

CITY COUNCIL MEETING NOTICE AND AGENDA

Notice is given that the Farmington City Council will hold a regular meeting on **Tuesday, August 5th, 2025** at City Hall 160 South Main, Farmington, Utah. A work session will be held at 6:00 pm in Conference Room 3 followed by the regular session 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 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

WORK SESSION – 6:00 p.m.

- General Plan Presentation
- I-15 Landscaping Discussion
- Discussion of regular session items upon request

REGULAR SESSION – 7:00 p.m.

CALL TO ORDER:

- Invocation by Mayor Brett Anderson
- Pledge of Allegiance by Councilmember Alex Leeman

PRESENTATIONS:

- Introduction of Fire Captain Bobby Anderson and badge pinning ceremony
- Recognition of Farmington City for earning the GFOA Certificate of Achievement for Excellence in Financial Reporting [Page 3](#)

PUBLIC HEARINGS:

- Consider approval of amendments to the General Plan. [Page 8](#)

SUMMARY ACTION:

1. Approval of Minutes 07.15.25 [Page 119](#)
2. Consider approval of the Water System Connection Agreement with the Trail Subdivision [Page 128](#)

GOVERNING BODY REPORTS:

- City Manager Report
- Mayor Anderson & City Council Reports

ADJOURN

CLOSED SESSION – Minute motion adjourning to closed session, for reasons permitted by law.

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 July 30, 2025 – DeAnn Carlile

CITY COUNCIL AGENDA



PRESENTATION

1. Introduction of Fire Captain Bobby Anderson and badge pinning ceremony
2. Recognition of Farmington City for earning the (GFOA) Government Finance Officers Associations Certificate of Achievement for Excellence in Financial Reporting

CITY COUNCIL STAFF REPORT

To: Mayor and City Council
From: Levi Ball
Date: July 29, 2025
Subject: GFOA Certificate of Achievement for FY24

GFOA CERTIFICATE OF ACHIEVEMENT

The GFOA Certificate of Achievement for Excellence in Financial Reporting is a prestigious award recognizing governments that produce transparent, high-quality annual financial reports. It reflects a strong commitment to fiscal integrity and public accountability.

The GFOA established the Certificate of Achievement for Excellence in Financial Reporting Program in 1945. The program encourages state and local governments to go beyond the minimum requirements of generally accepted accounting principles. Its goal is to promote the preparation of annual comprehensive financial reports that reflect transparency and full disclosure. The program recognizes individual governments that meet this high standard. The Certificate of Achievement is the highest form of recognition in governmental accounting and financial reporting.

We are pleased to report that Farmington City was awarded this Certificate of Achievement for FY24.

Respectfully submitted,



Levi Ball

Review and concur,



Brigham Mellor



Government Finance Officers Association
203 North LaSalle Street, Suite 2700
Chicago, Illinois 60601-1210
312.977.9700 fax: 312.977.4806

7/24/2025

Brigham Mellor
Manager
Farmington City Corporation, Utah

Dear Brigham:

We are pleased to notify you that your annual comprehensive financial report for the fiscal year ended June 30, 2024 qualifies for GFOA's Certificate of Achievement for Excellence in Financial Reporting. The Certificate of Achievement is the highest form of recognition in governmental accounting and financial reporting, and its attainment represents a significant accomplishment by a government and its management.

When a Certificate of Achievement is awarded to a government, an Award of Financial Reporting Achievement (AFRA) is also presented to the individual(s) or department designated by the government as primarily responsible for its having earned the Certificate. This award has been sent to the submitter as designated on the application.

We hope that you will arrange for a formal presentation of the Certificate and Award of Financial Reporting Achievement, and give appropriate publicity to this notable achievement. A sample news release is included to assist with this effort.

We hope that your example will encourage other government officials in their efforts to achieve and maintain an appropriate standard of excellence in financial reporting.

Sincerely,

Michele Mark Levine
Director, Technical Services



**The Government Finance Officers Association of
the United States and Canada**

presents this

AWARD OF FINANCIAL REPORTING ACHIEVEMENT

to

Finance and Administrative Services Department
Farmington City Corporation, Utah



The Award of Financial Reporting Achievement is presented by the Government Finance Officers Association to the department or individual designated as instrumental in the government unit achieving a Certificate of Achievement for Excellence in Financial Reporting. A Certificate of Achievement is presented to those government units whose annual financial reports are judged to adhere to program standards and represents the highest award in government financial reporting.

Executive Director

Christopher P. Morrell

Date: 7/24/2025



Government Finance Officers Association

Certificate of
Achievement
for Excellence
in Financial
Reporting

Presented to

**Farmington City Corporation
Utah**

For its Annual Comprehensive
Financial Report
For the Fiscal Year Ended

June 30, 2024

Christopher P. Morill

Executive Director/CEO

CITY COUNCIL AGENDA



PUBLIC HEARING

AGENDA TITLE: Consider approval of amendments to the General Plan

PRESENTED BY: Shannon Hansell

DEPARTMENT: Community Development

MEETING DATE: August 5, 2025

CITY COUNCIL STAFF REPORT

To: Mayor and City Council
From: Shannon Hansell – Planner and GIS Specialist
Date: 08/5/2025
Subject: **Comprehensive General Plan**

Suggested Motion:

Move that the City Council approve the updated Farmington General Plan, subject to all applicable Farmington City ordinances and standards.

Findings:

1. The proposed plan considers the present and future needs of Farmington and its future annexation area.
2. The plan considers the health, general welfare, safety, energy conservation, transportation, prosperity, civic activities, aesthetics and recreational, educational and cultural opportunities of Farmington.
3. Together with other City plans (adopted and in progress), the proposed plan fulfills the requirements of Part 4 of the Municipal Land Use, Development, and Management Act, including 10-9a-401 of the Utah Code.

Background Information

The Comprehensive General Plan is a written statement and accompanying map which describes overall goals and policies for the future development of the City. The plan is flexible enough to accommodate changing conditions, but sets the direction for the future growth and development of the city through setting a framework for decision-making. Implementation of the General Plan is seen mostly as a reference document for the Zoning Ordinance, Subdivision Ordinance and other specific programs. The goals of this update are to bring the Plan into the modern planning landscape of Farmington, including more recent efforts like the North Station Area Master Plan and Moderate-Income Housing Plan, while conserving prior efforts like the Trails Master Plan and Downtown Policy Plan.

The current General Plan was adopted in 1993, with updates in 2001 and 2008. Staff began the process of updating the plan in 2023. The City Council approved FFKR Architects as the primary consultant to assist with creation of the Plan, including drafting, public outreach and steering committee coordination. A Steering Committee lead the efforts of this plan. It was comprised of two City Council

members, two Planning Commissioners and City Staff. To inform the plan, goals, and vision, a robust public outreach effort was made to obtain input from the community. public outreach efforts included an online survey, a booth at Festival Days 2024 and four workshops aimed at assessing opinions of neighborhood specific areas of Farmington (NW, SW, SE, NE).

The Plan is separated into three parts: an introduction with community context and vision; a policy guide with focus on key components like housing and transportation; and finally, a part describing future land use designations and the accompanying map. A key component that the Steering Committee requested was a matrix of land use designations and their corresponding zones as described by the current Title 11 (Zoning Ordinance).

Supplemental Information

Farmington General Plan

Respectfully submitted,

Shannon Hansell

Shannon Hansell
Planner and GIS Specialist

Review and concur,

A handwritten signature in black ink, appearing to read 'Brigham Mellor', with a stylized, flowing script.

Brigham Mellor
City Manager



FARMINGTON GENERAL PLAN

FINAL DRAFT – JULY 2025



Festival Days Parade 2023;
Photo by Farmington City

Farmington General Plan Table of Contents



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PART C

COMMUNITY VISION FRAME

An aerial photograph of a wide city street filled with a large crowd of people walking and cycling. The street has multiple lanes with yellow and white markings. On the left side, there are green lawns and some structures. On the right side, there are trees and buildings. In the background, a range of mountains is visible under a clear blue sky. The text 'ONE' is overlaid in large white letters on the left side of the image.

ONE

CONTEXT &
NETWORK



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.



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



Neighborhood Cleanup; Photo by Farmington City

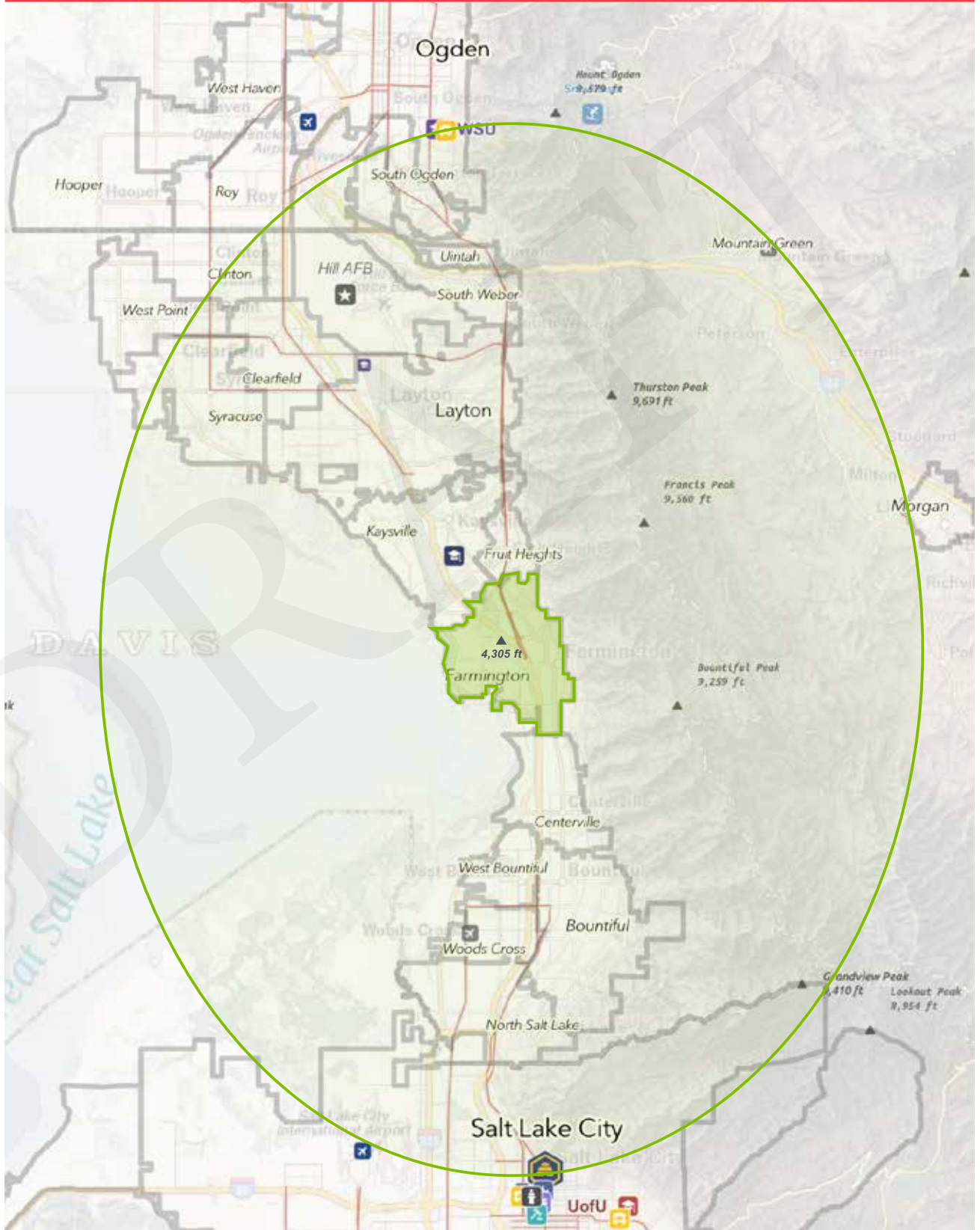
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CHAPTER 02

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 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.

