

**FARMINGTON, UTAH  
ORDINANCE NO. 2025 - 39**

**AN ORDINANCE ADOPTING THE FARMINGTON CITY GENERAL PLAN.**

**WHEREAS**, Farmington City is a political subdivision of the State of Utah; and

**WHEREAS**, Utah Code section 10-9a-401 requires each municipality to prepare and adopt a general plan; and

**WHEREAS**, the Farmington City Council, multiple years have passed since the adoption of the most recent version of the city's general plan and an update is needed to better reflect current values, goals, and visioning for the city; and

**WHEREAS**, the enclosed plan creates a detailed vision based on data and robust public input; and

**WHEREAS**, the City Council desires to adopt the General Plan to replace prior plans now addressed therein;

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF FARMINGTON, STATE OF UTAH:**

**Section 1.**     Amendment. The Farmington City Comprehensive General Plan, is hereby amended as attached hereto as Exhibit "A" and by this reference made a part hereof as a replacement to the version most recently adopted.

**Section 2.**     Severability. If any section, subsection, clause, sentence or portion of this Ordinance is declared, for any reason, to be unconstitutional, invalid, void or unlawful, such decision shall not affect the validity of the remaining portions of the Ordinance and such remaining portions shall remain in full force and effect.

**Section 3.**     Omission not Waiver. The omission to specify or enumerate in this Chapter those provisions of general law applicable to all cities shall not be construed as a waiver of the benefits of any such provisions.


**Section 4.**     Effective Date. This Ordinance shall become effective upon publication or posting, or thirty (30) days after passage, whichever occurs first.

**PASSED AND ADOPTED** by the City Council of Farmington City, State of Utah, on this 2<sup>nd</sup> day of September, 2025.

FARMINGTON CITY

  
Brett Anderson, Mayor

ATTEST

  
DeAnn Carlile, City Recorder

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## Public Notice for Farmington City Council

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**From** support@helpdesk.utah.gov <support@helpdesk.utah.gov>

**Date** Mon 8/25/2025 12:44 PM

**To** DeAnn Carlile <dcarlile@farmington.utah.gov>

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# Utah Public Notice

## [Farmington City Council](#)

### [City Council Notice of Public Hearing](#)

**Notice Date & Time:** 9/2/25 7:00 PM

**Description/Agenda:**

NOTICE OF PUBLIC HEARING AND INTENT TO AMEND THE FARMINGTON CITY GENERAL PLAN AND PARKS MASTER PLAN

NOTICE IS HEREBY GIVEN That on Tuesday September 02, 2025 at 7:00 PM, or as soon thereafter as business permits at Farmington City Hall, 160 South Main Street; the Farmington City Council will hold public hearings to receive public comment on the following:

Farmington City's intent to Consider a comprehensive amendment to the 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

AS WELL AS:

Farmington City's intent to consider an amendment to Parks and Recreation element of the General Plan.

Affected entities are invited to provide information for the municipality to consider in the process of preparing, adopting, and implementing the Parks and Recreation element of 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

The link to listen to the regular meeting live and to comment electronically can be found on the Farmington City website [www.farmington.utah.gov](http://www.farmington.utah.gov). If you wish to email a comment for any of the listed public hearings, you may do so to [dcarlile@farmington.utah.gov](mailto:dcarlile@farmington.utah.gov)

The complete public notice is posted on the Utah Public Notice Website; [www.utah.gov/pmn/](http://www.utah.gov/pmn/), the Farmington City Website; [farmington.utah.gov](http://farmington.utah.gov), and at Farmington City Hall. Copies of the foregoing documents will be on file for public inspection at Farmington City Hall, 160 South Main Street, Farmington, Utah. To request a copy of the public notice, or for additional inquiries please contact Shannon Hansell at Farmington City offices [shansell@farmington.utah.gov](mailto:shansell@farmington.utah.gov) and 801-451-2383.

DeAnn Carlile, City Recorder

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](http://www.farmington.utah.gov) and the Utah Public Notice website at [www.utah.gov/pmn](http://www.utah.gov/pmn). Posted on August 25, 2025. DeAnn Carlile, City Recorder.

#### **Notice of Special Accommodations:**

In compliance with the Americans with Disabilities Act, individuals needing special accommodations (including auxiliary communicative aids and services) during this meeting, should notify DeAnn Carlile, City Recorder, 451-2383, at least 24 hours prior to the meeting.

#### **Notice of Electronic or telephone participation:**

NA

#### **Other information:**

#### **Location:**

160 South Main, Farmington, 84025

#### **Contact information:**

DeAnn Carlile , [dcarlile@farmington.utah.gov](mailto:dcarlile@farmington.utah.gov), (801)451-2383

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# **FARMINGTON GENERAL PLAN**

**FINAL DRAFT – AUGUST 27, 2025**



Festival Days Parade 2023;  
Photo by Farmington City

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# PART ONE

## COMMUNITY CONTEXT & VISION FRAMEWORK



Farmington Festival Days Parade; Photo by Eric Miller

# 1

## CHAPTER 01

# INTRODUCTION

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Festival Days 2023;  
Photo by Farmington City

## GENERAL PLAN PURPOSE

T. J. Kent, one of the fathers of City planning theory, captures six key points regarding the purpose of the General Plan.

1. To improve the physical environment of the community as a setting for human activities.
2. To promote the public interest, the interest of the community at large, rather than the interests of individuals or special interest groups within the community.
3. To facilitate the democratic determination and implementation of community policies on physical development.
4. To effect political and technical coordination in community development.
5. To inject long range considerations into the determination of short range actions.
6. To bring professional and technical knowledge to bear on the making of political decisions concerning the physical development of the community.

## 1.1 Welcome/Introduction

WELCOME TO FARMINGTON'S FRAMEWORK FOR THE FUTURE!

**Farmington is a city proud of its past and optimistic about its future.**

The City is strategically planning for the future with this updated General Plan, which brings the community's vision for tomorrow into focus.

## 1.2 Getting to Know Your General Plan

### 1.2.1 What is a General Plan

The General Plan is a high-level, official guide for the future of Farmington City. The General Plan contains overall goals and policies that help guide the city in decisions leading to the envisioned future of the City. These recommendations provide direction for the City in managing and guiding future growth and development.

### 1.2.2 Why Does it Matter?

Growth brings both opportunities and challenges. The City recognizes that while new characteristics will continue to emerge, an important role of the General Plan is to help the heritage and character of Farmington endure.

As Farmington continues to grow amidst ongoing regional growth and change, the city aims to:

- Provide facilities and services to meet growth and changing needs.
- Preserve the most noteworthy characteristics of the past that make Farmington unique.

“The General Plan contains overall goals and policies that help guide the city in decisions leading to the envisioned future of the City.”



### 1.2.3 Do We Need a General Plan?

**Yes!** The State of Utah recognizes the integrated relationship between land use, transportation, water conservation, and housing and the important role and impact of long-range planning within its counties and cities. Each City and Town is required by Utah Code to prepare and adopt a comprehensive, long-range general plan.

### 1.2.4 Why is Farmington City Updating its General Plan?

Reevaluating the General Plan ensures it remains relevant and informs the City's response to new information, trends, and opportunities.

The General Plan sets the direction for the City while being flexible enough to adapt to changing conditions. Many cities update their General Plan every five to ten years, depending on how much change is happening and where.

“Many cities update their General Plan every five to ten years, depending on how much change is happening and where.”

### 1.2.5 Who Uses the General Plan?

One of the most important things to know about Farmington's General Plan is that the plan is not just for City Staff and Officials. Residents, Business Owners, and Property Owners can use it too!

- **City Staff and Officials** use the General Plan as a framework for land use decisions and as the primary reference in developing amendments to the City Code.
- **Residents** can use the General Plan to stay informed on what is expected to happen in Farmington City and how that relates to what is happening in their neighborhood and the broader Wasatch Front region.
- **Business and Property Owners** can use the plan to understand the direction Farmington City is going and how that impacts the choices they have regarding their property and/or business.

### 1.2.6 General Plan Structure – Overview

- Part One: Community Context & Vision Framework
- Part Two: Policy Guide & Plan Elements
- Part Three: Land Use & City Form

### LUDMA and Utah State Code Requirements

Title 10 of Utah's State Code is the Utah Municipal Code, enacted in 1977 by Chapter 48 of the General Session. Title 10 addresses state requirements related to cities of the first through fifth class.

In 2005, the Utah Legislature enacted the Municipal Land Use Development and Management Act (LUDMA), which is codified for municipalities in Chapter 9a of Title 10. The purposes of LUDMA echo the police power objectives that have driven planning efforts and zoning ordinances since their inception.

These objectives are to provide for the health, safety, and welfare of present and future inhabitants and businesses, while also promoting prosperity, protecting property values and the city's tax base, and facilitating orderly growth with a variety of housing types.

As new issues and/or priorities have emerged, the legislature has updated LUDMA to facilitate strategies to address them. These may lead to necessary updates to Farmington's General Plan in the future.



Farmington Youth Council; Photo by Farmington City

### 1.3 General Plan Terminology

HOUSEHOLD

A household includes all the people who occupy a housing unit (such as a house or apartment) as their usual place of residence. A household includes the related family members and all the unrelated people, if any, such as lodgers, foster children, wards, or employees who share the housing unit. A person living alone in a housing unit, or a group of unrelated people sharing a housing unit such as partners or roomers, is also counted as a household.

HOUSING UNIT

A house, an apartment, a mobile home or trailer, a group of rooms, or a single room occupied as separate living quarters

LONG RANGE

Long range typically means planning up to 10 years or more into the future.

LUDMA

Land Use Development and Management Act

POLICE POWER

In planning, this means the government has the authority to regulate things like land use in order to protect the public health, safety, and welfare of current and future residents and businesses.

WC2050

Wasatch Choice 2050 (WC2050) is a regional vision for land use, transportation, parks/open space, and economic development opportunities.

### 1.4 Connections to City Policies

The recommendations of the Plan are generally implemented through one (or a combination) of the following ways:

- Specific programs
- *Zoning Ordinance*
- *Subdivision Ordinance*
- Capital Improvements Plan

### 1.5 Collaboration and Funding

The General Plan provides a framework for coordination and collaboration with outside entities, including potential funding to implement the ideas of the Plan and address local and regional issues and opportunities such as:

- Affordable and Attainable Housing
- Parks, Recreation, Open Spaces, Arts, and Culture
- Economic Development
- Transportation and Regional Growth



Neighborhood Cleanup; Photo by Farmington City



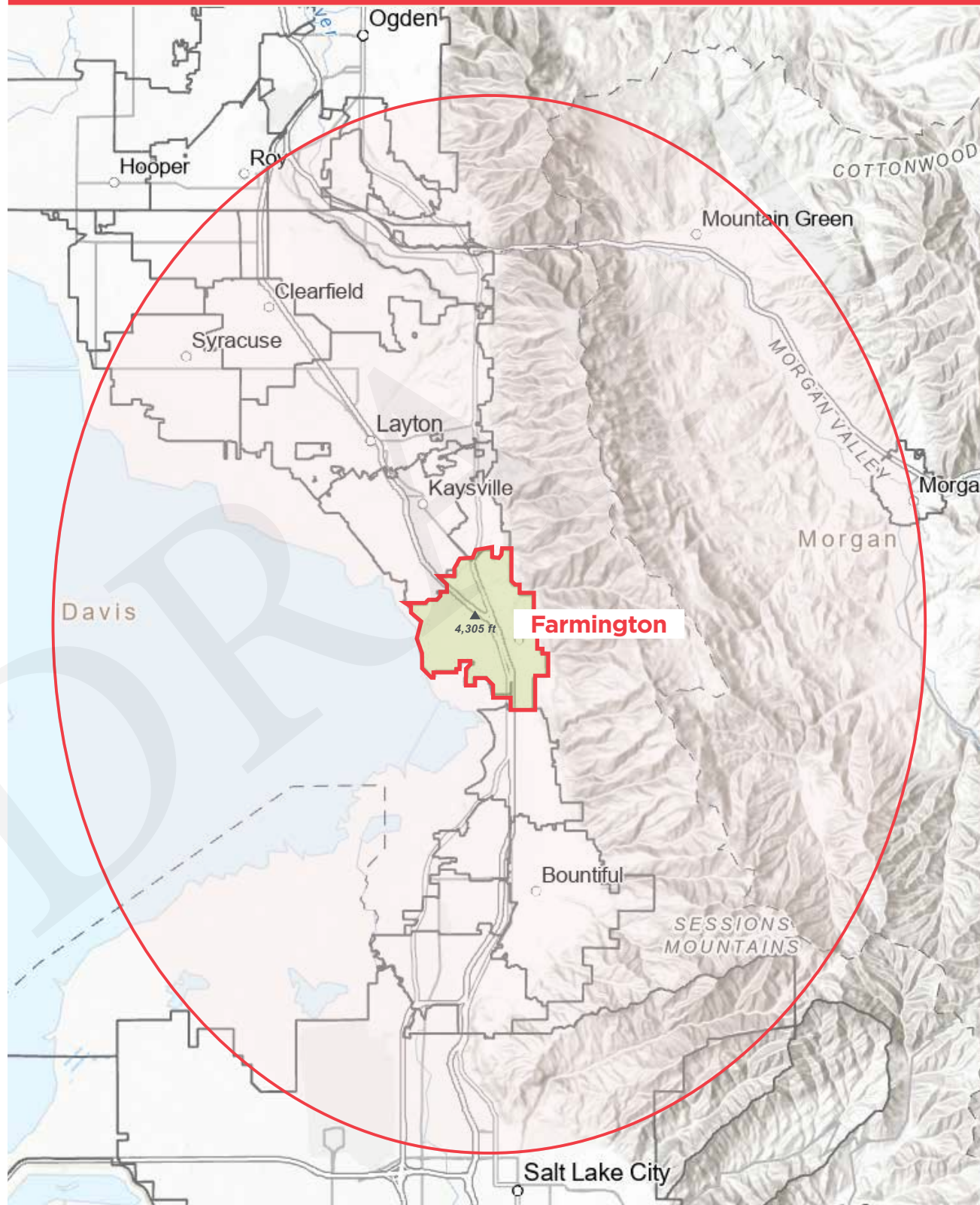
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## CHAPTER 02

# CITY & COMMUNITY CONTEXT

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## 2.1 Farmington's Planning Context

What is happening locally and regionally that influences Farmington's future? The region in which Farmington is located will continue to grow and change, having both direct and indirect impacts on the community. These impacts may provide benefits, opportunities, or challenges to Farmington's quality of life.

