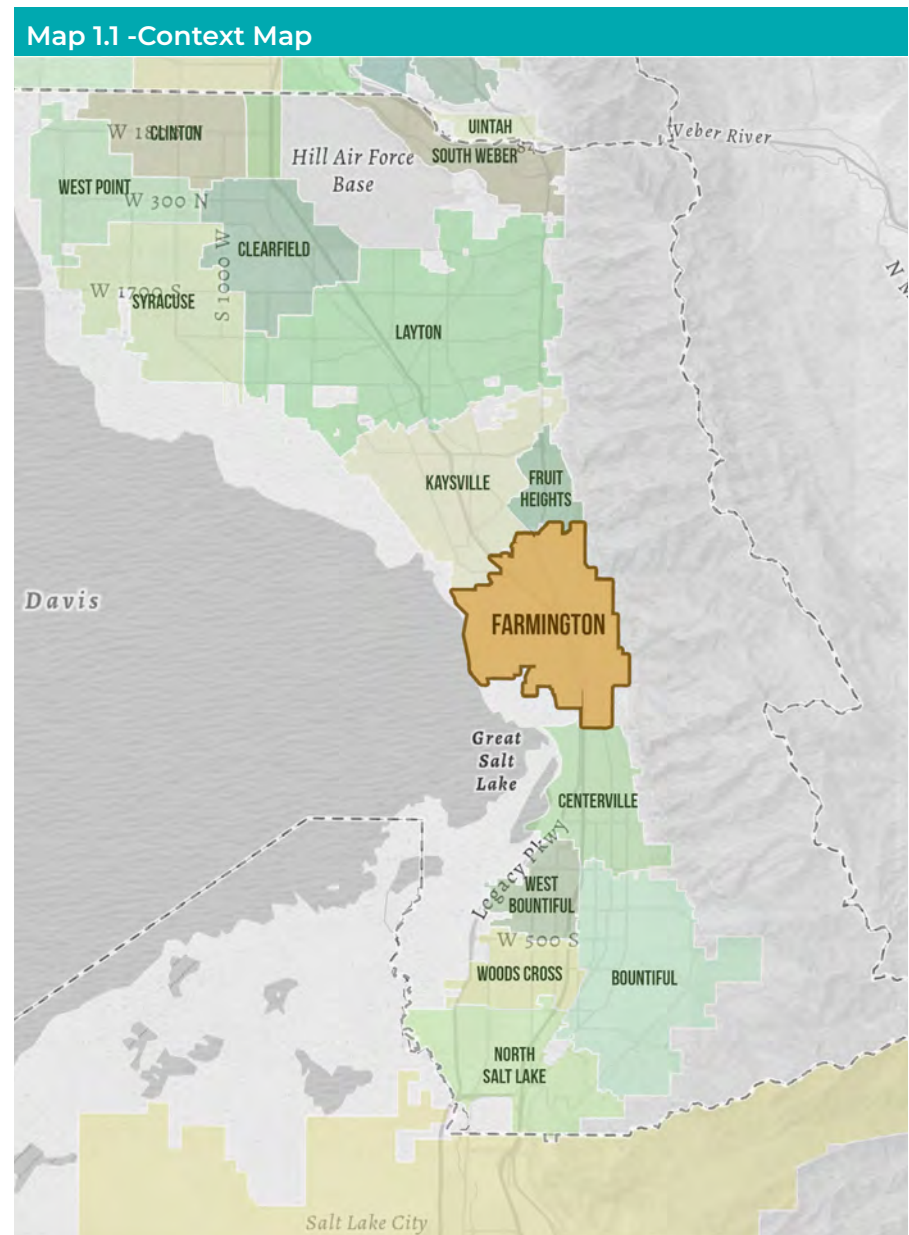
Farmington City spans ten square miles and is located within central Davis County. It is bounded by the Great Salt Lake shorelands to the west, the Wasatch Mountains to the east, the cities of Fruit Heights and Kaysville to the North, and Centerville to the south (see **Map 1.1**).

Farmington's topography slopes down from the Wasatch Range to the Great Salt Lake. The elevation of the city ranges from nearly 4,900 feet at its highest points on the east side to less than 4,200 feet near Great Salt Lake. Five small creeks run through the city from the adjacent canyons, including Farmington Creek, Rudd Creek, Haight Creek, Shepard Creek, and Steed Creek.

Farmington City was founded on the ancestral lands of the Ute, Paiute, and Shoshone tribes. Fur trappers arrived in the area during the 1820s, with Mormon pioneers settling in the area in the years following their arrival in the Salt Lake Valley in 1847. The small farming community of Farmington was incorporated as a city in 1892¹. In the years since incorporation, Farmington has gradually transformed into a modern city, containing a range of commercial, residential, civic, and recreational uses. Now a mature city that is well on its way to build-out, only small remnants of vacant land remain, primarily on the west side of town.

Farmington is a well-known regional recreation destination, most notably as the location of Lagoon Amusement Park. However, the city also provides access to other well-known recreation destinations, such as Farmington Canyon and Farmington Bay.

¹ "Historic Farmington", <https://farmington.utah.gov/i-want-to/learn-history-of-farmington/>. Accessed: 4/12/2023



COMMUNITY PROFILE

To accurately assess current and future needs for parks, recreation, arts, and trails, it is essential to have a clear snapshot of local demographics. The following is a summary of key characteristics that help shape recreational demands in the community: population growth, age, household size, and income.

POPULATION

Like other communities in Davis County and along the Wasatch Front, Farmington City has experienced significant growth in recent years. The population increased from 12,081 in 2000 to approximately 25,691 in 2022, representing an 112% increase (see **Figure 1.1**). From 2010 to 2021, the city experienced an annual growth rate of 2.9% - twice the growth rates of both Davis County and the State of Utah (see **Figure 1.2**). According to data provided by Farmington city staff, the city is projected to continue growing quickly, albeit at a slightly reduced rate, for decades to come. The projected population in 2050 is 37,805, which represent an average annual growth rate of 1.4% from 2022.

POTENTIAL GROWTH AREAS

Map 1.2 highlights potential future growth areas in Farmington. These areas have large swaths of vacant or agricultural land that is zoned for residential development, illustrating that more residential growth will likely take place in the highlighted areas in the coming decades.

Map 1.2 -Potential Growth Areas

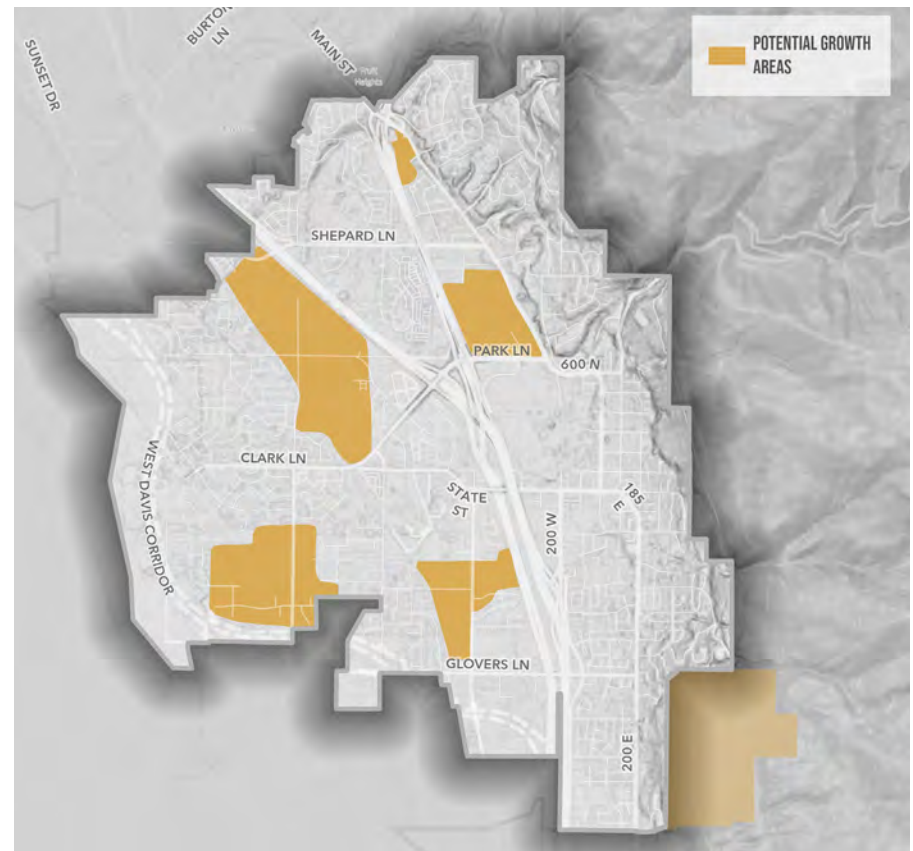
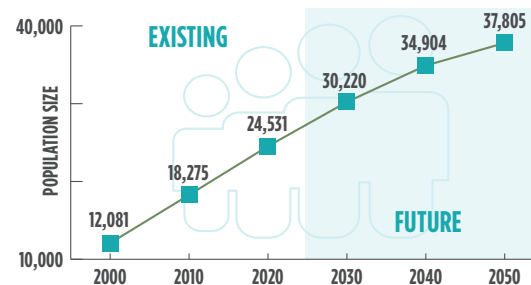
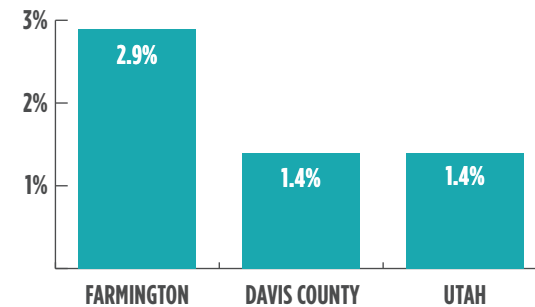


Figure 1.1 -Projected Growth 2000-2050



Source: WRR TAZ projections

Figure 1.2 -Average Annual Growth Rate 2010-2020



AGE

Figure 1.3 and **Figure 1.4** compare Farmington's median age over time and with Davis County and the State of Utah. With a median age of 30.7, Farmington is slightly younger than Davis County (31.6) and the State (31.3). Though Farmington as a whole is relatively young, parts of the city are younger than others. **Map 1.3** illustrates median age by Census Block Groups, indicating the youngest neighborhoods in Farmington are located furthest west, followed by the eastern areas that directly abut I-15 or US-89. Farmington's older residents are more concentrated near the foothills.

Figure 1.5 illustrates Farmington's population, categorized by age for both 2021 and 2010. Statistics indicate that Farmington is a young community, with over a third of its population being under 18-years-old. However, the city is also showing signs of maturing over time, with a distinct decrease in age groups of under 5 years and 25-34 years old, and an increase in age groups of 10-14 years and 35-44 years old. The proportion of the city that is over age 65 has also increased during the past decade. If similar patterns continue in the coming years, the city can expect increased demands for opportunities and facilities by teenagers and older adults, with declining needs by the youngest members of the community. Additionally, there was a significant decrease in the 50-59 years old age group signaling that residents may be moving out of Farmington as they near retirement.

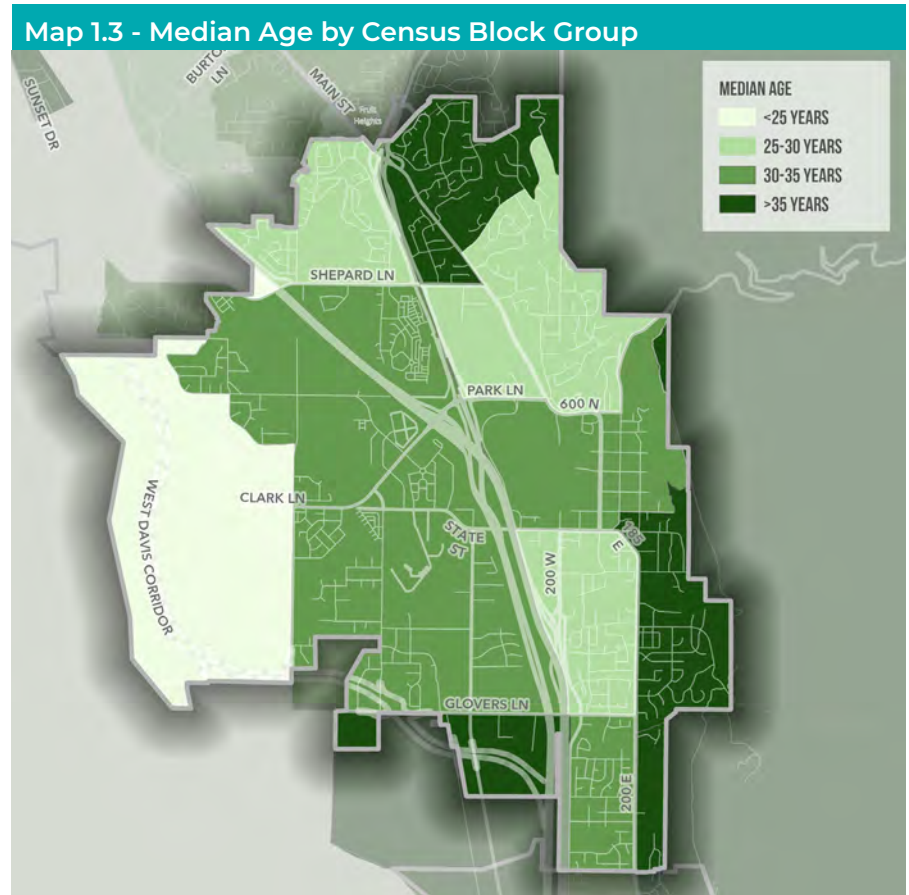


Figure 1.3 -Median Age Over Time

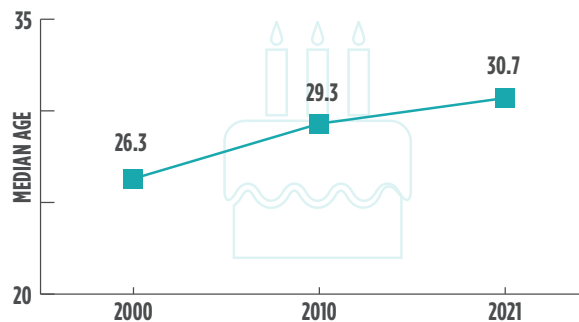


Figure 1.4 -2020 Median Age

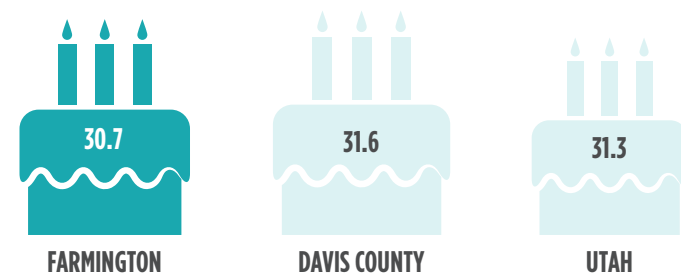
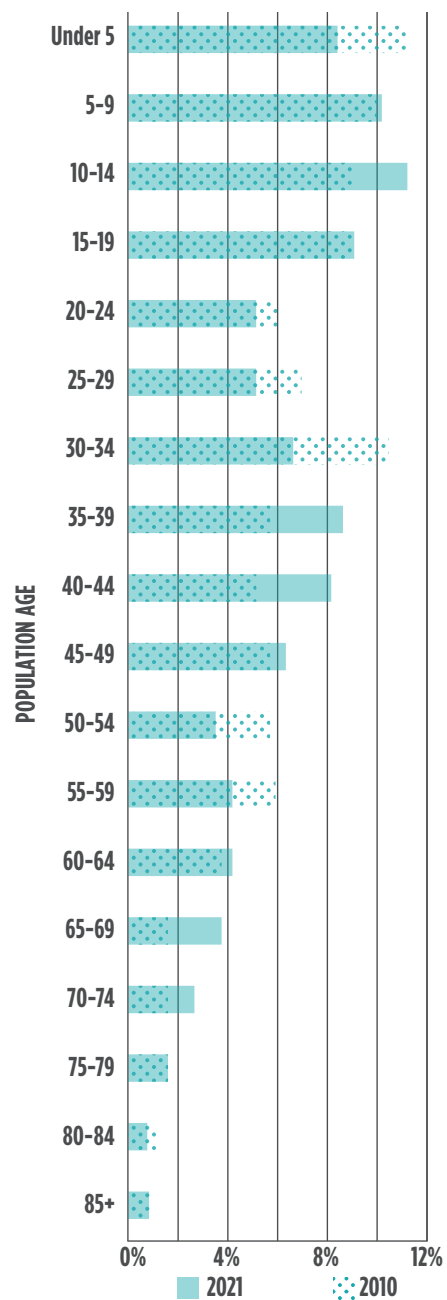


Figure 1.5 -Age Distribution



Forbush Park



Farmington Recreation Center

HOUSEHOLD INCOME

Map 1.4 illustrates the median household income across Census Block Groups, with all Block Groups exceeding the state median income of \$69,021. The wealthiest areas of Farmington are east of US-89 and west near the shores of the Great Salt Lake. Farmington's least wealthy areas include the neighborhoods between Shepard Lane and Park Lane and around the city's historic district.

Figure 1.6 illustrates Farmington's median household income over time, in 2021 inflation-adjusted dollars. Median household income decreased significantly from 2000 (\$113,640) to 2010 (\$92,586) as a result of the 2008 recession. Since then, median income has nearly recovered to \$107,559 in 2021. The slight decrease from 2000 to 2021 indicates that Farmington's household income may be trending slightly downward – though additional data is needed to verify this trend. Even so, the city had a significantly higher median household income than the county (\$92,765) and state (\$69,021) (see **Figure 1.7**).

Map 1.4 - Median Household Income by Census Block Group

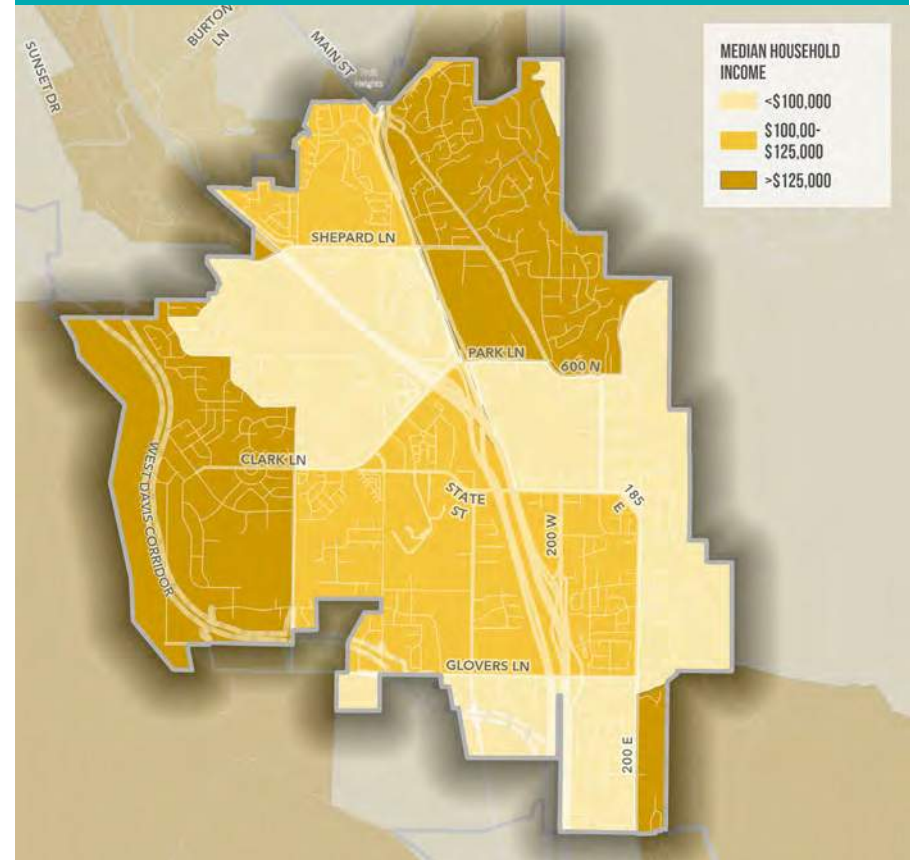


Figure 1.6 - Median Household Income Over Time

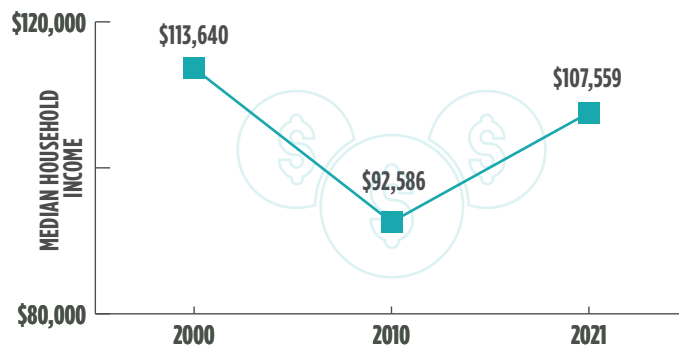
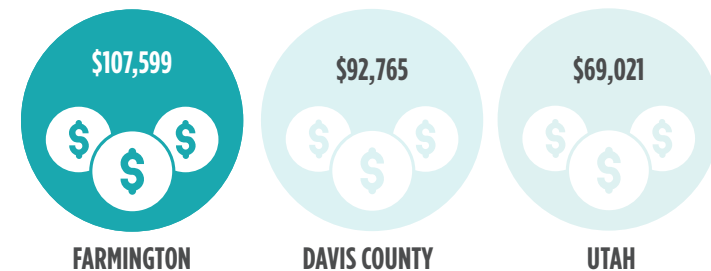


Figure 1.7 - 2020 Average Household Income



HOUSEHOLD SIZE

As illustrated in **Figure 1.8**, the average household size in Farmington has decreased over time, from 3.72 in 2000 to 3.41 in 2010 – a further indication of a maturing population. Since 2010, Farmington's household size has remained roughly stable, with an average size of 3.44 in 2021.

The city's average household size is higher than Davis County (3.24) and the State of Utah (3.08) (see **Figure 1.9**). The coupled with the city's median age, indicate that even though Farmington's population is maturing, it is still a young community composed of many families with children.

Figure 1.8 -Average Household Size Over Time

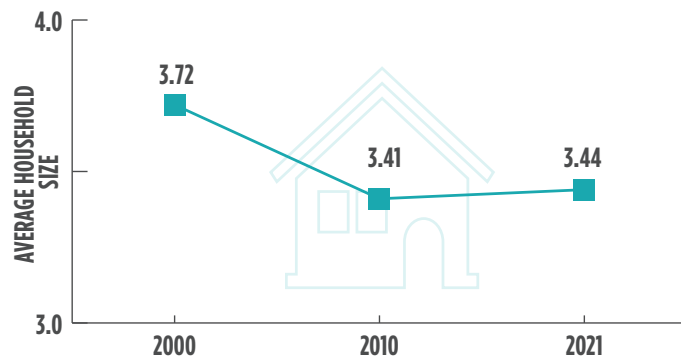
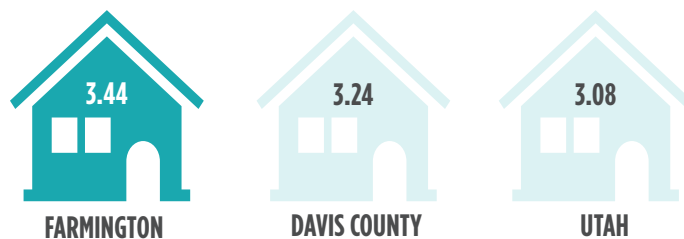


Figure 1.9 -2020 Average Household Size



SUMMARY

Farmington City has grown rapidly during the past two decades and is anticipated to continue growing quickly for the next 30 years, adding approximately 12,114 new residents by 2050. Farmington is a young community that is continuing to mature, a trend that is likely to continue in the decades approaching build-out. These changes require the city to balance the needs of its youngest community members with those of its oldest, which will eventually become dominant in the future.

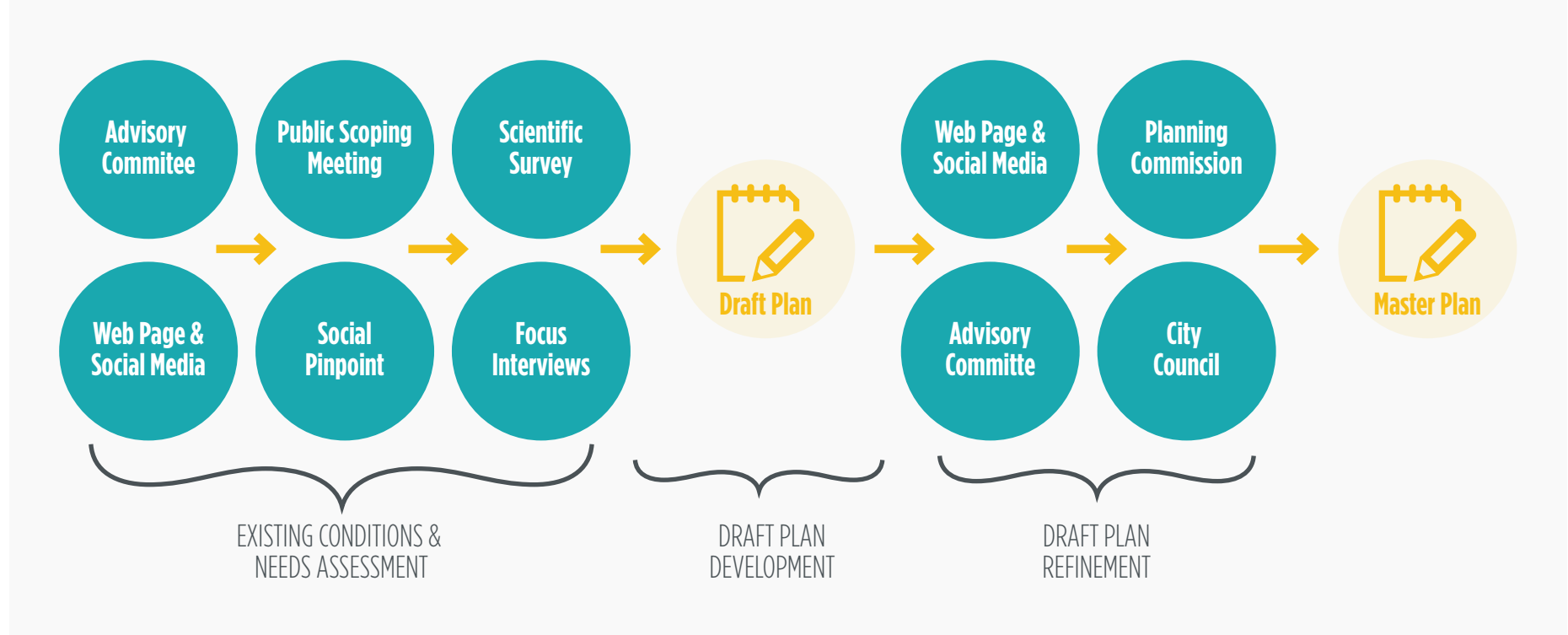


PUBLIC ENGAGEMENT

Community engagement is essential to ensure long-range planning documents, such as this master plan, reflect the needs and vision of the community. The *Farmington Parks, Recreation, Arts, and Trails Master Plan 2024* was informed by a comprehensive community engagement process that provided multiple opportunities for residents and stakeholders to give input and engage in the plan's development.

Figure 1.10 illustrates the public engagement process that was utilized, which included a community survey, a project website with an interactive mapping tool, public meetings, focus interviews, and consultation with the Advisory Committee and city leaders. A summary of each component of the planning process follows. See Appendix A: Public Engagement Report to view detailed results from all engagement efforts.

Figure 1.10 - Public Engagement Process



ENGAGEMENT METHODS

A - COMMUNITY SURVEY

Y2 Analytics, a public polling and survey research firm and member of the planning team, conducted the *Farmington Parks, Recreation, Arts, and Trails Master Plan Survey* in early 2023, randomly sampling 413 Farmington households. The survey results have been determined to be statistically valid, representing a +/- 4.8% margin of error. Detailed survey results are provided in Appendix A: Public Engagement Report.

B - PUBLIC SCOPING MEETING

A public scoping meeting was held on December 5, 2022, at Farmington City Hall with 29 people signing in. Maps of existing parks, recreation facilities, trails, and open space were provided for residents to review and submit comments. The planning team and city staff were on hand to answer questions and collect comments. Attendees also participated in a visual preference survey.

C -PROJECT WEBSITE

A project website was managed by the planning team for the duration of the planning process. The website was used to disperse information, including project information, engagement opportunities, and plan progress, and provide an avenue for the public to provide feedback throughout the planning process. The website included a link to Social Pinpoint – an interactive engagement platform that enables visitors to leave location-based comments throughout Farmington. Detailed results from Social Pinpoint are included in Appendix A: Public Engagement Report.

The city's website, social media accounts, yard signs, and emailing lists were utilized to advertise the project website and various engagement opportunities.

D - FOCUS GROUPS

The planning team conducted focus interviews with the Youth Council, Parks and Recreation Department staff, and the Historic Preservation Commission.

E - ADVISORY COMMITTEE

The Farmington Parks, Recreation, Arts, and Trails (PRAT) committee met with the planning team and provided guidance throughout the planning process. The committee is composed of various members of the community, representing different aspects of parks, recreation, arts, trails, and city leadership. Members oversaw the planning effort and provided planning oversight.

F - DRAFT PLAN OPEN HOUSE

A Draft Plan Open House took place on ____, 2024 at Farmington City Hall, prior to the commencement of the master plan adoption process.

G - PUBLIC HEARING & PLAN ADOPTION

The *Farmington Parks, Recreation, Arts, and Trails Master Plan 2024* was presented to the Planning Commission on ____, 2024. The final draft was adopted by the City Council on ____, 2024.

COMMUNITY VISION

The public engagement process provided a window into the community's vision for Farmington's parks, recreation, arts, and trails. The following trends emerged and are the foundation of this master plan. For more detailed results, review Appendix A: Public Engagement Report.

HIGH USE OF FACILITIES

Use of Farmington recreational amenities is high, with about 60% of residents using Farmington parks and trails at least once a month. Residents tend to gravitate toward parks and trails that are close to home.

ADDITIONAL PARK AMENITIES

Residents are interested in additional park amenities, especially the following: trees/greenery, restrooms, unique features (i.e. dog park, skate park, splash pad). Other popular amenities included sport fields/courts (especially pickleball), water-wise landscaping, walking paths, and picnic facilities. Additionally, 37% of survey respondents indicated the city did not have enough parks and open space.

NEW & IMPROVED POOL FACILITIES

Expanded and additional aquatic facilities are a top recreational priority for residents. A large proportion of residents (56%) would be interested in a new, larger, indoor, year-round aquatic facility, while 44% would prefer upgrades to the current Farmington Pool. Specific requests for the pool included additional amenities (i.e., lazy river, slides, diving locker rooms), lap lanes, and recycling bins.

EXPANDED GYM AND MORE RECREATION FACILITIES

A significant portion of survey respondents (47%) feel that the city does not have enough recreational facilities. Demand is particularly high for pickleball, swimming, and weightlifting. Residents are interested in expanding and improving the Farmington Gym with amenities such as dedicated pickleball courts, fitness classrooms, and exercise equipment.

TRAIL SYSTEM IMPROVEMENTS & MAINTENANCE

Eighty percent of residents feel Farmington has enough trails, though residents indicated there is a need for more trail linkages to neighborhoods and for more connectivity between trails. Additional desired trail improvements include restrooms, signage, trail markers, and pet waste disposal stations. Many people expressed concern over trail maintenance, particularly weed management.

IMPROVED PARK MAINTENANCE

Park maintenance was identified as a concern, particularly within Woodland Park and Farmington Pond. Woodland Park needs new benches and tables, an updated amphitheater, and rehabilitation of its natural vegetation. Concerns about Farmington Pond were focused on improving water quality and beach access.

CHAPTER 2

PARKS & OPEN SPACE



INTRODUCTION

Farmington's parks and open spaces are community hubs, providing physical and visual relief from the built environment, assisting with stormwater management and flood control, improving air and water quality, and regulating temperature fluctuations. They are utilized by residents to exercise, recreate, relax, socialize, gather, seek respite, and much more.

This chapter begins with a summary or public input followed by an examination of existing parks and open spaces in Farmington, documenting the number, size, amenities, and distribution of the city's parks. Based on those results and the demographic projections summarized in Chapter 1, current and future park and open space needs are identified. The chapter concludes with the identification of goals, policies, and implementation measures to ensure the vision for city's parks and open space system is achieved.



PUBLIC INPUT ON PARKS & OPEN SPACE

As detailed in Appendix A: Public Engagement Report, the planning process included a range of public engagement opportunities to ensure the needs and desires of Farmington residents are well-vetted and reflected in this master plan.

COMMUNITY SURVEY

The following are key parks and open space findings from the community survey.

- Sixty-two percent of Farmington residents visit Farmington parks once a month or more (see **Figure 2.1**).
- Seventy-five percent of residents are satisfied with the quality of existing park and open space facilities. However, 37% of residents would like to see more parks and open spaces in the city.
- The most desired park improvements are trees/greenery, restrooms, and unique park amenities (dog park, skate parks, etc.) (see **Figure 2.2**).
- Farmington Pond is by far the most visited park, followed by Forbush, Woodland, and Farmington City Regional Park (see **Figure 2.3**).
- The top three parks and open space priorities are: preservation of natural open space, upgrading existing parks and playgrounds, and providing additional athletic courts (see **Figure 2.4**).

Figure 2.1 - High Use of Parks



Figure 2.2 - Requested Park Improvements

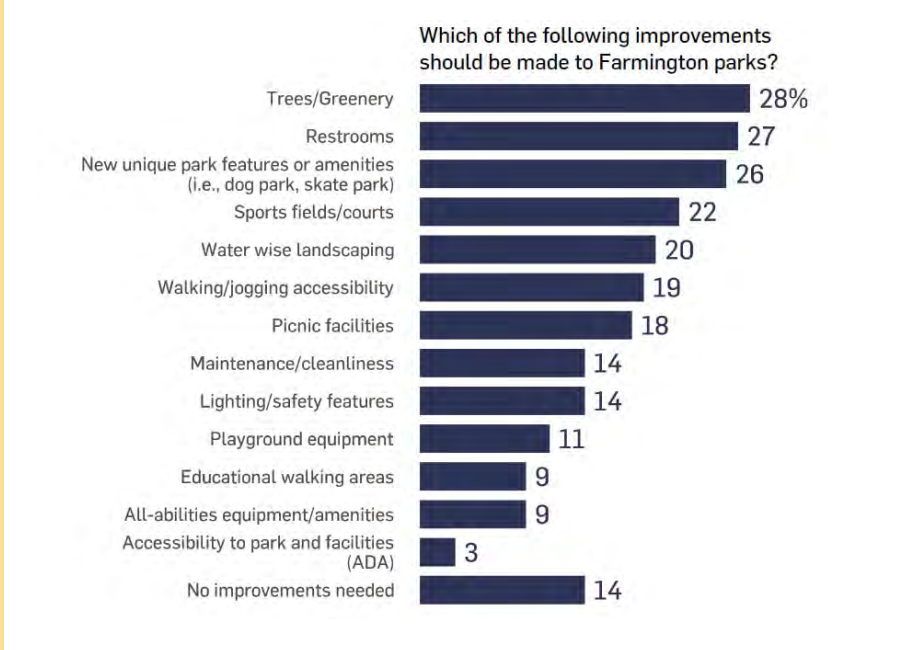


Figure 2.3 - Most Popular Parks

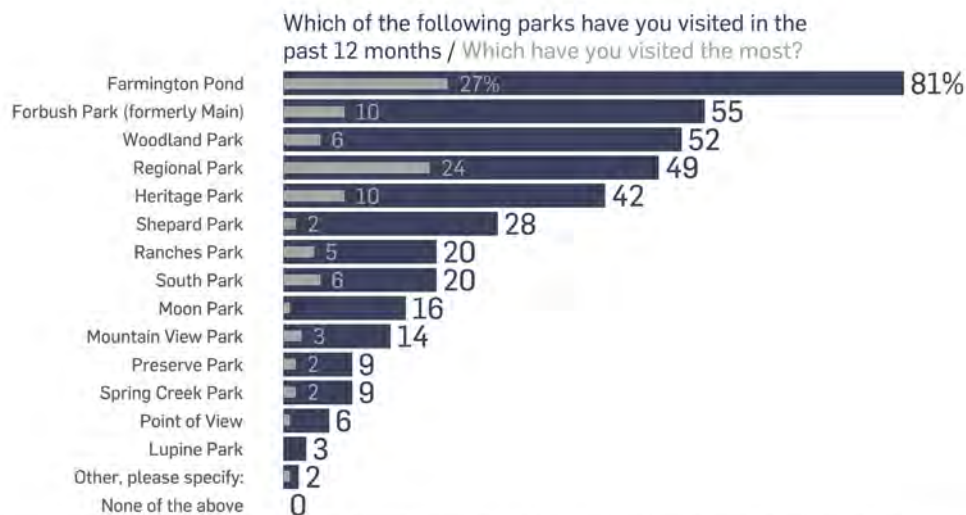
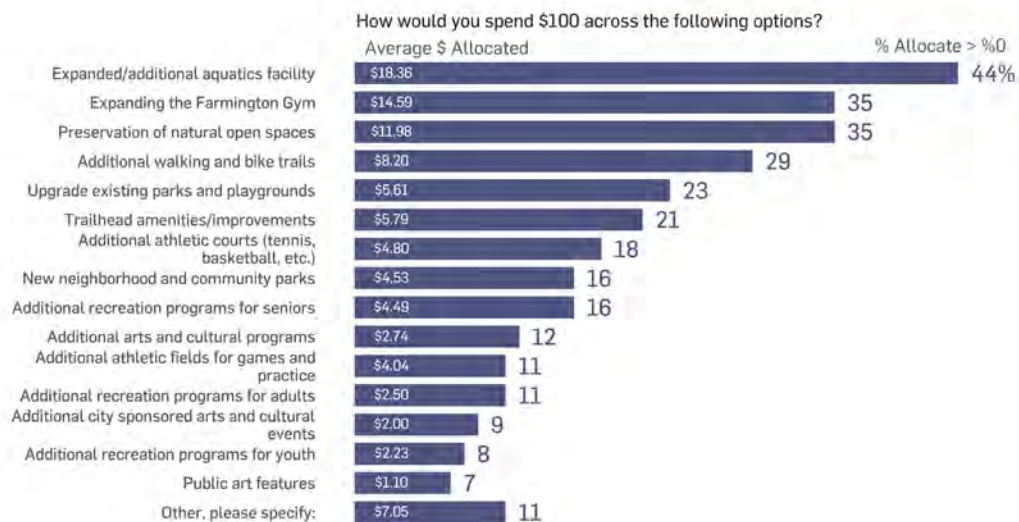


Figure 2.4 - Residents Prioritize Pool & Gym in Budget Allocation



“

WHAT IMPROVEMENTS WOULD YOU LIKE TO SEE IN FARMINGTON'S PARKS?

“More Pickleball courts spread throughout the city.”

“I love the green spaces and hope they stay reasonably clean and maintained.”

“A dog park would be so great!”

“Garbage cans and/or dumpster availability.”

WEBSITE & SOCIAL PINPOINT

The community engagement process included a project website that incorporated Social Pinpoint, an interactive mapping tool. A summary of feedback specific to parks and open space follows.

- ❑ Several of Farmington's parks need additional maintenance or upgraded facilities. Woodland Park needs new benches and tables, amphitheater renovations, and re-vegetation to restore the park to its natural state. A beach with improved water quality is also desired for the Farmington Pond.
- ❑ The most desired park amenities include additional pickleball courts, a dog park, a splash pad, a skate park, and an all-abilities park. Residents also expressed a need for additional park features such as more trees/greenery, benches, parking, and additional trash receptacles.

PUBLIC SCOPING MEETING

Several park-related comments were received during the Public Scoping Meeting held in December 2022, as follows:

- ❑ The city should focus on larger, high-use facilities moving forward.
- ❑ Consider decommissioning underutilized parks, focusing limited resources on high-use facilities.
- ❑ Need more diversity between the parks.
- ❑ Consider converting Woodland Park's amphitheater into a concert venue.
- ❑ New parks should be multi-purpose and highly amenitized.
- ❑ Desired park improvements and facilities include water conserving landscaping in non-active areas, more shade trees, pickleball courts, synthetic sports fields, a splash pad, a skate park, a dog park, and an all-abilities park.



“

“Woodland Park has been one of my favorite places since I was a teenager. I’ve always loved having a patch of forest nearby, and this stand of woods is very dear to me.”

“I am interested in a skate park and a interactive food court for curated food trucks.”

“I am hoping that you could build an all abilities park like the one in St George Utah. I have a child that has disabilities and it has been a sought out destination for our whole family.”

FOCUS GROUPS

The planning team conducted interviews with three different focus groups: the Youth Council, Historic Preservation Committee, and city staff. Comments relating specifically to parks and open space are summarized below.

YOUTH COUNCIL

- ❑ There is a desire for tennis courts, pickleball courts, sand volleyball, a skate park, a zipline, and more swings and spinners, and a greater variety in play equipment.
- ❑ Farmington Pond needs more amenities. The rope swing is missed. A zipline here could be cool.

HISTORIC PRESERVATION COMMITTEE

- ❑ The gristmill near Farmington Pond should be restored and re-purposed as a park. Can serve as a gateway/anchor to Farmington Creek Trail, The Farm Bike Park, and Farmington Canyon, improving access to open space and trails. The buildings on the site should be restored and potentially converted to a restaurant or event venue.

PRAT COMMITTEE

The PRAT Committee members provided the following input on parks and open space in the city:

- ❑ Farmington's parks are too similar:
 - They have few defining features.
 - Existing amenities need to be updated.
 - There are an overabundance of unprogrammed lawn areas.
- ❑ Unique, destination amenities/parks are desired:

- An all-abilities park, skate park, dog park, play equipment for older children, all-ages amenities, water feature, ice skating, event space (food trucks, farmers market, etc.).
- ❑ The new Business Park is envisioned to be a destination park. It needs a strong vision.
- ❑ Many parks are not recognizable by their name and should be renamed.
- ❑ Many parks are underutilized, particularly the smaller parks.
- ❑ Some small/underutilized parks should be sold or converted to open space.
- ❑ Woodland Park is a good park, although it needs to be refreshed with new amenities and a more modern design.
- ❑ Farmington's demographics are changing; there will be more young adults/seniors and less young families in the future.
- ❑ Lighting is needed to feel safe in parks and on trails .
- ❑ Additional park programming is needed.



Farmington Pond

EXISTING PARKS

Farmington City is fortunate to have an extensive network of parks that are well-distributed throughout the community. It is comprised of 110.2 acres across fifteen parks. **Map 2.1** illustrates the location of these parks, along with the locations of public open spaces, private parks, and school grounds. **Table 2.1** provides a detailed inventory of each park, including park acreages and amenities.

Each public park has been classified according to its acreage and the amenities provided (see **Table 2.1** on page 20). The classifications begin with the largest and most complex type of park – Regional Parks – followed by progressively smaller and simpler parks types – Community Parks, Neighborhood Parks, and Local Parks.

14

PUBLIC PARKS

110

PUBLIC PARK
ACRES

116

PUBLIC OPEN
SPACE ACRES



PLAYGROUNDS



RESTROOMS



LARGE PAVILIONS



MULTIPURPOSE FIELDS



PICKLEBALL COURTS



TENNIS COURTS



BASEBALL/SOFTBALL FIELDS



VOLLEYBALL COURTS



MULTI-SPORT COURTS



**MAP 2.1 | Existing Parks
 & Open Space**

- Park
- Golf Course
- Cemetery
- Special Use Facility
- City-Owned Open Space
- County-Owned Open Space
- County-Owned Rec. Facility
- Private Park/Rec. Facility
- Private Open Space
- Park in Adjacent Community
- Point of Interest
- School
- US Forest Service
- Wetlands
- Body of Water
- Perennial Stream
- Ephemeral/Intermittent Stream
- Canal/Ditch
- City Boundary

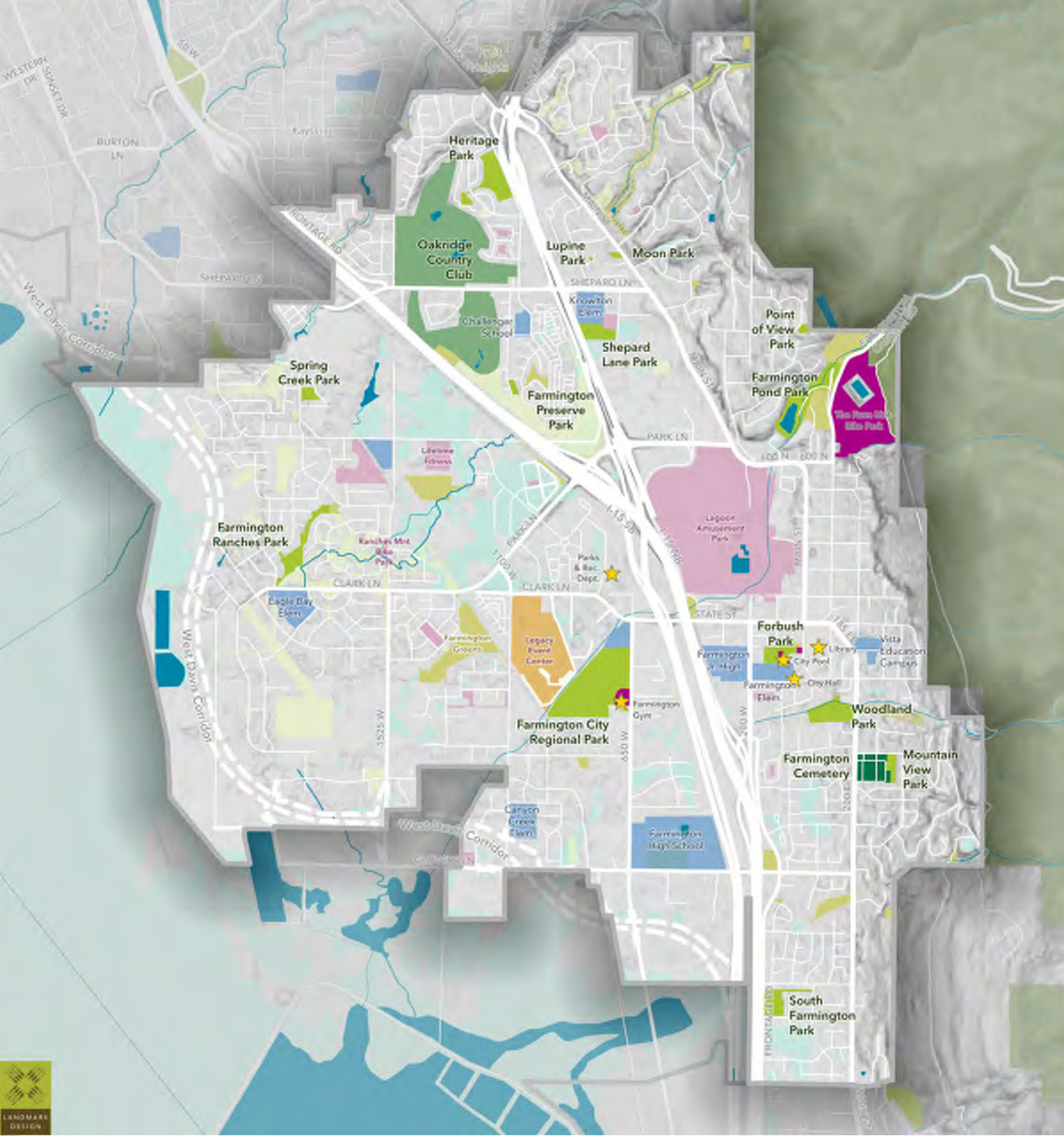


Table 2.1 - Farmington Park Amenity Matrix

Park Name	Address	Total Park Acres	Playgrounds	Multipurpose Fields	Baseball/Softball Fields	Basketball Court	Tennis Court	Pickleball Court	Volleyball Court	Small Picnic Shelters	Large Pavilions	Restrooms	Picnic Tables	Benches	BBQ Grills	Fire Pits	Drinking Fountains	Walking paths	Open Lawn Area	Trailhead	Water Access	Off-Street Parking	Other/Notes
REGIONAL PARKS (30+ acres)																							
Farmington City Regional Park	178 S 650 W	40.4	2	6	4	2	0	8	0	1	2	2	27	20	0	0	3	Y	Y	Y	Y	Y	Concessions
<i>Subtotal Regional Parks</i>		<i>40.4</i>	<i>2</i>	<i>6</i>	<i>4</i>	<i>2</i>	<i>0</i>	<i>8</i>	<i>0</i>	<i>1</i>	<i>2</i>	<i>2</i>	<i>27</i>	<i>20</i>	<i>0</i>	<i>0</i>	<i>3</i>						
COMMUNITY PARKS (10-30 acres)																							
Farmington Pond	750 N 75 W	18.3	0	0	0	0	0	0	0	2	0	1	4	2	0	1	1	Y	N	Y	Y	Y	Fishing Pond, Dock
Heritage Park	1591 N 1075 W	11.6	1	1	0	2	0	0	0	2	1	1	18	5	0	0	1	Y	Y	Y	N	Y	
Woodland Park	300 S 200 E	9.7	0	0	0	0	0	0	1	0	1	1	38	3	6	5	2	Y	Y	Y	Y	Y	
<i>Subtotal Com. Parks</i>		<i>39.6</i>	<i>1</i>	<i>1</i>	<i>0</i>	<i>2</i>	<i>0</i>	<i>0</i>	<i>1</i>	<i>4</i>	<i>2</i>	<i>3</i>	<i>60</i>	<i>10</i>	<i>6</i>	<i>6</i>	<i>4</i>						
NEIGHBORHOOD PARKS (3-10 acres)																							
Forbush Park	100 S Main	4.1	2	0	1	0	0	0	0	0	3	1	33	5	0	0	1	N	Y	N	N	Y*	Parking Shared
Ranches Park	136 N Ironside	5.9	1	0	0	0	2	0	0	0	1	1	12	5	0	0	1	Y	Y	Y	Y	Y	
Shepard Park	700 W 1100 N	5.6	1	0	2	0	4	0	1	0	2	1	20	24	0	0	1	N	Y	N	N	Y	Skate Feature
South Park	1384 S Frontage	6.6	1	1	1	1	0	0	1	0	1	1	18	1	0	0	1	N	Y	N	N	Y	Amphitheater
<i>Subtotal Neigh. Parks</i>		<i>22.2</i>	<i>5</i>	<i>1</i>	<i>4</i>	<i>1</i>	<i>6</i>	<i>0</i>	<i>2</i>	<i>0</i>	<i>7</i>	<i>4</i>	<i>83</i>	<i>35</i>	<i>0</i>	<i>0</i>	<i>4</i>						
*Parking is shared																							
CONT. ON NEXT PAGE																							

Table 2.1 - Farmington Park Amenity Matrix (continued)

Park Name	Address	Total Park Acres	Playgrounds	Multipurpose Fields	Baseball/Softball Fields	Basketball Court	Tennis Court	Pickleball Court	Volleyball Court	Small Picnic Shelters	Large Pavilions	Restrooms	Picnic Tables	Benches	BBQ Grills	Fire Pits	Drinking Fountains	Walking paths	Open Lawn Area	Trailhead	Water Access	Off-Street Parking	Other/Notes
LOCAL PARKS (<3 acres)																							
Farmington Preserve Park	855 N 1100 W	1.4	1	0	0	0	0	0	0	0	0	0	1	1	0	0	1	N	N	Y	N	N	
Lupine Park	1325 Lupine	0.1	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	N	N	N	N	N	
Moon Park	1350 N Main	0.7	1	0	0	0	0	0	0	1	0	0	3	1	0	0	0	N	Y	N	N	N	
Mountain View	300 E 500 S	2.6	1	0	0	0	2	0	0	0	0	0	2	2	0	0	0	N	N	N	N	Y	
Point of View	1114 N Robin	1.1	1	0	0	1	0	0	0	1	0	0	2	1	0	0	0	N	Y	N	N	Y	
Spring Creek	1875 W 850 N	2.1	1	0	0	1	0	0	0	1	0	0	2	2	0	0	0	N	Y	N	N	N	
<i>Subtotal Local Parks</i>		<i>8.0</i>	<i>6</i>	<i>0</i>	<i>0</i>	<i>2</i>	<i>2</i>	<i>0</i>	<i>0</i>	<i>3</i>	<i>0</i>	<i>0</i>	<i>10</i>	<i>7</i>	<i>0</i>	<i>0</i>	<i>1</i>						
OTHER RECREATIONAL FACILITIES																							
Com. Art Center		0.4	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	Y*	
Farmington Gym		2.7	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	Y*	
Swimming Pool		1.2	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	Y*	
The Farm		44.0	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	Y	
<i>Subtotal Other Rec. Facilities</i>		<i>48.3</i>	<i>0</i>	<i>0</i>	<i>0</i>	<i>0</i>	<i>0</i>	<i>0</i>	<i>0</i>	<i>0</i>	<i>0</i>	<i>0</i>	<i>0</i>	<i>0</i>	<i>0</i>	<i>0</i>							
TOTAL PARK & REC FACILITIES (Community, Neighborhood, Local, and Other Recreational Facilities)		158.5	14	8	8	7	8	8	3	8	11	9	180	72	6	6	12						
TOTAL PARK & REC FACILITIES USED FOR LOS (Regional, Community, Neighborhood, & Local)		110.2	14	8	8	7	8	8	3	8	11	9	180	72	6	6	12						

*Parking is shared

LOCAL PARKS

With a typical size of 3 acres or less, local parks are the smallest park type in Farmington. Due to the small size of these parks, they usually include only basic park amenities, such as open lawn areas, picnic tables, small shelters, benches, and trees. They are designed to serve the needs of the immediate residential neighborhood. These parks are often provided in locations to help fill distribution gaps, where access to larger parks may not be feasible.

Farmington currently has six local parks totaling 8.0 acres. They include:

- ☐ Farmington Preserve Park
- ☐ Mountain View
- ☐ Lupine Park
- ☐ Point of View
- ☐ Moon Park
- ☐ Spring Creek



Point of View Park

NEIGHBORHOOD PARKS

Neighborhood parks typically range between 3 to 10 acres in size, providing amenities to meet the needs of the surrounding neighborhoods. These parks include the same features as pocket parks, albeit larger. They also typically include a restroom, a playground, sports court or sports field, pavilions and other facilities that help meet neighborhood needs.

Farmington currently has four neighborhood parks comprising 22.2 acres. They include:

- ☐ Forbush Park
- ☐ Ranches Park
- ☐ Shepard Park
- ☐ South Park



Forbush Park

COMMUNITY PARKS

Community Parks are typically 10 to 30 acres in size and serve the city at-large, providing a specialty feature with a community-wide draw. Community parks include an array of amenities that provide a broad variety of activities and recreation opportunities. They also usually accommodate community events and gatherings.

As described below, Farmington currently has three Community Parks, totaling 39.6 acres. They include:

- Farmington Pond
- Heritage Park
- Woodland Park



Farmington Pond Park

REGIONAL PARKS

Regional Parks are the largest of the park classifications. They are generally over 30 acres and include a range of amenities and special features that serve the city and the region. Farmington City Regional Park is the city's only park within this category, comprising 40.4 acres.



Baseball Complex in the Farmington Regional Park

OTHER PARKS & RECREATION FACILITIES

Other parks and recreation facilities available within Farmington's limits include both Davis County-owned and private facilities. Since these facilities are not owned and managed by the city, they are not included in the acreage used to assess park needs. However, they are addressed informally below to provide a more complete picture of all available park and recreation facilities within the city.

COUNTY-OWNED FACILITIES

Davis County owns and operates the Western Sports Park, a large multi-use event venue available for various sporting, equestrian, and exposition events. The facility encompasses 54 acres and includes a large multi-use arena/event space, outdoor arena, dry camping area, three smaller event buildings, a BMX course, five full size outdoor multipurpose athletic fields, a dog park, and six parking lots to accommodate various large events. The Western Sports Park is located across Farmington Creek from Farmington City Regional Park.



Western Sports Park Main Building

SCHOOL DISTRICT FACILITIES

The acreage related to school fields was not included in existing city LOS calculations since they are not generally available for public use, are too small, are maintained in a manner that makes them marginal for use as parks or are not owned by the city and are susceptible for modification and development. Nevertheless, these facilities may help meet the overall need for parks and park activities, particularly in areas with service gaps, where vacant land is not readily available, or where the alternative park types described above may not be feasible for acquisition or development.

Many communities have cooperative agreements with school districts for the use of school fields, gymnasiums and other facilities. Farmington City partners with Davis School District to share facilities, which helps meet community needs, particularly in areas with limited land availability. The city should continue this partnership which helps reduce the duplication of facilities and makes efficient use of public funds.

Co-locating schools and parks also helps ensure more equitable distribution of parks throughout the community, though opportunities are more limited in Farmington with how built out the city already is.

PRIVATE FACILITIES

Several private parks and recreation facilities that serve residents in Farmington. These facilities help meet the recreation needs of Farmington residents, filling distribution gaps where public parks are not feasible. Most private parks are small and have a similar amenity provision as Local Parks. It should also be noted that many

of these facilities are not available to Farmington residents at large and only available to certain HOAs or other exclusive groups.

Table 2.2 summarizes many of the private facilities currently located within Farmington, though additional facilities may exist that are not listed below.

Name*	Address	Acres	Facilities
Lagoon Amusement Park	375 N Lagoon Dr	180	Amusement park
Oakridge Country Club	1492 Shepard Ln	144	Golf course
S & S Shortline Train Park	575 N 1525 W	12.5	Train rides, museum (currently closed to the public)
Lifetime Gym*	1450 Burke Ln	8.7	Gym, indoor pool
Secretariat Way	26 Secretariat Way	2.9	Playground, grass area
Chestnut Farms	285 S 1275 W	2.6	Clubhouse, pool, basketball court, playground
Somerset	748 W 1800 N	2.2	Pool, playground, 2 tennis courts, basketball court, pavilion
LDS Church Ball Field	1175 N Shepard Pk Rd	2.2	Softball/baseball field
Ace Athletics Tennis Academy	874 Shirley Rae Dr	2.1	Indoor tennis courts
Ranches MTB Bike Park	227 N 1525 W	1.7	Pump track
Fairways #2	1437 North on the Green Way	1.1	Grass area
Fairways #1	1366 N 1165 W	1	Playground, basketball court
Park Lane Village	500 N Broadway	0.7	Playground, splash pad, pool, clubhouse
Wendell Way	537 Wendell Way	0.6	Grass area, gazebo
Ridgepoint	1537 Ridgeview Cir	0.5	Pool, tennis court
Loveland Ct	2018 Loveland Ct	0.1	Playground

* Farmington City has approved the site for a Lifetime facility. Anticipated Construction will begin in 2025. Estimated completion date 2026 (maybe late 2026).

Note: Many of these facilities do not have publicly known names and are named based on the subdivision/street on which they are located.

OTHER RECREATIONAL FACILITIES

Additional parks and recreation facilities that are available to Farmington City residents include the Farmington Community Art Center, Farmington Pool, Farmington Gym, and The Farm Mountain Bike Park. Since these facilities do not serve the traditional role of a park, they are not included in the acreage used to assess park needs. However, these facilities are vital components of the city's recreation, arts, and trail system and are addressed in detail in their respective chapters.



Farmington Community Art Center



Farmington Pool



Farmington Gym

OTHER CITY-MAINTAINED LAND

The city maintains an additional 59.8 acres across twenty other city-owned properties – the most significant of which are the Farmington City Cemetery, Cherry Hill Basin, and the 400 West Gazebo (see **Table 2.3**). These sites are maintained by park staff, placing additional demand on limited employees and resources.

Table 2.3 - Other Land Maintained by the City

1075 West	0.3
1100 North Detention Basin	0.7
1100 West	1.5
200 West	0.4
400 West Gazebo	4.7
5-Way	1.5
Burke Lane	1.5
Cherry Hill Basin	4.7
East Sound Wall	0.5
Farmington City Cemetery	10.2
Farmington Greens Open Space	22.6
Fieldstone	1.2
Fire Station	1.0
Glover Well	0.3
Innovator Drive Medians	.8
Museum	1.3
Quail Coves	1.1
Rice Farms	1.0
Roundabout	1.0
Shop	0.5
South Sound Wall	2.5
Three Corners	0.5
Total Acres	59.8

EXISTING NEEDS & SERVICE LEVELS

Two separate analyses were used to determine how the existing parks system in Farmington meets community needs. The first is a Level of Service (LOS) Analysis, which examines park acreage in relation to population. The second is a Distribution Analysis, which evaluates the distribution of parks in the city to determine if gaps in park service to residential areas exist.

EXISTING LEVEL OF SERVICE ANALYSIS

The Level of Service (LOS) analysis tool was developed by the National Recreation and Parks Association (NRPA) to assist communities in evaluating their provision of parks land. In the past it was the standardized benchmark for determining park needs, allowing a community to compare its performance to similar communities and in the process determine how to better meet residents' needs.

While LOS helps evaluate park provision in communities, it has fallen out of favor as a means for direct comparison amongst communities because it does not reflect the unique conditions and expectations of individual localities. This is particularly true here in the Intermountain West, where federally-owned public open space is abundant. Nevertheless, LOS analysis remains an important tool for assessing park acreage needs over time, particularly to ensure adequate park provision as communities age and grow.

Existing Level of Service



Farmington City has a current Level of Service (LOS) of 4.19 park acres per 1,000 residents. This was calculated by dividing the acreage of existing public parks (110.2 acres) by the 2023 population (26,291) and multiplying by 1,000, resulting in the number of park acres per 1,000 residents ($110.2 / 26,291 \times 1,000 = 4.19$).

Table 2.4 compares Farmington's LOS with seventeen other communities around the state. As mentioned above, direct comparisons of LOS between communities should be made tentatively, as each community is unique. However, such comparisons can be insightful when comparing nearby communities with comparable conditions to Farmington. As shown, Farmington ranks near the top of the pack, indicating that the city provides a higher amount of parkland relative to its population.

Table 2.4 - Level-of-Service (LOS) Comparison per 1,000 Residents

Community	Existing LOS
St. George	5.7
Springville	5.1
Provo	4.8
Spanish Fork	4.7
South Jordan	4.4
Farmington	4.2
Draper	3.8
Sandy	3.8
Kaysville	3.6
Herriman	3.7
Saratoga Springs	3.7
Lehi	3.6
Ogden	3.4
Orem	3
West Jordan	2.9
Roy	2.9
Fruit Heights	2.7

**It should be noted that some communities include open space or and non-typical park types in their official LOS, which inflates LOS levels and makes direct LOS comparisons challenging.*

A NOTE ABOUT LEVEL-OF-SERVICE (LOS) & IMPACT FEES

It is important to distinguish this discussion of LOS for planning purposes from the LOS typically used in determining impact fees. Impact fees are a means of charging new development its proportionate share of the cost of providing essential public services. While a LOS for planning is used to establish a standard or guideline for future facility development, an impact fee is used to assess new development for the actual cost of providing the service. For example, if there are five-acres of parks in Farmington for each 1,000 residents at present, new development cannot be charged at a rate for ten-acres of park land for each 1,000 residents. Farmington may elect to provide a higher LOS in the future because its current residents desire a higher level of service, but it cannot require new development to pay for the higher LOS. Utah law is clear on this point, stating the following:

“A local political subdivision or private entity may not impose an impact fee to raise the established level of service of a public facility serving existing development.” UC11-36-202(1)(a)(ii).”

The Parks Master Plan should provide a foundation for developing a Capital Improvements Plan, Impact Fee Facilities Plan (IFFP), and Impact Fee Analysis (IFA). The IFFP is designed to identify the demands placed upon the existing facilities by future development and evaluate how these demands will be met by the city, as well as the future improvements required to maintain the existing LOS. The purpose of the IFA is to proportionately allocate the cost of the new facilities and any excess capacity to new development, while ensuring that all methods of financing are considered. While the IFFP and IFA will serve as a companion to this document, information may differ due to the specific requirements related to the calculation of impact fees as defined in Utah Code 11-36a – the Impact Fee Act.

DISTRIBUTION ANALYSIS

The community survey indicated that the primary reason residents visit a specific park is its proximity to home. Analyzing the distribution of parks is essential to ensure equitable access to park land for all of Farmington's residents.

Map 2.2 (on the following page) illustrates the distribution and service areas of existing parks according to their classification. Each park classification was assigned a service radius as follows:

- Local Parks: 1/4-mile radius (typical willingness-to-walk distance for a park with minimal amenities)
- Neighborhood Parks: 1/2-mile radius (typical willingness-to-walk distance for park with a small variety of amenities)
- Community Parks: 1-mile radius (typical willingness-to-drive distance for park with a variety amenities)
- Regional Parks: 2-mile radius (typical willingness-to-drive distance for park with a large variety amenities)

Private and county-owned parks were not assigned a service radius since they are not owned and controlled by the city.

Map 2.3 (on the following page) illustrates the walkshed of Farmington's parks, assigning a half-mile buffer to all neighborhood, community, and regional parks, and a quarter-mile buffer to all local parks. This analysis illustrates which neighborhoods have a park within walking distance and which do not.

In Farmington most areas are within driving distance of community and regional parks. However, some neighborhoods do not have parks within walking distance, particularly neighborhoods west of I-15 and the city's northeastern-most neighborhood.

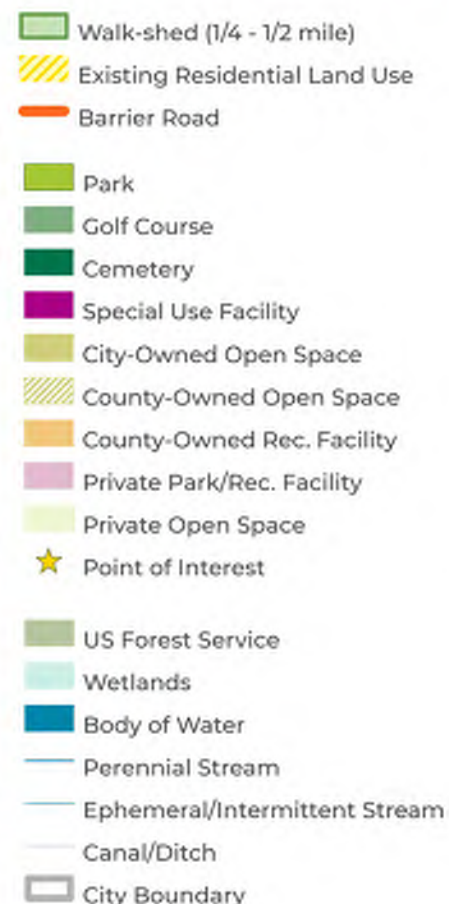


MAP 2.2 | Distribution of Existing Parks





MAP 2.3 | Walking Distance of Existing Parks



FUTURE PARK NEEDS

This section addresses the park acreages, distribution, and amenities required to meet existing and future park needs in Farmington. The recommendations are based on the analyses presented in the previous section, population growth projections, and input received from city leadership, the Advisory Committee, and the public.

FUTURE LEVEL OF SERVICE

The recommended future LOS reflects the priorities identified in the community survey. When respondents were asked to allocate \$100 theoretical dollars, the construction of new parks ranked well below goals related to expanding recreation facilities, providing additional trail connections, preserving open space, and making upgrades and improvements to existing parks and trailheads. However, 37% of residents would still like to see more parks and open spaces in the future.

To balance new park development with other community goals and priorities, **a future LOS of 4.0 acres per 1,000 residents is recommended.** This standard is nearly 5% lower than the existing LOS, yet represents an ambitious park development goal while allowing the city to also focus on other resident priorities.

MEETING LOS & DISTRIBUTION NEEDS

A total of 151.2 acres of parkland are required to maintain an LOS of 4.0 in 2050 ($37,806 / 1,000 \times 4.0 = 151.2$). Subtracting 110.2 acres of existing public parkland results in **41.0 acres of additional parkland needed to maintain a 4.0 LOS through 2050** ($151.2 - 110.2 = 41.0$). The city already has several parks planned that will help meet this goal. With the help of two additional proposed parks, the city will meet its goals for LOS and park distribution as the community grows. The planned and proposed parks are detailed below.

PLANNED PARKS

Farmington City currently has five parks or park expansions planned for development, totaling 27.5 acres. These parks are illustrated in **Map 2.4** and detailed in **Table 2.5**.

Table 2.5 - Planned Parks

Park	Acre	Address	New Park Type
Brown Park	2.5	800 N Shepard Creek Pkwy	Local Park
Burke Lane Detention Basin Park	2.7	~ 1600 W Burke Lane	Local Park
Business Park	10.3	571 N 1525 W	Community Park
Farmington Pond Expansion	8.5	750 N 75 W	Park Expansion
Glovers Lane Park	3.5	1100 W Glovers Lane	Neighborhood Park
Total	27.5		

PROPOSED PARKS

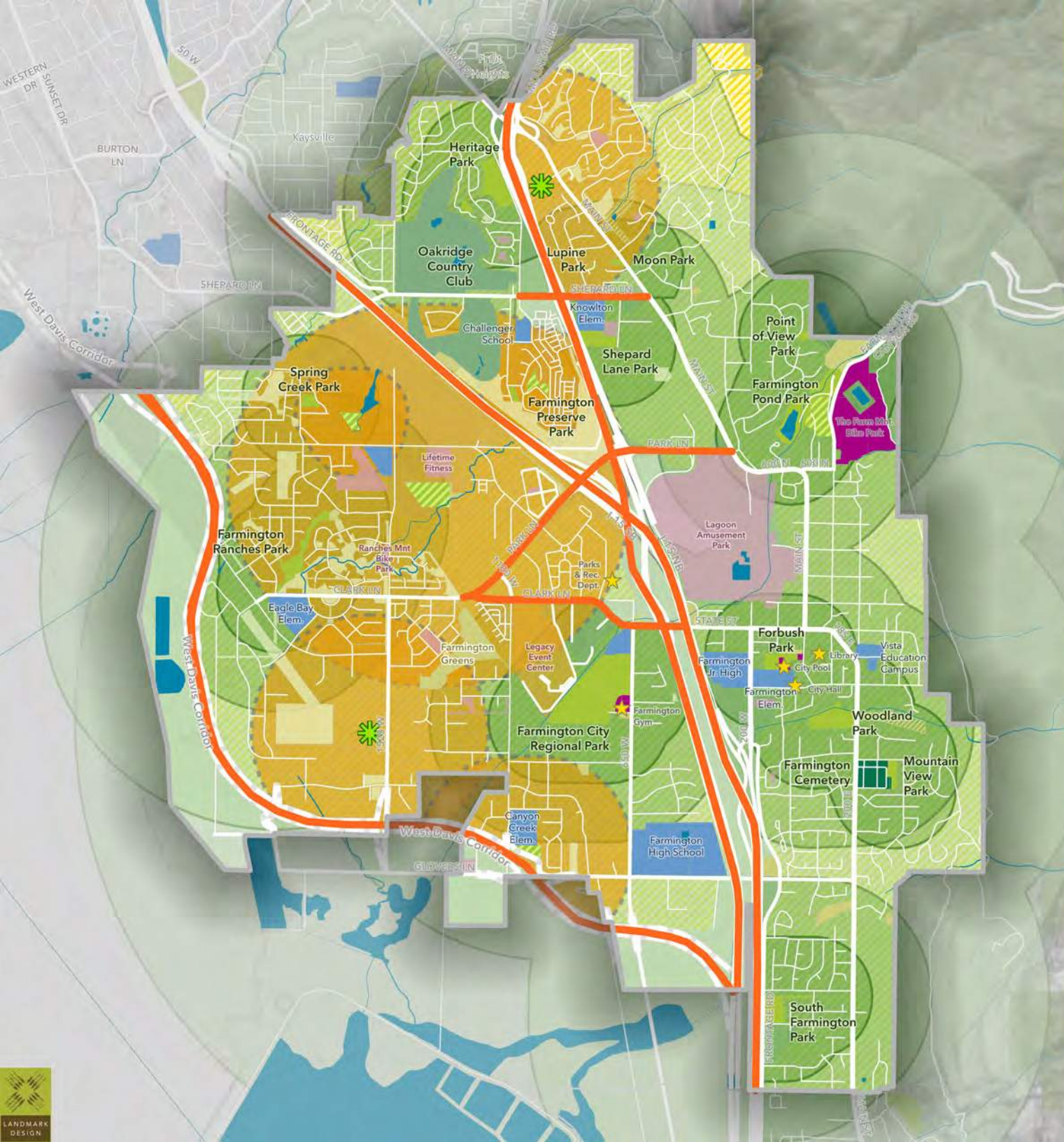
Assuming all planned parks are developed, the city would need an additional 13.5 acres of park land to meet future LOS in 2050 ($41.0 - 27.5 = 13.5$). As described previously, there are several areas within the city that do not have parks within walking distance (see **Map 2.3**). **Map 2.4** recommends general locations for two proposed neighborhood parks that would enable the city to meet future LOS while providing a finer grain of equitable park distribution and walkability.

CITY OF FARMINGTON PARKS, RECREATION, ARTS, & TRAILS MASTER PLAN



MAP 2.4 | Distribution of Existing & Future Parks

- Service Area - Planned/Proposed Parks
- 1/4 Mile Service Area - Pocket Parks
- 1/2 Mile Service Area - Neigh. Parks
- 1 Mile Service Area - Community Parks
- 2 Mile Service Area - Regional Parks
- Future Residential Land Use
- Barrier Road
- Proposed Neighborhood Park
- Planned Park
- Park
- Golf Course
- Cemetery
- Special Use Facility
- City-Owned Open Space
- County-Owned Open Space
- County-Owned Rec. Facility
- Private Park/Rec. Facility
- Private Open Space
- Point of Interest
- School
- US Forest Service
- Body of Water
- City Boundary



MEETING NEEDS 2024 - 2033

A total of 126.4 acres of public park land is required to maintain a LOS of 4.0 by 2033 ($31,591/1,000 \times 4.0 = 126.4$). Subtracting the 110.2 acres of existing public park land results in a total need for 16.2 acres of additional park land to meet needs through 2033 ($126.4 - 110.2 = 16.2$). **If the city develops two to three of the planned parks summarized in Table 2.5 totaling at least 16.2 acres, the community's park needs will be met through 2033** (see Table 2.6).

MEETING NEEDS FROM 2033 - 2050

Maintaining a LOS of 4.0 acres per 1,000 residents between 2023 and 2050 requires a total of 151.2 total acres of public park land ($37,806 / 1,000 \times 4.0 = 151.2$). Subtracting 110.2 acres of existing public park land and 16.2 acres of additional park land required by 2033 results in **a need for 24.8 acres of additional park land to meet LOS needs between 2033 and 2050** ($151.2 - 110.2 - 16.2 = 24.8$). A portion of these acres, 11.3 acres, could be accounted for by developing the remaining planned parks ($27.5 - 16.2 = 11.3$). In addition, the city would need to acquire and develop another 13.5 acres ($24.8 - 11.3 = 13.5$) to meet LOS by 2050 (see **Table 2.6**). **Map 2.4** illustrates the general locations recommended for two neighborhood parks in order to help meet 2050 LOS goals and improve park distribution.