The **median age is 31.7 years**, which is lower than 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 **median household income in Farmington is \$120,432**, which is over 30% higher than the State of Utah.

The **average household has 3.40 people**, higher than Davis County (3.18 people) and the State of Utah (2.99 people). A total of 7,146 households call Farmington home.

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

50.6%

Residents (over the age of 25) with a Bachelor's Degree or Higher

98.0%

Residents (over the age of 25) graduated from high school

31.7 YEARS

Median age. Lower than the State of Utah (32.3 years)

10.7%

Residents over the age of 65

34.9%

Residents under the age of 18

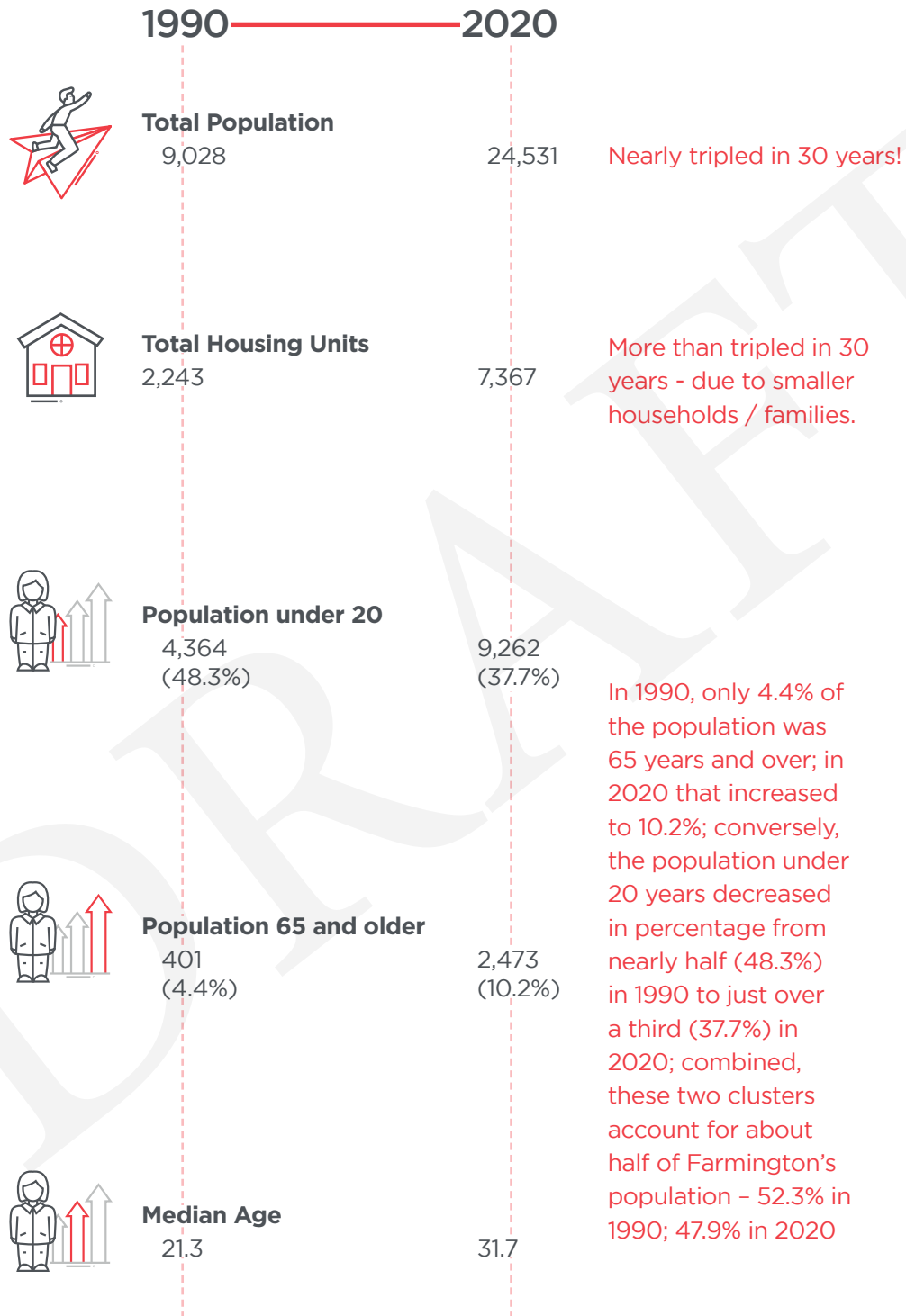
\$120,432

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 (3.21) and the State of Utah (3.04).

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

c. 1400s		1847-8	1850	1852	1853	1854	1855	1860	1862
Native Americans inhabit the area, living off the land through hunting and gathering, with seasonal migrations and small-group cooperation. Farmington Canyon Creek is known as Pia-Soho-Okwai; Western Shoshone for "Big Cottonwood River".		Haight family raises livestock in the foothills surrounding Farmington and builds a log cabin in 1847. In 1848, six additional families join the Hights and the area becomes known as the City of North Cottonwood [Burke, Davis, Grover, Miller, and William Smith families]		Territorial Legislature of Utah creates Davis County; Farmington (North Cottonwood) is designated the county seat.		First Davis County courthouse constructed; a two-story adobe building; cost of \$6,000.		Population of 591	
		Davis County established as a territory, named for early pioneer Daniel C. Davis.		Population of 413. Town is platted, laid out in a narrow version of the typical Mormon town grid. North Cottonwood becomes known as Farmington.		First business opens; a co-op store. Other businesses, including flour and molasses mills open soon after; an adobe schoolhouse was constructed just west of 4th North and Main.		Construction begins on a rock meetinghouse for the Church of Jesus Christ of Latter-day Saints. Located at 272 N. Main Street and known locally as the Rock Church, this is one of Utah's oldest still in use for its original function. In 1878, Aurelia Spencer Rogers organized the first LDS Primary for 224 children at this site.	

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.



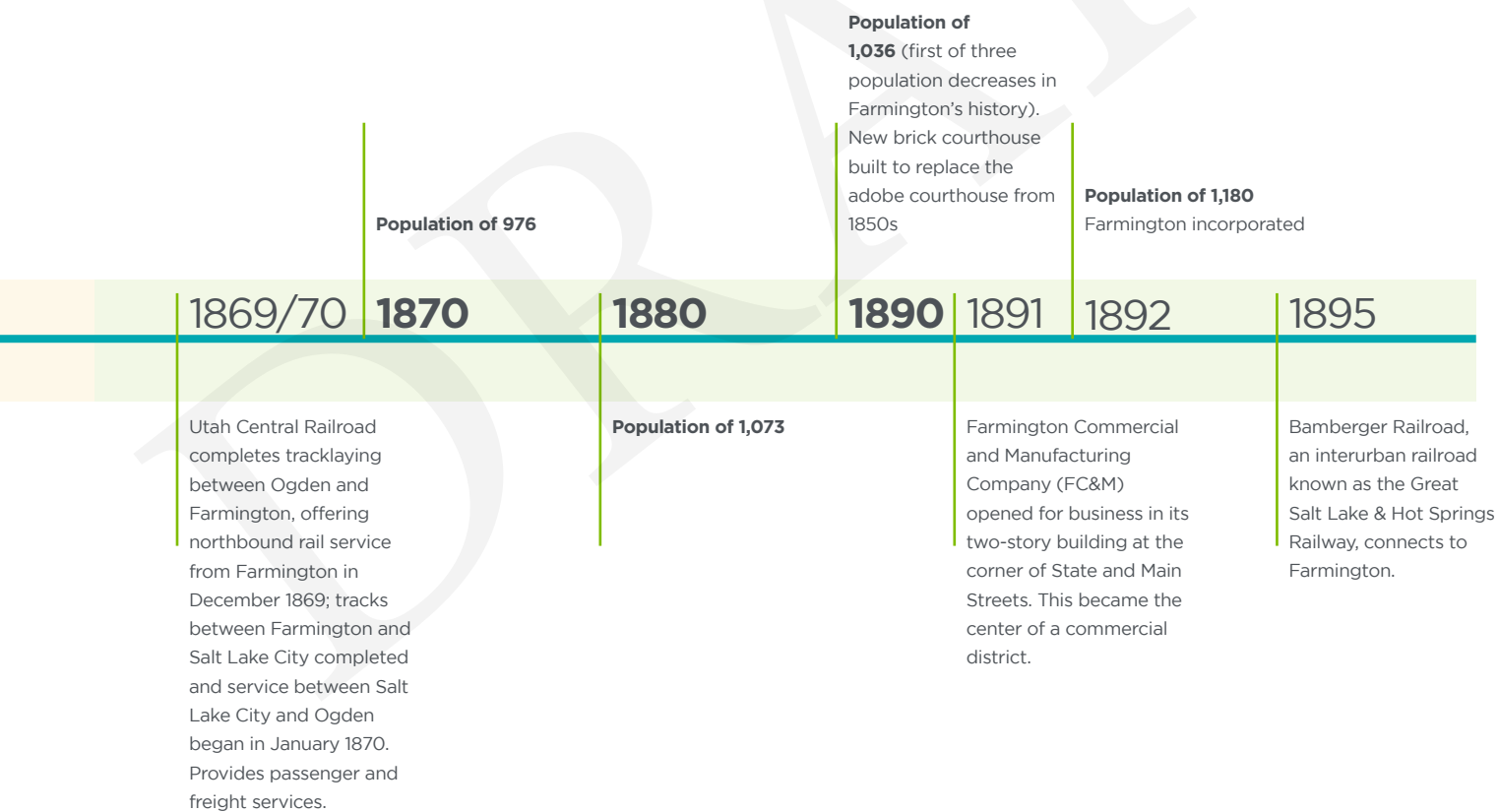
Photo Credit: Utah State Historical Society