We provide a snapshot of the local and regional context of Farmington City. Knowing some key stats about Farmington's context can provide a foundation for better understanding the City's General Plan framework.

## 2.2 Local Context: A Quick Look at Farmington

### 2.2.1 Physical Context – The Place

Farmington is the county seat of Davis County, located just **16 miles** north of the State of Utah's capital, Salt Lake City.

Farmington is positioned midway between the northern and southern boundaries of Davis County and bounded by natural features to the east (Wasatch Mountains) and the west (Great Salt Lake). The center of Farmington is situated at an elevation of **4,305 feet**. The city contains **10.04 square miles** within its current boundaries, of which a small portion, **0.09 square miles**, is water.



### 2.2.2 Social and Economic Context – The People

Demographic characteristics greatly influence the current and future needs of cities. From housing, utilities, transportation, and emergency services to community recreation, social activities, and senior services, the amount, age, and composition of the population impact the decisions made in the short-term and long-term.

The 2020 Census and American Community Survey (ACS; 5-year estimates 2019-2023) data reflect that the population of Farmington is generally young, prosperous, and well educated.

**Over half** of Farmington’s **residents over the age of 25 have a bachelor’s degree or higher** while **98.0 percent have graduated from high school**. Both of these education-related statistics are higher than Davis County and the State of Utah.

The **median age is 31.7 years**, which is lower than Davis County (32.9 years) and the State of Utah as a whole (32.3 years). About **10% of Farmington’s residents are 65 years** of age or older and nearly **35% are under 18 years old**.

The **average household has 3.40 people**, which is higher than Davis County (3.18 people) and the State of Utah (2.99 people). A total of 7,146 households call Farmington home. The **median household income in Farmington is \$120,432**, which is over 10% higher than Davis County and 30% higher than the State of Utah.

Farmington’s total population is estimated to be just over **26,000 people** (26,163, ACS; 5-year estimates 2020-2024 ).

### 50.6%

Residents (over the age of 25) with a Bachelor’s Degree or Higher. Higher than Davis County (38.7%) and the State of Utah (38.4%).

### 98.0%

Residents (over the age of 25) graduated from high school. Higher than Davis County (96.0%) and the State of Utah (93.3%).

### 31.7 YEARS

Median age. Lower than Davis County (32.9 years) and the State of Utah (32.3 years).

### 10.7%

Residents over the age of 65. Lower than Davis County (11.4%) and the State of Utah (12.2%)

### 34.9%

Residents under the age of 18. Higher than Davis County (29.5%) and the State of Utah (27.3%).

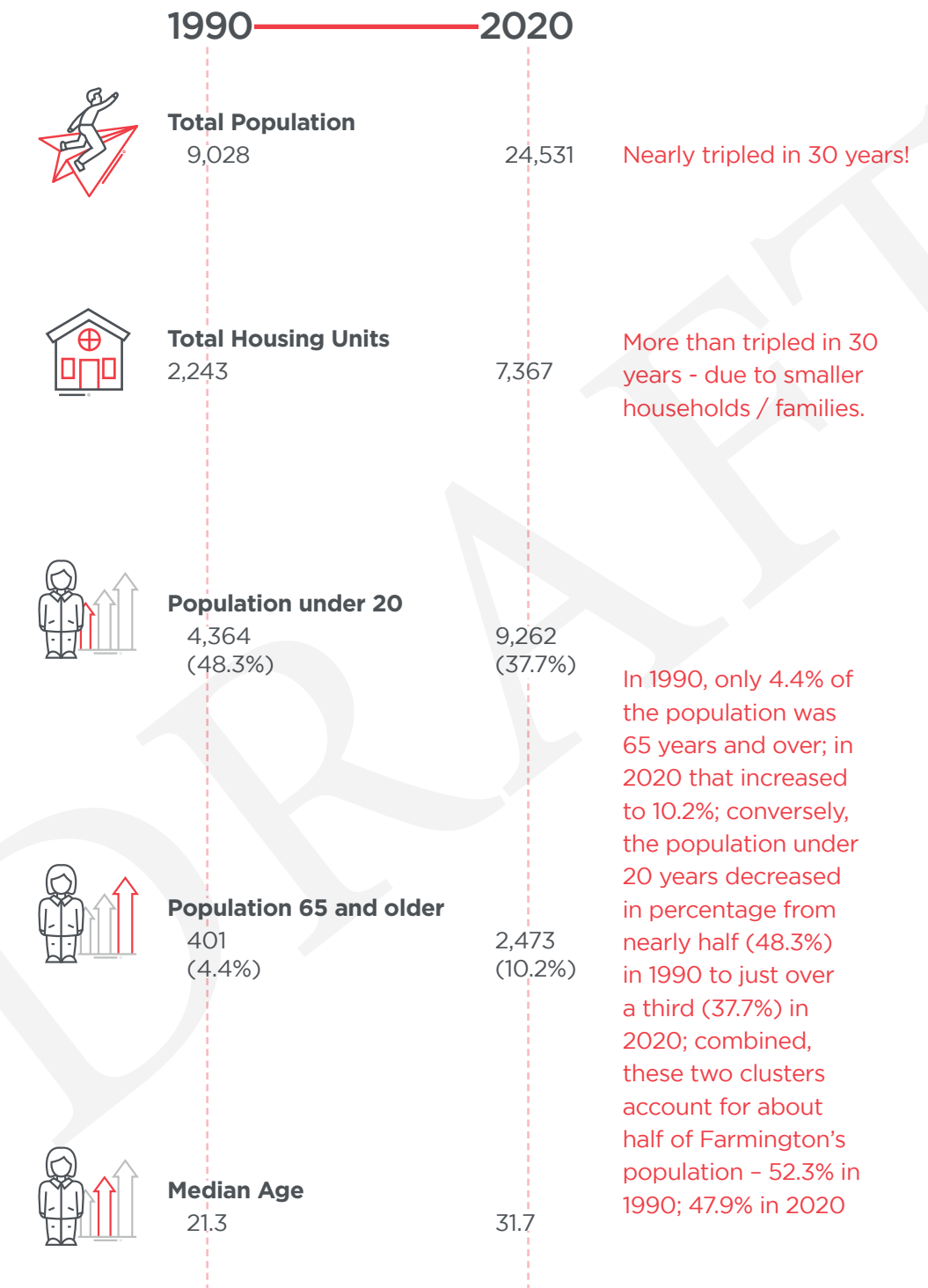
### \$120,432

Median household income (in 2023 dollars). Higher than Davis County (\$108,058) and the State of Utah (\$91,750).

### 3.40 PEOPLE

Average household size. Higher than Davis County (3.18 people) and the State of Utah (2.99 people).

### 2.2.3 How has Farmington Changed?



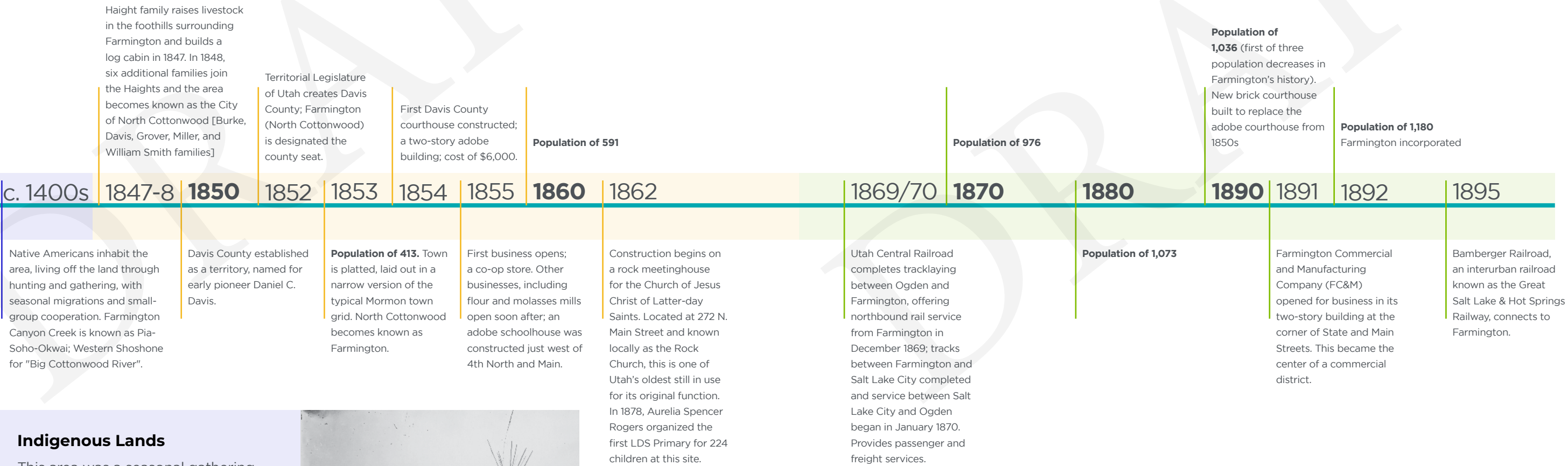


## 2.3 Community Planning Context

### 2.3.1 Community History / Timeline

Key events have impacted the planning and development evolution of Farmington City. These are presented in five eras:

- 1. Native American Settlement & Inhabitation
- 2. Pioneer Settlement & County Seat
- 3. Agricultural Community & Entertainment Destination
- 4. Suburban Community
- 5. Commuter Rail/Regional Retail Hub



#### Indigenous Lands

This area was a seasonal gathering place for many Indigenous people prior to formal settlement, including members of the Shoshone, Paiute, Goshute, and Ute Tribes.



Photo Credit: Utah State Historical Society

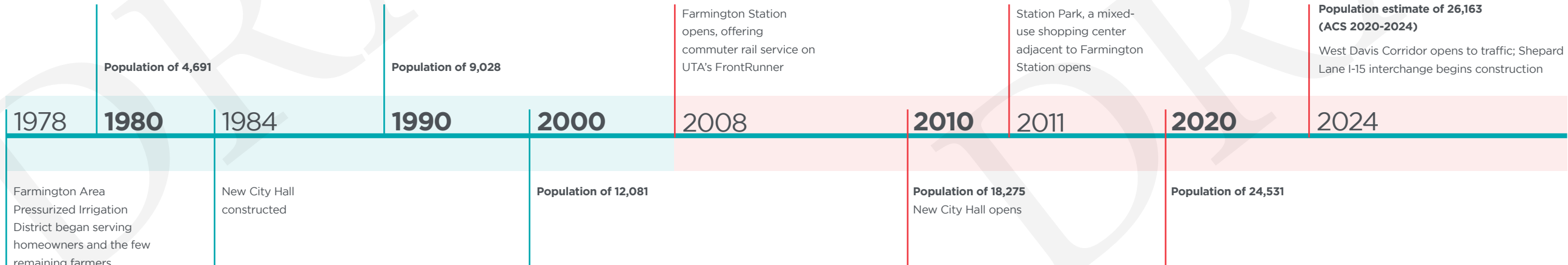
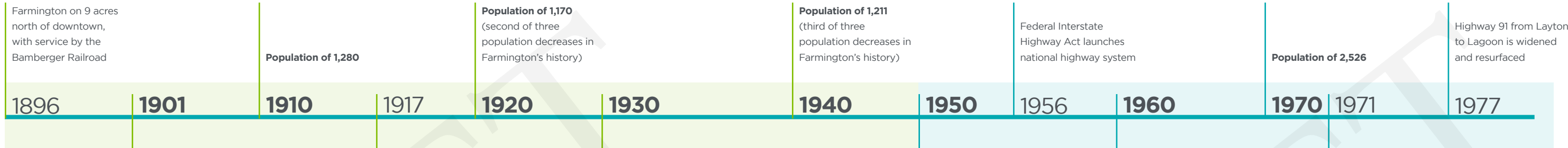


#### Farmington's Built Environment Character

As Farmington City became more established in the late 1800s, stone was hauled out of nearby canyons and fields and pioneer log cabins were replaced by stone masonry homes. Buildings, bridges, dams, fences, and roads were constructed. Soon the streets were lined with stately Cottonwood, Poplar, and Sycamore trees which, combined with the pioneer homes cast in stone, remain Farmington's trademark to this very day.