Table 2.6 - Park Acres Needed to Maintain 4.0 Park LOS

	2023-2033	2033-2050
Planned Park Acres*	16.2	11.3
Additional Park Acres	0	13.5
Total	16.2	24.8

*from properties identified in Table 2.5

LOS BY THE NUMBERS

2023 EXISTING LEVEL OF SERVICE



2050 FUTURE LEVEL OF SERVICE



EXISTING PARK ACRES CONTRIBUTING TO LOS



PARK ACRES TO MEET 4.0 LOS BY 2050



ADDITIONAL PARK ACRES NEEDED BY 2050



PARK ACRES PLANNED



PARK ACRES NEEDED TO BE ACQUIRED BY 2050



PARK AMENITIES ANALYSIS

A wide range of characteristics contribute to the quality and character of a park, including its setting, design, and individual features and amenities. The following Park Amenity Analysis identifies amenity deficiencies system-wide and within specific park sites to better understand which specific amenities are needed within Farmington's parks. It should be noted that these recommendations are based on projected needs and desires and that trends change over time. The city should regularly consult residents to confirm the direction of park development.

AMENITIES SYSTEM-WIDE

Table 2.7 analyzes the amenities within Farmington's parks, comparing recommended amenity level-of-services (LOS) to existing amenity LOS in Farmington. The "Recommended LOS" was sourced from the National Recreation and Parks Association's (NRPA) annual Park Metrics Report, which provides data on comparable park systems nationwide. The NRPA levels of amenity provision were then adjusted to meet the unique conditions in Farmington based on public input and conversations with city staff.

This analysis indicates that Farmington is currently in need of a splash pad, skate park¹, and off-leash dog park. The city provides adequate quantities of all other amenities to meet community needs through 2033. Specifically, Farmington has significant surpluses of playgrounds, tennis courts, and basketball courts.

¹ It should be noted that South Park currently has a small skate amenity. However, its minimal features does not meet skate amenity needs for Farmington's population.



Table 2.7 - Park Amenity LOS Analysis

Amenity	Quantity of Existing Amenities	Existing Amenity LOS (pop. per amenity)	Suggested LOS pop. per amenity	Quantity Required to Meet Suggested LOS for 2023 Population	2023 Surplus or Deficit of Amenity	Total Required to Meet 2023 Needs	Quantity Required to Meet Suggested LOS for 2033 Population	2033 Surplus or Deficit of Amenity	Total Required to Meet 2033 Needs
Baseball/Softball Fields	8	3,286	4,000	7	1	0	8	0	0
Multipurpose Fields	8	3,286	4,500	6	2	0	7	1	0
Playgrounds	14	1,878	3,000	9	5	0	11	3	0
Splash Pads/Water Play Features	0	0	30,000	1	-1	1	1	-1	1
Sand Volleyball Courts	3	8,764	25,000	1	2	0	1	2	0
Skate Parks	0	0	30,000	1	-1	1	1	-1	1
Bike Parks	1	26,291	40,000	1	0	0	1	0	0
Dog Parks/Off-leash Areas	0	0	25,000	1	-1	1	1	-1	1
Tennis Courts	8	3,286	8,000	3	5	0	4	4	0
Pickleball Courts	8	3,286	4,000	7	1	0	8	0	0
Basketball Courts	7	3,756	10,000	3	4	0	3	4	0

PARK STANDARDS

Table 2.8 indicates the recommended park amenities for each park classification (Regional, Community, Neighborhood, and Local). Parks should typically include the recommended amenities at a minimum, with additional or unique amenities encouraged. The table indicates whether each existing city-owned park meets the recommended facilities for its classification. Farmington should consider adding any missing amenities, where appropriate, to ensure all parks are up to standard.

Table 2.8 - Park Amenities Needed for Park Standards

PARK TYPE	ACRES	RECREATION AMENITIES						PARK FEATURES						
		PLAYGROUND (OR OTHER REC. AMENITY)	SPORTS FIELDS/COURTS (OR OTHER REC. AMENITY)	WALKING PATH	PICNIC SHELTER	LARGE PAVILION	SPECIALTY REC. AMENITY	TREES/SHADE	SEATING	PICNIC TABLES	OPEN LAWN AREAS	DRINKING FOUNTAIN	RESTROOM	OFF-STREET PARKING
Regional Park	>30	2												
Farmington City Regional Park	40.4	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
Community Park	10 to 30	1												
Farmington Pond	18.3	N	N	Y	Y	N	Y	Y	Y	Y	N	Y	Y	Y
Heritage Park	11.6	Y	Y	Y	Y	Y	N	Y	Y	Y	Y	Y	Y	Y
Woodland Park	9.7	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
Neighborhood Park	3 to 10													
Forbush Park	4.1	Y	Y	N	Y			Y	Y	Y	Y	Y	Y	
Ranches Park	5.9	Y	Y	Y	Y			Y	Y	Y	Y	Y	Y	
Shepard Park	5.6	Y	Y	N	Y			Y	Y	Y	Y	Y	Y	
South Park	6.6	Y	Y	N	Y			Y	Y	Y	Y	Y	Y	
Local Park	< 3													
Farmington Preserve Park	1.4	Y						Y	Y					
Lupine Park	0.1	Y						Y	N					
Moon Park	0.7	Y						Y	Y					
Mountain View	2.6	Y						Y	Y					
Point of View	1.1	Y						Y	Y					
Spring Creek	2.1	Y						Y	Y					
Number Needed		1	1	3	0	1	1							

Recommend Amenity for Park Classification

SUGGESTED AMENITIES PER PARK

The following summarizes the amenities needed to bring existing parks to standard based on recommendations in **Table 2.8**.

REGIONAL PARKS

Farmington City Regional Park meets the minimum standard. The park's specialty recreation amenities are its baseball tournament facilities and the adjacent Farmington Gym.

COMMUNITY PARKS

Farmington Pond does not have a playground or sport courts/fields. Due to its natural setting, a playground or sport courts/fields may not make sense for the park moving forward. However, as the city develops the park's expansion, additional recreational amenities should be considered. Farmington Pond would also benefit from a group pavilion to accommodate larger gatherings. The park's specialty recreation amenity is the pond.

Heritage Park is missing a specialty recreation amenity (i.e., splash pad, dog park, skate park, or destination playground)

Woodland Park meets the minimum standard. Despite not having a playground, the park offers other recreational amenities such as several picnic sites with fire pits. The park's specialty recreation amenity is its amphitheater.

NEIGHBORHOOD PARKS

Forbush Park does not have any walking paths. A perimeter walking trail should be a consideration in the future.

Ranches Park meets the minimum standard.

Shepard Park and **South Park** do not have any walking paths. Perimeter walking trails should be considered in the future for these parks.

LOCAL PARKS

All Farmington local parks meet the minimum standard.

AMENITY UPGRADES

The analysis in this plan does not consider the condition or quality of existing amenities. Though Farmington City is generally meeting amenity needs from a quantity perspective, the quality and condition of certain amenities could be improved. Based on the community engagement process and discussions with city staff, the existing skate park at South Park does not meet residents' needs and is not well-utilized. The same is true of some of the city's playgrounds.

Replacing worn-out park amenities is standard procedure for maturing cities and is essential for parks systems to continually thrive. It is recommended that the city conduct a Park System Inventory and Conditions Assessment, detailing individual park amenities and their current condition. This study can serve as the basis upon which future improvements and upgrades can be prioritized and phased. When improving parks, the city should continue to engage with the surrounding neighborhood and the community at large to ensure investments meet the needs and desires of residents.

OPEN SPACE

Open space provides physical and visual relief from the more developed areas in a community. Open space of this scale, quality and magnitude provides a host of ecological benefits. It provides critical habitat for animals, and when paired with trails, can provide connections between parks and neighborhoods. It can also help purify the soil, water, and air; can absorb and deflect noise, wind, and visual disturbances; absorb carbon; and reduce urban heat.



These valuable lands ensure that natural drainages are available to convey stormwater and assist with stormwater infiltration into the soil.

As illustrated in Map 2.1, Farmington is fortunate to border the Great Salt Lake to the west, Wasatch Mountains to the east, with approximately 85 acres of city-owned open space within the city boundary. Davis County owns 25 acres of open space adjacent to Farmington's Steed and Shepard creeks. The city also has an extensive network of private open space, with many areas having been negotiated to remain open space indefinitely through conservation easements or development agreements.

The city owns and maintains 22.6 acres of natural open space in Farmington Greens, and is considering the addition of amenities such as boardwalk or pathways to create a wetland natural park.

In contrast to parkland, there is no standard Level of Service (LOS) for providing open space. Cities typically acquire open space on a case-by-case basis where opportunities emerge. Since acquisition of open space was a high priority for residents in the community survey, it is recommended that Farmington acquire open space as opportunities arise, particularly when it would expand or enhance existing parks and open spaces; preserve natural drainages, viewsheds or agricultural land; or expand Farmington's trail system.

Funding resources and open space acquisition tools are detailed in *Chapter 7: Implementation*.

RECOMMENDATIONS: PARKS & OPEN SPACE

The recommendations to the right reflect the findings from the community survey, other aspects of the community engagement process, and the various analyzes contained in this chapter. Reference the preceding sections for further detail.

PRIORITIES FROM THE COMMUNITY SURVEY

TOP PARKS & OPEN SPACE PRIORITIES

1. Preserving Natural Open Space
2. Upgrading Existing Parks and Playgrounds
3. Providing Additional Athletic Courts

TOP DESIRED PARK IMPROVEMENTS

1. Trees/Greenery
2. Restrooms
3. Unique Park Features or Amenities (i.e. dog park, skate park)

KEY SYSTEM-WIDE PARK AND OPEN SPACE RECOMMENDATIONS:

- ❑ Upgrade worn park amenities and features within Existing Farmington Parks (particularly Woodland Park).
- ❑ Incorporate more trees, shade, and greenery throughout Farmington's parks.
- ❑ Add high-demand park amenities, such as additional pickleball courts, a dog park, a skate park, and a splash pad.
- ❑ Acquire and develop additional park land to maintain an LOS of 4.0 acres per 1,000 residents through 2050.
- ❑ Strive to improve equitable park access and distribution throughout the city through the thoughtful location of new parks.
- ❑ Provide the amenities recommended in amenity-specific analyses in this chapter.
- ❑ Ensure future parks contain high-quality design and amenities to maximize investments and minimize maintenance costs.
- ❑ Protect Farmington's remaining natural open spaces, acquiring land where feasible to ensure public access.



GOALS & POLICIES: PARKS & OPEN SPACE

GOAL 1: ENSURE FARMINGTON RESIDENTS HAVE EQUITABLE ACCESS TO A DIVERSE SYSTEM OF HIGH-QUALITY PARKS

POLICY 1.1: PROACTIVELY ACQUIRE AND DEVELOP ADDITIONAL PARK LAND TO HELP MEET 4.0 LOS LEVELS AND DISTRIBUTION NEEDS.

- **a. Implementation Measure:** Develop 16.2 acres of planned parks by 2033 to meet a 4.0 LOS (**Table 2.4**).
- **b. Implementation Measure:** Develop 11.3 acres of planned parks between 2033-2050 to meet a 4.0 LOS (**Table 2.4**).
- **c. Implementation Measure:** Acquire and develop 13.5 additional acres of parks between 2033-2050 to meet a 4.0 LOS.

POLICY 1.2: CONSIDER PURSUING NON-TRADITIONAL PARK TYPES, SUCH AS URBAN PARKS AND PLAZAS, COMMUNITY GARDENS, HYBRID SPORTS PARKS AND PLAZAS, NATURE PARKS AND AGRICULTURAL HERITAGE PARKS TO HELP MEET THE DEMAND FOR PARKS AND OPEN SPACE IN THE FUTURE AS LAND BECOMES MORE DIFFICULT TO OBTAIN.

- **a. Implementation Measure:** Work with the PRAT Committee and other city departments to monitor opportunities for land acquisition in or near park service gap areas.

POLICY 1.3: SEEK TO MEET THE DIVERSE PARKS AND OPEN SPACE NEEDS OF THE COMMUNITY AND PROVIDE AMENITIES THAT SERVE A BROAD RANGE OF USERS, AGE GROUPS, ABILITIES, AND INTERESTS.

- **a. Implementation Measure:** Adopt an amenity level of service standard as identified in Chapter 2 of this master plan (**Table 2.5**).
- **b. Implementation Measure:** Evaluate requests for park and open space improvements as they are submitted to assess need, feasibility, and level of community support.
- **c. Implementation Measure:** Develop a strategy to actively seek and encourage participation by diverse community members in the planning and design of the city's parks and recreation system.
- **d. Implementation Measure:** Repurpose underutilized local parks that do not meet the community's needs.

POLICY 1.4: INTEGRATE ACCESSIBLE FEATURES WITHIN PARKS AND OPEN SPACE AREAS DISPERSED THROUGHOUT THE CITY WHERE APPROPRIATE, IN ADDITION TO CONCENTRATED FEATURES SUCH AS ALL-ABILITIES PARKS OR PLAYGROUNDS.

- **a. Implementation Measure:** Develop an accessibility strategic action plan for the parks and recreation system.

GOAL 2: CONTINUE TO MAINTAIN A HIGH STANDARD OF MAINTENANCE & QUALITY FOR PARKS

POLICY 2.1: CONTINUE BEST MANAGEMENT AND MAINTENANCE PROCEDURES TO PROTECT THE CITY'S PARK AND RECREATION INVESTMENTS AND PROMOTE THE LONG-TERM USE OF PUBLIC PARKS.

- **a. Implementation Measure:** Update annual budgets to ensure funding for operation and maintenance of city parks and other land the city maintains is sufficient to meet needs.
- **b. Implementation Measure:** Secure additional funding for park system improvements, including periodic re-evaluation of the impact fee structure, pursuing grants, and partnering with other entities.
- **c. Implementation Measure:** Provide amenities and facilities to help residents "self-maintain" their parks and park facilities (i.e., trash receptacles, animal waste containers, hose bibs, and pet clean-up stations).

POLICY 2.2: ENSURE PARK DESIGNS AND AMENITIES CONTINUE TO MEET THE NEEDS OF THE COMMUNITY.

- **a. Implementation Measure:** Conduct and regularly update a Park and Recreation Inventory and Condition and Use Assessment, detailing individual amenities and their current level of use and condition.
- **b. Implementation Measure:** Develop and implement a schedule for upgrades to aged or underutilized amenities, including strategies such as replacing aged amenities, adding court and field lighting, or heating public restrooms.

- **c. Implementation Measure:** Upgrade existing parks that do not currently meet the minimum amenity standards (**Table 2.6**), where appropriate.
- **d. Implementation Measure:** Evaluate options for implementing a tree planting program, an interactive art program/plan, and an interpretive signage system.

POLICY 2.3: PROTECT THE CITY'S INVESTMENT IN SPORTS FIELDS.

- **a. Implementation Measure:** Rest fields regularly to prevent damage by overuse.

POLICY 2.4: IMPROVE THE SAFETY OF THE CITY'S PARKS AND OPEN SPACE SYSTEM.

- **a. Implementation Measure:** Establish a plan to conduct a safety audit of the parks and recreation system.
- **b. Implementation Measure:** Address safety concerns specific to individual sites by adding lighting and safety features per the recommendations of the audit.

POLICY 2.5: ENSURE THAT NEW PARKS AND OPEN SPACE PROVIDE HIGH-QUALITY RECREATION OPPORTUNITIES FOR THE COMMUNITY.

- **a. Implementation Measure:** Adopt the recommended park standards in **Table 2.6** as city policy to ensure all new parks are developed with amenities that meet the established standard.
- **b. Implementation Measure:** Develop and regularly update a list of high-demand and unique amenities desired for the city's parks and recreation system.

POLICY 2.6: DEVELOP EACH PARK WITH A COMBINATION OF UNIQUE DESIGN, THEMES, AND AMENITIES TO ENCOURAGE STRONG IDENTITIES FOR EACH PARK.

- **a. Implementation Measure:** Update city ordinances to support the develop of desired park types, design, and amenities.

POLICY 2.7: AVOID THE DEVELOPMENT OF SMALL LOCAL PARKS UNLESS THERE IS NO OTHER LAND AVAILABLE, AND THE NEIGHBORHOOD IS UNDER-SERVED BY PARKS.

- **a. Implementation Measure:** Update city ordinances to establish minimum size requirements for new parks provided by new development.

POLICY 2.8: ENSURE THE COMMUNITY IS AWARE OF THE PARKS AND AMENITIES AVAILABLE AND UNDERSTANDS THE REGULATIONS FOR USE.

- **a. Implementation Measure:** Develop and implement a comprehensive wayfinding and signage master plan.
- **b. Implementation Measure:** Regularly update information on the city's website.

GOAL 3: INCREASE THE AMOUNT OF NATURAL OPEN SPACE IN THE CITY

POLICY 3.1: SECURE AND EXPAND FARMINGTON'S OPEN SPACE SYSTEM BY ACQUIRING LAND THAT PRESERVES NATURAL DRAINAGES, WILDLIFE HABITAT, VIEWSHEDS, SENSITIVE LANDS, OR AREAS WITH SIGNIFICANT NATURAL FEATURES SUCH AS UNIQUE LANDFORMS OR STEEP SLOPES.

- **a. Implementation Measure:** Develop an open space preservation & management plan to protect the city's key remaining open spaces for future generations
- **b. Implementation Measure:** Compile a list of funding options and mechanisms for open space preservation in Farmington. Use mechanisms to preserve key open spaces.

GOAL 4: PROMOTE WATER CONSERVATION & SIMILAR PRACTICES TO HELP ENSURE THE FARMINGTON PARKS & RECREATION SYSTEM IS SUSTAINABLE & RESILIENT

POLICY 4.1: AS NEW PARKS ARE DEVELOPED AND EXISTING PARKS ARE UPDATED, UTILIZE THE MOST CURRENT TECHNOLOGIES AND BEST PRACTICES TO CONSERVE WATER AND OTHER RESOURCES.

- **a. Implementation Measure:** Utilize drip irrigation, moisture sensors, central control systems, and appropriate plant materials and soil amendments to create a more sustainable parks and recreation system.
- **b. Implementation Measure:** Convert less-active areas in the city's parks and recreation system to more waterwise, drought tolerant plantings to reduce water consumption and reduce intensive maintenance practices.
- **c. Implementation Measure:** Conduct an audit of the park and recreation system to develop an approach for integrating waterwise plantings.

POLICY 4.3: UPGRADE EXISTING PARKS AND REQUIRE NEW PARKS TO INCLUDE RESOURCE-WISE LIGHTING AND STORMWATER MANAGEMENT STRATEGIES SUCH AS LOW IMPACT DEVELOPMENT (LID) PRACTICES.

- **a. Implementation Measure:** Conduct an audit of the park and recreation system to develop a plan for integrating resource-wise lighting, LID practices, and infrastructure systems into the parks and recreation system.

CHAPTER 3

RECREATION



INTRODUCTION

In addition to parks and open space, providing a range of recreation facilities and programs is necessary to help meet Farmington's recreation and leisure needs and enhance the quality of life enjoyed by its residents. Farmington has a long history of providing a variety of recreation facilities and programs.

This chapter begins with a summary of public input followed by a discussion of existing facilities and programs. This is followed by recommendations to enhance recreation-focused services. The chapter concludes with the identification of goals, policies, and implementation measures to ensure the community recreation vision is achieved.



Farmington Swimming Pool

PUBLIC INPUT ON RECREATION

As detailed in Appendix A: Public Engagement Report and summarized below, the planning process included several public engagement opportunities to ensure the needs and desires of Farmington residents are well-vetted and reflected in this master plan.

COMMUNITY SURVEY

The following are key recreation findings from the community survey.

- ❑ Residents are generally satisfied with the recreation programs offered by the city, but nearly half desire new and improved recreation facilities (see **Figure 3.3**).
- ❑ The Farmington Gym is the most frequently used recreation facility in the city, with 58% of respondents using the gym once a year or more. Farmington Pool is less frequented but used by a greater number of respondents, with 70% of respondents indicating they use the pool at least once a year.
- ❑ Residents are slightly more satisfied with the gym than the pool, with 66% being somewhat or very satisfied with the gym and 51% with the pool (See **Figure 3.1**).
- ❑ Residents report walking, hiking, and biking as their top three categories for regular exercise or recreation. Pickleball, swimming, and weightlifting follow closely behind, but rank highest for desired facilities (see **Figure 3.4**).
- ❑ The Farmington Pool is predominately used for open swimming with entry paid by the day .
- ❑ A slight majority of respondents (56%) prefer the city build additional aquatics facilities versus expanding the existing facility. Respondents expressed interest in an indoor facility with year-round capabilities.

- The walking track, youth leagues, and drop-in play are the most popular activities at the Farmington Gym, followed by the use of fitness equipment and participation in fitness classes. The most desired improvement to the Gym include an indoor pool, more weightlifting/exercise equipment, and dedicated space for pickleball and classes (see **Figure 3.2**).
- Respondents prioritize improving aquatic facilities, followed by expanding the gym and preserving natural open spaces (See **Figure 7.1**)

Figure 3.1 - More Satisfied with Gym than Pool

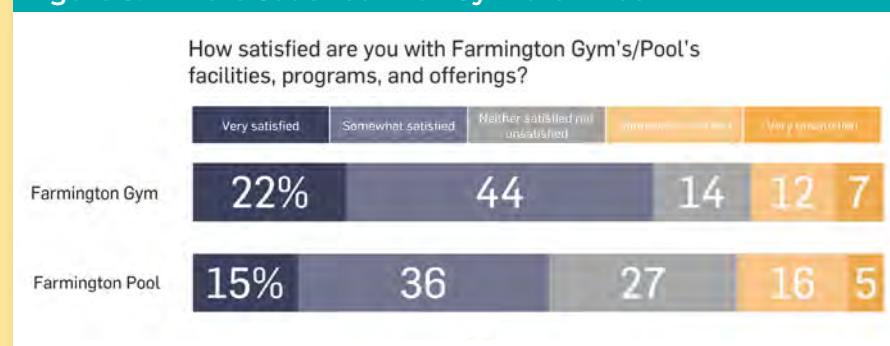


Figure 3.2 - Want More Exercise Equipment & Classes

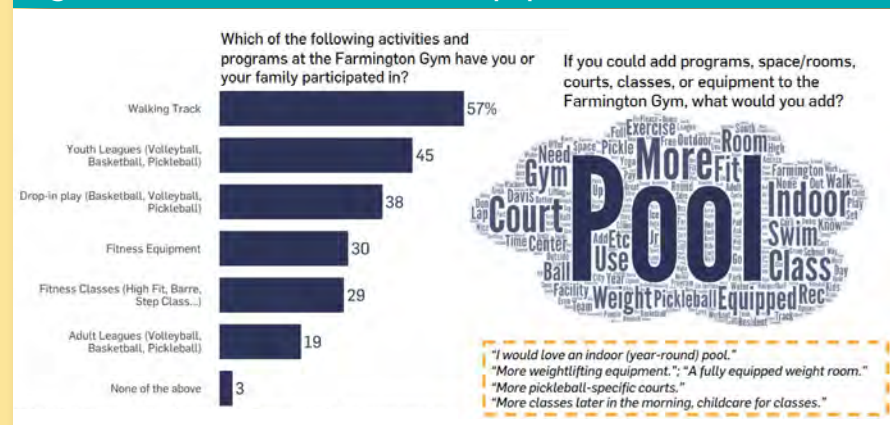


Figure 3.3 - New & Improved Recreation Facilities

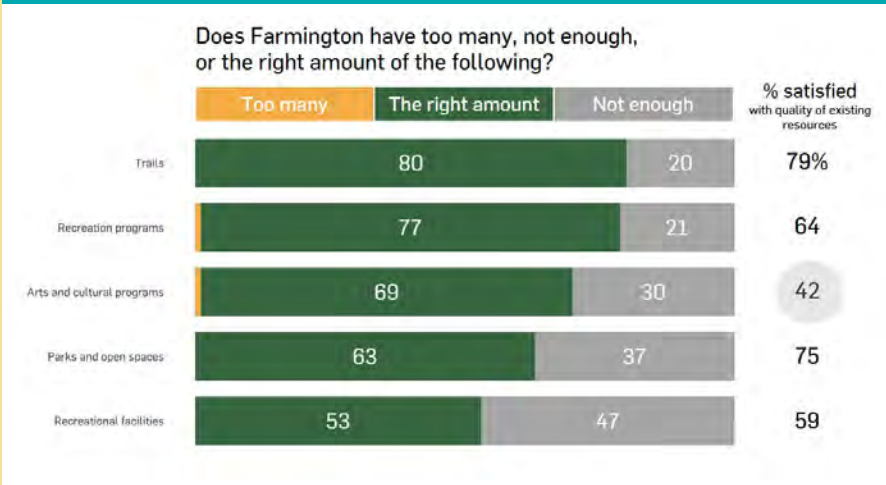
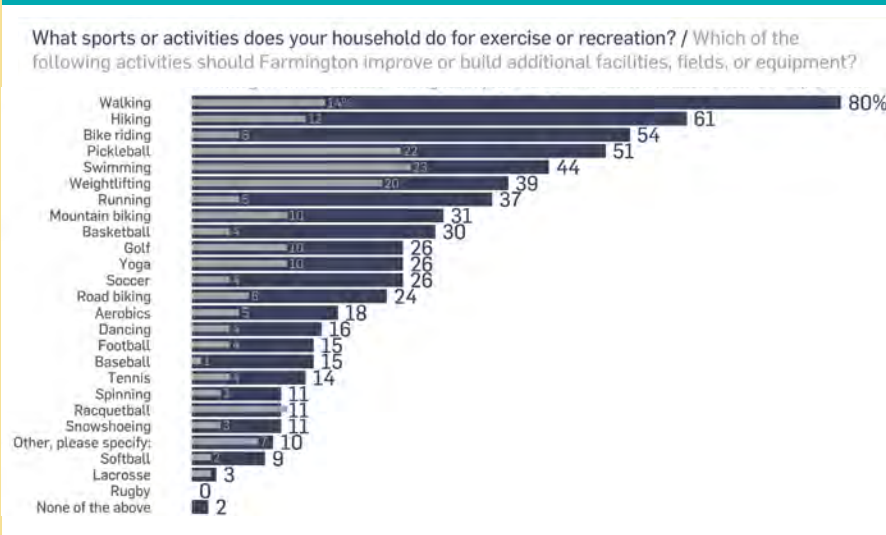


Figure 3.4 - Need Swimming, Pickleball, & Weightlifting



WEBSITE & SOCIAL PINPOINT

The community engagement process included a project website that included the use of Social Pinpoint, an interactive mapping tool. A summary of feedback specific to recreation follows.

REQUESTED FACILITIES

- Pool: expanded facility with additional amenities modeled after the South Davis Recreation Center (lazy river, slides, diving boards, locker rooms, lap lanes, upgraded splash pad).
- Gym: additional indoor pickleball courts and fitness equipment, dedicated group fitness rooms, childcare, tennis courts, racquetball courts, locker rooms with showers, wider entrances to the parking lot, and a drop-off zone on 650 West.

REQUESTED PROGRAMS

- Pickleball classes/clinics

PUBLIC SCOPING MEETING

Several recreation-related comments were received during the Public Scoping Meeting held in December 2022, as summarized below:

- Gym expansion: provide full-size indoor fields, indoor lap/competition pool, dedicated space for fitness activities, more pickleball courts, and better noise control for fitness class music.
- Pool: provide lap lanes and a multi-use pool. Expand the existing pool (too small), and provide space for all ages/all abilities activities
- Programs: there is a shortage of referees

FOCUS GROUPS

The planning team conducted interviews with three focus groups: the Youth Council, Historic Preservation Committee, and city staff. Comments relating to recreation are summarized below.

YOUTH COUNCIL

- The high school swim team uses the pool at South Davis Recreation Center because they can't get enough practice time at the city pool, which is not a year-round facility.
- They would love a lazy river and more water slides.
- The community needs an affordable alternative to Lagoon and the South Davis Recreation Center. Farmington isn't a member of the South Davis Recreation District, so residents must pay higher rates.
- The outdoor pool is good for summer use, but the community could use an indoor pool for year round use.
- The city needs a bigger gym with a bigger cardio/weights section. A rock-climbing wall would be a nice as well.
- It would be good if the gym rented equipment/gear (basketballs, pickleball paddles, etc.)

HISTORIC PRESERVATION COMMITTEE

- The city is large enough to support special event facilities such as an indoor ice rink, tournament facilities, and indoor swimming.

CITY STAFF

- Pool - The existing facility is heavily used but is too small to meet demand. The city has held off on major upgrades until a decision is made about the new pool. Leaning toward individual changing rooms, family locker rooms, and restrooms.

- Gym – Showers are needed if more cardio/weight facilities are added. Individual changing rooms, family locker rooms, and restrooms are preferred.

PRAT COMMITTEE

The Parks, Recreation, Arts, and Trails (PRAT) Committee provided feedback and guidance on recreation facilities and programming in the city. Comments by the PRAT Committee are summarized below.

FARMINGTON GYM

- The gym was originally constructed for Jr. Jazz, but there is a demand for a variety of indoor recreation, especially pickleball.
- The 32,000 square foot gym expansion needs to be multi-use. Desired additions include:
 - More pickleball courts
 - Bigger fitness classroom
 - Better space for childcare
 - Office space for Parks & Rec. Department

FARMINGTON SWIMMING POOL

- The current pool is dated and undersized. A new outdoor pool is needed that accommodates recreation and lap swimming.
- Farmington is known for its swimming lessons and demand is high.

SPORTS PROGRAMS

- Sports programs are well-run and organized.
- Flag football, soccer, and Jr. Jazz are growing. The demand for baseball is declining.
- Some people desire more competitive sport programs that are a step down from joining a traveling competitive team.

EXISTING FACILITIES

FARMINGTON GYMNASIUM

The Farmington Gymnasium provides more than 32,000 square feet of indoor recreation amenities for the community. It was constructed in 2016 and features three full-sized, multi-use courts that are primarily used for basketball, volleyball, and pickleball. The facility also includes a small cardio area with exercise equipment, a 1/8-mile walking track, a multi-purpose room, restrooms, an employee break room, and office/storage space.

The courts and multi-purpose room are available to rent. Daily fitness classes are hosted at the gymnasium, in addition to drop-in and reserved use.



FARMINGTON SWIMMING POOL

The Farmington Swimming Pool was built in 1997 and features an outdoor pool with lap lanes, a diving area, zero entry area, and water slide. The pool is used for open swimming, lap swimming, water aerobics, and swimming lessons. The building houses a multi-purpose room for parties, locker rooms, and office/storage space. The pool is available for rent.

The facility also includes an outdoor splash pad north of the outdoor pool, which was designed and constructed with a pass-through water system. The splash pad has not been used for the last two years due to drought conditions and community concerns for water conservation.



Farmington Swi



OTHER PUBLIC & PRIVATE FACILITIES

A number of other public and private facilities located in Farmington and its adjacent communities are used to help meet their recreation needs. Key facilities are described below.

SOUTH DAVIS RECREATION CENTER

Located in Bountiful, the South Davis Recreation Center (SDRC) is owned and operated by the South Davis Recreation, which is a governmental agency organized in 2005 to help meet the recreation needs of Bountiful, Centerville, North Salt Lake, West Bountiful, and Woods Cross, and Davis School District. Residents of communities outside of the district, such as Farmington, also use the SDRC, but are required to pay higher user fees than residents within the district.

The SDRC includes a wide variety of amenities, including an Olympic-sized ice rink, a 7,000 square foot indoor leisure pool, a 40-yard indoor competition pool with 25-yard lap lanes, an outdoor zero-entry pool with a splash pad, a bouldering cave, open cardio and weight facilities, group fitness studios, racquetball courts, a suspended walking/jogging track, community meeting and party rooms, a multi-purpose court, locker rooms, and childcare and concession areas.

PRIVATE FACILITIES

There are also a number of private recreation facilities in Farmington that help meet the recreation needs of residents who are willing and able to pay use and membership fees. These include a wide variety of private fitness and well-being studios, day camp providers, gyms, and athletic clubs.



South Davis Recreation Center (source: South Davis Recreation Center)



South Davis Recreation Center (source: Water Design Inc.)

EXISTING PROGRAMS

FARMINGTON CITY RECREATION PROGRAMS

Farmington offers a wide range of recreational programs, activities, and events for youth and adults. The activities are organized and implemented by the Farmington City Parks and Recreation Department. Programs utilize city-owned facilities such as the Farmington Gymnasium, Farmington Pool, sports fields in city parks, and similar facilities owned by Davis School District.

The following figures summarize the levels of participation in various programs for 2015 through 2022. It should be noted that participation in many city programs was severely impacted by the COVID-19 pandemic, which resulted in temporary cancellation of several programs and a decline in others in 2020 and 2021. The city anticipates program participation to continue to stabilize and potentially increase, as already seen in some programs such as flag football and basketball.



YOUTH PROGRAMS

Youth recreation programs currently offered by Farmington City are listed in **Table 3.1**.

Table 3.1 - Farmington Youth Recreation Programs

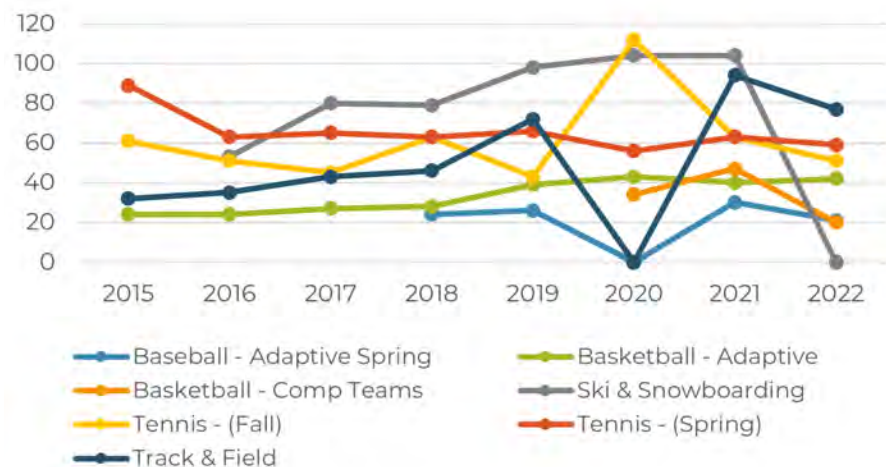
Program	Locations
Archery (7-15, co-ed)	Woodland Park
Baseball (adaptive spring, All Stars, spring, fall)	Farmington Regional Park, Forbush Park, Shepard Park, Farmington Elementary School
Basketball (adaptive, comp, K-4th, 5th-12th)	Farmington Gymnasium, Farmington Elementary School
Flag Football (spring, fall)	Farmington Regional Park
Pickleball Juniors	Farmington Gymnasium, Farmington Regional Park
Ski & Snowboard	Nordic Valley Ski Resort
Soccer (spring, fall)	Farmington Regional Park
Softball (spring, fall)	Farmington Regional Park, South Park
Super Sport (summer)	Farmington Regional Park
Swimming Lessons (group, individual)	Farmington Pool
Tennis (spring, fall, 4–5-year-olds)	Ranches Park, Farmington Gymnasium
Track & Field	Farmington High School
Volleyball (clinic, league)	Farmington Gymnasium, Farmington Elementary School

YOUTH PROGRAMS WITH LESS THAN 150 PARTICIPANTS

Figure 3.5 illustrates participation in youth programs with fewer than 150 participants annually. To summarize, adaptive baseball, competition basketball, and youth tennis participation has varied over the past eight years, while participation in ski and snowboarding, track and field, and adaptive basketball has trended upward over time.

Track and field and adaptive baseball were the only two youth programs that were canceled in 2020 and reestablished in 2021. Fall tennis saw a sharp uptick during 2020 at the peak of the pandemic, followed by more typical pre-pandemic levels in 2021 and 2022. Track and field saw a dramatic increase in 2021. Nearly all the other categories of youth programming showed a rebound in 2021 after the early years of the pandemic, followed by slight decreases in 2022.

Figure 3.5 - Farmington City Youth Programs <150 Participants

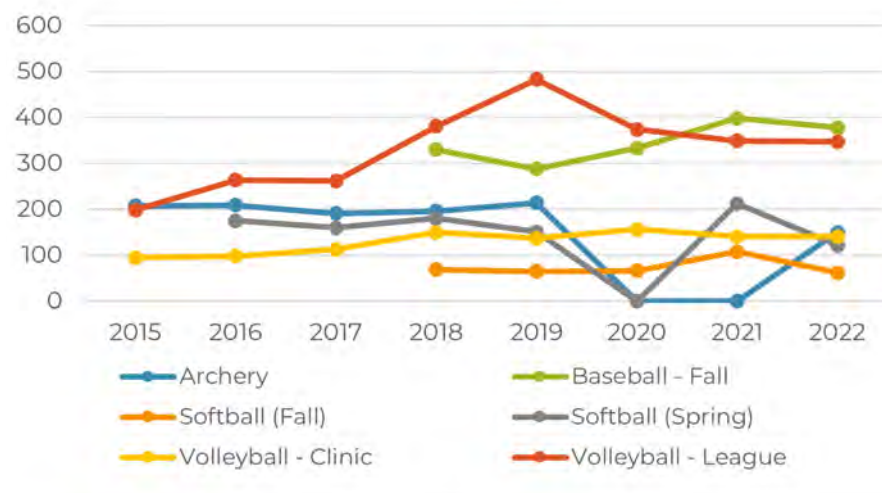


YOUTH PROGRAMS WITH 150-400 PARTICIPANTS

Figure 3.6 illustrates participations levels and trends for city programs with 150 to 400 participants annually from 2015 to 2022. Spring softball was canceled in 2020 during the pandemic while archery was canceled in both 2021 and 2022. Both programs picked up again in 2021 and 2022, with varying levels of participation.

Softball and volleyball saw peaks in 2021 during the pandemic, while participation rates in 2022 fell slightly below pre-pandemic levels. Fall baseball participation also saw peaks in 2021, sustaining high participation rates in 2022.

Figure 3.6 - Farmington City Youth Programs 150-400 Participants

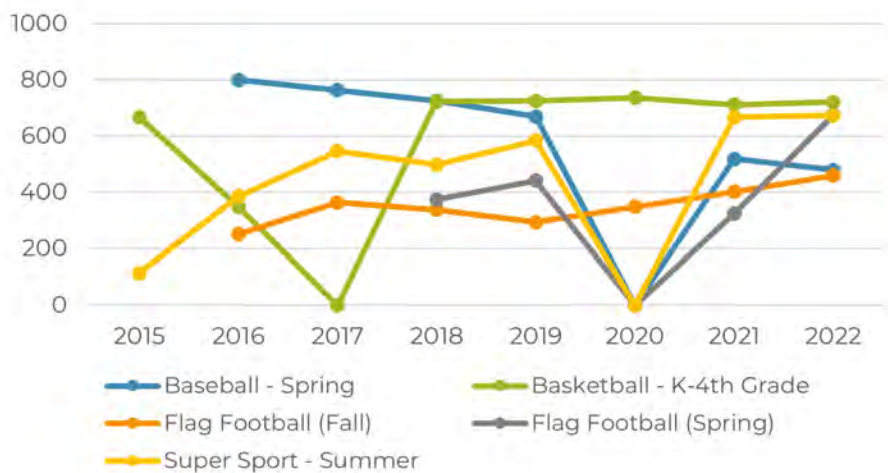


YOUTH PROGRAMS WITH 400-1,000 PARTICIPANTS

Farmington City programs with participation levels between 400 and 1,000 annually are summarized in **Figure 3.7**. Spring baseball, super sport, spring baseball and spring flag football were canceled in 2020 due to the pandemic, while basketball (K-4th) and fall flag football continued. Basketball (K-4th) had a decrease in participation between 2015 and 2017. The program saw a steady rebound beginning in 2018, with participation levels remaining relatively constant through 2022. Spring flag football saw slightly lower participation in 2021 than pre-pandemic levels, which was followed by a significant jump in 2022, doubling the number of participants in just one year. The fall flag football and super sport programs have seen slight variations over time, while generally trending upward in recent years – nearly doubling early participation levels.

Spring baseball is the only program in this group that saw a steady decrease in participation over the past seven years. The 2022 participation level was nearly half of the 2016 level.

Figure 3.7 - Farmington City Youth Programs 400-1000 Participants



YOUTH PROGRAMS WITH >1,000 PARTICIPANTS

A handful of city programs have participation levels that exceed 1,000 participants annually. **Figure 3.8** illustrates the participation trends for spring and fall soccer and basketball (5th-12th grade). Spring and fall soccer have seen slight variations in participation over the last eight years. Spring levels were at their highest in 2022 with nearly 1,500 participants, compared to nearly 1,200 in 2015. Fall soccer participation has remained consistent over the past eight years, with just under 1,100 participants. Basketball (5th-12th grade) reached a peak participation level of nearly 1,300 participants in 2018 but has seen a dramatic drop, hovering between 400-500 participants in recent years.

Spring soccer was the only program in this group that was canceled during the pandemic but has recovered with rates higher than pre-pandemic levels.

Figure 3.8 - Farmington City Youth Programs >1000 Participants



ADULT PROGRAMS

The city offers a handful of adult recreation programs, which are summarized in **Table 3.2**, along with the program location. The city has been expanding its adult programming in recent years, adding programs beyond co-ed soccer and summer tennis, which have been offered the longest. Program additions include pickleball, which was added in 2017, volleyball league in 2018, men's spring and winter basketball and women's spring basketball in 2019, and men's fall basketball in 2020.

Table 3.2 - Farmington Adult Recreation Programs

Program	Locations
Basketball (men's rec and comp, women's)	Farmington Gymnasium
Pickleball (co-ed, league, mixers)	Farmington Gymnasium, Farmington Regional Park
Soccer(co-ed)	Farmington Regional Park
Tennis (co-ed)	Ranches Park
Volleyball (co-ed)	Farmington Gymnasium, Farmington Elementary School

OTHER PUBLIC & PRIVATE FACILITIES & PROGRAMS

Davis County does not provide recreation programming, deferring to individual communities, South Davis Recreation District (SDRD), and private recreation organizations to meet resident needs.

SOUTH DAVIS RECREATION DISTRICT PROGRAMS

Recreation programs offered by Farmington City are supplemented with those provided by the SDRD. The district's programs are held at the South Davis Recreation Center in Bountiful and other fields and courts throughout the south end of the county. Adult and youth programs offered by SDRD are summarized below.

YOUTH PROGRAMS

- ☐ Baseball (3-15)
- ☐ Competition Basketball
- ☐ Flag Football (co-ed)
- ☐ Junior Jazz
- ☐ Pickleball
- ☐ Soccer (co-ed)
- ☐ Speed & Agility
- ☐ Sport & Fitness Camp
- ☐ Tennis
- ☐ Track & Field Club
- ☐ Volleyball (co-ed)

ADULT PROGRAMS

- ☐ Basketball (men's)
- ☐ Pickleball
- ☐ Softball (men's and co-ed)
- ☐ Volleyball (women's)

SDRD also offers numerous aquatics programs for a variety of age groups that utilize the pools at the South Davis Recreation Center. These are summarized below:

AQUATICS PROGRAMS

- ☐ Adaptive Aquatics
- ☐ Adult Lessons
- ☐ Aquatics Training (lifeguard, CPR/AED/first aid, water safety instructor, babysitting)
- ☐ Diving
- ☐ Learn to Swim
- ☐ Masters Swimming
- ☐ Parent & Child
- ☐ Private Lessons
- ☐ Swim League/Swim Team Prep
- ☐ Tsunami Swim Team
- ☐ Water Aerobics
- ☐ Water Polo (boys, girls, co-ed)



PRIVATE RECREATION PROGRAMS

The Farmington Parks and Recreation Department is responsible for maintaining and scheduling the use of city fields and facilities. In addition to hosting city events, league play, tournaments, and practices, city recreation facilities are used by many private leagues and organizations based on availability. The private leagues rent field time on a contractual basis and are charged an approved city fee for the use of city fields.

Many different sport leagues and organizations have used Farmington recreation fields and facilities in recent years, including but not limited to:

- ☐ Rocky Mountain . Baseball - Shepard Park
- ☐ Farmington Freeze Competition League - Station Park Fourplex
- ☐ USTA Tennis - Shepard Park
- ☐ Nike Camp - Farmington Regional Park and Farmington Gym
- ☐ Break Through Basketball Camp - Farmington Gym
- ☐ Utah Jazz - Farmington Gym
- ☐ Davis County School District Volleyball - Farmington Gym
- ☐ Davis County School District Swim Teams - Farmington Pool

RECOMMENDATIONS: RECREATION

IMPROVE/EXPAND THE GYM & POOL

Improvements and additions to the gymnasium and aquatic facilities are strongly supported by residents. Such improvements could dovetail with the desire of the community to have better access to indoor, year-round recreation opportunities and serve the needs of a broader range of residents. How these requirements will be met should be evaluated with further study. The city has already dedicated funds for developing the programming and designs for expanding the Farmington Gymnasium and either expanding the Farmington Pool or building a new aquatic facility elsewhere in the city. This plan summarizes the preferences of residents expressed through the community engagement process, which should be considered as these processes are undertaken.

REEVALUATE AND ADAPT PROGRAMMING

Touching base regularly with program participants is essential to ensure the city's recreation system continues to meet user needs. Developing programming and facility offerings for seniors, adults, residents with adaptive needs, and unique populations is of particular importance to ensure that access to programming is equitable and fair. Furthermore, the desire for non-traditional programs such as arts and crafts and other non-sports programming for residents of all ages is a growing desire and should be addressed. The city should also consider other recommendations and ideas gleaned through this process, including providing a broader variety of programs and offering programs at more times throughout the day.

KEY SYSTEM-WIDE RECREATION RECOMMENDATIONS:

- ❑ Conduct a design feasibility study that evaluates programming, funding, management, operations, and financial implications for the expansion of the Farmington Gymnasium. The final results of this study should then be implemented.
- ❑ Conduct a design feasibility study that evaluates programming, funding, management, operations, financial implications, and site selection for new or expanded aquatic facilities. Implement results once complete.
- ❑ Conduct periodic evaluations of program offerings, adapting programs offered to match community needs.
- ❑ Develop program offerings for seniors, adults, residents with adaptive needs, and other unique populations.

IDEAS: INCLUSION

The National Recreation and Parks Association's (NRPA) Park and Recreation Inclusion Report¹ provides resources and tools for recreation providers to help with the development of equitable communities, including sample inclusion policies. The report specifically promotes programs and activities that serve traditionally-marginalized populations including individuals with physical disabilities, members of multi-cultural/ racial/ ethnic communities, individuals with cognitive disabilities, members of LGBTQ+ communities, and members of refugee/migrant communities.

The NRPA report recommends working with third parties to help meet inclusion needs, indicating that the most common partners include local schools, non-profit organizations, area-wide agencies on aging and disabilities, local law enforcement agencies, hospitals and healthcare providers, faith-based organizations, and transit agencies.

The NRPA report also provides recommendations to help address challenges faced by special populations in the community, such as findings that adults with disabilities are three times more likely to have heart disease, stroke, diabetes or cancer than other adults, and that the LGBTQ+ community has high rates of psychiatric disorders, substance abuse, and suicide.



¹ <https://www.nrpa.org/publications-research/research-papers/parks-and-recreation-inclusion-report/>

PROGRAM IDEAS FOR INDIVIDUALS WITH PHYSICAL OR COGNITIVE DISABILITIES:

- ☐ Walking programs
- ☐ Yoga classes
- ☐ Personal training
- ☐ Sports leagues
- ☐ Before/after-school programs
- ☐ Volunteer or employment activities at recreation centers
- ☐ Health and wellness programs like chronic disease prevention, treatment programs, and cooking/nutrition classes
- ☐ Field trips, tours and vacations
- ☐ Special Olympics and/or Paralympics
- ☐ Therapy and mentoring services, including swimming/water therapy, art/music therapy and peer coaching
- ☐ Technology training including computer skills and training

PROGRAM IDEAS FOR THE LGBTQ+ COMMUNITY:

- ☐ Community event and awareness campaigns
- ☐ Social programs and activities
- ☐ Adult sports leagues
- ☐ Family programs
- ☐ Gender-neutral and/or unisex restrooms
- ☐ Private family-style locker and changing rooms
- ☐ Gay-straight alliances
- ☐ Youth groups and/or mentor services

PROGRAMS IDEAS FOR MULTICULTURAL, RACIAL OR ETHNIC COMMUNITY MEMBERS:

- ☐ Holiday commemorations
- ☐ Heritage festivals
- ☐ Community gardens
- ☐ Health and wellness programs targeted to specific members of the community
- ☐ Culturally-sensitive program hours, including women-only hours at swimming pools and gyms and female program leaders
- ☐ Job training skills
- ☐ Budget and personal finance training

PROGRAM IDEAS FOR REFUGEE AND IMMIGRANT COMMUNITIES:

- ☐ Multicultural community programs and events
- ☐ Programming specifically for refugees and immigrants
- ☐ Festivals and other celebrations which highlight these populations
- ☐ Before/after-school programs for youth
- ☐ Youth sports and engagement programs
- ☐ Wellness programs including chronic disease prevention and treatment programs
- ☐ Cooking and nutrition programs
- ☐ Community gardens
- ☐ English as a Second Language (ESL) classes
- ☐ Job skills training, including computer skills

NATIONAL TRENDS¹

THE TOP TEN MOST COMMONLY PLANNED PROGRAM ADDITIONS FOR NATIONWIDE RECREATION PROVIDERS INCLUDE:

- ☐ Group exercise programs
- ☐ Fitness programs
- ☐ Educational programs
- ☐ Programs for older adults
- ☐ Mind-body balance programs
- ☐ Teen programs
- ☐ Day camps and summer camps
- ☐ Holiday and other special events
- ☐ Environmental education
- ☐ Special needs programs

THE TOP TEN INITIATIVES NATIONWIDE RECREATION PROVIDERS ARE INVOLVED IN INCLUDE:

- ☐ Wellness initiatives
- ☐ Inclusion initiatives for those with disabilities
- ☐ Outreach to economically disadvantaged populations
- ☐ Outreach to under-served populations
- ☐ Inclusion initiatives for those with developmental disabilities
- ☐ Outreach to minority populations
- ☐ Resource conservation and green initiatives
- ☐ Initiatives to connect people to nature
- ☐ Initiatives to reduce hunger/improve nutrition
- ☐ Disaster recovery assistance

¹ According to the 2019 State of the Industry Report in Recreation Management Magazine: <http://recmanagement.com/feature/201906fe01>

GOALS & PRIORITIES: RECREATION

GOAL 1: ENSURE THAT RESIDENTS OF FARMINGTON HAVE ACCESS TO HIGH QUALITY RECREATION FACILITIES & PROGRAMS

POLICY 1.1: PROVIDE AND MAINTAIN A BROAD VARIETY OF FACILITIES TO SERVE THE DIVERSITY OF CITY RESIDENTS.

- **a. Implementation Measure:** Develop a program for and conduct a feasibility study that evaluates programming, funding, management, operations, and financial implications for expansion of and upgrades to the Farmington Gymnasium. The study should consider the needs and desires expressed in the community engagement process for this plan.
- **b. Implementation Measure:** Implement the preferred design for the Farmington Gymnasium expansion per the recommendations in the feasibility study.
- **c. Implementation Measure:** Develop a program for and conduct a feasibility study that evaluates programming, funding, management, operations, financial implications, and site selection for new or expanded aquatic facilities in the city. The study should consider the needs and desires expressed in the community engagement process for this plan.
- **d. Implementation Measure:** Implement the preferred design for aquatic facilities improvements per the recommendations in the feasibility study.

POLICY 1.2: IDENTIFY APPROPRIATE FUNDING STRATEGIES FOR NEW CONSTRUCTION, UPGRADES TO FACILITIES, AND LONG-TERM MAINTENANCE OF RECREATION FACILITIES TO ENSURE PROGRAM NEEDS ARE MET.

- **a. Implementation Measure:** Include comprehensive, long-term funding needs in annual budget assessments and capital improvement plan (CIP) processes.

POLICY 1.3: IDENTIFY AND CREATE PARTNERSHIPS WITH LOCAL ORGANIZATIONS AND PRIVATE RECREATION PROVIDERS TO EXPAND RECREATION OPPORTUNITIES FOR RESIDENTS AND MAKE MAXIMUM USE OF EXISTING FACILITIES.

- **a. Implementation Measure:** Develop a comprehensive approach to pursuing grant opportunities, partnership programs, cooperative agreements, shared use of facilities, and cooperative programs with public and private partners.

POLICY 1.4: PROVIDE A DIVERSE AND INCLUSIVE ARRAY OF RECREATION PROGRAMS.

- **a. Implementation Measure:** Conduct periodic evaluations of program offerings, including user satisfaction surveys, user participation rates, costs, and availability with other providers.
- **b. Implementation Measure:** Explore options for program scholarships, fee waivers, and other tools for improving access for low-income residents
- **c. Implementation Measure:** Continue to partner with Davis School District to meet recreation programming and facility needs.

POLICY 1.5: WHEN PLANNING PARKS AND OTHER RECREATION FACILITIES, TAKE INTO CONSIDERATION THE NEED TO PLAN FOR YEAR-ROUND AND NON-TRADITIONAL PROGRAMS AND ACTIVITIES.

- **A. Implementation Measure:** Work with the PRAT Committee and other local interest groups to identify partners and locations for a diverse range of programming and classes.



CHAPTER 4

ARTS, CULTURE & EVENTS



INTRODUCTION

Art and culture are important features of a complete community. They build upon the foundation of excellent park and recreation services, enhancing the quality of life and providing opportunities to come together.

This chapter focuses on the role that arts, culture, and community events play in making Farmington a complete community. It begins with an overview of public engagement, followed by an analysis of existing facilities, programs, and activities. The chapter concludes with recommendations and specific goals, policies, and implementation measures to help ensure arts and cultural opportunities meet the needs of the community.



PUBLIC INPUT ON ARTS, CULTURE & COMMUNITY EVENTS

As detailed in Appendix A: Public Engagement Report, the planning process included a range of public engagement opportunities to ensure the needs and desires of Farmington residents are well-vetted and reflected in this master plan.

COMMUNITY SURVEY

The following are key arts, culture and community events findings from the community survey.

- There is general satisfaction with the number of arts and cultural programs offered. However, there is room for improvement with the quality of the programs (see **Figure 4.1**)
- Festival Days has broad appeal, although there is opportunity for more engagement, particularly for activities that appeal to residents without children and for younger adults.
- When compared to the Farmington Gym and Pool, the Community Arts Center has the lowest visitation levels (see **Figure 4.2**).

WEBSITE & SOCIAL PINPOINT

The community engagement process included a project website that included the use of Social Pinpoint, an interactive mapping tool. A summary of feedback specific to arts, culture, and community events follows:

- More public art
- Explore expanding the arts building to a more usable size.
- Start a Farmers Market/kids' market in one of the city's parks.

Figure 4.1 - New & Improved Recreation Facilities

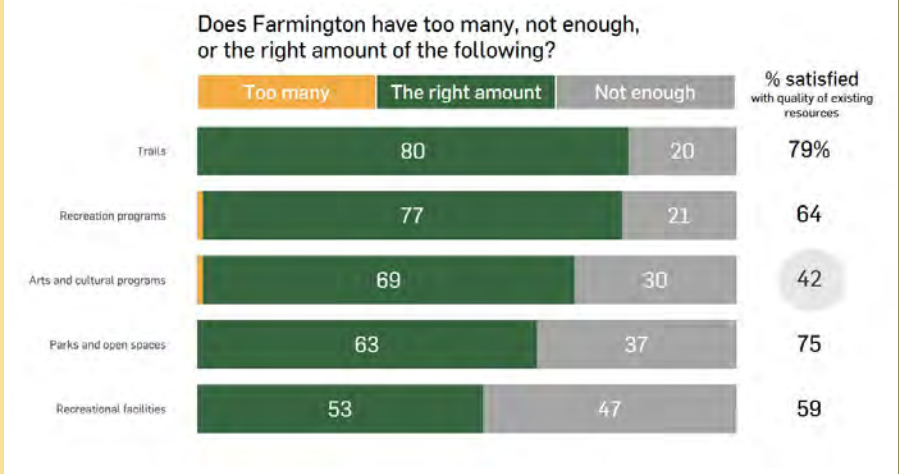
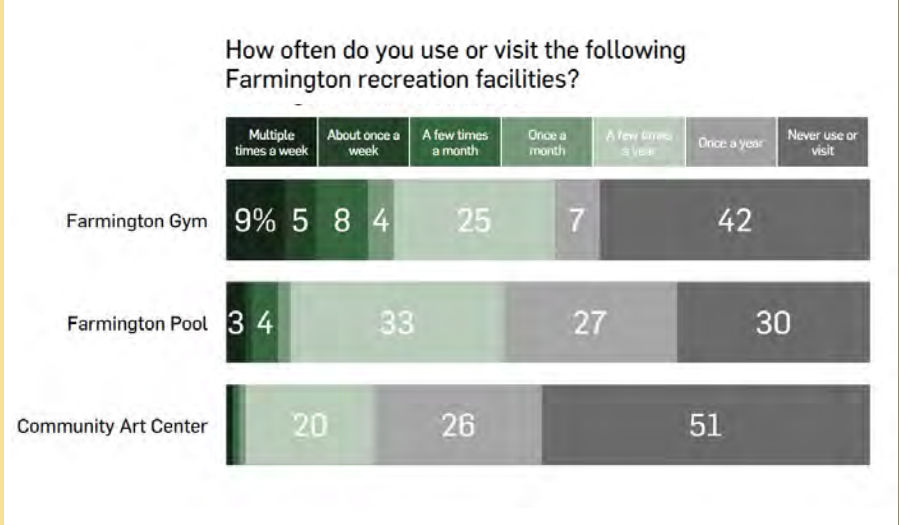


Figure 4.2 - Need Swimming, Pickleball, & Weightlifting



PUBLIC SCOPING MEETING

Several arts, culture, and community events-related comments were received during the Public Scoping Meeting held in December 2022, as follows:

- ❑ More public visual art should be available in the community, including interactive art, murals, and play equipment that incorporates art features.
- ❑ Disappointment about the city opting out of partnering with the CenterPoint Legacy Theater, which attendees indicate is heavily used by Farmington residents.
- ❑ The city should re-engage with the theater, rather than creating a new separate theater – which would be a waste of resources.
- ❑ Wider range of cultural events and programming is desired, such as farmers markets and food markets, music in the park, outdoor concerts, and expanded Festival Days events.



Farmington City Community Art Center

“

“Farmington used to be known as an artist’s hub. Everything now seems to be focused on recreation. Although fitness is important and we participate regularly, we have lost a lot of our outlets for cultural development. It would be nice to have more focus on art and culture.”

“The underpass on the Farmington Creek Trail would be a great spot for some public art”

“I didn’t know we had an arts center. I would like more info.”

FOCUS GROUPS

The planning team conducted interviews with three different focus groups: the Youth Council, Historic Preservation Committee, and city staff. The Youth Council did not comment on arts, culture, and community events. Comments from the other focus groups are summarized below:

HISTORIC PRESERVATION COMMITTEE

- ❑ Preserve the monument in Clark Park.
- ❑ There is a potential to improve the gristmill near Farmington Pond, focusing on the restoration of the existing building and incorporating a restaurant or event venue.
- ❑ Farmington has a rich history that should be incorporated into public spaces.
- ❑ Continue and improve the historic plaque program.
- ❑ Add more historical signage along trails including at the railroad and lagoon trail crossing as well as the historic lagoon site.
- ❑ Restore historic building facades in city's historic districts to their original design.
- ❑ Incorporate indigenous building materials in renovation and new construction projects, which could highlight the unique stone and masonry traditions of the region.
- ❑ Revive the Historic Business District.
- ❑ Petroglyphs are located in the nearby Wasatch Mountains, although they are not sure if they are protected.
- ❑ A historic wall has been demolished over time and is no longer visible - a replica wall might be constructed near Clark Park, which could also provide sound abatement against freeway noise.

CITY STAFF

- ❑ The Community Center is underutilized in general.
- ❑ Active aging programs have been making use of the facility, yet there remains opportunity to utilize the classrooms and have more of a staff presence.
- ❑ The facility needs a new floor, sound system, and lighting.

PRAT COMMITTEE

The Farmington Parks, Recreation, Arts, and Trails (PRAT) Committee provided the following input and direction on arts, culture, and community events in the city:

- ❑ There is a need for more arts events and competitions, and a better performing arts space. This is particularly critical since there is no concert hall in Davis County. It was suggested that Farmington might partner with the county and other communities and partners to develop a shared facility.
- ❑ Farmington cannot currently support a full-time local theater. The city has an outdoor stage at Woodland park, but it only operates seasonally. CenterPoint Legacy Theater does not meet local needs, as it is focused on regional theater events and programs.
- ❑ There is interest in adding murals and other more modern art, like the recently completed mural in the 600 North pedestrian tunnel, and a music-themed park. There is currently no dedicated funding for the arts but there is interest in exploring potential funding opportunities.

EXISTING FACILITIES

The primary public art and cultural facilities in Farmington are the Farmington Community Arts Center and the Farmington Historical Museum, which are described below.

FARMINGTON CITY COMMUNITY ARTS CENTER

The Community Arts Center is a city-owned and operated performing arts and event center located at 120 South Main Street. The building includes a 2,500-square-foot main hall and stage where a range of events and performances are held, such as the popular dinner theater program. This facility can be rented for weddings, receptions, family and corporate gatherings, and recitals. Adjacent to the Main Hall is a stage for Farmington City's Theatrical Art Programs that may also be rented for recitals and various other programs.

FARMINGTON HISTORICAL MUSEUM

The Farmington Historical Museum is located at 110 South Main Street. The museum was established in 2004 and is located in the original Farmington City Hall building. The museum contains exhibits that highlight local history and is open to public visitation during limited hours.



Farmington City Community Art Center



Farmington City Community Art Center



Farmington Historical Museum

EXISTING EVENTS

Farmington City and its community partners provide a variety of arts and culture community events and programs that provide residents with a range of opportunities to participate in enriching activities. Key events include the Sweetheart Dance, Daddy Daughter Dance, Easter Egg Hunt, Festival Days, Letter to Santa, and Christmas with Santa.

The city supports live theater and dinner theater shows at the Community Arts Center. Farmington also hosts arts and culture related events throughout the year, including community concerts and performances.



Farmington Festival Days



EXISTING ARTS & CULTURE ORGANIZATIONS

Community organizations are the backbone that make art, culture, and community events and programs in Farmington City possible. Key organizations include the Farmington Arts Committee and the Farmington Historic Preservation Commission. A brief description of each organization follows.

FARMINGTON ARTS COMMITTEE

The Farmington Arts Committee used to be a standalone committee that helped facilitate and host arts and cultural services for the Farmington community. During the COVID-19 pandemic, the committee and associated activities faltered. Farmington is currently planning to revive the committee as a subcommittee of the city's Parks, Recreation, Arts, and Trails Committee.

FARMINGTON HISTORIC PRESERVATION COMMISSION

The Farmington Historic Preservation Commission is comprised of nine volunteers appointed by the Mayor and City Council. The commission is committed to identifying, preserving, and protecting the rich history and architecture of Farmington as expressed in its buildings, monuments, streetscapes, and landmarks. The Commission oversees the Main Street Historic District, Clark Lane Historic District, and national and state registered properties and sites.

PRIVATE ORGANIZATIONS & FACILITIES

The city is home to a variety of private art and cultural organizations that help meet residents' needs. The local performing arts community engages with other public and private entities to broaden programming opportunities, including participation in the CenterPoint Legacy Theatre, a regional performing arts theater located in Centerville.



CenterPoint Legacy Theater



CenterPoint Legacy Theater

RECOMMENDATIONS: ARTS, CULTURE, & COMMUNITY EVENTS

Developing a comprehensive strategy for the provision of arts, culture, and community events in the city is one of the primary purposes of the master plan. The following needs and priorities reflect the findings of the community engagement activities, including analysis of the community survey and focus groups.

FACILITIES

While committee members and city staff indicate support for more expansive arts and culture programs and facilities, there is no clear commensurate public support. There is a general acknowledgment that venues for arts programs and events in Farmington City are challenging, since there are few indoor facilities to support expanded performances and none that are specifically designed for larger events and activities. Privately-owned facilities and those owned by community partners are either too expensive to rent or do not include necessary facilities for meeting programming needs.

There is limited support for upgrading and improving the Farmington Community Arts Center and for a dedicated concert hall (possibly as a shared facility developed in conjunction with Davis County, other nearby communities, and other partners such as the Davis School District). However, support for such improvements is not clear, and pale in comparison to the support expressed for park, recreation, and trail improvements.

EVENTS & PROGRAMS

Survey respondents indicated the city has enough arts opportunities but that there is room for improvement in the quality of offerings. Desired additions to the offered community events should be explored, focusing on different neighborhoods throughout the city. A farmers' market could be a good initial improvement. The challenges associated with expanding community events need to be addressed to ensure city facilities and programs meet community expectations (i.e., venues, funding, volunteer/staff capacity, diversity, and marketing areas)

There is a clear desire for improved programming at existing venues and as part of established events, such as Festival Days. Over time these may be expanded to encompass new facilities and locations such as rotating "Arts in the Park" programs and satellite cultural events as part of Festival Days throughout the city. The community should expand programming to reach a broader contingent of the community, particularly younger residents, and those without children, who do not take part in existing programs and events. Increasing the presence of public art in the community through public art programs and partnerships might be needed, although it will require outreach with the public, since this was a low-ranked capital improvement according to the survey.

FUNDING

Current arts and cultural funding resources are limited and securing additional funding is challenging. The city should continue to focus efforts accordingly to help gain access to new arts and culture revenue streams. Grant applications that include unique ideas can also help secure grant funding and should be explored as an approach while planning future parks, recreation, and cultural facilities.



Funding an indoor arts venue solely with city resources will be challenging and is not recommended. The city should instead consider partnering with other private and public entities, such as the CenterPoint Theatre, to help fund arts facilities.

VOLUNTEER/STAFF CAPACITY

The Arts Committee should be revived as an engaged volunteer organization. Since volunteers can be difficult to recruit and find and retain, the city will need to be proactive in this effort.

DIVERSITY

Diversity is an important consideration for ensuring the city's arts, culture, and community events reach a broad audience. Similarly, it is critical that activities are more representative of the local population. Many organizations that fund the arts recognize the importance of having diverse perspectives represented and prioritize efforts that incorporate diversity. Expanding the diversity of those involved with planning community programs and events also increases the likelihood that activities will appeal to a wider range of community members.

MARKETING

The current primary methods used to communicate with residents include social media and the city website. Farmington should investigate other avenues to market future events and programs, in conjunction with the plan recommended for marketing the city's recreation opportunities, to help ensure all interested participants are aware of all arts and cultural opportunities.

KEY ARTS, CULTURE, & COMMUNITY EVENTS RECOMMENDATIONS:

- ❑ Make the best use of existing amenities through upgrades and expanded programming and activities.
- ❑ Broaden programs and events to serve more community members and groups.
- ❑ Increase the presence of public art in the community.
- ❑ Re-establish the Arts Committee and ensure diverse representation
- ❑ Plan more multicultural arts, cultural, and community events and programs.
- ❑ Improve marketing and outreach for events and programs.
- ❑ Create a strategic plan that establishes strategies for improving the quality of arts, culture and event offerings in the city.
- ❑ Explore partnerships to improve resident access to large-ticket facilities.

IDEAS: COMMUNITY ACTIVITIES/EVENTS



IDEAS: ART AS A COMMUNITY DEVELOPMENT TOOL

- ❑ Commission environmental art along a waterway or key natural open space.
- ❑ Establish a “friends of” group to help produce concerts and art activities in parks and public spaces.
- ❑ Work with a local performing arts organization to put on music/dance events and music festivals in parks.
- ❑ Require civic design teams to include artists to ensure public art is seamlessly integrated into public projects.
- ❑ Commission a performance that encapsulates the lived experiences of Farmington residents.
- ❑ Commission historical murals that tell the story of the community.
- ❑ Embed visual arts with “green infrastructure” systems to help explain how stormwater can be controlled and utilized.
- ❑ Temporarily transform back roads and large building facades into temporary murals and pavement art.
- ❑ Establish a program for temporary/pop-up art installations in the community.
- ❑ Create a public art master plan that addresses temporary/pop-up and permanent art installations in key parks, civic sites, and public properties.
- ❑ Host a rotating artist-in-residence program to bring diverse cultural expressions to the city.
- ❑ Host cultural activities that allow emerging artists to express their art in parks and other public spaces.



GOALS & POLICIES: ARTS, CULTURE & COMMUNITY EVENTS

GOAL 1: ENSURE RESIDENTS OF FARMINGTON HAVE ACCESS TO HIGH QUALITY ARTS AND CULTURAL PROGRAMS AND FACILITIES AND EVENTS.

POLICY 1.1: MAXIMIZE THE POTENTIAL OF EXISTING CITY FACILITIES, EVENTS AND PROGRAMS TO MAKE THE BEST USE OF LIMITED RESOURCES.

- a. Implementation Measure:** Create a strategic plan that establishes strategies for improving the quality of arts, culture and event offerings in the city.
- b. Implementation Measure:** Make the best use of existing amenities through upgrades and expanded programming and activities.
- c. Implementation Measure:** Explore the feasibility of adding staff to manage arts and culture programs and facilities in the city and work with community organizations.
- d. Implementation Measure:** Develop a marketing plan/strategy to collaborate on improved marketing and communication efforts for arts and culture.
- e. Implementation Measure:** Create a sustainable, dedicated source for arts funding within the annual city budget.
- f. Implementation Measure:** Seek funding sources for arts, culture, and community events.

POLICY 1.2: SUPPORT AND ENCOURAGE COLLABORATION THROUGH PARTNERSHIPS TO MAINTAIN AND ENHANCE THE CITY'S ARTS AND CULTURAL FACILITIES AND PROGRAMMING.

- a. Implementation Measure:** Explore partnerships to improve resident access to large-ticket arts and culture facilities.
- b. Implementation Measure:** Continue to partner with arts and culture organizations in the community.
- c. Implementation Measure:** Re-establish the Arts Committee to help program and market a wider variety of cultural events and community celebrations.
- d. Implementation Measure:** Investigate partnering with Davis School District to implement drop-in art activities for youth, including visual arts, music and dance or other educational/ environmental opportunities.

POLICY 1.3: IMPROVE THE DIVERSITY OF ARTS AND CULTURAL PROGRAMS OFFERED BY THE CITY.

- a. Implementation Measure:** Work with community organizations to increase the diversity of board and committee members with a variety of demographics and areas of expertise and interest.
- b. Implementation Measure:** Expand arts programming & community events, focusing on different neighborhoods and demographics throughout the city.

POLICY 1.4: STRENGTHEN THE ROLE OF PUBLIC SPACES AS AN INTEGRATED PART OF COMPREHENSIVE COMMUNITY DEVELOPMENT AND COMMUNITY CELEBRATION.

a. Implementation Measure: Consider the development of a public art master plan to develop a comprehensive approach to public art in the city.

b. Implementation Measure: Foster innovation, design excellence and beauty in community parks and public spaces by integrating art into the design of public spaces and by including artists as part of design teams.

c. Implementation Measure: Convey the community's identity and highlight diversity by incorporating art, history and culture into the city through public art, urban design and events.



CHAPTER 5

TRAILS



INTRODUCTION

Trails play a vital role in the community, providing opportunities to exercise, recreate, and to access key destinations and facilities throughout the city and beyond. When well-planned, trails provide transportation options to and from businesses, schools, essential services, transit stations, and other recreation facilities. They also are an important element for the “Safe Routes to Schools” program.

In March 2016, Farmington City adopted the *Farmington Active Transportation Plan* that includes recommendations for policy and infrastructure improvements to enhance travel options for bicyclists, pedestrians, and other modes of human-powered transportation. In 2022, the Farmington City Trails Committee developed the Farmington Trail Guidebook, which provides detailed descriptions for 38 trails in Farmington. The trail recommendations contained in this plan build upon both of these efforts as part of establishing a comprehensive, interconnected, recreational trail network that serves a full range of trail user groups.

This chapter begins with a summary of public input related to trails, followed by an inventory of Farmington’s existing trail network. The chapter culminates with proposed trail improvements along with recommended goals, policies, and implementation measures to guide future decision-making and resource allocation.



PUBLIC INPUT ON TRAILS

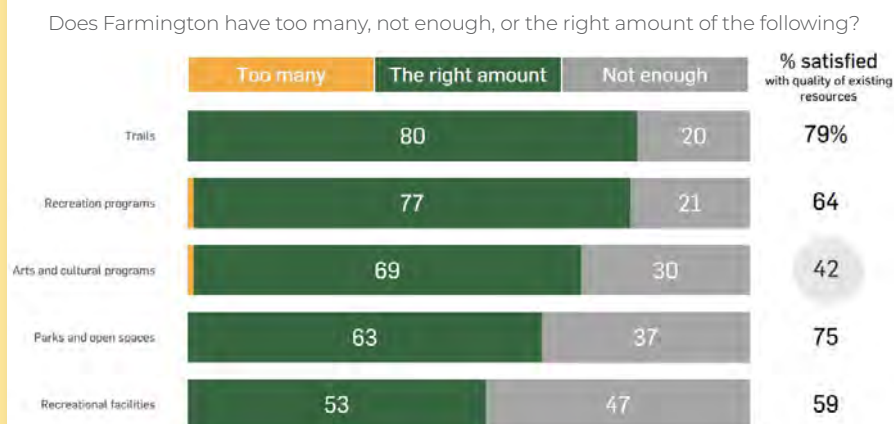
As detailed in Appendix A: Public Engagement Report, the planning process included a range of public engagement opportunities to ensure the needs and desires of Farmington residents are well-vetted and reflected in this master plan.

COMMUNITY SURVEY

The following are key trail-related findings from the community survey.

- Most Farmington residents (57%) visit trails at least once a month, and only 7% report having never used a Farmington trail. The most common trail users in Farmington are those with children, adults under 65 years old, and residents who live in the southwest region of Farmington.
- The Legacy Trail and Farmington Creek Trail are the most popular trails in the city, with nearly half of residents using them within the last year. The Bonneville Shoreline Trail and Flag Rock Trail are also popular.
- Overall, residents are satisfied with the quantity of trails in Farmington, but they would like to see more connections between trails and to neighborhoods (see **Figure 5.1** and **Figure 5.2**).
- Figure 5.2** indicates the most desired trail improvements, including additional restrooms, trail linkages to neighborhoods, trail signage and markers, pet waste disposal stations, and a more complete/connected trail system.

Figure 5.1 - Residents Satisfied with Trails, but Want More Parks



Average quality of life (out of 100) is 85. In terms of a letter grade, this corresponds with a B+



What other changes would you like to see to the trails in Farmington City?