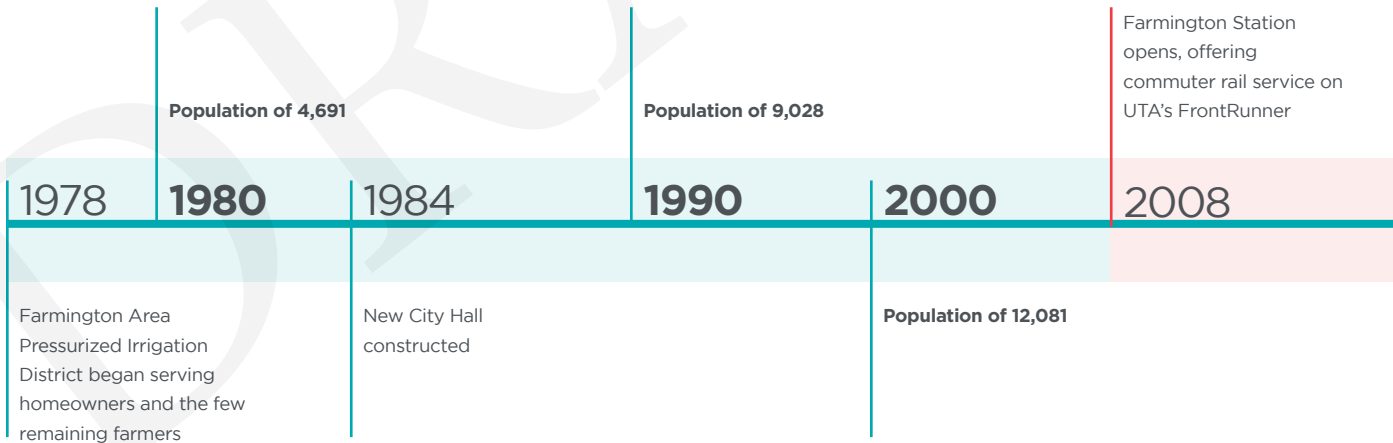
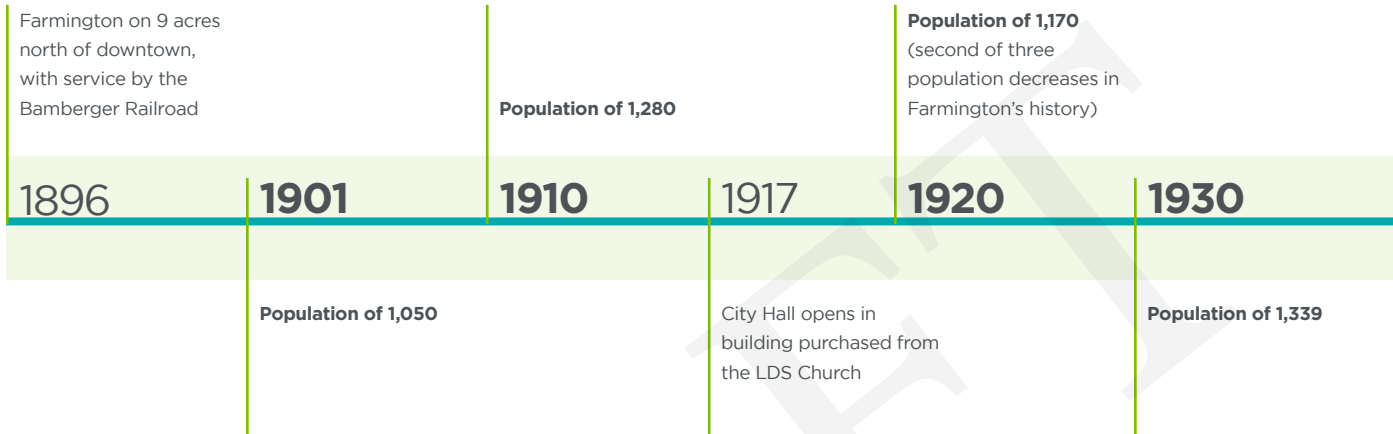
Farmington's Built Environment Character

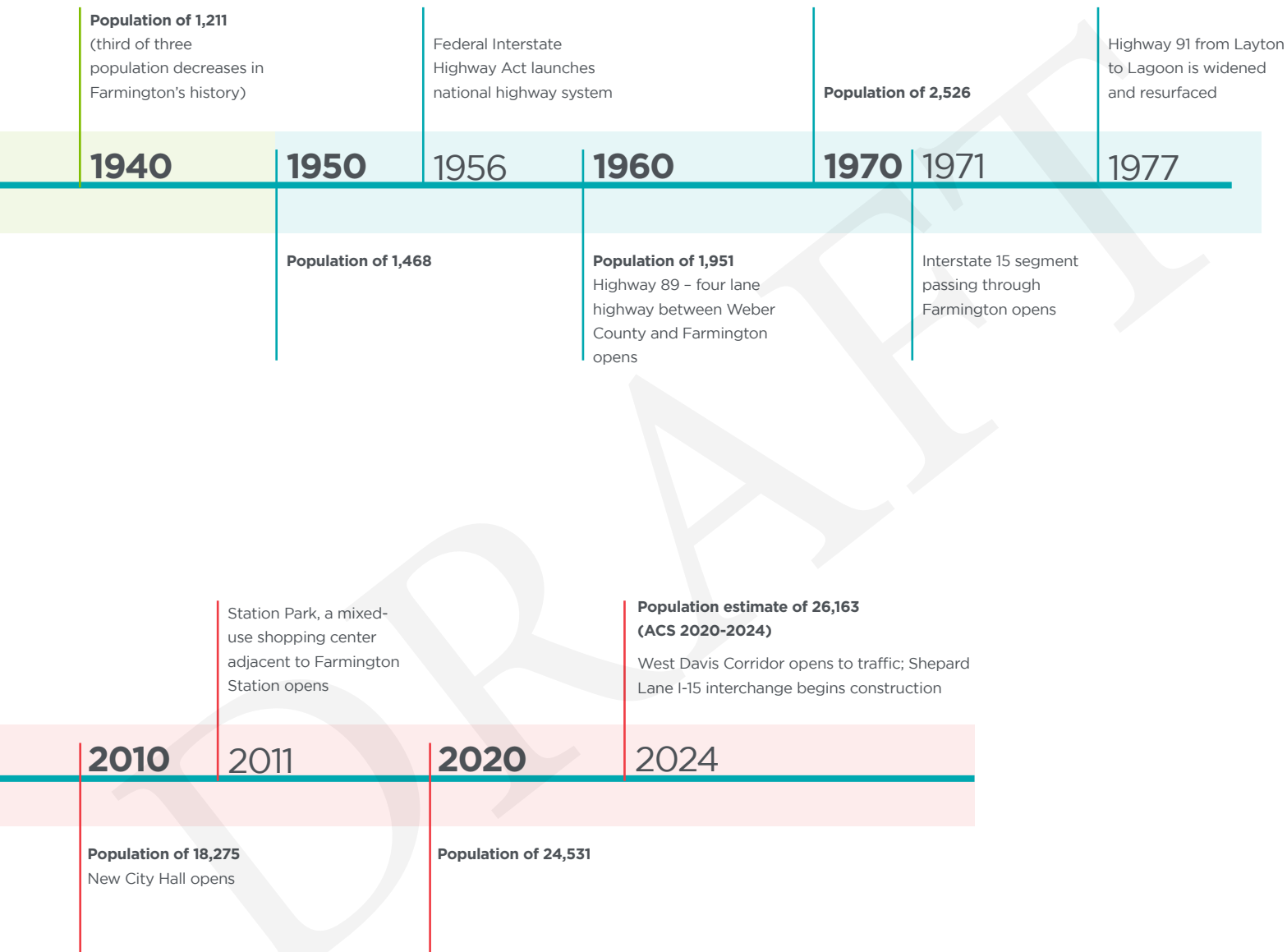
As Farmington City became more established in the late 1800s, stone was hauled out of nearby canyons and fields and pioneer log cabins were replaced by stone masonry homes. Buildings, bridges, dams, fences, and roads were constructed. Soon the streets were lined with stately Cottonwood, Poplar, and Sycamore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

6TH

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

3RD

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.

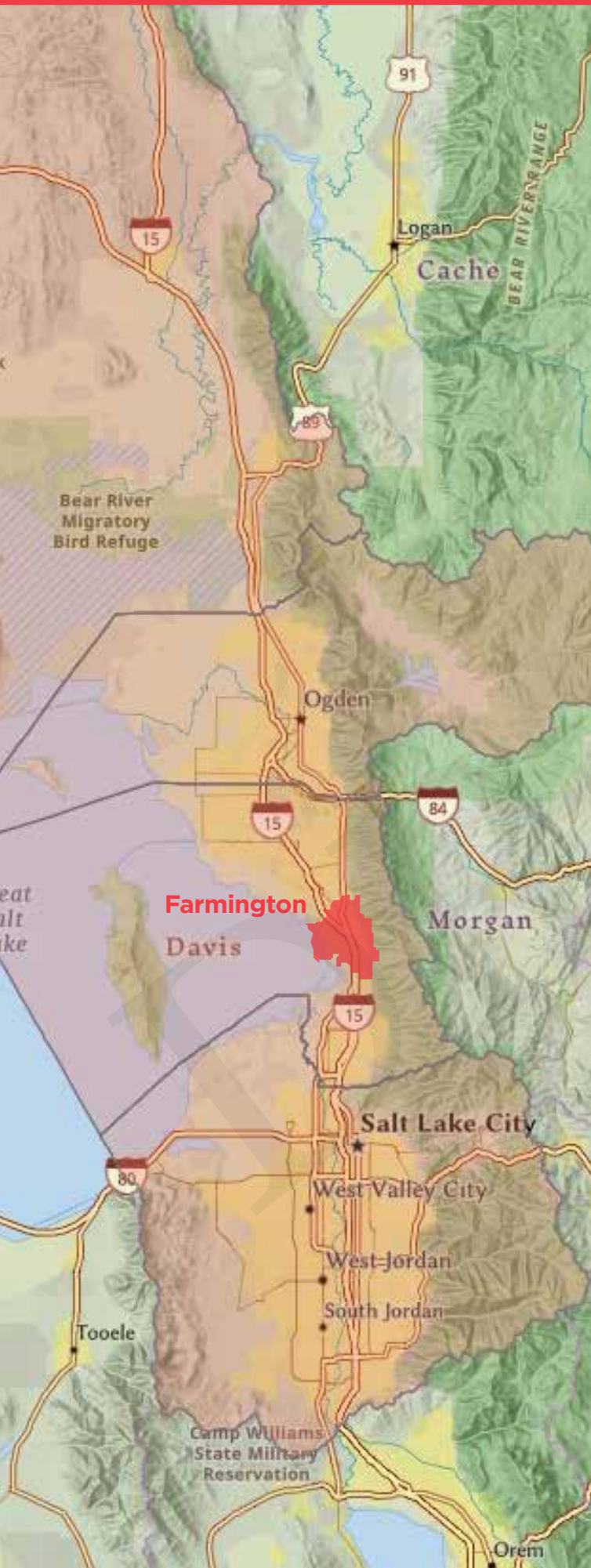
In terms of population, Farmington is 6th largest out of the 15 Davis County communities, based on the 2020 Census. It was 7th largest in the 2010 Census. Of note, between 2010 and 2020, with its growth of 6,256 people, Farmington had the highest percentage change in population, and the third largest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

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



3.2.2 KEY STRATEGIES & ACTION ITEMS

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



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

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



3.3.2 KEY STRATEGIES & ACTION ITEMS

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





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.



Event at Station Park
Photo by Roxy Christensen



3.4.1 GOALS & ASPIRATIONS

- a. Provide for harmonious, coordinated, and controlled development within the City to avoid undue impact on public facilities, public services, and the physical environment.
- b. 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.
- c. 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

- a. 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.
- b. Stay at the forefront of advances in technology.
- c. Continue to promote partnerships between private and public entities to support economic growth while maintaining community values and goals.
- d. Update the lake-adjacent development restriction boundary (previously 4218' elevation) to follow the West Davis Corridor highway (west of 725 West).



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.

PART 1

POLICY GUID

PLAN ELEME



TWO

DE & ENTS

4

CHAPTER 04

POLICY GUIDE INTRODUCTION

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4.2 Policy Guide Use & Structure	46



View from Farmington Canyon, Eric Rasmussen

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.

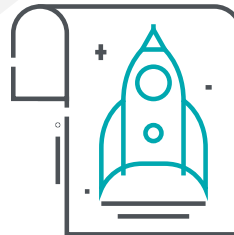
4.2 Policy Guide Use & Structure

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.**



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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5.6 Neighborhood Quadrant Profiles	53



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

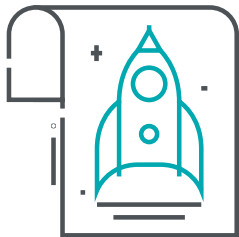
GOAL 2: Ensure new residential and neighborhood development is self-sustaining and progresses logically, utilizing existing infrastructure and minimizing scattered developments.

