160 SOUTH MAIN
FARMINGTON, UT 84025
FARMINGTON.UTAH.GOV

CITY COUNCIL MEETING NOTICE AND AGENDA

Notice is given that the Farmington City Council will hold a regular meeting on **Tuesday, September 2nd, 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.

- Recreation discussion
- Term limits discussion
- City parking restrictions discussion
- Discussion of regular session items upon request

REGULAR SESSION – 7:00 p.m.

CALL TO ORDER:

- Invocation – Alex Leeman, Councilmember
- Pledge of Allegiance – Roger Child, Councilmember

PUBLIC HEARINGS:

- Consider an ordinance adopting the Farmington City General Plan. pg 3
- Consider an Ordinance adopting the Parks, Recreation, Arts, and Trails Master Plan pg 63
- Lagoon Administration Building – Zone Change and Schematic Subdivision and Street Vacation pg 326

BUSINESS:

- Consider a Resolution for the establishment of a Green Waste Program pg 340
- Amendment to the Development Agreement for the Gatrell Gardens PUD Subdivision pg 344
- Approval of 08.19.25 City Council Meeting Minutes pg 362

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 August 28, 2025

CITY COUNCIL AGENDA

PUBLIC HEARING

AGENDA TITLE:	Consider an ordinance adopting the Farmington City General Plan.
PRESENTED BY:	Lyle Gibson
DEPARTMENT:	Community Development, Director
MEETING DATE:	September 2, 2025

160 S Main
Farmington Utah 84025

CITY COUNCIL STAFF REPORT

To: Mayor and City Council

From: Shannon Hansell – Planner and GIS Specialist

Date: 09/02/2025

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).

The City Council reviewed and tabled the plan on August 5, 2025 to allow updates to be made concerning the following:

- Acknowledgements page
- Further detail to 2.2.2 Social and Economic Context
- Addition to 3.5 Community Outreach detailing community photo submissions
- Corrections to 5.6 Neighborhood Quadrant Profiles
- Corrections to 6.5 Policies and Recommendations concerning internal circulation of Station Area, as well as Lagoon Trolley
- Editing maps to remove suggested FLU designations from Future Annexation Areas throughout Chapter 11 Future Land Use
- Adding hatched symbology to indicate Future Annexation Areas throughout Chapter 11
- Chapter 11: Adding short description of Future Land Use and Zoning Correlation Matrix
- Chapter 11: Adding the NMU zone to the MMR Land Use Designation on the Future Land Use and Zoning Correlation Matrix
- Other non-substantial changes to photos for quality and accuracy throughout document

Supplemental Information

1. Farmington General Plan – updated
2. Enabling Ordinance

Respectfully submitted,

Shannon Hansell

Shannon Hansell
Planner and GIS Specialist

Review and concur,

Brigham Mellor
City Manager

FARMINGTON GENERAL PLAN

FINAL DRAFT – AUGUST 27, 2025

DRAFT

Farmington General Plan
Table of Contents

PART ONE

01: INTRODUCTION 7

02: CITY & COMMUNITY CONTEXT 15

03: VISION 29

PART TWO

04: POLICY GUIDE INTRODUCTION 43

05: HOUSING & NEIGHBORHOODS 47

06: TRANSPORTATION 63

07: GROWTH & DEVELOPMENT 69

08: PARKS, OPEN SPACE, & TRAILS 75

09: COMMUNITY CHARACTER & CULTURE 81

10: CONSERVATION & STEWARDSHIP 87

PART THREE

11: FUTURE LAND USE 95

DRAFT

Festival Days Parade 2023;
Photo by Farmington City

PART ONE

COMMUNITY CONTEXT & VISION FRAMEWORK

Farmington Festival Days Parade; Photo by Eric Miller

1

CHAPTER 01

INTRODUCTION

Contents

1.1 Welcome/Introduction 10

1.2 Getting to Know Your General Plan 10

1.3 General Plan Terminology 13

1.4 Connections to City Policies 14

1.5 Collaboration and Funding 14

DRAFT



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."

DRAFT

1

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.

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

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

LUDMA and Utah State Code Requirements

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

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

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

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



Farmington Youth Council; Photo by Farmington City

DRAFT

1.3 General Plan Terminology

HOUSEHOLD	A household includes all the people who occupy a housing unit (such as a house or apartment) as their usual place of residence. A household includes the related family members and all the unrelated people, if any, such as lodgers, foster children, wards, or employees who share the housing unit. A person living alone in a housing unit, or a group of unrelated people sharing a housing unit such as partners or roomers, is also counted as a household.
HOUSING UNIT	A house, an apartment, a mobile home or trailer, a group of rooms, or a single room occupied as separate living quarters
LONG RANGE	Long range typically means planning up to 10 years or more into the future.
LUDMA	Land Use Development and Management Act
POLICE POWER	In planning, this means the government has the authority to regulate things like land use in order to protect the public health, safety, and welfare of current and future residents and businesses.
WC2050	Wasatch Choice 2050 (WC2050) is a regional vision for land use, transportation, parks/open space, and economic development opportunities.