Compared to many of its neighboring communities, Farmington has experienced relatively steady growth over many years. This is reflected by structures that still exist from each decade of Farmington's growth and development.

Lagoon (previously known as Lake Park 1886-1906; located along the shores of the Great Salt Lake from 1886-1895) opens in Farmington on 9 acres north of downtown, with service by the Bamberger Railroad







5K Fun Run; Photo by Farmington City

### 2.3.2 Relevant / Related Planning Efforts

- Downtown Master Plan (1996)
- Resource & Site Analysis Plan (1999)
- Shorelands Plan (2001)
- Annexation Policy Plan (2001)
- Scenic Byway Plan (2008)
- Transportation Master Plan (2009)
- Trails Master Plan (2013)
- Tree Management Plan (2013)
- Active Transportation Plan (2016)
- Farmington Station Area Plan (2022)
- Moderate Income Housing Plan (2022)
- Parks Master Plan (2001/2025 update)



#### The Farmington City Name

Farmington was previously known as North Cottonwood because of the cottonwood trees that grew along the stream from which the early pioneer settlers obtained water. Native Americans also refer to the cottonwood trees growing in the area, using the name Pia-Soho-Okwai (Western Shoshone for “Big Cottonwood River”) for Farmington Canyon Creek. Informally, the area was also called Miller’s Settlement, for an early settler family (Daniel A. Miller).

The name Farmington was given to the city when it was named the county seat. The name reflected the agricultural and farming activities of the residents at that time.



## 2.4 Regional Context

# 7%

Farmington is (7%) of the Davis County population.

# 6<sup>TH</sup>

Farmington has the 6th largest population out of fifteen Davis County communities.

# 3<sup>RD</sup>

Davis County ranks 3rd in population for counties in the State of Utah.

Farmington's population represents approximately seven percent (7%) of the Davis County population. Davis County ranks third in terms of county population for the State of Utah.

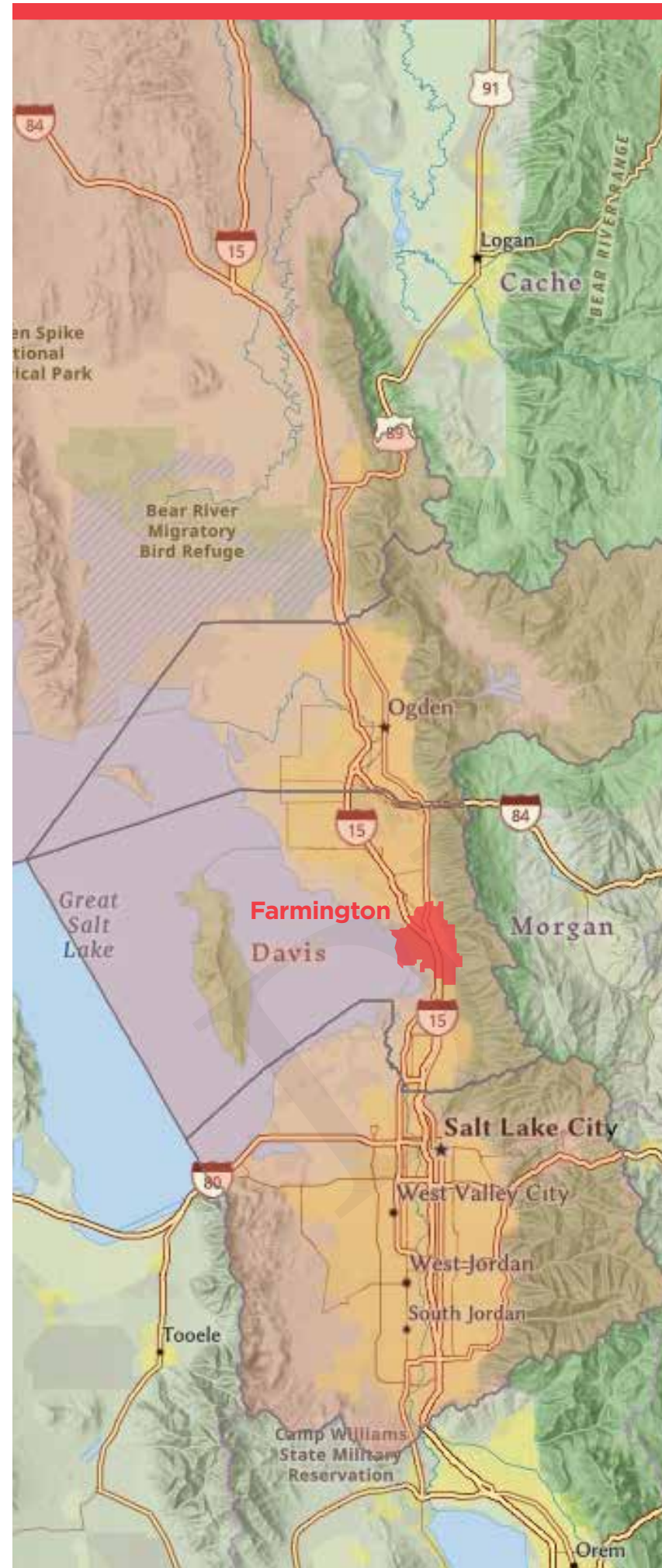
Farmington is a city in the Ogden–Clearfield, Utah Metropolitan Statistical Area, which includes all of Davis, Morgan, and Weber counties. Located in the center of Davis County, Farmington is bordered by Centerville to the South, and Kaysville to the north.

In terms of population, Farmington is 6th largest out of the 15 Davis County communities, based on the 2020 Census. It was 7th largest in the 2010 Census. Of note, between 2010 and 2020, with its growth of 6,256 people, Farmington had the highest percentage change in population, and the third largest in absolute change for Davis County.

Davis County as a whole has added 56,200 people between the 2010 and 2020 Census counts. Layton remains the largest city in Davis County and also grew the most in absolute population.



Did you know? In 1940, the population of Davis County was less than the population of Farmington City today! The population was 15,784 but nearly doubled by 1950 to 30,867 people.



### Wasatch Front Regional Council (WFRC)

The Wasatch Front Regional Council (WFRC) is the designated Metropolitan Planning Organization (MPO) for the Wasatch Front. The WFRC is responsible for coordinating long-range transportation planning for communities in Box Elder, Weber, Davis, and Salt Lake counties.

**Wasatch Choice has been a shared regional vision for the Wasatch Front for over a decade.** Building on community values through an extensive public input process, Wasatch Choice establishes a blueprint for growth that supports a well-functioning economy, improves air quality, and enhances the overall quality of life through a transportation network that provides choices for how people get around.

**Synergy with the regional vision articulated by Wasatch Choice helps to support Farmington's local goals.**

### Wasatch Choice 2050 / WC2050

**Wasatch Choice 2050 (WC2050) is the regional vision looking out to 2050.** It articulates how to make the vision a reality through recommended implementation strategies. WC2050 identifies specific transportation projects and investments, as well as the associated use of land near those investments to achieve agreed-upon outcomes for local communities across the region.

**Four key strategies represent the overarching themes in the Wasatch Choice Regional Vision and help achieve the Regional Goals.**

- 1. Provide Transportation Choices:** Help us have real options in how we choose to get around and increase the number of easily reached destinations.
- 2. Support Housing Options:** Support housing types and locations that we can both afford and work best for our lives.
- 3. Preserve Open Space:** Preserve sufficient and easily accessible open lands that provide us with recreational opportunities.
- 4. Link Economic Development with Transportation and Housing Decisions:** Create a synergy between these three key building blocks. Enable shorter and less expensive travel to afford us more time and money. Efficiently utilize infrastructure to save taxpayer dollars. Provide housing options and increase housing affordability. Improve the air we breathe by reducing auto emissions.

<https://wfrc.org/vision-plans/wasatch-choice-2050/>

# 3

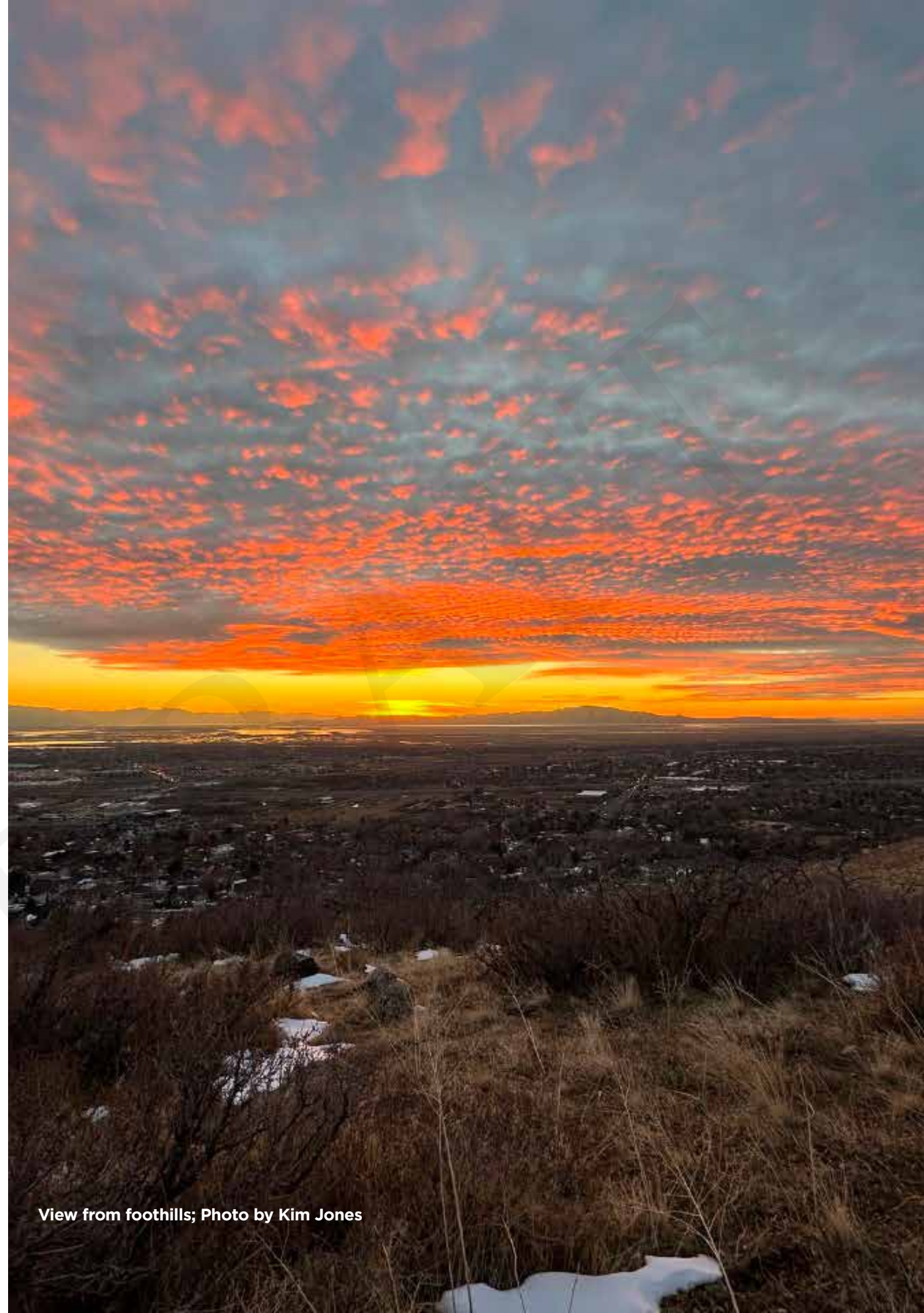
## CHAPTER 03

# VISION

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View from foothills; Photo by Kim Jones

## 3.1 Farmington's Vision for the Future

The focus initiatives take past planning efforts and current efforts and align them with what we heard and learned from the community about priorities for the General Plan. They reflect the **range and diversity of viewpoints** about planning for Farmington's future.

### 3.1.1 Introduction to the Focus Initiatives

The focus initiatives provide a citizen-friendly guide to the General Plan and highlight the **priorities and key topics** the city will focus on when planning and making decisions about the community's future.