3

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



Farmington Sidewalks and Trees



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.

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 :

1. Northwest Quadrant
2. Northeast Quadrant
3. Southeast Quadrant
4. Southwest Quadrant

PEOPLE

of people

ESTIMATED POPULATION
CENSUS (2020)



%

UNDER AGE 18

%

AGE 18 & OVER

KEY LANDMARKS + FEATURES



PARKS + ATHLETIC FIELDS



NATURE + RECREATION



SCHOOLS

HOUSING

of units

ALL HOUSING TYPES



%

SINGLE FAMILY



%

DUPLEXES &
TOWNHOMES



%

APARTMENTS

HOUSING YEAR BUILT
BY DECADE

NORTHWEST

8,157 PEOPLE
3,354 HOUSING UNITS

NORTHEAST

5,609 PEOPLE
1,814 HOUSING UNITS

CLARK LANE

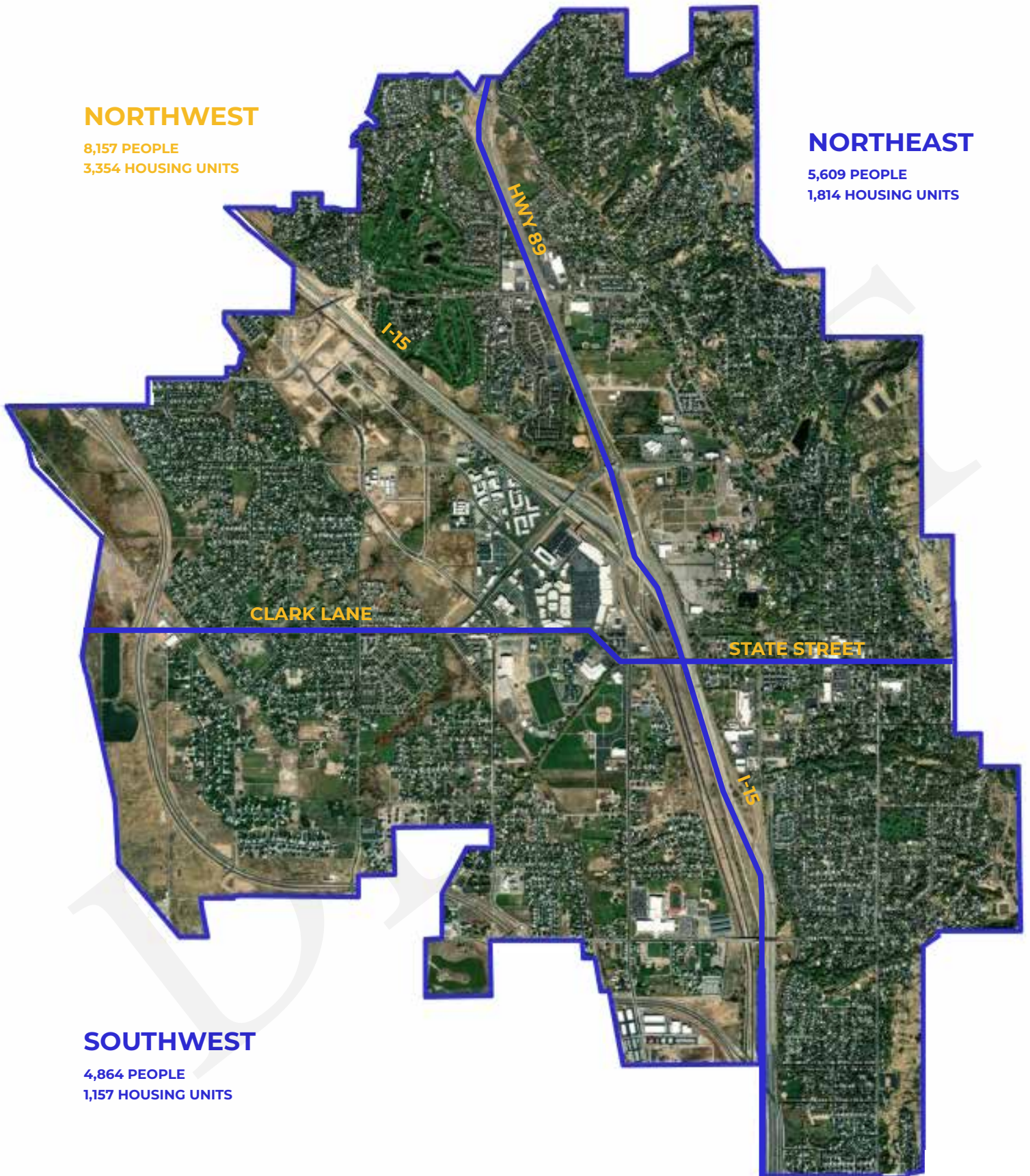
STATE STREET

SOUTHWEST

4,864 PEOPLE
1,157 HOUSING UNITS

SOUTHEAST

5,917 PEOPLE
1,901 HOUSING UNITS



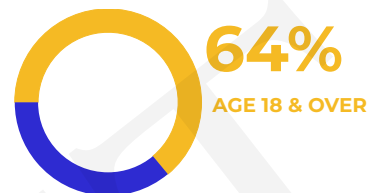
5.6.1 Northwest Quadrant

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



NATURE + RECREATION

- Access to Farmington Bay Waterfowl Management Area
- Access to Legacy Trail
- Davis Creek



SCHOOLS

- Eagle Bay Elementary

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



69%

AGE 18 & OVER

KEY LANDMARKS + FEATURES



PARKS + ATHLETIC FIELDS

- Lagoon Amusement Park
- Moon Park
- Farmington City Park
- Point of View Park
- Farmington Pond



NATURE + RECREATION

- Shepard Creek Trails
- Farmington Creek Waterfall
- Old Aqueduct Trail
- Farmington Canyon
- Farmington Creek Trail
- Lagoon Trail
- Flag Rock Trailhead



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

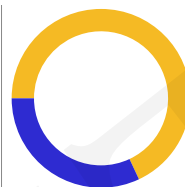
PEOPLE

5,917

ESTIMATED POPULATION
CENSUS (2020)

32%

UNDER AGE 18



68%

AGE 18 & OVER

KEY LANDMARKS + FEATURES



PARKS + ATHLETIC FIELDS

- Forbush Park
- Woodland Park
- Mountain View Park



NATURE + RECREATION

- Davis Creek Trailhead
- The Grotto in Hornet Canyon Waterfall
- Flag Rock Trailhead



SCHOOLS

- Farmington Junior High
- Farmington Elementary

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

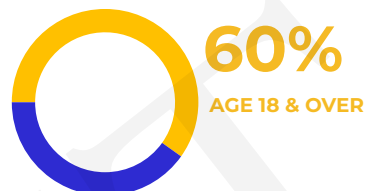
5.6.4 Southwest Quadrant

PEOPLE

4.864

ESTIMATED POPULATION
CENSUS (2020)

40%
UNDER AGE 18



KEY LANDMARKS + FEATURES



PARKS + ATHLETIC FIELDS

- Farmington Regional Park
- Western Sports Park East Athletic Fields



NATURE + RECREATION

- Access to Farmington Bay Waterfowl Management Area
- Access to Legacy Trail
- Davis Creek



SCHOOLS

- Canyon Creek Elementary School
- Farmington High School

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

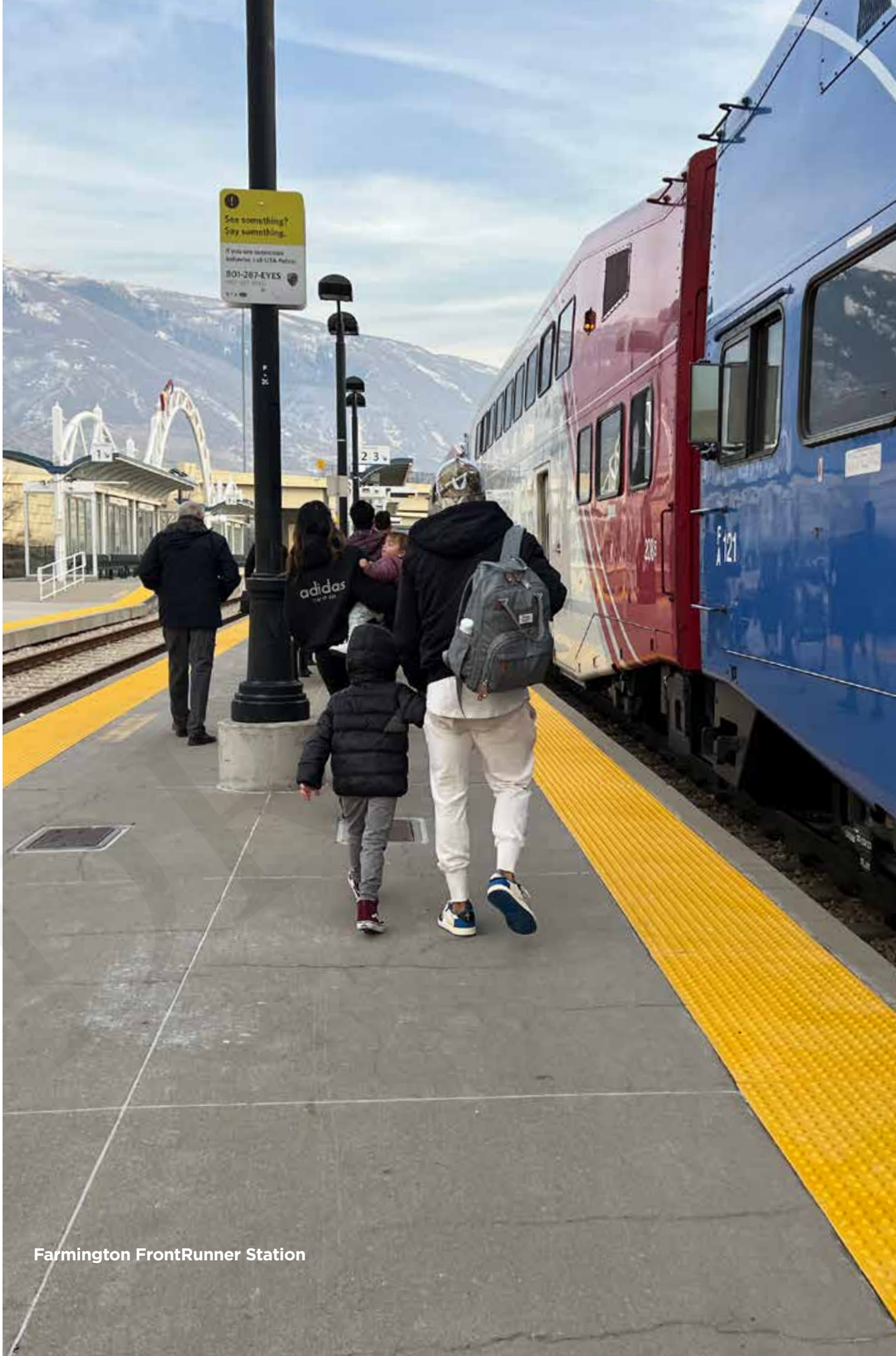
CHAPTER 06

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

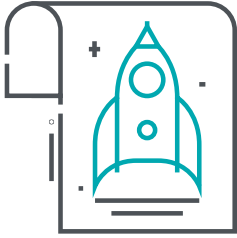
GOAL 3: Maintain an internal transportation system that facilitates access to commercial centers and local destinations while reducing congestion on major roads.