1.4 Connections to City Policies

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

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

1.5 Collaboration and Funding

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

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



Neighborhood Cleanup; Photo by Farmington City

DRAFT

2

CHAPTER 02

CITY & COMMUNITY CONTEXT

Contents

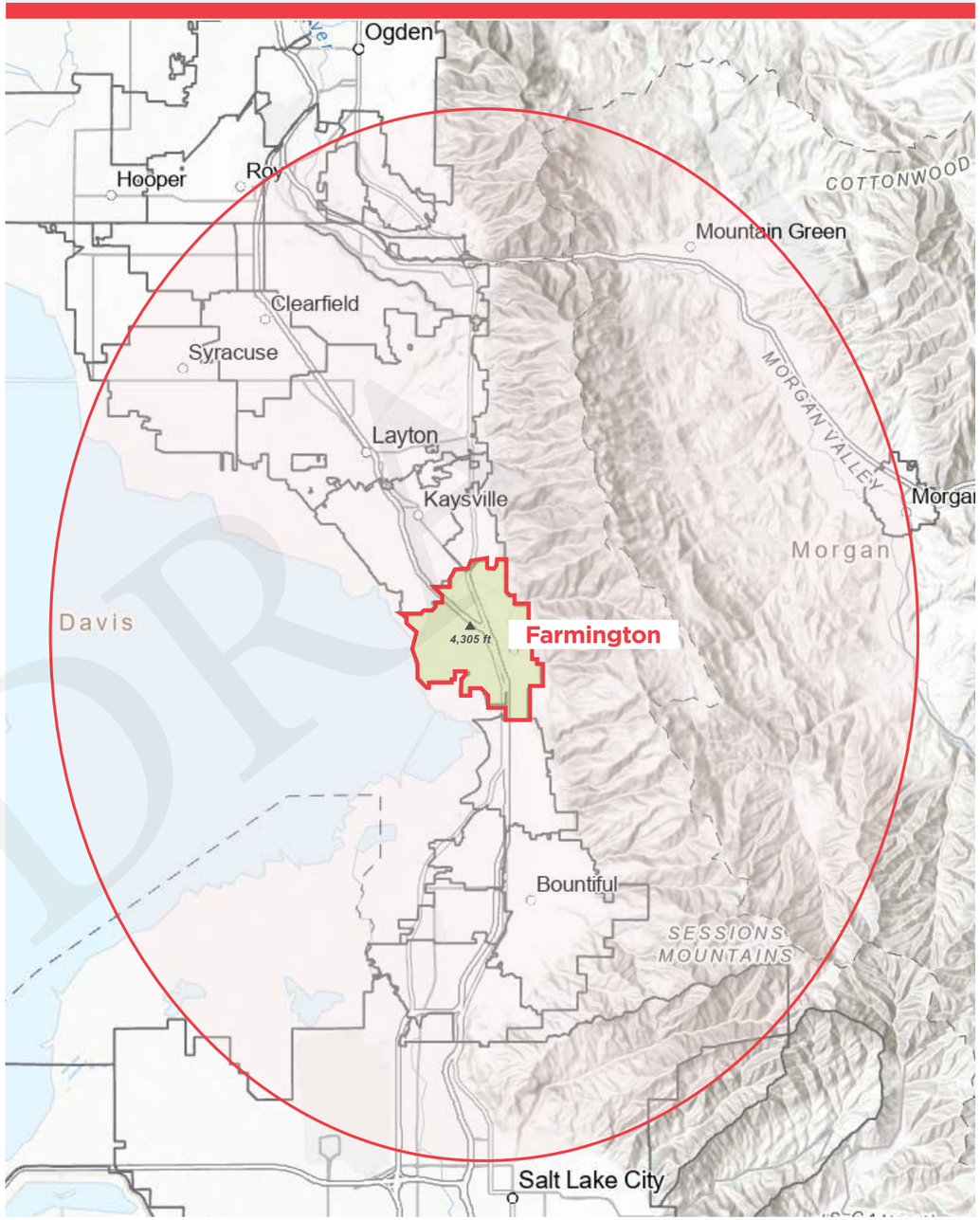
2.1 Farmington's Planning Context 18

2.2 Local Context: A Quick Look at Farmington 18

2.3 Community Planning Context 21

2.4 Regional Context 27

DRAFT



2.1 Farmington's Planning Context

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

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

2.2 Local Context: A Quick Look at Farmington

2.2.1 Physical Context – The Place

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

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



DRAFT

2.2.2 Social and Economic Context – The People

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

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

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

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

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

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

50.6%

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

98.0%

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

31.7 YEARS

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

10.7%

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

34.9%

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

$120,432

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

3.40 PEOPLE

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

2.2.3 How has Farmington Changed?

	1990	2020	
Total Population	9,028	24,531	Nearly tripled in 30 years!
Total Housing Units	2,243	7,367	More than tripled in 30 years - due to smaller households / families.
Population under 20	4,364 (48.3%)	9,262 (37.7%)	In 1990, only 4.4% of the population was 65 years and over; in 2020 that increased to 10.2%; conversely, the population under 20 years decreased in percentage from nearly half (48.3%) in 1990 to just over a third (37.7%) in 2020; combined, these two clusters account for about half of Farmington's population – 52.3% in 1990; 47.9% in 2020
Population 65 and older	401 (4.4%)	2,473 (10.2%)	
Median Age	21.3	31.7	

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
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".

1847-8
Haight family raises livestock in the foothills surrounding Farmington and builds a log cabin in 1847. In 1848, six additional families join the Haights and the area becomes known as the City of North Cottonwood [Burke, Davis, Grover, Miller, and William Smith families]

1850
Davis County established as a territory, named for early pioneer Daniel C. Davis.

1852
Territorial Legislature of Utah creates Davis County; Farmington (North Cottonwood) is designated the county seat.

1853
Population of 413. Town is platted, laid out in a narrow version of the typical Mormon town grid. North Cottonwood becomes known as Farmington.

1854
First Davis County courthouse constructed; a two-story adobe building; cost of $6,000.

1855
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.

1860
Population of 591

1862
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.

1869/70
Utah Central Railroad completes tracklaying between Ogden and Farmington, offering northbound rail service from Farmington in December 1869; tracks between Farmington and Salt Lake City completed and service between Salt Lake City and Ogden began in January 1870. Provides passenger and freight services.

1870
Population of 976

1880
Population of 1,073

1890
Population of 1,036 (first of three population decreases in Farmington's history). New brick courthouse built to replace the adobe courthouse from 1850s

1891
Farmington Commercial and Manufacturing Company (FC&M) opened for business in its two-story building at the corner of State and Main Streets. This became the center of a commercial district.

1892
Population of 1,180
Farmington incorporated

1895
Bamberger Railroad, an interurban railroad known as the Great Salt Lake & Hot Springs Railway, connects to Farmington.