**Farmington's Vision for the Future is captured in the following three Focus Initiatives:**

**1**

Initiative #1: Quality of Life & Community Wellbeing

**2**

Initiative #2: Community Heritage & Culture

**3**

Initiative #3: Managed Growth Opportunities



## 1 3.2 Focus Initiative No. 1 Quality of Life & Community Wellbeing

### ABOUT THIS FOCUS INITIATIVE

Quality of Life and Community Wellbeing establishes a framework for promoting both individual and community wellbeing for all of Farmington.

The Community Wellbeing initiative:

- Supports **physical, social, and cultural health** for all residents;
- Considers **connections** to goods and services;
- Evaluates the **proximity of open spaces** to neighborhoods to facilitate ease of access for residents.



Festival Days 2023;  
Photo by Farmington City



### 3.2.1 GOALS & ASPIRATIONS

- Create a healthy, attractive, and pleasant living environment for Farmington's residents.
- Maintain Farmington as a peaceful, family-oriented community.
- Promote public safety and community security.
- Broaden recreational opportunities and programs for citizens of all ages and abilities to facilitate physical and mental health.
- Facilitate safe, efficient connections to Farmington's parks, open spaces, and amenities.
- Foster cooperation and mutual understanding among citizens, business/commercial entities, institutions and the City.



### 3.2.2 KEY STRATEGIES & ACTION ITEMS

- Strengthen the agencies responsible for assuring public safety; involve and engage the community in public safety education and prevention programs.
- Spur citizen participation in City government and on City committees, encouraging volunteer leadership and service.
- Facilitate a dedicated municipal staff by supporting educational/training opportunities.
- Pursue designation as a **"Healthy Utah Community"** through Get Healthy Utah.
- Pursue designation as a **"Bike Friendly Community"** through The League of American Bicyclists.
- Act with fiscal responsibility using data-driven decision-making.

## 2 3.3 Focus Initiative No. 2 Community Heritage & Culture

### ABOUT THIS FOCUS INITIATIVE

Community Heritage & Culture establishes a framework for authentically celebrating and highlighting Farmington's rich history and beautiful setting.

The Community Heritage & Culture initiative:

- Honors Farmington's **visual charm and distinguishing features** and amenities, including its tree-lined streets, the stone used to construct many of its pioneer homes, and the region's largest family amusement park, Lagoon;
- Supports **connections to the canyons** above Farmington, which offer opportunities for hiking, jogging, bicycling, snowmobiling, picnicking, horseback riding, fishing and camping;
- Facilitates the city's **stewardship of the natural resources** important to the community, including the Great Salt Lake and the Wasatch Mountains.



Farmington Historical Museum;  
Photo by Farmington City



### 3.3.1 GOALS & ASPIRATIONS

- Preserve and highlight the beauty of Farmington's context and surroundings.
- Preserve and highlight Farmington's historic heritage.
- Celebrate the active lifestyle supported by Farmington's context and natural resources.



### 3.3.2 KEY STRATEGIES & ACTION ITEMS

- Recognize and preserve Farmington's heritage of pioneer buildings and traditions for the enrichment of its present and future citizens.
- Maintain Farmington's Tree City USA designation.
- Continue to support performing and visual arts through recreation programs, the Parks Recreation and Trails (PRAT) committee, and public art initiatives.
- Ensure that every resident remains within ten (10) walking minutes to trails.



## 3 3.4 Focus Initiative No. 3 Managed Growth Opportunities

### ABOUT THIS FOCUS INITIATIVE

Managed Growth Opportunities establishes a framework for maintaining Farmington as a cohesive community that honors its history while advocating for smart growth and modern innovations.

The Managed Growth Opportunities initiative:

- Supports **strong fiscal health** for the City;
- Promotes a **relaxed, interconnected community feel** while offering diverse amenities to maintain the best of both rural and urban living;
- Facilitates **access to residents' daily needs**, including job opportunities, shopping, and recreation.



### 3.4.1 GOALS & ASPIRATIONS

- Provide for harmonious, coordinated, and controlled development within the City to avoid undue impact on public facilities, public services, and the physical environment.
- Plan growth carefully to preserve an uncongested City with new development that blends with and enhances the historical buildings and natural beauty of Farmington's context.
- Continue to improve and broaden the City's economic base to proactively preserve fiscal integrity, minimize waste, avoid dependency on property taxes, and support the non-economic values of the community.



### 3.4.2 KEY STRATEGIES & ACTION ITEMS

- Attract quality commercial, light manufacturing, and creative industry enterprises to Farmington's commercial and mixed-use centers to maximize economic benefits while minimizing congestion, noise, and unsightliness.
- Stay at the forefront of advances in technology.
- Continue to promote partnerships between private and public entities to support economic growth while maintaining community values and goals.
- Update the lake-adjacent development restriction boundary (previously 4218' elevation) to follow the West Davis Corridor highway (west of 725 West).



Construction site youth tour, photo by Farmington City





General Plan Community Outreach Booth  
Farmington Festival Days, July 2024

## 3.5 Community Outreach

### 3.5.1 KEY THEMES – COMMUNITY VALUES & PRIORITIES

The Key Themes/Topics reflect the community's values, priorities, and desires for the future. These provide the foundation and framework for the General Plan and are reflected in the Focus Initiatives and in Part Two: Policy Guide.

1. Family Friendly – Great Place to Raise a Family
2. Community Heritage & Culture
3. Context Sensitive Design
4. Safety
5. Resilient / Diverse Economy
6. Supportive / Successful Businesses
7. Recreation
8. Communication
9. Citizen Participation

# 329

Farmington residents participated in the community visioning survey!

# 2

Two community-wide participation events were held to get input on the General Plan: a booth at Festival Days 2024 and an open house at City Hall in November 2024.

# 4

Four neighborhood open houses were held in March 2025 to review the draft plan.

# 40

Forty amazing photos were submitted by more than twenty community members to the General Plan Photo Submission portal. Many of these photos are seen throughout the General Plan document!



# PART TWO

## POLICY GUIDE & PLAN ELEMENTS

# 4

## CHAPTER 04

# POLICY GUIDE INTRODUCTION

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Night view of Lagoon; Photo by Jesse Farnsworth

## 4.1 Planning for Farmington

Planning is an activity that we engage in every day. We plan for the future by setting goals for next month, next year, and beyond, whether at work, home, or school.

Planning for a City is similar to our individual planning processes. Instead of planning for individuals or families, however, we must plan for all current and future residents of the City. The process is dependent upon many factors and can be complex but is organized around common goals for the community.

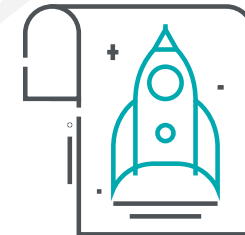
## 4.2 Policy Guide Use & Structure

The General Plan format is centered on a policy approach to planning, which is reflected in the Community Goals, Policies, and Recommendations for each chapter of the Policy Guide. The Policies and Recommendations serve as the basis for initiating a plan of action to achieve Community Goals.

The Policy Guide is also used to frame the direction and recommendations of the map-based components of the General Plan, covered in Part Three: Land Use and City Form. These components serve to illustrate the recommendations of the General Plan. While these often are the most used portions of the Plan, the future land use recommendations are the result of a lengthy process to capture and reflect community priorities in the Policy Guide. **Where inconsistencies may exist between the text of the Policy Guide and the Land Use and City Form maps, they should generally be resolved in favor of the text.**

1

**GOALS:**  
Each chapter begins with a set of overall Community Goals, reflecting the priorities and aspirations for Farmington.



**POLICIES & RECOMMENDATIONS:**  
Policies and Recommendations provide a framework for specific implementation actions to help achieve the Community Goals,

# 5

## CHAPTER 05

# HOUSING & NEIGHBORHOODS

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Farmington Ranches, The Boyer Company

## 5.1 Introduction

The Housing & Neighborhoods chapter provides a framework for maintaining and improving the appearance and functionality of Farmington's neighborhoods. Farmington will strive to balance opportunity and development with the preservation of historic, cultural, and natural assets.

## 5.2 Key Metrics

- Number (#) of housing units
- Housing types
- Historic landmark sites by neighborhood

## 5.3 Key Themes

- Preservation of Neighborhood Character, Compatibility, and Integrity
- Cohesive and Sustainable Growth
- Quality of Life
- Housing Diversity

## 5.4 Community Goals

1

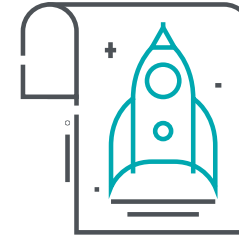
**GOAL 1: Maintain land use policies that encourage diverse residential opportunities while balancing private property rights with community health, safety, and welfare.**

2

**GOAL 2: Ensure new residential and neighborhood development is self-sustaining and progresses logically, utilizing existing infrastructure and minimizing scattered developments.**

3

**GOAL 3: Preserve the integrity, quality, and character of Farmington's neighborhoods.**



## 5.5 Policies & Recommendations

1. Ensure alignment between the General Plan and residential land use regulations, with clear objectives.
2. Encourage well-designed, cohesive residential neighborhoods with standards for utilities, infrastructure, landscaping, and aesthetic appeal.
3. Implement setbacks, buffers, and other strategies to shield residential neighborhoods from incompatible land uses.
4. Ensure adequate street design standards to accommodate a variety of modes and be appropriate for the context.
5. Support the character-defining elements of existing or emerging neighborhoods that reflect broader community goals.
6. Promote a compatible mix of residential, commercial, and recreational uses in identified mixed-use nodes to help provide amenities to surrounding neighborhoods.
7. Promote residential land uses that align with the overall vision for Farmington, directing development to designated areas on the Future Land Use Plan Map.
8. Promote the upkeep and improvement of existing housing through building code enforcement, historic preservation efforts, and community engagement in neighborhood enhancement initiatives.
9. Continue to support the use of various methods for preserving agricultural lands, shoreline areas, and the foothills as open space, including purchase, lease, conservation easements, and conservation-oriented development patterns.
10. Assess residential development proposals for compatibility with community priorities, existing development patterns, infrastructure adequacy, and natural site characteristics.
11. Support a mix of housing types and sizes in neighborhoods to promote a range of opportunities and choices city-wide to live in Farmington at multiple stages of life.



Farmington Neighborhood: Photo by FFKR



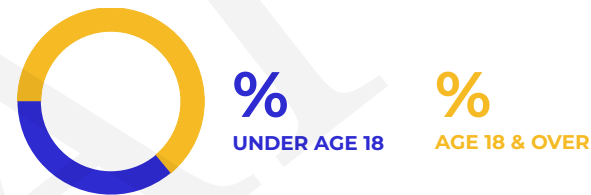
## 5.6 Neighborhood Quadrant Profiles

To provide an understanding of the characteristics and features of the different areas of Farmington, the General Plan provides a profile of key information for each of four quadrants in the City:

1. Northwest Quadrant (north of Clark Lane; west of Highway 89)
2. Northeast Quadrant (north of State Street; east of Highway 89)
3. Southeast Quadrant (south of State Street; east of Interstate 15)
4. Southwest Quadrant (south of Clark Lane; west of Interstate 15)