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.



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, including the Lagoon Trolley/internal circulator route.
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



Ground Breaking, Davis County Sports Complex



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

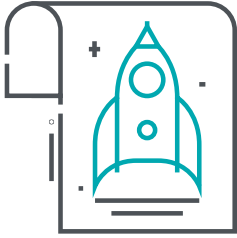
GOAL 3: Protect and conserve natural resources and minimize the impact on the built and natural environment of Farmington.

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.



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 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

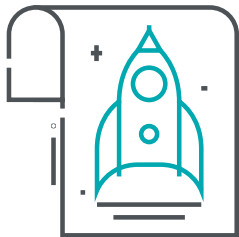
GOAL 2: Develop a multi-use trails system that links parks, service centers, and residential areas, utilizing existing corridors for biking, hiking, and other non-motorized activities, while ensuring safety and accessibility for all users.

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

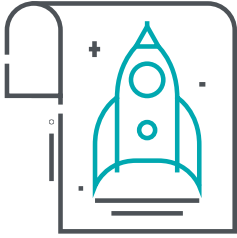
GOAL 2: Preserve and highlight Farmington's heritage and the beauty of the city's surroundings.

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.



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

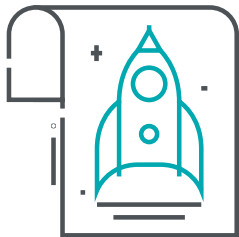
GOAL 3: Maintain the best of both rural and urban living.

4

GOAL 4: Lead in researching and implementing innovative solutions and strategies for sustainable development practices.



Farmington Pond Clean up Day



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 1

LAND USE &



A landscape photograph showing a city scene with mountains in the background. The foreground is filled with dry, brown grass and some dark, fuzzy plant heads. In the middle ground, there are several buildings, including a large one with a red 'HEALTH' sign. The background features large, rugged mountains under a clear sky. The text 'THREE' is overlaid in large, white, bold letters on the left side of the image.

THREE

CITY FORM



CHAPTER 11

FUTURE LAND USE

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Ferris Wheel and Foothills



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 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?

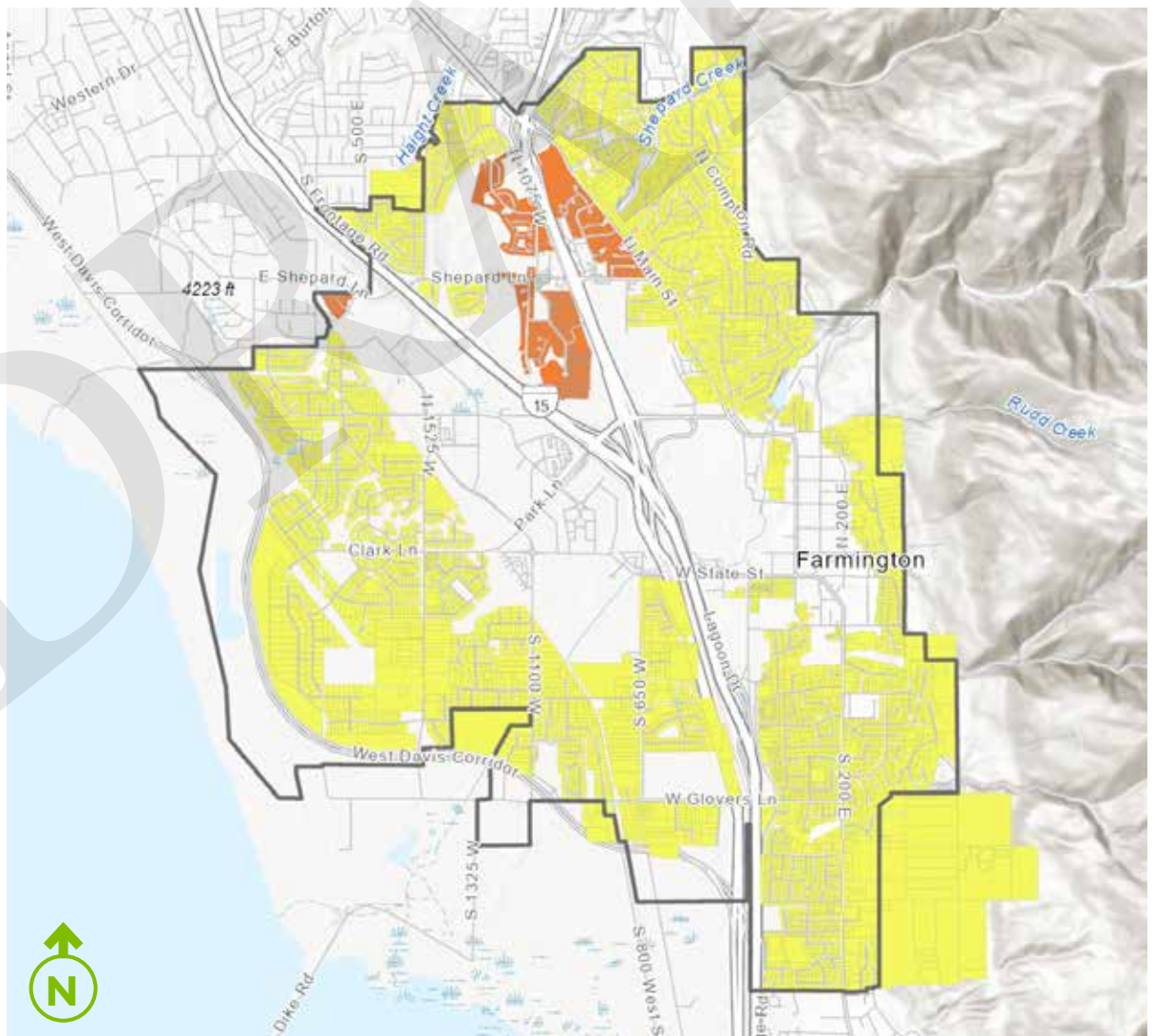
The FLU Map is used by the city for evaluating requests for rezoning of property, economic development decisions, infrastructure improvements, and locations for community facilities, parks, and open space areas. When requests are made to change the zoning map and ordinance, the FLU Map is used as a guide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

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



NR

The Neighborhood Residential areas of Farmington offer opportunities for conventional residential neighborhoods. These areas include medium-to-large residential lots and may also include clustered developments with smaller lots that offer shared open spaces and/or protect sensitive areas.



OTR

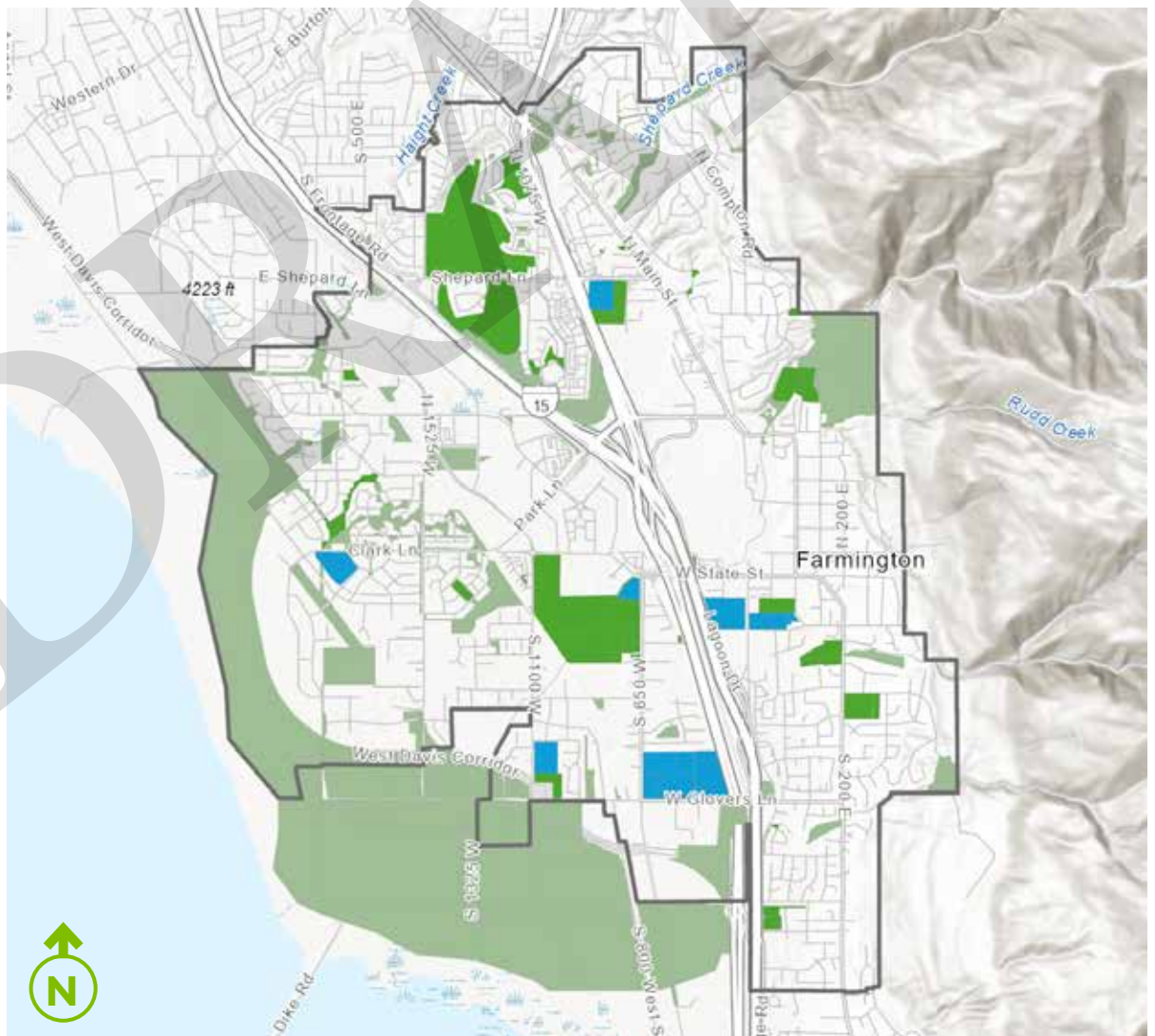
The Original Townsite Neighborhood Residential areas of Farmington represent neighborhoods compatible with the historic development pattern of the community, primarily the pioneer-era townsite.



MMR

The Mixed / Medium Residential areas of Farmington offer opportunities for residential neighborhoods where a mix of single-family, two-family, and multi-family development is supported.





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.