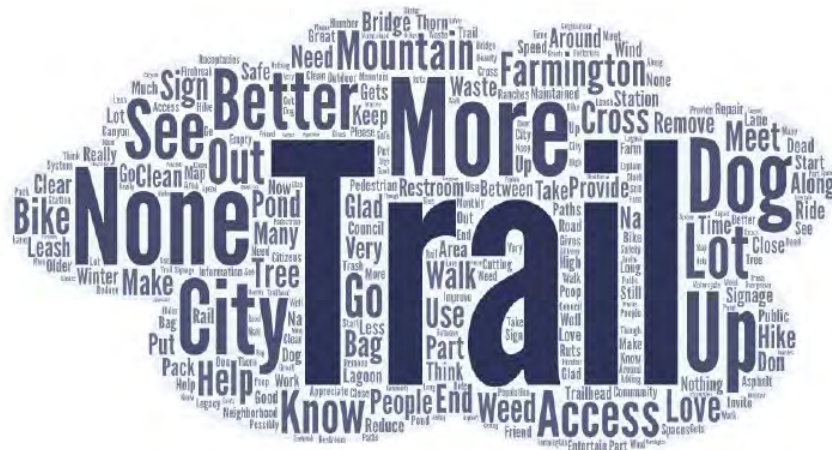
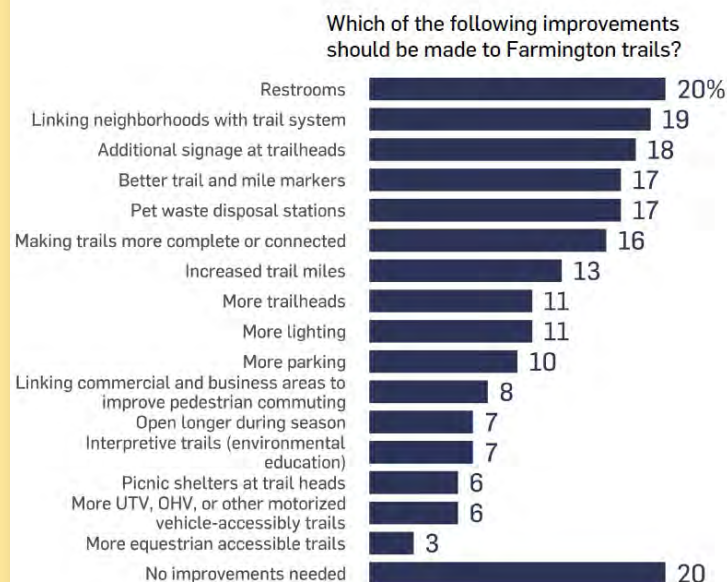


Figure 5.2 - Residents Want More Restrooms & Connected Trails



WEBSITE & SOCIAL PINPOINT

The community engagement process included a project website that included the use of Social Pinpoint, an interactive mapping tool. A summary of feedback specific to trails follows:

- ❑ Over forty-two comments suggested additional trail connections throughout the community and in the adjacent foothills.
- ❑ Desire for off-leash dog trails, a pump track suitable for younger kids, and more trash receptacles.
- ❑ Residents desire improved trail maintenance, particularly in the foothills and near the Great Salt Lake.
- ❑ The rail trail has excessive gates that are difficult to maneuver around, especially for children.
- ❑ The Trails Committee should be revived to help plan for and maintain Farmington trails.

“

**WHAT IMPROVEMENTS
WOULD YOU LIKE TO SEE IN
FARMINGTON'S TRAILS?**

**“Take care of weeds, thorns on
trails.”**

**“More dog off-leash citation...
dog poop bag receptacles at the
trailheads.”**

**“More trails winding between
neighborhoods”**



PUBLIC SCOPING MEETING

Several trail-related comments were received during the Public Scoping Meeting held in December 2022, as summarized below:

- ❑ Desired trail improvements include more connectivity between trails, more access to water/streams, better weed control/maintenance, art along trails, signage (wayfinding, interpretive, and regulatory), more user-specific trails (for mountain biking, hiking, equestrian, etc.), and trail etiquette education.
- ❑ Proactive trail maintenance is needed, particularly for weed control.
- ❑ Consider working with the High School Bike Team and other partners to help address maintenance needs.
- ❑ Work with HOAs on additional trail alignments and amenities
- ❑ The trail subcommittee should be reformed.

FOCUS GROUPS

The planning team conducted interviews with three different focus groups: the Youth Council, Historic Preservation Committee, and city staff. Comments relating specifically to trails are summarized below.

YOUTH COUNCIL

- ❑ Expand The Farm Bike Park.
- ❑ More trails of all types desired, especially in South and West Farmington.

HISTORIC PRESERVATION COMMITTEE

- ❑ Parking needs to be improved for The Farm Bike Park.
- ❑ If Farmington Bay is going to be a destination, a clear plan for pedestrian access needs to be established, as the West Davis

Corridor is cutting off key access points. The Bird refuge would be a great end destination to Farmington's trail system

- ❑ Improve walking conditions along State Street and Main Street to make them better trail corridors.
- ❑ The Patsy's mine was sealed up years ago – could be interesting to open it back up to the public.

PRAT COMMITTEE

The Farmington Parks, Recreation, Arts, and Trails (PRAT) Committee provided the following input on trails in the city:

- ❑ Farmington has an expansive trail system both in-town and in the adjacent mountains
- ❑ Trail maintenance is a weakness (especially mountain trails)
- ❑ The city lacks the organization and staff to adequately maintain its trails. A trail maintenance plan is needed
- ❑ There is interest in partnering with non-profits who support trail maintenance
- ❑ A well-maintained and moderately-sloped trail to the top of Farmington Peak is desired
- ❑ Some trail amenities are lacking (such as exercise equipment)
- ❑ Connectivity between trails and east-west is an issue
- ❑ There is a need for walking amenities and improvements along Main Street (benches, lighting, traffic calming, new sidewalks)
- ❑ Wayfinding and signage on trails is a high priority
- ❑ Trails committee started a wayfinding master plan but lost momentum
- ❑ Mountain trails must conform to Forest Service standards
- ❑ Few parks have perimeter trails. Woodland Park would be a good candidate to add one

EXISTING TRAIL SYSTEM

EXISTING TRAILS

Farmington is fortunate to have an extensive trail system, composed of both paved and unpaved options that accommodate a variety of trail users, including runners, hikers, cyclists, equestrians, and more. As indicated in **Table 5.1** and shown on **Map 5.1**, there are more than 37 miles of existing trails in Farmington, including 22 miles of paved trails and 15.4 miles of unpaved trails. There are also numerous trails accessible just beyond the city's boundaries within the Uintah-Wasatch-Cache National Forest to the east and Farmington Bay to the south.

Table 5.1 - Existing Farmington Trails

Type	Miles
Regional Paved Trails	8.5
Local Paved Trails	13.5
Regional Unpaved Trails	1.7*
Local Unpaved Trails	13.7
Total	37.4

*The majority of the Bonneville Shoreline Trail lies just outside of Farmington's city boundary

REGIONAL TRAILS

Regional Trails form the primary trail framework that serves a broad variety of user groups, including pedestrians, bicyclists, and other active transportation users. These trails continue past Farmington's boundaries into adjacent communities, providing important connections throughout the region.

THERE ARE FOUR REGIONAL TRAILS IN FARMINGTON:

- The **Legacy Trail** is a 14-mile paved multi-use trail paralleling the Legacy Parkway in Davis County, connecting Farmington to Salt Lake City. In Salt Lake City, the trail ties directly into the Jordan River Parkway trail which continues another 45 miles to Utah Lake in Saratoga Springs.
- The **Denver and Rio Grande Western Rail Trail (D&RGW)** is a 23-mile paved multi-use trail that connects the city to Roy at the north end and West Bountiful at the south end. The trail is located within a former railroad alignment, resulting in a continuous trail largely uninterrupted by vehicle traffic.
- The **Bonneville Shoreline Trail (BST)** is an unpaved trail located in the Wasatch foothills along the elevation of the historic Lake Bonneville shoreline. Though not fully implemented, the trail is envisioned to eventually stretch 280 miles from Nephi, Utah north to the Idaho border, serving pedestrians, bicyclists, and equestrian riders where appropriate¹.
- The **West Davis Corridor Trail** is a 10-mile paved multi-use trail paralleling the new I-77, also known as the West Davis Corridor in Davis County, connecting Farmington to West Point. Approximately 2.9 miles of the trail fall within the Farmington City boundaries.

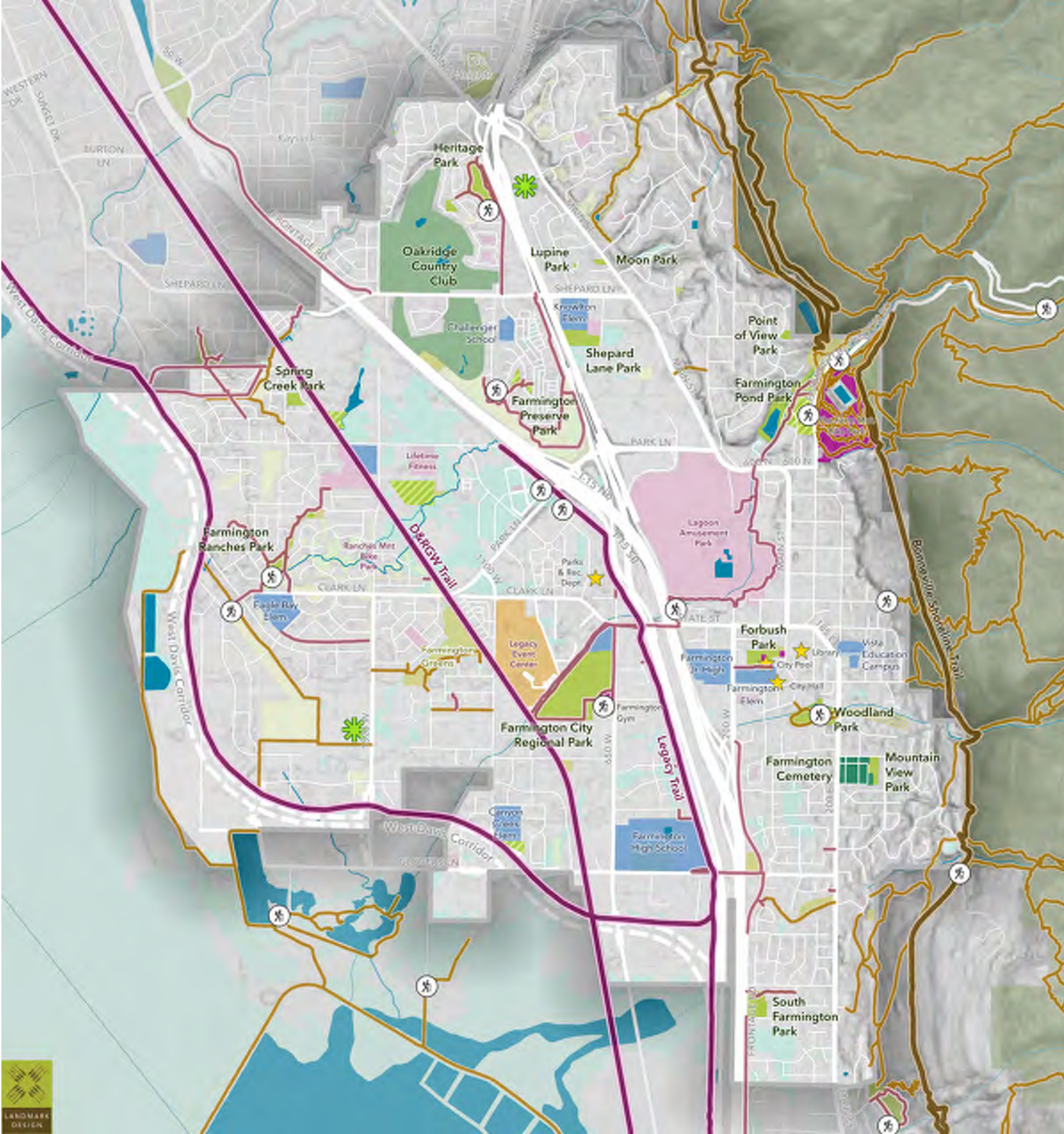
¹ <https://www.bonnevilleshorelinetrail.org/>

CITY OF FARMINGTON PARKS, RECREATION, ARTS, & TRAILS MASTER PLAN



MAP 5.1 | Existing Trails

- Existing Regional Paved Trail
- Existing Regional Unpaved Trail
- Existing Local Paved Trail
- Existing Local Unpaved Trail
- * Existing Trailhead
- ✱ Proposed Neighborhood Park
- Planned Park
- Park
- Golf Course
- Cemetery
- Special Use Facility
- County-Owned Rec. Facility
- Private Park/Rec. Facility
- Private Open Space
- City-Owned Open Space
- County-Owned Open Space
- ★ Point of Interest
- Perennial Stream
- Ephemeral/Intermittent Stream
- Canal/Ditch
- Body of Water
- Wetlands
- School
- US Forest Service
- City Boundary



LOCAL TRAILS

Local trails provide a finer grain of connectivity in Farmington's trail network. These multi-use trails complement and connect to the regional trail framework, providing necessary connections from neighborhoods to local parks, open spaces, schools, and other community destinations.

Farmington has several key local trails within its boundaries, including unpaved and paved options.



PAVED LOCAL TRAILS:

- **Farmington Creek Trail** connects Farmington Canyon to Farmington City Regional Park along Farmington Creek.
- **Oakridge Preserve Trail** loops through preserved wetlands near Farmington Preserve Park, connecting the adjacent neighborhoods to the park.
- The **Buffalo Ranch Trail System** includes both paved and unpaved trails throughout Farmington's southwest neighborhoods. The paved portion circles Farmington Ranches Park and extends through the adjacent open space corridor, connecting the nearby neighborhoods to the park. Further southwest, gravel paths follow a power corridor and connect with the Farmington Bay Trails south of the city border.

UNPAVED LOCAL TRAILS:

- **The Farm** is a 44-acre mountain bike park that includes four miles of bike-only trails. The park is heavily used by mountain bikers from within Farmington and the greater region.
- **Shepard Creek Trail** is a single-track unpaved trail that starts near Main Street and follows Shepard Creek up through Farmington's northeast neighborhoods and on through Shepard Canyon connecting to U.S. Forest Service trails.
- **The Farmington Bay Trail System** consists of unpaved trails and dirt roads winding through the wetlands of the Great Salt Lake just south of Farmington's southwest boundary.

BIKE LANES & ROUTES

On-street bicycle facilities, , which are generally intended for commuting cyclists or recreational cyclists that are comfortable sharing facilities with motorized vehicles, are not addressed as part of this master plan. Information on existing and proposed on-street bicycle facilities can be found in the *Farmington Active Transportation Plan 2016*.

SIDEWALKS

In addition to multi-use trails, a comprehensive and generally continuous system of sidewalks has been established throughout the city to facilitate walking. The Farmington Active Transportation Plan 2016 identifies key routes where sidewalks are missing and needed, as well as a list of projects to improve pedestrian safety and connectivity. The improvements identified in the *Active Transportation Plan 2016* are essential for a successful and safe recreational trail system and should be implemented along with the recommendation in this chapter.

EXISTING TRAILHEADS

As shown in **Map 5.1**, Farmington's trail system is served by 12 existing trailheads, as well as numerous trail access points not indicated on the map. Several city parks serve as trailhead locations, including Farmington Pond, Farmington City Regional Park, Woodland Mark, Farmington Preserve Park, Heritage Park, and Farmington Ranches Park. The remaining trailheads are designed solely for trail access and do not include park amenities. There are also several trailheads just outside the city's boundaries that provide access to Farmington's trail system, including Freedom Hill Park, Eccles Wildlife Education Center, Farmington Bay Trailhead, and Farmington Canyon Trailhead.



RECOMMENDATIONS: TRAILS

ADDITIONAL TRAIL CONNECTIONS

As indicated in **Map 5.2** and **Table 5.2**, approximately 21 miles of trails are proposed to fill trail connectivity gaps between existing trails, neighborhoods, and community destinations. Most of these routes are sourced from previous planning efforts, particularly the *Active Transportation Plan 2016* and the *Farmington Station Area Plan 2022*, with a few additional alignments proposed to improve connectivity.

Many of the planned trail alignments connect to the recently completed West Davis Corridor Trail. These trails will provide additional connection through the community and a link between the Legacy Trail and the D&RGW Trail near Farmington’s south border.

Three new trailheads are also planned in or near Farmington. Trailhead improvements for the new West Davis Corridor Trail are planned. In addition, a new trailhead for the Legacy Trail is planned near Farmington City Regional Park, and two trailheads are planned for the West Davis Corridor just outside the city’s boundaries (see **Map 5.2**).

TRAIL SIGNAGE & WAYFINDING

The establishment of a comprehensive trail signage system is particularly important for informing trail users about trail regulations and etiquette, the location of key destinations, and for improving awareness and stewardship of the trail and open space system. It is recommended that the city develop and implement a comprehensive wayfinding and signage master plan that addresses safety, regulatory, interpretive, and wayfinding signage throughout Farmington’s trail system. During this process the city should also work with the U.S. Forest Service to install needed signage on Forest Service trails adjacent to the city boundary.

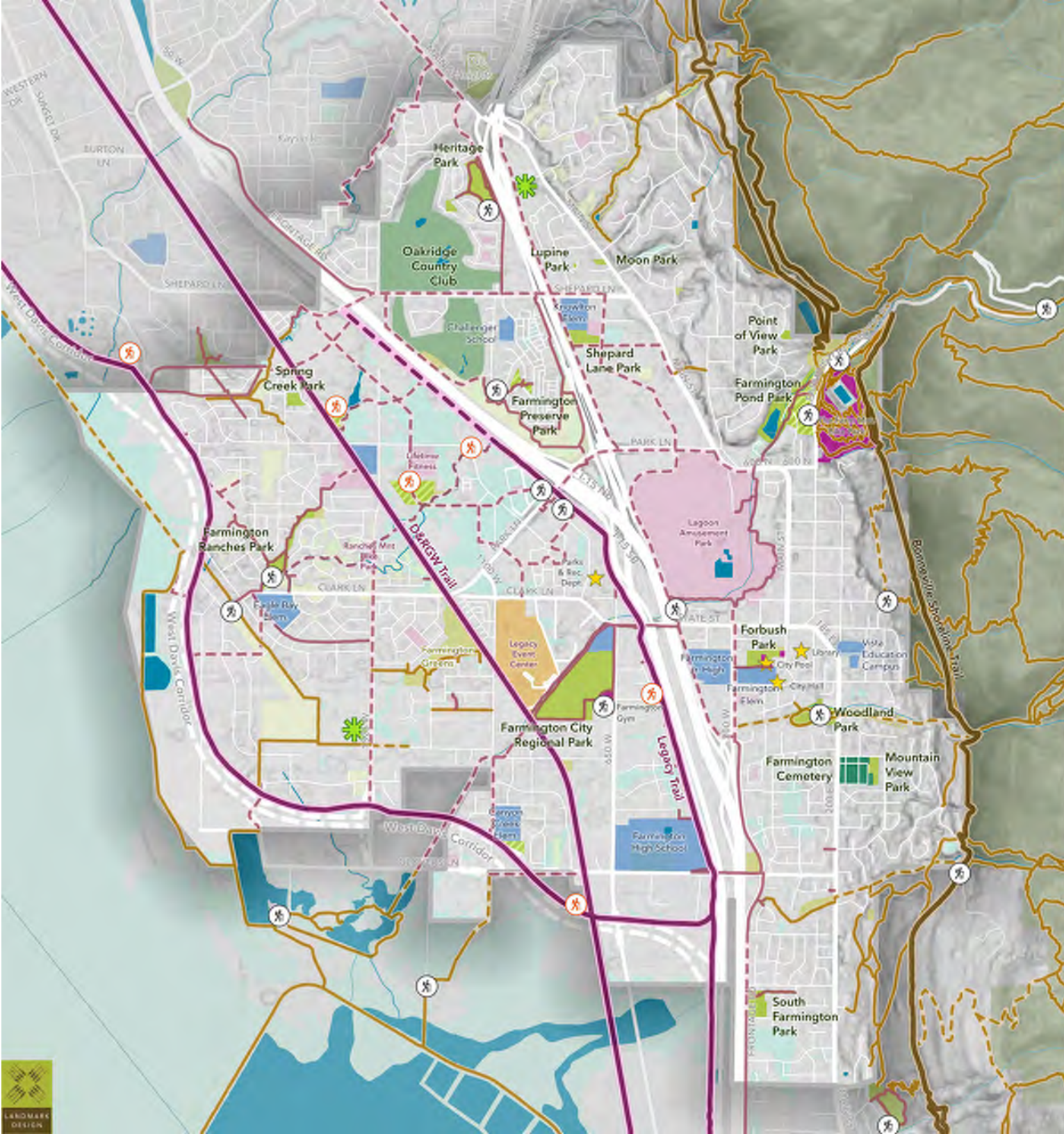
Table 5.2 - Planned Trails	
Type	Miles
Regional Paved Trails	1.3
Local Paved Trails	16.9
Regional Unpaved Trails	0
Local Unpaved Trails	3.3
Total	21.5

CITY OF FARMINGTON PARKS, RECREATION, ARTS, & TRAILS MASTER PLAN



MAP 5.2 | Existing & Future Trails

- Existing Regional Paved Trail
- Existing Regional Unpaved Trail
- Existing Local Paved Trail
- Existing Local Unpaved Trail
- Planned Regional Paved Trail
- Planned Local Paved Trail
- Planned Local Unpaved Trail
- Existing Trailhead
- Planned Trailhead
- Proposed Neighborhood Park
- Planned Park
- Park
- Golf Course
- Cemetery
- Special Use Facility
- County-Owned Rec. Facility
- Private Park/Rec. Facility
- Private Open Space
- City-Owned Open Space
- County-Owned Open Space
- Point of Interest
- Perennial Stream
- Ephemeral/Intermittent Stream
- Canal/Ditch
- Body of Water
- Wetlands
- School
- US Forest Service
- City Boundary



TRAIL MAINTENANCE

The following recommendations are suggested to help the city improve trail conditions and maintenance. For additional maintenance recommendations, refer to Chapter 6: Parks and Rec Department.

- ❑ Develop a city-wide maintenance strategy for all trail facilities.
- ❑ Incorporate trail maintenance needs into the city's regular roadway maintenance regime as appropriate, with special attention paid to sweeping and pothole repair on high use facilities
- ❑ Establish a weed management program to reduce the spread of Puncture Vine and bicycle flats.
- ❑ Encourage citizens to report maintenance issues that impact trail-user safety.
- ❑ Explore potential partnerships and volunteer programs to help ease trail maintenance demands.

OTHER NEEDS

ADDITIONAL TRAIL AMENITIES

Additional restrooms were the number one requested trail improvement in the public engagement process. This master plan recommends that the six outlined planned trailheads include restrooms to help meet these needs. The planned Red Barn Trailhead already has a restroom constructed. Additional restrooms at key trail junctions as opportunities arise.

Pet waste disposal stations, garbage cans, and lighting were also requested during the public engagement process. The city should consider these improvements and strategically locate them in high-use areas to best utilize city resources and minimize maintenance demands.

Figure 5.3 - Pathway Width Representation



Note: These trail design standards serve as good guidance for trail development, however it is recommended that the city adopt clear engineering standards that established design parameters for all of Farmington's trail types throughout the city.

DESIGN STANDARDS

The *Farmington Active Transportation Plan 2016* outlines general design practices for paved shared use paths. The guidance includes the following,

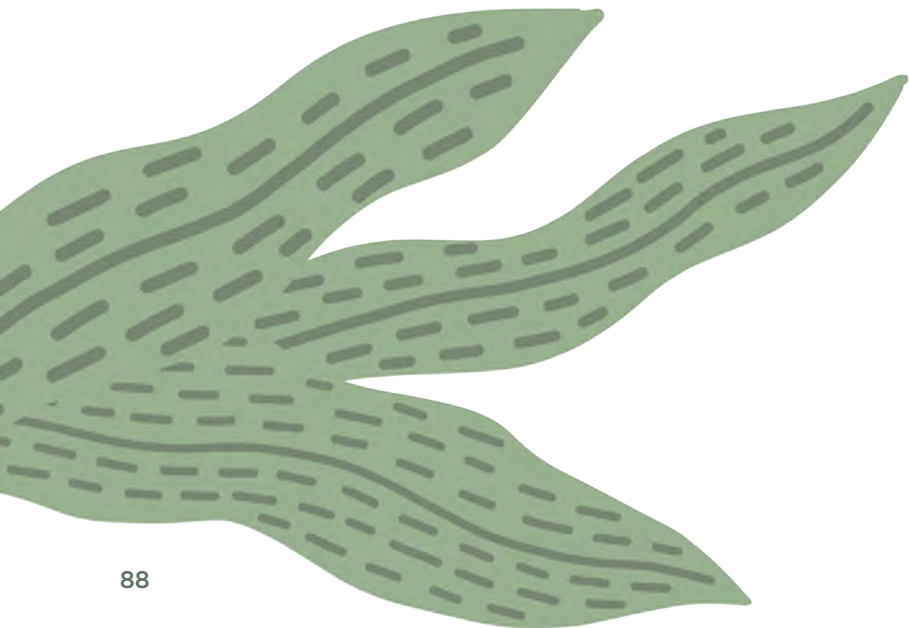
- Width: 10'-12' recommended, 8' minimum (see Figure 18)
- Shoulder: at least 2' on both sides of trail, 3' if signage or other furnishings are installed
- Material: Asphalt or Concrete with saw-cut joints
- Bollards: reflective bollards should be used at all intersection and trail access points

TRAIL CROSSINGS

In addition to providing a complete and interconnected trail network, safe trail crossings at major roadways are essential for a safe and efficient trail experience. The *Farmington Active Transportation Plan 2016* identifies locations for trail crossings, intersection improvements, and traffic calming. Those proposed facilities, along with additional facilities where required, are recommended.

KEY SYSTEM-WIDE TRAIL RECOMMENDATIONS:

- Develop the proposed trail alignments specified in Map 5.2.
- Develop and implement a trail Signage and Wayfinding Master Plan
- Develop a city-wide maintenance strategy for all trail facilities.
- Incorporate trail maintenance needs into the city's regular roadway maintenance regime as appropriate, with special attention paid to sweeping and pothole repair on high use facilities
- Establish a weed management program to reduce the spread of Puncture Vine and bicycle flats.
- Encourage citizens to report maintenance issues that impact trail-user safety.
- Construct restrooms at all planned trailheads.
- Add additional trash receptacles and pet waste disposal at strategic locations through Farmington's trail system.
- Develop and adopt trail design standards
- Implement the improvements identified in the Farmington Active Transportation Master Plan



GOALS & POLICIES: TRAILS

GOAL 1: ENCOURAGE TRAIL USE TO IMPROVE RESIDENT HEALTH AND REDUCE AUTOMOBILE DEPENDENCE

POLICY 1.1: PROVIDE A HIGH-QUALITY, COMPREHENSIVE, AND INTERCONNECTED TRAIL SYSTEM.

- **a. Implementation Measure:** Implement the recommended trail network, including trails, trailheads, and other improvements suggested in this plan.
- **b. Implementation Measure:** Implement the recommendations in the *Farmington Active Transportation Plan*.
- **c. Implementation Measure:** Plan for and implement additional trail amenities, including restrooms, pet waste disposal stations, trash receptacle, benches, and lighting in strategic high-use locations to best utilize resources and minimize maintenance.
- **d. Implementation Measure:** Develop and implement a comprehensive wayfinding and signage master plan that addresses safety, regulatory, interpretive, and wayfinding signage.
- **e. Implementation Measure:** Assess and implement solutions for creating safe links across major barriers (i.e., I-15, Legacy Parkway, West Davis Corridor, and railroads).

POLICY 1.2: INCREASE SHADE ALONG FARMINGTON'S TRAIL NETWORK IN KEY LOCATIONS.

- **a. Implementation Measure:** Analyze shade cover of existing Farmington trails. On exposed segments, plant

trees in public rights-of-way where possible. Where trails abut private property, consider partnering with landowners for tree planting on private land.

- **d. Implementation Measure:** Update city ordinances and standards to ensure all future trail development incorporates shade where possible.
- **e. Implementation Measure:** Adopt engineering standards for future trail development to ensure all future facilities are functional, safe, and consistent.

POLICY 1.3: PROVIDE A SAFE, WELL-MAINTAINED TRAIL SYSTEM.

- **a. Implementation Measure:** Install trail lighting and emergency response stations along paved multi-use trails where appropriate.
- **b. Implementation Measure:** Include safety contact information on all trail signage and maps.
- **c. Implementation Measure:** Develop programs that encourage citizens to report maintenance issues that affect bicyclist and pedestrian safety.
- **d. Implementation Measure:** Periodically evaluate and improve the city's maintenance strategies for trails and trail facilities.
- **e. Implementation Measure:** Review city protocols to address pedestrian and bicyclist safety during all construction and maintenance activities, and update procedures and policies as needed.
- **f. Implementation Measure:** Establish a weed management program to target spread of puncture vine/goat-heads to reduce incidents of flat bike tires.
- **g. Implementation Measure:** Implement programs (such as "Adopt a Trail") to encourage trail user assistance in developing and maintaining the trail system.



POLICY 1.4: MAKE THE BEST USE OF EXISTING TRAIL CORRIDORS AND FACILITIES.

- **a. Implementation Measure:** Work with the PRAT Committee to assess options to maximize existing trail corridors and rights-of-way by adding unpaved trails parallel to paved trails, converting user-created trails or dirt roads into official city trails, or other options recommended by the assessment.
- **b. Implementation Measure:** Explore additional trailheads and trail access points as the trail system continues to evolve, particularly when access is requested by specific neighborhoods.
- **c. Implementation Measure:** Incorporate selective winter plowing of key routes into maintenance routines.

POLICY 1.5: INSTITUTIONALIZE PLANNING FOR TRAILS WITH A FOCUS ON CLOSING CONNECTIVITY GAPS AND CONNECTING EXISTING AND FUTURE NEIGHBORHOODS TO SCHOOLS, PARKS, RECREATION FACILITIES, PUBLIC TRANSIT, AND COMMUNITY DESTINATIONS.

- **a. Implementation Measure:** Regularly update the *Farmington Active Transportation Plan* and this plan.
- **b. Implementation Measure:** Include system-wide trails development in planning initiatives and procedures.
- **c. Implementation Measure:** Ensure that ordinances require trail easements or trail rights-of-way in all new development areas.

POLICY 1.6: SUPPORT PROJECTS THAT IMPROVE MULTI-MODAL CONNECTIONS AND ENHANCE BICYCLE-TRANSIT TRIP LINKING, PARTICULARLY NEAR THE FARMINGTON FRONTRUNNER STATION.

- **a. Implementation Measure:** Develop a program to work with large employers, education centers, activity centers, and major transit stops to provide secure bicycle storage facilities and racks.
- **b. Implementation Measure:** Incorporate bicycle parking and other bicycle amenities at all city parks and facilities.
- **c. Implementation Measure:** Work with the Farmington PRAT Committee and the Farmington City Council to explore all funding and development options for trail development and enhancement, including grants, sponsorships, and partnerships.

- **d. Implementation Measure:** Create a sustainable, dedicated source for trail funding within the annual city budget.

GOAL 2: PROMOTE EDUCATION & AWARENESS ON BICYCLE AND PEDESTRIAN FACILITIES, ISSUES, AND ACTIVITIES

POLICY 2.1: IMPLEMENT COMPREHENSIVE EDUCATION PROGRAMS TARGETED AT ALL POPULATIONS IN THE CITY.

- **a. Implementation Measure:** Develop a program to educate the general public on bicycle and walking safety issues and encourage non-motorized transportation with programs that target pedestrians, bicyclists, and motorists.
- **b. Implementation Measure:** Plan and implement Safe Routes to School and other safety programs, including educational and incentive programs, in partnership with the school district and other interested parties.
- **c. Implementation Measure:** Host city-sponsored events that promote bicycling and walking.
- **d. Implementation Measure:** Work with local bike shops and clubs to provide educational materials about trails and trail etiquette and safety at public events and festivals.
- **e. Implementation Measure:** Regularly update trails information on the city's website or create an app where information can be posted on current trails conditions, trail locations, trail characteristics, and general information about trails.



GOAL 3: PARTNER WITH OTHER AGENCIES AND STAKEHOLDERS WHENEVER POSSIBLE TO IMPROVE TRAIL ACCESS, MAINTENANCE, AND FUNDING.

POLICY 3.1: COOPERATE AND COORDINATE WITH LOCAL AND REGIONAL JURISDICTIONS TO PLAN AND FUND TRAILS.

- **a. Implementation Measure:** Continue to work with adjacent communities and regional planning agencies on the planning and implementation of regional trail connections.
- **b. Implementation Measure:** Partner with neighboring cities on multi-jurisdictional organizations such as Wasatch Front Regional Council to fund trail projects.

POLICY 3.2: COORDINATE AND PARTNER WITH OTHER ORGANIZATIONS HELP MAINTAIN AND FUND TRAILS IMPROVEMENTS WHERE APPROPRIATE.

- **a. Implementation Measure:** Explore partnering with non-profit organizations and other private organizations to help fund and maintain Farmington trails.

GOAL 4: DEVELOP A MONITORING AND EVALUATION SYSTEM FOR THE CITY'S TRAILS.

POLICY 4.1: MONITOR THE IMPLEMENTATION OF TRAIL RECOMMENDATIONS IN THE FARMINGTON ACTIVE TRANSPORTATION PLAN AND THIS MASTER PLAN.

- **a. Implementation Measure:** Track the progress on the plans as a percent completed of the total recommended trails improvements.
- **b. Implementation Measure:** Track city-wide trends in trails usage through Census data, annual trail user counts, and periodic community surveys.
- **c. Implementation Measure:** Monitor bicycle and pedestrian collision data to seek continuous reduction in bicycle and pedestrian collision rates.



CHAPTER 6

PARKS & REC

DEPARTMENT



INTRODUCTION

The Farmington City Parks and Recreation Department is responsible for maintaining and managing the city's fifteen parks, cemetery, gymnasium, swimming pool, community art center, open space, and trails encompassing 160.5 acres, plus more than 36 acres of other public land such as detention basins and roadway landscaping. The department also organizes the community's recreation and arts programming and community events. Department leaders are responsible for setting goals, policies, and procedures and for helping establish the annual budget to ensure community needs and expectations are met.

This chapter begins with a summary of community and staff input. This is followed by an analysis of the structure, staffing, operations, maintenance, and management of the department. The chapter concludes with a summary of recommendations followed by goals, policies, and implementation measures to help realize the desired outcomes for the department.



PUBLIC INPUT ON OPERATIONS, MAINTENANCE & MANAGEMENT

As detailed in Appendix A: Public Engagement Report, the planning process included a range of public engagement opportunities to ensure the needs and desires of Farmington residents are well-vetted and reflected in this master plan.

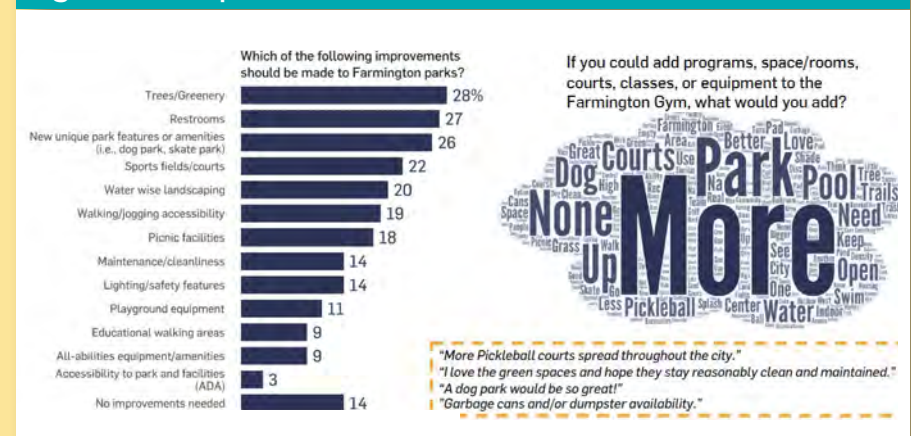
COMMUNITY SURVEY

The following are key operations and maintenance related findings from the community survey.

- ❑ Residents are generally satisfied with city parks but would like to see in incorporation of waterwise landscaping, improved maintenance and cleanliness, and the addition of lighting and safety measures. (Figure 6.1).
- ❑ Maintain existing parks and recreation system before expanding the system
- ❑ Minimize fire hazards in open space through appropriate management
- ❑ Reduce water use
- ❑ Provide more trash receptacles and emptying them more often
- ❑ Regulate field use to protect community resources
- ❑ Provide more trees for shade/cooling and protect and maintain existing trees

- ❑ Provide better maintenance and pest management in general
- ❑ Provide better and more timely maintenance of the splash pad
- ❑ Clean locker and shower rooms to a higher level, particularly the men's facilities
- ❑ Control weeds better, particularly to reduce tire punctures from thorns
- ❑ Sweep/plow trails more regularly year-round
- ❑ Encourage better pet-waste disposal
- ❑ Remove downed trees and encroaching vegetation in a timely manner
- ❑ Repair asphalt regularly
- ❑ Monitor and repair safety hazards on trail bridges
- ❑ Add trees and plantings where appropriate
- ❑ Utilize community volunteers to help with trail maintenance
- ❑ Redesign trail access points to prevent illegal four-wheel drive use of trail system

Figure 6.1 - Improvements to Parks



WEBSITE & SOCIAL PINPOINT

The community engagement process included a project website that included the use of Social Pinpoint, an interactive mapping tool. A summary of feedback specific to operations and maintenance follows:

- ❑ Upgrade Woodland Park by replacing old benches and tables, updating the amphitheater, and restoring the park vegetation to its natural state
- ❑ Upgrade Farmington Pond by improving water quality, adding a beach, and removing ducks and geese
- ❑ Provide year-round garbage pick-up in parks, open space, and trails system
- ❑ Remove excessive gates on trails
- ❑ Provide better trail maintenance (i.e. erosion control, weeds (puncture issues), overgrown vegetation)
- ❑ Clean up leaves in the fall on city-owned properties
- ❑ Regulate access/use of Farmington Pond (i.e. charging for access, providing additional access point)
- ❑ Repair/replace broken light fixtures and adding lighting in key areas and nets for amenities
- ❑ Report of conflicts on specific trails
- ❑ Redesign trails to avoid excessively steep sections and loose rock and reduce erosion issues
- ❑ Add more pet waste disposal stations
- ❑ Utilize community volunteers to help with trail maintenance
- ❑ Regulate specific trail uses by days to reduce

“

“The garbage needs to be emptied more often.”

“Less use by football teams that tear up the grass.”

“I love the green spaces and hope they stay reasonably clean and maintained.”



PUBLIC SCOPING MEETING

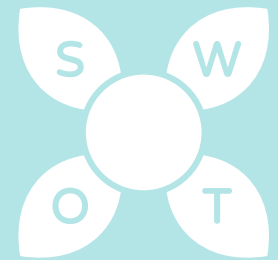
Several operations and maintenance related comments were received during the Public Scoping Meeting held in December 2022, as summarized below:

- ☐ Convert appropriate areas in parks to waterwise landscaping
- ☐ Eliminate underutilized parks
- ☐ Consider synthetic playing fields to reduce maintenance and water demands
- ☐ Provide better weed control and maintenance of trails
- ☐ Take steps to reduce or eliminate user conflicts on trails
- ☐ Control invasive species
- ☐ Redesign the gym with enclosed fitness class space to reduce conflicts with other uses
- ☐ Partner with volunteers and non-profit organizations to assist with trail maintenance



STAFF INPUT

The planning process included several engagement opportunities with key staff members to ensure the perspectives and needs of those who run and maintain the city's parks and recreation system are reflected in the plan.



SWOT ANALYSIS

City staff participated in a Strengths, Weaknesses, Opportunities and Threats (SWOT) Analysis during the planning process which provided a “big picture” overview of current conditions and future opportunities. A summary of the SWOT Analysis results follows.



STRENGTHS

ORGANIZATION/OPERATIONS & MAINTENANCE

- ☐ Great support from leaders and community
- ☐ RAP tax funding
- ☐ High standard of maintenance and service
- ☐ Low fees
- ☐ Minimal vandalism
- ☐ Good community partners

PROGRAMS/FACILITIES

- ☐ Strong youth recreation programs
- ☐ Engaged community
- ☐ Extensive trail system



WEAKNESSES

ORGANIZATION/OPERATIONS & MAINTENANCE

- ☐ Internal funding structure issues
- ☐ Lack centralized office for staff with support amenities (i.e., break rooms, showers, storage)
- ☐ Staff shortage (full time facility maintenance)
- ☐ Need better OSHA compliance
- ☐ Need comprehensive approach to trails maintenance
- ☐ Want higher maintenance levels

PROGRAMS/FACILITIES

- ☐ Visual arts programs need more support/funding
- ☐ Gym, pool, and arts center are aging/inadequate
- ☐ Parking challenges
- ☐ Need to diversify programs and events
- ☐ Restrooms are inadequate



OPPORTUNITIES

ORGANIZATION/OPERATIONS & MAINTENANCE

- ☐ More staff for better maintenance and more diverse programs
- ☐ Centralized office to improve communication and reduce redundancy
- ☐ Integrate waterwise low maintenance landscapes into system

PROGRAMS/FACILITIES

- ☐ Demand for weight training programs
- ☐ Expand Active Aging program
- ☐ Consider demographics of future residents
- ☐ Room for additional parking at gym
- ☐ Better community outreach/marketing
- ☐ Add non-recreational youth options
- ☐ Better variety of events
- ☐ Demand/use of trails will grow
- ☐ Walkability important with new growth
- ☐ Partner with school district to meet needs
- ☐ Add more restrooms where needed



THREATS

ORGANIZATION/OPERATIONS & MAINTENANCE

- ☐ Growth brings additional demands
- ☐ Too few staff, underfunded
- ☐ Add staff before expanding programs
- ☐ Choose sustainable amenities for system

PROGRAMS/FACILITIES

- ☐ Be adaptable to change
- ☐ Avoid duplication/leverage partnerships
- ☐ Keep programs affordable
- ☐ Consider higher fees for non-residents

EMPLOYEE SURVEY

Full-time Parks and Recreation Department employees were offered the opportunity to provide general feedback about the department in an online survey. While the sample size is small with just seven responses, the feedback provides some general insights into potential areas for improvement within the department. Key points are summarized below, and additional feedback is incorporated into the analysis that follows:

- ☐ General satisfaction with the culture of the department
- ☐ Staff feel empowered
- ☐ Department is understaffed
- ☐ Employees are frequently asked to take on additional tasks beyond their job descriptions
- ☐ Strong job performance is recognized
- ☐ Employees treat each other with respect
- ☐ Work environment is safe
- ☐ Diversity and inclusiveness are embraced

PARKS & RECREATION DEPARTMENT ANALYSIS

The following section examines the structure and operations of the Farmington Parks and Recreation Department and includes strategies to help address key issues.

VISION

The Parks and Recreation Department has a motto “Engage, Inspire, Play”. However, there is currently no process in place to establish and evaluate goals for the department. While this plan outlines some preliminary goals, a process should be established to set and evaluate goals and policies on an ongoing basis, such as at an annual off-site retreat for key personnel. This process could begin by developing a mission statement to help communicate the values and major goals of the department. Policies should then be updated to reflect the department’s vision.

An annual retreat could help clarify what policies and steps are needed to realize the department’s vision, while allowing the department to adapt to evolving community needs and priorities. The mission statement may need to be adjusted over time as well to reflect shifting values.



“Engage, Inspire, Play”

EXISTING DEPARTMENT POLICIES

- ☐ Fees
- ☐ Refund
- ☐ Pool Safety
- ☐ Facility Reservation Insurance
- ☐ Emergency Action Plan (Pool)
- ☐ Partnership with Davis County School District
- ☐ Coaches Agreement
- ☐ Youth Sports Friend Request
- ☐ Coaches Request
- ☐ Youth Sports Team Composition
- ☐ Gym Membership
- ☐ Pool Membership
- ☐ Partnership
- ☐ Sponsorship
- ☐ Facility Rental
- ☐ Volunteer Background Checks
- ☐ Arts Program Theater Policies

ADDITIONAL SUGGESTED POLICIES

- ☐ Accessibility
- ☐ Staff Communication
- ☐ Technology
- ☐ Social Media Use by Employees
- ☐ Diversity and Inclusion
- ☐ Others that flow out of the annual visioning process



ORGANIZATIONAL STRUCTURE & STAFFING LEVELS

ORGANIZATIONAL STRUCTURE

As shown in the city-wide organizational chart in Figure 6.2, the Parks and Recreation Department is ultimately responsible to Farmington City residents, under the direction of city leaders and staff. The Parks and Recreation Director reports directly to the Assistant City Manager/Economic Development Director.

The Parks and Recreation Director is assisted by 17 full-time staff members as shown in Figure 6.3. A summary of responsibilities for key department staff follows in Table 6.1.

Figure 6.2 -City of Farmington Organizational Chart

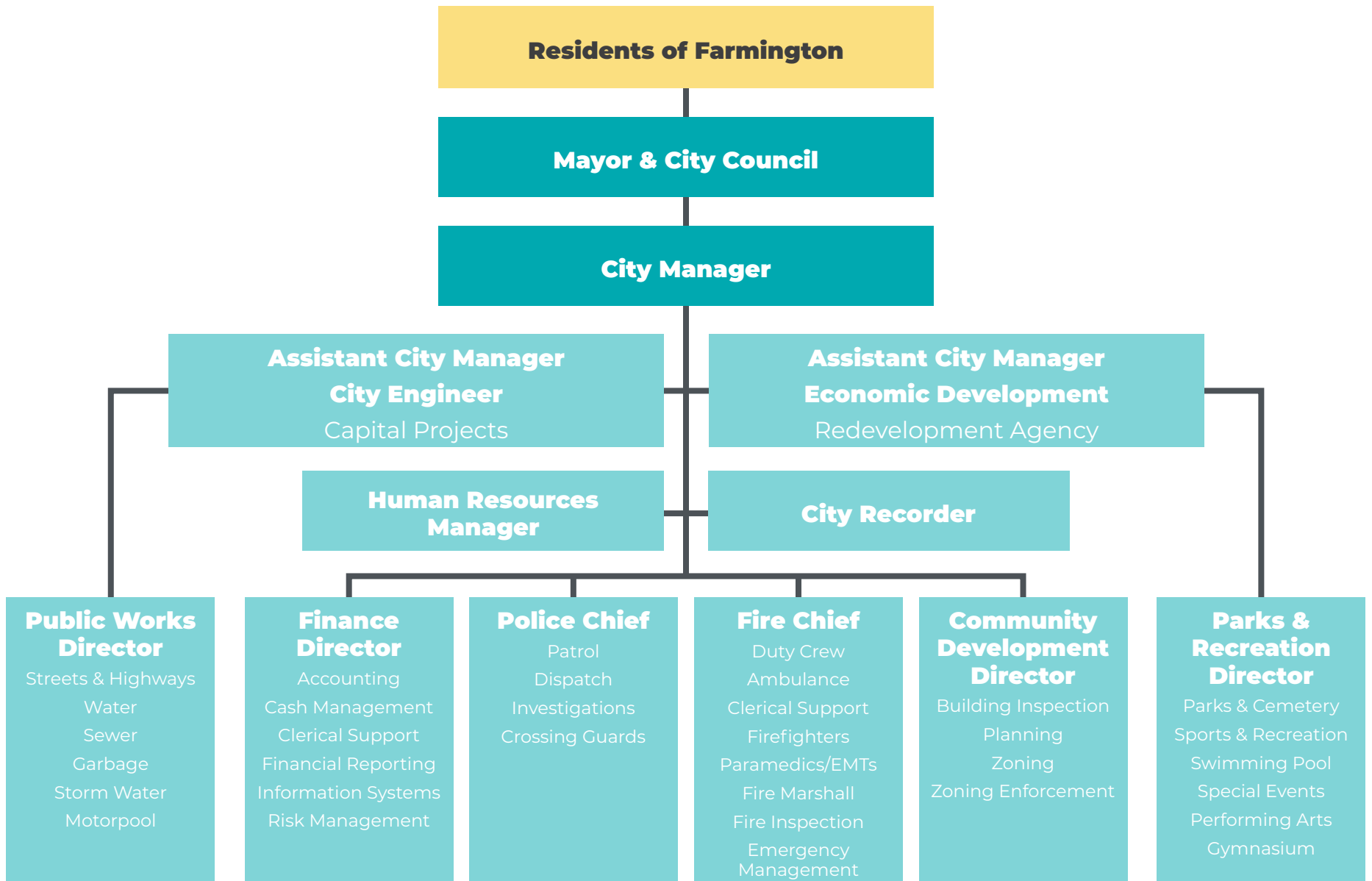


Figure 6.3 - Parks & Recreation Department Organizational Chart

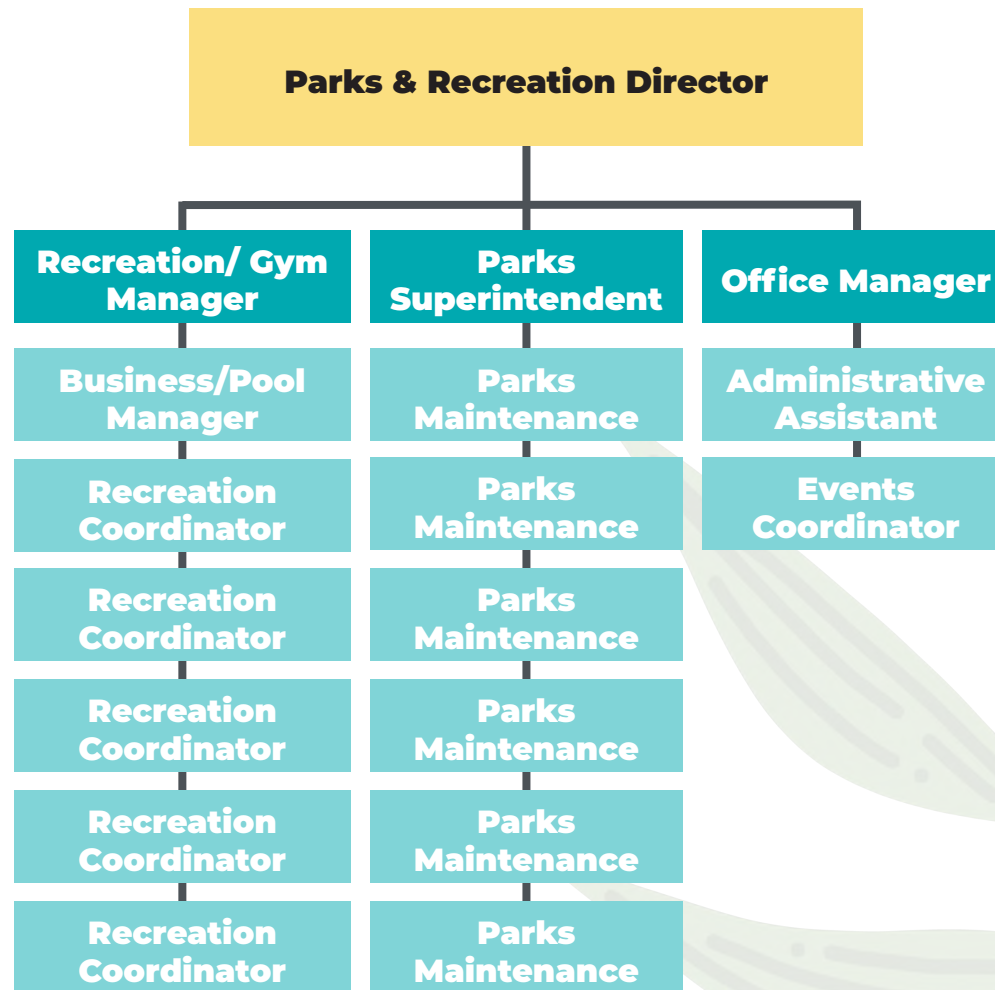


Table 6.1 - Position Responsibilities/Descriptions

Department Director

- Responsible for overall management of the department.
- Ensures that the department is financially sustainable.
- Addresses staff needs and concerns.
- Ensures that the overall needs of the community are met.
- Has a hands-on role in the maintenance of the city's parks and recreation system.

Recreation/Gym Manager

- Responsible for the operation of the Farmington City Gymnasium, including the front desk and other facility entrance points and sales of day passes, punch passes, and memberships.
- Oversees training and managing of fitness and other staff.
- Oversees the provision of dryland recreation programming and special services, such as group fitness, youth programs, and personal training.
- Manages concessions and rentals at the gymnasium.
- Assisted by four recreation coordinators that help operate the gymnasium and manage individual recreation programs, concessions, field and facility rentals/reservations, arts and active aging programming, and marketing.
- Oversees/executes marketing, website, social media, print, and other forms of advertising.

Events Coordinator

- Manages the city's arts programming and community events.

Business/Pool Manager

- Responsible for the operation of the Farmington City Swimming Pool, including the front desk and other facility entrance points and sales of day passes, punch passes, and memberships.
- Manages and operates all aquatic programs and clubs and oversees the training and managing of lifeguards and other aquatic staff.
- Oversees/completes marketing, website, social media, print, and other forms of advertising.
- Manages concessions and rentals at the pool.

Parks Superintendent

- Responsible for building and site maintenance for parks, trails, recreation facilities, and open space, including pool operations and maintenance.
- Assisted by six full-time park and trails maintenance staff.
- Trains and manages seasonal employees that assist with operations and maintenance.

Administrative Assistant

- Supports the Parks and Recreation Department leadership.
- Manages concessions and rentals.

Office Coordinator

- Manages the front desk of the Parks and Recreation Department, including communications with community members, volunteers, and staff.
- Provides office and program support to the department.

STAFFING LEVELS

As mentioned in the SWOT Analysis, the Parks and Recreation Department staff is consistently stretched beyond capacity to operate, maintain, and manage the city's existing parks and recreation system and programs. In recent years, staffing shortages have resulted in pool closures and overwhelmed recreation coordinators.

Like other communities in the region, Farmington City faces significant challenges hiring qualified full-time, part-time, and seasonal employees to meet demands, resulting in full-time parks staff performing work intended for seasonal workers. Finding replacements for vacant positions is a significant challenge since most positions are seasonal. Seasonal staff often have multiple jobs to make ends meet, which makes schedule compatibility a challenge.

The Parks and Recreation Department reviews staffing levels each year during the city budgeting process, making requests for changes as needed. Despite the department recently adding two new full-time employees, additional staff will be required to meet the demands of the community and improve employee retention moving forward, as detailed in the Projected Expenditures section of Chapter 8: Financial Sustainability.

As some of those positions are filled, there is a key need for employees with the following roles:

- ❑ One full-time employee dedicated to building and facility maintenance
- ❑ One part-time employee focused on coordinating arts and non-traditional programming

Future additions or upgrades to the city's parks and recreation system will also require additional staff. Another possible avenue to alleviate staff and maximize financial resources is to examine the possibility of contracting some services to outside organizations or companies. The city currently contracts out the newsletter and



website development, but no department-specific functions are handled by outside companies.

TRAINING & CERTIFICATIONS

The Farmington Parks and Recreation Department generally supports professional development, utilizing a budget specifically earmarked for that purpose. The department also recognizes the importance of training and certifications and has developed training/policy manuals for the pool supervisors, lifeguards, swim instructors, and office staff. The department pays for the time and cost of certification and provides in-house training for some positions. Staff at other facilities, such as fitness instructors, do not receive compensated or in-house training.

Tracking staff training and certifications is a challenge, as the department lacks a centralized tracking system. Currently, employee information is being tracked using a combination of manual lists or simple spreadsheets. The department is currently in the process of integrating a new maintenance tracking program that has the functionality to track employee training and certification information. For more information see Management of Maintenance on page 108.

Existing certifications and training programs are summarized below.

ALL FULL-TIME EMPLOYEES (REQUIRED)

- ☐ Red Cross First Aid/CPR/AED certification
- ☐ In-house recertification every two years

PARKS & FACILITIES MAINTENANCE EMPLOYEES (RECOMMENDED)

- ☐ Certified Pool Operator (CPO)
- ☐ Certified Playground Safety Inspector (CPSI)
- ☐ Pesticide Applicators License (state of Utah)
- ☐ Qualified Water-Efficient Landscaper (QWEL)

RECREATION EMPLOYEES (RECOMMENDED)

- ☐ Certified Parks and Recreation Professional (CPRP)
- ☐ Yearly URPA conference
- ☐ Monthly URPA meetings

POOL MANAGER (REQUIRED)

- ☐ CPO – Certified Pool Operator
- ☐ ServSafe Certificate
- ☐ Red Cross Lifeguard (Includes First Aid/CPR/AED)
- ☐ Red Cross Lifeguard Instructor
- ☐ Red Cross First Aid/CPR/AED Instructor Certificate

LIFEGUARDS (REQUIRED)

- ☐ Lifeguarding Certification through the American Red Cross
- ☐ In-house recertification every two years
- ☐ In-house training on skills for lifeguards

COACHES (REQUIRED)

- ☐ Certified through national governing bodies
- ☐ First Aid and CPR training
- ☐ SafeSport Training (U.S. Center for SafeSport) - provides training and best practices for coaches, parents, athletes, youth, and amateur sports organizations to ensure participation is free from emotional, physical, and sexual abuse and misconduct

SWIM INSTRUCTORS (REQUIRED)

- ☐ General training and internal training that provides specific knowledge and skills

CONCESSIONS (REQUIRED)

- ☐ ServSafe program (National Restaurant Association)
- ☐ In-house specific training

PERSONAL TRAINING & FITNESS INSTRUCTORS (REQUIRED)

- ☐ Certified through national associations
- ☐ First Aid and CPR training

DIRECTORS & MANAGERS (RECOMMENDED)

- ☐ Cemetery and Parks
- ☐ Utah Recreation and Parks Association

COMPENSATION & BENEFITS

Employees are eligible for a pay increase annually as part of the city and department budgeting process. Cost of living increases and employee performance are taken into consideration. While the survey indicates most employees are neutral toward their overall compensation, satisfaction levels were lower when asked about compensation relative to the local market. Department leaders indicated that recent employment advertising by a nearby community includes misleading wage ranges, increasing the frustration of the city's parks and recreation employees. A salary and wage survey could help the department and staff better understand whether the city has appropriate pay rates.

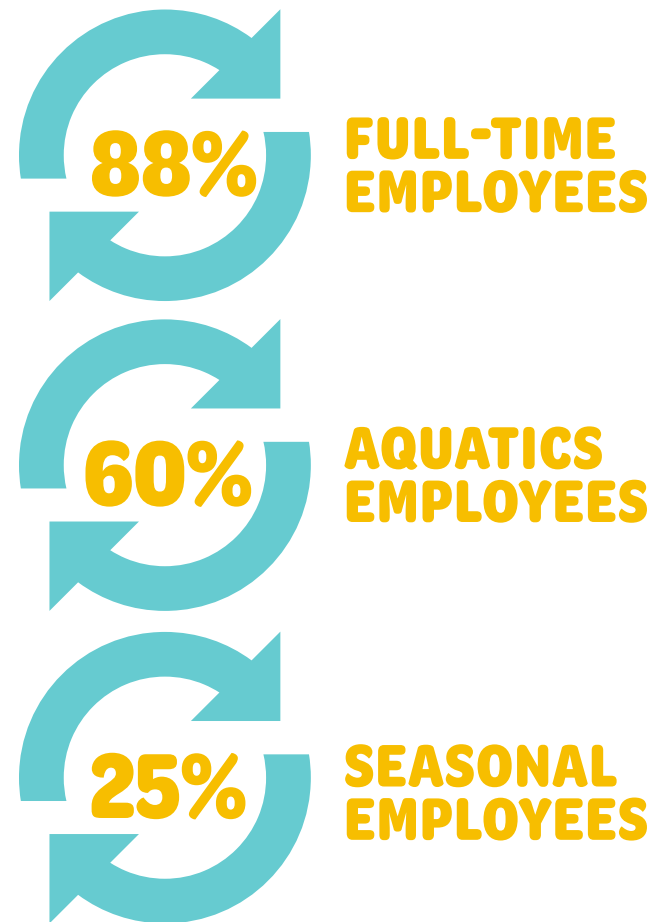
Farmington City provides generous benefits to its full-time employees, including participation in the Utah Retirement System (URS) and covering 100% of employee and 80% of family medical benefits. Employees surveyed are generally satisfied or feel neutral toward their benefits package.

EMPLOYEE RETENTION

Retention of full-time employees has been at 88% over the last two years, providing a high level of continuity. However, the city has struggled to maintain staffing levels and continuity for its seasonal positions. In the past, Farmington would employ 20-25 seasonal employees. In recent years, the city has been lucky to hire half that number. The return rate for seasonal employees varies by division, with approximately 25% of seasonal parks maintenance and recreation employees returning each year, and approximately 60% of pool employees returning each year, as shown in Figure 6.4.

Improving retention rates of existing staff, particularly seasonal maintenance and recreation employees, can help the city provide high quality parks and recreation services. Efforts should be made to improve staff engagement, retention, and overall satisfaction for

Figure 6.4 - City Parks & Recreation Employee Retention Rates



all employees through methods such as additional pay incentives, performance-based pay with flexible scheduling, paid time off, additional insurance and employee benefits, expanded leadership and professional development opportunities, mentor programs, and through interpersonal and organizational communications and programs (i.e. regularly solicited employee feedback, employee achievement recognition). The *2023 NRPA Parks and Recreation Salary Survey Report* suggests that non-salary benefits

for full-time employees such as time off, maternity/paternity leave, employee assistance/counseling, and health-related offerings (such as dental, life, and vision insurance) can help attract better employees and retain high performers.

Survey responses indicate that while employees are generally satisfied with opportunities for professional growth, they feel there are limited opportunities for career advancement within the department. The proposed addition of additional full-time benefited positions (see staffing analysis on page 130) would create additional advancement opportunities for existing employees.

In the survey, staff are generally satisfied with the training offered by the department, though there is still a desire for more training opportunities. Providing and incentivizing additional professional development opportunities, such as additional trainings and certification support, can increase department performance and employee satisfaction and retention.

OPERATIONS & MAINTENANCE

MANAGEMENT OF MAINTENANCE

A significant number of well-coordinated full and seasonal staff are required to operate the parks and recreation system efficiently. Operations and maintenance (O&M) is one of the largest expenditures for operating sites and facilities over their life-cycles, and includes parks, trails, open space, buildings, and supporting infrastructure. Successful O&M requires a well-trained staff and an organized maintenance program to manage the variety of preventive, planned, and emergency processes. Comprehensive O&M programs reduce unexpected capital repairs and unscheduled shutdowns. They also extend facility life, realizing

life-cycle cost savings and providing safe, functional systems, and facilities that meet the design intent.

Department staff perform preventative maintenance and life-cycle replacement as needed, and the city designates funds each year during the budgeting process specifically earmarked for deferred maintenance (see Chapter 8: Financial Sustainability). The funds are used to maintain or replace existing department assets, including site and building repair, recreational equipment, office furniture and equipment, plumbing and electrical systems, site furnishings, and maintenance equipment.

The department standards and procedures for O&M are in the process of being formalized through the integration of a new maintenance tracking program using the MainTrack service, a maintenance management platform to help staff track maintenance needs and tasks and generate work orders. The platform has the potential for tracking employee training and certification and can as part of a single department-wide system. Incorporating maintenance and operational management software will improve department functions and workflows, saving the department time and money by ensuring processes and information are tracked and readily available to those who need it.

STAFFING & APPROACH

Department staff must meet the demands of maintaining buildings at the pool, gymnasium, and community center, in addition to parks, trails, and open space. Being understaffed means that regular maintenance and special maintenance procedures are not happening at the frequency and level desired by the department. Staff indicated that it would be helpful to have a full-time facility maintenance employee to manage the needs of building maintenance, freeing up other staff to focus on other maintenance needs. Also, additional staffing and a formalized maintenance plan are needed for the city's trail system.

SYSTEM CHANGES & UPGRADES

Parks and recreation staff should be involved during the planning and design phase of any new or upgraded system or facility to ensure the selected solution is compatible with existing systems and facilities. This will help ensure a smooth transition when staff assume operations and maintenance responsibilities.

ORGANIZATIONAL TRANSPARENCY, COMMUNICATION & MARKETING

TRANSPARENCY

The State of Utah requires strict organizational transparency for municipalities, including employee salaries, which are listed on the state's website. The department follows city protocol to advertise available employment, including listing open positions on the city's website, social media, the Utah Recreation and Parks Association (URPA) website, the Utah League of Cities and Towns website, and Indeed.com.

INTERNAL COMMUNICATIONS

While there is general agreement that communication between department leaders and employees is good, employee survey results indicate that there is some desire for improved communication. Department leaders currently use the service WhenToWork for employee communications and group text messages as needed. Google email and calendar is also used to manage tasks and scheduling.

Staff indicated that having employees dispersion across multiple sites creates communication challenges. Locating key department staff in one administrative office could improve communication and reduce redundancies in staffing multiple locations. The new

operations and maintenance management software previously mentioned will also improve workflows, communication, and asset management. Providing employees with wireless tablets connected to system-wide communication and workflow software could also help improved communication. This should coincide with a policy that establishes minimum employee technology skills and the provision of training to ensure the department can effectively disperse information.

Training/policy manuals are essential for each position to ensure staff are working safely and city resources are maximized. The department currently has manuals for pool staff, but manuals for other staff in the department should be developed. These manuals will help reduce training time and improve organizational communication.

EXTERNAL COMMUNICATIONS

Residents can sign up for general recreation updates via the city's text message system. Communications for coaches, fitness classes, and programs are also sent by text message. The community can get information on recreational teams through the city's QuickScores system. Registrations for city programs are handled with the RecTrack registration program. The department also posts recreation updates to the city's social media accounts. The city recently completed a branding and marketing plan which is helping to bring a comprehensive look and approach to city communications.

MARKETING

The promotion and advertising of programs and events are managed by a team of employees that includes the city's communication specialist, the business/pool manager, recreation manager, and the recreation coordinators. The department markets the parks and recreation activities through the city's

website, social media, newsletter, text messaging service, and email list. Davis County is redeveloping the fairgrounds and is including an electronic kiosk as part of that project. Farmington will have access to 25% of the advertising on that kiosk, which can help advertise key parks and recreation activities and community events.

The department could explore enhanced marketing could include offering prizes for actions such as email sign-ups or shares of department posts on social media. Prizes could include a weekly drawing for a day pass, a monthly drawing for a punch pass, a quarterly drawing for a household membership, a package of four group fitness classes, a free month of personal training, fitness equipment, clothing from vendors, or prizes from community partners.

SAFETY & SECURITY

WORKPLACE SAFETY & SUSTAINABILITY

Staff indicated that there is a lack of adequate storage for maintenance needs and supplies and that some procedures do not meet OSHA standards. In addition, there are opportunities to implement intentional approaches that create healthier facilities and work environments. These include the use of environmentally friendly cleaning products, the safest possible methods for maintenance, and incorporation of sustainable systems and practices, such as the conversion of non-active park areas to more waterwise, low maintenance landscaping. These are relatively small changes which can have significant positive impacts for employees and the community and result in a more efficient use of resources.

FACILITY SAFETY & SECURITY

Safety and security issues in the city's parks and recreation system tend to be focused primarily on trespassing and minor vandalism, ranging from illegal entry to the pool to swim at night to destroying soap dispensers at city facilities. Parks and Recreation staff work with the Farmington Police Department as needed for any safety and security concerns. If the need arises in the future, the department could consider Emergency Response Team (ERT)/ Safety Training and certifications through the Utah Safety Council and Occupational Safety and Health Administration (OSHA) to supplement the partnership with the Police Department.

Staff indicated that fob key entry systems make it easy to regulate access to the city's facilities. Existing facilities should be upgraded to utilize a fob system, and new facilities should include the technology. Entry mechanisms that allow remote monitoring of whether doors are shut and locked would also help improve facility safety and security.



RECOMMENDATIONS: PARKS & REC DEPARTMENT

Several small changes will go a long way toward meeting community and staff desires for improving the parks and recreation system. Well-trained, dedicated staff are the core of a successful parks and recreation department. Ensuring the department is fully-staffed to meet demands is one of the most important considerations, which will enable employees to better fulfill their roles and responsibilities, allow the expansion of programs, and improve employee retention by reducing burnout.

Other recommendations for internal improvements to organization, efficiency, and communication will help staff better meet community demands and maintain the high desired level of O&M. More significant enhancements and upgrades to existing facilities will ease maintenance burdens, improve safety and functionality, and improve efficiency.

FACILITY IMPROVEMENTS

While previous chapters provide detailed information on facility upgrades and additions to help meet community needs and demands, this section focuses on facility changes or upgrades that will help improve the ability to operate and maintain the city's existing facilities more efficiently, effectively, and safely. Facility needs related to O&M from community and staff input follows.

GENERAL FACILITY NEEDS

- ☐ A centralized administrative office for the department
- ☐ Adequate office space, break rooms, and showering facilities for staff
- ☐ Storage for maintenance needs
- ☐ Automated facility entrances such as turnstile systems that allow members and users with day passes to scan their cards and enter facilities

GYMNASIUM NEEDS

- ☐ Optimized entrance for more effective crowd control and use of the space
- ☐ Snow management solution for covered entrance plaza
- ☐ Correctly sized HVAC system
- ☐ Additional security cameras and other security features
- ☐ Additional parking to maintain safe and functional circulation during games

POOL NEEDS

- ☐ Upgrades to pool following aquatics study recommendations
- ☐ Individual changing rooms, family locker rooms, and restrooms for new facility
- ☐ More security cameras and other security features

COMMUNITY CENTER NEEDS

- ☐ Updates to the facility including new sound system, lighting, and flooring
- ☐ Better utilization
- ☐ More security features

KEY PARKS & RECREATION DEPARTMENT RECOMMENDATIONS:

- ❑ Develop a mission statement incorporating values and goals.
- ❑ Set and evaluate goals and strategies on a regular basis.
- ❑ Develop recommended and additional policies as needed.
- ❑ Regularly update and clarify policies and procedures.
- ❑ Hire additional staff as needed to meet demands.
- ❑ Conduct a cost/benefit analysis of contracted services to help meet staffing demands.
- ❑ Implement department-wide software system for tracking employee training and certifications.
- ❑ Develop training/policy manuals for all department positions.
- ❑ Conduct a salary/pay survey that includes local and regional agencies and a comparison to NRPA national pay information. Explore options and incentives to maintain high retention rates for full-time employees.
- ❑ Evaluate opportunities to improve retention rates for seasonal employees.
- ❑ Hire additional full-time employees to help meet needs and improve advancement opportunities within the department.
- ❑ Investigate additional training and professional development incentives and opportunities to continue employee skill building and job satisfaction.
- ❑ Develop a formalized maintenance plan for the city's trail system.
- ❑ Ensure staffing levels are adequate to cover regular and special maintenance procedures.
- ❑ Consider hiring a full-time facility maintenance employee to manage building maintenance.
- ❑ Centralize offices for department staff.
- ❑ Implement and utilize MainTrack to help improve internal communications.
- ❑ Consider wireless tablets to assist with employee communications.
- ❑ Evaluate the benefit of consolidating department marketing under one staff member.
- ❑ Broaden the scope of department communications to tout steps taken to realign the district with its core values.
- ❑ Evaluate options to better meet OSHA requirements/recommendations.
- ❑ Incorporate environmentally friendly products and sustainable practices into O&M procedures.
- ❑ Improve safety, access, and monitoring infrastructure at recreation facilities.
- ❑ Implement ERT/Safety Training if need arises in the future.

GOALS & POLICIES: PARKS & RECREATION DEPARTMENT

GOAL 1: REGULARLY EVALUATE ALIGNMENT WITH VISION

POLICY 1.1: SET DEPARTMENT-WIDE GOALS TO ENSURE THE DEPARTMENT AND THE CITY'S PARKS AND RECREATION SYSTEM CONTINUE IN THE DESIRED DIRECTION.

- **a. Implementation Measure:** Develop a mission statement incorporating values and goals.
- **b. Implementation Measure:** Hold an annual off-site retreat for key staff to set and evaluate goals and discuss adjustments needed for the upcoming year or longer-term changes.

POLICY 1.2: SET, EVALUATE, AND MODIFY DEPARTMENT VISION AND GOALS ON A REGULAR BASIS.

- **a. Implementation Measure:** Establish and update strategies and action items for achieving goals.
- **c. Implementation Measure:** Develop recommended policies and additional department policies as needed.
- **d. Implementation Measure:** Involve key staff in goal-setting to empower them and utilize their on-the-ground knowledge and experiences.

GOAL 2: MAINTAIN HIGH QUALITY FACILITIES, PROGRAMS & SERVICES AS THE CITY GROWS

POLICY 2.1: ENSURE PARKS AND RECREATION SYSTEM MEETS EXISTING AND FUTURE NEEDS.

- **a. Implementation Measure:** Implement the capital projects recommended in this plan.
- **b. Implementation Measure:** Implement the facility improvements recommended in this plan.
- **c. Implementation Measure:** Evaluate fee structure to consider charging non-resident participants more.
- **d. Implementation Measure:** Implement a marketing strategy aimed at increasing facility use during off-peak days and hours.

POLICY 2.2: CONSIDER THE EVOLVING NEEDS OF THE COMMUNITY WHEN EVALUATING NEW FACILITIES, PROGRAMS, SERVICES, AND EVENTS.

- **a. Implementation Measure:** Add or expand facilities in the future as demand increases, and as funding and space allows.
 - **b. Implementation Measure:** Make upgrades to the pool based on the results of the aquatic center study recommended in Chapter 4.
- Policy 3.1:** Evaluate opportunities to organize and centralize information, improve department communications, and empower employees.

GOAL 3: CONTINUALLY STRIVE TO IMPROVE DEPARTMENT COMMUNICATION, EFFICIENCY & SAFETY

POLICY 3.1: IMPROVE INTERNAL DEPARTMENT COMMUNICATION

- **a. Implementation Measure:** Centralize the Parks and Recreation Department offices.
- **b. Implementation Measure:** Evaluate options for improving internal communication with department staff, such as wireless tablets.
- **c. Implementation Measure:** Develop training/policy manuals for all positions within the department.
- **d. Implementation Measure:** Conduct cost/benefit analysis for contracting out potential programs and services.
- **e. Implementation Measure:** Implement and utilize MainTrack to help improve internal communications
- **f. Implementation Measure:** Develop and document comprehensive Operations and Maintenance (O&M) procedures.
- **g. Implementation Measure:** Set a schedule to regularly update and clarify policies and procedures.
- **h. Implementation Measure:** Develop and implement a comprehensive marketing plan to improve communication on programs and facilities.
- **i. Implementation Measure:** Implement a department-wide software system for tracking employee training and certifications.
- **j. Implementation Measure:** Provide staff with access to site, building, and utility systems manuals in a well-organized, easy-to-understand, and accessible format.

POLICY 3.2: ENSURE STAFF LEVELS ARE SUFFICIENT TO COVER POSITION RESPONSIBILITIES WHILE MAINTAINING APPROPRIATE WORKLOADS.

- **a. Implementation Measure:** Implement the staffing changes recommended in the plan as soon as possible.
- **b. Implementation Measure:** Develop a diversity policy that addresses employment practices.
- **c. Implementation Measure:** Evaluate the benefit of consolidating department marketing under one staff member.

POLICY 3.3: INVESTIGATE AND IMPLEMENT OPTIONS FOR INCREASED SAFETY AND EFFICIENCY IN THE DEPARTMENT.