### PEOPLE

**# of people**  
ESTIMATED POPULATION  
CENSUS (2020)



### KEY LANDMARKS + FEATURES



PARKS + ATHLETIC FIELDS



NATURE + RECREATION



SCHOOLS

### HOUSING

**# of units**  
ALL HOUSING TYPES  
DAVIS COUNTY ASSESSOR; UTAH HOUSING  
INVENTORY EXPLORER (2024 DATA)



%  
SINGLE FAMILY

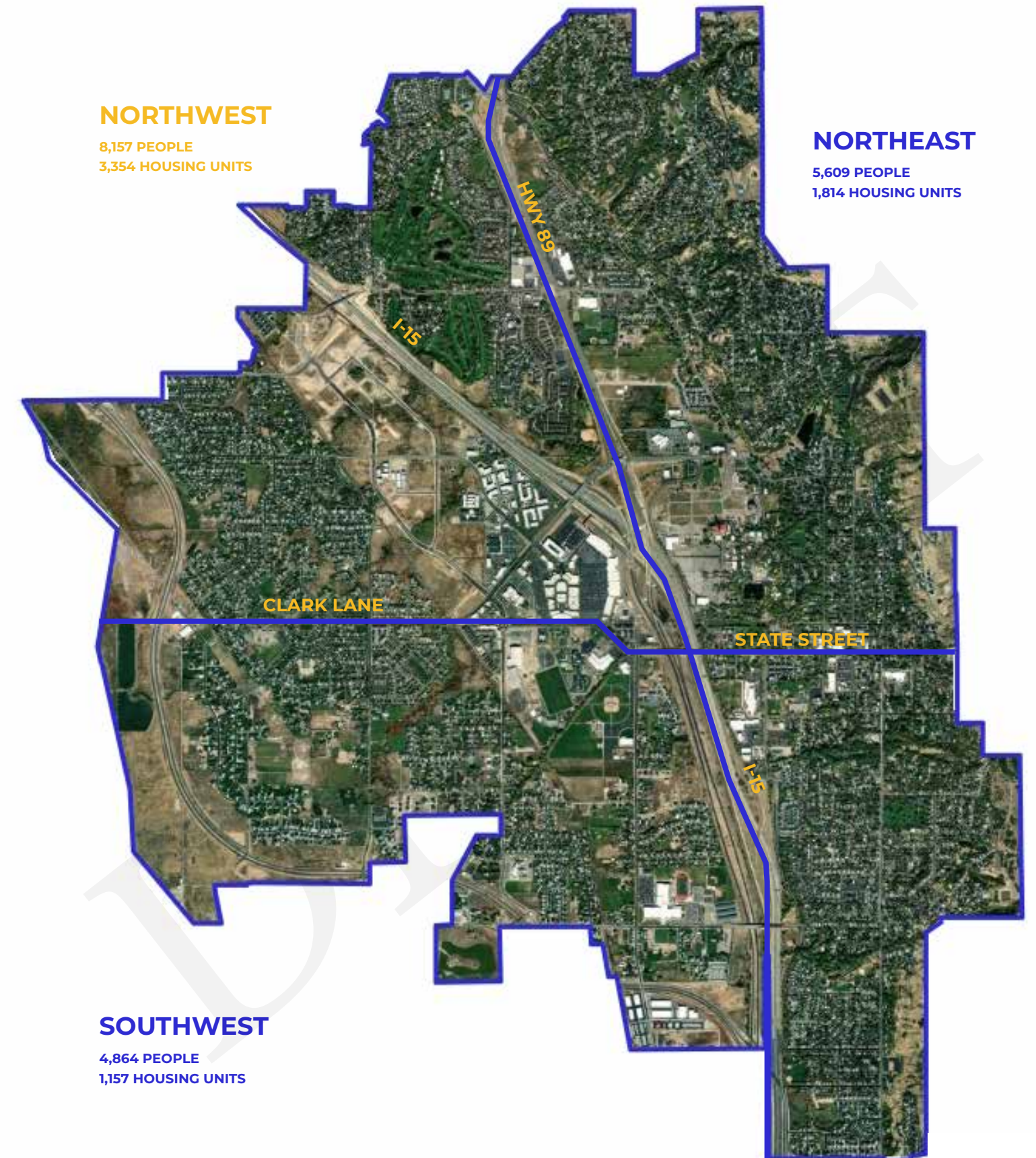


%  
DUPLEXES &  
TOWNHOMES



%  
APARTMENTS

**HOUSING YEAR BUILT**  
BY DECADE  
DAVIS COUNTY ASSESSOR; UTAH HOUSING  
INVENTORY EXPLORER (2024 DATA)



### NORTHWEST

8,157 PEOPLE  
3,354 HOUSING UNITS

### NORTHEAST

5,609 PEOPLE  
1,814 HOUSING UNITS

### SOUTHWEST

4,864 PEOPLE  
1,157 HOUSING UNITS

### SOUTHEAST

5,917 PEOPLE  
1,901 HOUSING UNITS



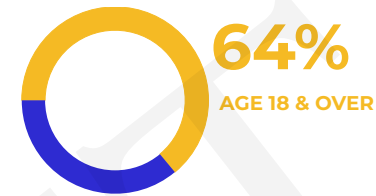
## 5.6.1 Northwest Quadrant

### PEOPLE

**8,137**

ESTIMATED POPULATION  
CENSUS (2020)

**36%**  
UNDER AGE 18



### KEY LANDMARKS + FEATURES



#### PARKS + ATHLETIC FIELDS

- Spring Creek Park
- Farmington Ranches Park
- Heritage Park
- North Cottonwood Commons Park



#### NATURE + RECREATION

- Legacy Trail
- West Davis Corridor Trail
- Buffalo Ranch Trail
- Denver Rio Grande Western Rail Trail
- Haight Creek



#### SCHOOLS

- Challenger School (pre-K to 8th grade)

### HOUSING

**3,354**

HOUSING UNITS



**45%**

SINGLE FAMILY



**23%**

DUPLEXES &  
TOWNHOMES



**32%**

APARTMENTS

#### HOUSING YEAR BUILT

- 2020 and newer: 22%
- 2010 - 2019: 26%
- 2000 - 2009: 34%
- 1960 - 1999: 18%
- older than 1960: <1%



Northwest Neighborhood; Photo by Roxy Christensen



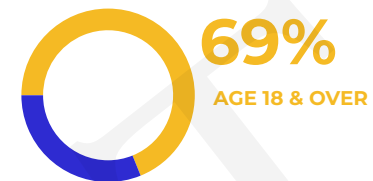
## 5.6.2 Northeast Quadrant

### PEOPLE

**5,609**

ESTIMATED POPULATION  
CENSUS (2020)

**31%**  
UNDER AGE 18



### KEY LANDMARKS + FEATURES



#### PARKS + ATHLETIC FIELDS

- Lagoon Amusement Park
- Moon Park
- Shepard Park
- Point of View Park
- Farmington Pond
- Ezra T. Clark Park
- The Farm Mountain Bike Park



#### NATURE + RECREATION

- Shepard Creek Trails
- Farmington Creek Waterfall
- Old Aqueduct Trail
- Farmington Canyon
- Farmington Creek Trail, including Lagoon Trail
- Flag Rock Trailhead
- Bonneville Shoreline Trail
- Historic Trail



#### SCHOOLS

- Knowlton Elementary
- Davis School District

### HOUSING

**1,814**

HOUSING UNITS



**92%**  
SINGLE FAMILY



**6%**  
DUPLEXES &  
TOWNHOMES



**2%**  
APARTMENTS

#### HOUSING YEAR BUILT

- 2020 and newer: 7%
- 2010 - 2019: 16%
- 2000 - 2009: 12%
- 1960 - 1999: 52%
- older than 1960: 13%



Northeast Neighborhood; Photo by David Livingston



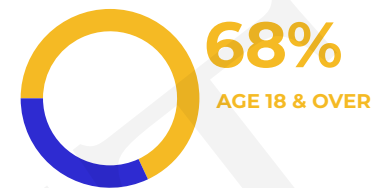
## 5.6.3 Southeast Quadrant

### PEOPLE

**5,917**

ESTIMATED POPULATION  
CENSUS (2020)

**32%**  
UNDER AGE 18



### KEY LANDMARKS + FEATURES



#### PARKS + ATHLETIC FIELDS

- Forbush Park
- Woodland Park
- Mountain View Park



#### NATURE + RECREATION

- Davis Creek
- Steed Creek
- Davis Creek Trailhead
- The Grotto via Steed Creek
- Flag Rock Trailhead
- Bonneville Shoreline Trail
- Historic Trail



#### SCHOOLS

- Farmington Junior High
- Farmington Elementary
- Vista Education Campus

### HOUSING

**1,901**

HOUSING UNITS



**83%**

SINGLE FAMILY



**12%**

DUPLEXES &  
TOWNHOMES

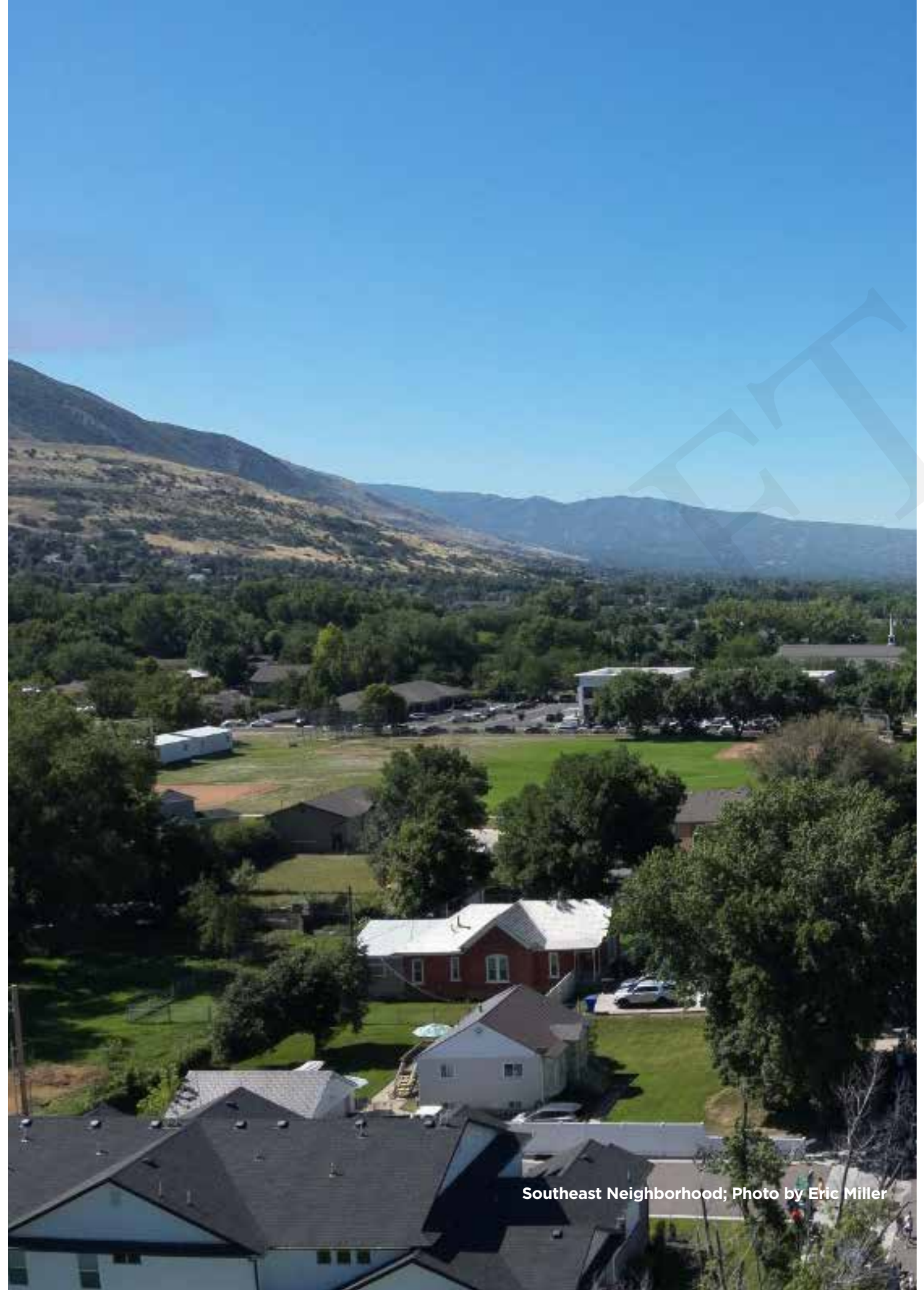


**5%**

APARTMENTS

#### HOUSING YEAR BUILT

- 2020 and newer: 4%
- 2010 - 2019: 16%
- 2000 - 2009: 12%
- 1960 - 1999: 62%
- older than 1960: 8%



Southeast Neighborhood; Photo by Eric Miller



## 5.6.4 Southwest Quadrant

### PEOPLE

**4.864**

ESTIMATED POPULATION  
CENSUS (2020)



### KEY LANDMARKS + FEATURES



#### PARKS + ATHLETIC FIELDS

- Farmington Regional Park
- Western Sports Park East Athletic Fields



#### NATURE + RECREATION

- Access to Farmington Bay Waterfowl Management Area
- Legacy Trail
- West Davis Corridor Trail
- Buffalo Ranch Trail
- Denver Rio Grande Western Rail Trail
- Farmington Creek Trail



#### SCHOOLS

- Canyon Creek Elementary School
- Eagle Bay Elementary
- Farmington High School
- Ascent Academy (K to 9th grade)

### HOUSING

**1,157**

HOUSING UNITS



**92%**

SINGLE FAMILY



**7.3%**

DUPLEXES & TOWNHOMES



**0%**

APARTMENTS

#### HOUSING YEAR BUILT

- 2020 and newer: 10%
- 2010 - 2019: 44%
- 2000 - 2009: 38%
- 1960 - 1999: 8%
- older than 1960: <1%