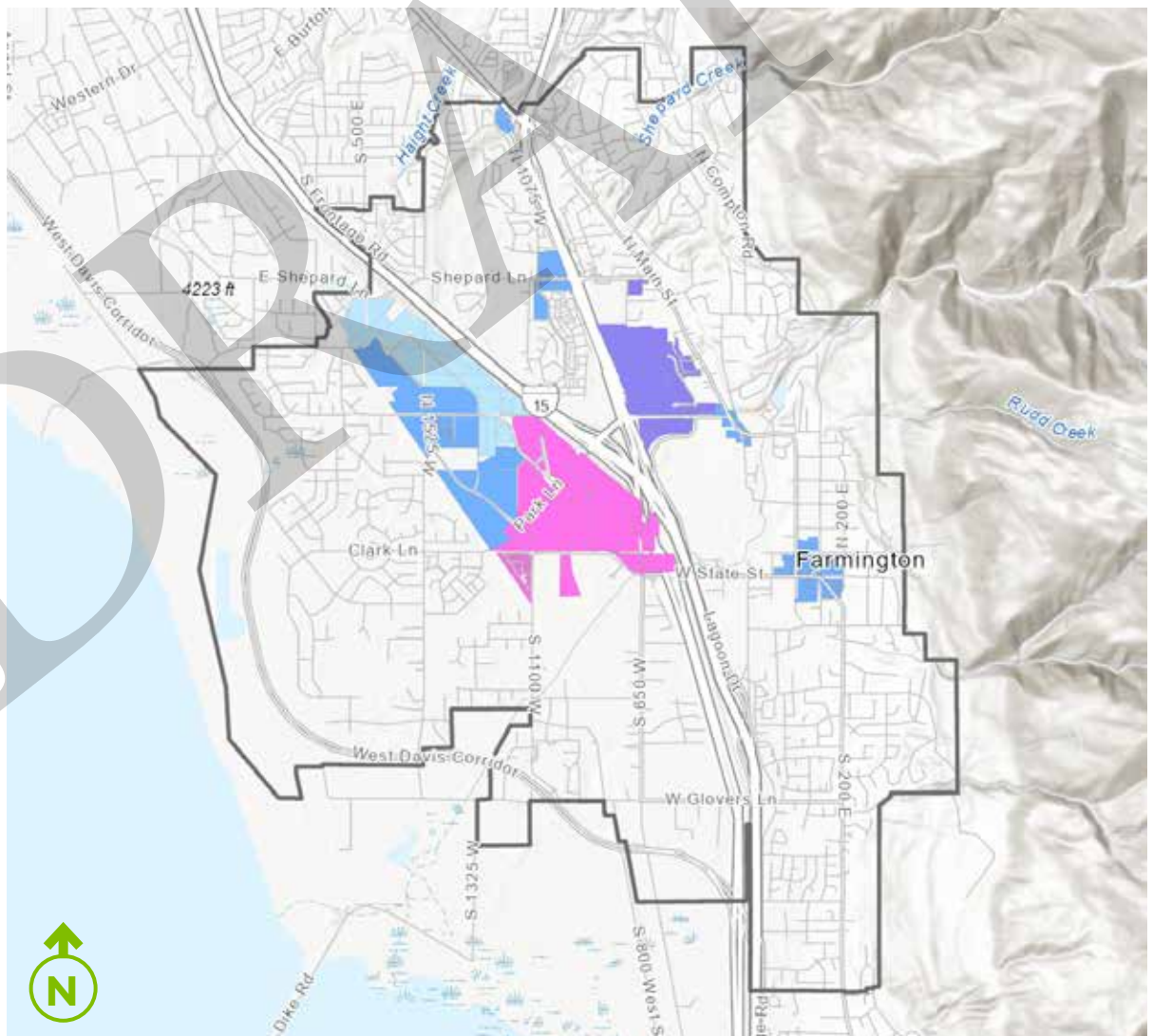


11.6 Mixed Use

The Mixed Use designations support the goals, policies, and recommendations of the Housing and Neighborhoods element, the Moderate Income Housing Plan, the Growth and Development element, the Station Area Plan, and the Transportation element.

Five Key Themes and Priorities:

- Housing Diversity
- Compatible & Planned Development Patterns
- Fiscal Responsibility
- Sustainable Development and Resource Conservation
- Connected Community



NMU

The Neighborhood Mixed Use Node areas of Farmington offer opportunities for low intensity neighborhood support uses, such as small-scale and convenience retail, professional/medical offices, services, childcare/ educational, and other daily need uses compatible with adjacent residential uses.



MUC

The Mixed-Use Commercial areas provide opportunities for a mix of commercial and medium-to medium-high density residential uses, both vertical and horizontal, including opportunities for office, entertainment, retail, restaurants, and medium to medium-high density housing.



OMU

The Office Mixed Use and Business Park areas are primarily for research and/ or business park activities, including office, entertainment, retail, and restaurants.



TMU

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.

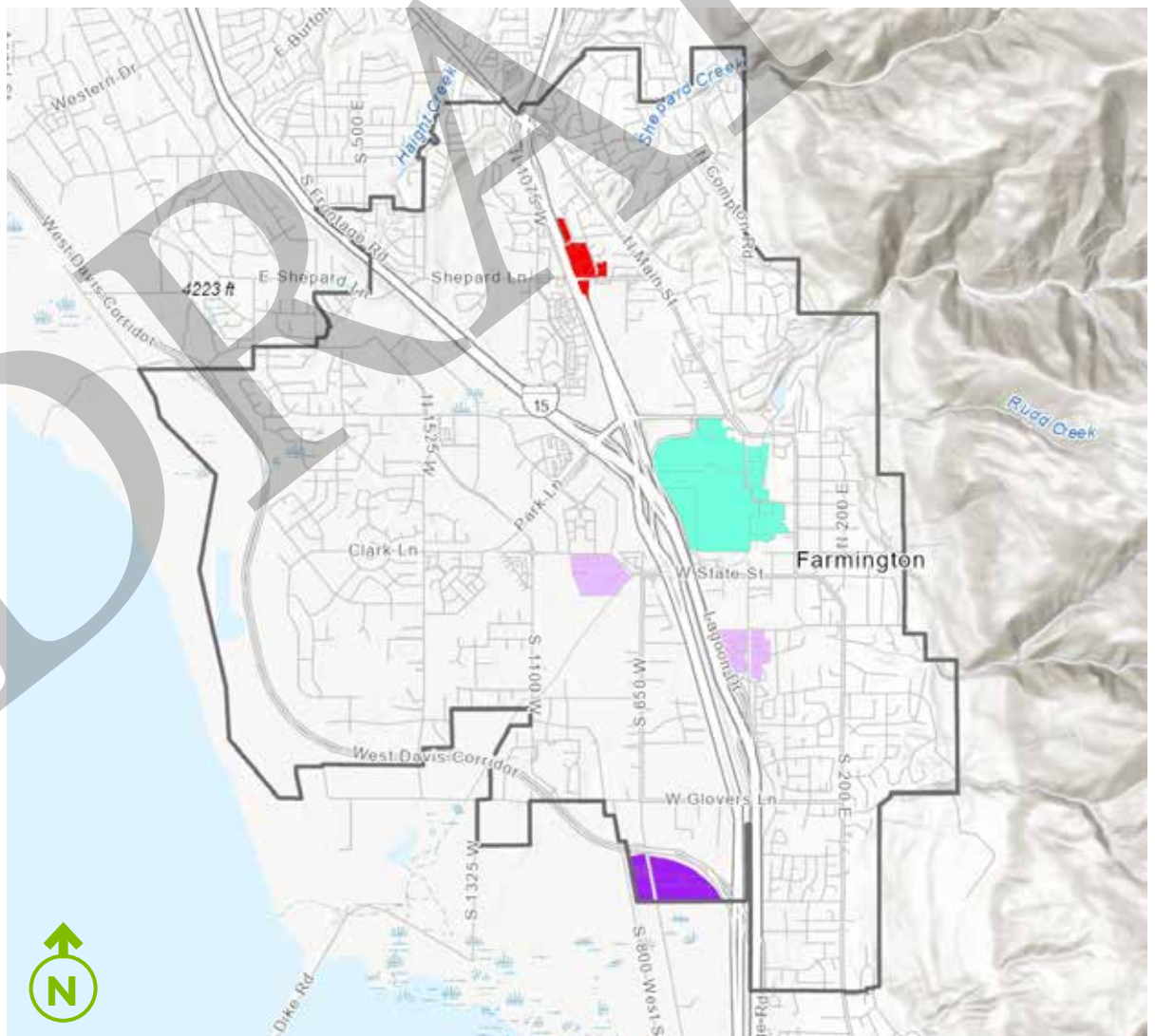


11.7 Centers & Employment

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.

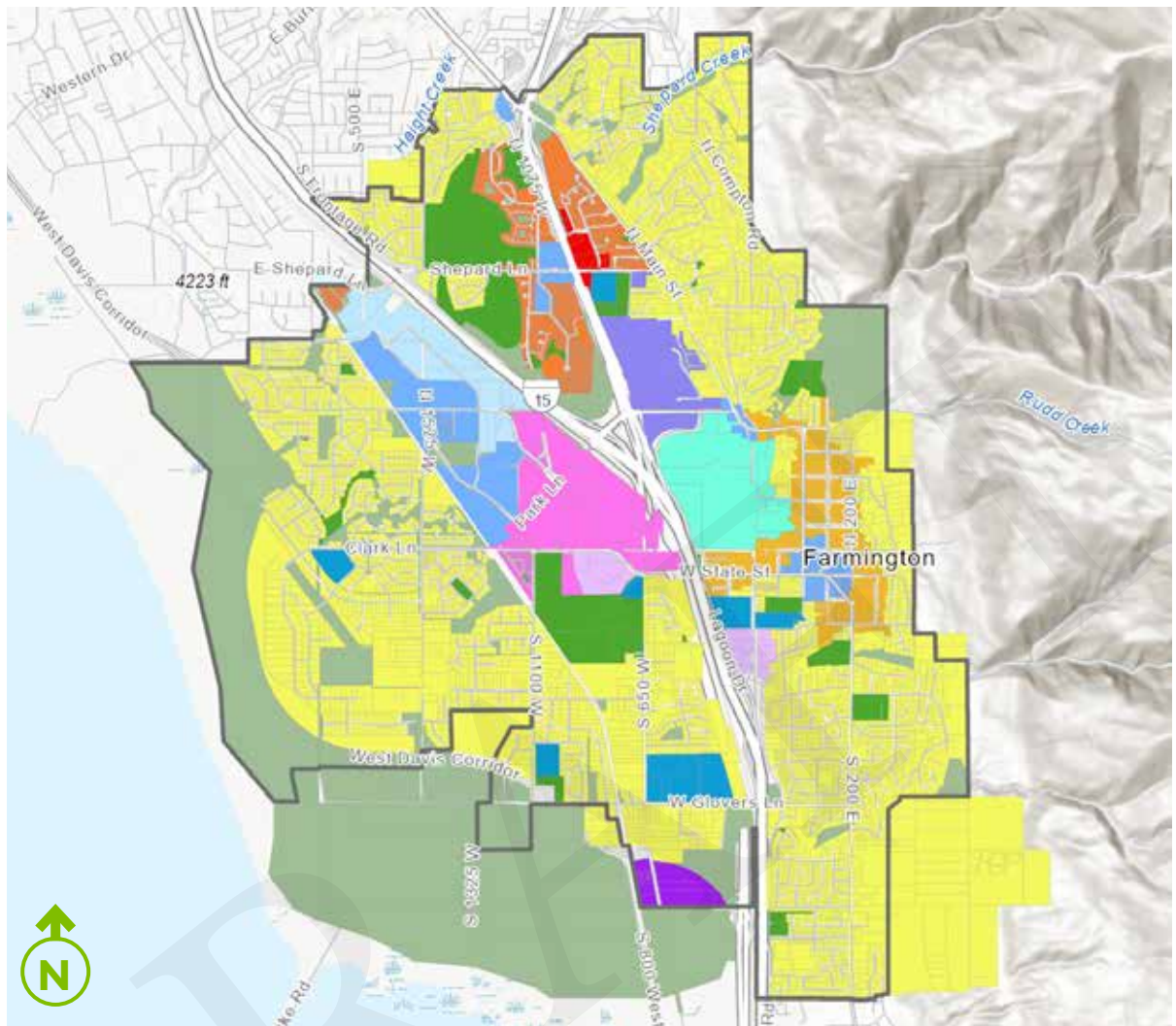


These areas are intended to support a range of employment or commercial enterprises with limited or minimal nuisance factors. The emphasis for these areas is on small business employment, light manufacturing and/or commercial agricultural.