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

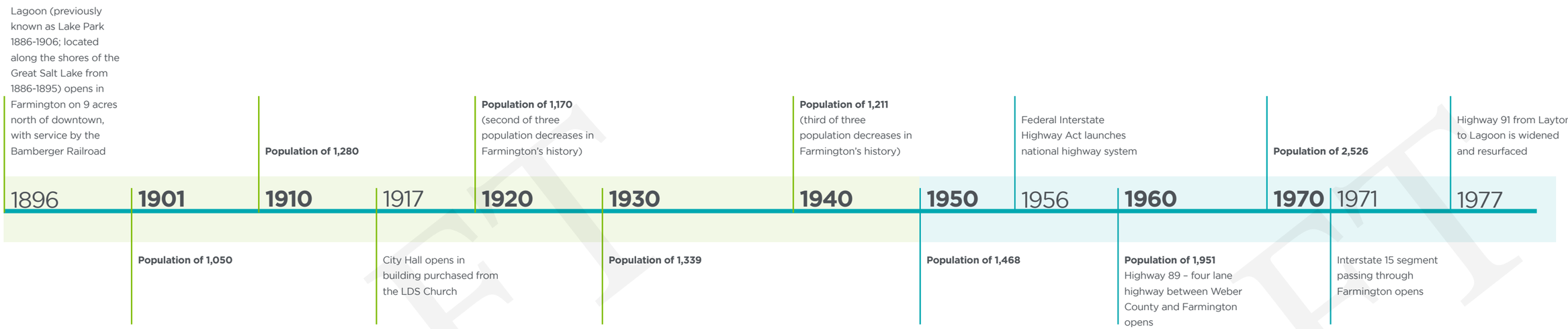




Farmington's Built Environment Character

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
1896
1901
Population of 1,050
1910
Population of 1,280
1917
City Hall opens in building purchased from the LDS Church
1920
Population of 1,170 (second of three population decreases in Farmington's history)
1930
Population of 1,339
1940
Population of 1,211 (third of three population decreases in Farmington's history)
1950
Population of 1,468
1956
Federal Interstate Highway Act launches national highway system
1960
Population of 1,951
Highway 89 – four lane highway between Weber County and Farmington opens
1970
Population of 2,526
1971
Interstate 15 segment passing through Farmington opens
1977
Highway 91 from Layton to Lagoon is widened and resurfaced
1978
Farmington Area Pressurized Irrigation District began serving homeowners and the few remaining farmers
1980
Population of 4,691
1984
New City Hall constructed
1990
Population of 9,028
2000
Population of 12,081
2008
Farmington Station opens, offering commuter rail service on UTA's FrontRunner
2010
Population of 18,275
New City Hall opens
2011
Station Park, a mixed-use shopping center adjacent to Farmington Station opens
2020
Population of 24,531
2024
Population estimate of 26,163 (ACS 2020-2024)
West Davis Corridor opens to traffic; Shepard Lane I-15 interchange begins construction



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.

DRAFT

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.

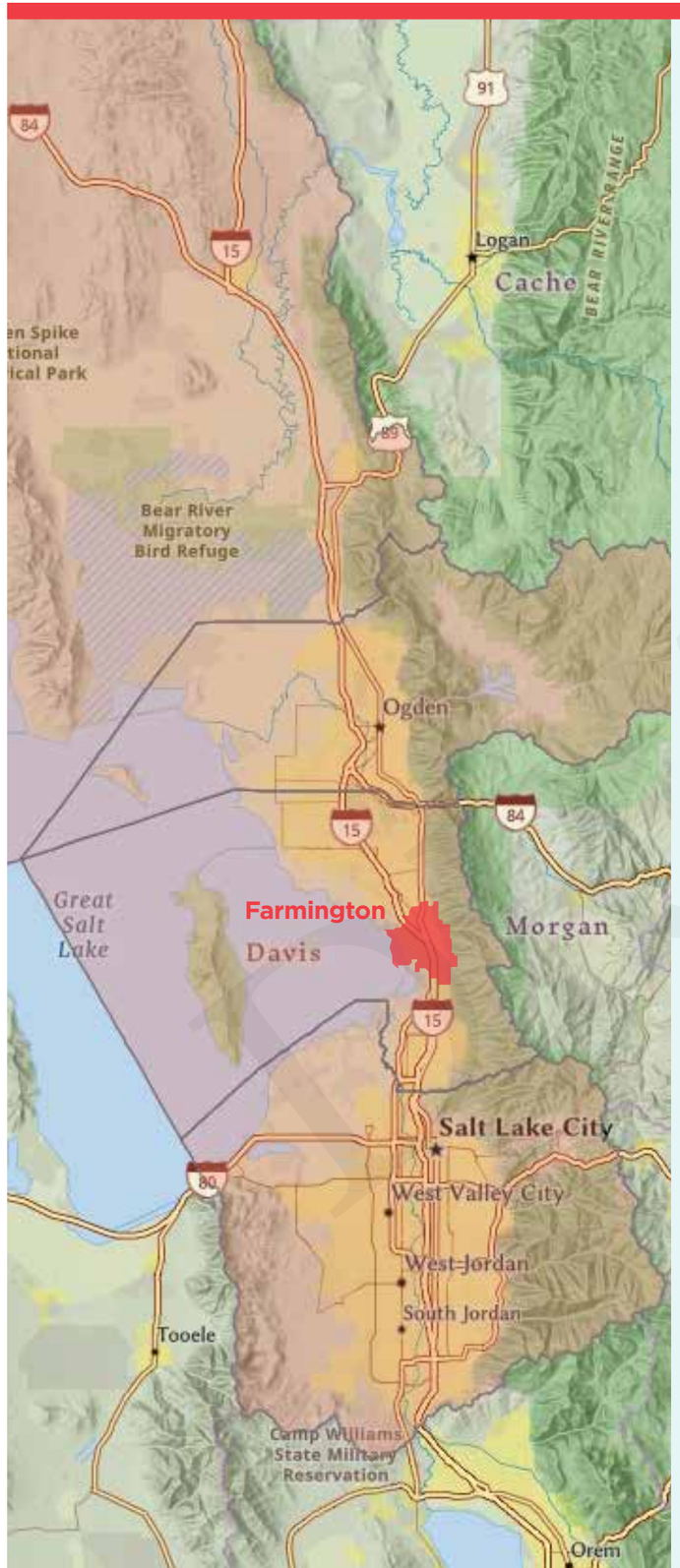
Farmington's population represents approximately seven percent (7%) of the Davis County population. Davis County ranks third in terms of county population for the State of Utah.