Southwest Neighborhood; Photo by Brent Clark

# 6

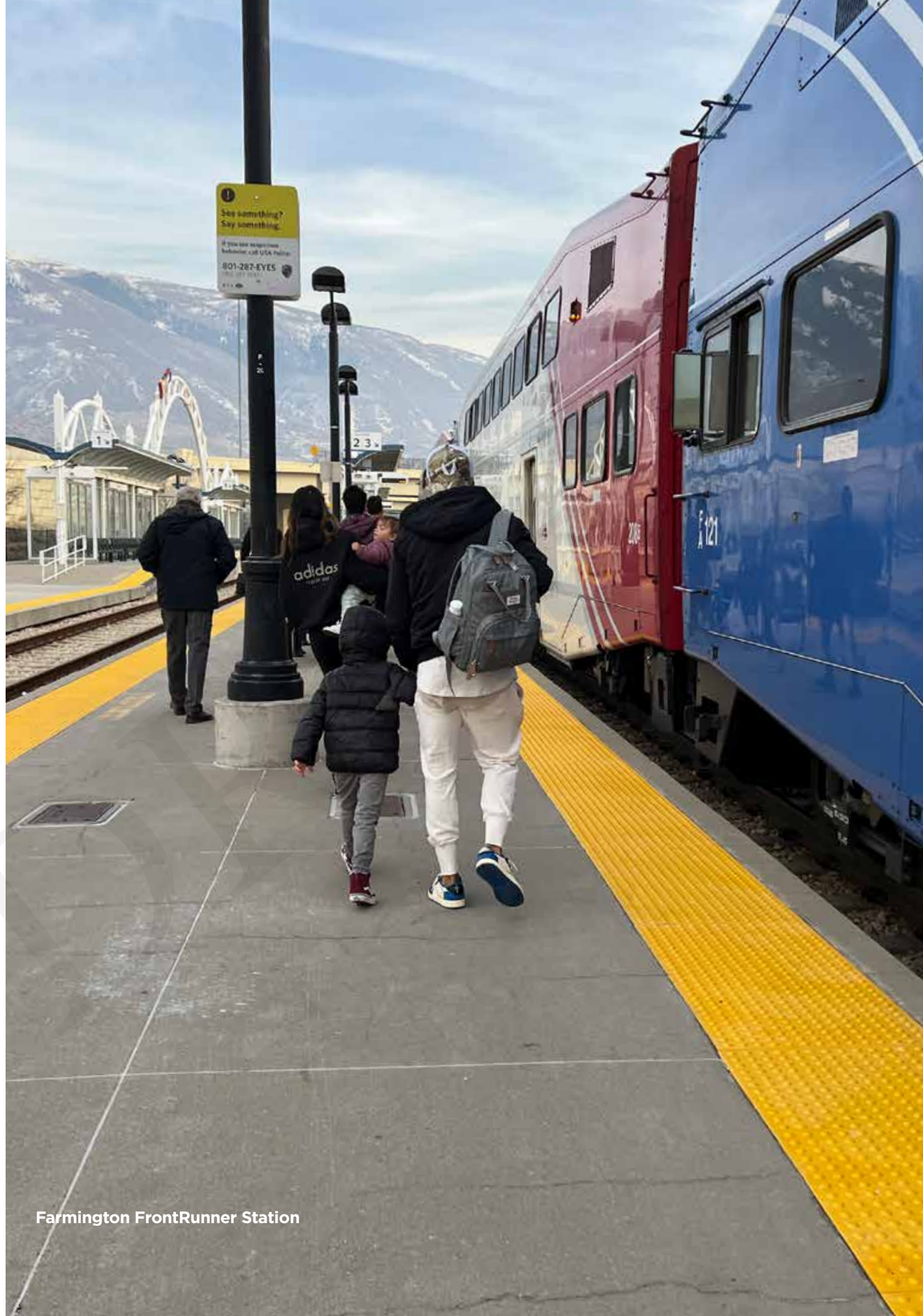
CHAPTER 06

**TRANSPORTATION**  
*Circulation / Mobility /  
Accessibility*

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Farmington FrontRunner Station

## 6.1 Introduction

The Transportation chapter provides a framework for maintaining and improving the appearance and multi-modal functionality of Farmington's streets and transportation system. Farmington will strive to enhance the community's network of connections with streetscape amenities and context-appropriate street standards.

## 6.2 Key Metrics

- Miles of Bike Lane / % of streets safe for bikes (infrastructure or slower speed limits)
- Miles of Sidewalk
- Annual Bike and Pedestrian Crashes
- Transit Ridership

## 6.3 Key Themes

- Safety and Accessibility
- Re-thinking the Right-of-Way / Transforming the Streets
- Active Transportation
- Connected Community
- Comprehensive Solutions for the Transportation System



## 6.4 Community Goals

1

**GOAL 1: Improve and maintain multi-modal connectivity within the city and to regional amenities and transportation.**

2

**GOAL 2: Enhance pedestrian safety and access throughout the city.**

3

**GOAL 3: Maintain an internal transportation system that facilitates access to commercial centers and local destinations while reducing congestion on major roads.**

4

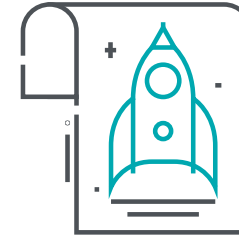
**GOAL 4: Support ongoing economic development and fiscal responsibility by establishing and maintaining a well-functioning multi-modal transportation system.**

5

**GOAL 5: Preserve Farmington's character by continuing to emphasize tree-lined streets in development and maintenance.**



Farmington High Mountain Bike Team



## 6.5 Policies & Recommendations

1. Improve the multi-modal functionality and appearance of streets in Farmington through initiatives such as bike lanes, sidewalk improvements, and streetscape enhancements.
2. Facilitate active transportation connections to Farmington's trail system with right-of-way improvements and wayfinding signage.
3. Continue to collaborate with Utah Transit Authority (UTA) to maintain, expand, and enhance public transit services in Farmington.
4. Increase the availability of sidewalks along major streets and primary pedestrian routes.
5. Improve street safety by avoiding or removing sight obstructions at intersections, adjusting speed limits as necessary, and evaluating and redesigning intersection layouts for better functionality.
6. Continue to implement an annual program to assess and improve pavement conditions based on identified needs to ensure safe and well-maintained roadways.
7. Ensure environmental considerations, such as drainage and wetland mitigation, are addressed in transportation projects.
8. Use a street tree planting program to improve the appearance and quality of city streets and trails.
9. Maintain ongoing dialogue with UDOT to ensure state roads within Farmington are well-maintained, landscaped, and visually appealing, especially at major intersections and transportation facilities.
10. Collaborate with UDOT to develop context-based solutions that reduce negative impacts on adjacent land uses and support neighborhood and community initiatives.
11. Minimize the impact of major roadway traffic on adjacent residential neighborhoods by incorporating strategies like landscaping and earthen berms for noise and visual mitigation.
12. Support strategic infrastructure projects, such as the reconstruction of interchanges, to facilitate better traffic flow and minimize the impact on Farmington's neighborhoods.
13. Collaborate with UDOT to fund and construct a new interchange at 1525 West and the West Davis Corridor.
14. Establish designated truck routes to manage heavy vehicle traffic effectively and reduce its impact on residential neighborhoods.
15. Connect Station Park to Western Sports Park with a local people mover.
16. Consider elimination and/or reduction of parking in key mixed-use areas to further promote modes other than automobiles (MIHP strategy).





CHAPTER 07

GROWTH &  
DEVELOPMENT

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Street Repairs

## 7.1 Introduction

The Growth & Development chapter provides a framework for managing and planning the growth and evolution of Farmington City. Farmington will strive to promote innovative, sustainable development that is fiscally responsible and conserves natural resources.

## 7.2 Key Metrics

- Population growth in 10, 20 years
- Household size – changes (increases/decreases)
- Ratio of sales tax to property tax revenue for city

## 7.3 Key Themes

- Sustainable Development and Resource Conservation
- Public Safety & Emergency Preparedness
- Infrastructure Management, Coordination, & Improvement
- Fiscal Responsibility



## 7.4 Community Goals

1

**GOAL 1: Integrate forward-thinking strategies and methods for building and maintaining public infrastructure and facilities.**

2

**GOAL 2: Proactively coordinate with local and regional partners on new development and the maintenance and upkeep of existing neighborhoods and infrastructure.**

3

**GOAL 3: Protect and conserve natural resources and minimize the impact on the built and natural environment of Farmington.**

4

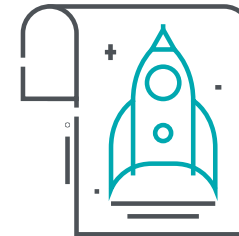
**GOAL 4: Ensure community and City preparedness for responding at the local level to a range of disasters and/or emergency situations.**

5

**GOAL 5: Maximize the ability to provide amenities and services for the community by acting in a fiscally responsible manner regarding growth and development.**



Ground Breaking, Davis County Sports Complex



## 7.5 Policies & Recommendations

1. Refine and implement the City's utility and infrastructure plans to address existing problem areas and enhance systems.
2. Develop a cohesive and comprehensive Emergency Management Plan that addresses a range of natural and human-made disasters from a local perspective.
3. Upgrade equipment and assess staffing and service needs to support public safety effectively alongside community growth and development.
4. Ensure all new developments bear their fair share of costs for expanding infrastructure and utility systems. Regularly review the capacity of these systems to maintain service levels.
5. Implement energy conservation practices for public buildings, vehicles, and street lighting, prioritizing renewable energy designs for new facilities.
6. Promote responsible annexation policies. Coordinate with neighboring jurisdictions for effective annexation and utility management, and ensure all new developments are connected to essential services and contribute fairly to infrastructure costs.
7. Safeguard agricultural lands from storm runoff generated by adjacent developments.
8. Facilitate beneficial infill development.
9. Balance community values with the need for a strong tax base.

# 8

## CHAPTER 08

# PARKS, OPEN SPACE, & TRAILS

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Open spaces; photo by Jeremy Zon

## 8.1 Introduction

The Parks, Open Space, and Trails chapter provides a framework for creating a comprehensive network of parks, open spaces, and green connections. Farmington will strive to support community health and wellbeing through easy access to a range of recreational, cultural, and open space opportunities and amenities.

## 8.2 Key Metrics

- Acres of Parks
- Number (#) of Parks
- Number (#) of Open Spaces
- Tree Canopy
- Miles of Completed and Planned Trails

## 8.3 Key Themes

- Comprehensive and Accessible Parks, Open Space, & Trails System
- Integration of Community-Based Cultural Activities
- Preserve and Enhance Open Space
- Honor Farmington's Heritage and Character



## 8.4 Community Goals

1

**GOAL 1:** Celebrate the unique opportunities of urban living in a natural context, maintaining the ecological balance and character of Farmington.

2

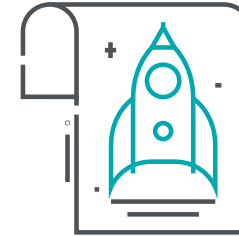
**GOAL 2:** Develop a multi-use trails system that links parks, service centers, and residential areas, utilizing existing corridors for biking, hiking, and other non-motorized activities, while ensuring safety and accessibility for all users.

3

**GOAL 3:** Establish a coordinated and diverse park system that includes neighborhood, community, and special use parks, designed for sustainability, low maintenance, and vandal resistance, while adhering to national standards for accessibility and service areas.



Juniors Pickleball Tournament



## 8.5 Policies & Recommendations

1. Support the integration and offering of cultural activities at parks and open spaces to enhance community engagement.
2. Foster partnerships with local schools, organizations, and entities such as Lagoon to maximize recreational opportunities and shared resources, utilize public school playgrounds as community parks, and support community involvement in creating a diverse system of amenities.
3. Explore and implement strategies to preserve open spaces and greenbelt areas as recreation and ecological buffers, fostering the maintenance of historically significant farmlands.
4. Designate the foothill areas as open space or a conservation style of development, limiting development above an elevation of 5200 feet to preserve natural beauty and ecological balance.
5. Protect and expand the urban forest, enhancing the aesthetic appeal of the City while promoting green connections between parks and public spaces.
6. Follow best practice guidelines and implement standards for tree planting, maintenance, and removal in public spaces and rights-of-way.
7. Identify and develop new parks, recreation facilities, and amenities based on community feedback, prioritizing the construction of features and spaces based on gaps and needs.
8. Evaluate the proximity of open spaces to neighborhoods to facilitate ease of access for residents with improvements, connections, and extensions of green infrastructure.
9. Prioritize the acquisition and preservation of open spaces and natural areas, including the foothills and agricultural lands, to maintain the character and heritage of Farmington and provide recreational buffers in developed areas.
10. Make the acquisition and development of parks and open space a key focus of the Capital Improvement Program, ensuring proactive land procurement to support and anticipate future needs and service levels.
11. Use waterwise plantings in parks and open spaces to facilitate ease of maintenance and water conservation.



# 9

## CHAPTER 09

# COMMUNITY CHARACTER & CULTURE

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Tom Owens Park (Richards Grist Mill)

## 9.1 Introduction

The Community Character and Culture chapter provides a framework for honoring Farmington's heritage and values as the community evolves. Farmington will strive to celebrate and support the distinguishing physical and social/cultural characteristics that contribute to the charm and identity of the city.