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.





- | | |
|--|--|
| 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														



FARMINGTON GENERAL PLAN

FINAL DRAFT – JULY 2025

CITY COUNCIL AGENDA



SUMMARY ACTION

1. Approval of Minutes 07.15.25
2. Consider approval of the Water System Connection Agreement with the Trail Subdivision

FARMINGTON CITY – CITY COUNCIL MINUTES

July 15, 2025

WORK SESSION

Present:

*Mayor Brett Anderson,
Mayor Pro Tempore/Councilmember Alex
Leeman,
Councilmember Roger Child,
Councilmember Scott Isaacson,
Councilmember Melissa Layton,
Councilmember Amy Shumway,*

*City Attorney Paul Roberts,
City Recorder DeAnn Carlile,
Recording Secretary Deanne Chaston,
Assistant Community Development
Director/City Planner Lyle Gibson, and
City Planner/GIS Specialist Shannon
Hansell.*

Mayor **Brett Anderson** called the work session to order at 6:10 p.m. City Manager **Brigham Mellor** was excused.

TRI POINT HOMES DISCUSSION

Assistant Community Development Director/City Planner **Lyle Gibson** introduced the Tri Point Homes concept, which is between the Denver and Rio Grande West (D&RGW) Rail Trail, west of Innovator Drive, and north of the new Maverik gas station. The new fire house will be just north of this site.

Colton Chronister with Tri Point Homes said he is familiar with Farmington's moderate-income housing ordinance and is looking for direction on his project. This is proposed to be 151 for-sale townhomes, and Tri Point has an agreement with the landowner. They will be between 1,900 and 2,200 square feet with two-car garages. The two- to three-bedroom units are projected to sale for \$400,000, an attainable price point without compromising quality. Plans are to connect and extend the trail network west through their property to the Rail Trail.

They are proposing a reduction in density from what the Development Agreement originally contemplated. It takes a variety of things to satisfy moderate-income housing. Tri Point is a national high quality builder in 13 states, with four projects in Utah including Holladay, Heber City, West Jordan, and Orem.

Mayor Anderson praised Tri Point for both reducing the density and offering a for-sale product.

Chronister said the purchase agreement will have some teeth to enforce owner occupancy and not selling to large-scale investors. Purchases of all new-build projects by investors throughout the nation have increased from 8% to 23% due to failed markets. Enforcement could be through a Homeowner's Association (HOA), as rentals hurt overall market values of surrounding homes. **Chronister** would like to workshop this approach with Farmington.

City Attorney **Paul Roberts** said deed restrictions are the best way to pass along owner occupancy, as every transaction has the potential to get rid of it. **Chronister** said deed restrictions are difficult because it reduces value.

Tri Point is also proposing a 2.8-acre land swap to square off the lot boundaries between this site and the City's new fire house. After being evaluated by the Army Corps of Engineers, the land is less wetland than originally believed.

Councilmember **Alex Leeman** said he understood Staff's concept is to bank the exchanged land for use for affordable housing. He is concerned with Farmington's longer-term plan of what will actually be done with the property. Is the City going to sell it, or save it? Does the City have the funding to improve it, or will it be a weed patch?

Councilmember **Scott Isaacson** said he likes the project. He said because of its close proximity to the new City park, the best use of the land would not be more open space. He proposed using the land for housing for City employees. Councilmember **Roger Child** likewise expressed his approval.

PERMANENT SUPPORTIVE HOUSING DAVIS COUNTY DISCUSSION

Davis County Grant Administrator **Ryan Steinbeigle** said homelessness in Davis County is a hot-button issue for city and county governments. He is approaching the City Council about a Permanent Supportive Housing (PSH) project in Farmington. This targets those in the 0% to 30% Area Median Income (AMI) category, where housing options in Davis County fall far short. These are people on the verge of becoming homeless who have medical, behavioral, and mental health issues.

The proposal includes on-site services and case management in job training and coaching from Davis Tech; counseling and therapy from Davis Behavioral and Open Doors; medical services from Intermountain Healthcare; behavior and mental health from Davis behavioral; and food pantry from Bountiful Food Pantry. This is not an emergency shelter, and would require accountability with tenants required to meet with case managers. There would be a curfew and onsite security. It is designed to transition people out, not keep them indefinitely. A maximum stay would be set at two years for these units that range in size from studio to three-bedroom units.

Davis County Economic Development Director **Chanel Flores** said this is housing that would benefit a single mother with two kids who hasn't worked in a decade, but doesn't qualify for down payment assistance. That is just one example. A person would have to be earning \$130,000 annually to afford a home in Davis County. The County has a homeless population, but it is just different. It is the elderly and retired who can no longer live on Social Security.

Steinbeigle said the emergency shelters in Salt Lake are just a bed to sleep in. PSH is much different and has been shown nationally to be highly effective. Milwaukee County, Wisconsin, leads the nation in using this model to reduce the homeless population, generating millions in taxpayer savings and reducing the burden on public safety services. Most participants move on to independence. After implementing PSH in 2015, the overall homeless population was reduced by 46.3%; unsheltered homelessness was reduced 91.8%; and sheltered chronic homelessness was reduced by 65%. The program demonstrated a 97% retention rate, which means participants do not return to homelessness.

CLOSED SESESSION

Present:

*Mayor Brett Anderson,
Mayor Pro Tempore/Councilmember Alex
Leeman,
Councilmember Roger Child,
Councilmember Scott Isaacson,
Councilmember Melissa Layton,
Councilmember Amy Shumway,
City Attorney Paul Roberts,
City Recorder DeAnn Carlile,
Recording Secretary Deanne Chaston,*

*Assistant Community Development
Director/City Planner Lyle Gibson, and
City Planner/GIS Specialist Shannon
Hansell,
Assistant City Manager/City Engineer Chad
Boshell,
Davis County Grant Administrator Ryan
Steinbeigle, and
Davis County Economic Development
Director Chanel Flores.*

Motion:

At 6:53 p.m., Councilmember **Alex Leeman** made the motion to go into a closed meeting for the purpose of strategy session to discuss the purchase, exchange, or lease of real property.

Councilmember **Amy Shumway** seconded the motion. All Council members voted in favor, as there was no opposing vote.

Mayor Pro Tempore/Councilmember Alex Leeman
Councilmember Roger Child
Councilmember Scott Isaacson
Councilmember Melissa Layton
Councilmember Amy Shumway

X Aye ____ Nay
X Aye ____ Nay
X Aye ____ Nay
X Aye ____ Nay
X Aye ____ Nay

Sworn Statement

I, **Brett Anderson**, Mayor of Farmington City, do hereby affirm that the items discussed in the closed meeting were as stated in the motion to go into closed session, and that no other business was conducted while the Council was so convened in a closed meeting.

Brett Anderson, Mayor

Motion:

At 7:10 p.m., Councilmember **Scott Isaacson** made the motion to reconvene to an open meeting.

Shumway seconded the motion. All Council members voted in favor, as there was no opposing vote.

Mayor Pro Tempore/Councilmember Alex Leeman
Councilmember Roger Child
Councilmember Scott Isaacson
Councilmember Melissa Layton
Councilmember Amy Shumway

X Aye ____ Nay
X Aye ____ Nay
X Aye ____ Nay
X Aye ____ Nay
X Aye ____ Nay

REGULAR SESSION

Present:

*Mayor Brett Anderson,
Mayor Pro Tempore/Councilmember Alex
Leeman,
Councilmember Roger Child,
Councilmember Scott Isaacson,
Councilmember Melissa Layton,
Councilmember Amy Shumway,
City Attorney Paul Roberts,*

*City Recorder DeAnn Carlile,
Recording Secretary Deanne Chaston,
Community Development Director Lyle
Gibson,
City Planner/GIS Specialist Shannon
Hansell, and
Assistant City Manager/City Engineer Chad
Boshell.*

CALL TO ORDER:

Mayor **Brett Anderson** called the meeting to order at 7:02 p.m. City Manager **Brigham Mellor** was excused. Councilmember **Amy Shumway** offered the invocation, and the Pledge of Allegiance was led by Assistant City Manager/City Engineer **Chad Boshell**.

PRESENTATION:

Recognition of Briana Taylor for earning Utah Supervising Fire Officer designation

Fire Chief **Shelby Willis** announced that Firefighter Paramedic **Briana Taylor** recently earned her Utah Supervising Fire Officer designation. This designation required 10 courses and five years of experience; **Taylor** has 10 years of experience as well as an associate's degree. It also required a work project, numerous written projects, hundreds of training hours, and formal and technical education. She is a nationally registered firefighter paramedic with the State of Utah.

BUSINESS:

Resolution Appointing Lyle Gibson as Community Development Director

Mayor Anderson presented this agenda item. **Lyle Gibson** came to work at Farmington over three years ago after working as Kaysville's Planning Department head. He is now being

promoted to Farmington Community Development Director. **Mayor Anderson** said if anything is built, developed, or redeveloped in Farmington, **Gibson's** fingerprints will be all over it.

Motion:

Councilmember **Alex Leeman** moved that the City Council approve the resolution appointing **Lyle Gibson** as Community Development Director in the form set forth in the packet.

Shumway seconded the motion. All Councilmembers voted in favor, as there was no opposing vote.

Mayor Pro Tempore/Councilmember Alex Leeman	X Aye	<input type="checkbox"/> Nay
Councilmember Roger Child	X Aye	<input type="checkbox"/> Nay
Councilmember Scott Isaacson	X Aye	<input type="checkbox"/> Nay
Councilmember Melissa Layton	X Aye	<input type="checkbox"/> Nay
Councilmember Amy Shumway	X Aye	<input type="checkbox"/> Nay

The oath of office was administered by City Recorder **DeAnn Carlile**. **Gibson** introduced his wife, four children, and parents.

An Ordinance amending multiple sections of Title 11 and Title 12 to correct inconsistencies and provide clarification to the code

Community Development Director **Gibson** presented this agenda item. The proposed amendments will bring needed clarification to City code. First, the section indicating that the City Council can approve additional dwelling units as a special exception will be removed, as the Council can approve additional dwelling units by agreement; approving them as moderate income housing is not a special exception.

Secondly, accessory uses are not allowed without a primary use. A common request is whether or not someone is allowed to build a garage and then build a home later. The proposed language would indicate that a primary use should be on site first. Third, Staff is suggesting a normal front yard setback of 25 feet rather than 30 feet in 11-12-090 D. Fourth, clarification is needed for 11-28-020, mixed use zoning and multi-family projects, that accessory dwelling units (ADUs) are mandated as allowed by the State. Lastly, outdated code assumes there is only one irrigation district, when Farmington now has both Benchland Water and Weber Basin Water Conservancy District.

Leeman noted a capitalization error. City Attorney **Paul Roberts** said the definition of “established” as an actual predicated use is a lot clearer than it originally was. It will be better and easier to enforce. He would like to close as many holes as possible.

Motion:

Councilmember **Melissa Layton** moved that the City Council approve the enabling ordinance (enclosed in the Staff Report).

Finding 1:

1. The proposed changes correct inconsistencies within the City's ordinances and provide clarity on the intent of the code.