- **a. Implementation Measure:** Evaluate options to better meet OSHA requirements/recommendations, including maintenance supply and storage procedures.
- **b. Implementation Measure:** Provide additional security features as needed within the parks and recreation system.
- **c. Implementation Measure:** Upgrade facilities to utilize fob key access.
- **d. Implementation Measure:** Implement ERT/Safety Training if need arises in the future.
- **e. Implementation Measure:** Improve safety, access, and monitoring infrastructure at recreation facilities

POLICY 3.4: CONSIDER PROVIDING ENHANCED FACILITIES THAT SURPASS THE STANDARDS FOR ADA AND RED CROSS COMPLIANCE WHERE POSSIBLE, AS PART OF PROVIDING EXCEPTIONAL ACCESS AND SERVICES TO RESIDENTS AND STAFF SAFETY.

- **a. Implementation Measure:** Develop an accessibility master plan for the parks and recreation system.

POLICY 3.5: INVOLVE PARKS DEPARTMENT STAFF IN THE PLANNING AND DEVELOPMENT OF THE PARKS AND RECREATION SYSTEM.

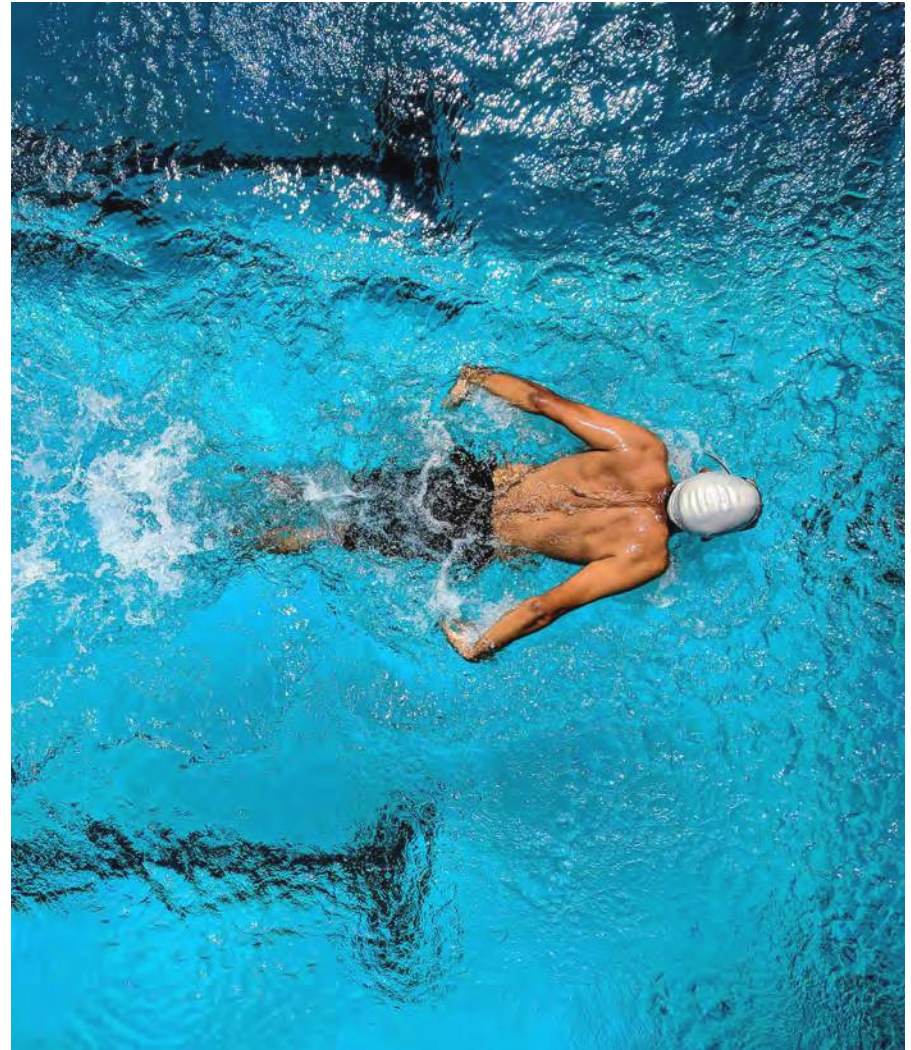
- **a. Implementation Measure:** Develop and communicate a formalized maintenance plan for the city's trail system.
- **b. Implementation Measure:** Incorporate reviews by key parks and recreation department staff for all planning and construction projects related into the city's procedures.

GOAL 4: FOSTER HIGH EMPLOYEE MORALE & A HEALTHY WORK/ LIFE BALANCE FOR EMPLOYEES

POLICY 4.2: SEEK OPPORTUNITIES TO IMPROVE EMPLOYEE RETENTION, SATISFACTION, AND MOTIVATION.

- **a. Implementation Measure:** Regularly solicit feedback and suggestions from all employees at all levels of engagement.
- **b. Implementation Measure:** Develop a program to recognize employee improvements or achievements, and for the recognition of outstanding employee service.
- **c. Implementation Measure:** Develop a time compensation policy for full-time benefited employees.
- **d. Implementation Measure:** Explore and implement employee benefits such as additional pay incentives, paid time off and additional insurance to improve employee retention for full-time and seasonal employees as appropriate.

- **e. Implementation Measure:** Conduct a salary/pay survey that includes local and regional agencies and a comparison to NRPA national pay information.
- **f. Implementation Measure:** Investigate additional training and professional development incentives and opportunities.



GOAL 5: INCREASE SUSTAINABLE SYSTEMS & GREEN PRACTICES

POLICY 5.1: INTEGRATE ENVIRONMENTALLY FRIENDLY PRACTICES FOR HEALTHIER FACILITIES AND WORKPLACES, AND A MORE SUSTAINABLE AND RESILIENT PARKS AND RECREATION SYSTEM.

- **a. Implementation Measure:** Conduct an assessment of the city's parks and recreation system for opportunities to implement more sustainable practices, including the resilient features and amenities that maximize life cycle costs and benefits to the community.
- **b. Implementation Measure:** Update policies to prioritize and incentivize facility design, upgrades, and maintenance that conserve energy and resources and promote efficient maintenance practices.

- **d. Implementation Measure:** Incorporate sustainable development and low impact design practices into city ordinances and policies for the design, planning, and rehabilitation of new and existing facilities.
- **e. Implementation Measure:** Develop and adopt a sustainable practices plan that incorporates environmentally friendly products and sustainable practices into O&M procedures, such as reducing the use of toxic chemicals for facility maintenance and operations.
- **f. Implementation Measure:** Communicate changes to improve system sustainability, safety, or other innovations in department marketing to convey department values and actions to the community at large.
- **g. Implementation Measure:** Implement the recommendations for waterwise approaches to landscape maintenance and management in Chapter 2: Parks and Open Space.



CHAPTER 7

IMPLEMENTATION



INTRODUCTION

As indicated in the previous chapters, numerous improvements and actions are needed to ensure parks and recreation needs are met now and into the future. This chapter summarizes the specific implementation measures outlined in Chapters 2 through 6 and assigns probable costs for the various recommended capital improvements and other plan recommendations. The chapter concludes with an Action Plan and a list of potential funding sources.



PUBLIC INPUT ON IMPLEMENTATION

As shown in **Figure 7.1** and **Figure 7.2**, the community survey posed questions that address funding priorities for residents. When asked to prioritize spending a hypothetical \$100, participants indicate expanded/additional aquatic facilities as their top priority, followed by expanding the Farmington Gym, and preservation of natural open spaces. Other high-priority items include trail connectivity, upgrading existing parks/playgrounds, and additional trailhead amenities/improvements.

Residents are generally the most satisfied with the amount of trails and programs in Farmington, while nearly half of residents desire more recreational facilities and over one-third want more parks and open spaces. From a quality perspective, residents were the least satisfied with arts and cultural programs, which were also a low priority. Residents also indicate that they would like to see improvements to the city's recreation programs and facilities.

HIGH PRIORITIES

Improving and expanding Farmington's **recreation facilities** is the highest priority for Farmington residents, particularly expanding the **Farmington Pool** and **Gym**. Preservation of **open space**, additional **trails**, and **upgrading parks** are also high priorities.

Figure 7.1 - Spending Priorities

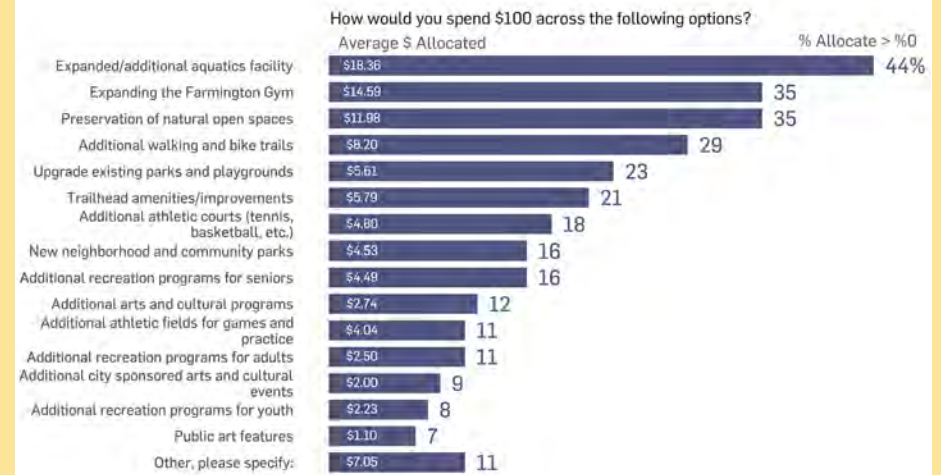
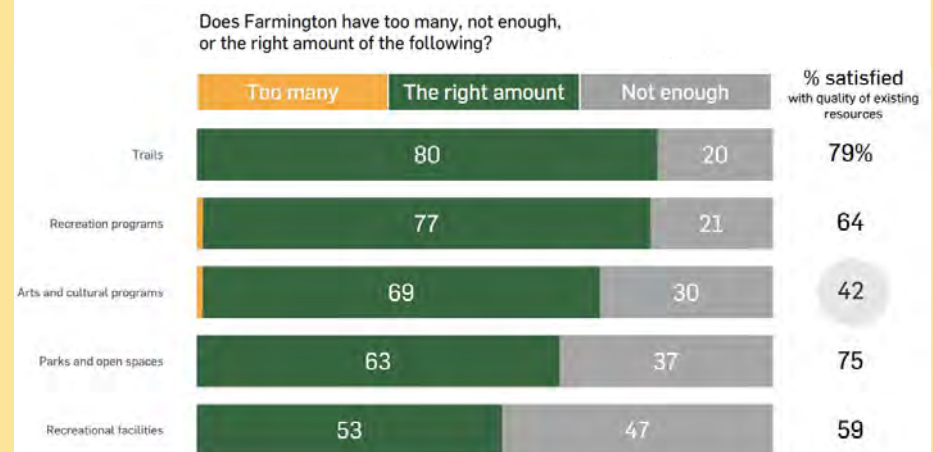


Figure 7.2 - Resident Satisfaction



PLAN PRIORITIES

Table 7.1 summarizes the capital improvements and action items recommended in Chapters 2 through 5 which have direct cost implications for Farmington City. The recommendations are based on the needs assessments and analyses and the public input received through the planning process.

Table 7.1 - Master Plan Priorities Summary

Chapter 2: Parks and Open Space

Develop 16.2 acres of planned parks by 2033 to meet a 4.0 LOS (Table 2.4)

Develop 11.3 acres of planned parks between 2033-2050 to meet a 4.0 LOS (Table 2.4)

Acquire and develop 13.5 additional acres of parks between 2033-2050 to meet a 4.0 LOS

Construct the proposed park amenities identified in the Amenity LOS Analysis (Table 2.7)

Chapter 3: Recreation

Conduct a Farmington Gymnasium design and expansion feasibility study

Conduct an aquatics facilities design and expansion feasibility study

Chapter 4: Arts, Culture, & Community Events

Create a strategic plan that establishes strategies for improving the quality of arts, culture and event offerings in the city

Chapter 5: Trails

Construct 1.3 miles of Regional Paved Trails

Construct 16.3 miles of Local Paved Trails

Construct 3.3 miles of Local Unpaved Trails

Develop the planned trailhead for the Legacy Trail on 250 South

Develop and implement a Signage & Wayfinding Master Plan

Plan for/implement needed trail improvements and amenities



IMPLEMENTATION COSTS

The following tables identify the probable costs for the capital improvements and other direct costs identified in **Table 7.1**. The probable costs are general estimations meant for planning purposes only. Costs will vary depending on market conditions and the details for each item.

PARK & OPEN SPACE COSTS

The following costs are reflective of the recommendations contained in Chapter 2: Parks and Open Space.

AMENITY LOS

A splash pad, skate park, and off-leash dog park are recommended to meet Amenity Level of Service (LOS) through 2033 (see **Table 2.6** on page 34), totaling \$1,350,000 as shown in **Table 7.2**.

Amenity	Quantity to Meet Amenity LOS (2023-2033)	Probable Cost	Unit	Total
Splash Pad / Water Play	1	\$850,000	Each	\$850,000
Skate Park	1	\$400,000	Each	\$400,000
Off-Leash Dog Park (1 acre)	1	\$100,000	Each	\$100,000
Total				\$1,350,000

PARK STANDARDS

Several parks need to be upgraded with additional amenities to meet the minimum park standards recommended in the master plan. **Table 7.3** summarizes the recommended upgrades, which total \$1,630,000 (see **Table 2.7** on page 36).

Amenity	Number of Parks Needing Amenity to Meet Standards	Probable Cost	Unit	Total
Playground (or Other Rec. Amenity)	1	\$250,000	Each	\$250,000
Sports Field/Court (or Other Rec. Amenity)	1	\$80,000	Each	\$80,000
Walking Paths	3	\$400,000	Miles	\$1,200,000
Large Pavilion	1	\$100,000	Each	\$100,000
Specialty Recreation Amenity	1	\$0*	Each	\$0
Total				\$1,630,000

*Specialty recreation amenities vary significantly in cost depending on the type of amenity. Cost is shown as \$0 assuming one of the specialty amenities indicated in Table 7.2 will be located at Heritage Park.

TOTAL PARK & OPEN SPACE COSTS

Table 7.4 summarizes the costs to acquire and develop parks, meet amenity levels of service, and bring existing parks to standard through 2050, which totals \$21,205,000.

Table 7.4 - Total Probable Costs for Parks & Open Space	
Item	Probable Cost
Meeting Park Needs by 2033	
Develop 16.2 acres of planned parks by 2033 to meet a 4.0 LOS (Table 2.4)	\$8,100,000
<i>Subtotal 2033 Needs</i>	<i>\$8,100,000</i>
Meeting Park Needs between 2033-2050	
Develop 11.3 acres of planned parks between 2033-2050 to meet a 4.0 LOS (Table 2.4)	\$5,650,000
Acquire and develop 13.5 additional acres of parks between 2033-2050 to meet a 4.0 LOS	\$10,125,000
<i>Subtotal 2050 Needs</i>	<i>\$10,125,000</i>
Meeting Amenity LOS & Park Standards	
Construct the proposed park amenities identified in the Amenity LOS Analysis (Table 2.5)	\$1,350,000
Upgrade existing parks with needed park amenities to meet park standards (Table 2.6)	\$1,630,000
<i>Subtotal Meeting Amenity LOS & Park Standards</i>	<i>\$2,980,000</i>
Total	\$21,205,000

Note: All costs assume \$250,000 per acre acquisition cost and \$500,000 per acre development cost.



Several additional amenities were requested by the community during the public engagement process. **Table 7.5** lists order of magnitude costs for typical park amenities in 2023 prices. Since the details for these amenities are unknown, the following costs are provided for reference and planning purposes only.

Amenity	Probable Cost	Unit
Misc. Site Work (grading, drainage, etc.)	\$100,000	Acre
Irrigation & Landscaping (except trees)	\$100,000	Acre
Trees	\$750	Each
Benches	\$2,500	Each
Picnic Tables	\$2,500	Each
Trash Receptacles	\$2,000	Each
Signing	\$5,500	Each
Drinking Fountain	\$6,000	Each
Concrete Paths & Plaza Area (4" thick)	\$10.00	Sq. Ft.
Hard Surface Trails	\$400,000	Mile
Multi Surface Trails	\$425,000	Mile
Soft Surface Trails	\$25,000	Mile
Trail Bridge (Manufactured)	\$40,000	Each
Trail Bridge (Hand Built)	\$10,000	Each
Playground - Small (<2,000 SF) (w/ Wood Surfacing)	\$75,000	Each
Playground - Medium (2,000 - 5,000 SF) (w/ Wood Surfacing)	\$150,000	Each
Playground - Large (>5,000 SF) (w/ Wood Surfacing)	\$250,000	Each
Picnic Shelter	\$20,000	Each
Pavilion (Group)	\$100,000	Each
Indoor Pavilion w/ Restrooms	\$350,000	Each
Restroom - Large (3+ flush toilets)	\$350,000	Each
Restroom - Small (1-2 flush toilets)	\$150,000	Each
Restroom - Small Vault (1 toilet unisex)	\$100,000	Each

Amenity	Probable Cost	Unit
Concessions	\$300,000	Each
Parking (Paved)	\$2,500	Per Stall
Parking (Non-paved)	\$375	Per Stall
Access Road (Paved)	\$800,000	Mile
Tennis Court	\$160,000	Each
Basketball Court	\$50,000	Each
Volleyball Court	\$35,000	Each
Multi-Sport Court	\$100,000	Each
Soccer/Football Field Goals & Upgraded Drainage	\$15,000	Each
Baseball/Softball (backstop/dugout/fencing/bleachers)	\$250,000	Each
Court Lighting (per pole)	\$30,000	Each
Field Lighting	\$250,000	Each
Security Lighting	\$20,000	Each
Horse Shoe Pit	\$11,000	Each
Exercise Equipment	\$24,000	Each
Skate Park	\$400,000	Each
Mountain Bike Park	\$50,000	Each
Splash Pad	\$850,000	Each
Dog Park	\$100,000	Each
Shed	\$5,000	Each
Garage	\$50,000	Each
Pickleball Court	\$100,000	Each
Automatic Gate	\$15,000	Each
Land Acquisition	\$250,000	Acre
General Park Development	\$500,000	Acre

RECREATION COSTS

The probable costs for recreation is shown in **Table 7.6**. Note that Farmington City already has dedicated funds for studies indicated.

Table 7.6 - Total Probable Costs for Recreation	
Item	Probable Cost
Design/Feasibility study for Farmington Gym expansion	\$0*
Design/Feasibility study for expanded aquatics facilities	\$0*
Total	\$0

*Farmington City already had dedicated funds for these efforts

ARTS, CULTURE & COMMUNITY EVENTS COSTS

The probable costs for arts, culture, and community events is shown in **Table 7.7**, which totals \$50,000.

Table 7.7 - Total Probable Costs for Arts, Culture & Com. Events	
Item	Probable Cost
Create a strategic plan that establishes strategies for improving the quality of arts, culture and event offerings in the city	\$50,000
Total	\$50,000

TRAILS COSTS

Table 7.8 summarizes the costs required to develop the proposed trail network and associated improvements shown on **Map 5.2**. The projected cost for these is \$5,802,500.

Table 7.8 - Probable Costs for Trails				
Item	Qty.	Probable Cost	Unit	Total
Construct 1.3 miles of Regional Paved Trails	1.3	\$400,000	Miles	\$520,000
Construct 16.9 miles of Local Paved Trails	16.9	\$300,000	Miles	\$5,070,000
Construct 3.3 miles of Local Unpaved Trails	3.3	\$25,000	Miles	\$82,500
Develop the planned Legacy Trailhead on 250 South (assumes 2-stall restroom, kiosk/signage, 10 paved parking stalls, site furnishings, trees, lighting, trail connection)	1	\$250,000	Each	\$250,000
Develop planned Red Barn Trailhead (assumes signage, 10 paved parking stalls, furnishings, trees, lighting, trail connection (restroom already constructed))	1	\$100,000	Each	\$100,000
Develop Planned Business Park and Detention Basin Park Trailheads	2	\$0*	Each	\$0
Develop a Signage & Wayfinding Master Plan	1	\$50,000	Each	\$50,000
Implement a Signage & Wayfinding Master Plan	1	\$200,000	Lump	\$200,000
Trail improvements and amenities (ie. waste disposal, benches, etc.)	1	\$100,000	Lump	\$100,000
Total				\$6,372,500

*Cost included in park development costs

TOTAL PROBABLE COST

The total probable cost for developing the proposed park; recreation; arts, culture and community events; and trail system improvements through 2050* is \$27,057,500, as shown in **Table 7.9**. Costs could be reduced through grants, development agreements, partnerships, and other creative funding strategies (see Funding Sources on page 143).

*Park Amenity LOS has only been projected out through 2033 as amenity trends and needs are likely to change within this timeframe. Additional funds will be needed to amenities through 2033 and 2050.

Table 7.9 - Total Probable Costs for Parks, Recreation, Arts/Community Events, and Trails

Item	Probable Cost
Probable costs for park improvements and development through 2050	\$21,205,000
Probable costs for recreation	\$0
Probable costs for arts, culture and community events	\$50,000
Probable costs for trails and trailhead improvements through 2050	\$6,372,500
Grand Total	\$27,627,500

ACTION PLAN

The Action Plan shown in **Table 7.10** prioritizes the implementation measures identified in Chapters 2-5. The Action Plan is intended to help set funding and implementation priorities, provide direction to decisionmakers, and document the plan's implementation progress. It is a "living" assessment tool that can be easily modified and adjusted to meet the city's changing needs. As such, it should be reviewed and revised on a regular basis. Ultimately, it serves as a checklist to monitor progress over time.

It should be noted that, in many ways, the scoring of this table is subjective. Therefore, it is meant to be only used as a starting point for city leadership to determine their parks, recreation, arts, and trail priorities.

METRICS

Three criteria were used to calculate the Priority Scores for each implementation measure: cost of implementation, the level of impact, and the degree to which the measure meets the needs and desires identified in this plan. Each criteria was scored with different weights to account for their varying level of importance.

The measure's Priority Score determines its overall Priority Level, with a score of 15 or higher indicating high-priority, a score between 11 and 14 indicating medium-priority, and a score 10 or lower indicating low-priority.

Table 7.10 - Action Plan (1/20)

Chapter	Implementation Measure	Scoring Criteria						Priority Score	Priority Level
	Item 1								
PARKS & OPEN SPACE	Secure additional funding for park system improvements, including periodic re-evaluation of the impact fee structure, pursuing grants, and partnering with other entities.	Cost	\$ 3	Impact	High 9	Meets Needs	High 6	18	HIGH
			\$\$ 2		Medium 6		Medium 4		
			\$\$\$ 1		Low 3		Low 2		
	Item 2								
PARKS & OPEN SPACE	Update city ordinances to support the develop of desired park types, design, and amenities.	Cost	\$ 3	Impact	High 9	Meets Needs	High 6	18	HIGH
			\$\$ 2		Medium 6		Medium 4		
			\$\$\$ 1		Low 3		Difficult 2		

Table 7.10 - Action Plan (2/20)

Chapter	Implementation Measure	Scoring Criteria						Priority Score	Priority Level
	Item 3								
PARKS & OPEN SPACE	Develop an open space preservation & management plan to protect the city's key remaining open spaces for future generations.	Cost	\$ 3	Impact	High 9	Meets Needs	High 6	18	HIGH
			\$\$ 2		Medium 6		Medium 4		
			\$\$\$ 1		Low 3		Low 2		
	Item 4								
RECREATION	Develop a comprehensive approach to pursuing grant opportunities, partnership programs, cooperative agreements, shared use of facilities, and cooperative programs with public and private partners.	Cost	\$ 3	Impact	High 9	Meets Needs	High 6	18	HIGH
			\$\$ 2		Medium 6		Medium 4		
			\$\$\$ 1		Low 3		Low 2		
	Item 5								
TRAILS	Ensure that ordinances require trail easements or trail rights-of-way in all new development areas.	Cost	\$ 3	Impact	High 9	Meets Needs	High 6	18	HIGH
			\$\$ 2		Medium 6		Medium 4		
			\$\$\$ 1		Low 3		Low 2		
	Item 6								
TRAILS	Work with the Farmington PRAT Committee and the Farmington City Council to explore all funding and development options for trail development and enhancement, including grants, sponsorships, and partnerships.	Cost	\$ 3	Impact	High 9	Meets Needs	High 6	18	HIGH
			\$\$ 2		Medium 6		Medium 4		
			\$\$\$ 1		Low 3		Low 2		

Table 7.10 - Action Plan (3/20)

Chapter	Implementation Measure	Scoring Criteria						Priority Score	Priority Level
	Item 7								
TRAILS	Continue to work with adjacent communities and regional planning agencies on the planning and implementation of regional trail connections.	Cost	\$ 3	Impact	High 9	Meets Needs	High 3	18	HIGH
			\$\$ 2		Medium 6		Medium 2		
			\$\$\$ 1		Low 3		Low 1		
	Item 8								
TRAILS	Partner with neighboring cities on multi-jurisdictional organizations such as Wasatch Front Regional Council to fund trail projects.	Cost	\$ 3	Impact	High 9	Meets Needs	High 6	18	HIGH
			\$\$ 2		Medium 6		Medium 4		
			\$\$\$ 1		Low 3		Low 2		
	Item 9								
PARKS & OPEN SPACE	Update annual budgets to ensure funding for operation and maintenance of city parks and other land the city maintains is sufficient to meet needs.	Cost	\$ 3	Impact	High 9	Meets Needs	High 6	17	HIGH
			\$\$ 2		Medium 6		Medium 4		
			\$\$\$ 1		Low 3		Low 2		
	Item 10								
PARKS & OPEN SPACE	Compile a list of funding options and mechanisms for open space preservation in Farmington. Use mechanisms to preserve key open spaces.	Cost	\$ 3	Impact	High 9	Meets Needs	High 6	17	HIGH
			\$\$ 2		Medium 6		Medium 4		
			\$\$\$ 1		Low 3		Low 2		

Table 7.10 - Action Plan (4/20)

Chapter	Implementation Measure	Scoring Criteria						Priority Score	Priority Level
	Item 11								
TRAILS	Plan for and implement additional trail amenities, including restrooms, pet waste disposal stations, trash receptacle, benches, and lighting in strategic high-use locations to best utilize resources and minimize maintenance.	Cost	\$ 3	Impact	High 9	Meets Needs	High 6	17	HIGH
			\$\$ 2		Medium 6		Medium 4		
			\$\$\$ 1		Low 3		Low 2		
	Item 12								
TRAILS	Develop and implement a comprehensive wayfinding and signage master plan that addresses safety, regulatory, interpretive, and wayfinding signage.	Cost	\$ 3	Impact	High 9	Meets Needs	High 6	17	HIGH
			\$\$ 2		Medium 6		Medium 4		
			\$\$\$ 1		Low 3		Low 2		
	Item 13								
TRAILS	Assess and implement solutions for creating safe links across major barriers (i.e., I-15, Legacy Parkway, West Davis Corridor, and railroads).	Cost	\$ 3	Impact	High 9	Meets Needs	High 6	17	HIGH
			\$\$ 2		Medium 6		Medium 4		
			\$\$\$ 1		Low 3		Low 2		
	Item 14								
TRAILS	Include system-wide trails development in planning initiatives and procedures.	Cost	\$ 3	Impact	High 9	Meets Needs	High 6	17	HIGH
			\$\$ 2		Medium 6		Medium 4		
			\$\$\$ 1		Low 3		Low 2		
	Item 15								
TRAILS	Create a sustainable, dedicated source for trail funding within the annual city budget.	Cost	\$ 3	Impact	High 9	Meets Needs	High 6	17	HIGH
			\$\$ 2		Medium 6		Medium 4		
			\$\$\$ 1		Low 3		Low 2		

Table 7.10 - Action Plan (5/20)

Chapter	Implementation Measure	Scoring Criteria						Priority Score	Priority Level
	Item 16								
PARKS & OPEN SPACE	Develop 16.2 acres of planned parks by 2033 to meet a 4.0 LOS (Table 2.4).	Cost	\$ 3	Impact	High 9	Meets Needs	High 6	16	HIGH
			\$\$ 2		Medium 6		Medium 4		
			\$\$\$ 1		Low 3		Low 2		
	Item 17								
PARKS & OPEN SPACE	Develop 11.3 acres of planned parks between 2033-2050 to meet a 4.0 LOS (Table 2.4).	Cost	\$ 3	Impact	High 9	Meets Needs	High 6	16	HIGH
			\$\$ 2		Medium 6		Medium 4		
			\$\$\$ 1		Low 3		Low 2		
	Item 18								
PARKS & OPEN SPACE	Acquire and develop 13.5 additional acres of parks between 2033-2050 to meet a 4.0 LOS.	Cost	\$ 3	Impact	High 9	Meets Needs	High 6	16	HIGH
			\$\$ 2		Medium 6		Medium 4		
			\$\$\$ 1		Low 3		Low 2		
	Item 19								
PARKS & OPEN SPACE	Upgrade existing parks that do not currently meet the minimum amenity standards (Table 2.6), where appropriate.	Cost	\$ 3	Impact	High 9	Meets Needs	High 6	16	HIGH
			\$\$ 2		Medium 6		Medium 4		
			\$\$\$ 1		Low 3		Low 2		
	Item 20								
PARKS & OPEN SPACE	Update city ordinances to establish minimum size requirements for new parks provided by new development.	Cost	\$ 3	Impact	High 9	Meets Needs	High 6	16	HIGH
			\$\$ 2		Medium 6		Medium 4		
			\$\$\$ 1		Low 3		Low 2		

Table 7.10 - Action Plan (6/20)

Chapter	Implementation Measure	Scoring Criteria						Priority Score	Priority Level
	Item 21								
RECREATION	Implement the preferred design for the Farmington Gymnasium expansion per the recommendations in the feasibility study.	Cost	\$ 3	Impact	High 9	Meets Needs	High 6	16	HIGH
			\$\$ 2		Medium 6		Medium 4		
			\$\$\$ 1		Low 3		Low 2		
	Item 22								
RECREATION	Implement the preferred design for aquatic facilities improvements per the recommendations in the feasibility study.	Cost	\$ 3	Impact	High 9	Meets Needs	High 6	16	HIGH
			\$\$ 2		Medium 6		Medium 4		
			\$\$\$ 1		Low 3		Low 2		
	Item 23								
RECREATION	Include comprehensive, long-term funding for recreation needs in annual budget assessments and capital improvement plan (CIP) processes.	Cost	\$ 3	Impact	High 9	Meets Needs	High 6	16	HIGH
			\$\$ 2		Medium 6		Medium 4		
			\$\$\$ 1		Low 3		Low 2		
	Item 24								
ARTS, CULTURE, & EVENTS	Seek funding sources for arts, culture, and community events.	Cost	\$ 3	Impact	High 9	Meets Needs	High 6	16	HIGH
			\$\$ 2		Medium 6		Medium 4		
			\$\$\$ 1		Low 3		Low 2		
	Item 25								
ARTS, CULTURE, & EVENTS	Explore partnerships to improve resident access to large-ticket arts and culture facilities.	Cost	\$ 3	Impact	High 9	Meets Needs	High 6	16	HIGH
			\$\$ 2		Medium 6		Medium 4		
			\$\$\$ 1		Low 3		Low 2		

Table 7.10 - Action Plan (7/20)

Chapter	Implementation Measure	Scoring Criteria					Priority Score	Priority Level
	Item 26							
TRAILS	Implement the recommended trail network, including trails, trailheads, and other improvements suggested in this plan.	Cost	\$	High	Meets Needs	High	16	HIGH
			3	9		6		
			2	6		4		
			1	3		2		
	Item 27							
TRAILS	Implement the proposed facilities in the Farmington Active Transportation Plan, including trails, bike lanes, traffic calming, and improved street/interesection crossings.	Cost	\$	High	Meets Needs	High	16	HIGH
			3	9		6		
			2	6		4		
			1	3		2		
	Item 28							
PARKS & OPEN SPACE	Work with the PRAT Committee and other city departments to monitor opportunities for land acquisition in or near park service gap areas.	Cost	\$	High	Meets Needs	High	15	HIGH
			3	9		6		
			2	6		4		
			1	3		2		
	Item 29							
PARKS & OPEN SPACE	Develop an accessibility strategic action plan for the parks and recreation system.	Cost	\$	High	Meets Needs	High	15	HIGH
			3	9		6		
			2	6		4		
			1	3		2		
	Item 30							
PARKS & OPEN SPACE	Adopt the recommended park standards in Table 2.6 as city policy to ensure all new parks are developed with amenities that meet the established standard.	Cost	\$	High	Meets Needs	High	15	HIGH
			3	9		6		
			2	6		4		
			1	3		2		

Table 7.10 - Action Plan (8/20)

Chapter	Implementation Measure	Scoring Criteria						Priority Score	Priority Level
	Item 31								
PARKS & OPEN SPACE	Utilize drip irrigation, moisture sensors, central control systems, and appropriate plant materials and soil amendments to create a more sustainable parks and recreation system.	Cost	\$ 3	Impact	High 9	Meets Needs	High 6	15	HIGH
			\$\$ 2		Medium 6		Medium 4		
			\$\$\$ 1		Low 3		Low 2		
	Item 32								
PARKS & OPEN SPACE	Convert less-active areas in the city's parks and recreation system to more waterwise, drought tolerant plantings to reduce water consumption and reduce intensive maintenance practices.	Cost	\$ 3	Impact	High 9	Meets Needs	High 6	15	HIGH
			\$\$ 2		Medium 6		Medium 4		
			\$\$\$ 1		Low 3		Low 2		
	Item 33								
ARTS, CULTURE, & EVENTS	Create a sustainable, dedicated source for arts funding within the annual city budget.	Cost	\$ 3	Impact	High 9	Meets Needs	High 6	15	HIGH
			\$\$ 2		Medium 6		Medium 4		
			\$\$\$ 1		Low 3		Low 2		
	Item 34								
TRAILS	Explore additional trailheads and trail access points as the trail system continues to evolve, particularly when access is requested by specific neighborhoods.	Cost	\$ 3	Impact	High 9	Meets Needs	High 6	15	HIGH
			\$\$ 2		Medium 6		Medium 4		
			\$\$\$ 1		Low 3		Low 2		
	Item 35								
TRAILS	Explore partnering with non-profit organizations and other private organizations to help fund and maintain Farmington trails.	Cost	\$ 3	Impact	High 9	Meets Needs	High 6	15	HIGH
			\$\$ 2		Medium 6		Medium 4		
			\$\$\$ 1		Low 3		Low 2		

Table 7.10 - Action Plan (9/20)

Chapter	Implementation Measure	Scoring Criteria						Priority Score	Priority Level
	Item 36								
PARKS & OPEN SPACE	Develop and implement a schedule for upgrades to aged or underutilized amenities, including strategies such as replacing aged amenities, adding court and field lighting, or heating public restrooms.	Cost	\$ 3	Impact	High 9	Meets Needs	High 6	14	MEDIUM
			\$\$ 2		Medium 6		Medium 4		
			\$\$\$ 1		Low 3		Low 2		
	Item 37								
PARKS & OPEN SPACE	Conduct an audit of the park and recreation system to develop a plan for integrating resource-wise lighting, LID practices, and infrastructure systems into the parks and recreation system.	Cost	\$ 3	Impact	High 9	Meets Needs	High 6	14	MEDIUM
			\$\$ 2		Medium 6		Medium 4		
			\$\$\$ 1		Low 3		Low 2		
	Item 38								
PARKS & OPEN SPACE	Adopt an amenity level of service standard as identified in Chapter 2 of this master plan (Table 2.5).	Cost	\$ 3	Impact	High 9	Meets Needs	High 6	13	MEDIUM
			\$\$ 2		Medium 6		Medium 4		
			\$\$\$ 1		Low 3		Low 2		
	Item 39								
PARKS & OPEN SPACE	Evaluate options for Implementing a tree planting program, an interactive art program/plan, and an interpretive signage system.	Cost	\$ 3	Impact	High 9	Meets Needs	High 6	13	MEDIUM
			\$\$ 2		Medium 6		Medium 4		
			\$\$\$ 1		Low 3		Low 2		

Table 7.10 - Action Plan (10/20)

Chapter	Implementation Measure	Scoring Criteria						Priority Score	Priority Level
	Item 40								
PARKS & OPEN SPACE	Rest fields regularly to prevent damage by overuse.	Cost	\$ 3	Impact	High 9	Meets Needs	High 6	13	MEDIUM
			\$\$ 2		Medium 6		Medium 4		
			\$\$\$ 1		Low 3		Low 2		
	Item 41								
PARKS & OPEN SPACE	Conduct an audit of the park and recreation system to develop an approach for integrating waterwise plantings.	Cost	\$ 3	Impact	High 9	Meets Needs	High 6	13	MEDIUM
			\$\$ 2		Medium 6		Medium 4		
			\$\$\$ 1		Low 3		Low 2		
	Item 42								
RECREATION	Develop a program for and conduct a feasibility study that evaluates programming, funding, management, operations, and financial implications for expansion of and upgrades to the Farmington Gymnasium. The study should consider the needs and desires expressed in the community engagement process for this plan.	Cost	\$ 3	Impact	High 9	Meets Needs	High 6	13	MEDIUM
			\$\$ 2		Medium 6		Medium 4		
			\$\$\$ 1		Low 3		Low 2		
	Item 43								
RECREATION	Develop a program for and conduct a feasibility study that evaluates programming, funding, management, operations, financial implications, and site selection for new or expanded aquatic facilities in the city. The study should consider the needs and desires expressed in the community engagement process for this plan.	Cost	\$ 3	Impact	High 9	Meets Needs	High 6	13	MEDIUM
			\$\$ 2		Medium 6		Medium 4		
			\$\$\$ 1		Low 3		Low 2		

Table 7.10 - Action Plan (11/20)

Chapter	Implementation Measure	Scoring Criteria						Priority Score	Priority Level
	Item 44								
RECREATION	Explore options for program scholarships, fee waivers, and other tools for improving access for low-income residents	Cost	\$ 3	Impact	High 9	Meets Needs	High 6	13	MEDIUM
			\$\$ 2		Medium 6		Medium 4		
			\$\$\$ 1		Low 3		Low 2		
	Item 45								
RECREATION	Continue to partner with Davis School District to meet recreation programming and facility needs.	Cost	\$ 3	Impact	High 9	Meets Needs	High 6	13	MEDIUM
			\$\$ 2		Medium 6		Medium 4		
			\$\$\$ 1		Low 3		Low 2		
	Item 46								
ARTS, CULTURE, & EVENTS	Create a strategic plan that establishes strategies for improving the quality of arts, culture and event offerings in the city.	Cost	\$ 3	Impact	High 9	Meets Needs	High 6	13	MEDIUM
			\$\$ 2		Medium 6		Medium 4		
			\$\$\$ 1		Low 3		Low 2		
	Item 47								
ARTS. CULTURE, & RECREATION	Continue to partner with arts and culture organizations in the community.	Cost	\$ 3	Impact	High 9	Meets Needs	High 6	13	MEDIUM
			\$\$ 2		Medium 6		Medium 4		
			\$\$\$ 1		Low 3		Low 2		
	Item 48								
TRAILS	Update city ordinances and standards to ensure all future trail development incorporates shade where possible.	Cost	\$ 3	Impact	High 9	Meets Needs	High 6	13	MEDIUM
			\$\$ 2		Medium 6		Medium 4		
			\$\$\$ 1		Low 3		Low 2		

Table 7.10 - Action Plan (12/20)

Chapter	Implementation Measure	Scoring Criteria						Priority Score	Priority Level
	Item 49								
TRAILS	Adopt engineering standards for future trail development to ensure all future facilities are functional, safe, and consistent.	Cost	\$ 3	Impact	High 9	Meets Needs	High 6	13	MEDIUM
			\$\$ 2		Medium 6		Medium 4		
			\$\$\$ 1		Low 3		Low 2		
	Item 50								
TRAILS	Establish a weed management program to target spread of puncture vine/goat-heads to reduce incidents of flat bike tires.	Cost	\$ 3	Impact	High 9	Meets Needs	High 6	13	MEDIUM
			\$\$ 2		Medium 6		Medium 4		
			\$\$\$ 1		Low 3		Low 2		
	Item 51								
TRAILS	Incorporate selective winter plowing of key routes into maintenance routines.	Cost	\$ 3	Impact	High 9	Meets Needs	High 6	13	MEDIUM
			\$\$ 2		Medium 6		Medium 4		
			\$\$\$ 1		Low 3		Low 2		
	Item 52								
TRAILS	Develop a program to educate the general public on bicycle and walking safety issues and encourage non-motorized transportation with programs that target pedestrians, bicyclists, and motorists.	Cost	\$ 3	Impact	High 9	Meets Needs	High 6	13	MEDIUM
			\$\$ 2		Medium 6		Medium 4		
			\$\$\$ 1		Low 3		Low 2		
	Item 53								
TRAILS	Monitor bicycle and pedestrian collision data to seek continuous reduction in bicycle and pedestrian collision rates.	Cost	\$ 3	Impact	High 9	Meets Needs	High 6	13	MEDIUM
			\$\$ 2		Medium 6		Medium 4		
			\$\$\$ 1		Low 3		Low 2		

Table 7.10 - Action Plan (13/20)

Chapter	Implementation Measure	Scoring Criteria					Priority Score	Priority Level
	Item 54							
PARKS & OPEN SPACE	Address safety concerns specific to individual sites by adding lighting and safety features per the recommendations of the audit.	Cost	\$	High	Meets Needs	High	12	MEDIUM
			3	9		6		
			\$\$\$	Medium		Medium		
			2	6		4		
			\$\$\$	Low		Low		
			1	3		2		
	Item 55							
ARTS, CULTURE, & EVENTS	Re-establish the Arts Committee to help program and market a wider variety of cultural events and community celebrations.	Cost	\$	High	Meets Needs	High	12	MEDIUM
			3	9		6		
			\$\$\$	Medium		Medium		
			2	6		4		
			\$\$\$	Low		Low		
			1	3		2		
	Item 56							
ARTS, CULTURE, & EVENTS	Expand arts programming & community events, focusing on different neighborhoods and demographics throughout the city.	Cost	\$	High	Meets Needs	High	12	MEDIUM
			3	9		6		
			\$\$\$	Medium		Medium		
			2	6		4		
			\$\$\$	Low		Low		
			1	3		2		
	Item 57							
ARTS, CULTURE, & EVENTS	Foster innovation, design excellence and beauty in community parks and public spaces by integrating art into the design of public spaces and by including artists as part of design teams.	Cost	\$	High	Meets Needs	High	12	MEDIUM
			3	9		6		
			\$\$\$	Medium		Medium		
			2	6		4		
			\$\$\$	Low		Low		
			1	3		2		
	Item 58							
ARTS, CULTURE, & EVENTS	Convey the community's identity and highlight diversity by incorporating art, history and culture into the city through public art, urban design and events.	Cost	\$	High	Meets Needs	High	12	MEDIUM
			3	9		6		
			\$\$\$	Medium		Medium		
			2	6		4		
			\$\$\$	Low		Low		
			1	3		2		

Table 7.10 - Action Plan (14/20)

Chapter	Implementation Measure	Scoring Criteria						Priority Score	Priority Level
	Item 59								
TRAILS	Analyze shade cover of existing Farmington trails. On exposed segments, plant trees in public rights-of-way where possible. Where trails abut private property, consider partnering with landowners for tree planting on private land.	Cost	\$ 3	Impact	High 9	Meets Needs	High 6	12	MEDIUM
			\$\$ 2		Medium 6		Medium 4		
			\$\$\$ 1		Low 3		Low 2		
	Item 60								
TRAILS	Plan and implement Safe Routes to School and other safety programs, including educational and incentive programs, in partnership with the school district and other interested parties.	Cost	\$ 3	Impact	High 9	Meets Needs	High 6	12	MEDIUM
			\$\$ 2		Medium 6		Medium 4		
			\$\$\$ 1		Low 3		Low 2		
	Item 61								
PARKS & OPEN SPACE	Repurpose underutilized local parks that do not meet the community’s needs.	Cost	\$ 3	Impact	High 9	Meets Needs	High 6	11	MEDIUM
			\$\$ 2		Medium 6		Medium 4		
			\$\$\$ 1		Low 3		Low 2		
	Item 62								
PARKS & OPEN SPACE	Establish a plan to conduct a safety audit of the parks and recreation system.	Cost	\$ 3	Impact	High 9	Meets Needs	High 6	11	MEDIUM
			\$\$ 2		Medium 6		Medium 4		
			\$\$\$ 1		Low 3		Low 2		

Table 7.10 - Action Plan (15/20)

Chapter	Implementation Measure	Scoring Criteria						Priority Score	Priority Level
	Item 63								
ARTS, CULTURE, & EVENTS	Explore the feasibility of adding staff to manage arts and culture programs and facilities in the city and work with community organizations.	Cost	\$ 3	Impact	High 9	Meets Needs	High 6	11	MEDIUM
			\$\$ 2		Medium 6		Medium 4		
			\$\$\$ 1		Low 3		Low 2		
	Item 64								
ARTS, CULTURE, & EVENTS	Develop a marketing plan/strategy to collaborate on improved marketing and communication efforts for arts and culture.	Cost	\$ 3	Impact	High 9	Meets Needs	High 6	11	MEDIUM
			\$\$ 2		Medium 6		Medium 4		
			\$\$\$ 1		Low 3		Low 2		
	Item 65								
ARTS, CULTURE, & EVENTS	Investigate partnering with Davis School District to implement drop-in art activities for youth, including visual arts, music and dance or other educational/ environmental opportunities.	Cost	\$ 3	Impact	High 9	Meets Needs	High 6	11	MEDIUM
			\$\$ 2		Medium 6		Medium 4		
			\$\$\$ 1		Low 3		Low 2		
	Item 66								
TRAILS	Work with the PRAT Committee to assess options to maximize existing trail corridors and rights-of-way by adding unpaved trails parallel to paved trails, converting user-created trails or dirt roads into official city trails, or other options recommended by the assessment.	Cost	\$ 3	Impact	High 9	Meets Needs	High 6	11	MEDIUM
			\$\$ 2		Medium 6		Medium 4		
			\$\$\$ 1		Low 3		Low 2		

Table 7.10 - Action Plan (16/20)

Chapter	Implementation Measure	Scoring Criteria						Priority Score	Priority Level
	Item 67								
PARKS & OPEN SPACE	Evaluate requests for park and open space improvements as they are submitted to assess need, feasibility, and level of community support.	Cost	\$ 3	Impact	High 9	Meets Needs	High 6	10	LOW
			\$\$ 2		Medium 6		Medium 4		
			\$\$\$ 1		Low 3		Low 2		
	Item 68								
PARKS & OPEN SPACE	Develop a strategy to actively seek and encourage participation by diverse community members in the planning and design of the city's parks and recreation system.	Cost	\$ 3	Impact	High 9	Meets Needs	High 6	10	LOW
			\$\$ 2		Medium 6		Medium 4		
			\$\$\$ 1		Low 3		Low 2		
	Item 69								
PARKS AND OPEN SPACE	Develop and regularly update a list of high-demand and unique amenities desired for the city's parks and recreation system.	Cost	\$ 3	Impact	High 9	Meets Needs	High 6	10	LOW
			\$\$ 2		Medium 6		Medium 4		
			\$\$\$ 1		Low 3		Low 2		
	Item 70								
RECREATION	Conduct periodic evaluations of program offerings, including user satisfaction surveys, user participation rates, costs, and availability with other providers.	Cost	\$ 3	Impact	High 9	Meets Needs	High 6	10	LOW
			\$\$ 2		Medium 6		Medium 4		
			\$\$\$ 1		Low 3		Low 2		
	Item 71								
ARTS, CULTURE, EVENTS	Make the best use of existing amenities through upgrades and expanded programming and activities.	Cost	\$ 3	Impact	High 9	Meets Needs	High 6	10	LOW
			\$\$ 2		Medium 6		Medium 4		
			\$\$\$ 1		Low 3		Low 2		

Table 7.10 - Action Plan (17/20)

Chapter	Implementation Measure	Scoring Criteria						Priority Score	Priority Level
	Item 72								
ARTS, CULTURE, EVENTS	Consider the development of a public art master plan to develop a comprehensive approach to public art in the city.	Cost	\$ 3	Impact	High 9	Meets Needs	High 6	10	LOW
			\$\$ 2		Medium 6		Medium 4		
			\$\$\$ 1		Low 3		Low 2		
	Item 73								
TRAILS	Install trail lighting and emergency response stations along paved multi-use trails where appropriate.	Cost	\$ 3	Impact	High 9	Meets Needs	High 6	10	LOW
			\$\$ 2		Medium 6		Medium 4		
			\$\$\$ 1		Low 3		Low 2		
	Item 74								
TRAILS	Regularly update the Farmington Active Transportation Plan and this plan.	Cost	\$ 3	Impact	High 9	Meets Needs	High 6	10	LOW
			\$\$ 2		Medium 6		Medium 4		
			\$\$\$ 1		Low 3		Low 2		
	Item 75								
TRAILS	Regularly update trails information on the city's website or create an app where information can be posted on current trails conditions, trail locations, trail characteristics, and general information about trails.	Cost	\$ 3	Impact	High 9	Meets Needs	High 6	10	LOW
			\$\$ 2		Medium 6		Medium 4		
			\$\$\$ 1		Low 3		Low 2		

Table 7.10 - Action Plan (18/20)

Chapter	Implementation Measure	Scoring Criteria						Priority Score	Priority Level
	Item 76								
TRAILS	Track the progress on the plans as a percent completed of the total recommended trails improvements.	Cost	\$ 3	Impact	High 9	Meets Needs	High 6	10	LOW
			\$\$ 2		Medium 6		Medium 4		
			\$\$\$ 1		Low 3		Low 2		
	Item 77								
PARKS & OPEN SPACE	Provide amenities and facilities to help residents “self-maintain” their parks and park facilities (i.e., trash receptacles, animal waste containers, hose bibs, and pet clean-up stations).	Cost	\$ 3	Impact	High 9	Meets Needs	High 6	9	LOW
			\$\$ 2		Medium 6		Medium 4		
			\$\$\$ 1		Low 3		Low 2		
	Item 78								
PARKS & OPEN SPACE	Conduct and regularly update a Park and Recreation Inventory and Condition and Use Assessment, detailing individual amenities and their current level of use and condition.	Cost	\$ 3	Impact	High 9	Meets Needs	High 6	8	LOW
			\$\$ 2		Medium 6		Medium 4		
			\$\$\$ 1		Low 3		Low 2		
	Item 79								
PARKS & OPEN SPACE	Regularly update information on the city's website.	Cost	\$ 3	Impact	High 9	Meets Needs	High 6	8	LOW
			\$\$ 2		Medium 6		Medium 4		
			\$\$\$ 1		Low 3		Low 2		
	Item 80								
RECREATION	Work with the PRAT Committee and other local interest groups to identify partners and locations for a diverse range of programming and classes.	Cost	\$ 3	Impact	High 9	Meets Needs	High 6	8	LOW
			\$\$ 2		Medium 6		Medium 4		
			\$\$\$ 1		Low 3		Low 2		

Table 7.10 - Action Plan (19/20)

Chapter	Implementation Measure	Scoring Criteria						Priority Score	Priority Level
	Item 81								
ARTS, CULTURE, & EVENTS	Work with community organizations to increase the diversity of board and committee members with a variety of demographics and areas of expertise and interest.	Cost	\$ 3	Impact	High 9	Meets Needs	High 6	8	LOW
			\$\$ 2		Medium 6		Medium 4		
			\$\$\$ 1		Low 3		Low 2		
	Item 82								
TRAILS	Include safety contact information on all trail signage and maps.	Cost	\$ 3	Impact	High 9	Meets Needs	High 6	8	LOW
			\$\$ 2		Medium 6		Medium 4		
			\$\$\$ 1		Low 3		Low 2		
	Item 83								
TRAILS	Develop programs that encourage citizens to report maintenance issues that affect bicyclist and pedestrian safety.	Cost	\$ 3	Impact	High 9	Meets Needs	High 6	8	LOW
			\$\$ 2		Medium 6		Medium 4		
			\$\$\$ 1		Low 3		Low 2		
	Item 84								
TRAILS	Review city protocols to address pedestrian and bicyclist safety during all construction and maintenance activities, and update procedures and policies as needed.	Cost	\$ 3	Impact	High 9	Meets Needs	High 6	8	LOW
			\$\$ 2		Medium 6		Medium 4		
			\$\$\$ 1		Low 3		Low 2		
	Item 85								
TRAILS	Implement programs (such as “Adopt a Trail”) to encourage trail user assistance in developing and maintaining the trail system.	Cost	\$ 3	Impact	High 9	Meets Needs	High 6	8	LOW
			\$\$ 2		Medium 6		Medium 4		
			\$\$\$ 1		Low 3		Low 2		

Table 7.10 - Action Plan (20/20)

Chapter	Implementation Measure	Scoring Criteria						Priority Score	Priority Level
	Item 86								
TRAILS	Develop a program to work with large employers, education centers, activity centers, and major transit stops to provide secure bicycle storage facilities and racks.	Cost	\$ 3	Impact	High 9	Meets Needs	High 6	8	LOW
			\$\$ 2		Medium 6		Medium 4		
			\$\$\$ 1		Low 3		Low 2		
	Item 87								
TRAILS	Host city-sponsored events that promote bicycling and walking.	Cost	\$ 3	Impact	High 9	Meets Needs	High 6	8	LOW
			\$\$ 2		Medium 6		Medium 4		
			\$\$\$ 1		Low 3		Low 2		
	Item 88								
TRAILS	Work with local bike shops and clubs to provide educational materials about trails and trail etiquette and safety at public events and festivals.	Cost	\$ 3	Impact	High 9	Meets Needs	High 6	8	LOW
			\$\$ 2		Medium 6		Medium 4		
			\$\$\$ 1		Low 3		Low 2		
	Item 89								
TRAILS	Track city-wide trends in trails usage through Census data, annual trail user counts, and periodic community surveys.	Cost	\$ 3	Impact	High 9	Meets Needs	High 6	8	LOW
			\$\$ 2		Medium 6		Medium 4		
			\$\$\$ 1		Low 3		Low 2		
	Item 90								
TRAILS	Incorporate bicycle parking and other bicycle amenities at all city parks and facilities.	Cost	\$ 3	Impact	High 9	Meets Needs	High 6	7	LOW
			\$\$ 2		Medium 6		Medium 4		
			\$\$\$ 1		Low 3		Low 2		

EXISTING FUNDING SOURCES

The following are some of the key funding sources currently available for implementing the plan recommendations.

General Funds - funds that come through government levies such as property and sales taxes that are divided up as the city sees fit.

Park Improvement Funds - impact fees assessed with new development and redevelopment to provide a comparable level of service for parks as the city grows.

Enterprise Funds - business-type funds where governments charge fees for programs and services and then use the money to pay for those services.

Bonds - debt obligations issued by government entities.

Details regarding the various bonds, special assessments, service districts, grants, partnerships and other funding options and sources that are available to help implement the plan vision follow.

FUNDING OPTIONS FOR LARGE PROJECTS

GENERAL OBLIGATION BONDS

The lowest interest cost financing for any local government is typically through the levying of taxes for issuance of General Obligation Bonds. General Obligation Bonds, commonly referred to as “G.O. Bonds,” are secured by the unlimited pledge of the taxing ability of the community, sometimes called a “full faith and credit” pledge. Because G.O. bonds are secured by and repaid from property taxes, they are generally viewed as the lowest credit risk to bond investors. This low risk usually translates into the lowest interest rates of any municipal bond structure.

Under the Utah State Constitution, any bonded indebtedness secured by property tax levies must be approved by a majority of voters in a bond election called for that purpose. Currently, bond elections may only be held once each year on the November general election date.

If the recreation improvements being considered for funding through a G.O. bond have broad appeal to the public and proponents are willing to assist in the promotional efforts, G.O. bonds for recreation projects can meet with public approval. However, since some constituents may not view them as essential-purpose facilities for a local government or may view the government as competing with the private sector, obtaining positive voter approval may be a challenge.

It should also be noted that a G.O. bond election, if successful, would only cover the financing of capital expenditures for the facility. Facility revenues and/or other funds would still be needed to pay for the operation and maintenance expenses of the facilities. State law limitations on the amount of General Obligation indebtedness for this type of facility are quite high with the limit being 12% of an area’s taxable value. Pursuant to state law the debt must be structured to mature in 40 years or less,

but practically the entity would not want to structure the debt to exceed the useful life of the facility.

ADVANTAGES OF G.O. BONDS:

- ☐ Lowest interest rates
- ☐ Lowest bond issuance costs
- ☐ If approved, a new 'revenue' is identified to pay for the capital cost

DISADVANTAGES OF G.O. BONDS:

- ☐ Timing issues, limited dates to hold required G.O. election
- ☐ Risk of a "no" vote while still incurring costs of holding a bond election
- ☐ Can only raise taxes to finance bonds through election process to pay for physical facilities, not ongoing or additional operation and maintenance expense. This would have to be done through a separate truth-in-taxation tax increase.

SPECIAL ASSESSMENT AREAS

Formerly known as Special Improvement Districts or (SIDs), a Special Assessment Area (SAA) provides a means for a local government to designate an area as benefited by an improvement and levy an assessment to pay for the improvements. The assessment levy is then pledged to retire the debt incurred in constructing the project.

While not subject to a bond election as General Obligation bonds require, SAAs may not, as a matter of law, be created if 40% or more of the property owners subject to the assessment, weighted by method of assessment, within the proposed SAA, protest its creation. Politically, most city councils would find it difficult to create an SAA if even 20-30% of property owners oppose the SAA. If created, the city's ability to levy an assessment within the SAA provides a sound method of financing although it will be at

interest rates higher than other types of debt that the city could consider issuing.

The underlying rationale of an SAA is that those who benefit from the improvements will be assessed for the costs. For a recreation facility or similar major project, which is intended to serve all residents of the community, and in this case possibly serve multiple communities, it would be difficult to make a case for excluding any residential properties from being assessed, although commercial property would have to be evaluated with bond counsel. The ongoing annual administrative obligations related to an SAA would be formidable even though state law allows the city to assess a fee to cover such administrative costs. Special Assessment notices are mailed out by the entity creating the assessment area and are not included as part of the annual tax notice and collection process conducted by the county.

If an SAA is used, the city would have to decide on a method of assessment (i.e. per residence, per acre, by front-footage, etc.) , which is fair and equitable to both residential and commercial property owners.

The ability to utilize this mechanism by cities joined together under an inter-local cooperative would need to be explored with legal counsel. There are several issues that would need to be considered such as ownership of the facility as a local government can only assess property owners within its proper legal boundaries.

ADVANTAGES OF SAA BONDS:

- ☐ Assessments provide a 'new' revenue source to pay for the capital expense
- ☐ No general vote required (but those assessed can challenge the creation)

DISADVANTAGES OF SAA BONDS:

- ❑ Higher financing costs
- ❑ Significant administration costs for a city-wide Assessment area

Note – Due to the costs of administering a city-wide SAA and given that special assessments cannot be deducted from income taxes, but property taxes can, it seems more rational to seek for G.O. election approval rather than form a city-wide SAA.

LEASE REVENUE BONDS

One financing option which, until the advent of sales tax revenue bonds, was frequently used to finance recreation facilities is a Lease Revenue Bond issued by the Local Building Authority (formerly Municipal Building Authority) of the city. This type of bond would be secured by the recreation center property and facility itself, not unlike real property serving as the security for a home mortgage. Lease revenue bonds are repaid by an annual appropriation of the lease payment by the city Council. Generally, this financing method works best when used for an essential public facility such as city halls, police stations and fire stations. Interest rates on a lease revenue bond would likely be 15 to 30 basis points higher than on sales tax revenue bonds depending on the market's assessment of the "essentiality" of the facility.

Financial markets generally limit the final maturity on this type of issue to the useful life of the facility and state law limits the term of the debt to a maximum of forty years. As the city is responsible to make the lease payments, the financial markets determine the perceived willingness and ability of the city to make those payments by a thorough review of the city's general fund monies.

As this type of bond financing does not generate any new revenue source, the city council will still need to identify revenue sources sufficient to make the lease payments to cover the debt service.

Creative use of this option could be made with multiple local governments, each of which could finance their portion through

different means – one could use sales tax, another could issue G.O. bonds, etc.

ADVANTAGES OF LEASE REVENUE BONDS:

- ❑ No general vote required
- ❑ No specific revenue pledge required

DISADVANTAGES OF LEASE REVENUE BONDS:

- ❑ Higher financing costs than some other alternatives
- ❑ No 'new' revenue source identified to make up the use of general fund monies that will be utilized to make the debt service payment

TRANSIENT ROOM TAX REVENUE BONDS

Transient Room Tax Revenue Bonds are similar to Sales Tax Revenue Bonds and are paid from excise tax revenues governed pursuant to Utah state code. Without the need for a vote, cities and counties may issue bonds payable solely from excise taxes levied by the city, county or those levied by the State of Utah and rebated to the city or county, such as gasoline taxes or sales taxes.

For all sales and excise tax bonds, there exists in state law a non-impairment clause that restricts the state's ability to change the distribution formula in such a way that would harm bondholders while local governments have debt outstanding.

TAX INCREMENT FINANCING

Tax increment financing can be an attractive option to communities, developers and landowners because it provides public assistance and funding for improvements, infrastructure, land write-downs, etc., in partnership with private investment in an area. The purpose is to encourage development to take place

in areas that are deteriorating, to create jobs, or to assist with important community projects.

The main steps in establishing a tax increment area include:

- ❑ Formation of a Community Development Redevelopment Agency (must only be created once by a community, not for each project) –this step has already been completed by the city.
- ❑ Creation of a project area plan and budget
- ❑ Approval of taxing entities

SHORT-TERM FINANCING

Short-term financing options are obligations that are re-marketed or become due over a relatively short period of time. They are issued to provide working capital to pay operating expenses or provide interim short-term financing for capital projects.

There are several tools that can be used under this mechanism including:

- ❑ Tax & Revenue Anticipation Note (TRANS)
- ❑ Bond Anticipation Notes (BANs)
- ❑ Grant Anticipation Notes (GANs)
- ❑ Interim Warrants

SOCIAL IMPACT BONDS

Through Social Impact Bonds (SIB), or Pay for Success Bonds, governments collaborate with investors/funders and service providers to improve services for a disadvantaged population. In exchange for funding, a governmental entity sets specific, measurable goals for early prevention programs that will achieve clearly defined outcomes. The investors/funders provide the initial capital support and the municipality makes payments to the program as outcomes are reached.

SPECIAL SERVICE DISTRICT

A city, or several cities via inter-local agreement, can create a recreation district charged with providing certain services to residents of the area covered by the district. A special district can levy a property tax assessment on residents of the District to pay for both the bond debt service and operations and maintenance. It should be noted that the city already can levy, subject to a bond election and/or the truth-in-taxation process, property taxes. The creation of a recreation special service district serves to separate its designated functions from those of the city by creating a separate entity with its own governing body. However, an additional layer of government may not be the most cost effective.

CREATIVE FINANCING

Non-traditional sources of funding may be used to minimize the amount that needs to be financed via the issuance of debt. The city's approach should be to utilize community support for fund-raising efforts, innovative sources of grants, utilization of naming rights/donations, corporate sponsorships, contracting services, partnership opportunities involving other communities and the private sector, together with cost-sharing arrangements with school districts. To the extent debt must be incurred to complete the financing package, alternative bonding structures, as discussed above, should be evaluated to find the optimal structure based on the financial resources of the city.

FUNDING OPTIONS FOR SMALL PROJECTS

PRIVATE AND PUBLIC PARTNERSHIPS

The city or a group of communities acting cooperatively and a private developer or other government or quasi-government agency may often cooperate on a facility that services the public yet is also attractive to an entrepreneur or another partner. These partnerships can be effective funding opportunities for special use sports facilities like baseball complexes or soccer complexes; however, they generally are not feasible when the objective is to develop community parks that provide facilities such as playgrounds, informal playing fields and other recreational opportunities that are generally available to the public free of charge. A recreation center, community center, or swimming/water park is also potentially attractive as a private or public partnership.

PRIVATE FUNDRAISING

While not addressed as a specific strategy for individual recreation facilities, it is not uncommon for public monies to be leveraged with private donations. Private funds will most likely be attracted to high-profile facilities such as a swimming complex or sports complex and generally require aggressive promotion and management on behalf of the city.

SERVICE ORGANIZATION PARTNERS

Many service organizations and corporations have funds available for park and recreation facilities. Local Rotary Clubs, Kiwanis Clubs and other service organizations often combine resources to develop park and recreation facilities. Other for-profit organizations such as Home Depot and Lowes are often willing to partner with local communities in the development of playground and other park equipment and facilities. Again, the key

is a motivated individual or group who can garner the support and funding desired.

JOINT DEVELOPMENT PARTNERSHIPS

Joint development opportunities may also occur between municipalities and among agencies or departments within a municipality. Cooperative relationships between cities and counties are not uncommon, nor are partnerships between cities and school districts. Often, small cities in a region can cooperate and pool resources for recreation projects. There may be other opportunities as well which should be explored whenever possible to maximize recreation opportunities and minimize costs. To make these kinds of opportunities happen, there must be on-going and constant communication between residents, governments, business interests and others.

POINT OF SALE FUNDRAISING

Point of Sale Fundraising allows businesses the opportunity to collect voluntary donations from patrons of hotels, restaurants, grocery stores or other service providers at the time they pay for the primary service. Patrons may elect to round up their bill or contribute a self-designated amount to go towards the city designated fund, park or project.

LOCAL FUNDING SOURCES

LOCAL SALES TAXES

Many communities have implemented local sales taxes, at the city or county level. This type of funding is very effective in raising funds to complete parks, recreation, trails and arts projects and is generally administered by a municipality or county and is distributed based on population. A small percentage of sales tax revenue is redistributed to qualifying projects and must typically be re-approved by voters on a recurring basis, such as every ten years.

PARKS, TRAILS AND OPEN SPACE IMPACT FEES

Impact fees are used by cities to offset the cost of public parks, trails and open space needed to serve future residents and new development. Impact fees are especially useful in areas of rapid growth or redevelopment. They help the city to maintain a current level of service as new development puts strain on existing facilities. It assures that new development pays its proportionate share to maintain quality of life expectations for community residents.

DEDICATIONS AND DEVELOPMENT AGREEMENTS

The dedication of land for parks and open space has long been an accepted development requirement and is another valuable tool for procuring these amenities. The city can require the dedication of park land through review of projects such as Planned Unit Developments (“PUDs”), for example. The city may require developers to provide park land or open space for new developments or offer the option to instead pay fees, construct facilities or establish private parks or open space. The dedicated land or fees may only be used for acquiring or constructing park or open space facilities.

IN-KIND AND DONATED SERVICES OR FUNDS

Several options for local initiatives are possible to further the implementation of the master plan. These kinds of programs would require the community to implement a proactive recruiting initiative to generate interest and sponsorship and may include:

- ☐ Fundraising and volunteer support of the community’s parks, trails and open spaces
- ☐ Adopt-a-park or adopt-a-trail, whereby a service organization or group either raises funds or constructs a given facility with in-kind services
- ☐ Corporate sponsorships, whereby businesses or large corporations provide funding for a facility, as per an adopt-a-trail and adopt-a-park program
- ☐ Public trail and park facility construction programs, in which local citizens donate their time and effort to planning and implementing trail projects and park improvements

PARK UTILITY FEE

A park utility fee is charged as a specified amount per housing unit in connection with the utility bill. The revenue may be used to pay for park and public lands maintenance and operations. A park utility fee provides a dedicated stream of funding for parks and public lands regardless of appropriations from the general fund. The fee may be determined by a set project cost or ongoing maintenance, based on the number of units within the city. The fee is collected simultaneously with the utility fee each month.

SPECIAL TAXES OR FEES

Tax revenue collected for special purposes may be earmarked for park development. For instance, the room tax applied to hotel and motel rooms in the city could be earmarked for parks, recreation and trails development but is generally earmarked for tourism-related projects.

RAP TAXES

many communities or counties have initiated and voted in favor of **R**ecreation, **A**rts, and **P**arks taxes which have been effective in raising funds in initiating and completing parks, recreation, trails, and arts projects. They are generally administered by a municipality or county, which receives one penny for every \$10.00 purchase (except for grocery and gas), and redistributes the funds to qualified parks, recreation cultural organizations and events, which illustrates the types of uses that have been funded by RAP Taxes in Davis County in recent years:

- ☐ Playing Fields
- ☐ Walking, biking, equestrian, and cross-country trails
- ☐ Neighborhood parks and pathways
- ☐ Swimming pools and aquatic centers
- ☐ Community recreation centers
- ☐ Multi-cultural and arts festivals
- ☐ Dance, theatre, and music activities and performances
- ☐ Literary outreach programs
- ☐ Publicly owned tennis, basketball, and skating facilities

A RAP tax is not something the City Council can enact. It has to be voted on by the citizens of the community. The Davis County RAMP Tax was approved by Farmington residents in November 2014, and is up for renewal every 10 years, with a coming renewal period in November 2024.

COMMUNITY DEVELOPMENT BLOCK GRANTS

Community Development Block Grants (CDBG) can be used for park development in areas of the city that qualify as low and moderate income areas. CDBG funds may be used to upgrade parks, purchase new park equipment and improve accessibility (Americans with Disabilities Act). Additionally, CDBG funds may be used for projects that remove barriers to access for the elderly and for persons with severe disabilities.

USER FEES

User fees may be charged for reserved rentals on park pavilions and for recreation programs. These fees should be evaluated to determine whether they are appropriate. A feasibility study may be needed to acquire the appropriate information before making decisions and changes.

LOCAL, STATE AND FEDERAL PROGRAMS

The availability of these funds may change annually depending on budget allocations at the local, state or federal level. It is important to check with local representatives and administering agencies to find out the status of funding. Some of these programs are funded by the Federal government and administered by local State agencies and others are funded by the State of Utah. These include:

- ☐ Utah Watershed Restoration Initiative
- ☐ Utah Forestry, Fire and State Lands Grants
- ☐ Utah Division of Water Quality Nonpoint Source Grants
- ☐ Utah Department of Agriculture and Food Invasive Species Management Grants

UTAH DIVISION OF OUTDOOR RECREATION GRANTS

The Utah Division of Outdoor Recreation administers several grant programs. Funds are matched with local funds for acquisition of park and recreation lands, redevelopment of older recreation facilities, trails, accessibility improvements and other recreation programs /facilities that provide close-to-home recreation opportunities for youth, adults, senior citizens and persons with physical and mental disabilities. (www.recreation.utah.gov/grants.)

Programs include:

- ❑ Land and Water Conservation Fund (for the create of high quality, public outdoor recreation facilities such as swimming pools and parks)
- ❑ Recreational Trails Program (for non-motorized and motorized trail development and maintenance, trail educational programs, and trail-related environmental protection projects)
- ❑ Additional information on these grants can be found at www.recreation.utah.gov/grants.

❑ FEDERAL RECREATIONAL TRAILS PROGRAM

The Utah Department of Natural Resources, Parks and Recreation Division administers these Federal funds. The funds are available for motorized and non-motorized trail development and maintenance projects, educational programs to promote trail safety and trail-related environmental protection projects. The grant requires a 50% match from the community.

IMBA TRAIL ACCELERATOR GRANTS

The International Mountain Bicycling Association (IMBA) provides matching grants between \$5,000 - \$30,000 to help communities get their trail projects up and running. The grant can be used to fund professional trail planning and consultation services for projects that mountain bike and other multi-purpose human powered trail uses. Priority is given to projects that focus on expanding diversity, equity, and inclusion.

RIVERS, TRAILS, AND CONSERVATION ASSISTANCE PROGRAM

The Rivers, Trails, and Conservation Assistance (RTCA) Program of the National Park Service is not a granting program but provides technical assistance in the implementation of outdoor recreation and natural resource conservation projects. The RTCA coordinators assist local organizations and governments to collaboratively preserve open space, conserve rivers, and develop greenways and trails. Projects must have broad community support to receive approval, and be supported by a group of partners with substantive and well-defined roles. Preference is given for projects that include both resource conservation and recreation, provide physical connections among resources, engage youth, develop relationships between NPS areas and local communities, and partner with health organizations or the NPS. Applications for assistance are found on the RTCA website. An RTCA coordinator is located in Salt Lake City to serve projects in Utah.

CHAPTER 8

FINANCIAL SUSTAINABILITY



INTRODUCTION

This chapter analyzes the Farmington's parks and recreation functions to provide a framework for the city to address potential structural deficiencies in parks and recreation financial operations. The analysis includes modeling and forecasting of user fees and other revenues to fund ongoing operations and maintenance (O&M) and capital improvement projects (CIP) of parks and recreation facilities.

This study analyzes the financial operations related to the following:

- ☐ Parks and Cemetery Department (within the General Fund)
- ☐ Recreation Funds (#60, 67)
- ☐ Park Improvement Fund (#42)

The objective of this analysis is to assess funding mechanisms to maintain the existing level of service in parks and recreation facilities within the community. While evaluating the sustainability of the city's General Fund is not within the scope of this study, the General Fund accounts for the Parks and Cemetery Department, and annually transfers needed funds to the Recreation Fund and Park Improvement Fund. As a result, this plan provides a high-level analysis based on generalized assumptions to show the impact on the General Fund from the continuance of funding of parks and recreation operations. As the city approaches the actual construction year of projects, more detailed funding scenarios related to the General Fund will be warranted.



HISTORIC REVENUES

The General Fund accounts for all financial resources of the city's general government, including the Parks and Cemetery Department. Overall, revenues have increased by 8.5% based on actual revenue from fiscal year (FY) 2018 – FY 2022 and FY 2023 budget data (see **Table 8.1**). Cemetery revenue has decreased at an annual average growth rate (AAGR) of 8.7% from 2018 through 2023. The primary revenue streams for the Parks and Cemetery Department are sales tax and reservation fees according to staff.

Previously, the General Fund accounted for funding related to the Recreation Department. However, this fund is no longer in use. Financial activities of the city's recreation (Fund #60) and special events (Fund #67) are presently coded under an enterprise fund, herein referred as the Recreation Fund. Utilizing actuals from FY18 – FY22 and FY23 budget data, the largest revenue line-item for the Recreation Fund is an annual transfer from the General Fund. **Table 8.2** illustrates the historic transfers into the Recreation Fund from the General Fund. From 2021 onward, the General Fund transfer supports administrative functions within the Recreation Fund.