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/

DRAFT

3

CHAPTER 03

VISION

Contents

3.1 Farmington's Vision for the Future 32

3.1.1 Introduction to the Focus Initiatives 32

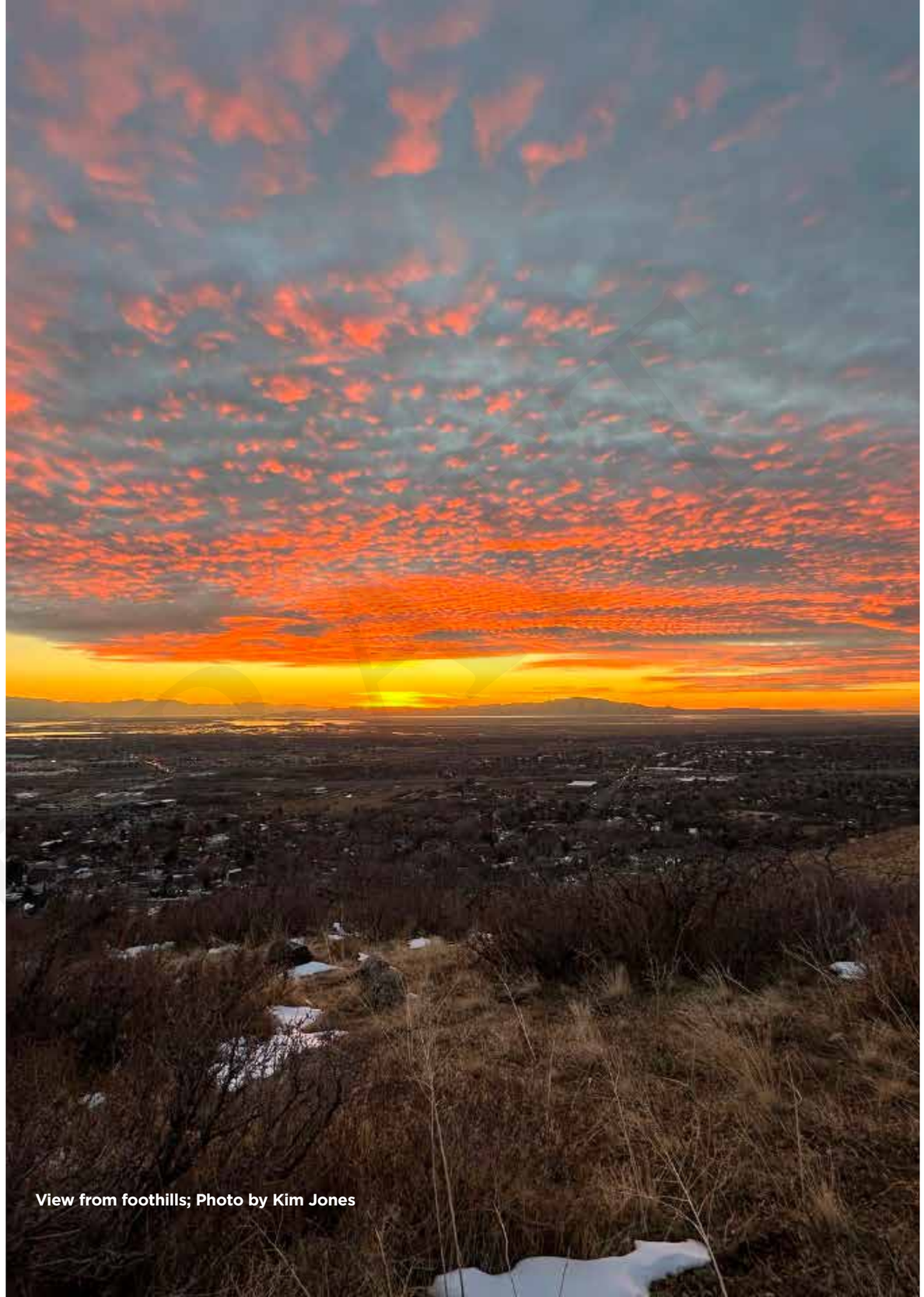
3.2 Focus Initiative No. 1 33

3.3 Focus Initiative No. 2 35

3.4 Focus Initiative No. 3 37

3.5 Community Outreach 40

DRAFT



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**

DRAFT

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.

DRAFT

2 3.3 Focus Initiative No. 2
Community Heritage & Culture

ABOUT THIS FOCUS INITIATIVE

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

The Community Heritage & Culture initiative:

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



Farmington Historical Museum; Photo by Farmington City



3.3.1 GOALS & ASPIRATIONS

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.

DRAFT

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.



Construction site youth tour, photo by Farmington City



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).

DRAFT



General Plan Community Outreach Booth
Farmington Festival Days, July 2024

3.5 Community Outreach

3.5.1 KEY THEMES – COMMUNITY VALUES & PRIORITIES

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

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

329 Farmington residents participated in the community visioning survey!

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

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

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

DRAFT

PART TWO

POLICY GUIDE & PLAN ELEMENTS

View of mountains above Farmington; Farmington City

4

CHAPTER 04

POLICY GUIDE INTRODUCTION

Contents

4.1 Planning for Farmington 46

4.2 Policy Guide Use & Structure 46

DRAFT



Night view of Lagoon; Photo by Jesse Farnsworth

4.1 Planning for Farmington

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

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

4.2 Policy Guide Use & Structure

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

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

1

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



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

DRAFT

5

CHAPTER 05

HOUSING & NEIGHBORHOODS

Contents

5.1 Introduction	50
5.2 Key Metrics	50
5.3 Key Themes	50
5.4 Community Goals	51
5.5 Policies & Recommendations	52
5.6 Neighborhood Quadrant Profiles	53

DRAFT



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

DRAFT

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 Neighborhood. Photo by FFKR

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.

DRAFT

5.6 Neighborhood Quadrant Profiles

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

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

PEOPLE

# of people

ESTIMATED POPULATION

CENSUS (2020)



% UNDER AGE 18

% AGE 18 & OVER

KEY LANDMARKS + FEATURES



PARKS + ATHLETIC FIELDS



NATURE + RECREATION



SCHOOLS

HOUSING

# of units

ALL HOUSING TYPES

DAVIS COUNTY ASSESSOR; UTAH HOUSING INVENTORY EXPLORER (2024 DATA)