## 9.2 Key Metrics

- Number (#) of historic landmark sites
- Number (#) of historic districts
- Catalog/range of architectural styles/development patterns

## 9.3 Key Themes

- Cohesive Community
- Community Values and Heritage
- Healthy and Beautiful Living Environment
- Celebrate and Highlight Distinguishing Features



## 9.4 Community Goals

1

**GOAL 1: Create a healthy, attractive, and pleasant living environment for Farmington's residents.**

2

**GOAL 2: Preserve and highlight Farmington's heritage and the beauty of the city's surroundings.**

3

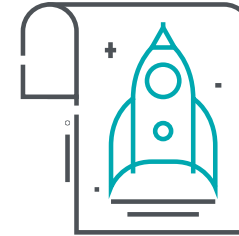
**GOAL 3: Foster a sense of community and support social and cultural health for residents and businesses of Farmington.**

4

**GOAL 4: Maintain Farmington as a peaceful, family-oriented community.**



Bald Eagles nesting; Photo by Mark Adamson



## 9.5 Policies & Recommendations

1. Plan growth carefully to support new development that blends with and enhances Farmington's historical buildings and urban form.
2. Promote a relaxed, interconnected community atmosphere while offering diverse amenities to maintain the best of both rural and urban living.
3. Recognize and preserve Farmington's heritage of pioneer buildings and traditions for the enrichment of its present and future citizens.
4. Maintain Farmington's Tree City USA designation.
5. Continue to support performing and visual arts through Recreation programs, the Parks Recreation and Trails (PRAT) committee, and public art initiatives.
6. Honor Farmington's visual charm and distinguishing features, including the tree-lined streets and the stone used to construct many of its pioneer buildings.
7. Maintain Farmington as a peaceful, family-oriented community.
8. Recognize and preserve Farmington's traditions for the enrichment of its present and future citizens.
9. Continue to foster citizen participation in City government and on City committees, encouraging volunteer leadership and service.
10. Maintain Farmington as a cohesive community through development regulations and policies.
11. Celebrate the development patterns/architecture styles from each decade of the city's history and evolution.
12. Prioritize the beautification of the gateways and entrances into Farmington, including freeway on/off ramps (coordinate with UDOT).

# 10

## CHAPTER 10

# CONSERVATION & STEWARDSHIP

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Tour at Farmington Bay boardwalk

## 10.1 Introduction

The Conservation & Stewardship chapter provides a framework for protecting and conserving the beauty of Farmington's context and natural resources for future generations. Farmington will strive to foster actions, practices, and development patterns that lead to a healthier environment while also facilitating fiscal responsibility.

## 10.2 Key Metrics

- Five Creeks – riparian buffer/zone protection
- Foothill/Sensitive Lands Ordinance
- # of Conservation Easements
- Acres of Conserved Open Space

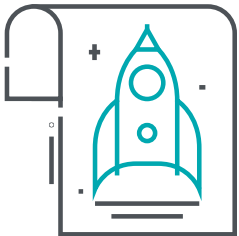
## 10.3 Key Themes

- Sustainable Development and Resource Conservation
- Compatible & Planned Development Patterns
- Stewardship of Farmington's Context and Physical Environment
- Innovation and Best Practices
- Water Conservation



10.4 Community Goals

- 1 GOAL 1: Plan and manage growth carefully to preserve and enhance the natural beauty of Farmington’s context and surroundings.
- 2 GOAL 2: Be good stewards of the natural resources important to the community, including the Great Salt Lake and the Wasatch Mountains.
- 3 GOAL 3: Maintain the best of both rural and urban living.
- 4 GOAL 4: Lead in researching and implementing innovative solutions and strategies for sustainable development practices.



10.5 Policies & Recommendations

1. Aim to collect storm water through more natural infiltration methods, including use of permeable surfaces and integrating detention ponds within park designs. Encourage the incorporation of large detention ponds to reduce the need for multiple small ponds.
2. Adopt policies to protect watershed areas, reduce the use of surface waters for culinary needs, and safeguard groundwater aquifers to minimize costly treatment options.
3. Implement and/or update regulations to prevent contaminant discharge into the aquifer, with encouragement for the disposal of hazardous materials at designated sites to safeguard this critical resource.
4. Continue to promote the wise use of water and other natural resources with regulations that support best practices and adapt to evolving conditions.
5. Establish guidelines to restore and maintain riparian buffers.
6. Promote the consolidation of wetlands to facilitate higher-density development while preserving stream corridors for environmental integrity, ensuring adequate buffers for existing residents.
7. Continue to work with state and federal agencies to define wetlands accurately, support regulations on wetland development, and explore options for acquiring rights to preserve significant wetland areas as permanent open spaces.
8. Implement energy conservation practices for public buildings, vehicles, and street lighting, prioritizing renewable energy designs for new facilities.
9. Evaluate clean energy options and support integration into new developments and public facilities.
10. Retain a healthy urban forest canopy relying on best practices for tree management.
11. Use waterwise plantings in the landscape of public facilities and parks, open space, and recreation areas.
12. Support preservation of wildlife corridors and protect the hillsides, foothills, and open spaces with compatible development and conservation policies.
13. Enhance the Emergency Preparedness Plan to include procedures for responding to wildfires and flooding events; preserve established debris basins from encroachment.



# PART THREE

## LAND USE & CITY FORM



# 11

## CHAPTER 11

# FUTURE LAND USE

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View of Farmington Housing & Neighborhood; Photo by Danielle Salas

## 11.1 Introduction

The Land Use element of the General Plan provides the framework for future development of the built environment in Farmington. It serves alongside the Policy Guide and other General Plan elements as a guide for day-to-day decision making.

## 11.2 Areas of Stability / Areas of Change

Many areas of Farmington City are relatively stable, with few changes in land use anticipated. New development, infill development, and redevelopment should be compatible with and complementary to the existing development pattern in these areas of stability.

Some areas of Farmington City are more dynamic, and support opportunities for continued transition and new development patterns. Large portions of the dynamic areas are guided by previous planning efforts, such as the Farmington Station Area Plan.

## 11.3 About the Future Land Use Map

### What is the Future Land Use (FLU) Map?

The Future Land Use (FLU) Map is a tool designed to guide where and how growth and development should occur over the next 10-20 years. The FLU map can help ensure day-to-day decisions align with desired future development patterns.

The Future Land Use designations are organized into four primary use types. Each type plays a critical role in helping Farmington guide development towards achieving the vision of the General Plan.

- Housing & Neighborhoods
- Community Spaces
- Mixed Use
- Centers & Employment

### How is the Future Land Use (FLU) Map used?

The FLU Map is used by the city for evaluating requests for rezoning of property, economic development decisions, infrastructure improvements, and locations for community facilities, parks, and open space areas. When requests are made to change the zoning map and ordinance, the FLU Map is used as a guide to ensure changes are consistent with the policies set forth in the General Plan.

The FLU Map is also used as a guide for assigning consistent, compatible use types to areas that may be incorporated into Farmington City via annexation.

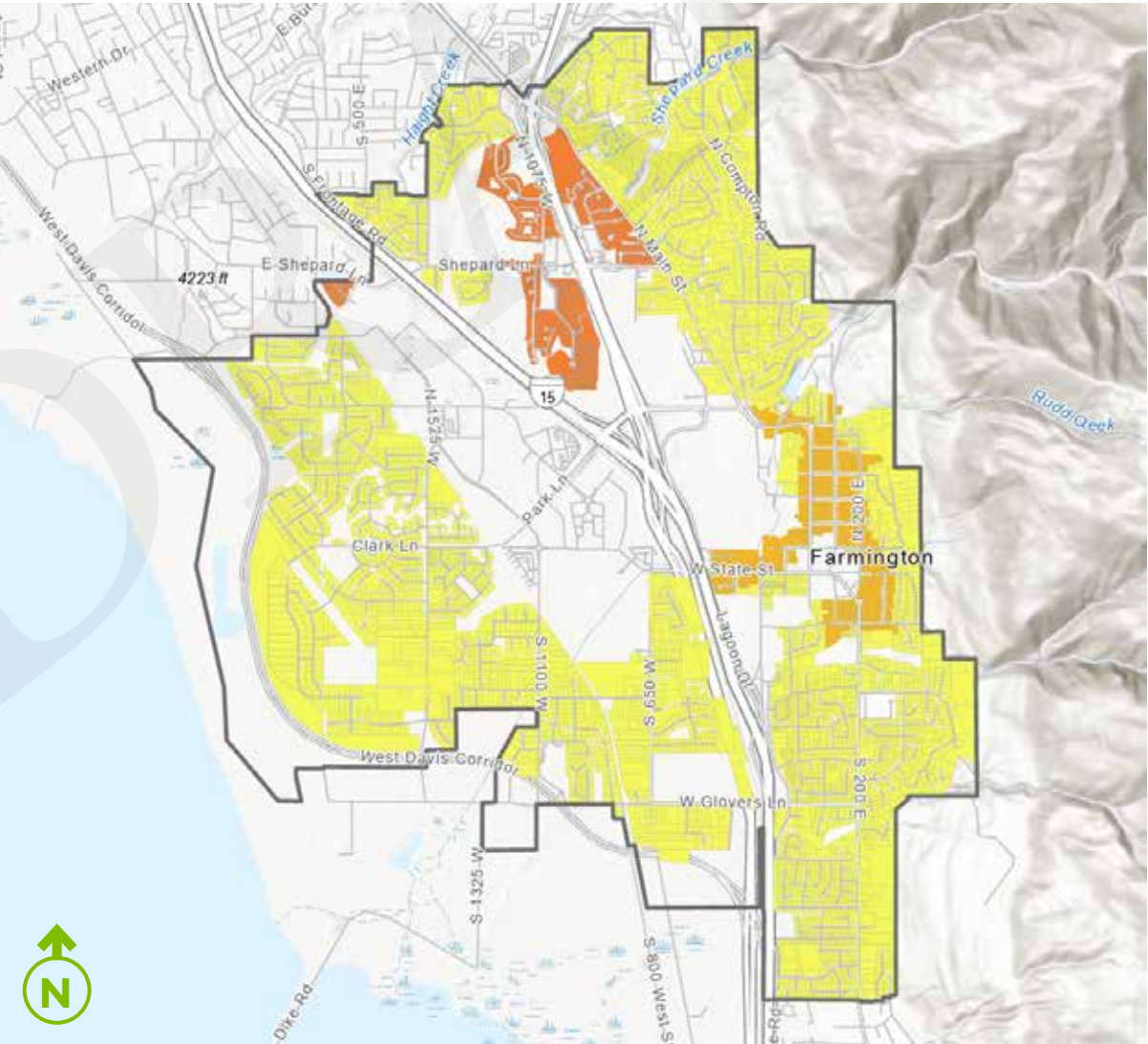


## 11.4 Housing & Neighborhoods

The Housing and Neighborhoods designations support the goals, policies, and recommendations of the Housing and Neighborhoods element, the Moderate Income Housing Plan, the Community Character element, and the Conservation and Stewardship element.

Five Key Themes and Priorities:

- Preservation of Neighborhood Character, Compatibility, and Integrity
- Housing Diversity
- Cohesive and Sustainable Growth
- Compatible & Planned Development Patterns
- Celebrate and Highlight Distinguishing Features



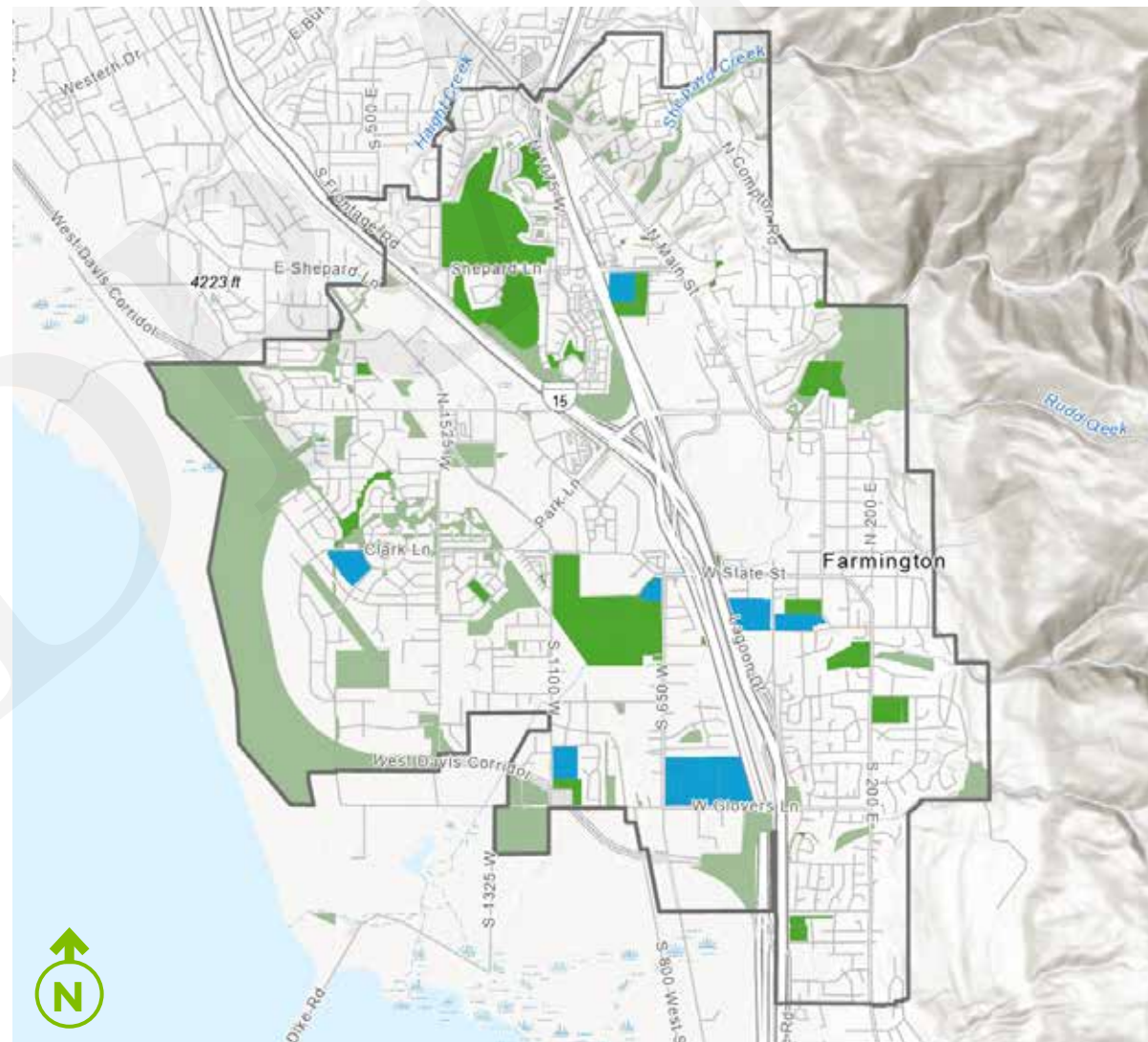


## 11.5 Community Spaces

The Community Spaces designations support the goals, policies, and recommendations of the Housing and Neighborhoods element, the Parks and Open Space element, the Community Character element, and the Conservation and Stewardship element.