Table 8.1 -General Fund Historic Revenues						
	2018	2019	2020	2021	2022	2023
Taxes	8,700,888	9,014,461	9,302,843	10,263,889	12,083,346	13,035,150
Cemetery Revenue	56,625	47,650	45,075	38,200	81,000	36,000
Charges for services	103,105	95,698	116,416	131,485	127,189	98,500
Contributions and Transfers	1,234	1,450	3,828	30,000	31,200	1,215,000
Fines and Forfeitures	157,990	227,104	172,152	167,828	180,000	165,000
Fund Balance Appropriation	399,931		-		1,424,552	-
Grants	28,864	55,472	776,795	1,402,235	31,405	24,000
Interest	34,714	73,253	(3,375)	(20,936)	251,500	51,500
Licenses & Permits	643,349	723,802	679,738	817,565	1,324,005	819,000
Miscellaneous	223,976	281,646	191,368	135,412	924,624	143,000
TOTAL GENERAL FUND REVENUES	\$10,350,676	\$10,520,536	\$11,284,840	\$12,965,678	\$16,458,821	\$15,587,150

Table 8.2 - Historic Transfers to Recreation Fund from the General Fund						
	2018	2019	2020	2021	2022	2023
General Fund Transfer (Gymnasium)	70,000	115,000	128,500	-	-	-
General Fund Transfer (Swimming Pool)	109,000	50,000	50,000	-	-	-
General Fund Transfer (Youth Basketball)	3,000	3,000	2,400	-	-	-
General Fund Transfer (Recreation Administration)	528,592	565,362	616,273	591,721	1,013,056	1,212,000
TOTAL TRANSFERS TO RECREATION FUNDING	\$10,350,676	\$10,520,536	\$11,284,840	\$12,965,678	\$16,458,821	\$15,587,150

Other revenue streams include membership and admission, gymnasium programming, and aquatic programs. Excluding the annual transfer in from the General Fund, recreation revenue has remained steady with a 0.2% average annual growth rate (AAGR) from FY18 – FY23 (see **Table 8.3**).

Table 8.3 - Recreation Fund Historic Revenues						
	2018	2019	2020	2021	2022	2023
Baseball Program (#60)	65,812	57,048	23,389	80,997	71,228	65,000
Flag Football (#60)	76,309	64,862	41,257	90,861	72,874	71,200
Gymnasium Programming (#60)	146,155	142,636	118,587	128,906	183,213	142,000
Misc Recreation Programs (#60)	109,478	117,404	64,778	92,276	98,347	86,300
Recreation Fund Administration (#60)	2,294	11,662	10,739	3,920	6,000	6,000
Soccer Program (#60)	90,394	117,250	53,395	119,203	124,066	96,960
Softball Program (#60)	10,584	12,249	3,478	20,867	32,180	35,150
Swimming Pool Program (#60)	257,365	245,033	125,276	203,783	229,850	234,750
Tennis Program (#60)	16,438	16,484	10,375	19,995	16,700	17,850
Volleyball Program (#60)	29,535	35,863	30,797	33,153	37,636	39,000
Youth Basketball Program (#60)	83,743	86,969	91,643	89,226	94,941	114,425
Festival Days (#67)	31,513	51,252	17,102	23,077	35,072	25,800
Interest (#67)	1,241	2,142	1,329	389	-	-
Performing Arts (#67)	23,681	25,300	30,190	6,050	27,621	31,700
Scholarship Pageant (#67)	11,556	1,984	-	-	-	-
TOTAL RECREATION FUND REVENUE	\$956,098	\$988,138	\$622,335	\$912,703	\$1,029,728	\$966,135
General Fund Transfer In	710,592	733,362	797,173	591,721	1,013,056	1,212,000
TOTAL	\$1,666,690	\$1,721,500	\$1,419,508	\$1,504,424	\$2,042,784	\$2,178,135

A separate Park Improvement Fund was created by the city for the acquisition, repair, and improvements of the community's parks. The Park Improvement Fund is mainly funded by impact fees and transfers from other funds including the General Fund (see **Table 8.4**).

Table 8.4 - Park Improvement Fund Historic Revenues						
	2018	2019	2020	2021	2022	2023
Contributions	197,047	68,205	28,600	70,771	10,460	-
Impact Fees	234,842	1,281,217	364,410	552,959	1,986,535	1,179,000
Interest	(8,004)	(12,518)	11,081	599	(21,270)	11,000
Miscellaneous	10,200	9,719	11,164	40,139	138,977	12,000
TOTAL IMPROVEMENT FUND REVENUE	\$434,085	\$1,346,623	\$415,255	\$664,468	\$2,114,702	\$1,202,000
Other Funds Transfer In	430,000	436,754	50,000	90,000	90,000	-
General Fund Transfer In	191,000	141,000	361,000	-	-	350,000
TOTAL	\$1,055,085	\$1,924,377	\$826,255	\$754,468	\$2,204,702	\$1,552,000

HISTORIC EXPENDITURES

The Parks and Cemetery Department's O&M expenditures, which include costs such as wages and salaries, utility costs, supplies, and capital improvement projects less than \$5,000 have grown at an AAGR of 5.4% since 2018, as summarized in **Table 8.5**.

Table 8.5 - Parks & Cemetery Historic Expenses						
	2018	2019	2020	2021	2022	2023
Salaries and Wages	(691,801)	(697,929)	(684,553)	(668,968)	(692,656)	(776,929)
Operations	(225,863)	(258,204)	(269,316)	(332,428)	(400,675)	(419,500)
Capital Outlay (Less than \$5K)	(12,080)	(12,876)	(7,242)	(2,677)	(608)	(14,000)
TOTAL PARKS & CEMETERY EXPENSES	(\$929,744)	(\$969,009)	(\$961,111)	(\$1,004,073)	(\$1,093,939)	(\$1,210,429)

Table 8.6 includes historic transfers from the General Fund including funds allocated to the Park Improvement Fund and Recreation Fund, as shown in **Table 8.2** on page 153.

Table 8.6 - General Fund Historic Expenses						
	2018	2019	2020	2021	2022	2023
Administrative	(803,027)	(819,309)	(816,975)	(826,894)	(1,155,866)	(1,526,432)
Buildings	(484,321)	(491,714)	(494,847)	(622,074)	(458,644)	(571,255)
Community Development	(1,015,245)	(1,008,102)	(1,017,982)	(1,019,696)	(1,195,688)	(1,266,625)
Economic Development	-	(204,455)	(308,910)	(279,351)	(284,203)	(314,598)
Engineering	(148,065)	(165,289)	(161,356)	(175,083)	(205,299)	(195,086)
Fire	(1,175,153)	(1,173,071)	(1,310,782)	(1,402,001)	(1,949,259)	(2,702,962)
Legislative	(132,520)	(141,700)	(138,997)	(104,946)	(140,992)	(157,873)
Parks & Cemetery	(929,744)	(969,009)	(961,111)	(1,004,073)	(1,093,939)	(1,210,429)
Police	(2,665,410)	(2,884,871)	(2,939,469)	(3,091,391)	(3,700,930)	(4,519,732)
Streets	(743,939)	(720,979)	(611,798)	(727,028)	(659,054)	(879,892)
Miscellaneous	(222,496)	(200,030)	(118,518)	(589,449)	(493,550)	-
Transfers Out*	(\$2,030,756)	(\$1,646,362)	(\$1,849,347)	(\$853,733)	(\$2,693,056)	(\$3,850,000)
TOTAL GENERAL FUND EXPENSES	(\$10,350,676)	(\$10,424,891)	(\$10,730,092)	(\$10,695,719)	(\$14,030,480)	(\$17,194,884)

* Includes transfers out to Park Improvement Fund and Recreation Fund.

Recreation expenditures are listed by program and include general O&M expenditures such as wages and salaries, utility costs, supplies, and capital improvement projects less than \$5,000. According to historic budget data, recreation expenses have grown at an AAGR of 6.4% since 2018 (see **Table 8.7**). With the exception of pageant costs, all program expenses within the Recreation Fund have increased. In particular, softball, tennis, and gymnasium program expenses have increased at an AAGR of 21.6%, 18.8%, and 16%, respectively.

Table 8.7 - Recreation Fund Historic Expenses						
	2018	2019	2020	2021	2022	2023
Adult Softball (#60)	-	-	-	(2,219)	(6,200)	(8,045)
Baseball Program (#60)	(62,463)	(58,434)	(22,704)	(61,424)	(77,825)	(93,508)
Flag Football (#60)	(58,226)	(82,629)	(42,097)	(53,920)	(97,422)	(97,572)
Gymnasium Programs (#60)	(216,081)	(256,859)	(207,204)	(182,994)	(382,217)	(454,295)
Misc Recreation Programs (#60)	(85,880)	(100,005)	(62,295)	(99,384)	(101,163)	(92,714)
Admin (#60)	(556,975)	(543,707)	(676,627)	(625,556)	(572,425)	(669,910)
Soccer Program (#60)	(67,398)	(80,722)	(71,916)	(79,015)	(128,920)	(102,663)
Softball Program (#60)	(12,412)	(10,976)	(5,213)	(11,723)	(32,771)	(33,050)
Swimming Pool Program (#60)	(379,464)	(310,649)	(229,294)	(254,732)	(349,241)	(385,383)
Tennis Program (#60)	(11,381)	(10,275)	(12,310)	(12,345)	(17,700)	(26,988)
Volleyball Program (#60)	(20,887)	(25,137)	(30,407)	(34,858)	(27,918)	(28,787)
Youth Basketball Program (#60)	(57,182)	(73,824)	(80,354)	(81,512)	(62,431)	(113,505)
Festival Days (#67)	(52,303)	(61,288)	(39,319)	(26,703)	(64,350)	(58,400)
Performing Arts (#67)	(20,874)	(51,494)	(26,022)	(3,181)	(27,758)	(32,800)
Scholarship Pageant (#67)	(8,756)	(6,501)	-	-	-	-
TOTAL RECREATION FUND EXPENSES	(\$1,610,282)	(\$1,672,500)	(\$1,505,762)	(\$1,529,566)	(\$1,948,341)	(\$2,197,620)

The Park Improvement Fund is used to fund the acquisition, repair, and improvements of the city's parks (see **Table 8.8**). At the request of the city, this analysis does not include the debt service in the projected expense section.

Table 8.8 - Park Improvement Fund Historic Expenses						
	2018	2019	2020	2021	2022	2023
650 West Park	-	(885,626)	(431,060)	(157,566)	(13,350)	(500,000)
Cemetery Improvement Costs	-	(15,800)	(1,275)	-	-	(400,000)
Cherry Hill Neighborhood Park	-	(800)	(6,491)	(293)	(6,000)	(3,000)
Debt Service & Transfers Out	(189,215)	(189,216)	(371,411)	(364,435)	(139,656)	(171,723)
Expenditures	-	(46,434)	(31,268)	(23,808)	(24,905)	(680,000)
Forbush Park	-	-	(336,898)	(59,193)	(40,000)	-
Miscellaneous Trails	(3,788,948)	(48,252)	(23,867)	(145,814)	(191,881)	-
Moon Neighborhood Park	-	(69,999)	-	-	-	-
Shepard Park	-	-	-	-	(20,537)	(135,000)
South Farmington Park	-	-	-	-	(6,757)	(315,000)
TOTAL PARK IMPROVEMENT FUND EXPENSES	(\$3,978,163)	(\$1,256,127)	(\$1,202,270)	(\$751,109)	(\$443,086)	(\$2,204,723)

PROJECTED REVENUE & EXPENSE

This analysis forecasts revenues and expenses for Farmington's Parks and Recreation functions over a ten-year period, as shown in Appendix C. However, the funding analysis and recommendations focus on a five-year period in order to provide actionable rate and fee changes that will achieve the following objectives.

- ❑ Ensure sufficient revenues to implement Master Plan goals and objectives;
- ❑ Identify the appropriate staffing needs to maintain parks level of service ; and
- ❑ Maintain a revenue neutral fund balance over the next five years.



PROJECTED REVENUES

The General Fund includes the Parks and Cemetery Department and transfers needed funds to the Recreation Fund and Park Improvement Fund on an annual basis. As such, general assumptions related to the General Fund are utilized to show the overall impact on the General Fund if it continues to fund parks and recreation operations. This analysis does not provide a funding analysis for the General Fund, and assumes General Fund revenues, including cemetery revenues, are held constant based on the 2023 budget with the exception of increased property tax revenues based on new growth within the city. Appendix B provides full details of the General Fund's projected revenues.

According to city staff, Farmington is projecting an substantial increase in revenues from gymnasium programming, particularly its senior programs. The revenue assumptions used for the Recreation Fund include an upfront increase in senior programs of 25% in year one, followed by subsequent increases of 1.75%. A 5% annual increase in sign up fees, admission fees, and other revenue sources are also assumed beginning in year one.

Using the assumptions in **Table 8.9**, the information in **Table 8.10** illustrates the Recreation Fund projected revenues. The total calculated revenues below exclude funds transferred from the General Fund and other funds.

Table 8.9 - Recreation Fund Revenue Assumptions					
	YEAR 1	YEAR 2	YEAR 3	YEAR 4	YEAR 5
Sign Up Fee Increase	5.00%	5.00%	5.00%	5.00%	5.00%
Admission Fee Increase	5.00%	5.00%	5.00%	5.00%	5.00%
Senior Programs Growth	25.00%	1.75%	1.75%	1.75%	1.75%
Other Revenue Growth	5.00%	5.00%	5.00%	5.00%	5.00%

Table 8.10 - Recreation Fund Projected Revenues (No Transfer in From General Fund)					
	2018	2019	2020	2021	2022
Baseball Program (#60)	68,250	71,663	75,246	79,008	82,958
Flag Football (#60)	74,760	78,498	82,423	86,544	90,871
Gymnasium Programming (#60)	149,100	156,555	164,383	172,602	181,232
Misc Recreation Programs (#60)	90,615	95,146	99,903	104,898	110,143
Recreation Fund Administration (#60)	18,837	18,636	17,537	15,469	12,359
Soccer Program (#60)	101,808	106,898	112,243	117,855	123,748
Softball Program (#60)	36,908	38,753	40,691	42,725	44,861
Swimming Pool Program (#60)	246,488	258,812	271,752	285,340	299,607
Tennis Program (#60)	18,743	19,680	20,664	21,697	22,782
Volleyball Program (#60)	40,950	42,998	45,147	47,405	49,775
Youth Basketball Program (#60)	120,146	126,154	132,461	139,084	146,039
Festival Days (#67)	27,090	28,445	29,867	31,360	32,928
Interest (#67)	18,837	18,636	17,537	15,469	12,359
Performing Arts (#67)	33,285	34,949	36,697	38,532	40,458
TOTAL RECREATION FUND REVENUE	\$1,045,816	\$1,095,821	\$1,146,549	\$1,197,988	\$1,250,121

The city anticipates collecting impact fees from new development in the five-year planning horizon. LRB completed the *Parks and Recreation Impact Fee Facilities Plan (IFFP)*, with supporting *Impact Fee Analysis (IFA)*, for Farmington in September 2023. Based on equivalent residential units (ERU) new growth and a proposed impact fee for a single family household of \$6,616, **Table 8.11** depicts the impact fee revenues attributed to the Park Improvement Fund.

Table 8.11 - Parks & Recreation Projected Impact Fees					
YEAR	ESTIMATED ERUs	IMPACT FEE REVENUES	INTEREST EARNED	TOTAL REVENUES	
2024	176	\$1,167,585	\$450	\$1,168,036	
2025	147	\$973,308	\$459	\$973,767	
2026	173	\$1,142,579	\$468	\$1,143,047	
2027	172	\$1,134,885	\$477	\$1,135,362	
2028	140	\$927,143	\$487	\$927,630	

Source: Farmington City, Community Development Department (2023 Parks and Recreation IFFP & IFA)

Interest earnings are calculated based on a 1.95% interest rate on any fund balance carry-over within the fund. A 3% annual increase in miscellaneous revenue sources are also assumed beginning in year one. As shown in **Table 8.4** on page 155, the Park Improvement Fund has historically received transfers from the General Fund and other funds. **Table 8.12** illustrates the revenues attributed to the Park Improvement Fund without additional funds from other sources.

Table 8.12 - Park Improvement Fund Historic Expenses (Assumes No Transfer in From Other Funds)					
	YEAR 1	YEAR 2	YEAR 3	YEAR 4	YEAR 5
Impact Fees	1,168,036	973,767	1,143,047	1,135,362	927,630
Interest	-	-	-	-	-
Miscellaneous	12,360	12,731	13,113	13,506	13,911
TOTAL IMPROVEMENT FUND REVENUE	\$1,180,396	\$986,498	\$1,156,160	\$1,148,869	\$941,541

PROJECTED EXPENDITURES

OPERATIONS & MAINTENANCE

General O&M expenses are incurred through the normal day-to-day operations of the parks and recreation system. These expenses can include costs such as wages and salaries, benefits, utility costs, and supplies. The methodology to determine the number of recommended new staffing is described in further detail below.

BENCHMARK ANALYSIS – RECOMMENDED STAFFING

Discussions with city staff illustrate parks and recreation operations are understaffed, particularly for additional events and programs. Using data from comparable communities (American Fork, Kaysville, Centerville, Layton, Herriman, and Draper), LRB completed a benchmark analysis to recommend the appropriate parks and recreation staffing needed to maintain the current level of service. The data includes each comparable city's parks and recreation budget and FTEs, parks acreage, population, and households. **Table 8.13** illustrates the benchmark communities in comparison to Farmington. The city determined the desired level of service is to provide 1.89 FTEs per 1,000 persons, compared to the current level of service at 1.60.

Table 8.13 - Benchmark Analysis

	FARMINGTON	AMERICAN FORK	KAYSVILLE	CENTERVILLE	LAYTON	HERRIMAN	DRAPER
Parks & Rec Budget FY22	\$3,537,794	\$5,424,672	\$3,004,995	\$1,619,816	\$4,816,377	\$5,791,608	\$5,749,333
FTEs (FY22)	40.13	65.18	13.00	12.25	64.50	27.25	228.35
Average Cost per FTE	\$88,158	\$83,226	\$231,153	\$132,230	\$74,673	\$212,536	\$25,178
PER CAPITA ANALYSIS							
Population (2021)	25,087	34,422	32,976	16,785	83,291	58,198	51,749
FTEs per 1,000 persons	1.60	1.89	0.39	0.73	0.77	0.47	4.41
PER HOUSEHOLD ANALYSIS							
Households (2021)	7,487	9,807	8,857	5,688	25,958	15,045	14,910
Average Department Cost per HH	\$473	\$553	\$339	\$285	\$186	\$385	\$386

Note: Farmington FTE, population, and household data was provided by the City.

Source: U.S. Census Bureau, Quick Facts, Utah State Auditor, Local and State Government Budget Reports

It is estimated that the city will reach 31,591 residents by 2033, which represents an increase of 5,300 persons over ten years.¹ Using the desired LOS and new growth, the total recommended staffing is calculated at 10 new FTEs (see **Table 8.14**).

Table 8.14 - Recommended Staffing LOS

Desired LOS	1.89
10 Year Population Growth	5,300
TOTAL RECOMMENDED FTEs	10

The recommended FTEs calculated above were proportionately allocated based on the FY22 expense actuals of the Parks and Cemetery Department and Recreation Fund: five FTEs were distributed to the Parks and Cemetery Department and five to the Receptions Funds (see **Table 8.15**).

Table 8.15 - Fund Allocation

	TOTAL EXPENSE	PERCENTAGE	FTEs ALLOCATED
Parks & Cemetery	\$1,801,931	51%	5.0
Recreation Fund	\$1,735,863	49%	5.0
TOTAL	\$3,537,794	100%	10.0

Source: Utah State Auditor, Local and State Government Budget Reports

¹ 2023 Parks and Recreation IFFP & IFA



Per the city, the average parks and recreation employee earns approximately \$22 per hour. **Table 8.16** and **Table 8.17** detail the projected operation and maintenance expenses.

The analysis assumes General Fund expenses, with the exception of the Parks and Cemetery Department, are held constant based on the 2023 budget (see Appendix B for full proforma). General Fund expenses related to transfers out will be explored in greater detail in the next section. **Table 8.18** illustrates the Parks and Cemetery Department's projected expenses. A 3% increase in operations and maintenance expenses and a 5% increase in salaries and benefits is applied for purposes of forecasting expenses.

Table 8.16 - Unfunded Operations & Maintenance Needs					
FUND	TOTAL FTE	HOURLY RATE	ANNUALLY	YEAR	CONSTRUCTION YEAR COST
Parks and Cemetery	1.00	\$22	\$45,760	2024	\$47,590
Recreation Fund	1.00	\$22	\$45,760	2025	\$49,494
Parks and Cemetery	1.00	\$22	\$45,760	2026	\$51,474
Recreation Fund	1.00	\$22	\$45,760	2027	\$53,533
Parks and Cemetery	1.00	\$22	\$45,760	2028	\$55,674
Recreation Fund	1.00	\$22	\$45,760	2029	\$57,901
Parks and Cemetery	1.00	\$22	\$45,760	2030	\$60,217
Recreation Fund	1.00	\$22	\$45,760	2031	\$62,626
Parks and Cemetery	1.00	\$22	\$45,760	2032	\$65,131
Recreation Fund	1.00	\$22	\$45,760	2033	\$67,736
TOTAL	10		\$457,600		\$571,375

Table 8.17 - Projected Operations & Maintenance Costs					
	YEAR 1	YEAR 2	YEAR 3	YEAR 4	YEAR 5
Parks and Cemetery	\$47,590	\$0	\$51,474	\$0	\$55,674
Parks and Cemetery Cumulative	\$47,590	\$49,494	\$102,948	\$107,065	\$167,022
Recreation Fund	\$0	\$49,494	\$0	\$53,533	\$0
Recreation Fund Cumulative	\$0	\$49,494	\$51,474	\$107,065	\$111,348
TOTAL CUMULATIVE	\$47,590	\$97,084	\$148,558	\$202,091	\$257,765

Table 8.18 - Parks & Cemetery Projected Expenses

	YEAR 1	YEAR 2	YEAR 3	YEAR 4	YEAR 5
Salaries and Wages	(815,775)	(856,564)	(899,392)	(944,362)	(991,580)
Operations	(432,085)	(445,048)	(458,399)	(472,151)	(486,315)
Capital Outlay (Less than \$5K)	(14,420)	(14,853)	(15,298)	(15,757)	(16,230)
New O&M (see Table 8.17)	(47,590)	(49,494)	(102,948)	(107,065)	(167,022)
TOTAL PARKS & CEMETERY EXPENSES	(\$1,309,871)	(\$1,365,958)	(\$1,476,037)	(\$1,539,336)	(\$1,661,148)

The New O&M attributed to the Recreation Fund described in **Table 8.17** on page 164 are represented under the New O&M category in **Table 8.19** below. A 3% increase in operations and maintenance expenses and a 5% increase in salaries and benefits is applied for purposes of forecasting expenses.

Table 8.19 - Unfunded Operations & Maintenance Needs

	YEAR 1	YEAR 2	YEAR 3	YEAR 4	YEAR 5
Adult Softball (#60)	(8,447)	(8,870)	(9,313)	(9,779)	(10,268)
Baseball Program (#60)	(96,689)	(99,985)	(103,399)	(106,937)	(110,602)
Flag Football (#60)	(101,545)	(105,689)	(110,012)	(114,522)	(119,229)
Gymnasium Programs (#60)	(464,004)	(484,623)	(506,195)	(528,767)	(552,384)
Misc Recreation Programs (#60)	(95,951)	(99,307)	(102,788)	(106,399)	(110,144)
Admin (#60)	(697,228)	(730,052)	(764,456)	(800,517)	(838,317)
Soccer Program (#60)	(106,468)	(110,424)	(114,536)	(118,812)	(123,258)
Softball Program (#60)	(34,703)	(36,438)	(38,260)	(40,172)	(42,181)
Swimming Pool Program (#60)	(394,285)	(411,433)	(429,361)	(448,105)	(467,706)
Tennis Program (#60)	(28,019)	(29,093)	(30,210)	(31,373)	(32,584)
Volleyball Program (#60)	(29,672)	(30,585)	(31,527)	(32,498)	(33,499)
Youth Basketball Program (#60)	(117,171)	(120,960)	(124,877)	(128,925)	(133,110)
Festival Days (#67)	(60,152)	(61,957)	(63,815)	(65,730)	(67,702)
Performing Arts (#67)	(33,784)	(34,798)	(35,841)	(36,917)	(38,024)
New O&M (see Table 2.9)	-	(49,494)	(51,474)	(107,065)	(111,348)
TOTAL RECREATION FUND EXPENSES	(\$2,268,118)	(\$2,413,705)	(2,516,064)	(\$2,676,518)	(\$2,790,356)

MASTER PLAN PROJECTS

Farmington's Park Improvement Fund is used to fund the acquisition, repair, and improvements of the city's parks. Capital projects must be constructed to update and expand the parks and recreation system. Capital project costs may be paid through cash reserves, impact fees, or debt financing. If the city is able to accumulate sufficient cash reserves and chooses to use these reserves to fund capital projects, the need for debt financing may be mitigated. The Master Plan has identified estimated capital costs for parks, recreation arts/community events, and trails (see **Table 8.20** and **Table 8.21**). Appendix E includes a full list of Master Plan projects.

Table 8.20 - Master Plan Identified Projects

	BASE YEAR	YEAR TO BE CONSTRUCTED BY	ANNUALLY	MASTER PLAN COST*	TOTAL COST (INFLATED)
Meeting Park Needs by 2033	2023	2033	1.00	\$8,100,000	\$10,697,498
Meeting Amenity LOS & Park Standards	2023	2033	1.00	\$2,980,000	\$3,935,623
Arts, Culture & Community Events	2023	2024	0.00	\$100,000	\$105,000
Trails & Trailhead Improvements	2023	2050	1.00	\$5,462,500	\$11,613,393
TOTAL				\$16,642,500	\$26,351,514

* Does not include costs included to meet park needs between 2033-2050.

Source: Master Plan, p. 108-111

Table 8.21 - Projected CIP Costs

	YEAR 1	YEAR 2	YEAR 3	YEAR 4	YEAR 5
Meeting Park Needs by 2033	(850,500)	(893,025)	(937,676)	(984,560)	(1,033,788)
Meeting Amenity LOS & Park Standards	(312,900)	(328,545)	(344,972)	(362,221)	(380,332)
Arts, Culture & Community Events	(157,500)	-	-	-	-
Trails & Trailhead Improvements	(212,431)	(223,052)	(234,205)	(245,915)	(258,211)
TOTAL	(\$1,533,331)	(\$1,444,622)	(\$1,516,853)	(\$1,592,696)	(\$1,672,331)

FUNDING OF DEPRECIATION (REPAIR & REPLACEMENT)

Funding depreciation or adopting a formal repair and replacement (R&R) plan will reduce Farmington's need to issue future debt and will therefore decrease future interest expense and help the city avoid abrupt rate increases to fund unforeseen expenses. An additional allocation in the Park Improvement Fund for depreciation is included in this analysis as requested by staff (see **Table 8.22**).

Table 8.22 - Repair & Replacement									
	YEAR	BASE COST	# TO REPLACE ANNUALLY	CONSTRUCTION YEAR COST	YEAR 1	YEAR 2	YEAR 3	YEAR 4	YEAR 5
Vehicle R&R	2025	\$55,000	3.00	\$181,913	-	(181,913)	(191,008)	(200,559)	(210,586)
Mower R&R	2025	\$20,000	3.00	\$66,150	-	(66,150)	(69,458)	(72,930)	(76,577)
TOTAL R&R					-	(\$248,063)	(\$260,466)	(\$273,489)	(\$287,163)

Table 8.23 summarizes the projected expenditures for the Park Improvement Fund. A 3% increase for costs not related to debt service, new CIP, and R&R costs is applied.

Table 8.23 - Park Improvement Fund Historic Expenses					
	YEAR 1	YEAR 2	YEAR 3	YEAR 4	YEAR 5
Cherry Hill Maintenance	(3,090)	(3,183)	(3,278)	(3,377)	(3,478)
Debt Service & Transfers Out	-	-	-	-	-
Expenditures	(20,600)	(21,218)	(21,855)	(22,510)	(23,185)
New CIP	(1,533,331)	(1,444,622)	(1,516,853)	(1,592,696)	(1,672,331)
R&R	-	(248,063)	(260,466)	(273,489)	(287,163)
TOTAL PARK IMPROVEMENT FUND EXPENSES	(\$1,557,021)	(\$1,717,085)	(\$1,802,452)	(\$1,892,071)	(\$1,986,157)

SUMMARY OF BASELINE ANALYSIS

Farmington's General Fund would most likely maintain a fund balance of over 20% over the next five years if transfers to the Recreation and Park Improvement funds were eliminated. However, neither the Recreation Fund nor Park Improvement Fund would be able to maintain a positive fund balance over the next five years without General Fund transfers.

The analysis assumes General Fund revenues, including cemetery revenues, are held constant based on the 2023 budget with the exception of increased property tax revenues based on new growth within the city. A 3% increase in operations and maintenance expenses and a 5% increase in salaries and benefits is applied for purposes of forecasting expenses (see **Table 8.24**).

Table 8.24 - General Fund Baseline Analysis					
	YEAR 1	YEAR 2	YEAR 3	YEAR 4	YEAR 5
Total General Fund Revenues	\$15,688,698	\$15,795,750	\$15,902,802	\$16,009,855	\$16,116,907
Total General Fund Expenses*	(\$15,069,226)	(\$15,125,313)	(\$15,235,392)	(\$15,298,691)	(\$15,420,503)
Net Revenue	\$619,472	\$670,437	\$667,410	\$711,164	\$696,404
Transfer to Recreation Fund	-	-	-	-	-
Transfer to Park Improvement Fund	-	-	-	-	-
Surplus/(Deficit)	\$619,472	\$670,437	\$667,410	\$711,164	\$696,404
Prior Year	\$4,800,000	\$5,419,472	\$6,089,909	\$6,757,320	\$7,468,484
Cumulative Fund Balance	\$5,419,472	\$6,089,909	\$6,757,320	\$7,468,484	\$8,164,888
Percent Fund Balance	34.54%	38.55%	42.49%	46.65%	50.66%
Target	20.00%	20.00%	20.00%	20.00%	20.00%

*Assumes annual transfer to other funds \$1,624,900 excluding transfers out to Recreation Fund and Park Improvement Fund.

The revenue assumptions used for the Recreation Fund include an upfront increase in senior programs of 25% in year one, followed by subsequent increases of 1.75% (see **Table 8.25**). A 5% annual increase in sign up fees, admission fees, and other revenue sources are also assumed beginning in year one. A 3% increase in operations and maintenance expenses and a 5% increase in salaries and benefits is applied for purposes of forecasting expenses.

Table 8.25 - Recreation Fund Baseline Analysis

	YEAR 1	YEAR 2	YEAR 3	YEAR 4	YEAR 5
Recreation Fund Revenue	\$1,045,816	\$1,058,549	\$1,111,476	\$1,167,050	\$1,225,403
Recreation Fund Expense	(\$2,268,118)	(\$2,413,705)	(\$2,516,064)	(\$2,676,518)	(\$2,790,356)
Net Revenues	(\$1,222,302)	(\$1,355,156)	(\$1,404,587)	(\$1,509,468)	(\$1,564,953)
Transfer in from General Fund	-	-	-	-	-
Surplus/(Deficit)	(\$1,222,302)	(\$1,355,156)	(\$1,404,587)	(\$1,509,468)	(\$1,564,953)
Prior Year	\$966,000	(\$256,302)	(\$1,611,458)	(\$3,016,046)	(\$4,525,514)
Ending Cash Reserves	(\$256,302)	(\$1,611,458)	(\$3,016,046)	(\$4,525,514)	(\$6,090,467)

The city anticipates collecting impact fees from new development in the planning horizon Based on ERU new growth and a proposed impact fee for a single family household of \$6,616. Interest earnings are calculated based on a 1.95% interest rate on any fund balance carry-over within the fund and a 3% annual increase in miscellaneous revenue sources are also assumed beginning in year one. The Park Improvement fund includes Master Plan and R&R costs. A 3% increase for costs not related to debt service, new CIP, and R&R costs is applied (see **Table 8.26**).

Table 8.26 - Park Improvement Fund Baseline Analysis

	YEAR 1	YEAR 2	YEAR 3	YEAR 4	YEAR 5
Park Improvement Fund Revenue	\$1,180,396	\$986,498	\$1,156,160	\$1,148,869	\$941,541
Park Improvement Fund Expense	(\$23,690)	(\$24,401)	(\$25,133)	(\$25,887)	(\$26,663)
Net Revenues	\$1,156,706	\$962,098	\$1,131,027	\$1,122,982	\$914,878
CIP Expense	(\$1,533,331)	(\$1,444,622)	(\$1,516,853)	(\$1,592,696)	(\$1,672,331)
Repair and Replacement	\$0	(\$248,063)	(\$260,466)	(\$273,489)	(\$287,163)
Total Capital Outlay	(\$1,533,331)	(\$1,692,685)	(\$1,777,319)	(\$1,866,185)	(\$1,959,494)
Surplus/(Deficit)	(\$376,625)	(\$730,587)	(\$646,291)	(\$743,203)	(\$1,044,616)
Transfer in from General Fund	-	-	-	-	-
Year End	(\$376,625)	(\$730,587)	(\$646,291)	(\$743,203)	(\$1,044,616)
Prior Year	\$0	(\$376,625)	(\$1,107,212)	(\$1,753,503)	(\$2,496,706)
Ending Cash Reserves	(\$376,625)	(\$1,107,212)	(\$1,753,503)	(\$2,496,706)	(\$3,541,322)

PROPOSED FUNDING SCENARIO

A review of projected revenues relative to proposed expenses without annual transfers from the General Fund illustrates that the Recreation Fund and Park Improvement Fund would not be able to maintain a positive fund balance over the next five years. The proposed General Fund transfers out illustrated in **Table 8.27** are designed to fund the proposed CIP, necessary O&M, and other expenses within the planning horizon, as well as ensure an adequate fund balance.

Table 8.27 - Proposed General Fund Transfers Out

	YEAR 1	YEAR 2	YEAR 3	YEAR 4	YEAR 5
Transfer Out to Recreation Fund	(\$1,212,000)	(\$1,212,000)	(\$1,212,000)	(\$1,212,000)	(\$1,333,200)
Transfer Out to Park Improvement Fund	(\$525,000)	(\$656,250)	(\$721,875)	(\$794,063)	(\$833,766)



As a result of increased funds being transferred out, the General Fund would most likely not be able to maintain a fund balance of over 20% over the next five years without a revenue increase. The model illustrated in **Table 8.28**, **Table 8.29**, and **Table 8.30** applies an annual increase of 9% in property tax revenue during the first five years. All other revenues are held constant based on the 2023 budget.

However, it is important to highlight the limitation of this analysis relative to the General Fund. Given that evaluating the sustainability of the General Fund is not within the scope of this study, we applied general assumptions related to the General Fund to show the overall impact on the General Fund if it continues to fund parks and recreation operations. As the city approaches the actual construction year of projects, more detailed funding scenarios related to the General Fund will be warranted.

Table 8.28 - General Fund Proposed Funding Scenario					
	YEAR 1	YEAR 2	YEAR 3	YEAR 4	YEAR 5
Total General Fund Revenues	\$15,972,068	\$16,408,129	\$16,894,882	\$17,437,921	\$18,043,434
Total General Fund Expenses*	(\$15,069,226)	(\$15,125,313)	(\$15,235,392)	(\$15,298,691)	(\$15,420,503)
Net Revenue	\$902,842	\$1,282,815	\$1,659,490	\$2,139,231	\$2,622,931
Transfer to Recreation Fund	(\$525,000)	(\$656,250)	(\$721,875)	(\$794,063)	(\$833,766)
Transfer to Park Improvement Fund	(\$1,212,000)	(\$1,212,000)	(\$1,212,000)	(\$1,212,000)	(\$1,333,200)
Surplus/(Deficit)	(\$834,158)	(\$585,435)	(\$274,385)	\$133,168	\$455,965
Prior Year	\$4,800,000	\$3,965,842	\$3,380,407	\$3,106,022	\$3,239,190
Cumulative Fund Balance	\$3,965,842	\$3,380,407	\$3,106,022	\$3,239,190	\$3,695,156
Percent Fund Balance	24.83%	20.60%	18.38%	18.58%	20.48%
Target	20.00%	20.00%	20.00%	20.00%	20.00%

*Assumes annual transfer to other funds \$1,624,900 excluding transfers out to Recreation Fund and Park Improvement Fund.

Table 8.29 - Recreation Fund Proposed Funding Scenario

	YEAR 1	YEAR 2	YEAR 3	YEAR 4	YEAR 5
Recreation Fund Revenue	\$1,045,816	\$1,095,821	\$1,144,619	\$1,193,974	\$1,241,776
Recreation Fund Expense	(\$2,268,118)	(\$2,413,705)	(\$2,516,064)	(\$2,676,518)	(\$2,790,356)
Net Revenues	(\$1,222,302)	(\$1,317,884)	(\$1,371,445)	(\$1,482,544)	(\$1,548,580)
Transfer in from General Fund	\$1,212,000	\$1,212,000	\$1,212,000	\$1,212,000	\$1,333,200
Year End	(\$10,302)	(\$105,884)	(\$159,445)	(\$270,544)	(\$215,380)
Prior Year	\$966,000	\$955,698	\$849,814	\$690,369	\$419,825
Ending Cash Reserves	\$955,698	\$849,814	\$690,369	\$419,825	\$204,445

Table 8.30 - Park Improvement Fund Proposed Funding Scenario

	YEAR 1	YEAR 2	YEAR 3	YEAR 4	YEAR 5
Park Improvement Fund Revenue	\$1,180,396	\$986,498	\$1,156,160	\$1,148,869	\$941,541
Park Improvement Fund Expense	(\$23,690)	(\$24,401)	(\$25,133)	(\$25,887)	(\$26,663)
Net Revenues	\$1,156,706	\$964,991	\$1,132,528	\$1,125,985	\$918,932
CIP Expense	(\$1,533,331)	(\$1,444,622)	(\$1,516,853)	(\$1,592,696)	(\$1,672,331)
Repair and Replacement	\$0	(\$248,063)	(\$260,466)	(\$273,489)	(\$287,163)
Total Capital Outlay	(\$1,533,331)	(\$1,692,685)	(\$1,777,319)	(\$1,866,185)	(\$1,959,494)
Surplus/(Deficit)	(\$376,625)	(\$727,694)	(\$644,791)	(\$740,200)	(\$1,040,562)
Transfer in from General Fund	525,000	656,250	721,875	794,063	833,766
Year End	\$148,375	(\$71,444)	\$77,084	\$53,863	(\$206,797)
Prior Year	-	\$148,375	\$76,931	\$154,015	\$207,878
Ending Cash Reserves	\$148,375	\$76,931	\$154,015	\$207,878	\$1,081



FARMINGTON

MORE TIME FOR LIVING



CITY OF FARMINGTON

PARKS, RECREATION, ARTS, & TRAILS

MASTER PLAN APPENDICES

DECEMBER 2024 - DRAFT



TABLE OF CONTENTS - APPENDICES

APPENDIX A - PUBLIC ENGAGEMENT REPORT	A-1
APPENDIX B - GENERAL FUND PROFORMA	A-64
APPENDIX C - RECREATION FUND PROFORMA	A-65
APPENDIX D - PARK IMPROVEMENT FUND PROFORMA.....	A-66
APPENDIX E - MASTER PLAN PROJECTS.....	A-67

March 29, 2023



CITY OF FARMINGTON

PARKS, RECREATION, ARTS, & TRAILS

MASTER PLAN

APPENDIX A: PUBLIC ENGAGEMENT REPORT



TABLE OF CONTENTS

OVERVIEW: KEY FINDINGS	5
STATISTICALLY-VALID SURVEY	8
WEBSITE: GENERAL COMMENTS	38
WEBSITE: LOCATION-BASED COMMENTS	40
PUBLIC SCOPING MEETING.....	60

OVERVIEW: KEY FINDINGS

As of March 27, 2023, the public engagement process for the City of Farmington's Parks, Recreation, Arts, and Trails Master Plan has included:

- A statically-valid survey
- A public input meeting
- A project website (that included comments forms, an interactive mapping tool, and more)

413 residents participated in the statically-valid survey and over 30 attended the public input meeting. The website has received over 890 unique visitors, with roughly 56 of those visitors submitting comments for a total of 116 comments received. The following pages summarize the key topics and findings from the public engagement process thus far.

KEY FINDINGS FROM SURVEY

1. Overall **use of Farmington recreational amenities is high**, with about 60% of residents using Farmington parks and trails at least once a month. Residents tend to gravitate toward parks and trails that are close to home.
2. While the vast majority of city residents are **satisfied with the number of trails and recreational programs in the city**, there is a significant portion who say there are **not enough open spaces (37%) and recreational facilities (47%)**, indicating that those might be good areas of focus for the city.
3. In terms of improvements that residents would make to trails and parks, residents express most interest in **additional restrooms, access to dog-friendly (as well as dog-restricted) areas, more green space, and a more interconnected trail system**.

4. Regarding the expansion/improvements to Farmington aquatic facilities, there is a large proportion of residents who would be interested in an **indoor, year-round aquatic facility, in addition to the current Farmington Pool**. Pool attendance is higher than gym attendance, and there are many who feel as though a larger, more accessible pool would be preferable to the current seasonal option.
5. In terms of other recreational facilities, **demand is high for pickleball, swimming, and weightlifting facilities**. Residents express interest in improvements to the Farmington Gym such as **more exercise equipment and additional classes**.

KEY FINDINGS FROM PROJECT WEBSITE

Table A-1 shows the overall ranking of comment topics received through the project website. The topic scores were calculated based on the number of comments submitted and how many “likes” and “dislikes” the topics received (number of comments + likes - dislikes = topic score). The following were the top five most popular topics.

TOP 5 TOPICS

1. Park Amenities

Forty-nine comments expressed desire for additional park amenities in Farmington – the most popular of which were additional pickleball courts (score: 60). Other popular amenities included a dog park (score: 25), splash pad (score: 19), skate park (score: 12), and trash cans (score: 11). Overall, these comments received 247 likes and 136 dislikes, creating a like to dislike ratio of 2:1.

Table A-1 - Top Public Comment Topics

Topic	Count	# of Likes	# of Dislikes	Total Score (count+likes-dislikes)
Park Amenities	49	247	136	160
Farmington Gym	39	233	122	150
Trail Connections	42	110	7	145
Swimming Pool	19	155	36	138
Park Maintenance	19	76	16	79
Appreciate Facilities	10	52	1	61
Preserve Open Space	6	55	1	60
Pedestrian Safety	14	31	4	41
Trail Maintenance	17	12	0	29
Arts	3	29	7	25
Events	5	18	0	23
Parking/Traffic	10	11	1	20
Other Topic	8	10	0	18
Inaccurate Representation on Map	4	8	0	12
Trail Amenities	5	8	3	10
New Parks	3	8	3	8

2. Farmington Gym

Thirty-nine comments addressed the Farmington Gym, with the majority expressing their desires for the anticipated facility expansion. Of those comments, 20 addressed the need for dedicated indoor pickleball courts (score: 134). Other reoccurring themes included the need for additional fitness equipment (score: 20), and dedicated group fitness rooms (score: 9). Overall, these comments received 233 likes and 122 dislikes, creating a like to dislike ratio of 2:1.

3. Trail Connections

Forty-two comments suggested additional trail connections throughout the community and in the adjacent foothills. The comments addressed various trail types, including multi-use paths, bike lanes, sidewalks, mountain bike trails, and hiking trails. Overall, these comments received 110 likes and 7 dislikes, creating a like to dislike ratio of 16:1.

4. Swimming Pool

Nineteen comments addressed the Farmington Pool, with the majority expressing their desire for an expanded facility. Of those comments, eleven expressed the need for an indoor facility (score: 99). Other requests for the pool included additional amenities (lazy river, slides, diving locker rooms, etc.) (score 14), lap lanes (score: 13), and recycling bins (score: 10). Overall, these comments received 155 likes and 36 dislikes, creating a like to dislike ratio of 4:1.

5. Park Maintenance

Nineteen comments addressed maintenance issues within Farmington's Parks. Half of these comments were directed toward Woodland Park, expressing the need to replace benches and tables, update the amphitheater, and re-vegetate the park to its natural state (score: 47). Improvements to the Farmington Pond were also popular, including improved water quality and beach and the removal of non-native ducks/geese (score: 20). Overall, these comments received 76 likes and 16 dislikes, creating a like to dislike ratio of 5:1.

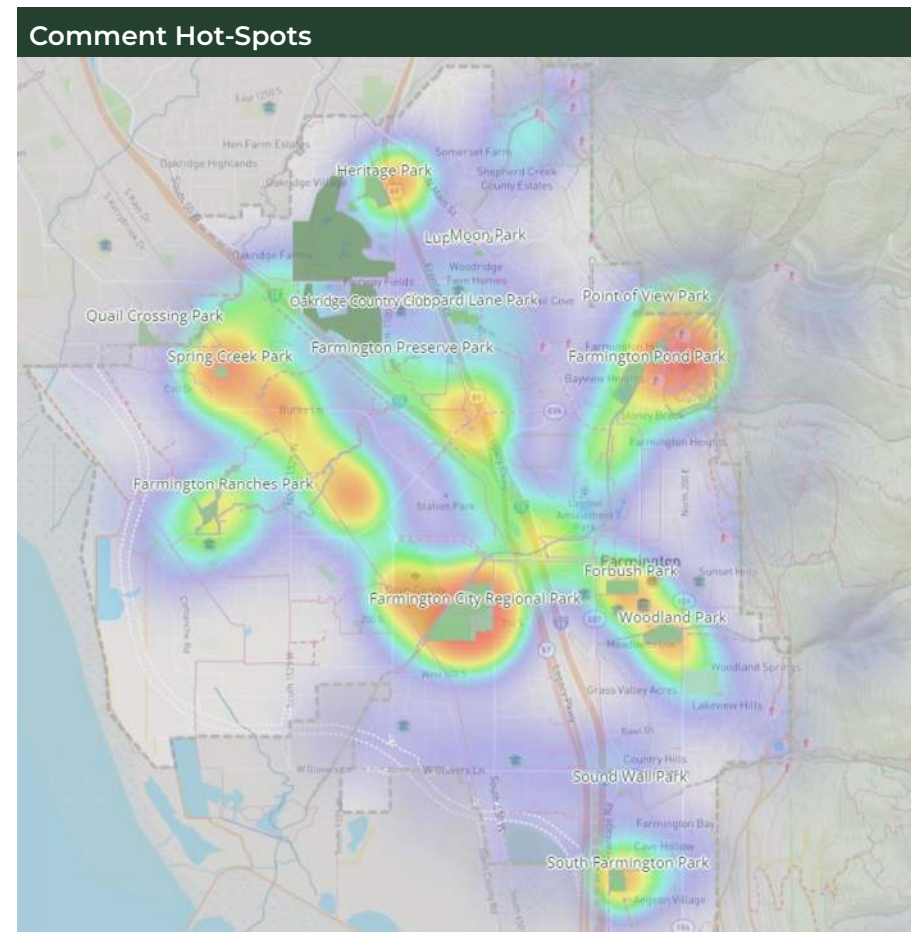
MOST CONTROVERSIAL TOPICS

The following topics had the lowest ratio of likes to dislikes, indicating these topics are controversial among residents:

- Dedicated Fitness Rooms at Farmington Gym (37 likes, 31 dislikes, ratio: 1:1)
- Childcare at Farmington Gym (15 likes, 27 dislikes, ratio: 1:2)
- Dog Park (38 likes, 16 dislikes, ratio: 2:1)
- Splash Pad (43 likes, 18 dislikes, ratio: 2:1)
- More Pickleball Courts (292 likes, 114 dislikes, ratio: 3:1)

HOT SPOTS

The Comment Hot Spot Map below illustrates the areas within the city that received the most location-specific comments. The areas with the highest concentration of comments (shown in red) include Farmington Regional Park/Gym, Farmington Pond, Woodland Park, and Heritage Park.



STATISTICALLY-VALID SURVEY



FARMINGTON PRAT COMMUNITY ATTITUDES SURVEY



METHODOLOGY



413 likely voters in Farmington City were sampled from the Utah state voter file. Invitations to participate in the online survey were sent via email and text message.



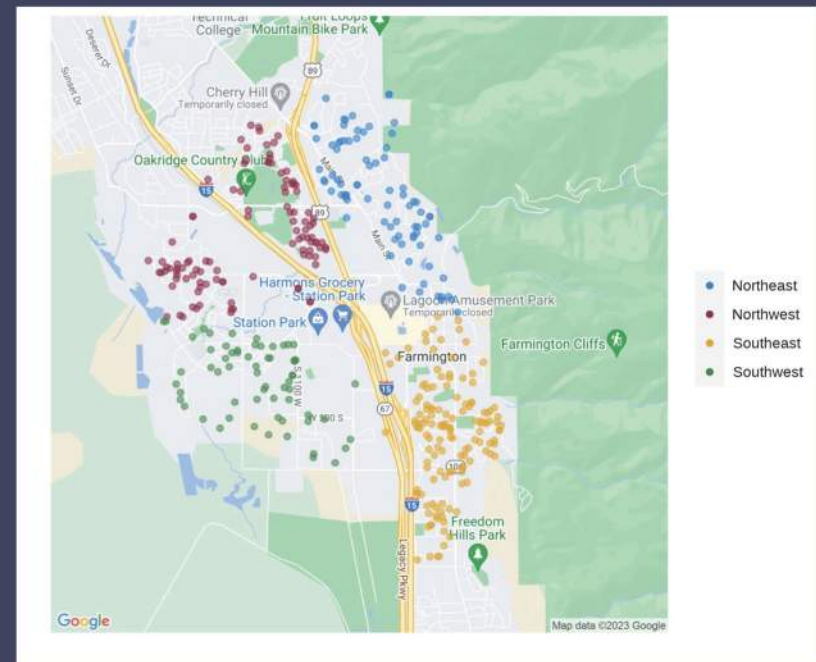
Dual-mode survey interviews were collected from January 25th through February 13th, 2023.



Margin of error \pm 4.8 percentage points.



Respondents are geographically representative of Farmington City residents at large. The sample has been weighted by age, gender, race, and homeowner status based on population estimates from the US Census American Community Survey.



5

1. Overall **use of Farmington recreational amenities is high**, with about 60% of residents using Farmington parks and trails at least once a month. Residents tend to gravitate toward parks and trails that are **close to home**.
2. While the vast majority of city residents are **satisfied with the number of trails and recreational programs in the city**, there is a significant portion who say there are **not enough open spaces (37%) and recreational facilities (47%)**, indicating that those might be good areas of focus for the City.
3. In terms of improvements that residents would make to trails and parks, residents express most interest in **additional restrooms, access to dog-friendly (as well as dog-restricted) areas, more green space, and a more interconnected trail system**.
4. Regarding the expansion/improvements to Farmington aquatic facilities, there is a large proportion of residents who would be interested in an **indoor, year-round aquatic facility, in addition to the current Farmington Pool**. Pool attendance is higher than Gym attendance, and there are many who feel as though a larger, more accessible pool would be preferable to the current seasonal option.
5. In terms of other recreational facilities, **demand is high for pickleball, swimming, and weightlifting facilities**. Residents express interest in improvements to the Farmington Gym such as more **exercise equipment and additional classes**.

KEY FINDINGS AT A GLANCE

RECREATION AT A GLANCE

HIGH PARKS & TRAIL USAGE IN FARMINGTON

Nearly all Farmington residents (98%) report visiting City parks at least a few times a year and nearly half (44%) visit as often as a few times a month. Visitation to Farmington trails is only slightly less common, with only 7% of residents reporting that they never use or visit City trails. In both metrics, Farmington far exceeds the national average.

How often do you use or visit Farmington City parks and trails?



48% of Americans report visiting a park and recreation facility 1-5 times per year, suggesting that Farmington residents attend recreation facilities more than the national average (62% of Farmington residents attend a Farmington park once a month or more, and 57% attend a Farmington trail at least once a month).

Q: When it comes to recreational opportunities, do you think Farmington has too many, not enough, or just the right amount of each of the following? (n = 358);

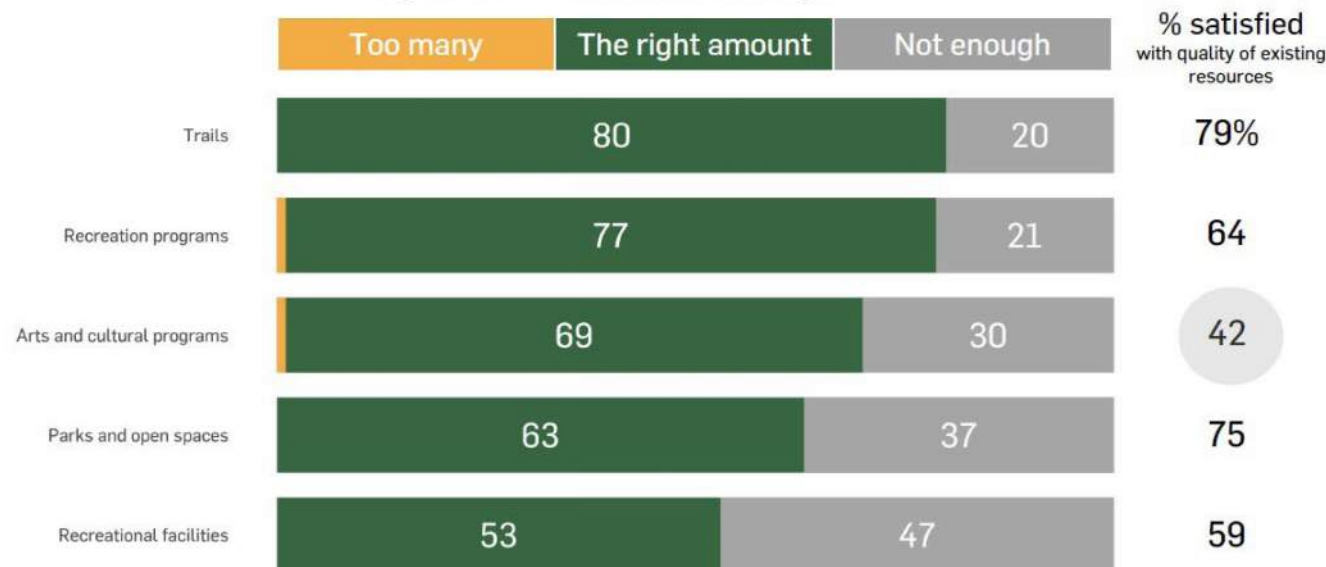
Q: Overall, how satisfied are you with the quality of each of the following types of recreational opportunities in Farmington City? (n = 347);

Q: All things considered, on a scale from 0 to 100, with 0 being very low and 100 being very high, how would you rate your overall quality of life in Farmington? (n = 370).

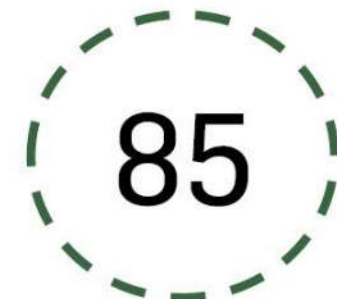
RESIDENTS SATISFIED WITH TRAILS, BUT WANT MORE FACILITIES & PARKS

Farmington residents are pleased with the overall quality of life in Farmington, giving an average rating of 85 points out of 100. Most residents are pleased with the number of recreational opportunities the City offers, particularly when it comes to trails and recreation programs. Respondents generally report wanting more recreational facilities and parks and open spaces. Residents also report low levels of satisfaction with the quality of arts and cultural programs offered, indicating room for improvement in that vertical.

Does Farmington have too many, not enough, or the right amount of the following?



Average quality of life (out of 100)



Residents that report being satisfied with the quality of recreational amenities report **higher quality of life scores**, on average, than those who do not

Q: When it comes to recreational opportunities, do you think Farmington has too many, not enough, or just the right amount of each of the following? (n = 358);

Q: Overall, how satisfied are you with the quality of each of the following types of recreational opportunities in Farmington City? (n = 347);

Q: All things considered, on a scale from 0 to 100, with 0 being very low and 100 being very high, how would you rate your overall quality of life in Farmington? (n = 370).

FESTIVAL DAYS HAS BROAD APPEAL, OPPORTUNITY FOR MORE ENGAGEMENT

While 62% of respondents have attended Festival Days, nearly a third of residents (31%) say they have never attended any city-sponsored event. With the exception of Festival Days (which draws residents in all life stages), residents with children are more likely to have attended all city events.



Q: Have you or any other members of your household attended or participated in any of the following city-sponsored events, performances, groups, or activities in Farmington? Christmas with Santa (n = 305)

FARMINGTON CITY PARKS

MAJORITY OF RESIDENTS USE PARKS AT LEAST ONCE A MONTH

62% of respondents report using Farmington City parks at least once a month, with only 1% reporting that they never visit. Residents with children, younger residents, and those who live in the southwest region of the City report using City parks most frequently.

How often do you use or visit Farmington City parks?



64% of Farmington residents with children report visiting Farmington parks a few times a month or more, compared to 22% of residents who do not have children.



14% of older residents (65+) report visiting Farmington parks a few times a month or more, compared to 51% of younger residents.

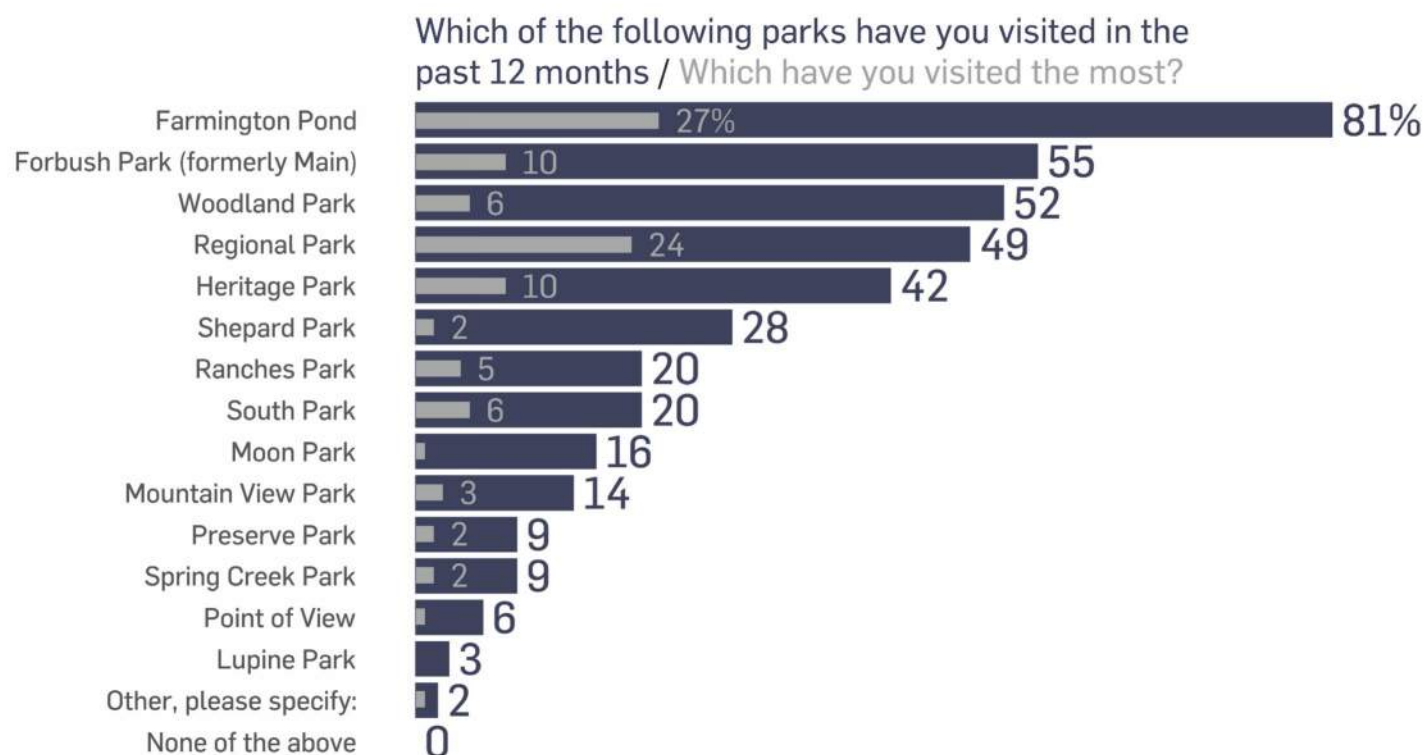


Residents living in the southwest region of Farmington report visiting Farmington parks more frequently than other regions.

Q: How often do you use or visit Farmington City parks ? (n = 350)

FARMINGTON POND MOST VISITED PARK OVERALL

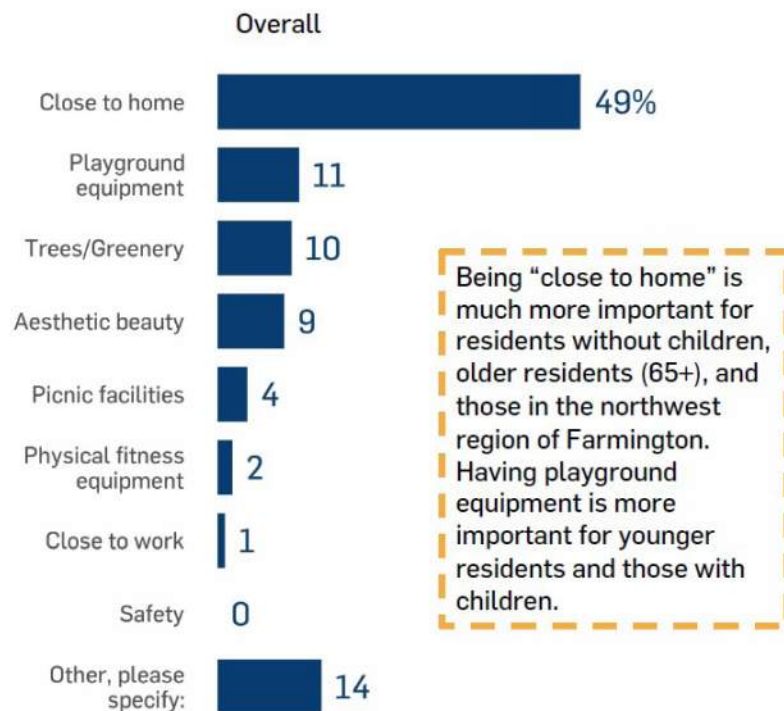
Just over 80% of respondents report visiting Farmington Pond in the past year and at least half have visited Forbush, Woodland, and Regional Park. When it comes to parks residents visit most often, Farmington Pond and Regional Park are the most popular.



Q: Which of the following Farmington City parks have you visited in the past 12 months? Please select all that apply. If you do not know the name of the park(s) you visit, you can refer to the map above. (n = 337);
 Q: Which of the following Farmington City parks have you visited the most? (n = 301).

RESIDENTS FAVOR PARKS THAT ARE CLOSE TO HOME

In nearly every park that residents frequent most often, being close to home is one of, if not the most often the most popular reason for visiting. Playground equipment is considerably more important for residents with children compared to those without children.



What is the most significant reason that you visit (your most visited park) the most?

Farmington Pond

- Aesthetic beauty
- Trees/Greenery
- Close to home

Heritage Park

- Close to home
- Trees/Greenery
- Playground equipment

Regional Park

- Playground equipment
- Close to home
- Physical fitness equipment

Woodland Park

- Close to home
- Trees/Greenery
- Aesthetic beauty

Forbush Pond

- Close to home
- Picnic Facilities
- Trees/Greenery

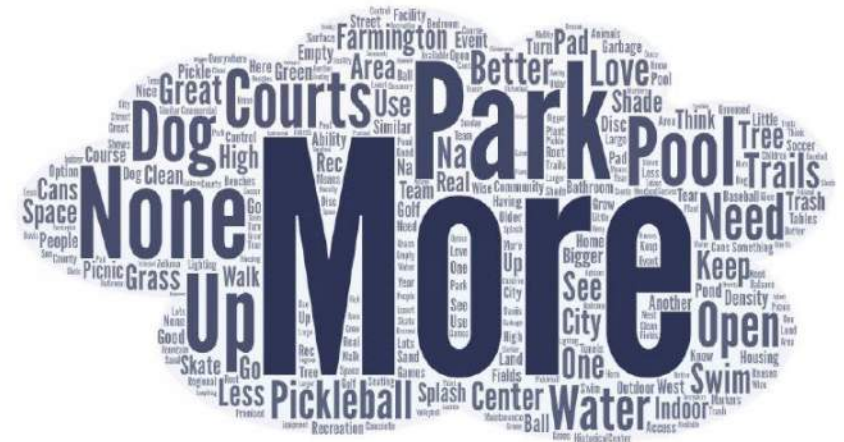
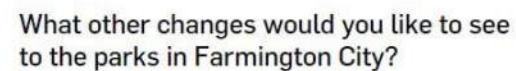
Ranches Park

- Close to home
- Picnic Facilities
- Safety

*Only parks with n > 15 or more shown

Q: What is the most significant reason that you visit _____ the most? (n = 330)

Respondents report that they would like to see more trees/greenery, restrooms, and new features in Farmington parks. When asked about any additional changes they would like to see, respondents mention that they would like to see more well-maintained green space, designated areas for dogs, and better upkeep of garbage disposal in parks.



"Garbage cans and/or dumpster availability."

Appendix A: Public Engagement Report 19

FARMINGTON CITY TRAILS

MAJORITY OF RESIDENTS VISIT TRAILS AT LEAST ONCE A MONTH

The majority of Farmington residents visit trails at least once a month and only 7% report that they have never used or visited a Farmington trail. Residents with children are much more likely to report visiting trails, as are younger residents and those who live in the southwest region of the city.

How often do you use or visit Farmington City trails?



63% of Farmington residents with children report visiting Farmington trails a few times a month or more, compared to 37% of residents who do not have children. Residents without children are much more likely to visit trails than they are parks.



Only 32% of residents ages 65+ report visiting trails once a month or more, compared to 61% of 18–35-year-old residents, and 63% of 35–64-year-old residents.

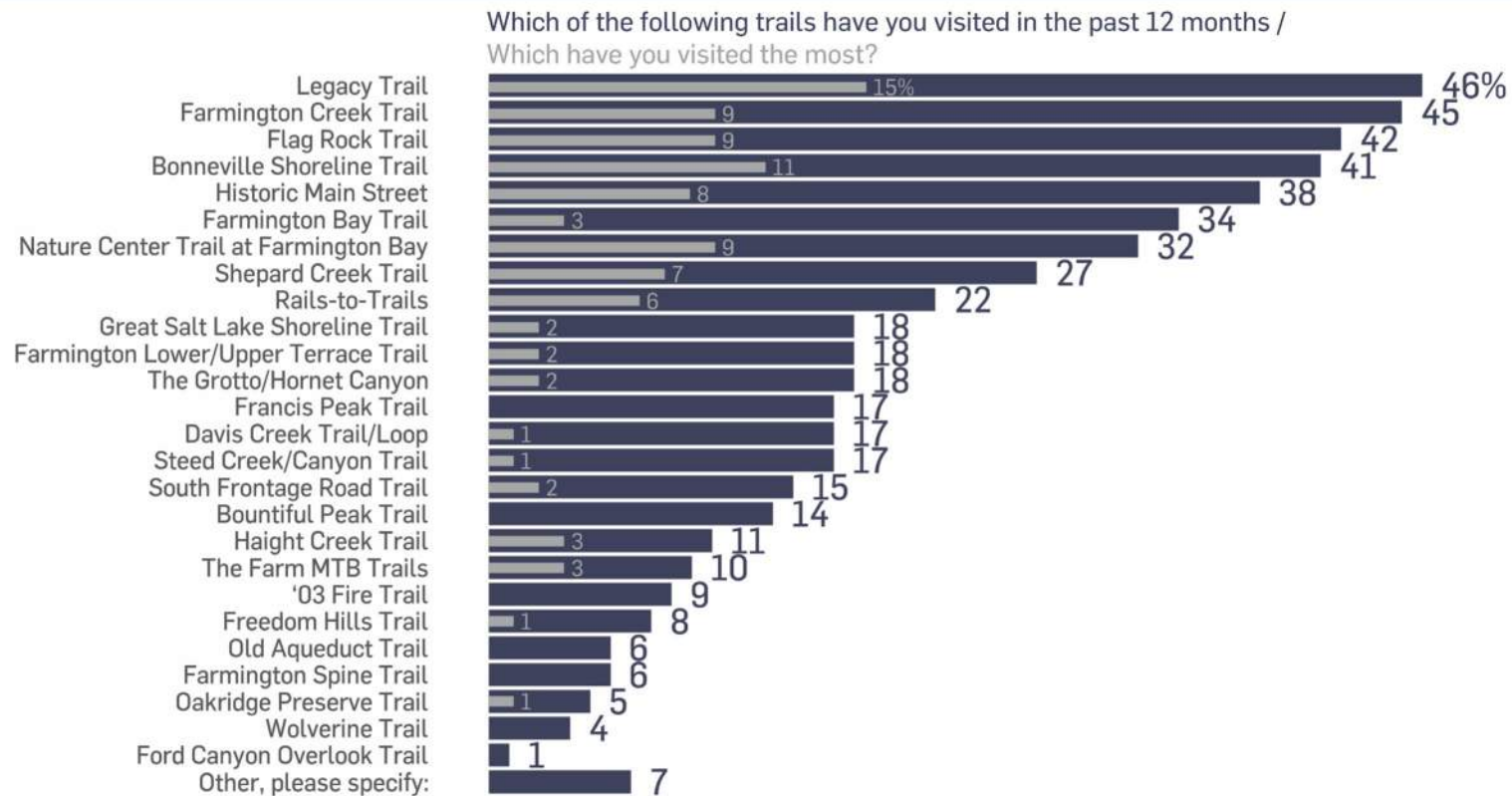


70% of residents living in the southwest region of Farmington report visiting trails at least once a month, while other regions report a lower frequency.

Q: How often do you use or visit Farmington City trails ? (n = 333)

LEGACY TRAIL & FARMINGTON CREEK TRAIL MOST VISITED TRAILS

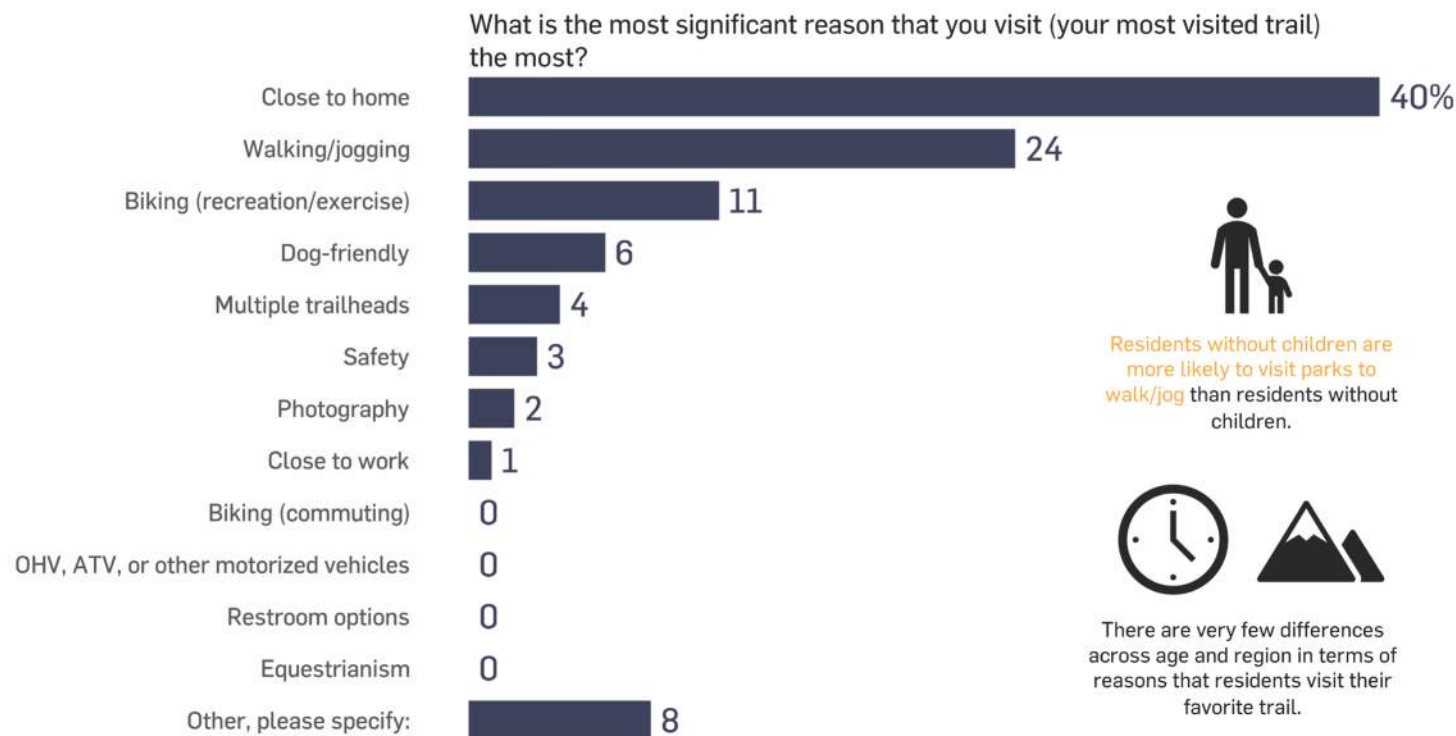
Nearly half of residents report visiting Legacy Trail and Farmington Creek Trail in the last year. When asked about the trails they visit most often, the largest proportions of residents report that their most frequented trails are the Legacy Trail and the Bonneville Shoreline Trail.



Q: Which of the following Farmington City trails have you visited in the past 12 months? Please select all that apply. (n = 291); Q: Which of the following Farmington City trails have you visited the most? (n = 240).

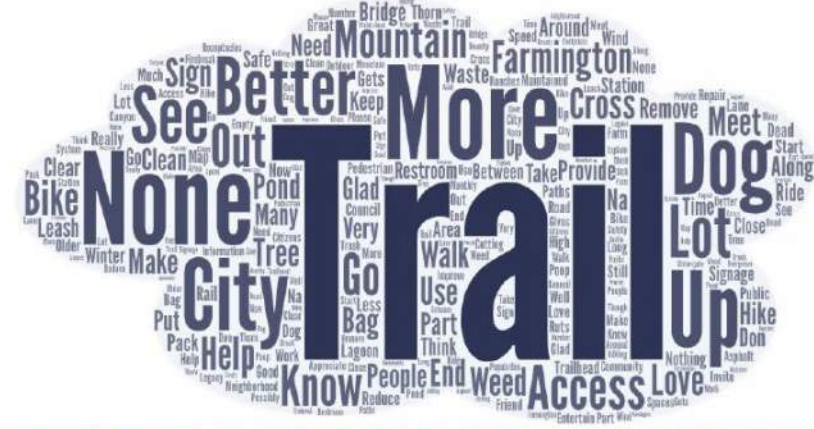
RESIDENTS PRIORITIZE TRAILS THAT ARE CLOSE TO HOME

A plurality of residents (40%) say the reason they visit their favorite trail most often is because it is close to home. Ability to walk/jog on the trail is an important factor as well, with 24% of residents selecting it as the number one reason they visit their favorite trail.



Q: What is the most significant reason that you visit _____ the most? (n = 280)

Regarding trail improvements, respondents report that they would like to see an increase in restroom availability, trails connecting neighborhoods, increased signage and mile markers, and pet disposal stations. When asked about additional changes they would like to see, residents mention better trail maintenance (clearing brush, etc.), less off-leash dogs, and interconnected trails.