% SINGLE FAMILY



% DUPLEXES & TOWNHOMES

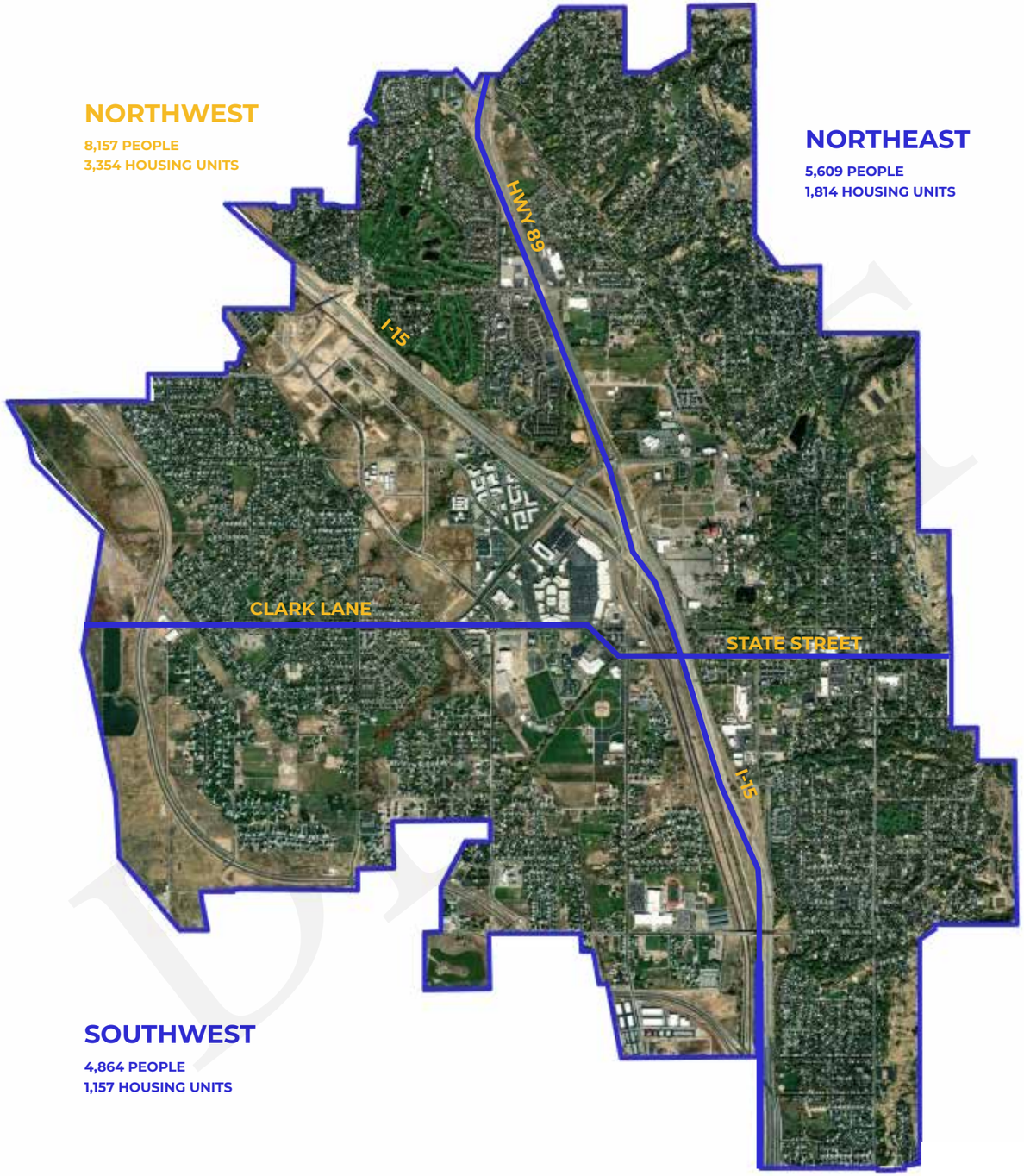


% APARTMENTS

HOUSING YEAR BUILT

BY DECADE

DAVIS COUNTY ASSESSOR; UTAH HOUSING INVENTORY EXPLORER (2024 DATA)

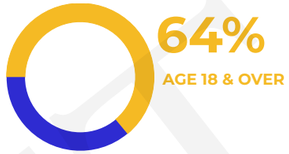


DRAFT

5.6.1 Northwest Quadrant

PEOPLE

8,137
ESTIMATED POPULATION
CENSUS (2020)



KEY LANDMARKS + FEATURES

PARKS + ATHLETIC FIELDS
- Spring Creek Park
- Farmington Ranches Park
- Heritage Park
- North Cottonwood Commons Park

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

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

HOUSING

3,354
HOUSING UNITS

45%
SINGLE FAMILY

23%
DUPLEXES & TOWNHOMES

32%
APARTMENTS

HOUSING YEAR BUILT

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

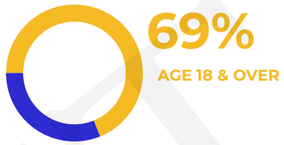


Northwest Neighborhood; Photo by Roxy Christensen

5.6.2 Northeast Quadrant

PEOPLE

5,609
ESTIMATED POPULATION
CENSUS (2020)