Five Key Themes and Priorities:

- Quality of Life
- Healthy and Beautiful Living Environment
- Comprehensive and Accessible Parks, Open Space & Trails System
- Preserve and Enhance Open Space
- Stewardship of Farmington's Context and Physical Environment



CR

The Community and Recreation Spaces are areas for current or future parks, trailheads, sports facilities, recreation centers: golf courses, and other community-oriented spaces.



OS

The Open Space and Conservation areas are for conservation through development restrictions, including foothills, sensitive lands (e.g., wetlands, riparian corridors, wildfire urban interface, steep slopes), agricultural heritage/preservation, active and passive open spaces, and trails.



CV

The Civic and Community areas are for current or future educational uses and community service uses such as libraries, city hall, police and fire stations, public works, and other government facilities.



UI

The Utilities and Infrastructure areas are for current or future infrastructure such as roads, rights of way, and utilities to support the community.







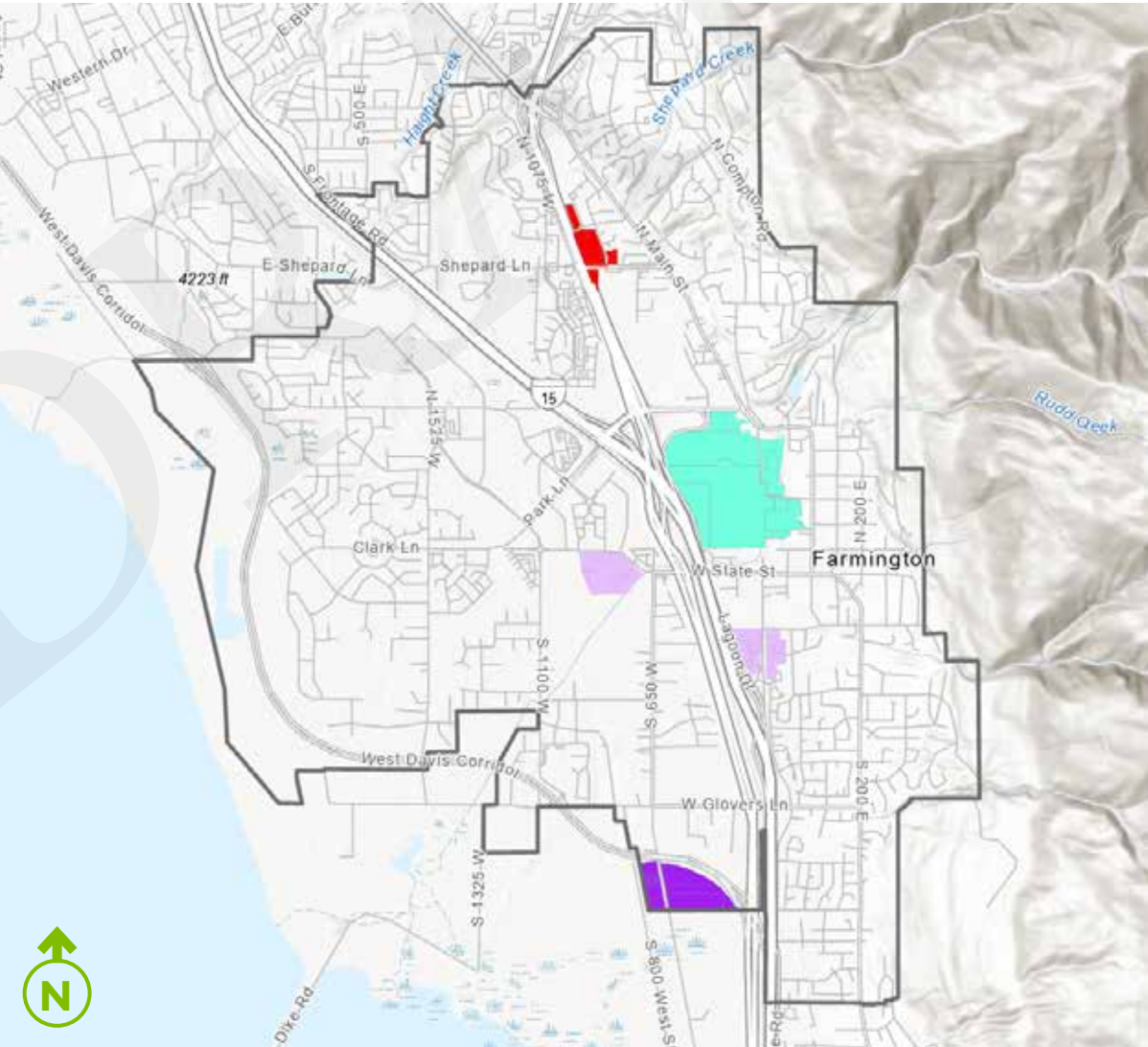


## 11.7 Centers & Employment

The Centers and Employment designations support the goals, policies, and recommendations of the Growth and Development element and the Transportation element.

Five Key Themes and Priorities:

- Sustainable Development and Resource Conservation
- Infrastructure Management, Coordination, & Improvement
- Fiscal Responsibility
- Safety and Accessibility
- Connected Community



The General Commercial areas are primarily for commercial activities, including office, entertainment, retail, and restaurants.



The Commercial Recreation and Resort areas are for land occupied by large-scale recreation or entertainment facilities, such as amusement parks or resorts.



These areas are intended to support a range of employment or commercial enterprises with limited or minimal nuisance factors. The emphasis for these areas is on small business employment, light manufacturing and/or commercial agricultural.

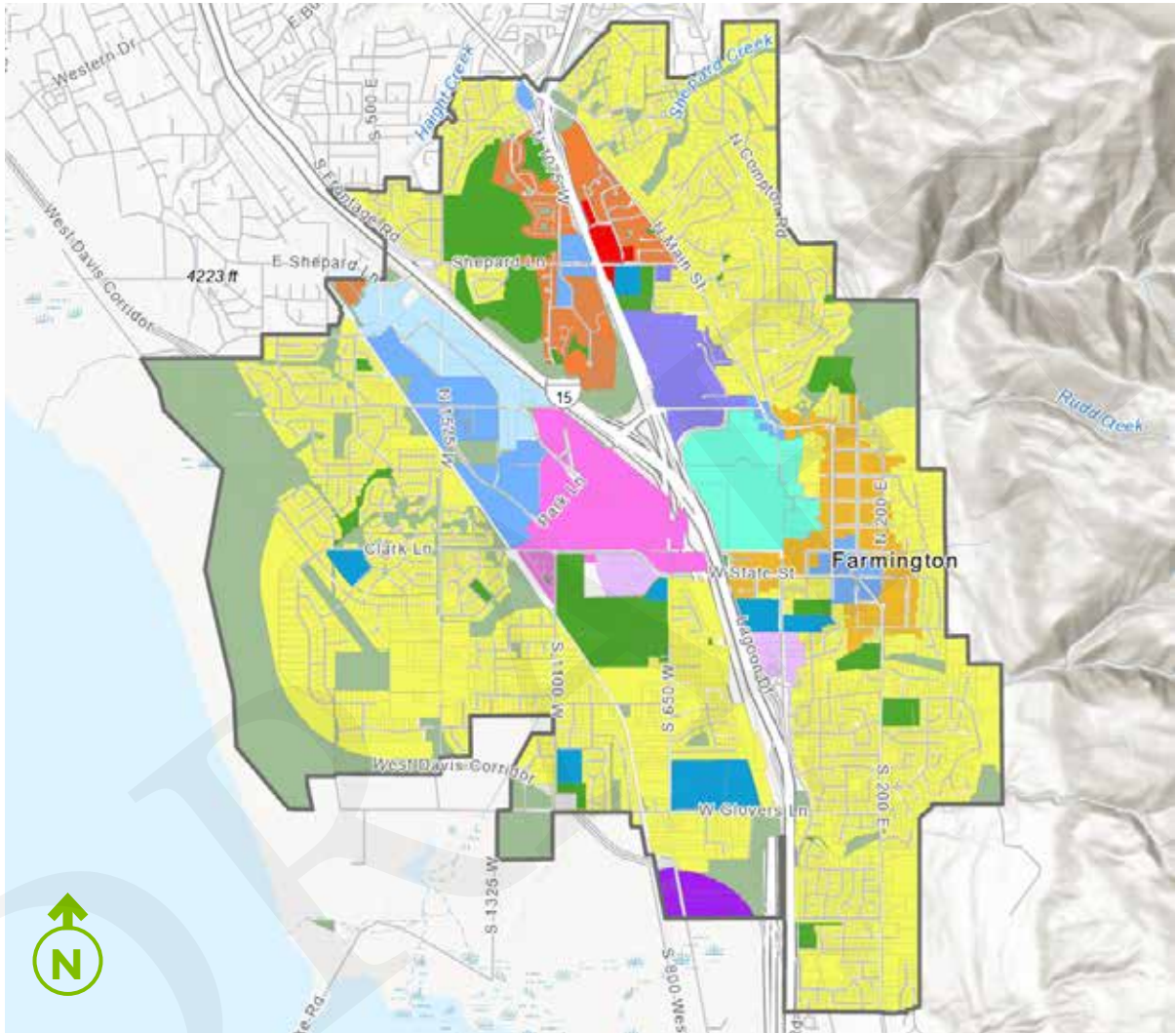


These areas are for light industrial and/or manufacturing-related activities that may have outdoor storage and some associated nuisance factors and hazards. Support uses may include accessory office and retail.





11.8 Future Land Use Map



- NR

Neighborhood Residential
- OTR

Original Townsite Residential
- MMR

Mixed / Medium Residential
- NMU

Neighborhood Mixed Use / Node
- MUC

Mixed Use Commercial
- OMU

Office Mixed Use / Business Park
- TMU

Mixed Use / Transportation Center
- GC

General Commercial
- CRR

Commercial Recreation / Resort
- FLX

Business Park / Flex Spaces / Commercial Ag
- M/LI

Light Manufacturing / Light Industrial
- CR

Community / Recreation Spaces
- OS

Open Spaces / Conservation
- CV

Civic / Community
- UI

Utilities / Infrastructure

11.9 Future Land Use & Zoning

The Future Land Use and Zoning correlation matrix serves as a guide for potential zones associated with each future use category. However, potential zones may not be limited to what is shown, including future zoning.

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															





# Farmington General Plan Acknowledgments



## MAYOR & CITY COUNCIL

Brett Anderson, Mayor  
Roger Child  
Scott Isaacson\*  
Melissa Layton  
Alex Leeman\*  
Amy Shumway

## PLANNING COMMISSION

Frank Adams, Chair\*  
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Kristen Sherlock  
Brian Shepard, Alternate  
Eve Smith, Alternate  
John David Mortensen (Former)\*

## CITY STAFF

Brigham Mellor, City Manager\*  
David Petersen (Former Community Development Director) \*  
Lyle Gibson, Community Development Director\*  
Shannon Hansell Griewe, City Planner/GIS Specialist\*  
Carly Rowe, Planning/Zoning Secretary  
Chad Boshell, City Engineer\*  
Jody Peeters, Communications Specialist

## CONSULTANT

FFKR - Planning & Landscape Studio

**\*General Plan Steering Committee member**

*Special appreciation is expressed to all those who have contributed to previous General Plans adopted and amended by Farmington City over the years. These previous plans provided a strong foundation and framework for the recommendations of this General Plan.*



# **FARMINGTON GENERAL PLAN**

**FINAL DRAFT – AUGUST 2025**