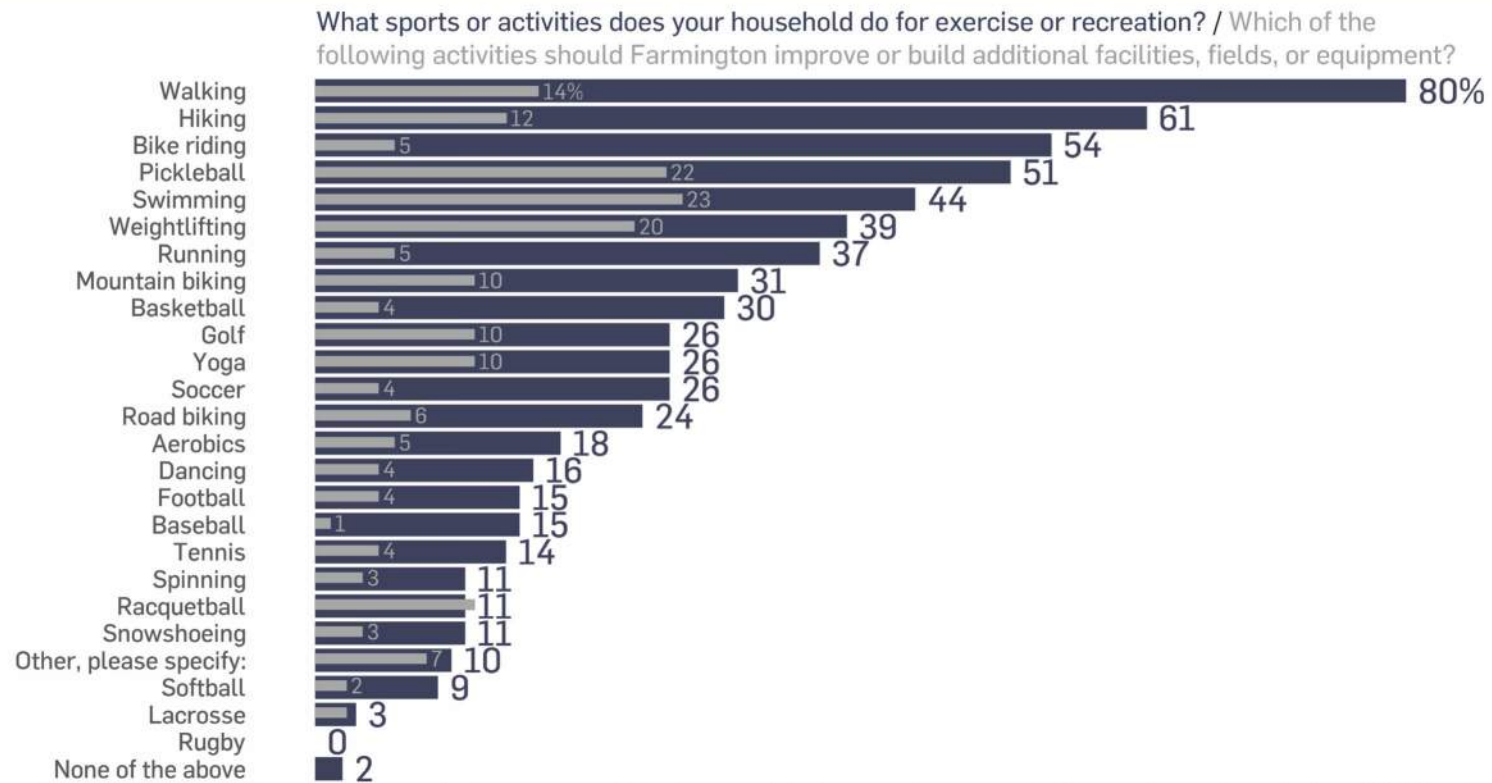
"More dog off-leash citations... dog poop bag receptacles at the trailheads."

Q: Which, if any, of the following improvements should be made to the trails in Farmington City? Please select all that apply. (n = 305); Q: What other changes would you like to see to the trails in Farmington City? (n = 115).

FARMINGTON CITY RECREATION FACILITIES

HIGHEST NEEDS ARE PICKLEBALL, SWIMMING, & WEIGHTLIFTING

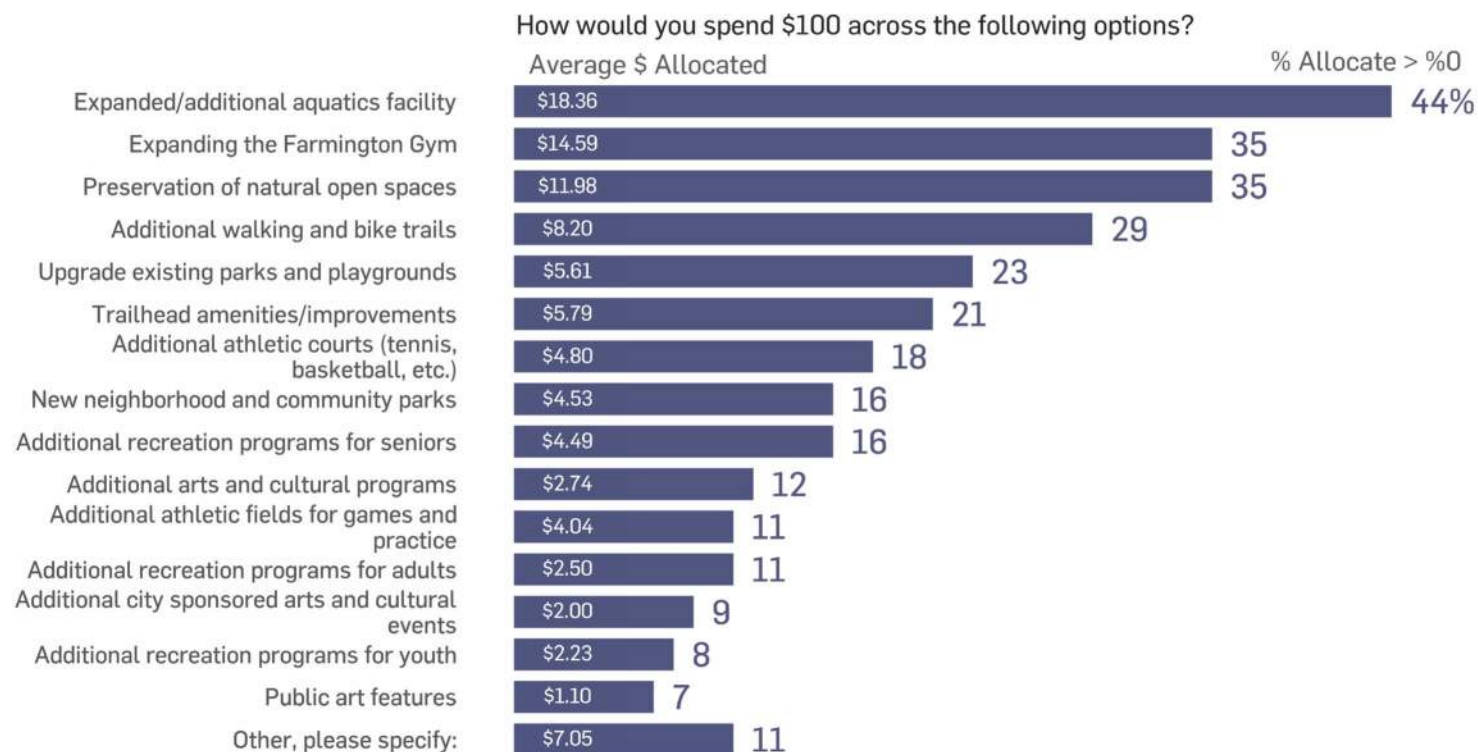
While most residents report that they walk or hike for recreation, few report that those facilities (trails, etc.) need to be improved. Areas in which residents make the most pickleball, swimming, and weightlifting facilities.



Q: For members of your household (you, your children, your spouse, etc.), what sports or activities do you regularly do for exercise or recreation? Please select all that apply. (n = 305); Q: For which, if any, of the following activities do you think Farmington City should improve or build additional facilities, fields, or equipment? (n = 289).

RESIDENTS PRIORITIZE POOL & GYM IN BUDGET ALLOCATION

When given a hypothetical \$100 budget to allocate to various facilities and programs, most residents dedicate at least a portion of their funds to building an additional aquatics facility, expanding the Farmington Gym, and preserving open spaces.



Q: Imagine that you had \$100 to allocate to the Farmington City Parks and Recreation department. How would you allocate that \$100 across the various options? You may spend the \$100 on one option or spread it amongst the options, but the end total spent must equal \$100. (n = 301)

GYM MOST FREQUENTLY USED, ARTS CENTER RARELY USED

70% of respondents report visiting the Farmington Pool at least once a year, far surpassing the national average. About a quarter of respondents report that they visit the Farmington Gym at least once a month. A majority of respondents have never visited the Community Arts Center.

How often do you use or visit the following Farmington recreation facilities?



24% of Americans report visiting a swimming pool or aquatics center in the past year, suggesting that Farmington residents visit their city pool much more than the national average (70% of residents report visiting the Farmington Pool at least once a year)

Q: How often do you use or visit the following Farmington City recreation facilities? (n = 315)

RESIDENTS MORE SATISFIED WITH GYM THAN POOL

While 66% of respondents report satisfaction with the Farmington Gym, 51% report satisfaction with the Farmington Pool. Residents with children tend to be less satisfied in these facilities than those without children, as are younger residents.

How satisfied are you with Farmington Gym's/Pool's facilities, programs, and offerings?



Farmington residents who do not have children report higher satisfaction with the Farmington Gym and Pool, compared to residents who have children.



Residents ages 65+ are more likely than other age groups to be satisfied with the Gym and Pool.

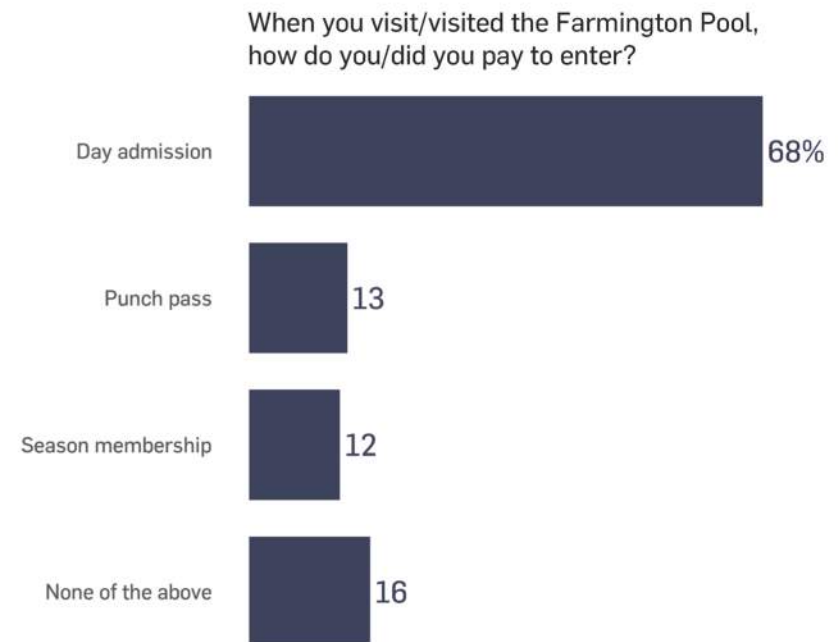
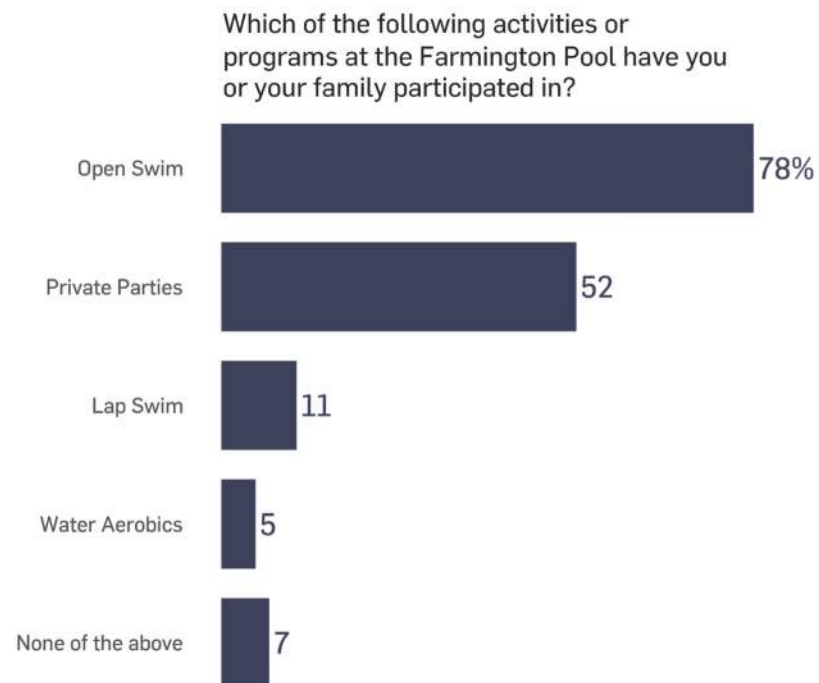


No significant differences among regions in terms of Farmington Gym satisfaction, but northeast residents report a higher overall satisfaction of the Pool than other regions.

Q: How satisfied are you with Farmington Gym's facilities, programs, and offerings? (n = 180); Q: How satisfied are you with Farmington Pool's facilities, programs, and offerings? (n = 200).

POOL PREDOMINATELY USED FOR OPEN SWIM & PAID FOR BY DAY

A large majority (78%) of respondents report having participated in open swim at the Farmington Pool, a smaller majority have attended a private party. Most respondents use daily admission to attend the Pool, with far fewer using a punch pass or membership.



Q: Which of the following activities or programs at the Farmington Pool have you or members of your family participated in or attended? (n = 202); Q: When you visit/visited the Farmington Pool, how do/did you pay to enter? Please select all that apply. Day admission (n = 198).

When faced with the tradeoff of building an additional aquatics facility or improving the existing one, a slight majority (56%) of respondents would choose to build an additional aquatics facility. Younger residents and those with children are more likely to want an additional facility compared to other residents. Speaking more specifically of improvements they would like made, residents express interest in having an indoor facility with year-round capabilities, as well as larger pools for more people to enjoy.

What types of additions or improvements would you like to see made to the aquatic facility?



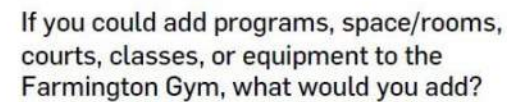
Respondents in the southwest region are more likely to choose to build an additional facility compared to other regions.



*"Make facility year-round by building indoor pool."
"An indoor lap pool to exercise in year-round."
"A pool that can accommodate a swim team for our high school."
"Make splash pad available for use separately from the pool."*

Q: Farmington City recently approved funding for the design of an aquatics facility in Farmington. Given the choice between the following options, would you rather this funding be used to expand or improve the existing facility or build an additional aquatics facility? (n = 299); Q: Assuming the funding is used to expand the existing aquatics facility, what, if any, types of additions or improvements would you like to see made? (n = 191).

The walking track (57%) is the most popular activity at the Farmington Gym, but Youth League programs (45%) are also popular. When asked about additional programs or resources they would like added to the gym, residents overwhelmingly express interest in an indoor pool, as well as more weightlifting/exercise equipment and classes.



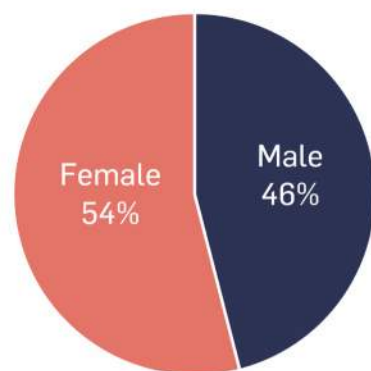
"More classes later in the morning, childcare for classes."

32 Farmington Parks, Recreation, Arts, & Trails Master Plan

DEMOGRAPHIC BREAKOUTS

DEMOGRAPHIC BREAKOUTS

Gender



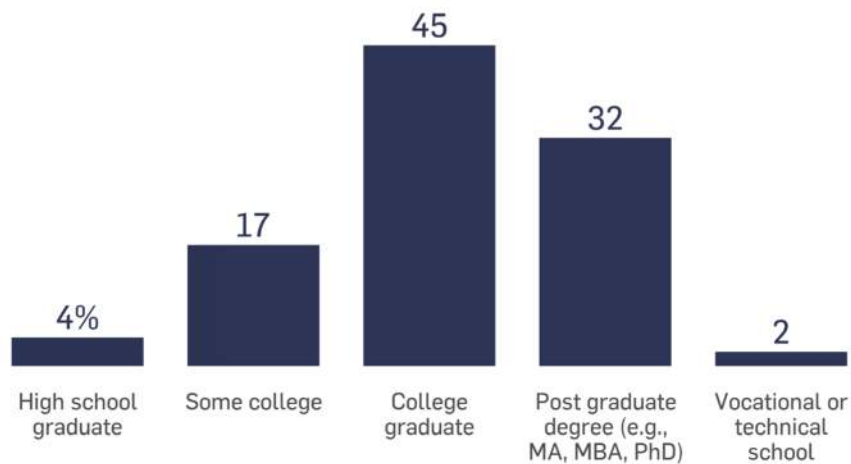
Census Estimate:

Male: 51%
Female: 49%

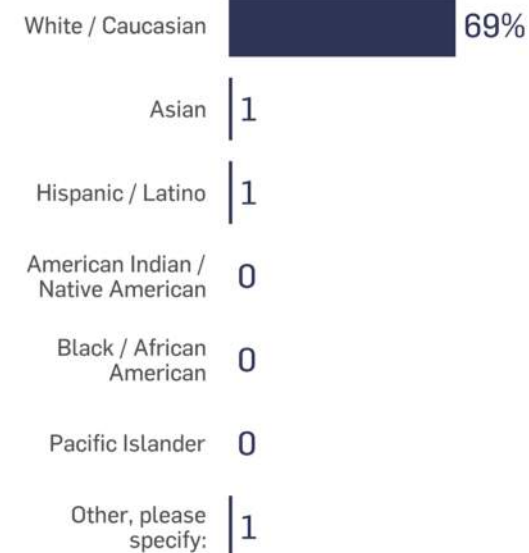
Education

Census Estimate:

High school graduate: 15%
Some college: 33%
College graduate: 32%
Post-graduate degree: 18%



Race



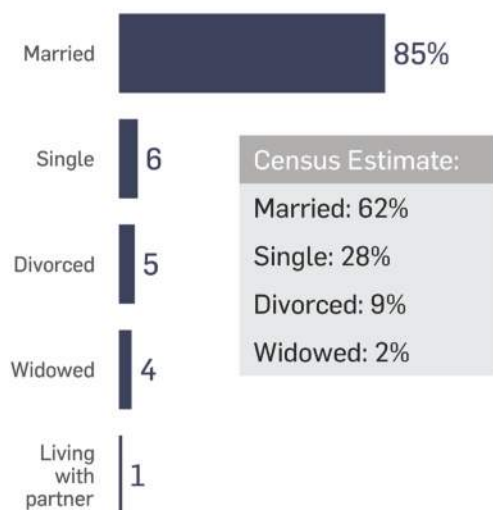
Census Estimate:

White: 90%
Non-white: 10%

Q: Which of the following best describes how you think of yourself? (n = 299); Q: What is the last year of school you have completed? (n = 297); Q: Are you... Please select all that apply. (n = 296).

DEMOGRAPHIC BREAKOUTS

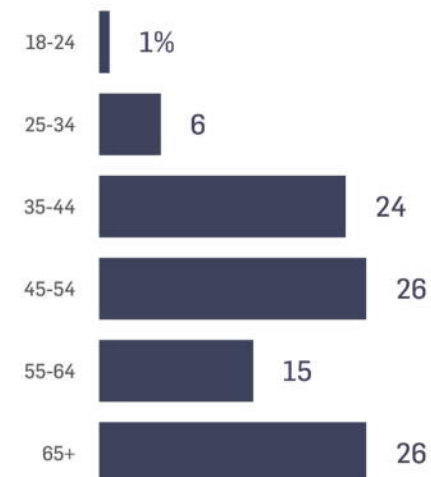
Marital Status



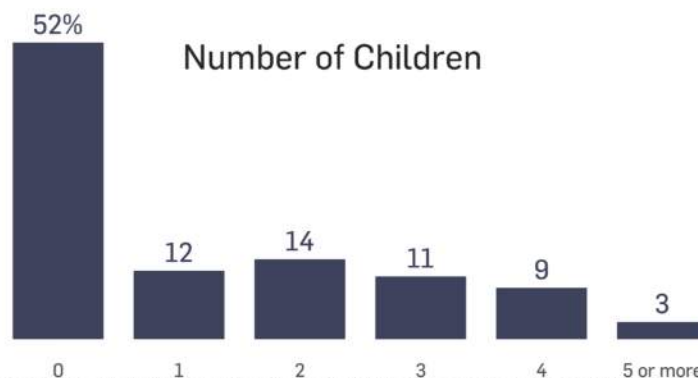
Census Estimate:

18-24: 13%
 25-34: 18%
 35-44: 26%
 45-54: 15%
 55-64: 13%
 65+: 15%

Age Range

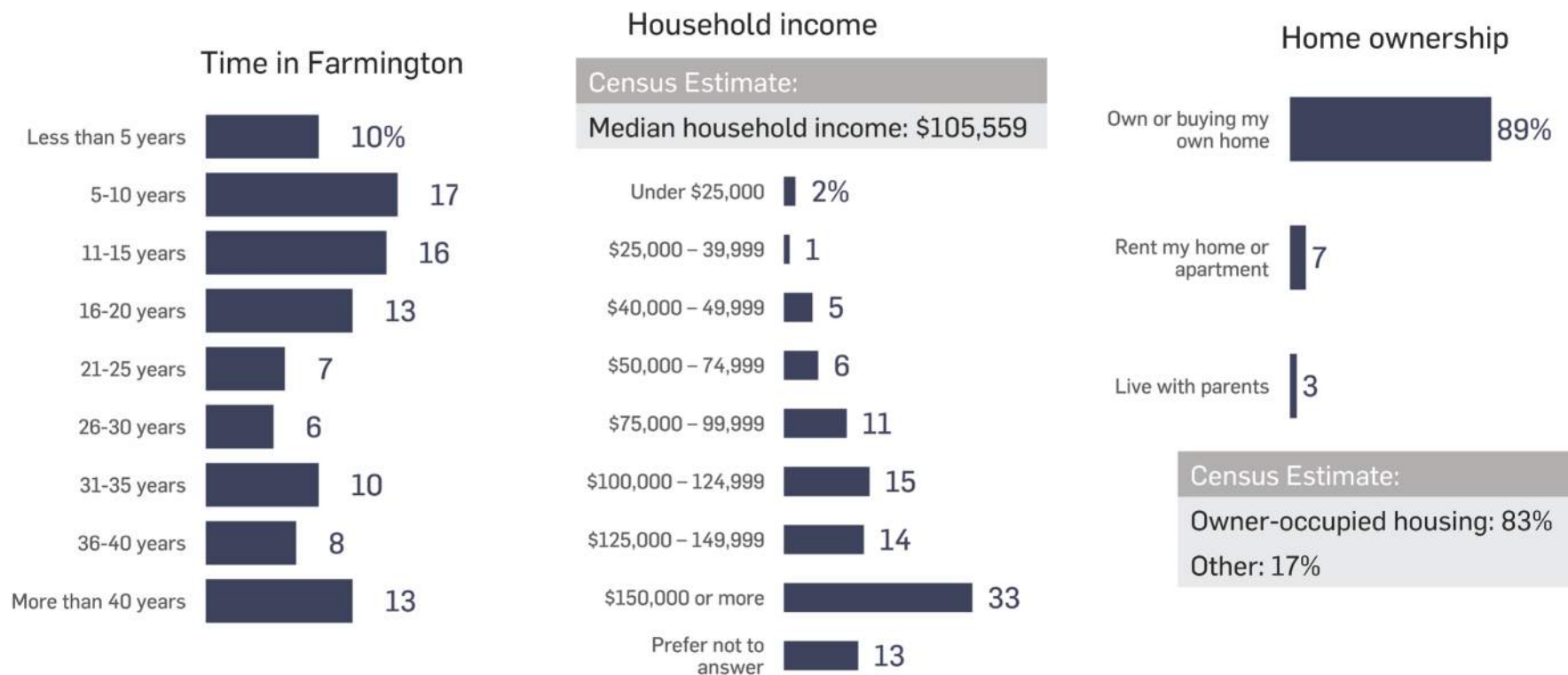


Number of Children



Q: Are you currently... (n = 299); Q: How many children under the age of 18 live in your home, if any? (n = 299); Q: Please enter the year you were born. (n = 375).

DEMOGRAPHIC BREAKOUTS



Q: How long have you lived in Farmington? (n = 299); Q: What do you expect your 2023 family income to be? (n = 297); Q: Which of the following best describes your current living situation? (n = 299).



WEBSITE: GENERAL COMMENTS

The following comments were received via the project website's comment forms:

1. We have loved living in Farmington for almost a decade now. It's been interesting to watch things evolve. I would like to offer my experience and connections for the betterment of the arts and entertainment facilities in town.

To toot my own horn for a minute, I work as the in-state representative for Electronic Theatre Controls - the world's premiere lighting and integration platform for entertainment, museums, houses of worship, sports complexes etc.... small to massive. From community theaters to Disney and Broadway, we are the de facto choice. We just completed a large core system at the new Hyatt hotel in SLC and we handle all performance lighting systems on Temple Square, in the Conference Center and in the SL Temple (pending completion of course...) Most recently in Farmington, I have been assisting Spectrum Engineering, designing the systems for lighting and rigging in the new Legacy Events Center sports complex addition.

I would love to be involved in better establishing and advancing the community's performing arts venues and infrastructures. I have extensive experience in live concert, broadcast and theater systems / facilities and can act as a pseudo-consultant in those realms (gratis) if there is need.

I also have several thoughts I would like to share / propose when it comes to the existing facilities and for a new facility if that's something the community would like to explore.

Please let me know if there's a role I could play in your efforts, I would enjoy being involved. I'll attend the meeting on the 5th as well. Thank you.

2. Thank you for all of your efforts to put this together. While it is still in the works, please be mindful that the Trails Committee was disbanded before PRAT was up and running, leaving the trails vulnerable and less cared for than before. Please make a plan to maintain the trails until the Master Plan takes effect. They have already suffered much this year without an official governing body. If you're looking for experts on our trails, there was not a great need to pay an outside company thousands of tax payer dollars: the former Trails Committee members have more experience and on the ground knowledge than any outsider you can find. As you know, they are dedicated and wise, helpful citizens. If having an outside perspective was desirable in hiring a firm, I strongly encourage them to still interview the Trails Committee and residents who use the trails regularly if they have not already. Thank you!!!
3. How can I get involved with the committee? I'd love to be a part of the team and be an advocate for the residents of our beautiful city. Let me know.
4. Dog Park Please
5. I would love to see the Farmington Gym Expansion include a large room (basketball court size like we use in the existing building) designated for workout classes. Also, approved, safe, indoor Pickleball courts, without cement stairs to fall on.) As many as possible. The Gym is amazing, it just isn't big enough to accommodate everyone that wants to use it. The track seems like it is adequate. We could use more room for weights and weight lifting. I am so excited that there is going to be an expansion!!! A splash pad would be so much fun at Heritage Park or another Park in Farmington.
6. Re: the proposed expanded rec -center... Whatever your plans are, I encourage you to double the quantity of pb courts with outdoor floors. Bountiful can't be counted on to carry their share of growth for several reasons, only one of which is deafness and comfort seeking city

- council members who are notoriously 50 years behind any worthwhile project. PB is growing and will continue but Bountiful has zero land available and less money to develop anything worthwhile. I appreciate playing in your beautiful gymnasium! But, BUT, the lighting and spacing is less than ideal. That is as nicely put as I can manage. Ha!
7. We understand there is talk of possible renovation to the Rec Center. I love this center playing pickle ball 3x/week. I would love to see the floor changed to the outdoor surface of the courts and marked according to the rules of pickle ball. It would also be great to have a separate area for the classes (aerobic, etc.) since the music is very distracting while playing. Thank you!!!
 8. I have been amazed at the growth of Pickleball. It shows no signs of slowing down. The outside and indoor courts are full most of the day. Players love to play on outside surfaces. One option is to build the new gym section with outside surfaces and portable nets. Players would pay a premium to play on outside surface courts all winter, when it is raining or windy or too hot. it would leave the present gym for exercise. The loud music makes it nearly impossible to hear your self think if you are trying to play a sport on another section of the gym.
 9. I'm writing about Woodland Park in Farmington, which has been one of my favorite places since I was a teenager. I've always loved having a patch of forest nearby, and this stand of woods is very dear to me. My friends and I use it all the time for all kinds of activities. We've already lost so much of Davis County's natural beauty to the March of "Progress". I know plenty of people are clamoring for Woodland's trees to be bulldozed, and this place to be turned into yet another boring lawnscapes like every other park in Davis County. I beg you, please, please, let us keep our little piece of Woodland! These other people have plenty of ordinary parks they can go to- Forbush Park is not even a mile away! Please leave just one park for people who want a different experience!
 10. I want to put my support behind building 12 indoor courts with outdoor court surfaces at the Farmington Gym
 11. I am in favor of the twelve new pickleball courts with indoor surfaces at the Rec Center. I am leaving my comment here because the website is not very easy to navigate. Thank you!
 12. Hello! I'm an avid pickleball player and fan and know how large our pickleball community is here in Farmington. I am in favor of building new indoor courts with outdoor surfacing. I know they will be utilized not only through open play, but could be a great revenue service through tournaments, corporate events, etc. Hope we get some courts soon!

WEBSITE: LOCATION-BASED COMMENTS

“I LIKE THIS”

1. Love the idea of connecting here
2. Making this connect to the Shepard on train and rails to trails here would be great!
3. Love the idea of extending this trail
4. This park is great and is used year-round for sports and play.
5. This trail system is a great asset to the community! Thank you for supporting it. I'm a frequent user and live in the adjacent neighborhood. I hear great things about it from my neighbors as well. I'd love ways to invite more people out to the trails. Perhaps some Discovery events or hosted rides.
6. This has been the most useful and intelligent use of Farmington owned land in the last 10 years. It's incredible to have trails of this caliber in our backyard. What this has done for the youth is fantastic.
7. As the owner of the Allie Rose home, the future home of Buttered Bakeshop, we love this idea of having the 17 acres behind us made into something for the community. We have seen one proposed plan with a flower farm, a place for a farmers market, pickleball courts, a hydroponic farm, a place for small local shops to bring in goods, park space, etc. We would love to see this space become a high-quality facility to better showcase the charm and history of Farmington!
8. Being a Resident of Kaysville but growing up in Farmington my family and I would greatly enjoy what the other individual proposed. It would be amazing to have this area created for the residents and not have more housing in this location. Adding beauty to the community!
9. The Farm is an amazing addition to the Farmington Trails system. Continue to fund improvements and development in this area.
10. Nice trail connection along stream. Also probably much safer than trail(?) along Burke. I don't know about a trail on Burke unless referring to bike lanes.
11. Nice long section for road bikes with no crossings. Same as Legacy trail in this area (can't wait for construction to be done again so it can be used).
12. Beautiful trail (Davis creek). This is an example of what we need more of. It is fairly well maintained (despite some steep sections on some routes).
13. This is a nice example of a trailhead that has been impacted by development. I like how it was integrated instead of ignored.
14. Great trail that seems well maintained.
15. Even with damage from previous wind storms, this is a highlight for urban trails. The path is nice, bridges are nice, and you seem isolated from the surrounding. Keeping a buffer (at least a bunch of trees screening is nice even though there are some areas being developed around.
16. I just discovered this park last year. Beautiful and isolated. The proposed connection to Steed Creek trails would be nice as shown. It could use some maintenance, but it is lovely.
17. This trail is a must for east/west connectivity and safety.
18. Indoor pickleball courts with outdoor surfaces would be so much used! There is greater demand to join leagues than there are slots. A dedicated room for dance aerobics would be awesome. The music level used currently in the gym is way too loud.
19. Thank you for proposing a trail to cross here for pedestrians and bikes. As currently constituted it cannot be crossed.

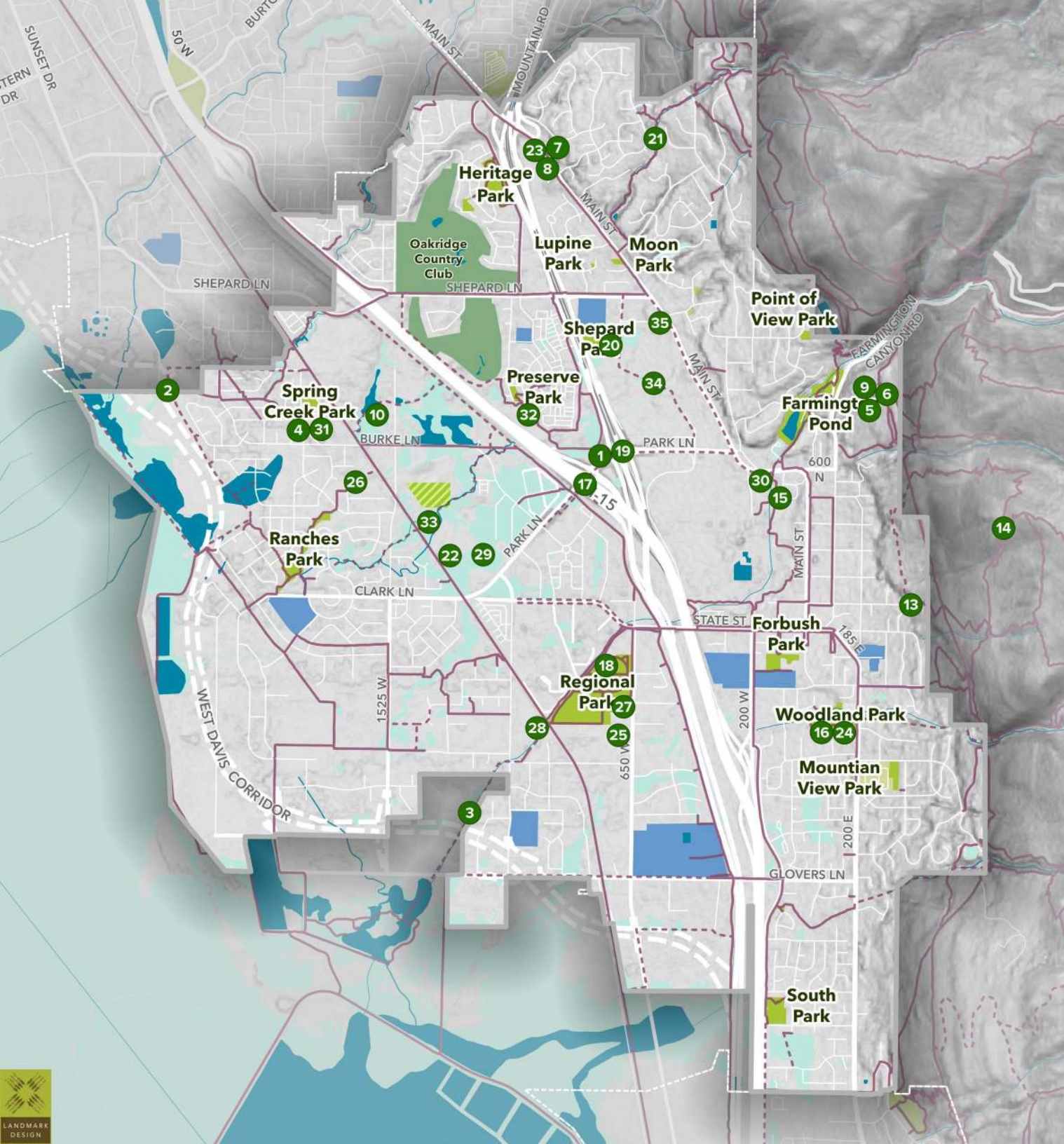
20. The lighted tennis courts are fantastic! Pickleball is fun too but let's keep the tennis courts (don't reconfigure into pickleball courts - as I have seen some cities do)
21. The residents are pulling there weight down this trail and it is still managing to outgrow what we can do! I do believe it is county property but we are not getting anywhere with them as well. It could become a fire hazard sooner than later with the over growth. It could just be putting goats on there for a spring!
22. Yes agreed need a skatepark designed my skate kids. Love the thought of a perimeter type speed track for beginners and parents so adults have a loop and beginner kids another loop thoughts so when I take my 6th grader to a skatepark there is room for his younger beginner sister to ride safe here and others there etc. Like little zones etc. I want discussion here to facilitate all ages and spectators. (The ones who designed the curiosity museum thanksgiving pt w baby toilets etc. Genius)
23. I love the idea of having this as a community space and not more housing. A place for gathering, farmers markets, pickleball, summer concerts, etc. I love the idea of having small local shops like Buttered Bakery. Having grown up in Farmington I loved when this was the botanical gardens and Potters farm. Something that hearkens back to those days in the design would be magical.
24. "I love this park; it's one of my favorite parks I've ever been to. It does sadden me how much vegetation has been lost over the years, though."
25. "Regarding the "Indoor" Pickleball facility adjacent to the Farmington Gym, the Hansen family is 100% in favor! Playing on the outdoor courts when I started playing on 2020 has been terrific! What a great way to get exercise and to meet my fellow Farmington Neighbors. Please CONTINUE supporting PB with the 12 indoor courts w/outdoor court material.
Also, consider 20-30 more courts & a Tournament / Championship court with seating to attract more TOURNAMENTS - the sport will continue to GROW!!!"
26. I love the idea of this trail running through the train park and connecting with the rail trail. But is this actually possible? Will S&S allow a trail through their property?
27. It would be amazing to get some indoor pickleball courts with outdoor surfacing! E have a huge pickleball community here and I know they would be busy all the time!
28. The courts are always full and indoor courts in Farmington would be fully utilized.
29. This is the Place for 20-30 Pickleball Courts & 1 Championship/ Tournament Court. Farmington could attract a National PB Tournament & many state & regional tournaments. The sport will continue to Grow Faster than any other.
30. like more trails
31. More fun trails for kids
32. like the butterflies idea it will get kids existed
33. Love this idea for a connecting trail here.
34. Love this trail/sidewalk here.
35. Love this trail/sidewalk along Main.

PARKS, RECREATION, ARTS, & TRAILS MASTER PLAN



Social Pinpoint Results: "I Like This"

- xx** Public Comment Number
- Existing Trail
- - - Planned Trail
- Park
- Golf Course
- Cemetery
- School
- Wetlands
- Body of Water
- Planned Parks



“I HAVE A CONCERN”

1. I don't have concerns over the activities in and around the canyon, my concern is the lack of control of the traffic along 100 E and 600 North. The concerns are: volume of traffic, the only way to these activities is 100 E, speeding, lack of stopping at stop signs, noisy trucks and off road vehicles. Users coming from outside Davis County because most other canyons are charging to use. There is no charge to access Farmington Canyon. General disrespect for the residents in this area.
2. This area should stay residential/agricultural and not be converted to sports/soccer complex.
3. I would love to see the dumpster be available at this park year-round. It makes my unofficial park clean-ups much easier!
4. There needs to be childcare or relaxed rules for kids sitting in bleachers during fitness classes. Other than young babies and toddlers, kids should be able to sit on bleachers without being bothersome. The current rule is that kids up to 7 have to be on a stroller/wagon, which they hate and seems hazardous, blocking the gym area. Post a sign that “kids need to be in strollers if they can't stay in the bleachers during class.” ...or please bring back childcare.
5. Trail is fairly overgrown and could use some work, a great hidden gem in Farmington with access to a waterfall.
6. Trail disappears last time I went on this section due to nearby construction of condos...needs to be re-established.
7. Concern about the creation of a new at grade trail crossing due to 950 N construction. This is a nice uninterrupted section due to it being a former railroad (does RR crossing regulations still apply with UTA ownership?).
8. Nice trail, but severely overrun by goatheads which make it not nice.
9. Excessive gates on this rail trail are difficult with kids. These are not recommended. Also, this crossing is on top of a hill that sometimes makes visibility difficult with cars.
10. I went on this last year (Bountiful peak) and it was severely eroded and difficult for even regular hikers. Glad I was going down (went up Ford trail).
11. Development seems to be getting close to this trail/road. I hope the corridor is preserved!
12. I haven't been on this section for a while, but it seems like it was harder to find than above the road crossing. Better signage & maintenance would make this more used and be safer than hiking up road.
13. Short rail section really makes the gates at the crossings annoying here.
14. You really need to work on your definition of a trail if this is considered one (Is I-15 also considered a trail...it at least has a shoulder)
15. I went on this last year and it seems there were some eroded sections around some of the chutes on the mountain. Nice trail though.
16. Hopefully this trail is being protected with the highway. It is a nice escape around west Farmington.
17. This may not be parks and rec. but cleanup of the sycamore leaves that fall in the cemetery is regularly ignored in the fall. They might do one clean up if we are lucky. Huge burden when the wind blows for people west of the cemetery. We get All the leaves in our yard. It isn't fair. This happens almost every fall/winter. Please do more regular fall maintenance. Taking of leaves etc.
18. Agree with others. This park needs major attention. Many things not safe. Broken benches with exposed sharp metal. Fallen trees and branches. It's a mess. This is such a beautiful and wonderful part of Farmington. A hidden gem of sorts. Would be nice to really give it a face lift.

19. I have nothing against the pond, bike trail or use of the canyon, however; traffic in this area is horrific. This is the only way in and out of this area. People are disrespectful of the area. There is a lot of speeding , failure to stop at the stop signs, incredible noise all hours of the day and night. Now we have people coming in from other counties because there is no charge for use of the area. Other areas charge to use. Need an additional way into and out the area.
20. Anyone wanting to go East off of the rail trail onto Park lane is forced onto the road because there isn't a sidewalk or trail currently. This is particularly dangerous for runners.
21. There isn't an east-side walk for long stretches along this road, which is an issue for many runners and pedestrians in this area. I would also like to see a more defined bike lane on this road, if only because there are may cyclists but the road is quite narrow.
22. No bike lane on west Glovers Lane. Have nearly hit bikers or other cars trying to avoid bikers. A bike lane when UDOT construction is finished would be helpful.
23. "Noise of some dance classes is correlated with serious damage to adults and children. Adults choose risk or are forced to take the risk because of too few pickleball and exercise places to maintain health. MOST IMPORTANT is that noise is above levels associated with congenital defects for pregnant women and lifelong neurological damage to babies and children.
Correlation of illness/ugly deaths with smoking was debated decades before society would decide to protect the innocent children."
24. The population of Farmington has outgrown the size of the outdoor pool. It is always extremely overcrowded now.
25. Ahhh...this was a sod farm that Forza FC rented years ago. Now it is several industrial warehouses. Definitely not a park or soccer complex anymore.
26. No new pickle ball courts. Pickleball brings in the scum of Davis county. Rude, obnoxious and disrespectful.
27. Need to remove the domestic ducks and geese. They ruin the area. The people who feed them make it worse throwing corn and seed. Wild ducks and Canadian geese should be fine. No domestic.
28. Please do not add more pickleball courts. Pickleball players have yelled at my kids for "disturbing their game" because they were "too loud" playing on the playground. They are kids! There needs to be more playgrounds at such a big park. The one gets overcrowded during the summer.
29. Need a safe crossing here. Lots of pedestrian traffic from neighborhood to church and mountain side trails. A kid was hit here. A turn lane would be helpful too. Accidents happen here.
30. Lights on paved trail are damaged or no longer working.
31. Under brush and bushes blocking view to and from the south making intersection dangerous for both the traffic coming from the south heading north on Lagoon Drive and traffic accessing Lagoon Drive from Clark Lane.
32. There is no sidewalk and barely a shoulder to walk here. It is a dangerous spot not pedestrian friendly at all
33. "The size of the pool is fine. It is only crowded on weekends and holidays. If the residents in the west part of the city want a new pool then bond that half and build out there with the mosquitoes.

Also, suggestions to put recycling here is just uninformed. There is recycling at the school less than 200 feet away."
34. Lagoon trail. Email them about the growth.
35. The city is not responsible for people's fitness desires. Yield a gym in your home or pay for a membership. Bountiful is not adequate considering the millions it cost. Take care of yourself

36. Agreed. Do not add more pickleball courts. It's is fun and we use what is there. It if people want to play and are serious they should pay for a membership to a club and not expect others to fund their hobby.
37. Splash pad in a desert is stupid. If you want a splash pad install one at your home or pay to use the one at the pool. The other citizens should not be funding your kids play time.
38. Do not install more garbage cans. People should just clean up after themselves.
39. I second that parking will be a big issue during the summer months if the pool is expanded. At times there are baseball games going on and they use the park/pool parking lot. Parking could possibly spread onto residential streets. Lighting at night is also lacking around the playground/stone wall area.
40. I've known this park for over a decade now and the only things that need fixing are the picnic tables, bridges, and benches. Please please please do not add anything else that would detract from the natural beauty of the woods, leave it be. If you want play things, go to a sporting store and get your own.
41. For a park called Woodland, Farmington has really made an effort to remote the feel of the namesake. I understand clearing out hazardous foliage and debris, but clearing foliage has ruined the aesthetic. If anything Farmington needs to restore more of the natural aesthetic and feel about it rather than continue to clear it out. Although I do agree about repairing the picnic tables and whatever else needs repair.
42. I used to play basketball at this park all the time, but there are never nets on the hoops anymore. I don't know why, but basketball just isn't the same without a net.
43. There is a sign/plaque standing free on a pole behind the bathrooms indicating the name of the park. It has extremely sharp corners and is at just the right height for a kid to get hit. Just move the plaque onto

the bathroom building or a pillar of the pavilion so no little kids run into it.

44. The parking lot is a mess during peak soccer season. One of the main problems is that people park in the travel lanes along the curbing rather than in stalls, which causes major traffic blockages and only lets traffic flow in one direction while people are both leaving and coming. (See the white SUV in the attached photo). A simple fix is to just paint the curbing red along the travel lanes within the parking lot.

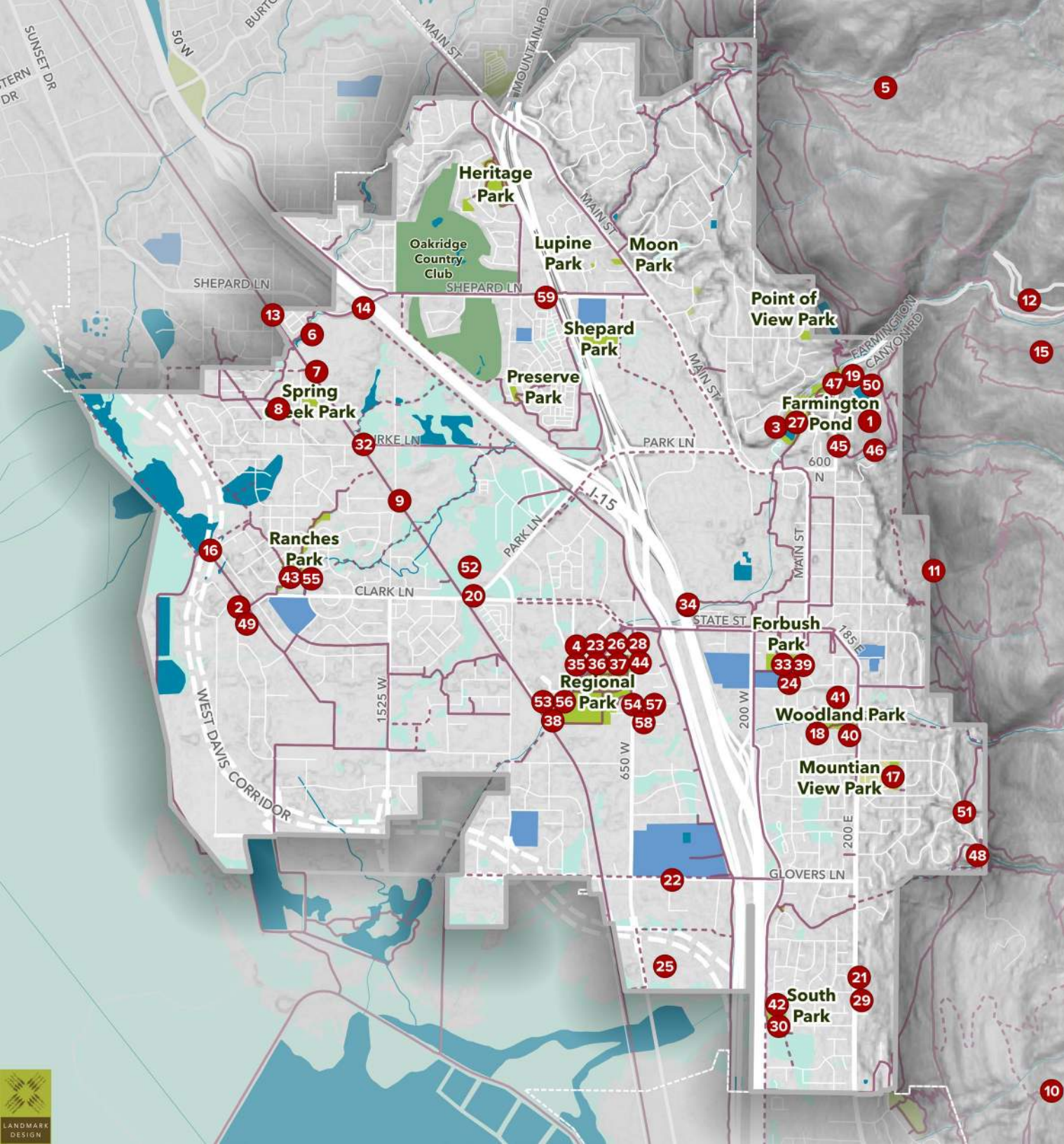


45. Is this a trail head? there is no icon on the map. It is very small, and the equestrian people have been told to use this for access to the Old McDonald trail. Too small for horse rigs and all the other vehicles.
46. I have been told that this trail replaces the BST trail coming from the Farmington Pond parking TH for horse access to the foothills South of Farmington canyon. The old BST trail was swallowed up in the new bike park. To use this trail from a reasonable parking spot horse people, park in the Farmington Pond parking and ride up the road to Farmington canyon road, ride on the road down to the small parking and TH for Old McDonald trail. Very unsafe!

47. Over the past few years of tremendous population growth, the open area access to the foothills has greatly diminished. This has increased the need to use trail heads to park trucks and trailers in order to ride horses. Same as for all users. Increase of users especially with a nice new biker facility means congestion and problems. Could this parking area be enlarged to the west? Or maybe to help with the load on the neighborhoods from the increase traffic there needs to be user limitations??
48. I see a Trail Head sign on the chain link fence East side of the reservoir. but no TH icon on this map. Is it a trail head? if so for what kind of users? Where can one hike or ride without trespassing?
49. Is this a private or city trail head? Will the Buffalo trail remain a true multi use trail or will horses be not allowed in the new master plan like what happened on the DNR trail.
50. What area are you referring to that charges a fee for use of their bike park?
51. This hillside access trail is not part of the Farmington trail system. It is private property but the owner has verbally 'okayed' hike, bike, and horse access on this section of the hill to access the BST.
52. too munch pickle ball lets put some more stuf for kids
53. too munch pickele ball!!
!!
54. pickle ball is great and needed and there needs to be a space for this but not consuming - We need to factor in the kids, youth, teens like a skatepark / snake hollow type bike park etc...
55. would kids like pickle ball my sisters cry at that game, put more kids stuff in
56. The entrance to the gym/park parking lot is too narrow for the amount of traffic going through it. Cars entering the parking lot here have to slow down to a crawl if there is a car leaving the parking lot in the left turn lane. There should be more room for cars to turn into the parking lot off 650 W.
57. The entrance to the gym/park parking lot is too narrow for the amount of traffic going through it. Cars entering the parking lot here have to slow down to a crawl if there is a car leaving the parking lot in the left turn lane. There should be more room for cars to turn into the parking lot off 650 W.
58. The gym has one major design flaw that hopefully can be remedied: the flow of foot traffic to get to most of the courts (the east courts and south courts) requires people to walk on or very near the courts of games in progress. There should be some kind of hallway or concourse behind the stands so people can get to games without interrupting other games.
59. Walking from this center section of Farmington to Knowlton, the Smith's shopping center, and tennis courts (no tennis courts at parks in center section between 15 & 89) is not safe. Right now, the walk light turns on when lights are green for parallel, right, and left turning traffic. It's not safe at all. I've almost been hit, and almost hit others here. Vehicles can wait. Give children and adults a turn to walk without any vehicles going on green or turning. Use 'no right on red' signs.



Public Comment Number
 Existing Trail
 Planned Trail
 Park
 Golf Course
 Cemetery
 School
 Wetlands
 Body of Water



“IDEAS & SUGGESTIONS”

1. It would be awesome to expand the arts building to a useable size. So we can do bigger plays, more classes, and use the building fully.
2. Actual pedestrian walkway here, would be wonderful
3. Farmington needs an indoor swimming complex and bigger city exercise facility.
4. Farmington City needs a Dog park now that the one at the Fair Grounds has been closed.
5. We need to keep this park here for the kids at the school and neighborhood.
6. And a bike lane!
8. Let's make the dog park idea a multi use natural area with trails and water where dogs can go off leash. I'm picturing something like Tanner Dog Park/Parleys Nature Preserve in SLC or for something smaller, Matheson Nature Park in SLC. Not just a fenced in acre for dogs to run around, but where people can also get exercise and a natural experience.
9. This park needs updates to it's picnic benches, fire pits, outdoor amphitheater, and sand volleyball.
10. We cannot attend the meeting but we have a whole team ready to create an experience for all Farmington Residents.



11. Please add a pickleball court to the Ranches Park. It would be highly used.
12. This is the most under-utilized part of the park, yet still close to the parking lot. I think it would be a great location for additional pickleball courts because lights wouldn't disrupt anything near it, and it is close to the other courts with a pavilion in between the sets of courts for use during tournaments.
13. The underpass on this trail would be a great spot for some public art (ideally with some anti-graffiti coating)
14. A Skate park would be a great addition to this new park.
15. I know it isn't Farmington City property, but more and better multi-use trails would be great above the Fire Break road. Designate them to be used by Horses on days "X", used for hiking on days "Y", and Biking on days "Z". I love what Draper, Herriman, Eagle Mountain, Richfield, St. George, and other Municipalities have done and are doing. There is an amazing mountain in our backyard that is under utilized.
16. Recycling dumpsters for cardboard and glass would be helpful
17. Please either bring childcare back or change the policy on kids 7 and under not being able to sit on the bleachers during fitness classes. My

- 5 year old who never caused a problem while sitting on the bleachers won't fit/sit in a stroller and now I can't attend my favorite classes at the gym.
18. Splash pad is greatly needed in Farmington.
 19. Outdoor surface indoors. Fitness classes their own room.
 20. Indoor pool facilities. Larger outdoor pool. Fitness class room with mirrors. More parking. Splash pad. Tennis courts.
 21. This park needs some attention. Trails have been over used and needs re-vegetation. Redesign of amphitheater and some new activities like horseshoes pits, bocce ball, etc.
 22. Finish trail connection up to Set Court.
 23. This is a great park but is deserted in the summer when the heat sets in. It would be great to have a splash pad. A few pickleball courts would be great!
 24. Additional pickleball courts are needed in this area.
 25. Farmington pond needs some re-vegetation. Some more benches would be nice.
 26. Horse shoe pits or bocce ball would be some fun activities to add to this park.
 27. I'd like more pickleball courts in an area where we don't have to deal with aerobic class music. It's so loud we can't hear each other
 28. The trail crossing at Shepard Creek Here could use improvement. Better Bridge and improve the trail on the south side of the canyon.
 29. This trail has a lot of loose rock and is very steep. Trail could be reworked with better switchbacks and more defined connections to the lower trails.
 30. Need better signage and enforcement of target shooters off this area of the road.
 31. This section needs work. Narrow and steep access through tight trees. Trail could use a reroute or trim the vegetation to widen the trail.
 32. Trail here is eroding and the railroad ties placed are beginning to fail. Lots of loose gravel on the section from the road to the first railroad tie. Needs some attention and erosion control.
 33. Both sections (upper and lower) contain a lot of rock and gravel difficult for biking and trail running. Signage and cleanup and erosion control are needed.
 34. This section of trail to the grotto is terrible. Eroding down the steep incline through the trees and very steep and dangerous for younger hikers. Should consider a reroute of the trail to go further up the canyon and then switchback west to come up and over the ridgeline avoiding the steep west face in the trees.
 35. This pond is a great asset to the city, but could be better maintained. Maybe some improvements like a developed beach (like Blackridge Reservoir in Herriman) would really improve this. Also, water quality is rough with all the ducks.
 36. This trailhead would be nice to have maybe a small pavilion or some picnic tables with covers. Really anything but the weeds and random stuff there. Maybe some trees. Some kids have made a bike route on it...which is at least using it for something (although some tools and a tarp were left behind).
 37. When this area is developed, a proposed park would be great. Better to get it in the planning before development goes wild.
 38. Grade in a big hill for sledding if possible. Kids use the edge of the drainage basin, but it is kind of short. Maybe if not this park along the Haight creek trailhead to the south (already on a slope).
 39. Add bike lane overpass that is family friendly to connect to old RR bike trails

40. East Farmington doesn't really have a nice park with new equipment for kids to play on. I would like to see a park similar to the new Rec complex park somewhere in East Farmington for kids to enjoy.
41. Would love to see updates to playground maybe not here but somewhere in East Farmington. Get tired of driving across the freeway for a decent park.
42. We need 8 outdoor surfaces indoors to accommodate the growth of pickleball. No other sport is growing as fast or creates as much revenue.
43. Pickleball court or two would be nice here. I like the idea of horseshoe pit.
44. There is a trail on the west side, which is great, but there is also a sidewalk on the east side, but the problem is that the sidewalk ends, then starts, then ends again, so anyone unfortunate enough to not know that it ends will be forced to back track half a mile, or jay-walk across the road. I'd like to see the sidewalk extended south to Glovers lane.
45. We NEED a lap pool AND a designated area for workout classes. I love the classes but the music is so loud and I feel like I'm in a fish bowl with everyone watching. A designated space for classes would 1. Free up space for more pickle ball 2. Allow for those walking/exercising in other parts of the gym to hear themselves or others 3. allow all the equipment to be stored all together where it can't be messed with and 4. allow those who may feel self conscious to come and participate in classes.
46. We need outdoor surface pickleball courts indoors! Creates more space for other sports, safer for the pickleball players, and will accommodate the growth we have had in that area. We also need a separate room for the fitness classes so they can have the music as loud as they want.
47. Indoor pickleball courts.
48. Pickleball courts here would be awesome!
49. Freeway crossing for pedestrians seems better served on the north side of Park Lane. Most residents West of Main Street that would use this live on the North side of Park Lane. Users coming from East of Main Street would be impacted little by it being on the north side.
50. It would be nice to have another campground somewhere to replace the one taken out here. Probably need to coordinate with USFS, but many nearby forest campgrounds are crowded and more is needed. Maybe either near the base of the canyon or up closer to bountiful campground
51. These fields are heavily used for football, soccer, and other team practices. It would be really nice to be able to use the soccer goals for practices. Also, lighting would extend the ability to use the fields later into the evening...the baseball lights are used very little, so we could repurpose those.
52. Extending bike lane here will allow to complete a nice local loop between the rail trail and legacy trail in Farmington
53. If the City is considering a larger swimming pool to accommodate Farmington's growth, I would suggest that it be built elsewhere, but keeping this pool to serve the needs of the population on the east side. Expansion of the pool at this location might not be wise due to lack of parking on hot summer days.
54. I agree with the suggestion to extend the trail to set court. There is an agreement with the Oakridge Country Club that requires them to provide right of way through the golf course to make this happen. The City assisted with the cost of the decorative fence along Shepard Lane in exchange for them permitting right of way access for the trail extension. That agreement should not be forgotten.
55. The gravel on the steep parts of the path rolls under the foot creating slippage and potential falls. A different type of traction needs to be considered.

56. Racquetball courts. Just one or two could fill the gap between Layton and Bountiful. They make good rooms for yoga, dance, etc even spin if built with that in mind.
57. Even with the stop light it seems like a dangerous crosswalk. Could this crossing happen under the overpass? Either as it is now or if UDOT reconfigured it? That trail could connect to the Lagoon trail to the north and also continue south down the frontage road behind the Jr. High and connect with the trail from Glover lane near the freeway interchange.
58. An asphalt trail here to connect from the roundabout to the rail trail. It's a fairly short gap and on county property. Should be part of the fairgrounds renovation. Not a safe way to make that connection currently. Could extend down 1100 W to connect to South Davis Corridor.
59. We have a membership at South Davis Rec Center over Farmington (where we live) for one major reason. All year indoor swimming including lazy river and water slides to go with the general pool area. Indoor spray park, diving, obstacle course are also appreciated. We also use the ice rink, but this isn't as critical. They also have fantastic locker rooms with changing areas, suit water drains, and plenty of showers. This is the model for how to do a community pool. We even have visitors come here.
60. "Covid's an also ran now. Fun exercise was the number 1 medicine to avoid covid.
It will likely remain number 1.

Pickleball is probably the fastest growing enticement for people to exercise. Pre covid, Pickleball grew at a rate of 600% per year. At times the outdoor courts were full and paddles filled every slot in the waiting-line racks AND there were paddles lined up on the ground. Three times the number of people waiting as there were courts available.

Good luck building enough!"
61. Would like outdoor surface Pickleball courts indoors as part of the Gym Expansion. These could be used for youth tennis as well. Give volleyball and basketball players back the courts on the North side. Fitness room dedicated for our large fitness classes with an attached child care. Larger equipment area with weights.
62. Restrooms do not exist here and it's AWFUL. Please add some so kids can continue to play.
63. Some shade flags over playground equipment would be helpful. It's really hot in the summer.
64. We really need an indoor pool! Is there any plans to build onto the rec center?
65. The FARM trails are great for adults and teenage bikers. It would be great to have a more "all levels" pump track somewhere in the city particularly for younger kids (something more legitimate than the bike park at the ranches subdivision, though that is a good start)
66. The trails on the North side of the canyon are terribly constructed and too steep and gravelly. They need to be reconstructed with more manageable grades for bikes and better switchbacks.
67. A permanent pickleball net? A playground upgrade as well perhaps?
68. A splash pad would be so amazing.
69. Why is there no dog park anymore??? There are lots of dog owners in Farmington.
70. The city needs to work with the county and Davis school district to build an indoor pool. Seriously ridiculous that we build this gymnasium with no pool for the local high school. The high school needs a place to practice and farmington citizens deserve an indoor pool.
71. I would love it if the playground could be updated and include more shaded areas.

72. Spray for dandelions each spring. Lots of weeds in the grass.
73. We really need an indoor pool and an actual gym like the south Davis rec center. With free weights, more machines and squat racks. Our only option is the very expensive Lift gym or we have to drive to Kaysville or Bountiful.
74. We really need a garbage can right here. Picking up dog poop and carrying it over a quarter mile is a pain. It would keep the trails cleaner. There's a whole building with inmates who could be used to work out doors and empty them.
75. More garbage cans need to be placed along this trail. For dog poop and other trash. There's a whole building full of inmates that would probably love to get outside get some exercise and get them emptied.
76. I'm currently driving three days a week to south Bountiful for good lifting equipment and machines, that are also affordable, it would be amazing to have that available in our city.
77. "This park needs benches near the playground.

Shade over the slides would also make the playground more useful year round."
78. Please put in lots of pickle ball courts, large grass area to fly kites, drones and for sports, a running trail around the whole park, lots of shade trees, and benches to sit on. Splash pad would be amazing, and a fun playground. Would be fun to have a hillside somewhere for sledding too. A covered pavilion would also be so nice and restrooms.
79. Add a year round pool, locker rooms with showers for the gym. Bigger facility like the SDRC for our community.
80. Love the thought of indoor swimming lanes. My daughter at FHS would love to be on the swim team but to drive to bountiful for practice not only is a hazard but wastes 40 min of swim time for locals. Could the HS have access times etc and public times as well ... indoor

swimming would be awesome ... also my mind is spinning w ideas want to be apart of the planning

81. My son loves biking and loves snake hollow in St George utah would love to copy those bike trails
82. I've always thought this flat area up here would make a great spot for a small bowery with a picnic table, the views are awesome. We often go up here with our kids for picnics in the summer.
83. If there was a decent weight room, we would 100% get a family membership. The only thing that's holding us back is the lack of weights. So we go to a gym and occasionally go to the rec center. We've both said, if only they had some decent weights we would just go here.
84. Park is fine. It's woodland. Should be wood lands. Not really a need to waste money.
85. The city paying for garbage cans is silly. Lagoon wins the trails and maintains it. How about people pack their own garbage out?
86. Close this and make people go around. Blocking traffic on a bridge for a few left turners is dumb.
87. In case people can't read, the dog park was on county property. They closed it.
88. Why isn't the sidewalk complete right here? There are so many pedestrians using this corner to access the legacy and rail trails and they have to walk in the street because the sidewalk is not complete here
89. Upgrade the pool! The splash pad area is not used at all. Make that into a pool with dedicated lap lanes. Lap swimmers and swim teams in the area do not have enough lanes to meet the demand (sdrc, surf and swim, and Vasa are all very busy). If we could have a year a round use pool that would be great as well) Regarding the parking concern even on the most busy summer days there is parking near the school.... You just have to walk some. But it is doable.

90. Is it possible to add a bathroom? Sometimes tennis has been cut short because of a bathroom need.
91. I'm all for indoor pickleball courts on the gym expansion as long as one court is big enough for tennis. Would be great to have for backup for recreation lessons and also for private play. There aren't any reasonably priced indoor tennis facilities in Davis County.
92. Bring back child care to the gym! Many parents use our gym and it is frustrating to be told children up to age 7 have to sit in a stroller! It's not developmentally appropriate to expect young children to sit that long. As a result parents are forced to either abandon exercising or give their kid electronics the whole time, and there is a huge body of research showing that screens for young children should be avoided. Childcare at other gyms is nearly universal. Please support families!
93. When planning our gymnasium enhancements, please include additional pickle ball, courts, and pickle ball leagues/clinics/classes. Often it's difficult to find a court or a league with vacancies.
94. This park is lovely! I think it would be wonderful if there were real bridges over the streams in the lower and upper parts of the park that were ADA usable. I agree it could use some replanting in many places. And new safe tables in the picnic areas would be very nice. I enjoy that this park isn't like other more child focused parks with playgrounds etc... It's nice to have a beautiful safe walking park. The Pavilion could use some new light bulbs. Please keep it woodsy. Thank you!
95. As much as we would like everyone to pick up after their dogs it's not happening all the time. Perhaps if we added doggie bag/ trash can stations on all trails it would help encourage dog owners to pick up after their pets.
96. I love this park for its namesake! The woods and trails keep me coming back. Some of the park's features could use maintenance, such as the picnic tables that are falling apart. I wouldn't take out any more trees though or add anything that would detract from the woods-like feel of the park. There are a number of other parks in Farmington for those that are looking for sports equipment.
97. We really need a fitness center at the Rec Center! More free weights would be great too!
98. Group fitness rooms are much needed in the Farmington gymnasium
99. The south bound 1-15 traffic light needs to be turned into a blinking yellow arrow to allow car to turn left onto freeway while other lights are stopping traffic. It's so frustrating to sit at that light for over 10 waiting for a green arrow.
100. "Indoor outdoor swimming like Provo rec center. It's so fun. We love the farmington pool, but having a more fun option that's indoor outdoor would be fun.

Also an amphitheater that's big enough to host large events with a coveted stage."
101. An INDOOR pool is greatly needed with at least 6-8 lanes 25 yards long. Modeling after SDRC would be ideal, but one similar to Clearfield Aquatic Center would be a good compromise. It may be possible to add this to the grassy area north of the Rec Center and combine buildings. Waitlists to get on swim teams in the area are very long and there aren't enough facilities in the area to accommodate those interested/vested in the sport. Davis county Aquatic centers are busy even in the winter months.
102. Let's certainly move forward with the Indoor Pickleball courts with the outdoor surface! Fastest growing sport in the country for 2 years now.
103. Adding indoor pickleball courts with outdoor surfaces, a swimming pool, and weightlifting room would be an incredible addition to our gymnasium.
104. Indoor pickleball courts with outdoor surface would be incredible!
105. It would be awesome to schedule a few food trucks for the busy soccer nights. Our kids usually have games during dinner time; it would be fun and so convenient to just grab a bite to eat at the park during the games.

106. "It might be fun to have a local Farmer's Market and/or kids market somewhere in Farmington, given that we do live in ""Farming"" town. I see tons of kids frequently selling home grown produce. It would be a great way for the community to connect each weekend.

I'm not sure where to host it, but I put the marker here (not city-owned property) because this is a common location where people (usually kids) sell stuff. Maybe at the Ranches Park? Or it could rotate each week to different locations."

107. Flashing lights or something to get drivers attention for pedestrians crossing. Major focus of the driver is looking left.

108. Open on Sundays and some holidays (not the major ones of course but those like MLK, Presidents Day, Columbus day, Memorial day, Labor day, etc

109. Please do what you can to gather 20 + neighbors with loppers, shovels, hoes, picks, rakes, wheelbarrows, machetes and go after it the needed number of times to get it completely cleared. It is a beautiful trail when well groomed. The city P&R would greatly appreciate it.

110. Any time you hear or see firearm use at this location, immediately contact the Davis County Sheriff's Department. It is Forest Service property and is a law breaking event when firearms are used there. See kiosk at the intersection of the BST and the Farmington canyon road.

111. I would like to see more stationary bikes at the rec center. A bigger weight area would be nice so that more than one person can use the weights and weight benches. Concerning the bike trail please could we leave one gate open. Since my husband and I have been riding on the RAIL TRAIL We have experienced people crashing on their bikes trying to get through the gates because they can't unclip fast enough. Other cities have one gate open. Thanks

112. We need a skate park! Like west valley

113. A nice skatepark would be a nice addition.

114. "I am interested in a skate park and a interactive food court for curated food trucks that rotate with vegan and health food alternatives

Thanks love farmington"

115. Lap lanes would be so great. I swam at BYU's pool prego with my 2nd baby and loved the big indoor facility and Westminster has one too. Super nice to have and it would give the HS a swim close facility too and get these kids active!

116. "want some trail like snake hollow
I want kids to be active and not on there phones
i am 12 years old and i want some more trails."



117. "Interested in a skate roller blading and box activities in park setting family friendly

Thanks for your support"

118. Not sure where to leave this comment but LOVE LOVE the thought of a butterfly biosphere (like the one at Thanksgiving point) Oh my word it's beautiful, get's kids, teens, adults in nature & caring for little gentle creatures. I would love a bigger one than Thanksgiving point w/ a domed party room in the middle etc for a private event, party etc.

It feels like you are in costa rica and a much needed lift especially in the winter months

119. I went to Thanksgiving point and went to a butterfly conservatory my favorite part was when a butterfly went on my pants and it was cool. I feel like everybody should have that chance in their life.

120. Group Fitness rooms, Machine room (treadmills and eliptical) and a free weight room (TRX machine, weighted balls, kettle bells, green turf and black pads)



121. At the new regional park, let's include a large play structure that is geared for small children. I'm thinking something like the large "castle" at the Nichols park in Kaysville or the all abilities park in St. George (Thunder Junction).

122. It seems the most apparent needs at the gym are more weightlifting and cardio equipment, and dedicated space for group exercise classes (including cycling). An indoor swimming pool would be great, but I understand this is more expensive than other amenities.

123. We need more tall trees to provide shade for the playground in the hot summer afternoons.

124. It would be great to have a drop-off/pick-up zone in front of the gym right off 650 W. This would help alleviate a lot of traffic flow through the parking lot here.

125. Farmington should annex this property so the city will have exclusive ownership of property surrounding the WDC. I trust the city more than the county should UDOT ever decide they want off-ramps/on-ramps along this stretch.

126. Farmington should annex this property so the city will have exclusive ownership of property surrounding the WDC. I trust the city more than the county should UDOT ever decide they want off-ramps/on-ramps along this stretch.

127. It looks like there is open space to connect this path to the park.

128. There should be a short pavement extension here somewhere for pedestrian/bike access to the fairgrounds. There are always people in the road.

129. Please put in a bike lanes on main roads, but particularly please urge UDOT to build them on Main Street from Kaysville to Bountiful. Being able to bike along Main would give bikers access to commercial and health facilities along Main. I want it to be safe enough for me to bike with my children in tow to run my errands. Especially for my future middle and high schoolers to bike from home to their schools and the Farmington gym. It would be useful exercise and cut down on emissions.

130. Please place a tunnel running under Park Lane running through the hill supporting the i-15/89 off ramp. This would be safer and more accessible than a pedestrian bridge across Park Lane. It would be flatter/more level and reduce the risk of injury/fatality from potential automobile/pedestrian accidents. Park Lane is renders pedestrians particularly vulnerable due to many lights and convening lanes that may confuse drivers. Plus it would provide shade.

131. Please protect the marsh trails north of Park Lane and west of 89 east of 15 south of Shepherd from development.

132. Walking must be safe. Change Farmington's traffic lights to have all-way stops for vehicles accompanied by 'no turn on red' signs fixed to the traffic poles. It's okay if vehicles wait one more turn for pedestrian crossings. Prioritizing pedestrian's right of way protects everyone. Apply the principle of induced demand to create the safest and most pedestrian friendly conditions possible on all Farmington's streets, roads, and bridges. Build it and the air will clear. Plus, it's useful exercise.

133. Walking is a human right and a human need. Many people would walk or bike to work, school, health appointments, and stores if the infrastructure and planning of the city made it safe enough. Without sidewalks, bike lanes, and pedestrian only turns at traffic lights, it will never be safe enough to walk, run, and bike. Please please please make these changes.

134. Public Library branch on West side of Farmington, along the Denver Rio grande RR trail.

135. East side has a pool; give West side a splash pad. Water from the splash pad can be recycled to water the surrounding grass park, similar to how Eisenhower park in Connecticut recycles splash pad water for the golf course.

136. The high school parking lot is so crowded that a lot patrol has to be hired and employed to give out parking tickets. To high schoolers. Make every street absolutely safe for our kids to bike to school by installing bike lanes on as many roads as possible. It will cut down on bus demand and lot patrol, benefiting everyone with cleaner air and high school students with useful exercise, less stress about parking, less stress for parents who drop off. Kids can bike to school if it's safe to do so.

137. This is regarding the possible expansion of the existing swimming pool. We have been coming to the existing pool for over 30 years. Lots of fun memories made here. My suggestion would be to definitely KEEP the beach front as this is a huge attraction for the littles as well as the moms who like to sun bath. Please extend this space to double

the length as it seems to get the most congested because it's the most loved by all age levels. A seating area in the deep end would be great as well.