KEY LANDMARKS + FEATURES

PARKS + ATHLETIC FIELDS

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

NATURE + RECREATION

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

SCHOOLS

- Knowlton Elementary
- Davis School District

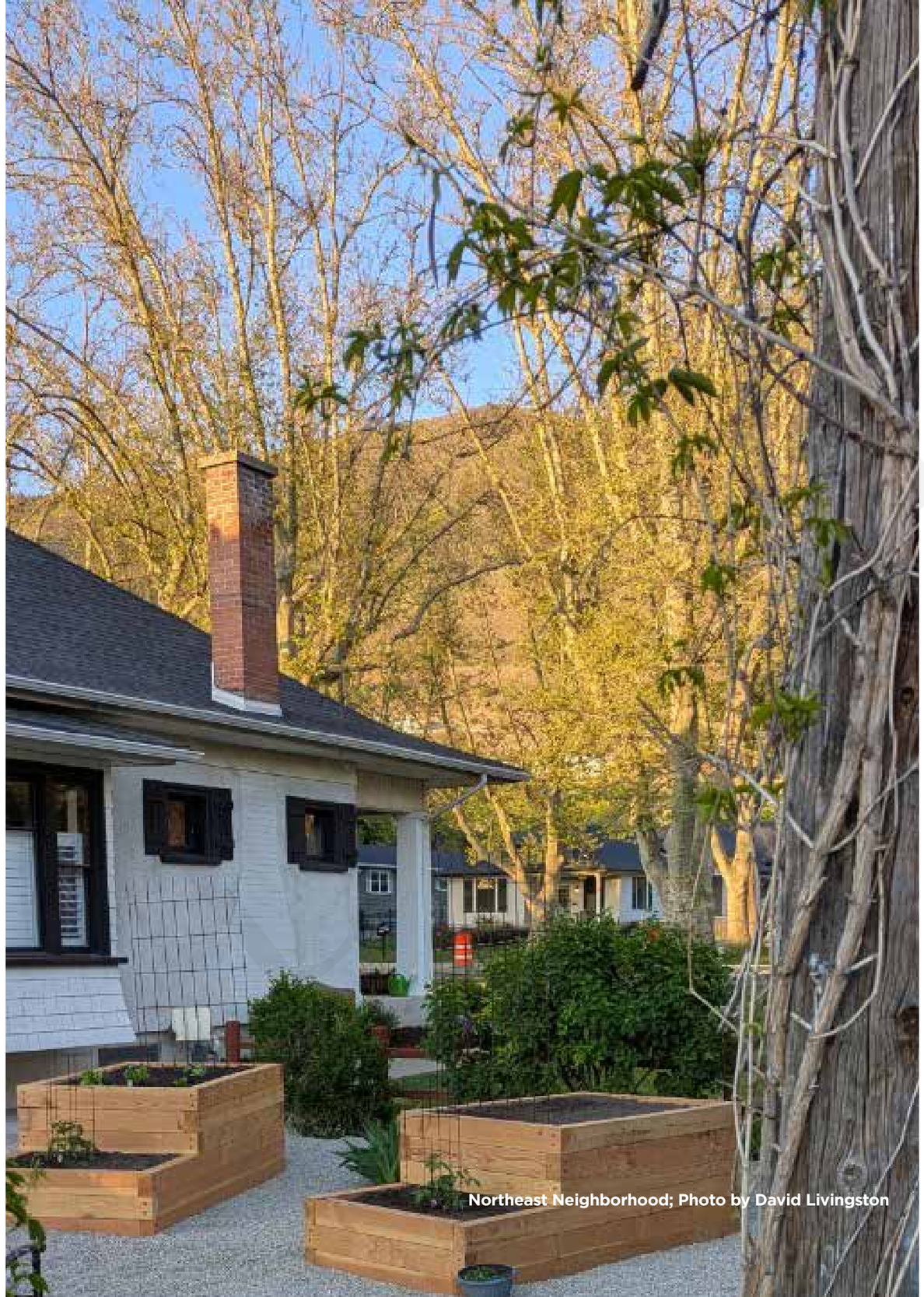
HOUSING

1,814
HOUSING UNITS



HOUSING YEAR BUILT

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



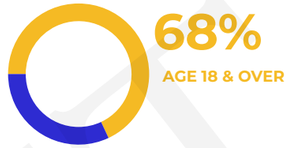
Northeast Neighborhood; Photo by David Livingston

DRAFT

5.6.3 Southeast Quadrant

PEOPLE

5,917
ESTIMATED POPULATION
CENSUS (2020)



KEY LANDMARKS + FEATURES

PARKS + ATHLETIC FIELDS

- Forbush Park
- Woodland Park
- Mountain View Park

NATURE + RECREATION

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

SCHOOLS

- Farmington Junior High
- Farmington Elementary
- Vista Education Campus

HOUSING

1,901
HOUSING UNITS

83%
SINGLE FAMILY

12%
DUPLEXES & TOWNHOMES

5%
APARTMENTS

HOUSING YEAR BUILT

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



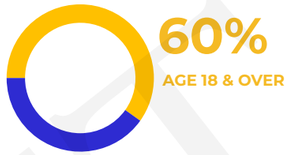
Southeast Neighborhood; Photo by Eric Miller