Leeman seconded the motion. All Councilmembers voted in favor, as there was no opposing vote.

Mayor Pro Tempore/Councilmember Alex Leeman	X Aye	_____	Nay
Councilmember Roger Child	X Aye	_____	Nay
Councilmember Scott Isaacson	X Aye	_____	Nay
Councilmember Melissa Lyton	X Aye	_____	Nay
Councilmember Amy Shumway	X Aye	_____	Nay

Zone Text amendment to Chapters 11-13 and 11-18, Moderate Income Housing Standards, Etc.

Gibson presented this agenda item. A couple of years ago, the State required cities to incentivize instead of mandate moderate-income housing. A couple of multi-family areas needed to be updated with standardized language to match the State’s requirement. This way, moderate income housing can be incentivized in areas zoned Mixed-Use and Multi-Family Residential, where previously residential wasn’t allowed.

Shumway said while affordable housing is encouraged in meetings with the Utah League of Cities and Towns and State Legislative meetings, when it comes to Farmington, there are roadblocks. While the City is trying, it is incredibly frustrating.

Councilmember **Scott Isaacson** said he wonders if the State now regrets not mandating moderate-income housing, and predicted it may change in the future. **Roberts** said mandating moderate-income housing is unlawful.

Motion:

Councilmember **Roger Child** moved that the City Council approve the enabling ordinance (enclosed in the Staff Report) amending Sections 11-13-035, 11-18-040 D. 1., and 11-18-045, of Chapters 11-13 and 11-18 of the Zoning Ordinance titled “Multiple-Family Residential Zones” and “Mixed Use Districts.”

Findings 1-2:

1. The text amendments offer a mechanism consistent with State Law, to enable Farmington City to consider requiring developers to provide moderate-income housing related to applications for residential or mixed-use development; and
2. The Residential Mixed Use (RMU) Zone is the most “residential” of the four station area mixed use zones—RMU, Transit Mixed Use (TMU), General Mixed Use (GMU), and Office Mixed Use (OMU)—and its block size should be similar in size to the OMU zone and not the TMU or GMU zones.

Isaacson seconded the motion. All Councilmembers voted in favor, as there was no opposing vote.

Mayor Pro Tempore/Councilmember Alex Leeman	X Aye	_____	Nay
Councilmember Roger Child	X Aye	_____	Nay
Councilmember Scott Isaacson	X Aye	_____	Nay
Councilmember Melissa Layton	X Aye	_____	Nay
Councilmember Amy Shumway	X Aye	_____	Nay

SUMMARY ACTION:

Minute Motion Approving Summary Action List

The Council considered the Summary Action List including:

- Item 1: Main Street (Park Lane – Shepard Lane) Federal Aid Agreement Modification #2 with the Utah Department of Transportation (UDOT) for the widening project on the condition that the local government fund is changed to \$3.5 million and authorizes **Boshell** to sign the electronic agreement.
- Item 2: Acceptance of UDOT Surplus Property near the West Davis Corridor. The property being conveyed is for roads or rights of way for local use. **Shumway** asked if Farmington is paying for the parcels. **Boshell** said no; they will be used for rights of way, overpass slopes, or storm drainage and round about areas. Farmington can't sell the properties, as they would first need to go back to UDOT.
- Item 3: Monthly Financial Report
- Item 4: Approval of Minutes for July 1, 2025

Motion:

Child moved to approve the Summary Action list Items 1-4 as noted in the Staff Report.

Layton seconded the motion. All Council members voted in favor, as there was no opposing vote.

Mayor Pro Tempore/Councilmember Alex Leeman	X Aye	_____	Nay
Councilmember Roger Child	X Aye	_____	Nay
Councilmember Scott Isaacson	X Aye	_____	Nay
Councilmember Melissa Layton	X Aye	_____	Nay
Councilmember Amy Shumway	X Aye	_____	Nay

GOVERNING BODY REPORTS:

Mayor Anderson and City Council Reports

Leeman inquired about the street lights near Cabela's on Grand Avenue. He has been talking about this for five years. **Mayor Anderson** said they don't actually work, as no one has ever ran power to them. **Boshell** said they are private street lights, but Staff will look into what it will take to get them lit. **Mayor Anderson** would also like to beautify the hillside in front of Cabela's, as it is unsightly and has gone to weeds.

Shumway said the mulberry trees dropping their berries by Oakridge County Club have caused a huge mess along her street for years. She asked the Parks and Recreation Department about it. They quickly came out and cut off the branches hanging over the Right of Way. She appreciated the quick response.

Boshell asked Councilmembers to provide him feedback for anything that could be improved for Festival Days. **Leeman** asked that the fireworks soundtrack be piped differently so a wider audience can hear it, perhaps setting it up on the ballfield that faces west. **Mayor Anderson** said he has heard of phone apps that can provide fireworks soundtracks with use of a QR code.

Child expressed concern over how residents are reserving spots along the parade route and in front of the stage. Some people are reserving spots five days before the event. **Roberts** said other cities have ordinances that prohibit times parade spots can be reserved. **Mayor Anderson** asked **Roberts** to research what other cities do before Festival Days is held next year.

Shumway said Festival Days was a success, and minor incidents involved a fight prior to the fireworks as well as youth lighting off illegal aerial fireworks by the elementary school. She said the huge wheel at the Youth City Council booth was very popular. **Shumway** said she wants to see more local crafting booths. It seemed small, perhaps because there was not a carnival this year. She said corn hole was fun. She would like the flag to be in front of the parade instead of the City Council leading.

Isaacson said the fireworks were creative and one of the best displays he had seen. He would like to have a banner announcing the City Council in the annual parade, as many people didn't know who they were while riding in the firetruck this year. **Layton** said many people were bothered that the flag was buried among other parade entries. She also mentioned that nothing was posted on the online schedule about the bike parade, so many incorrectly assumed it was canceled this year.

Isaacson reported that new mosquito abatement products are being tested in Farmington Bay with great results. Invasive phragmites sucking up all the water before it reaches the Great Salt Lake has become a significant State issue. They are cut down and sprayed, but native plants don't have a chance to come back faster than the phragmites can. This creates a need to collect water in channels. He said no water from any of the streams in Davis County makes it to the Great Salt Lake.

Isaacson mentioned the electronic scoreboard that belongs to Farmington but is on UDOT surplus property. The school owns fields to the north of this property, and they have plenty of room for their own needs. He asked if Farmington could relocate the scoreboard. **Boshell** said Staff hasn't quite decided what to do with it. They are working on getting power back there and are open to ideas for the 3 acres. There has been a proposal to relocate the skate park there.

Layton proposed giving Staff the Monday after Festival Days off in thanks for their hard work during the event. **Boshell** said they are offered overtime or comp time options for their work on Saturday during Festival Days. Every department tracks that each month. **Mayor Anderson** said many employees would rather have a paid day off in March, April, or May. **Shumway** would like to know how much the City is paying in overtime and if there is a need for more positions. **Boshell** said departments regularly look at staffing recommendations during the budget process.

Layton mentioned that Police Chief **Austin Anderson** will be addressing two LDS wards about the closure of the school Drug Abuse Resistance Education (DARE) program. There are plans for the Communities That Care (CTC) to replace the DARE program with a research-based partnership with the Davis School District.

ADJOURNMENT

Motion:

Child made a motion to adjourn the meeting at 8:12 p.m.

Leeman seconded the motion. All Council members voted in favor, as there was no opposing vote.

Mayor Pro Tempore/Councilmember Alex Leeman

X Aye ____ Nay

Councilmember Roger Child

X Aye ____ Nay

Councilmember Scott Isaacson

X Aye ____ Nay

Councilmember Melissa Layton

X Aye ____ Nay

Councilmember Amy Shumway

X Aye ____ Nay

DeAnn Carlile, Recorder

City Council Staff Report

To: Honorable Mayor and City Council

From: Chad Boshell, City Engineer

Date: August 5, 2025

SUBJECT: **CONSIDER APPROVAL OF THE WATER SYSTEM CONNECTION AGREEMENT WITH THE TRAIL SUBDIVISION**

RECOMMENDATION

Approve the agreement for The Trail subdivision and developer, The Evergreen – 1525 & Burke Land, L.L.C., to install a privately owned and maintained culinary water system.

BACKGROUND

From the point of connection to the City's water main, and extending into The Trial development, the Developer's installed water system shall be privately owned, operated and maintained and the City shall have no obligation for perpetual maintenance of the system. The Developer agrees to construct, install and maintain the system to those minimum specification required by the City to assure the water service to the residents in the project is safe and adequate. As a condition of connection to the main line the City will require the conveyance of easements to the City for the City to conduct perpetual inspections of the privately owned system.

SUPPLEMENTAL INFORMATION

1. Agreement

Respectfully submitted,



Chad Boshell, P.E.
Assistant City Manager

Review and concur,



Brigham Mellor
City Manager

Approved as to Form,



Paul H. Roberts
City Attorney

WATER SYSTEM CONNECTION AGREEMENT

THIS WATER SYSTEM CONNECTION AGREEMENT (this "Agreement") is made effective this 10th day of July, 2024 (the "Effective Date") by FARMINGTON CITY, a Utah municipality, (the "City"), and by Evergreen-1525 g Burke Land LLC, a Utah limited liability company ("Developer"). Arizona

RECITALS

- A. Developer has applied for and has received approvals for the development of residential project (the "Project") located within the City consisting of 410 units.
- B. The Project will be served by a private water system which will connect to the main water line owned and operated by the City in Burke street. and Innovator Avenue.
- C. Within the private system, the Developer will install lines and hydrants which will be privately owned and maintained.
- D. The City, as a condition of connection to the main line, will require the conveyance of easements to the City for the City to conduct perpetual inspections of the hydrants and other elements of the water system to assure adequate fire protection for the Project.
- E. The parties desire to commit their understandings regarding the installation of the private water system to writing.

NOW, THEREFORE, in consideration of the mutual covenants herein, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the parties agree as follows:

1. Incorporation of Recitals. The above Recitals are hereby incorporated into this Agreement.
2. Installation of Water System. From the point of connection to the City's water main, and extending into the Project, the Developer's installed water system shall be privately owned, operated and maintained and the City shall have no obligation for perpetual maintenance of the system. Developer hereby agrees to construct, install and maintain the system to those minimum specifications required by the City to assure that water service to the residents in the project is safe and adequate.
3. Fire Hydrants. The Project will require the installation of fire hydrants on private property within the Project. The Developer hereby agrees to install the hydrants to the City's minimum specifications with adequate water connection and pressure to provide fire protection for the Project. In addition, the Developer hereby agrees to convey to the City an easement to permit the City to periodically inspect and test the fire hydrants to assure that fire protection is

adequate for the Project. The easement shall be in a form approved by the City, such approval not to be unreasonably withheld.

4. Entire Agreement. This Agreement between the parties hereto contains the entire understanding and agreement of the parties with respect to the subject matter herein contained and no prior or contemporaneous agreements, promises, representations, or understandings which are not contained herein with respect thereto shall be of any force or effect.

5. Successors and Assigns. This Agreement shall bind each of the parties hereto and their respective heirs, personal representatives, officers, agents, successors and assigns.

IN WITNESS WHEREOF, the parties hereto have caused this Agreement to be executed by and through their respective, duly authorized representatives as of the 10th day of July, 2024

"DEVELOPER"

Arizona
a Utah limited liability company

By: [Signature]
Name: Doug Leventhal
Its: COO

"CITY"

ATTEST:

FARMINGTON CITY

City Recorder

By: _____
Mayor