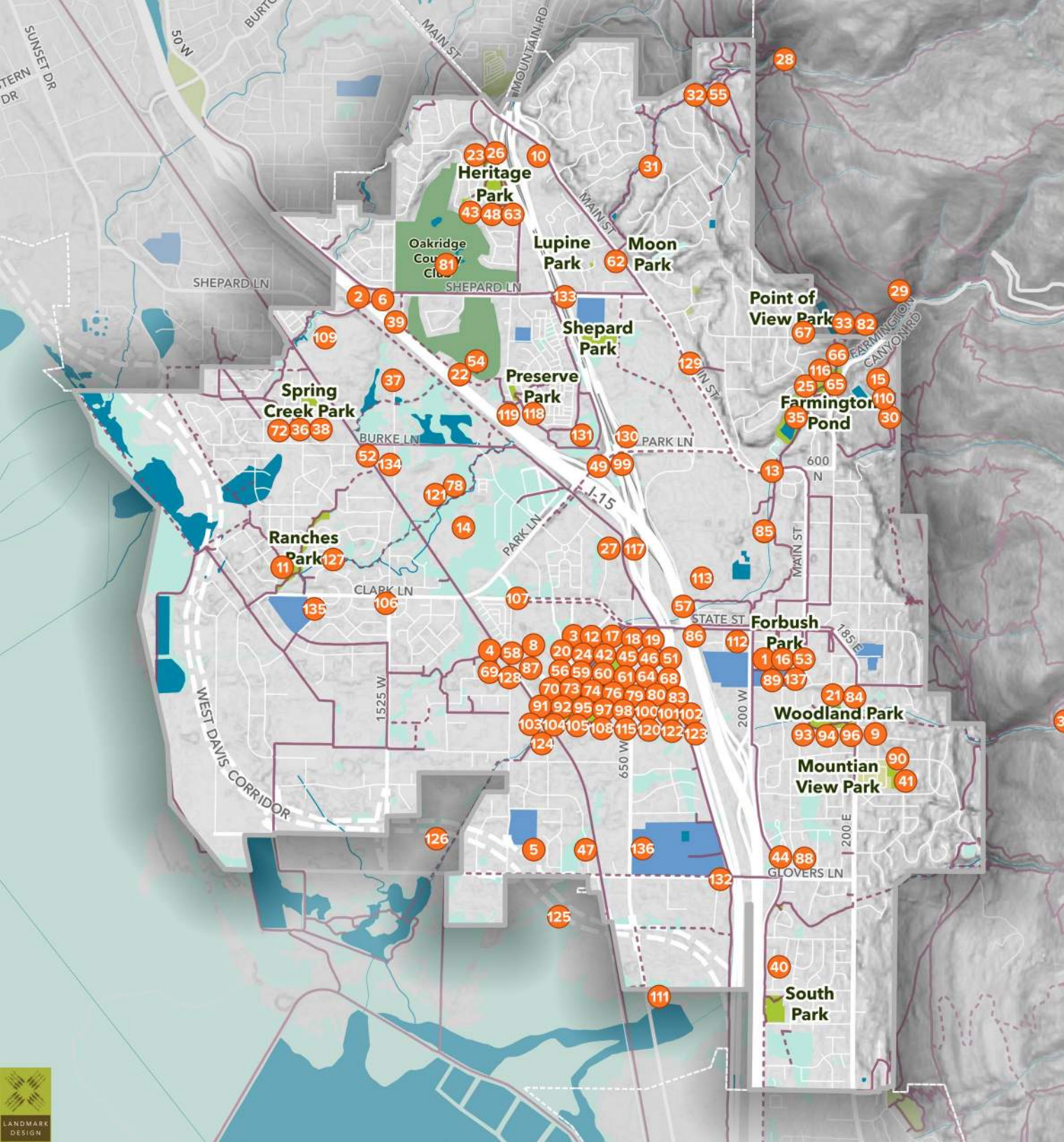
138. "This is for the NEW PARK. I am hoping that you could build an ALL ABILITIES PARK that is like the one in St George Utah. I have a child that has disabilities and it has been a sought out destination for our whole family. I am sure that it would be a MAIN ATTRACTION here in Northern Utah as well as there are lots of children. You can find this park by searching for THUNDER JUNCTION ALL ABILITIES PARK 1851 S DIXIE DR. ST GEORGE UTAH 84770 435 627 4575 / <https://www.sgcity.org>"

PARKS, RECREATION, ARTS, & TRAILS MASTER PLAN



Social Pinpoint Results: "Ideas or Suggestions"

- XX Public Comment Number
- Existing Trail
- Planned Trail
- Park
- Golf Course
- Cemetery
- School
- Wetlands
- Body of Water



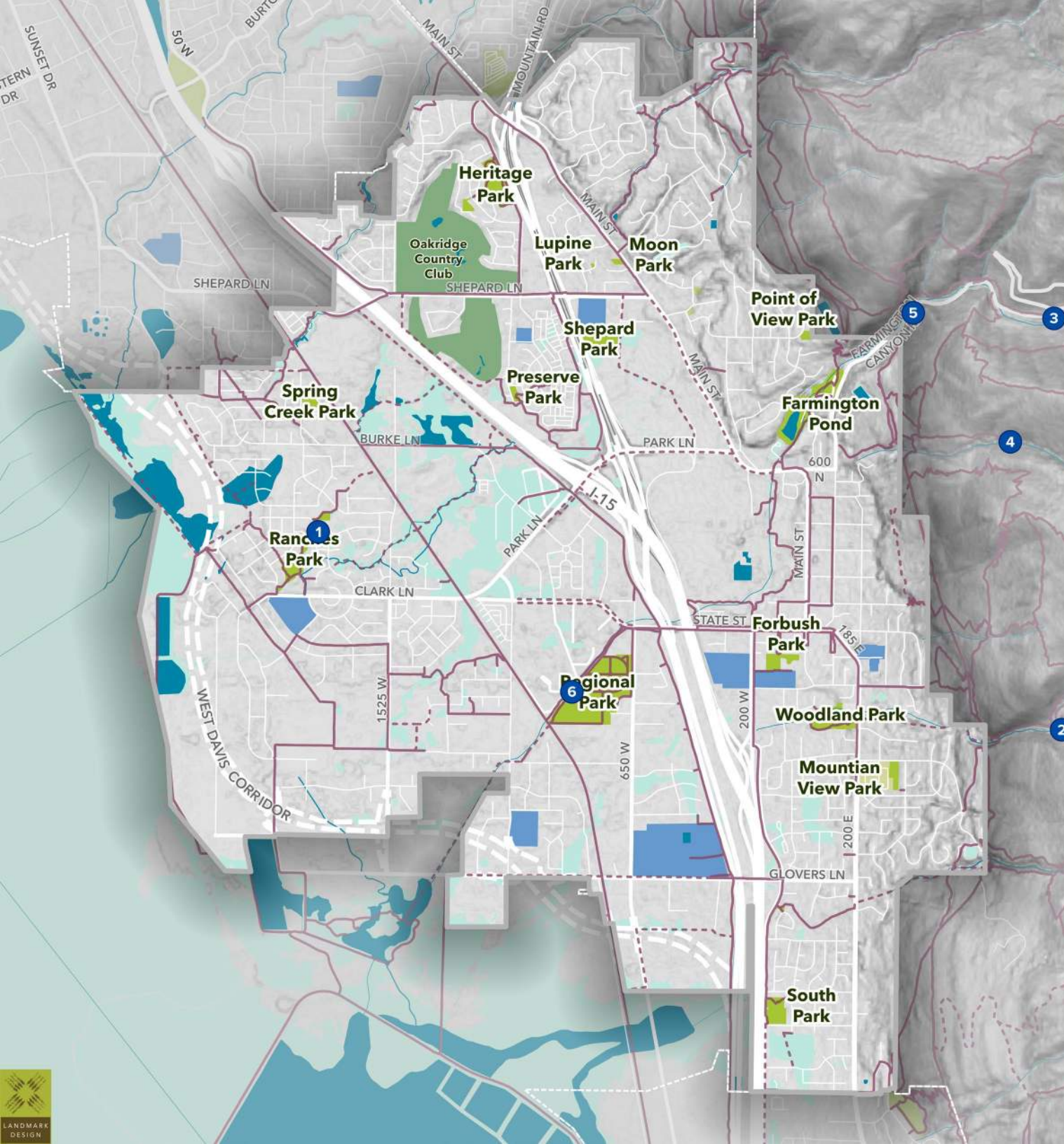
“NEW TRAIL CONNECTION”

1. It would be nice to add a connection through this segment of the area here to connect with the existing trail. The other connection is 0.5 miles away.
2. Suggested reroute of grotto trail to avoid steep eroding trail that exists in this section.
3. Would love to see the Farmington Creek trail extend further up the canyon past the waterfall on the northside. A wider trail to accommodate mt. bikes would be ideal.
4. It would be nice if this trail connected to another somehow. I realize the grades are difficult, but hey, this is a Farmington trail so steepness should be expected. Not a bad trail (although I recall lots of grass seeds in my socks), but just seemed to end too soon.
5. Need a trail connection from the upper parking lot in Farmington canyon over to the shoreline trail on the north side of the canyon near the same elevation. This would make for better continuity of the shoreline trail north and south through the canyon.
6. “Your idea is already part of the master plan for the contiguous North to South Davis County BST (Bonneville Shoreline Trail). If you have considerable funding to contribute to your idea, it will happen much sooner rather than much later.
See the following link:
<https://www.ksl.com/article/50538507/plan-to-expand-utahs-bonneville-shoreline-trail-moves-forward>”
7. Make a bridge over the creek to connect the Legacy Events Center parking lots to the west side of the regional park (softball fields and soccer fields). There is a connection farther south, but this connection would allow use of the parking lots at Legacy Events Center, especially for soccer games that are located at the west end of the park.



Public Comment Number

-  Existing Trail
 Planned Trail
 Park
 Golf Course
 Cemetery
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 Body of Water



PUBLIC SCOPING MEETING

DECEMBER 5, 2022, 6:00 PM, FARMINGTON CITY HALL, 29 PARTICIPANTS SIGNED-IN

SUMMARY

PARKS

General Comments on Parks:

- Focus on high-use facilities
- More large parks, less small ones
- Highly amenitize new parks
- Parks should be multipurpose (not just open fields)
 - Like Centennial Park in South Jordan or Layton Park

Improvements to Existing Parks:

- Woodland Park
 - Convert Amphitheater into a concert venue
- Practice water conservation, including waterwise landscaping and grass only in active areas
- Farmington's parks are too similar – need variety
- Consider decommissioning underutilized parks

Desired Park Facilities:

- Shade Trees

- Pickleball Courts
- Synthetic Fields (for soccer, lacrosse, football, etc.)
 - Can reduce maintenance and water use
- Splash Pad
- Skate Park
 - Needs to be well-designed with a good variety of equipment for various ages abilities
- Dog Parks
 - Off-leash dog areas
- All-abilities Park
 - Similar to St George's

Desired Events:

- Farmers/Food Markets
- Music in the park
- Triathlon
- Outdoor Concerts
- Expanded Farmington Festival Days
- Generally more events/programming is desired

Vision for New Business Park:

- Outdoor basketball,
- Grass for Flag Football
- All-Abilities Facilities
- Hammock Park
- Horseshoe Pits
- Splash Pad
- Pickleball courts
 - Tournament facility with lots of courts. Could bring in revenue
- Outdoor Music Venue/Amphitheater (like Layton or Sun Valley's)
- Outdoor Basketball Court
- Bike Park
- A Destination Park
 - Interactive like Bountiful Town Square but better. Too many amenities for too small of space

RECREATION

Gym Expansion Desires:

- Full-size Indoor Fields
- Indoor swimming pool
 - A pool is needed the High School swim teams. A private gym will likely accommodate (almost finalized)

- Dedicated space for fitness classes

Recreation Programs:

- There is a shortage of referees
 - Referees are not needed for sports with young children
 - Require each team to provide a referee

Pool:

- Lap-lanes are desired
 - Differing options on where to put the lanes (at gym or with rec pool)
 - Multi-use recreation pool better accommodates residents. Lanes only serve specific people
- The existing rec. pool needs to be expanded
 - Existing pool is too small for demand/population
 - Need facilities for all ages and abilities
 - Splash pad near pool works well for the less-abled

Pickleball:

- More pickleball courts (indoor and outdoor)
 - Existing courts are heavily used and often full
 - Desired specifically at Ranches Park
- Issues with the current indoor courts sharing space with the group fitness classes.
 - Music is loud and disturbs game-play

- A separate space is needed

ARTS

- More Visual Art throughout the City
 - Should include a wide-variety and interactive
 - Murals
 - Public Art Play Equipment
- Disappointed the City opted out of the CenterPoint Theater
 - CenterPoint is heavily used by Farmington residents
 - Now is a great opportunity to re-engage with the theater
 - There is no need for separate theater – would be a waste of resources - would be better to invest in CenterPoint

TRAILS

General Comments on Trails:

- Farmington has great trails
- More trail education
- Work with the Ranches and other HOAs on trail alignments and amenities

Desired Trail Improvements:

- More connectivity between trails
- More access to water/streams

- Better weed control/maintenance
- Art along trails
- Signage (wayfinding, interpretive, and regulatory)
- A system of foothill trails
 - Similar to Corner Canyon/Eagle Mountain/Park City
- More user-specific trails (for mountain biking, hiking, equestrian, etc.)
 - There are conflicts between bikes, equestrians, and hikers
- Particularly with the High School Mountain Bike Team
- Need trail etiquette education and improved signage
 - Existing trails do not accommodate everyone
 - Ensure trail design meets user's needs (particularly for equestrians)
 - User-specific trails are needed on both east and west sides

Maintenance Issues with Trails:

- Proactive maintenance is needed
 - A trail subcommittee should be formed
 - Work with High School Bike Team to help address some maintenance needs
- Weed Control is needed
 - Dyer's Woad/Goat heads/Puncher Vine is an issue on trails

- ☐ There needs to be an employee who is dedicated to puncher vine control
- Trail maintenance could be addressed through volunteers/non-profits

GENERAL

- More trails and parks are needed on the west side of Farmington
 - ☐ Conservation easement funds from UDOT could be used for west-side recreation
- Farmington Gym bond will be paid off in 2 years
- Keep the Farm in Farmington
- Funding is a concern
 - ☐ Resources should be prioritized
- Concern getting responses to the community survey via email

APPENDIX B: GENERAL FUND PROFORMA

	YEAR 1	YEAR 2	YEAR 3	YEAR 4	YEAR 5	YEAR 6	YEAR 7	YEAR 8	YEAR 9	YEAR 10
Taxes	13,420,068	13,856,129	14,342,882	14,885,921	15,491,434	15,656,147	15,820,860	15,985,573	16,150,286	16,314,999
Cemetery Revenue	36,000	36,000	36,000	36,000	36,000	36,000	36,000	36,000	36,000	36,000
Charges for services	98,500	98,500	98,500	98,500	98,500	98,500	98,500	98,500	98,500	98,500
Contributions and Transfers	1,215,000	1,215,000	1,215,000	1,215,000	1,215,000	1,215,000	1,215,000	1,215,000	1,215,000	1,215,000
Fines and Forfeitures	165,000	165,000	165,000	165,000	165,000	165,000	165,000	165,000	165,000	165,000
Grants	24,000	24,000	24,000	24,000	24,000	24,000	24,000	24,000	24,000	24,000
Interest	51,500	51,500	51,500	51,500	51,500	51,500	51,500	51,500	51,500	51,500
Licenses & Permits	819,000	819,000	819,000	819,000	819,000	819,000	819,000	819,000	819,000	819,000
Miscellaneous	143,000	143,000	143,000	143,000	143,000	143,000	143,000	143,000	143,000	143,000
Total Revenues	\$15,972,068	\$16,408,129	\$16,894,882	\$17,437,921	\$18,043,434	18,208,147	\$18,372,860	\$18,537,573	\$18,702,286	\$18,866,999
Administrative	(1,526,432)	(1,526,432)	(1,526,432)	(1,526,432)	(1,526,432)	(1,526,432)	(1,526,432)	(1,526,432)	(1,526,432)	(1,526,432)
Buildings	(571,255)	(571,255)	(571,255)	(571,255)	(571,255)	(571,255)	(571,255)	(571,255)	(571,255)	(571,255)
Community Development	(1,266,625)	(1,266,625)	(1,266,625)	(1,266,625)	(1,266,625)	(1,266,625)	(1,266,625)	(1,266,625)	(1,266,625)	(1,266,625)
Economic Development	(314,598)	(314,598)	(314,598)	(314,598)	(314,598)	(314,598)	(314,598)	(314,598)	(314,598)	(314,598)
Engineering	(195,086)	(195,086)	(195,086)	(195,086)	(195,086)	(195,086)	(195,086)	(195,086)	(195,086)	(195,086)
Fire	(2,702,962)	(2,702,962)	(2,702,962)	(2,702,962)	(2,702,962)	(2,702,962)	(2,702,962)	(2,702,962)	(2,702,962)	(2,702,962)
Legislative	(157,873)	(157,873)	(157,873)	(157,873)	(157,873)	(157,873)	(157,873)	(157,873)	(157,873)	(157,873)
Police	(4,519,732)	(4,519,732)	(4,519,732)	(4,519,732)	(4,519,732)	(4,519,732)	(4,519,732)	(4,519,732)	(4,519,732)	(4,519,732)
Streets	(879,892)	(879,892)	(879,892)	(879,892)	(879,892)	(879,892)	(879,892)	(879,892)	(879,892)	(879,892)
Transfers Out to Other Funds	(1,624,900)	(1,624,900)	(1,624,900)	(1,624,900)	(1,624,900)	(1,624,900)	(1,624,900)	(1,624,900)	(1,624,900)	(1,624,900)
Parks & Cemetery	(1,309,871)	(1,365,958)	(1,476,037)	(1,539,336)	(1,661,148)	(1,732,484)	(1,867,236)	(1,947,526)	(2,096,545)	(2,186,803)
Parks & Cemetery New O&M	(47,590)	(49,494)	(102,948)	(107,065)	(167,022)	(173,703)	(240,868)	(250,503)	(325,654)	(338,680)
Total Expenses	(\$15,069,226)	(\$15,125,313)	(\$15,235,392)	(\$15,298,691)	(\$15,420,503)	(\$15,491,839)	(\$15,626,591)	(\$15,706,881)	(\$15,855,900)	(\$15,946,158)
NET REVENUE	\$902,842	\$1,282,815	\$1,659,490	\$2,139,231	\$2,622,931	\$2,716,308	\$2,746,269	\$2,830,692	\$2,846,386	\$2,920,840
Transfer to Park Improv.	(525,000)	(656,250)	(721,875)	(794,063)	(833,766)	(833,766)	(833,766)	(833,766)	(833,766)	(833,766)
Transfer to Recreation Fund	(1,212,000)	(1,212,000)	(1,212,000)	(1,212,000)	(1,333,200)	(1,333,200)	(1,333,200)	(1,333,200)	(1,333,200)	(1,333,200)
SURPLUS/(DEFICIT)	(\$834,158)	(\$585,435)	(\$274,385)	\$133,168	\$455,965	\$549,342	\$579,303	\$663,726	\$679,420	\$753,875
Prior Year	\$4,800,000	\$3,965,842	\$3,380,407	\$3,106,022	\$3,239,190	\$3,695,156	\$4,244,498	\$4,823,801	\$5,487,528	\$6,166,948
Ending Cash Reserve	\$3,965,842	\$3,380,407	\$3,106,022	\$3,239,190	\$3,695,156	\$4,244,498	\$4,823,801	\$5,487,528	\$6,166,948	\$6,920,823
Fund Balance (% of Expense)	24.83%	20.60%	18.38%	18.58%	20.48%	23.31%	26.26%	29.60%	32.97%	36.68%
Target Amount	20.00%	20.00%	20.00%	20.00%	20.00%	20.00%	20.00%	20.00%	20.00%	20.00%

APPENDIX C: RECREATION FUND PROFORMA

	YEAR 1	YEAR 2	YEAR 3	YEAR 4	YEAR 5	YEAR 6	YEAR 7	YEAR 8	YEAR 9	YEAR 10
Baseball Program (#60)	68,250	71,663	75,246	79,008	82,958	83,724	84,528	85,372	86,259	87,190
Flag Football (#60)	74,760	78,498	82,423	86,544	90,871	90,916	90,963	91,012	91,064	91,118
Gymnasium Programming (#60)	149,100	156,555	164,383	172,602	181,232	185,061	189,081	193,302	197,735	202,389
Misc Recreation Programs (#60)	90,615	95,146	99,903	104,898	110,143	115,650	121,433	127,504	133,880	140,574
Recreation Fund Admin (#60)	18,837	18,636	16,571	13,462	8,187	3,067	-	-	-	-
Soccer Program (#60)	101,808	106,898	112,243	117,855	123,748	124,514	125,318	126,162	127,049	127,980
Softball Program (#60)	36,908	38,753	40,691	42,725	44,861	44,896	44,933	44,972	45,013	45,055
Swimming Pool Program (#60)	246,488	258,812	271,752	285,340	299,607	308,222	317,268	326,766	336,738	347,210
Tennis Program (#60)	18,743	19,680	20,664	21,697	22,782	22,919	23,063	23,214	23,373	23,540
Volleyball Program (#60)	40,950	42,998	45,147	47,405	49,775	50,158	50,560	50,982	51,425	51,891
Youth Basketball Program (#60)	120,146	126,154	132,461	139,084	146,039	146,275	146,523	146,783	147,056	147,343
Festival Days (#67)	27,090	28,445	29,867	31,360	32,928	34,319	35,780	37,314	38,924	40,615
Interest (#67)	18,837	18,636	16,571	13,462	8,187	3,067	-	-	-	-
Performing Arts (#67)	33,285	34,949	36,697	38,532	40,458	42,373	44,383	46,493	48,710	51,037
Total Revenues	\$1,045,816	\$1,095,821	\$1,144,619	\$1,193,974	\$1,241,776	\$1,255,160	\$1,273,832	\$1,299,877	\$1,327,225	\$1,355,940
Adult Softball (#60)	(8,447)	(8,870)	(9,313)	(9,779)	(10,268)	(10,781)	(11,320)	(11,886)	(12,480)	(13,104)
Baseball Program (#60)	(96,689)	(99,985)	(103,399)	(106,937)	(110,602)	(114,400)	(118,336)	(122,416)	(126,644)	(131,027)
Flag Football (#60)	(101,545)	(105,689)	(110,012)	(114,522)	(119,229)	(124,140)	(129,265)	(134,614)	(140,197)	(146,025)
Gymnasium Programs (#60)	(464,004)	(484,623)	(506,195)	(528,767)	(552,384)	(577,099)	(602,961)	(630,027)	(658,354)	(688,002)
Misc Recreation Programs (#60)	(95,951)	(99,307)	(102,788)	(106,399)	(110,144)	(114,030)	(118,061)	(122,243)	(126,583)	(131,087)
Admin (#60)	(697,228)	(730,052)	(764,456)	(800,517)	(838,317)	(877,939)	(919,475)	(963,016)	(1,008,661)	(1,056,513)
Soccer Program (#60)	(106,468)	(110,424)	(114,536)	(118,812)	(123,258)	(127,881)	(132,689)	(137,691)	(142,893)	(148,305)
Softball Program (#60)	(34,703)	(36,438)	(38,260)	(40,172)	(42,181)	(44,290)	(46,505)	(48,830)	(51,271)	(53,835)
Swimming Pool Program (#60)	(394,285)	(411,433)	(429,361)	(448,105)	(467,706)	(488,202)	(509,637)	(532,054)	(555,500)	(580,023)
Tennis Program (#60)	(28,019)	(29,093)	(30,210)	(31,373)	(32,584)	(33,844)	(35,157)	(36,524)	(37,947)	(39,429)
Volleyball Program (#60)	(29,672)	(30,585)	(31,527)	(32,498)	(33,499)	(34,532)	(35,597)	(36,696)	(37,829)	(38,997)
Youth Basketball Program (#60)	(117,171)	(120,960)	(124,877)	(128,925)	(133,110)	(137,436)	(141,909)	(146,533)	(151,315)	(156,259)
Festival Days (#67)	(60,152)	(61,957)	(63,815)	(65,730)	(67,702)	(69,733)	(71,825)	(73,979)	(76,199)	(78,485)
Performing Arts (#67)	(33,784)	(34,798)	(35,841)	(36,917)	(38,024)	(39,165)	(40,340)	(41,550)	(42,797)	(44,080)
Recreation New O&M	-	(49,494)	(51,474)	(107,065)	(111,348)	(173,703)	(180,651)	(250,503)	(260,523)	(338,680)
Total Expenses	(\$2,268,118)	(\$2,413,705)	(\$2,516,064)	(\$2,676,518)	(\$2,790,356)	(\$2,967,176)	(\$3,093,728)	(\$3,288,561)	(\$3,429,192)	(\$3,643,851)
NET REVENUE	(\$1,222,302)	(\$1,317,884)	(1,371,445)	(\$1,482,544)	(\$1,548,580)	(\$1,712,016)	(\$1,819,896)	(\$1,988,684)	(\$2,101,967)	(\$2,287,912)
General Fund Transfer In	1,212,000	1,212,000	1,212,000	1,212,000	1,333,200	1,333,200	1,333,200	1,333,200	1,333,200	1,333,200
SURPLUS/(DEFICIT)	(\$10,302)	(\$105,884)	(\$159,445)	(\$270,544)	(\$215,380)	(\$378,816)	(\$486,696)	(\$655,484)	(\$768,767)	(\$954,712)
Prior Year	\$966,000	\$955,698	\$849,814	\$690,369	\$419,825	\$204,445	(\$174,370)	(\$661,066)	(\$1,316,550)	(\$2,085,317)
Ending Cash Reserve	\$955,698	\$849,814	\$690,369	\$419,825	\$204,445	(\$174,370)	(\$661,066)	(\$1,316,550)	(\$2,085,317)	(\$3,040,029)

APPENDIX D: PARK IMPROVEMENT FUND PROFORMA

	YEAR 1	YEAR 2	YEAR 3	YEAR 4	YEAR 5	YEAR 6	YEAR 7	YEAR 8	YEAR 9	YEAR 10
Contributions	-	-	-	-	-	-	-	-	-	-
Impact Fees	1,168,036	973,767	1,143,047	1,135,362	927,630	1,112,299	1,100,767	887,265	913,883	941,299
Interest	-	2,893	1,500	3,003	4,054	16	-	-	-	-
Miscellaneous	12,360	12,731	13,113	13,506	13,911	14,329	14,758	15,201	15,657	16,127
Total Revenues	\$1,180,396	\$989,392	\$1,157,660	\$1,151,872	\$945,595	\$1,126,644	\$1,115,526	\$902,466	\$929,540	\$957,426
650 West Park	-	-	-	-	-	-	-	-	-	-
Cemetery Improvement Costs	-	-	-	-	-	-	-	-	-	-
Cherry Hill Neighborhood Park	(3,090)	(3,183)	(3,278)	(3,377)	(3,478)	(3,582)	(3,690)	(3,800)	(3,914)	(4,032)
Debt Service & Transfers Out	-	-	-	-	-	-	-	-	-	-
Expenditures	(20,600)	(21,218)	(21,855)	(22,510)	(23,185)	(23,881)	(24,597)	(25,335)	(26,095)	(26,878)
Forbush Park	-	-	-	-	-	-	-	-	-	-
Miscellaneous Trails	-	-	-	-	-	-	-	-	-	-
Moon Neighborhood Park	-	-	-	-	-	-	-	-	-	-
Shepard Park	-	-	-	-	-	-	-	-	-	-
South Farmington Park	-	-	-	-	-	-	-	-	-	-
Total Expenses	(\$23,690)	(\$24,401)	(\$25,133)	(\$25,887)	(\$26,663)	(\$27,463)	(\$28,287)	(\$29,136)	(\$30,010)	(\$30,910)
NET REVENUE	\$1,156,706	\$964,991	\$1,132,528	\$1,125,985	\$918,932	\$1,099,180	\$1,087,239	\$873,330	\$899,530	\$926,516
CIP Expense	(1,533,331)	(1,444,622)	(1,516,853)	(1,592,696)	(1,672,331)	(1,755,947)	(1,843,745)	(1,935,932)	(2,032,728)	(2,134,365)
Repair and Replacement	-	(248,063)	(260,466)	(273,489)	(287,163)	(301,522)	(316,598)	(332,427)	(349,049)	(366,501)
Total Capital Outlay	(\$1,533,331)	(\$1,692,685)	(\$1,777,319)	(\$1,866,185)	(\$1,959,494)	(2,057,469)	(2,160,342)	(2,268,359)	(2,381,777)	(2,500,866)
General Fund Transfer In	525,000	656,250	721,875	794,063	833,766	833,766	833,766	833,766	833,766	833,766
SURPLUS/(DEFICIT)	\$148,375	(\$71,444)	\$77,084	\$53,863	(\$206,797)	(\$124,523)	(\$239,338)	(\$561,263)	(\$648,481)	(\$740,584)
Prior Year	-	\$148,375	\$76,931	\$154,015	\$207,878	\$1,081	(\$123,441)	(\$362,779)	(\$924,042)	(\$1,572,523)
Ending Cash Reserve	\$148,375	\$76,931	\$154,015	\$207,878	\$1,081	(\$123,441)	(\$362,779)	(\$924,042)	(\$1,572,523)	(\$2,313,108)

APPENDIX E: MASTER PLAN PROJECTS

DESCRIPTION	MASTER PLAN REFERENCE	UNIT	QUANTITY	COST PER UNIT	BASE COST	MP BASE YEAR	YEAR TO CONSTRUCT BY	TOTAL COST OVERTIME	TRIGGER	ANNUALLY
Park LOS	Table 7.4	Each	1.00	\$8,100,000	\$8,100,000	2023	2033	\$10,697,498	0.10	1.00
Splash Pad / Water Play	Table 7.2	Each	1.00	\$850,000	\$850,000	2023	2033	\$1,122,577	0.10	1.00
Skate Park	Table 7.2	Each	1.00	\$400,000	\$400,000	2023	2033	\$528,271	0.10	1.00
Off-Leash Dog Park	Table 7.2	Each	1.00	\$100,000	\$100,000	2023	2033	\$132,068	0.10	1.00
Playground	Table 7.3	Each	1.00	\$250,000	\$250,000	2023	2033	\$330,170	0.10	1.00
Sports Field/Court	Table 7.3	Each	1.00	\$80,000	\$80,000	2023	2033	\$105,654	0.10	1.00
Walking Paths	Table 7.3	Miles	3.00	\$400,000	\$1,200,000	2023	2033	\$1,584,814	0.30	1.00
Large Pavilion	Table 7.3	Each	1.00	\$100,000	\$100,000	2023	2033	\$132,068	0.10	1.00
Feasibility study	Table 7.7		1.00	\$150,000	\$150,000	2023	2024	\$157,500	1.00	0.00
Construct 0.6 miles of Regional Paved Trails	Table 7.8	Miles	0.60	\$400,000	\$240,000	2023	2050	\$510,245	0.02	1.00
Construct 14.8 miles of Local Paved Trails	Table 7.8	Miles	14.80	\$300,000	\$4,440,000	2023	2050	\$9,439,536	0.55	1.00
Construct 3.3 miles of Local Unpaved Trails	Table 7.8	Miles	3.30	\$25,000	\$82,500	2023	2050	\$175,397	0.12	1.00
Develop the planned Legacy Trailhead on 250 S	Table 7.8	Each	1.00	\$250,000	\$250,000	2023	2050	\$531,505	0.04	1.00
Develop planned Red Barn Trailhead	Table 7.8	Each	1.00	\$100,000	\$100,000	2023	2050	\$212,602	0.04	1.00
Develop a Signage & Wayfinding Master Plan	Table 7.8	Each	1.00	\$50,000	\$50,000	2023	2050	\$106,301	0.04	1.00
Implement a Signage & Wayfinding Master Plan	Table 7.8	Lump	1.00	\$200,000	\$200,000	2023	2050	\$425,204	0.04	1.00
Trail improvements and amenities	Table 7.8	Lump	1.00	\$100,000	\$100,000	2023	2050	\$212,602	0.04	1.00

APPENDIX E: MASTER PLAN PROJECTS (CONTINUED)

	YEAR 1	YEAR 2	YEAR 3	YEAR 4	YEAR 5	YEAR 6	YEAR 7	YEAR 8	YEAR 9	YEAR 10
Park LOS	850,500	893,025	937,676	984,560	1,033,788	1,085,477	1,139,751	1,196,739	1,256,576	1,319,405
Splash Pad / Water Play	89,250	93,713	98,398	103,318	108,484	113,908	119,604	125,584	131,863	138,456
Skate Park	42,000	44,100	46,305	48,620	51,051	53,604	56,284	59,098	62,053	65,156
Off-Leash Dog Park	10,500	11,025	11,576	12,155	12,763	13,401	14,071	14,775	15,513	16,289
Playground	26,250	27,563	28,941	30,388	31,907	33,502	35,178	36,936	38,783	40,722
Sports Field/Court	8,400	8,820	9,261	9,724	10,210	10,721	11,257	11,820	12,411	13,031
Walking Paths	126,000	132,300	138,915	145,861	153,154	160,811	168,852	177,295	186,159	195,467
Large Pavilion	10,500	11,025	11,576	12,155	12,763	13,401	14,071	14,775	15,513	16,289
Feasibility study	157,500	-	-	-	-	-	-	-	-	-
Construct 0.6 miles of Regional Paved Trails	9,333	9,800	10,290	10,805	11,345	11,912	12,508	13,133	13,790	14,479
Construct 14.8 miles of Local Paved Trails	172,667	181,300	190,365	199,883	209,877	220,371	231,390	242,959	255,107	267,863
Construct 3.3 miles of Local Unpaved Trails	3,208	3,369	3,537	3,714	3,900	4,095	4,299	4,514	4,740	4,977
Develop the planned Legacy Trailhead on 250 S	9,722	10,208	10,719	11,255	11,817	12,408	13,029	13,680	14,364	15,082
Develop planned Red Barn Trailhead	3,889	4,083	4,288	4,502	4,727	4,963	5,211	5,472	5,746	6,033
Develop a Signage & Wayfinding Master Plan	1,944	2,042	2,144	2,251	2,363	2,482	2,606	2,736	2,873	3,016
Implement a Signage & Wayfinding Master Plan	7,778	8,167	8,575	9,004	9,454	9,927	10,423	10,944	11,491	12,066
Trail improvements and amenities	3,889	4,083	4,288	4,502	4,727	4,963	5,211	5,472	5,746	6,033
TOTAL COST	\$1,533,331	\$1,444,622	\$1,516,853	\$1,592,696	\$1,672,331	\$1,755,947	\$1,843,745	\$1,935,932	\$2,032,728	\$2,134,365



Farmington City Planning Commission Staff Report August 21, 2025

Item 2: Lagoon Administration Building - Zone Change, Schematic Subdivision, Concept Site Plan and Conditional Use

Public Hearing: Yes
Application No.: 25-01
Property Address: 410 North 200 West
General Plan Designation: CR (Commercial Recreation) and LDR (Large Density Residential)
Zoning Designation: B (Buffer) and C-R (Commercial Recreation)
Area: app. 6 acres
Property Owner: Lagoon Investment Company
Applicant: Logan Hammer

Request: The applicants are seeking a recommendation of approval for a zone change from B and C-R to Commercial Recreation Transition (CRT); as well as a schematic subdivision plan. The applicant is also seeking approval of a concept site plan and conditional use.

Background Information

The subject property is currently zoned B and C-R and is located on a dead-end portion of 200 West. The property owner intends to use this property for an employee services facility which would house operational, security, employee and executive areas. As part of this proposal, the applicant is requesting the street vacation of 200 West, making that portion a private road dedicated to site circulation (street vacations are the purview of the City Council). The property is adjacent to the Lagoon Trail (Farmington Creek Trail) and would remove a small trail spur and trailhead, however, there is another trailhead on Lagoon Lane (300 North) approximately an eighth of a mile away. The Farmington Pond trailhead area is also located under a half mile way. Because of this, together with administrative and security use of the proposal, the Development Review Committee is ok with the removal of the trailhead located near this site.

The applicant is requesting a zone change to Commercial Recreation Transition (CRT). The uses listed in that zone are limited, but reference that “any use determined to be similar to the other uses of this section and/or compatible with the description of the CRT zone”. The purpose of the zone acts as a transition to Lagoon and nearby residential or noncommercial uses. As such, most development requires conditional use approval for allow more input from the City and Planning Commission in an attempt to mitigate the effects of potential uses. The CRT zone establishes that unlisted conditional uses (such as business and professional offices), should be reviewed based on like uses elsewhere in the Zoning Ordinance (11-21-050). For the purpose of this site plan review, Staff has reviewed using the standards from the BP (Business Park) zone for business and professional offices. Examples of conditions that the Commission may place include screening, landscaping, architectural elements, lighting, among others.

The site is over 5 acres, which requires site plan review from the Planning Commission (11-7-040 F). The applicant is also requested schematic subdivision recommendation to record parcel boundary adjustments as shown on the site plan, and to record any access or utility easements over 200 West to protect and preserve existing and potential infrastructure.

Suggested Motion

Move that the Planning Commission recommend approval for a zone change from B (Buffer) and C-R (Commercial Recreation) to Commercial Recreation Transition for the Lagoon Administration Building, and also recommend approval for a schematic subdivision plan. Also move that the Planning Commission approve the conditional use and concept site plan for the same, subject to all applicable Farmington City development standards and ordinances and the following conditions:

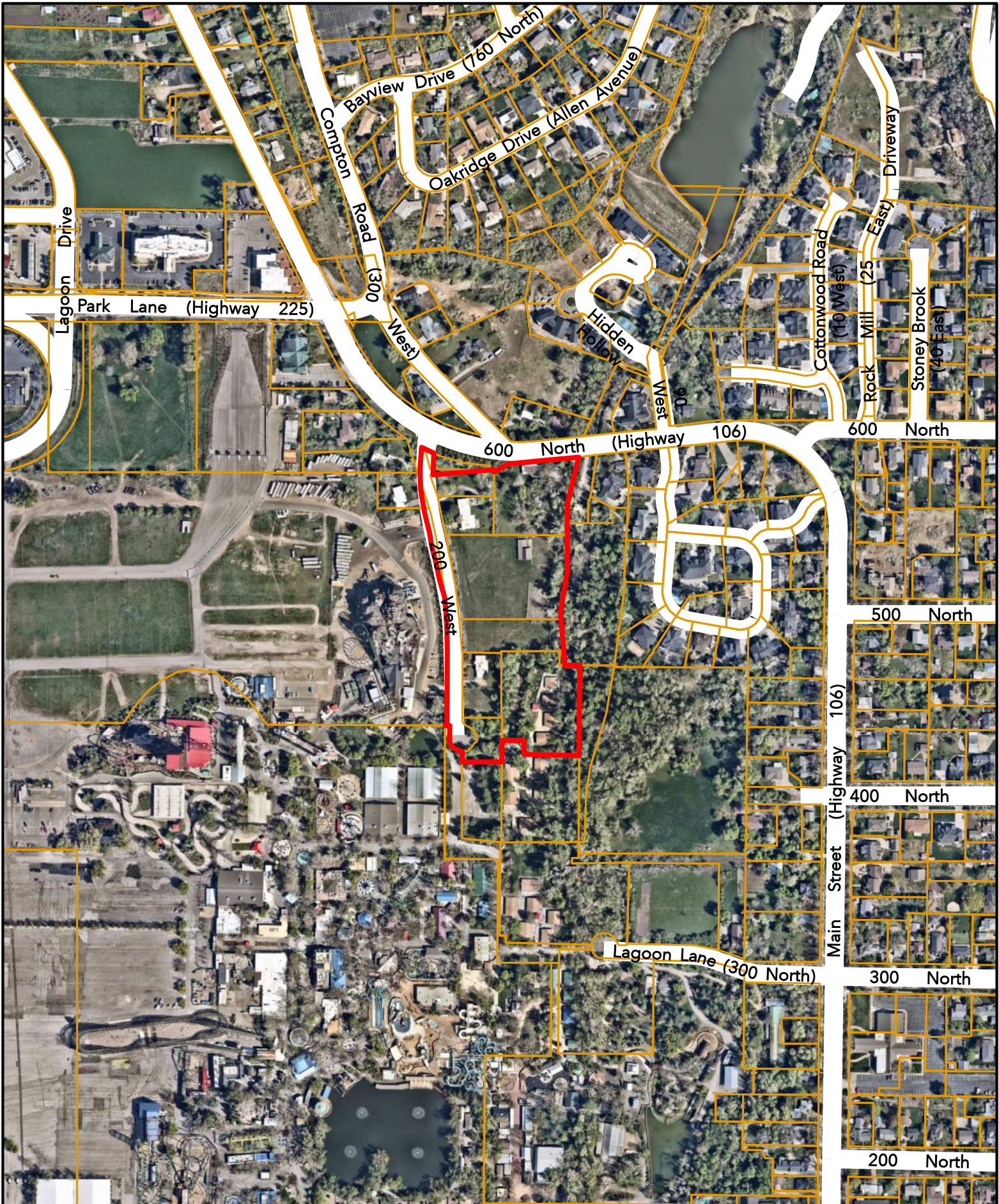
1. All DRC comments to be addressed.
2. Improvements be done to the roof of the existing home located at 145 West 600 North, which is a historic resource. The improvements shall provide a better weather barrier protection to the home.
3. A street vacation to 200 West be approved by the City Council.
4. Any vegetation removed by the construction process along the eastern and northern property lines will be replaced by similar or better landscaping to serve as a buffer to residential areas.
5. All lighting will be directed away from neighboring properties.

Findings:

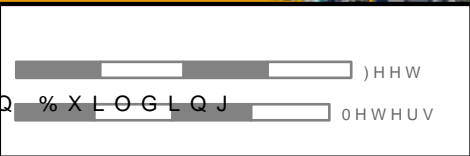
1. The site plan complies with the setbacks, height standards, minimum district size and uses for the Business Park (BP) zone, as required by the CRT zone (11-21-050)
2. It is intended that the final site plan will comply with 11-7-070 (Standards for Construction of...Commercial Recreation Uses...on an Undeveloped Site).
3. The proposed use conforms to the General Plan designation for this area.
4. The use is compatible with the character of adjacent commercial properties, and will maintain a buffer for the residential areas in Grove Creek Circle via Farmington Creek Trail and the surrounding forested area.
5. The more restrictive CRT zone replaces the CR zone which allows for typical higher-impact amusement park uses.
6. With compliance to conditions and requirements, it is reasonable to assume the use will not create unreasonable risks, interfere with the lawful use of surrounding property, or create a need for essential services that cannot be met.

Supplemental Information

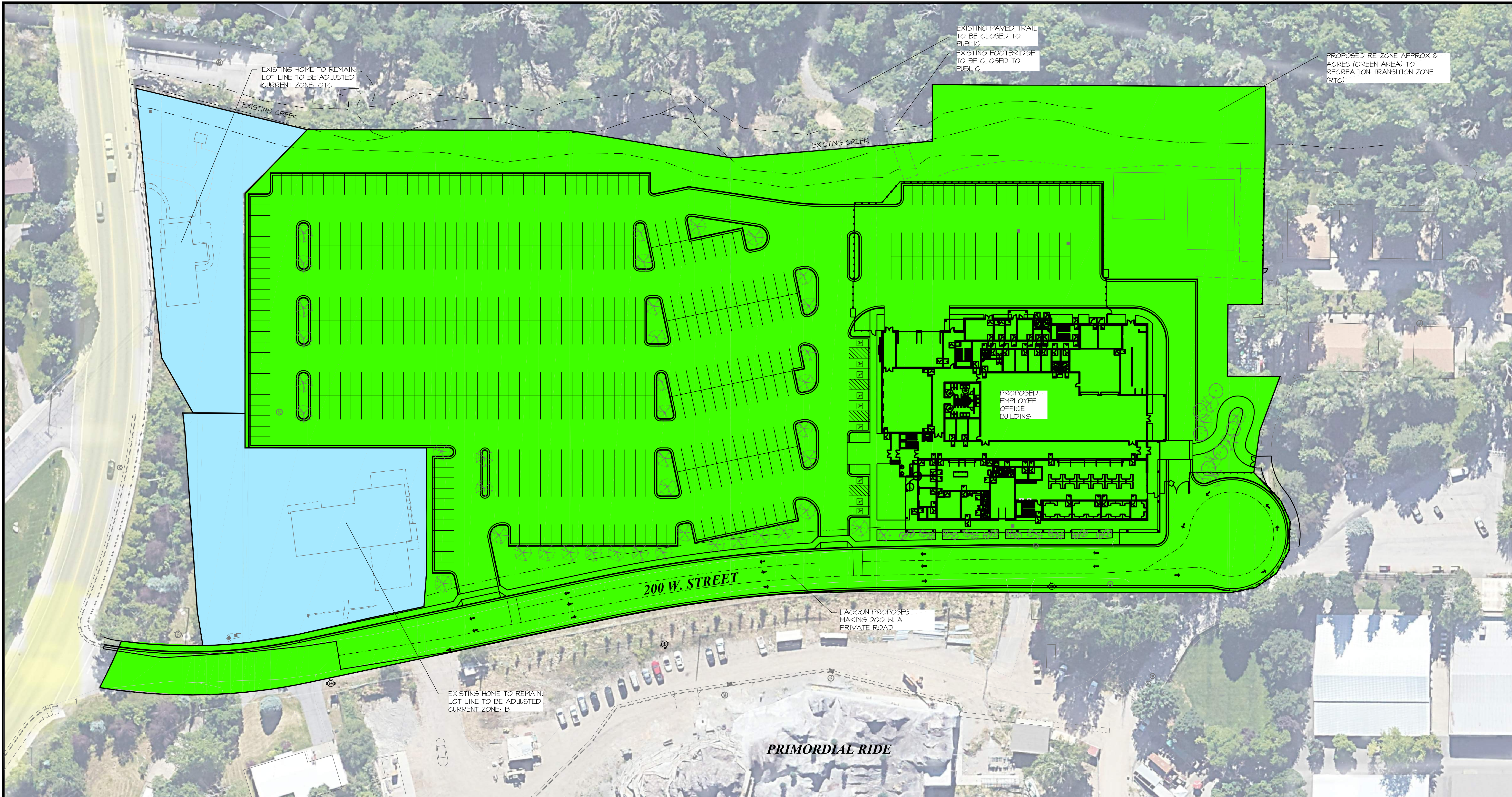
1. Vicinity Map
2. Rezone exhibit
3. Use description from applicant
4. Concept site plan and elevations



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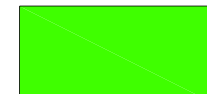

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 7.6 DQG LV IRU UH HUH
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 WKLV PDS LV EHO
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 XVHV JDUPLQJWRQALW
 ZDUUDQW DV WR WKH D
 WKH LQIRUPDWLRQ RQ
 DQ RWKHU XSURVHV

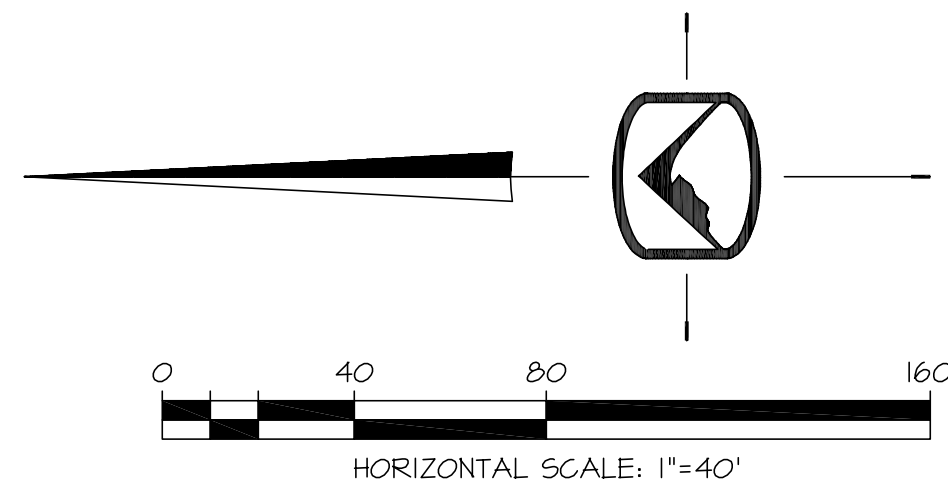


VICINITY MAP



PROPOSED EXTERIOR

-  REZONE APPROX 8 ACRES TO CRT
-  EXISTING HOMES THAT HAVE NEW LOT SIZES, BUT WILL REMAIN IN RESIDENTIAL ZONE



RE-ZONE PLAN

 **CALL BLUESTAKES**
@ 1-800-662-4111
AT LEAST 48 HOURS
PRIOR TO COMMENCING
ANY CONSTRUCTION

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STRUCTURAL CIVIL SURVEY

LAGOON ADMIN BUILDING
APPROX. 200 W. & MAIN ST.
FARMINGTON, UTAH

SEAL:

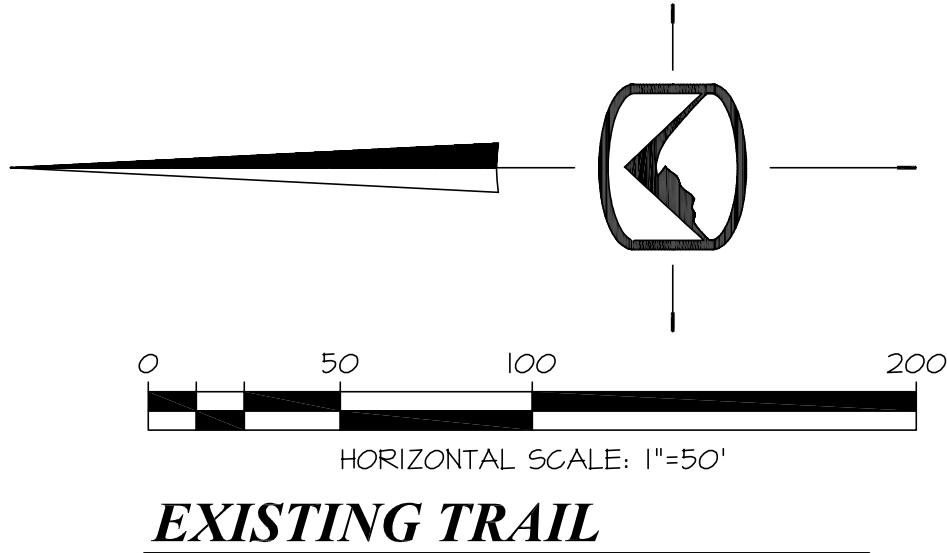
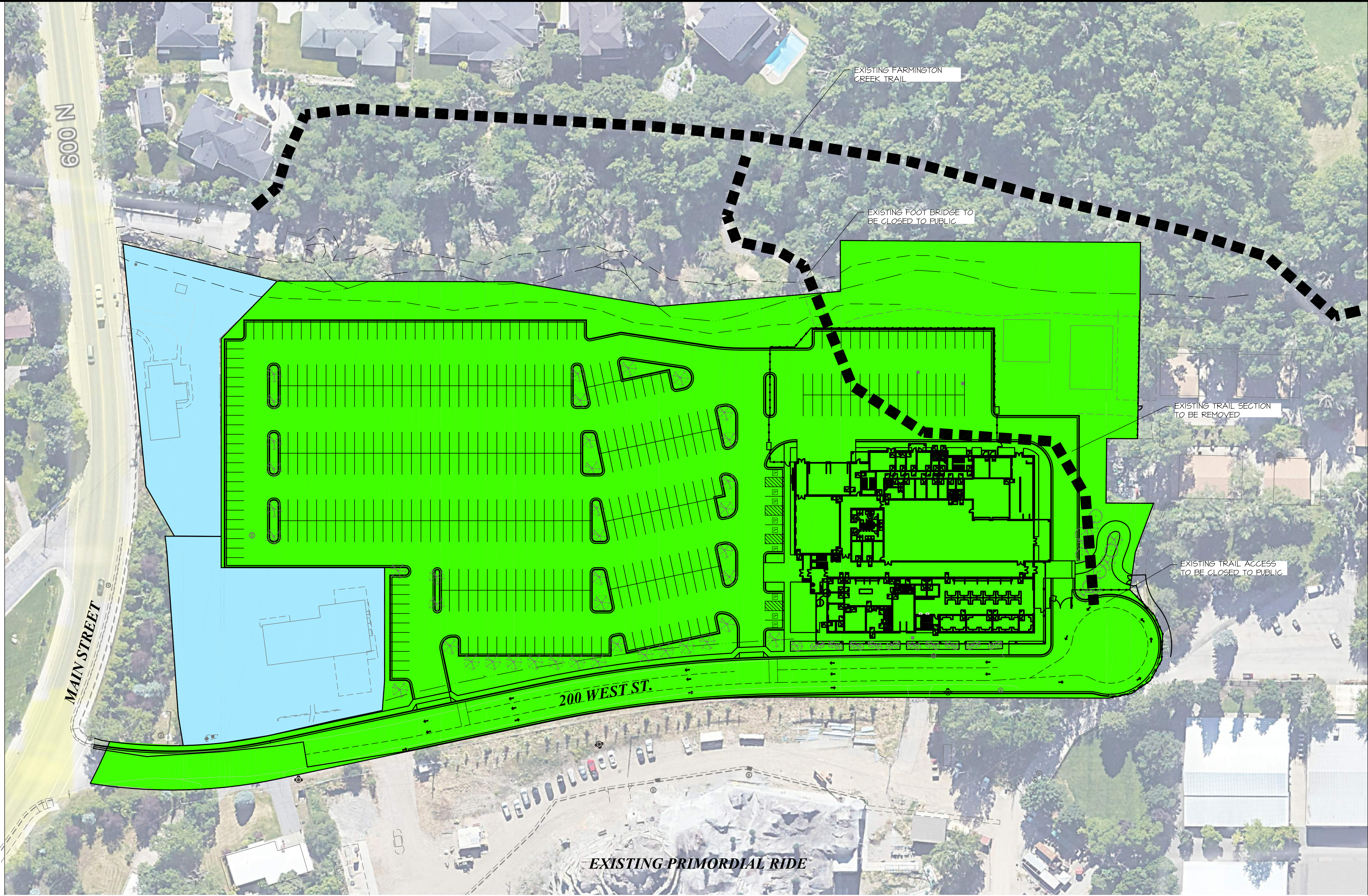
DATE: 07/3/2025
PROJECT: AW-071
MANGER: J.R.J.

REVISIONS	
MARK	DATE / DESC.

SITE PLAN

SHEET NUMBER:
C211

PRIOR TO STARTING CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAKING SURE THAT ALL REQUIRED PERMITS AND APPROVALS HAVE BEEN OBTAINED. NO CONSTRUCTION OR FABRICATION SHALL BEGIN UNTIL THE CONTRACTOR HAS RECEIVED AND THOROUGHLY REVIEWED ALL PLANS AND OTHER DOCUMENTS APPROVED BY ALL OF THE PERMITTING AUTHORITIES.



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FARMINGTON, UTAH

SEAL:

DATE: 07/3/2025
PROJECT: AW-071
MANGER: J.R.J.

REVISIONS	
MARK	DATE / DESC.

SITE PLAN

SHEET NUMBER:
C212

PRIOR TO STARTING CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAKING SURE THAT ALL REQUIRED PERMITS AND APPROVALS HAVE BEEN OBTAINED. NO CONSTRUCTION OR FABRICATION SHALL BEGIN UNTIL THE CONTRACTOR HAS RECEIVED AND THOROUGHLY REVIEWED ALL PLANS AND OTHER DOCUMENTS APPROVED BY ALL OF THE PERMITTING AUTHORITIES.

Here is a written description of the building use:

Lagoon Theme Park – Employee Services Facility

The proposed Employee Services Facility is a two-story structure designed to accommodate both operational and executive functions that support Lagoon Theme Park's daily activities and strategic oversight. The building integrates programmatic zones that enhance employee experience, reinforce departmental cohesion, and streamline park operations.

◆ First Level – Operational Functions

The ground floor is programmed to support general employee needs and core park operations:

- A centrally located employee cafeteria offers accessible dining options before, during, and after shifts, encouraging flexible use and fostering staff engagement.
- A multi-functional training room is planned to host onboarding sessions, periodic safety briefings, and departmental instruction.

- The Security and Safety Suite, equipped with controlled access, communications infrastructure, and monitoring stations, provides a dedicated zone for park security staff and emergency coordination.

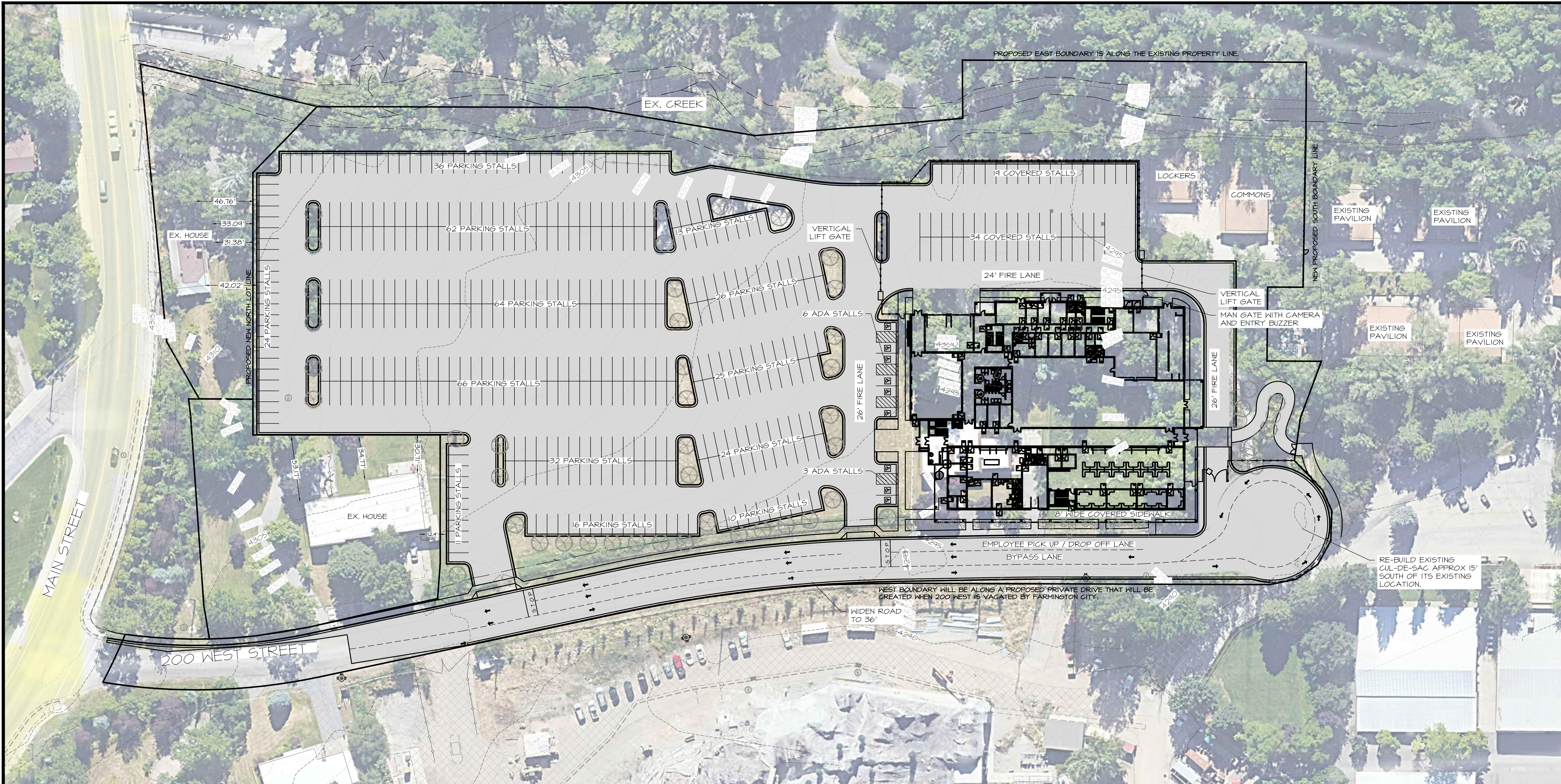
- An open-plan operations office anchors the first floor, servicing day-to-day management functions.

Designated zones will be provided for departments such as Rides & Attractions, Games, Food Services, Retail, Lagoon-A-Beach, and Human Resources—allowing efficient workflow while maintaining clear spatial delineation.

◆ Second Level – Executive Suite

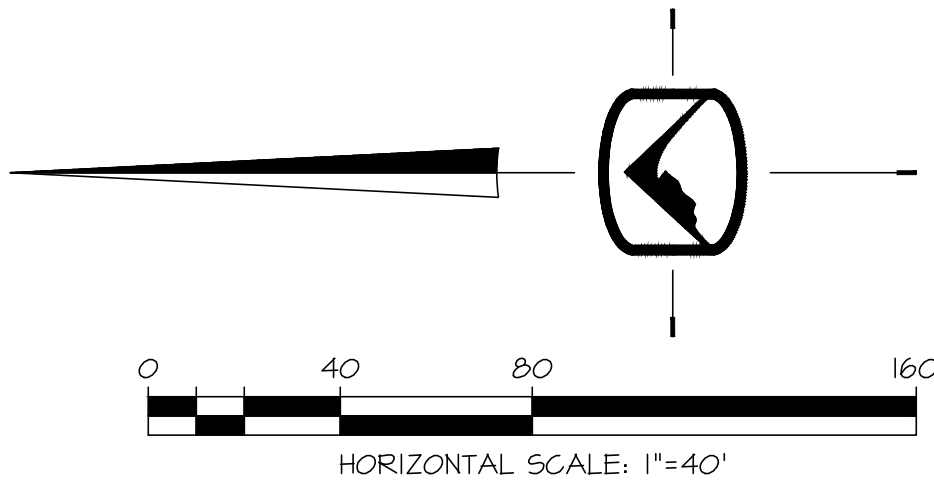
The upper level is conceived as a strategic and administrative suite, housing senior leadership. Enclosed offices, a formal conference room, and collaborative workspaces are arranged to support high-level planning, fiscal oversight, and interdepartmental coordination. The second level's spatial composition balances privacy with visibility, fostering an environment conducive to decision-making while remaining connected to park operations.

Site: The south side of the building has a concrete walkway through the fire line. We showed it that way to indicate that the sidewalk would continue from around the building and connect to the trail. It will be raised but a nominal amount that will still work for firetruck access.



PRELIMINARY UTILITY CONNECTION NOTES :

- 1 - CULINARY WATER WILL CONNECT PAST LAGOON'S EXISTING METER TO AN EXISTING 10" WATER LINE.
- 2 - FIRE WILL CONNECT TO THE EXISTING 10" WATER LINE THAT RUNS EAST AND WEST ALONG THE WEST SIDE OF 200 WEST STREET.
- 3 - GAS WILL LIKELY CONNECT TO THE EXISTING LINE IN 200 WEST, OR COME FROM THE SOUTH AND CONNECT AT LAGOON'S EXISTING METER.
- 4 - POWER WILL CONNECT TO LAGOON'S EXISTING DISTRIBUTION SYSTEM, LIKELY COMING FROM THE WEST NEAR PRIMORDIAL.
- 5 - SANITARY SEWER WILL CONNECT TO AN EXISTING 8" MAIN LINE THAT LIES APPROXIMATELY 400 FEET SOUTH OF THE PROPOSED BUILDING. A MAIN LINE WILL BE RUN TO THE END OF 200 WEST STREET WITH A 6" LATERAL RUNNING TO THE SOUTH SIDE OF THE PROPOSED BUILDING.
- 6 - COMMUNICATIONS WILL CONNECT INTO LAGOON'S EXISTING FIBER OPTIC LINE SOUTH OF THE BUILDING.
- 7 - STORM WATER WILL BE RETAINED / DETAINED ON SITE BELOW THE PARKING LOT WITH AN OVERFLOW TO THE EXISTING 15" STORM WATER LINE IN 200 WEST STREET.



SITE PLAN

CALL BLUESTAKES
@ 1-800-862-4111
AT LEAST 48 HOURS
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ANY CONSTRUCTION

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LAGOON ADMIN BUILDING
APPROX. 200 W. & MAIN ST.
FARMINGTON, UTAH

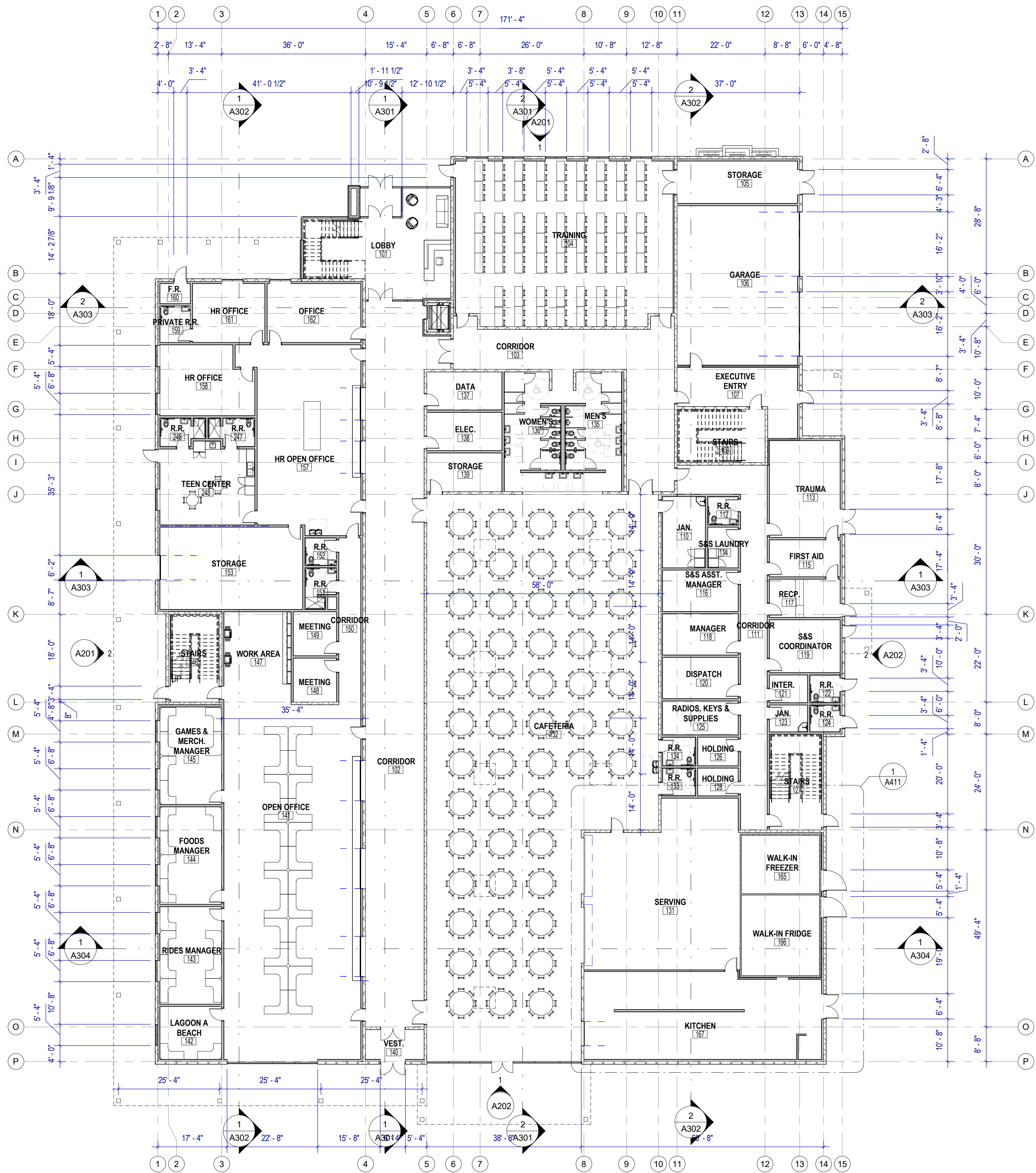
SEAL:

DATE: 07/09/2025
PROJECT: AW-071
MANGER: J.R.J.

REVISIONS	
MARK	DATE / DESC.

SITE PLAN

SHEET NUMBER:
C220



LEVEL 1 FLOOR PLAN

1/16" = 1'-0"

1
A101

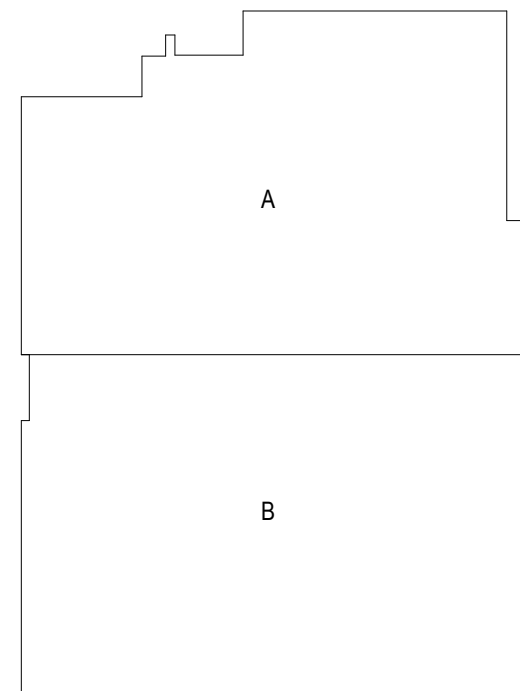
GENERAL NOTES

- SEE ENLARGED PLANS FOR INTERIOR DIMENSIONS
- WINDOW DIMENSION ARE TO THE CL OF WINDOW OPENING UNO
- CONFIRM EXACT LOCATION OF ALL KITCHEN EQUIPMENT WITH KITCHEN SUPPLIER. COORDINATE EXACT SIZE OF OPENING FOR SERVING TABLE WITH KITCHEN SUPPLIER.
- ALL CONDENSER & COMPRESSOR UNITS FOR WALK-IN FREEZERS MUST BE ROOF MOUNTED
- CLUBBING AREA TO BE PROVIDED
- MINIMUM OF 6" ACCESSIBLE SPACE SHALL BE PROVIDED IN AN ACCESSIBLE SPACE SHALL BE ACCESSIBLE PER APPROPRIATE CODES
- THROUGH PENETRATION FIRESTOP SYSTEMS:
 - A FIRE RESISTIVE WALL OR FLOOR MUST BE SEALED BACK TO ITS ORIGINAL FIRE INTEGRITY WHEN PENETRATED. CONTRACTOR TO USE THE UL DESIGN NUMBERS BELOW TO MAINTAIN FIRE RESISTIVE INTEGRITY.
 - STUD WALLS: W-L-1002
 - CMU WALLS: W-J-1009
 - CONCRETE FLOOR ASSEMBLY: F-A-1008
 - FIRE RESISTIVE ROOMS:
 - FIRE RISER ROOM
 - ELEVATOR SHAFT
 - ELEVATOR EQUIPMENT ROOM
 - STORAGE UNDER STAIRS
- IN KITCHEN, PROVIDE HAND SINK, 4-COMP SINK & HOOD. ALL OTHER KITCHEN EQUIPMENT PROVIDED BY OWNER.
- PROVIDE 11 7/8" RIM WOOD BLOCKING FOR ALL RESTROOM PARTITIONS, ADA GRAB BARS, HANDRAILS, ETC. SEE MANUFACTURER'S RECOMMENDATIONS FOR LOCATIONS OF BLOCKING.
- PROVIDE METAL STRAPPING BLOCKING FOR WHITEBOARDS (SEE MANUFACTURER'S RECOMMENDATIONS FOR LOCATION OF BLOCKING).