DRAFT

5.6.4 Southwest Quadrant

PEOPLE

4.864
ESTIMATED POPULATION
CENSUS (2020)



KEY LANDMARKS + FEATURES



PARKS + ATHLETIC FIELDS

- Farmington Regional Park
- Western Sports Park East Athletic Fields



NATURE + RECREATION

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



SCHOOLS

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

HOUSING

1,157
HOUSING UNITS



92%
SINGLE FAMILY



7.3%
DUPLEXES & TOWNHOMES



0%
APARTMENTS

HOUSING YEAR BUILT

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



Southwest Neighborhood; Photo by Brent Clark

DRAFT

6

CHAPTER 06

TRANSPORTATION

Circulation / Mobility / Accessibility

Contents

6.1 Introduction 66

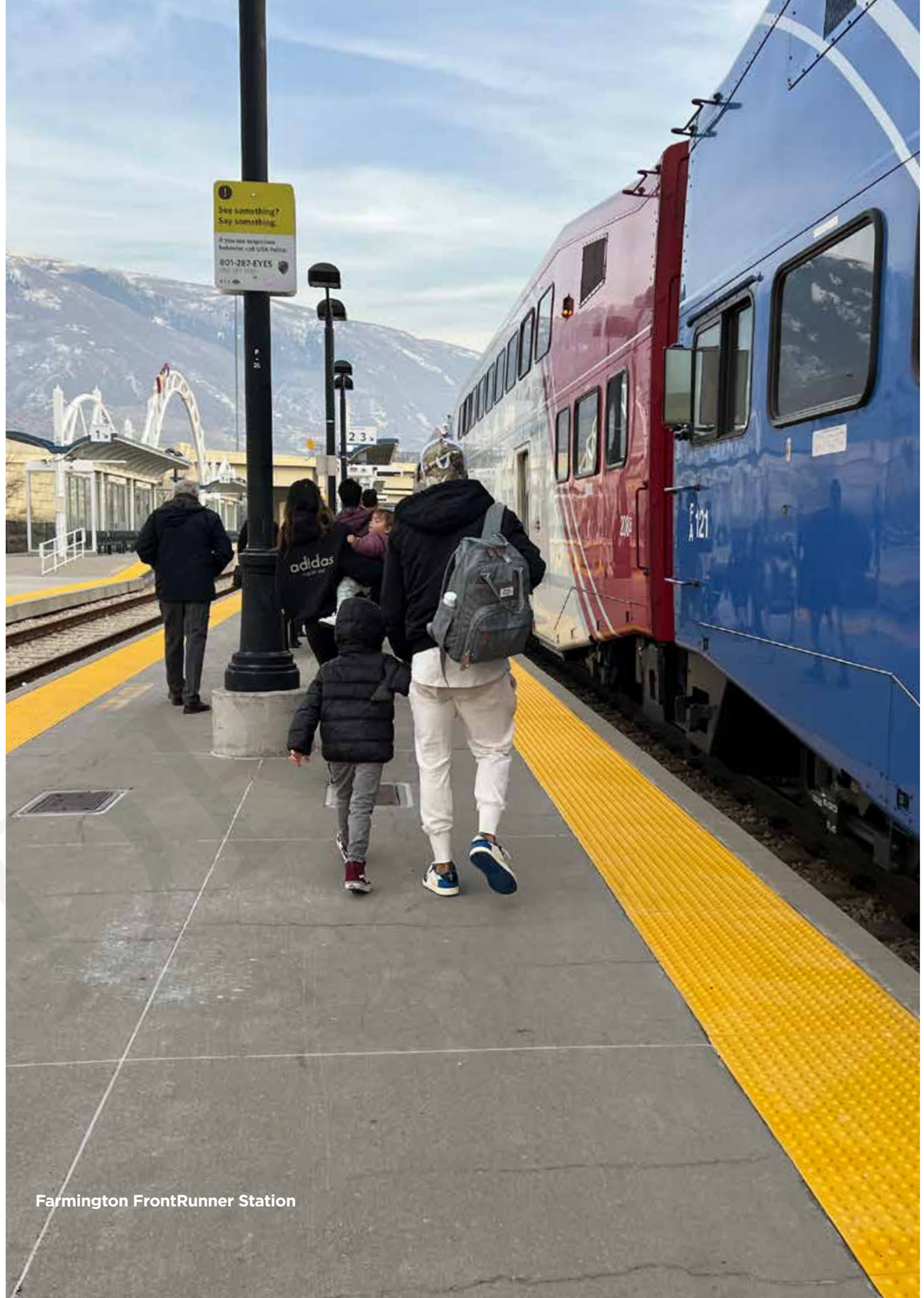
6.2 Key Metrics 66

6.3 Key Themes 66

6.4 Community Goals 67

6.5 Policies & Recommendations 68

DRAFT



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

DRAFT

6.4 Community Goals

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

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

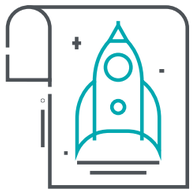
3 GOAL 3: Maintain an internal transportation system that facilitates access to commercial centers and local destinations while reducing congestion on major roads.

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

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



Farmington High Mountain Bike Team



6.5 Policies & Recommendations

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

DRAFT

7

CHAPTER 07

GROWTH & DEVELOPMENT

Contents

7.1 Introduction 72

7.2 Key Metrics 72

7.3 Key Themes 72

7.4 Community Goals 73

7.5 Policies & Recommendations 74

DRAFT



Street Repairs

7.1 Introduction

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

7.2 Key Metrics

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

7.3 Key Themes

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

DRAFT

7.4 Community Goals

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

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

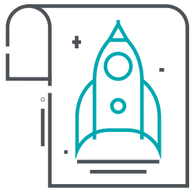
3 GOAL 3: Protect and conserve natural resources and minimize the impact on the built and natural environment of Farmington.

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

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



Ground Breaking, Davis County Sports Complex



7.5 Policies & Recommendations

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

DRAFT

8

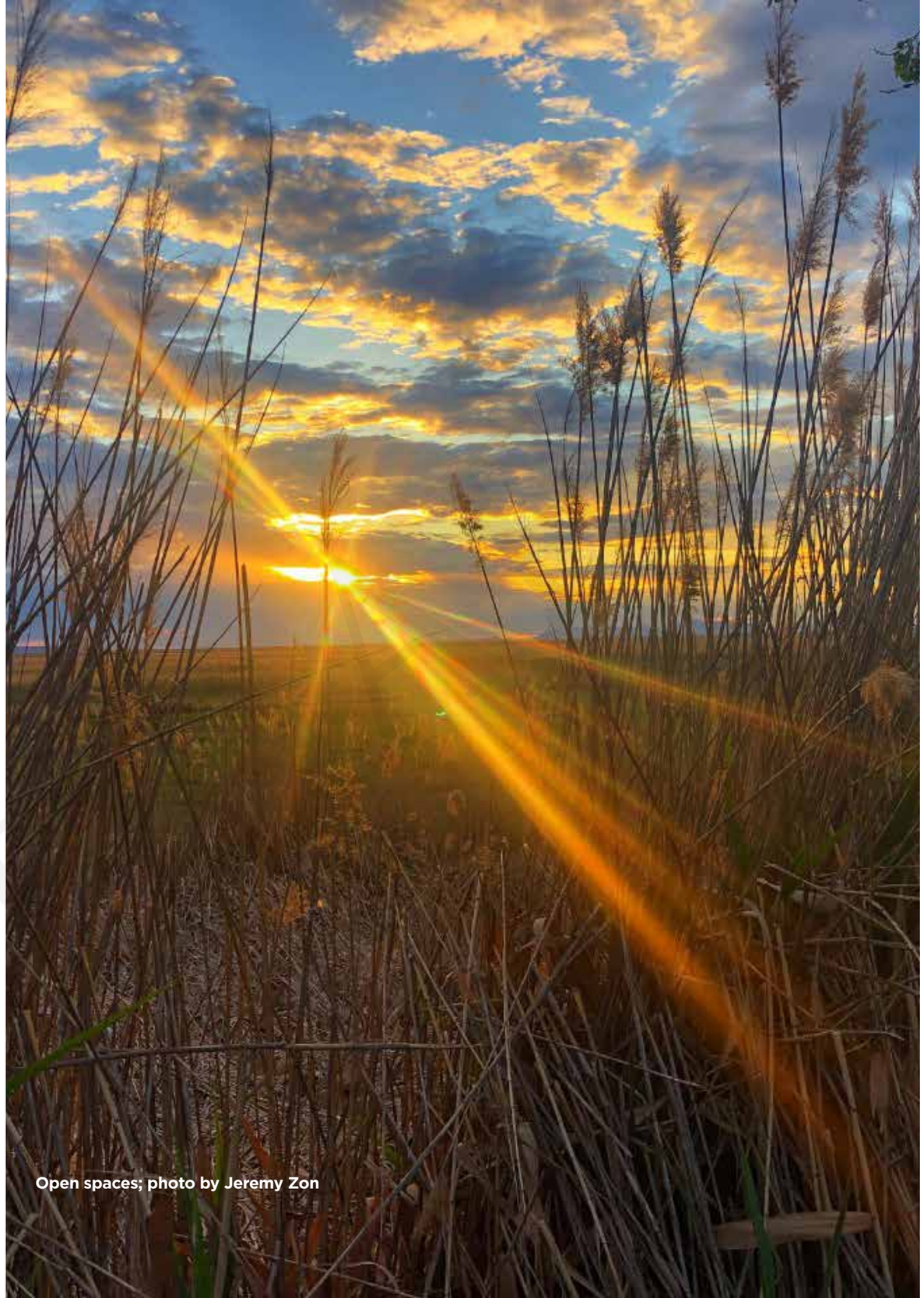
CHAPTER 08

PARKS, OPEN SPACE, & TRAILS

Contents

8.1 Introduction 78
8.2 Key Metrics 78
8.3 Key Themes 78
8.4 Community Goals 79
8.5 Policies & Recommendations 80

DRAFT



Open spaces; photo by Jeremy Zon

8.1 Introduction

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

8.2 Key Metrics

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

8.3 Key Themes

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

DRAFT

8.4 Community Goals

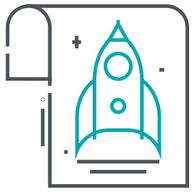
1 GOAL 1: Celebrate the unique opportunities of urban living in a natural context, maintaining the ecological balance and character of Farmington.