FLOOR PLAN LEGEND

SYMBOL	DESCRIPTION
1t	WALL TYPE TAG - SEE WALL TYPES SHEET A501.
101	DOOR TAG - SEE DOOR SCHEDULE SHEET A501.
A	WINDOW TAG - SEE WINDOW SCHEDULE SHEET A501.
1	1-HR FIRE RATING
2	2-HR FIRE RATING
3	3-HR FIRE RATING

KEY PLAN



BUILDING AREA

LEVEL 1	36,571 SF
LEVEL 2	23,267 SF
	59,838 SF

LAGOON EMPLOYEE BUILDING

Project Address

SEAL:

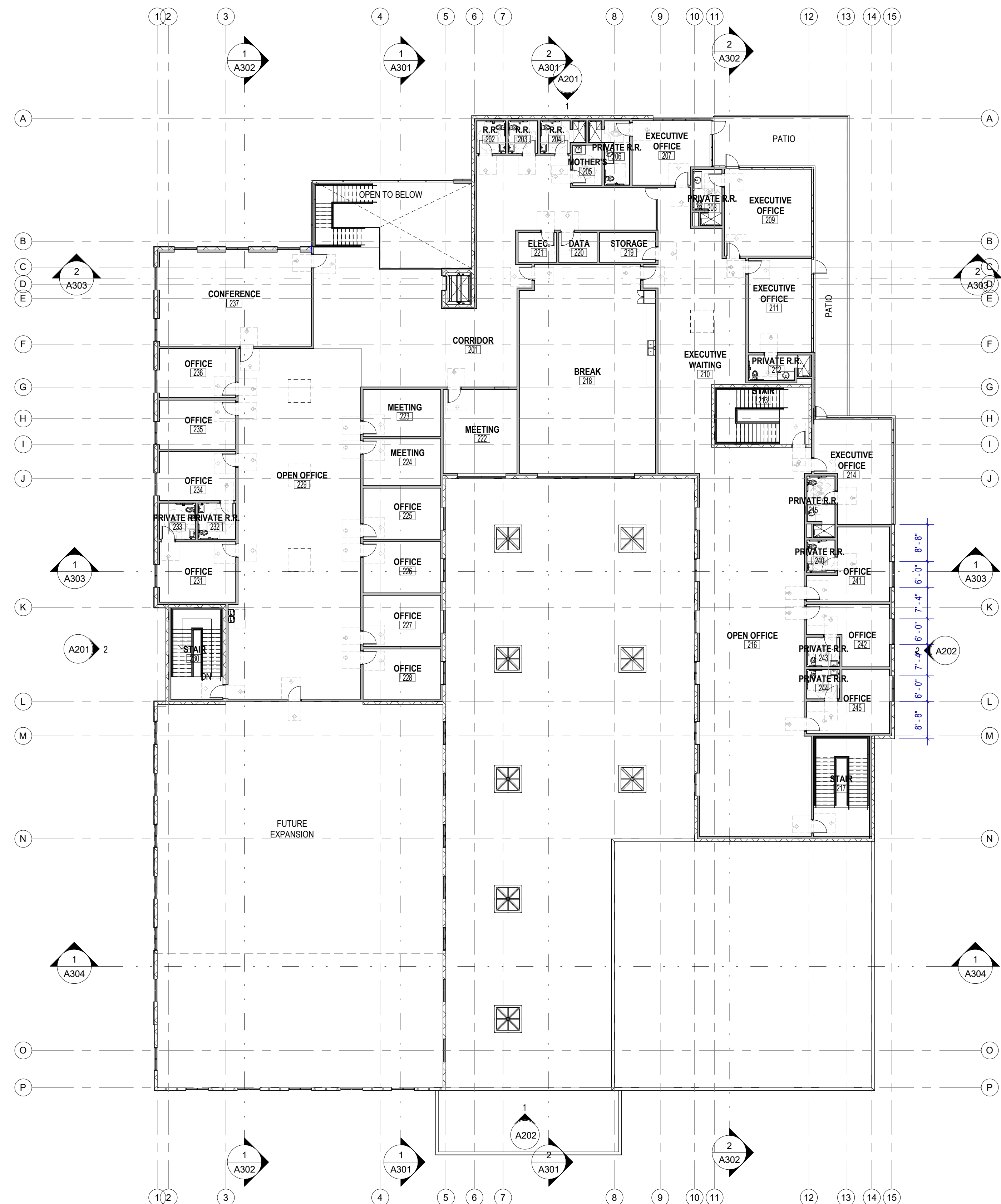
NOT FOR
CONSTRUCTION

DATE: 06/10/25
PROJECT: AW-071
MANAGER:

REVISIONS
DATE DESCRIPTION

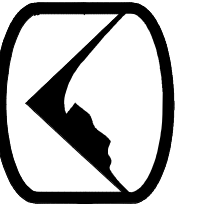
LEVEL 1 FLOOR
PLAN

SHEET NUMBER:
A101



LEVEL 2 FLOOR PLAN
1/16" = 1'-0"

1
A111

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LAGOON EMPLOYEE BUILDING
Project Address

SEAL:

NOT FOR
CONSTRUCTION

DATE: 06/10/25
PROJECT: AW-071
MANAGER: ZH

REVISIONS
DATE DESCRIPTION

LEVEL 2 FLOOR
PLAN

SHEET NUMBER:
A111



NORTH ELEVATION

3/32" = 1'-0"

1
A201



WEST ELEVATION

3/32" = 1'-0"

2
A201

ENERGY ANALYSIS

(PRESCRIPTIVE METHOD)

CLIMATE ZONE: 5B

(R-VALUE METHOD)

BUILDING ELEMENT	REQUIRED	PROVIDED
ROOFS	R-30ci	R-30ci
WALLS, ABOVE GRADE (MASS)	U-0.090	U-0.090 (6" MTL STUD W/ R-21, ASHRAE 90.1 TABLE A3.3.3.1)
WALLS, ABOVE GRADE (METAL)	R-13+R-10ci	R-13+R-10ci
SLAB ON GRADE FLOORS	R-15	R-15
OPAQUE DOORS	U-0.37	U-0.37
GARAGE DOORS	U-0.31	U-0.31

FENESTRATION REQUIREMENTS

ELEVATION	TOTAL SF GLAZING SF	GLAZING%(MAX 30%)
-----------	---------------------	-------------------

U-FACTOR

FIXED
OPERABLE
ENTRANCE DOORS

SHGC (PF=0.2)

FIXED
OPERABLE

UPDATE

EXTERIOR FINISH LEGEND

	STANDARD-FACE (GAMBOGE)
	SPLIT-FACE (GAMBOGE)
	HONED-FACE (GAMBOGE)
	CHAM-CLAD (HARVEST WALNUT 7027)

LAGOON EMPLOYEE BUILDING

Project Address

SEAL:

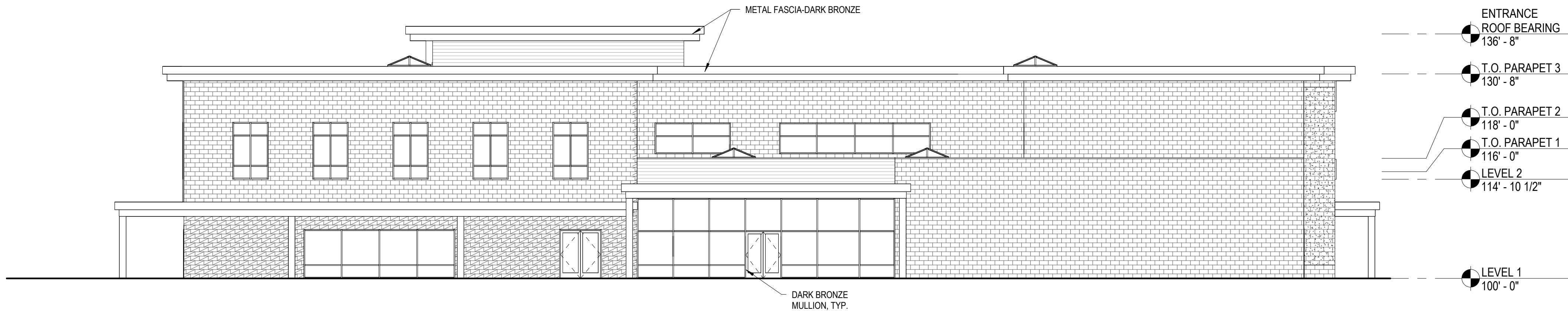
NOT FOR
CONSTRUCTION

DATE: 06/10/25
PROJECT: AW-071
MANAGER:

REVISIONS
DATE DESCRIPTION

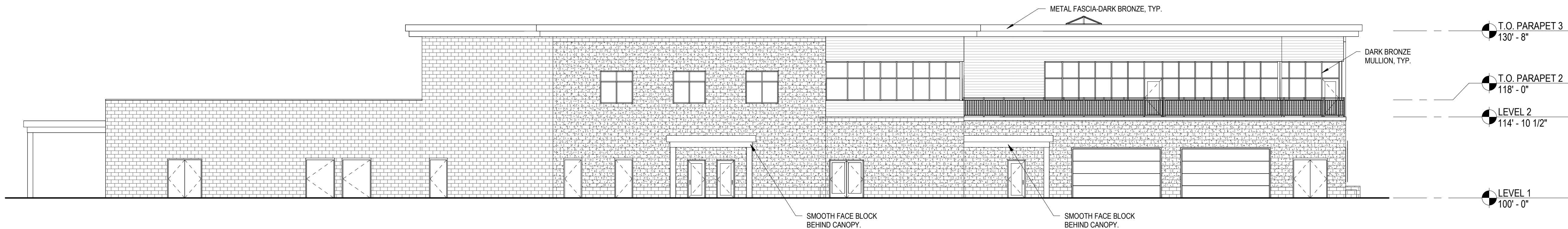
EXTERIOR
ELEVATIONS

SHEET NUMBER:
A201



SOUTH ELEVATION
3/32" = 1'-0"

1
A202



EAST ELEVATION
3/32" = 1'-0"

2
A202

ENERGY ANALYSIS
(PRESCRIPTIVE METHOD)

CLIMATE ZONE: 5B

(R-VALUE METHOD)

BUILDING ELEMENT	REQUIRED	PROVIDED
ROOFS	R-30ci	R-30ci
WALLS, ABOVE GRADE (MASS)	U-0.090	U-0.090 (6" MTL STUD W/ R-21, ASHRAE 90.1 TABLE A3.3.3.1)
WALLS, ABOVE GRADE (METAL)	R-13+R-10ci	R-13+R-10ci
SLAB ON GRADE FLOORS	R-15	R-15
OPAQUE DOORS	U-0.37	U-0.37
GARAGE DOORS	U-0.31	U-0.31

FENESTRATION REQUIREMENTS

ELEVATION	TOTAL SF GLAZING SF	GLAZING%(MAX 30%)
-----------	---------------------	-------------------

U-FACTOR

FIXED
OPERABLE
ENTRANCE DOORS

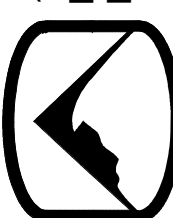
SHGC (PF=0.2)
FIXED
OPERABLE

UPDATE

EXTERIOR FINISH LEGEND

	STANDARD-FACE (GAMBOGE)
	SPLIT-FACE (GAMBOGE)
	HONED-FACE (GAMBOGE)
	CHAM-CLAD (HARVEST WALNUT 7027)

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PHONE: (801) 499-5054



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LAGOON EMPLOYEE BUILDING

Project Address

SEAL:

NOT FOR
CONSTRUCTION

DATE: 06/10/25
PROJECT: AW-071
MANAGER: ZH

REVISIONS
DATE DESCRIPTION

EXTERIOR
ELEVATIONS

SHEET NUMBER:
A202



Farmington City Planning Commission Staff Report August 7, 2025

Item 4: Supplemental Development Agreement which would permit a drive through lane and variation in building frontage and siting requirements.

Public Hearing: Yes
Application No.: SP-3-25
Property Address: 529 North Station Parkway
General Plan Designation: TMU (Transportation Mixed Use)
Zone: GMU (General Mixed Use)
Area: 1 Acre
Property Owner/Applicant: WDG Farmington Retail LLC

Request: *Seeking permission to build a drive through lane.*

Background Information

The subject property is zoned GMU and under the Park Lane Commons Development Agreement has been previously vetted and approved for commercial use.

As part of area E&H of this agreement, it is allowed to develop as 'a mixed-use commercial area with retail, office, motel, restaurant, residential, medical, assisted living, education, convenience food and other related uses as allowed by the ordinance.

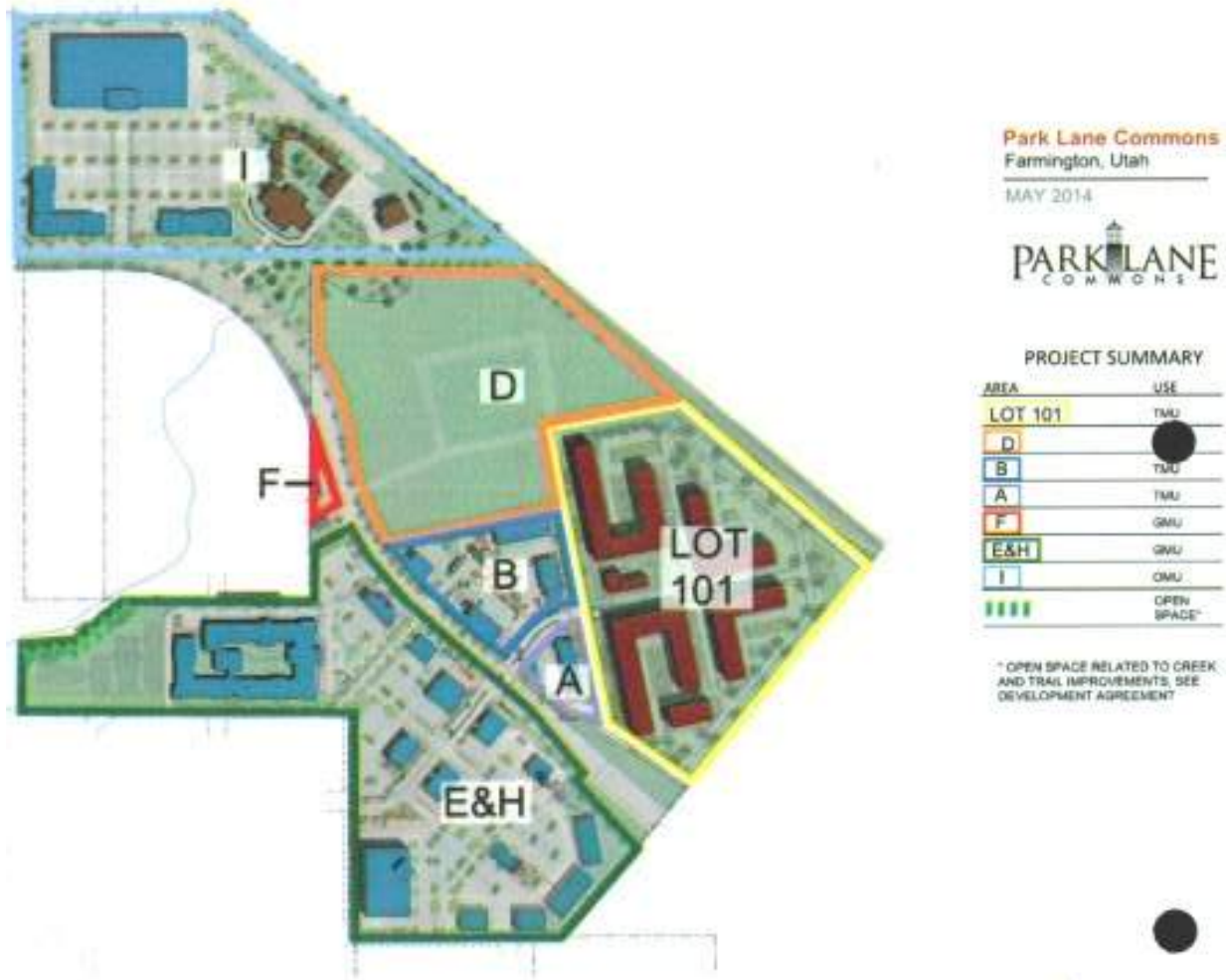
The agreement also includes specific allowances for the approval of 2 drive-up windows which are were designated to be on the east side of Station Parkway and which have been developed as the McDonald's and Red Barn Chicken/Sticky Bird buildings at the same intersection as this request.

Furthermore, the table of allowed uses for the Mixed Use Districts in [FMC 11-18-050](#) indicates that drive-up windows are only allowed by special exception after review of the Planning Commission in the RMU and TMU zones with some additional uses allowing drive-up windows other than food but none in the GMU zoning district.

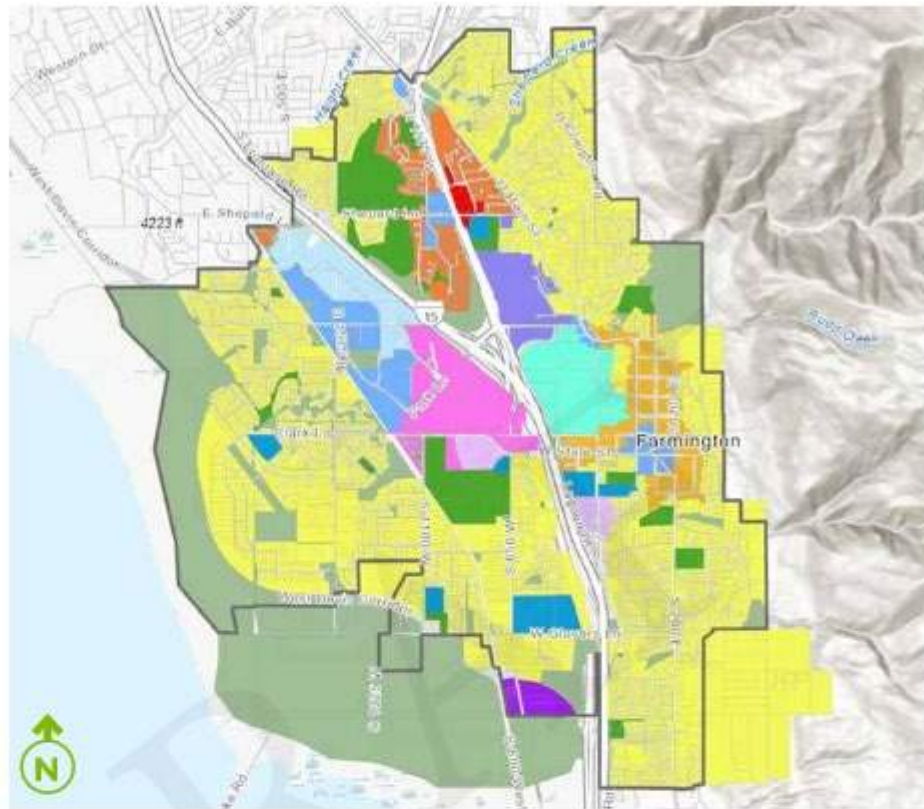
The intent of the mixed-use zoning which functions heavily as a form-based code is to create a pedestrian oriented environment for a preferred aesthetic but also to encourage less automobile use.

Existing DA (applicable section):

5.1.6 Approval of Two (2) Drive-up Windows. In that portion of the Property zoned as TMU, Developer is hereby granted special use approval for up to two (2) drive-up windows as depicted and described in the PMP and exhibits thereto.



Recent General Plan Designation



- | | |
|--|--|
| NR Neighborhood Residential | GC General Commercial |
| OTR Original Townsite Residential | CRR Commercial Recreation / Resort |
| MMR Mixed / Medium Residential | FLX Business Park / Flex Spaces / Commercial Ag |
| NMU Neighborhood Mixed Use / Node | M/LI Light Manufacturing / Light Industrial |
| MUC Mixed Use Commercial | CR Community / Recreation Spaces |
| OMU Office Mixed Use / Business Park | OS Open Spaces / Conservation |
| TMU Mixed Use / Transportation Center | CV Civic / Community |
| | UI Utilities / Infrastructure |

Future Land Use & Zoning Correlation Matrix														
	NR	OTR	MMR	NMU	MUC	OMU	TMU	GC	CRR	FLX	M/LI	CR	OS	CV
Residential & Neighborhood Zones														
AA - Agriculture - Very Low Density														
A - Agriculture														
AE - Agricultural Estates														
LS - Large Suburban Residential														
S - Suburban Residential														
LR - Large Residential														
R - Residential														
OTR - Original Townsite Residential														
R-2 - Residential														
R-4 - Residential														
R-8 - Residential														
CRT - Commercial Recreation Transition														
Conservation / Community Zones														
B - Buffer														
Commercial; Employment Zones														
C - General Commercial														
BR - Business Residential														
BP - Business Park														
OP - Office Professional														
C-H - Commercial Highway														
C-R - Commercial Recreation														
LM&B - Light Manufacturing & Business														
Mixed Use Zones														
OS - Open Space														
RMU - Residential Mixed Use														
OMU - Office Mixed Use														
GMU - General Mixed Use														
TMU - Transit Mixed Use														
CMU - Commercial Mixed Use														
NMU - Neighborhood Mixed Use														



The Transportation Mixed Use areas support a mix of residential, commercial, and civic uses in the Station Park vicinity, both vertical and horizontal, including opportunities for office, entertainment, retail, restaurants, and medium high to high density housing.



The proposed request is legislative action. The Planning Commission is tasked with making a recommendation to the City Council. The Commission's role allows for broad discretion meaning it may vote however it feels most appropriate. An explanation from any who have a position in the minority is helpful in passing along a recommendation to the City Council.

Possible Motions

- A. Move that the Planning Commission recommend approval of the included amendment to the Development Agreement.

Findings:

- 1. The proposed amendment allows for desirable development types that are consistent with the city's general plan and vision for the area.

- B. Move that the Planning Commission recommend denial of the included amendment to the Development Agreement.

Findings:

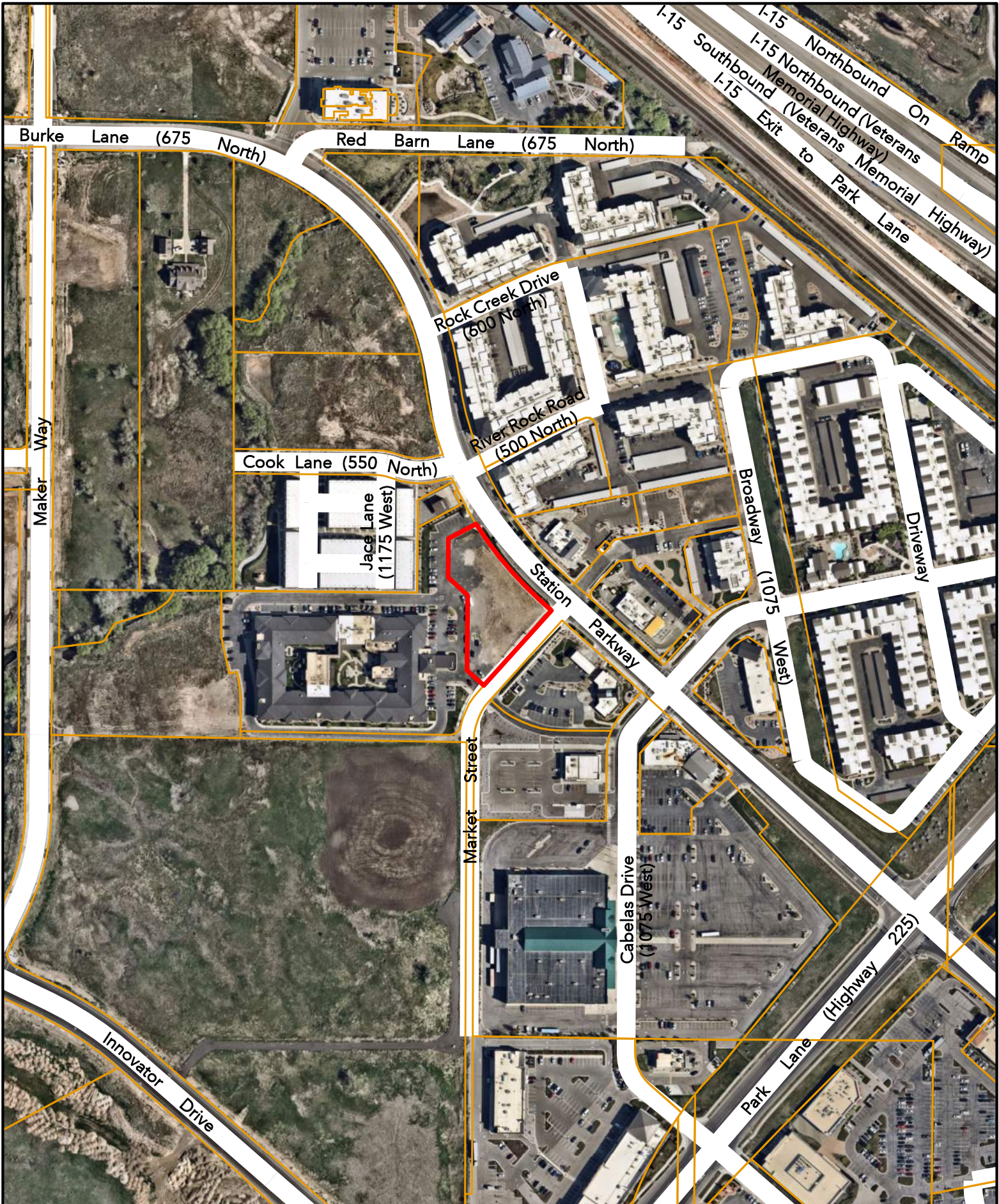
- 1. The proposed amendment would allow for uses of the subject property which are not consistent with the vision for the general area and the city's general plan.

- C. Move that the Planning Commission table the item and delay any recommendation for a future meeting.

(Under this motion please provide direction for the applicant of what additional information may be needed at a future meeting to assist in finalizing a decision)

Supplemental Information

- 1. Vicinity Map
- 2. Amendment to the Park Lane Commons Development Agreement



AN AMENDMENT TO
THE SUPPLEMENTAL DEVELOPMENT AGREEMENT
FOR
THE PARK LANE COMMONS PROJECT

THIS DEVELOPMENT AGREEMENT (this “Amendment”) is made and entered into as of the ____ day of _____ 2025 by and between **FARMINGTON CITY**, a Utah municipal corporation, hereinafter referred to as the “City,” and **WDG FARMINGTON RETAIL, LLC**, a Utah limited liability company, hereinafter referred to, collectively with its assignees, as “Developer.”

RECITALS:

A. City and Farmington Square, LLC, on June 23, 2014, entered into a Supplemental Development Agreement for The Park Lane Commons Project (the “Supplemental Agreement”) which provided a general outline for the development of approximately 72 acres of land, part of which is now owned and controlled by WDG Farmington Retail, LLC.

B. Developer owns approximately 1 acre of land, (the “Property”), which Property is more particularly described in Exhibit A, attached hereto and incorporated herein by reference, and which comprises a part of the 72 acres of property governed by the Supplemental Agreement.

C. The Property is subject to the City’s laws, including without limitation, Section 11-18-140 of the City’s Zoning Ordinance, pursuant to which this Agreement may be utilized to commit the understanding of the parties relating to development of the property.

D. On _____, 2025, concurrent with the approval of this Agreement, the City approved a Project Master Plan (the “PMP”) for the Property in accordance with Chapter 18 of the City’s Zoning Ordinance. The approved PMP is attached hereto as Exhibit B and incorporated herein by reference. The purposes of the PMP include, among other things, the establishment of alternative development standards applicable to the respective areas of the Property, as set forth in the PMP.

E. The parties recognize that the development of the Property, and the Farmington Commons project, may result in tangible benefits to the City through the stimulation of development in the area, including the development of amenities that may enhance the general welfare of citizens and property owners in the vicinity of the Property and is therefore willing to enter into this agreement subject to the terms and conditions set forth herein.

AGREEMENT

NOW, THEREFORE, in consideration of the mutual covenants contained herein and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the City and Developer hereby agree as follows:

1. **Incorporation of Recitals.** The above Recitals are hereby incorporated into this Agreement.

2. **Alternative Development Standards.** The uses of the Property and the respective areas of the Property designated for each such use shall be as set for the in the PMP. Specific development standards and processing shall be as follows:

a. **Use:** In addition to uses allowed in the OMU district outlined in Farmington City Code Section 11-18-050, Uses, the Property shall be allowed to include a drive-up window/drop off lane as shown in the PMP. Inclusion of a drive-up window/drop off lane shall require the construction of substantial trellis as shown in the PMP.

b. **Building Form:**

i. Site plan including variations from Farmington City Code Section 11-18-060 as it relates to Required Building Range (RBR) and minimum Lot Frontage or Building Siting may be as shown on the PMP.

ii. Building elevations shall be consistent with the provisions of the PMP including an allowed reduction in the amount of fenestration along street facing façades. Elevations shall generally incorporate high quality materials and finishes as shown in the PMP.

c. It is anticipated that the detailed uses of the Property and additional alternative development standards may be finalized with the approvals of final site plans and/or permits to be issued by the City and as part of the approval process of the further land use applications. To the extent such approvals require the approval of additional alternative development standards, such standards shall not be approved without a public hearing before the Planning Commission and City Council and final approval from the City Council.

3. **Assignment.** Developer shall not assign this Agreement or any rights or interests herein without giving prior written notice to the City. Any future assignee shall consent in writing to be bound by the terms of this Agreement as a condition precedent to the assignment.

4. **Notices.** Any notices, requests and demands required or desired to be given hereunder shall be in writing and shall be served personally upon the party for whom intended, or if mailed, by certified mail, return receipt requested, postage prepaid, to such party at its address shown below:

To Developer: WDG Farmington, LLC
Attn: Spencer Wright
1178 West Legacy Crossing Blvd Suite 100
Centerville, UT 84014

To the City: Farmington City
Attn: City Manager
160 South Main Street
Farmington, Utah 84025-0160

5. **Entire Agreement.** This Agreement together with the Exhibits attached thereto and the documents referenced herein, and all regulatory approvals given by the City for the Property, contain the entire agreement of the parties and supersede any prior promises, representations, warranties or understandings between the parties with respect to the subject matter hereof which are not contained in this Agreement and the regulatory approvals for the Property, including any related conditions.

6. **Construction.** Words in any gender are deemed to include the other genders. The singular is deemed to include the plural and vice versa, as the context may require. The headings contained in this Agreement are intended for convenience only and are in no way to be used to construe or limit the text herein. Use of the word “including” shall mean “including but not limited to”, “including without limitation”, or words of similar import.

7. **Non-Liability of City Officials, Employees and Others.** No officer, representative, agent, or employee of the City shall be personally liable to Developer, or any successor-in-interest or assignee of Developer in the event of any default or breach by the City or for any amount which may become due Developer, or its successors or assigns, for any obligation arising under the terms of this Agreement, unless it is established that the officer, representative, agent or employee acted or failed to act due to fraud or malice.

8. **No Third-Party Rights.** The obligations of Developer set forth herein shall not create any rights in and/or obligations to any persons or parties other than the City. The parties hereto alone shall be entitled to enforce or waive any provisions of this Agreement.

9. **Recordation.** This Agreement shall be recorded by the City against the Property in the office of the Davis County Recorder, State of Utah.

10. **Relationship.** Nothing in this Agreement shall be construed to create any partnership, joint venture or fiduciary relationship between the parties hereto.

11. **Term.** This Agreement shall become effective upon the Effective Date and shall continue in full force and effect from such date unless terminated pursuant to Section 12 below.

12. **Termination.** Notwithstanding the foregoing, if Developer has not commenced development activities on the Property within five (5) years of the date of this Agreement, the City may request Developer to provide the City with reasonable plans and assurances that Developer

will develop the Property in accordance with this Agreement. In such event, Developer shall have 120 days after receiving such request from the City to provide the City with such information. If Developer fails to respond to such request within such time period, or responds within such time period with plans and assurances that are unacceptable to the City in the City's reasonable discretion, the City may terminate this Agreement by giving written notice to Developer within sixty (60) days following the termination of the 120-day response period described above.

13. **Severability**. If any portion of this Agreement is held to be unenforceable or invalid for any reason by a court of competent jurisdiction, the remaining provisions shall continue in full force and effect.

14. **Amendment**. This Agreement may be amended only in writing signed by the parties hereto.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement by and through their respective, duly authorized representatives as of the day and year first hereinabove written.

"CITY"

FARMINGTON CITY

ATTEST:

City Recorder

By: _____
Mayor

"DEVELOPER"

WDG Farmington Retail, LLC

By: _____
, Manager

CITY ACKNOWLEDGMENT

STATE OF UTAH)
 :ss.
COUNTY OF DAVIS)

On the ____ day of _____, 2025, personally appeared before me Brett Anderson, who being duly sworn, did say that he is the Mayor of **FARMINGTON CITY**, a municipal corporation of the State of Utah, and that the foregoing instrument was signed in behalf

of the City by authority of its governing body and said Brett Anderson acknowledged to me that the City executed the same.

Notary Public

DEVELOPER ACKNOWLEDGMENT

STATE OF UTAH)

:ss.

COUNTY OF DAVIS)

On the _____ day of _____, 2025, personally appeared before me _____, who being by me duly sworn did say that he is a manager of **WDG Farmington Retail, LLC**, and that the foregoing instrument was signed in behalf of said limited liability company by virtue of the authority granted to such manager under the operating agreement of said limited liability company, and he acknowledged to me that said limited liability company executed the same.

Notary Public

ATTACHED EXHIBITS:

EXHIBIT “A” – LEGAL DESCRIPTION OF THE PROPERTY
EXHIBIT “B” – PMP (PROJECT MASTER PLAN)

Parcel ID:
08-569-0302

Legal Description:

All of Lot 302, Park Lane Commons – Phase 3. Contains 0.9850 Acres.

Visual:

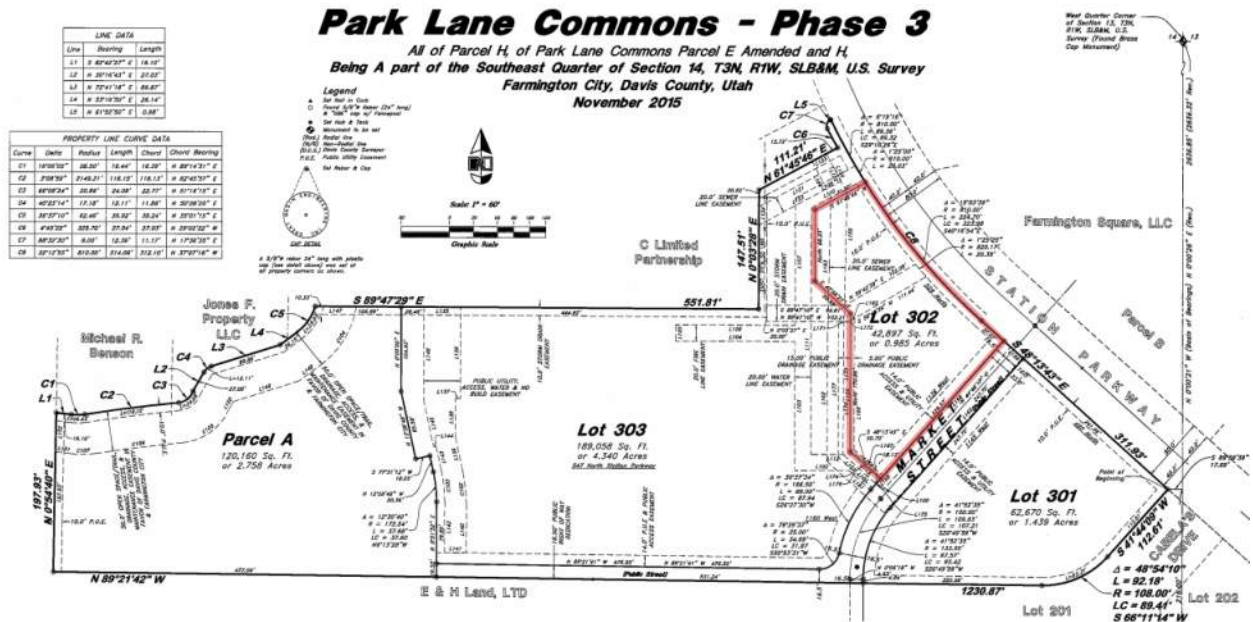
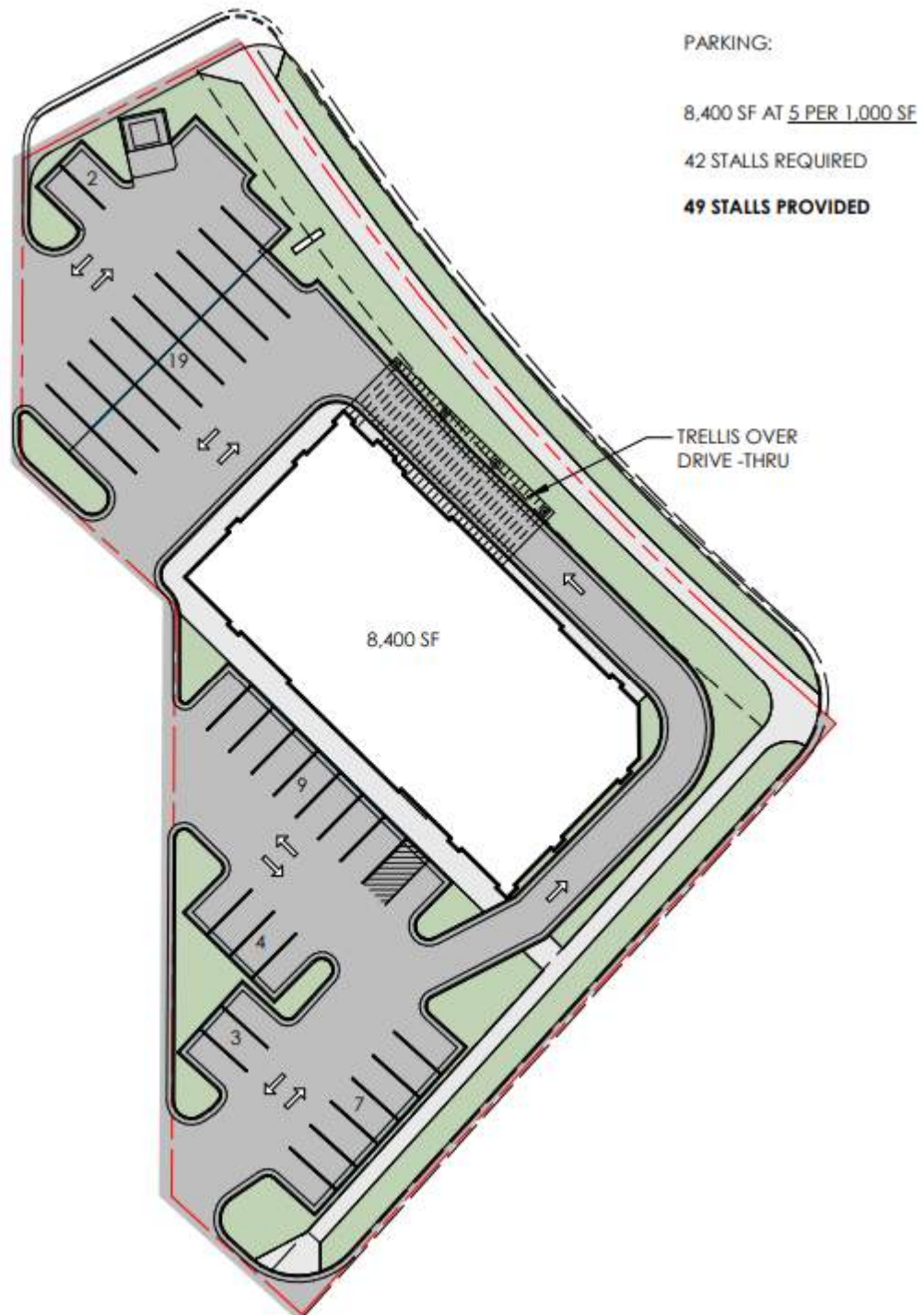


Exhibit B





**FARMINGTON CITY
PLANNING COMMISSION**

August 07, 2025

WORK SESSION Present: Chair Frank Adams; Vice Chair; Commissioners Kristen Sherlock, Joey Hansen, Spencer Klein, & Scott Behunin. Staff: Community Development Director Lyle Gibson, and City Planner Shannon Hansell. **Excused:** Planning Secretary Carly Rowe; Commissioners, George “Tony” Kalakis, and Tyler Turner, and Alternate Brian Shepherd.

Community Development Director **Lyle Gibson** discussed driveway issues. Agenda Item #1 is a corner lot, but the ordinance normally has driveways extending into the side yard. Because of the slope, the property owner would rather have a pad. This parking would accommodate the Internal Accessory Dwelling Unit (ADU) in his home. The owner moved and intends to rent the upstairs portion out while his mother-in-law lives in the basement. Chair **Frank Adams** said the owner may need to qualify his IADU with the City. State statute recently allowed every home to have an IADU, but the City is allowed to control who is in it. Typically, the City wants the owner on site.

Regarding Item #2, there is an easement drafted across an adjacent lot, although it is not recorded yet. Since it meets separation and width requirements, Staff is recommending approval.

For Item #3 preliminary plat approval, the applicant is present. Staff has been working on the engineering, and now recommends approval. One condition worth highlighting is the property they would like to acquire on the northeast corner owned by the Church of Jesus Christ of Latter-day Saints. The plat cannot be recorded or construction allowed until the acquisition is completed. Construction is contingent on getting that lot. Without it, they won't be able to build a road. This would be the Planning Commission's last time seeing this item. **Gibson** brought up the width of the road for public safety reasons while the road is lined with garbage cans. Commissioners questioned the length of driveways, snow removal, as well as number of visitor parking spots.

Commissioner **Kristen Sherlock** said people may move out of this development because of lack of parking. She noted that the road to the south doesn't allow on-street parking on both sides. She said the Commission's role is to make sure the parking functions in generations from now. The applicant said they meet the City's parking minimum. The applicant agreed to a cash payment option instead of providing some moderate-income housing. Floorplans include room for garbage cans. The applicant said there is a “handshake deal” with the church, but after preliminary plat approval, they intend to put more pressure on them in order to complete the deal.

Item #4 involves Boyer and City-owned property on North Main Street. It was entitled for a commercial shopping center years ago. When the developer was unable to finish, the City picked up the property in bank foreclosure proceedings. The City has held this property for years, but now could use the cash to build a fire station on the City's west side. The City put out a Request For Qualifications (RFQ), and had seven responses. Boyer was selected based on their capacity and experience. It is going to be a residential development in the future. Based on the current Neighborhood Mixed Use (NMU) zoning, zoning within the 36-acre district shall not exceed nine units per acre. That works out to be 324 residential units. However, there are about 68 existing homes there, meaning only 256 are left to be developed. Therefore, the contract is capped at 256. The City controls just under 18.5 acres of that district, from which they need 1 acre for a culinary well site currently under construction. The City also has rights to use the 2.5-acre UDOT detention property, or “sledding hill,” on the far north side. Considering this, the project area could be assumed to be 19 acres, making way for 174 units.

Gibson said the Planning Commission has a judgement call to make tonight regarding interpretation of the ordinance and how many units the City is going to allow. The NMU is contradictory in its set up and therefore assumes the need for a Development Agreement. The Planning Commission's role tonight is to determine best use for the property. It will be tabled tonight, as the Development Agreement is still being drafted. Public comment may help shape that. **Adams** said he would like to not close the public hearing tonight, in order for the hearing to continue once the public can read the Development Agreement.

Boyer's purchase price is based on a sliding scale related to the number of units they will be allowed to develop, ranging from 140 to 250. In a public open house in March, Boyer presented 190 units, which they have lowered now to 174 due to comments received. The development needs to have the right feel for the community. Parking and traffic are key elements to consider.

Gibson said Boyer is proposing two-story townhomes along Main Street and near the freeway. Single-family detached units are also in the mix on 0.1 to 0.12 acres. The City has always been able to do any development by Development Agreement, as long as a legislative process was used to enable public comment. In this project, the Development Agreement will likely be used. Density issues and traffic will be the big topics of concern brought up in tonight's public hearing.

REGULAR SESSION Present: Chair Frank Adams; Vice Chair; Commissioners Kristen Sherlock, Joey Hansen, Spencer Klein, & Scott Behunin. Staff: Community Development Director Lyle Gibson, and City Planner Shannon Hansell. **Excused:** Planning Secretary Carly Rowe; Commissioners, George “Tony” Kalakis, and Tyler Turner, and Alternate Brian Shepherd.

Chair **Frank Adams** opened the meeting at 7:00 pm.

SPECIAL EXCEPTION APPLICATIONS – *public hearing (items 1 and 2)*

Item #1: Peter Cannon (25-02) – Applicant is requesting consideration of a special exception to allow a 20'X24' concrete pad for parking on the southwest corner of the lot, which would be 12 feet from the south property line – the requested exception would allow the pad to be poured without requiring an additional “properly designated

parking space” behind the 30 foot setback; at the property located at 1078 Oakridge Drive, in the LR (Large Residential) zone.

Community Development Director **Lyle Gibson** presented this agenda item. The subject property is a corner lot with the front of the home facing west and the existing drive access leading to the north side of the home from 1100 North (Quail Flight Road). The applicant hopes to pour a new driveway or parking pad on the southern portion of the property as identified in the included site plan. As a corner lot, an additional driveway would normally be approved by Staff as a permitted use in the proposed location. However, to reduce the amount of concrete or impact to the property, the applicant is only proposing a driveway that is 20 feet deep from the sidewalk. Section 11-32-060 (A)(1) of city code requires that a residential driveway lead to a parking space that is outside of the front yard setback, unless the Planning Commission approves otherwise through the special exception process.

The proposed driveway consists of a 20'X24' concrete pad for parking on the southwest corner of the lot, which would be 12 feet from the south property. In addition to considering whether or not the pad itself can be considered as a “different location of a properly designated parking space” than defined by code. The Planning Commission should consider if a 24-foot wide driveway is also acceptable as it is only two parking spaces. While a 20-foot wide driveway can accommodate two cars, they are often wider for ease of use. Typically, a home with a driveway leading to two spaces has room to flare out; this request would have 4 extra feet where measured at the property line.

Gibson said there is plenty of room and frontage to accommodate this request. The applicant desires to have the least impact on the property as possible. Staff recommends approval. Four or five lots share a native scrub oak and choke cherry forest, which is not real common. They would like to keep as much of it as possible. He will need to cut a 20 foot by 6-foot curb approach from the street. The only thing at the proposed pad site right now is level grass.

Applicant **Peter Cannon** addressed the Commission. He shared several rationales for the special exception. Code would normally require the parking pad to be set 30 feet back from the street. This would require destruction of over 20 trees in the forest. It would also require a 30-foot driveway to reach the parking pad. The code allows a request for a special exception. A family with multiple cars needs this additional parking space to comply with winter on-street parking restrictions. The parking pad is over 100 feet from the corner of 1100 North. He said he doesn't currently live in this home himself, as he lives in another Farmington residence by the golf course. He has had renters there for nine years, and as their children have grown older, they have needed additional parking. The home has a mother-in-law apartment, so two family units could reside there, necessitating more parking. All utilities are together and there is only one garage, so it is not practical to have two unrelated families living there together.

Applicable Code:

11-32-060: ACCESS TO OFF STREET PARKING AND LOADING SPACES:

A. Ingress And Egress: Adequate ingress and egress to all uses shall be provided as follows:

1. Residential driveways shall be not more than twenty feet (20') in width when serving as access to two (2) properly designated spaces, or thirty feet (30') in width when serving as access to three (3) properly designated parking spaces as measured at the front or side corner property line. "Properly designated parking spaces" shall include spaces in a garage, carport or on a parking pad located to the side of a dwelling and not located within the front yard or required side corner yard. Tandem parking on a residential driveway leading to a properly designated parking space contributes to the number of parking spaces required for a single- or two-family dwelling. Additional driveway width for access to a rear yard, for more than three (3) properly designated parking spaces, or for multiple-family residential developments, or for a different location of a properly designated parking space than set forth herein, may be reviewed by the planning commission as a special exception. Residential driveways shall be designed at a width which is the minimum necessary to provide adequate access to designated parking spaces.

Chair **Frank Adams** opened and closed the public hearing, as no comments were offered in person or online.

MOTION:

Kristen Sherlock made a motion that the Planning Commission recommend approval of the special exception for the 20' x 24' pad as shown on the included site plan with this application.

Findings 1-3:

1. The requested driveway is less impactful to the property than a longer driveway with a typical properly designated parking space.
2. Even if more parking spaces are poured or required, vehicles could still park on any portion of the driveway.
3. Assuming 24 feet in width and lack of a typical properly designated parking space is acceptable, the driveway meets all other applicable requirements.

Supplemental Information 1-3:

1. Site Photos
2. Vicinity Map
3. Site Plan

Joey Hansen seconded the motion, which was unanimous.

Chair Frank Adams	X Aye ____ Nay
Commissioner Kristin Sherlock	X Aye ____ Nay
Commissioner Joey Hansen	X Aye ____ Nay
Commissioner Scott Behunin	X Aye ____ Nay
Commissioner Spencer Klein	X Aye ____ Nay

Item #2: Alberto Parra (25-03) – Applicant is requesting consideration of a special exception to allow driveway access over 708 W. Moon Circle, across the adjacent lot at 1371 N. Main Street; both located in the R (Residential) zone.

City Planner **Shannon Hansell** presented this agenda item. The applicant is requesting a special exception to place a driveway for a building lot over one adjacent building lot. The applicant has applied for a plat amendment to the Moon Park Subdivision to consolidate property. The purpose of this consolidation is to build an accessory building in the rear yard without building over a property line, which is not permitted by the Building or Zoning Code. The applicant would like to avoid removing a mature tree in their park strip to access the rear accessory building. The plat amendment includes an easement across the southwest corner of 1371 N. Main Street to access the proposed rear yard accessory building. This easement not only prevents possible tree removal, but also creates the minimum 40-foot distance between driveways (11-32-060 B1). Crossing 1371 N. Main Street with the easement necessitates a special exception for access across one building lot to another. The applicant is working on a plat amendment to remove easements. Staff is recommending approval of this. Both the applicant and his neighbor were not present at the meeting.

In considering the Special Exception, FCC 11-3-045 E identifies the standards of review:

11-3-045 E. Approval Standards: The following standards shall apply to the approval of a special exception:

1. Conditions may be imposed as necessary to prevent or minimize adverse effects upon other property or improvements in the vicinity of the special exception, upon the City as a whole, or upon public facilities and services. These conditions may include, but are not limited to, conditions concerning use, construction, character, location, landscaping, screening, parking and other matters relating to the purposes and objectives of this title. Such conditions shall be expressly set forth in the motion authorizing the special exception.
2. The Planning Commission shall not authorize a special exception unless the evidence presented establishes the proposed special exception:
 - a. Will not be detrimental to the health, safety or general welfare of persons residing or working in the vicinity, or injurious to property or improvements in the vicinity;
 - b. Will not create unreasonable traffic hazards;
 - c. Is located on a lot or parcel of sufficient size to accommodate the special exception.

Chair **Frank Adams** opened the public hearing and closed due to no comments received.

MOTION:

Spencer Klein made a motion that the Planning Commission approve the special exception for a driveway to cross one adjacent building lot to provide access to another, subject to all applicable Farmington City development standards and ordinances and the following conditions:

Findings 1 a-d:

1. If the above conditions are followed, then:
 - a. Because of its position further than 30 feet from the nearest intersection, it is reasonable to assume that the widened driveway will not be detrimental to the health, safety, or general welfare of persons residing or working the vicinity, or injurious to property or improvements in vicinity.
 - b. The property is of sufficient size to accommodate the special exception.
 - c. The proposed access will not cause unreasonable traffic hazards.
 - d. There is value in preserving the mature tree on site.

Supplemental Information 1-3:

1. Vicinity Map
2. Plat amendment boundary survey
3. Site plan

Scott Behunin seconded the motion, which was unanimous.

Chair Frank Adams	X Aye ____ Nay
Commissioner Kristin Sherlock	X Aye ____ Nay
Commissioner Joey Hansen	X Aye ____ Nay
Commissioner Scott Behunin	X Aye ____ Nay
Commissioner Spencer Klein	X Aye ____ Nay

SUBDIVISION AND PROJECT MASTER PLAN (PMP) APPLICATIONS – public hearing (item 4 only)

Item #3: Cole West / Garff Properties – Michigan LLC (Matt Garff) (S-7-22) – Applicant is requesting consideration of a Preliminary Plat and Final Planned Unit Development (PUD) approval for the proposed “The Ana” project, consisting of 75 townhomes on 9.5 acres located at approximately 1000 North and 650 West.

Hansell presented this agenda item. The Ana PUD is located at approximately 1000 N. Shepard Park Road on Parcel 08-051-0235. The 6.65-acre [residential] parcel was rezoned to Commercial Mixed Use (CMU) in 2022. The entire parcel is part of the East Park Lane Small Area Master Plan, which was approved by the City Council on April 17, 2018. Prior to the approval of the Master Plan, the General Plan was amended to its current designation on July 7, 2004. In the same year, on December 1, 2004, the City Council approved the CMU zone. As specified in that text, all development must be considered as a PUD or planned center development.

The Ana PUD was originally introduced as The Ivy PUD in 2022, and received schematic approval from the Council on August 16, 2022. The layout is the same, including 75 attached single-family townhome units, active and passive open space, with pickleball courts and a connection to the Hess Farms development to the south, which benefits internal circulation between the projects. The project is the final section to connect Shepard Park Road (700 West) from Shepard Lane to Lagoon Drive, as well as 1015 North. The sidewalk on the north side of 1015 North borders the rear yards of the Hidden Farms development.

The Ana received approval from the City Council on February 4, 2025. The approval included the schematic subdivision plan, preliminary PUD master plan and development agreement, which includes provisions for fencing and landscaping installation and maintenance along the north side of 1015 North. The City Council did not require that the Moderate-Income Housing calculation be updated from that of the 2022 agreement, so the fee in lieu remains based on 2022 figures.

Applicant **Abraham Lopez** with Cole West addressed the Commission. This is 75 townhomes. **Adams** said he had hoped to see snow removal and trash collection addressed by now. Approval is contingent on acquiring land in the northeast corner. **Lopez** said they have engaged the church, which wanted to use the land in question as a turn around. He said they are willing to sell them the land. **Sherlock** said visitor parking as planned is inadequate, and she is concerned with snow removal and tight streets.

Gibson said the Commission is the approval body, and the City Council will not be seeing it next. Staff can follow up on issues as assigned by the Commission. For this item, the Commission is the final stop. **Adams** asked Staff to ensure that their trash collection plan is feasible. **Gibson** said Robinson Waste typically does traffic collection in the area, and can determine the feasibility.

MOTION:

Joey Hansen made a motion to move that the Planning Commission approve the preliminary plat and Final PUD for The Ana, subject to all applicable Farmington City development standards and ordinances and the following condition:

1. Prior to final plat approval and recordation, the northeast section of property owned currently by another entity needs to be acquired and included with the subdivision plat.

Findings 1-5:

1. The project follows the East Park Lane Small Area Master Plan.
2. The project complies with the City's General Plan and zoning ordinances for the CMU zone.
3. 1015 North will be constructed concurrent with The Ana. 1015 North provides a connection from Main Street to Shepard Park Road (700 West) and eliminates dead-ends longer than 1000 feet.
4. The project completes the connection of Shepard Park Road from Shepard Lane to Lagoon Drive.
5. The project was previously approved by the City Council in 2022 with the same proposal.

Supplemental Information 1-2:

1. Vicinity Map
2. Preliminary plat and improvement drawings

Sherlock seconded the motion, which was unanimous.

Chair Frank Adams	X Aye ____Nay
Commissioner Kristin Sherlock	X Aye ____Nay
Commissioner Joey Hansen	X Aye ____Nay
Commissioner Scott Behunin	X Aye ____Nay
Commissioner Spencer Klein	X Aye ____Nay

Item #4: Boyer Company (25-10) – Applicant is requesting recommendation of a Project Master Plan (PMP) and Preliminary Planned Unit Development (PUD) for a proposed residential subdivision consisting of 174 units on approximately 19 acres of property at approximately 1700 North Main Street (between Main Street and Highway

89) for applicant Boyer Company.

Gibson presented this agenda item. Farmington City currently owns several acres of property between Main Street and Highway 89 just south of the interchange. The property, which is zoned NMU, had previously received entitlement for development as a commercial shopping center. Only the bank at the intersection ever developed, and the commercial demand has since shifted towards Station Park. The City acquired the property when the commercial development failed. The City has sat on the property until recently, when the City Council decided that the best use of the property for the City was to find a developer to whom the property could be sold to produce a desirable development while providing revenue to the City that could be used to help fund City needs, specifically a new fire station.

The Boyer Company was selected from amongst multiple responses to a Request for Qualifications (RFQ), and they have been working to develop a concept for several months. Based on the total amount of land in the NMU zoning district and the number of existing units within that area along Main Street, the City entered into an agreement with Boyer that considers no more than 265 total residential units. Boyer has engaged with residents in the area on multiple occasions since going under contract on the property. Based on the initial feedback they have received, they have put together the PMP and Schematic Subdivision included with this report.

The current phase in the approval process is conceptual. While far more than just a napkin sketch, much of the detailed engineering has yet to be done. The City's approval processes are established in this manner to better facilitate consideration of a project. Adjusting at the concept level reduces risk to developers who are seeking assurance, while providing input opportunities for the City at every stage. Items such as stream alteration permits and wetland mitigation are potentially needed, and resolution to such would be determined through the preliminary plat process where additional engineering is required (see FMC 12-5-110 for preliminary plat requirements).

The NMU district requires that development be considered through the PUD process. The purpose of a PUD is to provide public benefits that would not otherwise be required, while also achieving better site design through flexibility. As stated, the NMU district requires all development to go through this process. Alternative allowances and flexibility permitted through the PUD process are typically memorialized through a Development Agreement. While the zoning district indicates in its purpose that it would provide for a mix of single-family and multi-family residential units together with commercial development, the demand for commercial development at this location has proven to be very limited. Multiple discussions with commercial real estate professionals have confirmed that the use of the property will be residential.

Brickmoor includes 33 proposed lots for single family detached units, and 141 single-family attached units (townhomes) with varied architecture, common areas with a clubhouse, trails, and other amenities. Townhomes include two-story units that are either front or rear loaded with three-story rear loaded units near the highway. Lots for detached single family homes are located closest to existing residential on the west side of Main Street. Private streets serve the development with two access points onto Main Street.

Among the number of issues to consider with the project is the number of proposed units. The NMU zoning states that maximum residential density in the NMU zone is nine (9) units per acre. This could be interpreted in different ways. As previously noted, a cap was placed on the initial agreement with Boyer that there would be no more than 265 units based on the read of this language assuming a density over the zoning district at large. Of note, per FMC 11-27-030, "a Planned Unit Development is a residential development in which the regulations of the underlying zone are waived to allow flexibility and innovation in site and building design if approved by the Planning Commission and City Council." Consistent with this intent, State Law allows for the establishment of unique regulations including establishing density through the use of development agreements. The NMU zone includes language indicating this may be expected.

It is the opinion of City Staff that the Planning Commission may recommend whatever density or unit count they feel is appropriate for the site. For reference, the project area includes over 19 acres of land. Included in this area is 2.6 acres of UDOT property, which is integrated into the project for open space and storm water design. The 174 proposed units is 9 units per acre over the whole project area. If considering only the approximately 16 acres of land that are to be sold to Boyer by the City, the density is 10.8 units per acre. In addition to unit count, the Planning Commission may wish to weigh in on the layout/project configuration, unit mix, architecture, building height, setbacks, amenities, transportation network, and landscaping.

Of note, a trip generation statement has been provided indicating that the proposed development will create minimal impact or delay on the existing road network as designed.

Ultimately this development will be considered through the use of a Development Agreement as is typical with a PUD to spell out the specific allowances or restrictions applicable to the project. A draft agreement is in process between

Boyer Company and City Staff. It is the anticipation of both City Staff and Boyer that this initial hearing will help provide input regarding the use of the property and proposed design to potentially inform changes to the design and also better inform the Development Agreement. An additional public hearing with the Planning Commission will follow where a Development Agreement will be available for the review of the public and Planning Commission before the project advances to the City Council for additional consideration.

Gibson said the General Plan is a guide, and the Planning Commission should decide what best fits the location. While the site was zoned NMU and allows for commercial uses, the needs have shifted so commercial is no longer being considered here. Buttered Bakeshop and Zions Bank are the only existing commercial in the area along Main Street.

Applicant **Spencer Moffat** with the Boyer Company addressed the Commission. They entered into the contract with the City in December. They presented the neighbors with their initial plan of 192 units in March. They have since addressed neighbor's concerns including lowering density to 174 units (removing eight single-family units and 10 townhomes), giving the project more breathing room, removing large six-plex units for more breathability, and removing a third access point that could have gone through the neighborhood to the south (which will remain as an emergency-only access). Nobody wanted to drive down Main Street and see the backsides of homes. Therefore, the front of the buildings were oriented to Main Street with a traditional park strip. Guest parking is tough, as people will park anywhere and everywhere. Therefore, the developer is proposing no parking along Main Street, giving the volume of traffic on that road. They propose striping the curbs there red, and asked for the City's help in enforcing that. This is a historic area that should match the surrounding community, so brick is the heavy element in the Brickmoor development. There will be a sound wall along the freeway. There is a plan for a full movement intersection to be installed on the north side of the property with a second full movement intersection at Zions Bank. Existing road capacities can handle future traffic volumes.

Sherlock asked about guest parking. **Moffat** said many times garages can become storage sheds, so the more parking the better. There is not guest parking in the single-family part of the development. Guest parking may be included in the detention basin area. **Adams** asked about snow removal.

Chair **Frank Adams** opened the public hearing.

Drew Neal said this really impacts him. He was around when the first phase was proposed with offices and stores. Old Shepard Road is narrow with businesses in front. Many going to those business decide to park in nearby residential areas in order to park in the shade. This makes it so only one car at a time can drive down the street. **Adams** said this will be only a gated emergency access. **Neal** said there is a preschool on this street that could be impacted. People walk their dogs down his street, and it has made a mess of his yard. He is worried it is too much residential for such a small area.

Patricia Anderson (671 Somerset Street, Farmington, Utah) owns four acres across the street from this, and has a financial interest in the **Ally Rose** home, which will become a bakery. She attended the February and May community meetings, where they were told good planning is more important than revenue. She understood that it would be nine units per purchased acreage. She disputes the number of proposed units, as well as the notification using the new NMU language. Consulting land use attorneys and other planning experts, she discovered proper notification was not given to the surrounding landowners. She is worried about water, including the protected historic perennial stream. She would like the stream to be visible like it is at City Creek.

Sharon True (931 W. Northridge Road, Farmington, Utah) asked how many acres Boyer is purchasing. **Gibson** said 16 acres, although it is still in negotiations. She said NMU only allows two stories. She is concerned with future traffic problems. Multiple traffic studies have been done on this area, including in 2002 when it was assumed a frontage road would run along Highway 89. Things haven't turned out that way, and now there is an on-ramp to Highway 89. The Utah Department of Transportation (UDOT) said there would be no allowances for a road going on to that onramp. This limits traffic getting in and out. There should be a traffic light at Mountain Road. A four-lane Main Street turns into a two-lane Main Street by Mountain Road. More and more Fruit Heights residents are coming this way as well.

Adams said he is anxious to hear everything the public has to say. They will consider all the things said.

Heather Romano (739 S. Hansen Court, Farmington, Utah) said **Moffat** has been responsive to her concerns. Traffic is a huge issue to her, considering each townhome will have about two vehicles. That will be 348 cars around four traffic lights in a short area. She is glad to see the recent reduction in units, and asks if there could be even more.

Melanie Whipple has been teaching at Knowlton Elementary since 2014, and is advocating for lower class sizes. She is glad to see the number of proposed units has come down. Her school is overcrowded, with four portables on campus.

Lou Brown (819 White Hall Court, Farmington, Utah) asked if the units will be owner-occupied. **Gibson** said it has been in discussion. **Brown** has been in the development business for 40 years before retiring. Developments being approved in Tooele and Salt Lake Counties have up to 20 units per acre, which causes him to shake his head. Many developers like to rent out townhomes in order to make a bigger profit. He is wondering if making them owner-occupied would be included in the Development Agreement. He wants

to know if the roads will be public or private. He was happy that it was only nine units per acre. He met with people to find out that increased traffic from the development would have a negligible effect on existing roads.

Moffat said the project will have private streets. The traffic signal is a City issue. The market drives if they will sell the property or rent it out. High liquefaction was revealed in a recent soil test, which means there is a high potential for differential settlement for townhomes. Helical piers will be required, which adds risks to the project that may be best mitigated if Boyer retains ownership. They are doing risk analysis about that issue now. In addition, many people will actually buy townhomes with the pure intent to rent them out themselves. The single-family products will be for sale at market rates. He only likes to use deed restrictions for affordable housing units.

Gibson said often the City will require separate parcels for every unit so they could be owner-occupied, but they can't require that they are not rented out. The Mountain Road intersection is close in proximity to other signalized intersections. He is confident of getting a signal there. **Moffat** said they do plan to individually plat the townhomes so they have the flexibility to do either for-sale or for-rent options.

Laura Wilson (957 Lands End Road, Farmington, Utah) said she recently collected signatures and met with the mayor. Her main concern is the density. The community would like to see open space for community gardens, perhaps maintained by a land trust. Across the street from there is animals. They would like a sign welcoming people to North Farmington. She would like to see more single-family homes and fewer town homes, and she realizes this may affect Boyer's profit margins. The community would like to bond more and charge Boyer less to keep open space.

Michelle Packer (Hollyhock Circle, Farmington, Utah) lives south of Zions Bank. She said townhomes are prone to renters. She lives in a townhome Homeowners Association (HOA) project. Private streets are usually narrower and can't handle the parking needs of the development. She would like to have the density calculated by the actual project area, not the UDOT area. She does not want the PUD to be used, since it allows increased density. Stick to the density allowed by the underlying zone. She would like to see the stream left open instead of piped, as proposed. She is not sure she wants the screening wall.

Linda Hoffman addressed the Commission online. She asked about guest parking, and is worried they may park at Zions Bank. Her main concern is general that Farmington has almost no transitional housing for those getting older. There needs to be something between a two-story townhome and assisted living. She would like patio homes between 1,200 and 2,000 square feet in order to stay in their community. The proposed 3,000 to 5,000 square-foot homes are large considering they would be bounded by townhomes and a bank. She said those large homes could be switched to patio homes instead. Keeping the stream above ground could help migratory birds.

Mark Adamson lives on the west side of the freeway. In the past 10 years, he has had a lot of townhomes put in his area, and he feels the pain.

Chair **Frank Adams** closed the public hearing.

Adams said he appreciates the heart-felt comments shared tonight. He took notes tonight. **Moffat** wanted to find out if they are in the ballpark or not. Staff should be able to help them out with this in coming weeks.

Commissioner **Joey Hansen** said he appreciates the concern of the citizens. He has taken copious notes, and wants to make sure they are all addressed. He feels his neighbors' pain. He hadn't considered patio homes for the aging population as part of the Development Agreement. Commissioner **Behunin** said he found the areas of liquefaction interesting.

Sherlock said she is impressed with Boyer's willingness to listen to neighboring landowners. She would like to incorporate the open stream idea. She believes traffic lights help slow traffic. The amount and speed of traffic are two different things. She would like pedestrian issues addressed including lighting and accessibility. HOAs can address rental vs. owner-occupied. Farmington has addressed short-term rentals, but not mid- and long-term rentals. She would love to also address this in the Development Agreement. Liquefaction scares her. She would like to see "Welcome to Farmington" signage in this area. She always has a big issue with parking. As a private resident, she feels the pain. She started getting involved in City meetings when 352 apartments were proposed behind her home. However, this land is owned by the City, who can balance things better for residents than a private property owner. She wants people to know they were heard.

Adams said the Commission would like to have a fully fleshed-out Development Agreement before it votes on this agenda item. He would like the public to be able to read it before it is on the agenda next.

MOTION:

Sherlock made a motion to **table** this agenda item.

Behunin seconded the motion, which was unanimous.
Chair Frank Adams

X Aye ____Nay

Commissioner Kristin Sherlock
 Commissioner Joey Hansen
 Commissioner Scott Behunin
 Commissioner Spencer Klein

X Aye ____ Nay
 X Aye ____ Nay
 X Aye ____ Nay
 X Aye ____ Nay

OTHER BUSINESS

Item #5: City Council Reports, Approval of Minutes, Upcoming Items & Trainings

- a. City Council Report: August 5, 2025
 - **Gibson** said the Council discussed the General Plan as recommended by the Planning Commission. They had a couple of additional items they wanted to see amended before adopting it. Councilmember **Scott Isaacson** asked for areas that are outside of Farmington to be removed from the General Plan maps. They may be annexed in the future, but should not be included as part of the City. Foothill development is a concern.
- b. Wright Development – Park Lane Commons.
 - **Gibson** said he would like to introduce this application on Station Parkway across from the Legacy Assisted Living Center and west of Sticky Bird. It is a vacant property on the corner. While Wright Development owns the land, it is part of a larger Development Agreement for Farmington Commons. Typically in mixed use developments, drive thrus are not allowed. They tend to be more auto-oriented, and nearby McDonalds and Sticky Bird have them. Tenants interested would like to have a drive thru element.
 - **Mr. Logan Johnson** said full civil and building plans were made up assuming it would fill up very easily. The market did not produce any interest, even after \$40,000 was spent on plans. However, some tenants have said that a drive thru would entice them to locate there. They also recently purchased the Sticky Bird building, and they are trying to get a new tenant there as well. He is looking for feedback of the possibility of amending the Development Agreement to allow a drive thru and awning. They have been marketing to traditional retail uses, specifically food. Keke's Breakfast Cafe out of Florida backed out. Banks won't lend on buildings without at least one tenant. A nail salon and beauty supply have inquired. The three- to four-tenant, 8,000 square-foot building would have one food tenant in about 3,000 to 4,000 square feet. He purchased the building from **Rich Haws** about four months ago. Commissioners said parking, traffic flow, and the in and the out related to drive thrus must be addressed in a future Development Agreement.
- c. Planning Commission Minutes Approval: 07.17.2025
 - **Joey Hansen** made a motion to approve the minutes; **Scott Behunin** seconded the motion. All in favor.
- d. **Sherlock** said she is tired of Farmington not having patio homes. They are only in Kaysville and West Layton, and there is nothing for the aging population in Farmington. This Boyer development is the chance for the City to propose certain needed uses to a developer.

ADJOURNMENT

Kristen Sherlock motioned to adjourn.

Chair Frank Adams
 Commissioner Kristin Sherlock
 Commissioner Joey Hansen
 Commissioner Scott Behunin
 Commissioner Spencer Klein

X Aye ____ Nay
 X Aye ____ Nay
 X Aye ____ Nay
 X Aye ____ Nay
 X Aye ____ Nay

Frank Adams, Chair

FW: Brickmoor Development Community Feedback

From Lyle Gibson <lgibson@farmington.utah.gov>

Date Tue 8/12/2025 8:29 AM

To Carly Rowe <crowe@farmington.utah.gov>

Cc smoffat <smoffat@boyercompany.com>

A comment received by the PC chair for the record.

From: Frank Adams <fadams@farmington.utah.gov>

Sent: Saturday, August 9, 2025 9:27 AM

To: Lyle Gibson <lgibson@farmington.utah.gov>; Shannon Hansell <shansell@farmington.utah.gov>

Subject: Fw: Brickmoor Development Community Feedback

Did not see this until this morning.

From: Linda Hoffman <lindacall.hoffman@gmail.com>

Sent: Tuesday, August 5, 2025 8:41 PM

To: tturner@farminton.utah.gov <tturner@farminton.utah.gov>; Frank Adams <fadams@farmington.utah.gov>; Joey Hansen <joey.hansen@farmington.utah.gov>; Kristen Sherlock <ksherlock@farmington.utah.gov>; George Kalakis <gkalakis@farmington.utah.gov>; Brian Shepherd <bshepherd@farmington.utah.gov>; Scott Behunin <sbehunin@farmington.utah.gov>

Subject: Brickmoor Development Community Feedback

CAUTION: This email originated from outside the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Planning Commission Members,

Thank you for receiving community input on the proposed development next to Zion's Bank. The following comments and suggestions are organized according to the parameters you will be considering and include both suggestions and compliments on the presentation. I am grateful for your thoughtful consideration of how to help Farmington grow in the best way possible.

Linda Hoffman
1766 Campden CT
Farmington, UT

- **Layout/project configuration**

- The ANA PUD (also mentioned in the Aug 7 packet) follows the ordinance of 9 units/acre, as does a recent build-out in West Farmington. Why is the Brickmoor development 10 units/acre?
- Will all units have basements, and is the proposed mitigation for the high water table suitable to keep the basements free from the type of flooding we have seen in West Farmington?
- Are all of the condo driveways 12 ft or just some of them? There is concern about condo owners and guests not being able to park within the driveway space (as in the Farmington Crossing development

and Old Farm).

- Where will visitors/guests park who are visiting the condos facing Main Street, since no parking will be allowed along that corridor?

- **Unit mix**

- Farmington has almost no "transitional" homes for the fast-growing demographic of an aging population. Please encourage developers to include housing that can bridge the gap between multi-storied condos and assisted living. Patio homes between 1200 and 2000 square feet would be a great fit in a multi-generational setting such as Brickmoor. These could be configured as duplexes or triplexes of varying sizes.
- It was announced that the 33 "single-family" homes would be 3,000-5,000 sq. ft. It could be financially beneficial to redesign some of them into patio homes, thereby increasing density, sales, and the multigenerational benefits of Brickmoor.

- **Architecture**

- The renderings shown are attractive and should be easy to maintain. They will blend in with the surrounding area. Thank you.

- **Building height**

- The two-story condos in Old Farm visually blend with the surrounding housing. Three stories would be out of place in this area, even if next to Hwy. 89. (Consider putting the patio homes for Seniors in that area since many of us don't hear very well anyway. 😊)

- **Setbacks**

- This seems very tight--like Farmington Crossing Development. Parking is a huge problem there.

- **Amenities**

- See landscaping below: keep the creek above ground as an amenity.
- The proposed trail will be a well-used amenity and enhancement to the community. Thank you.

- **Transportation network**

- There is great concern over traffic safety with the addition of over 1000 new trips a day in this area. The sudden reduction of south-bound lanes at the curve by Mountain Road entrance is already death-defying. It needs more signage (warning lights?) and perhaps clearer road markings to warn of the upcoming lane reduction.
- The proposed "Welcome to Farmington" sign would be a beautiful addition. Thank you.

- **Landscaping**

- The proposed 5' wide sidewalks and tree plantings will help to create a more beautiful entry into the area. Thank you.
- Keeping at least a portion of the creek above ground would provide support for migrating birds, connections to nature, and create a peaceful "pocket park" along which the residents could

decompress.

FW: Brickmoor (Old Farm) Project

From Lyle Gibson <lgibson@farmington.utah.gov>

Date Thu 8/7/2025 2:30 PM

To Carly Rowe <crowe@farmington.utah.gov>

Public comment sent to PC.

From: Lyle Gibson <lgibson@farmington.utah.gov>

Sent: Monday, August 4, 2025 9:04 AM

To: Frank Adams <fadams@farmington.utah.gov>

Subject: Re: Brickmoor (Old Farm) Project

The public can see what is in the packet. So yes they would probably know what the proposal is.

Sent from my Verizon, Samsung Galaxy smartphone

Get [Outlook for Android](#)

From: Frank Adams <fadams@farmington.utah.gov>

Sent: Monday, August 4, 2025 8:56:18 AM

To: Lyle Gibson <lgibson@farmington.utah.gov>

Subject: Fw: Brickmoor (Old Farm) Project

FYI. What is interesting to me is the complaint about "high density". Is the proposed density public knowledge at this point?

From: Cindy Cook <cindycook19@gmail.com>

Sent: Sunday, August 3, 2025 3:36 PM

To: Tyler Turner <tturner@farmington.utah.gov>; Frank Adams <fadams@farmington.utah.gov>; Joey Hansen <joey.hansen@farmington.utah.gov>; Kristen Sherlock <ksherlock@farmington.utah.gov>; George Kalakis <gkalakis@farmington.utah.gov>; Spencer Klein <sklein@farmington.utah.gov>; Scott Behunin <sbehunin@farmington.utah.gov>; Brian Shepherd <bshepherd@farmington.utah.gov>

Subject: Brickmoor (Old Farm) Project

CAUTION: This email originated from outside the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Planning Commissioners,

I am very concerned about the high density development Boyer Company is proposing which is inconsistent with the nature of the existing neighborhoods. The purpose of development is to improve the area and not create problems that the surrounding neighborhoods will have to deal with for years to come.

If the high density project is allowed, there will be dramatically increased traffic on Main Street which already has heavy traffic. As it is now, those coming from Fruit Heights and east neighborhoods have a hard time turning left

onto Main Street from Mountain Road. A traffic light at Mountain Road and Main will be too close to the existing traffic lights to the south and north.

Farmington has a charm of its own that is worth preserving. People choose Farmington because it is a nice place to live and raise a family. High density housing brings with it instability and turnover--which does not provide the same type of environment that currently exists in this part of Farmington.

Your decision should represent the voice of the community and what will enhance the surrounding neighborhoods. High density housing is not an improvement. Please carefully consider how this proposed high density project will negatively impact the overall quality of life in the northern part of Farmington.

Best regards,

Cindy Cook

CITY COUNCIL MEETING NOTICE AND AGENDA

Notice is given that the Farmington City Council will hold a regular meeting on **Tuesday, August 19, 2025** at City Hall 160 South Main, Farmington, Utah. A work session tour will begin at 5:30 pm and conclude in Conference Room 3 followed by the regular session at 7:00 pm. in Conference Room 3. The link to listen to the regular meeting live can be found on the Farmington City website www.farmington.utah.gov.

WORK SESSION (TOUR) – 5:30 p.m.

- Tour of North Cottonwood Commons and Innovator Landscaping
- Redevelopment Agency Discussion
- I-15 Widening and Landscape discussion

REGULAR SESSION – 7:00 p.m.

CALL TO ORDER:

SUMMARY ACTION:

1. Approval of Minutes 08.05.25
2. Plat Amendment-Moon Park Subdivision Lot 14
3. Monthly Financial Report

GOVERNING BODY REPORTS:

- City Manager Report
- Mayor Anderson & City Council Reports

CLOSED SESSION – Minute motion adjourning to closed session, for reasons permitted by law.

ADJOURN

In compliance with the Americans with Disabilities Act, individuals needing special accommodations due to a disability, please contact DeAnn Carlile, City recorder at 801-939-9206 at least 24 hours in advance of the meeting.

I hereby certify that I posted a copy of the foregoing Notice and Agenda at Farmington City Hall, Farmington City website www.farmington.utah.gov and the Utah Public Notice website at www.utah.gov/pmn. Posted on August 14, 2025 – DeAnn Carlile