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.

DRAFT

9

CHAPTER 09

COMMUNITY CHARACTER & CULTURE

Contents

9.1 Introduction 84

9.2 Key Metrics 84

9.3 Key Themes 84

9.4 Community Goals 85

9.5 Policies & Recommendations 86

DRAFT



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

DRAFT

9.4 Community Goals

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

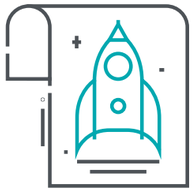
2 GOAL 2: Preserve and highlight Farmington's heritage and the beauty of the city's surroundings.

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

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



Bald Eagles nesting; Photo by Mark Adamson



9.5 Policies & Recommendations

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

DRAFT

10

CHAPTER 10

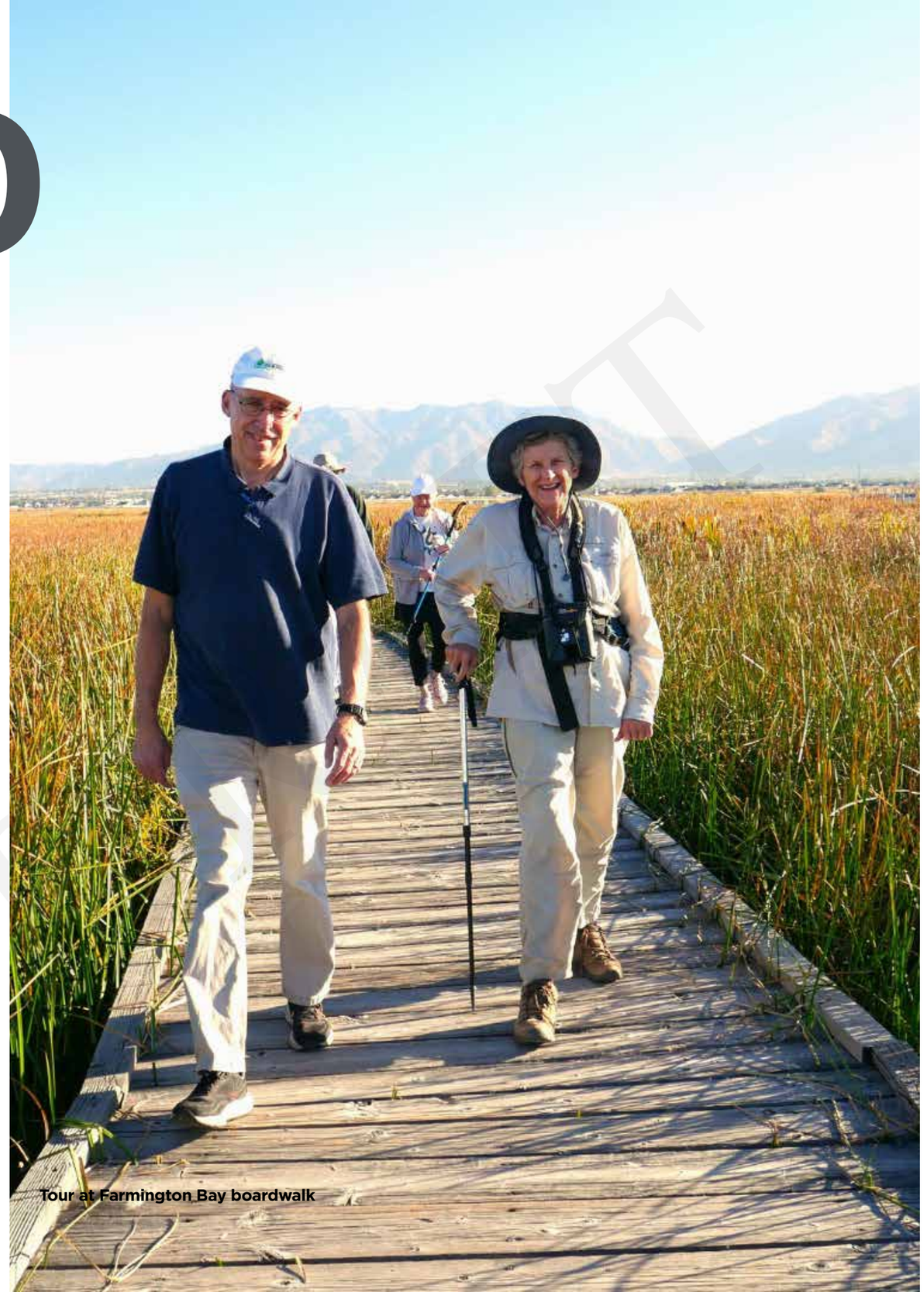
CONSERVATION & STEWARDSHIP

Contents

10.1 Introduction 90
10.2 Key Metrics 90
10.3 Key Themes 90
10.4 Community Goals 91
10.5 Policies & Recommendations 92

DRAFT

10



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

DRAFT

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.

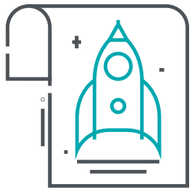
2. GOAL 2: Be good stewards of the natural resources important to the community, including the Great Salt Lake and the Wasatch Mountains.

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.

DRAFT

PART THREE

LAND USE & CITY FORM

View from Farmington Canyon; Photo by Eric Rasmussen

11

CHAPTER 11

FUTURE LAND USE

Contents

11.1 Introduction 98

11.2 Areas of Stability / Areas of Change 98

11.3 About the Future Land Use Map 98

11.4 Housing & Neighborhoods 99

11.5 Community Spaces 101

11.6 Mixed Use 103

11.7 Centers & Employment 105

11.8 The Future Land Use Map 107

11.9 Future Land Use & Zoning 109

DRAFT



View of Farmington Housing & Neighborhood; Photo by Danielle Salas

11.1 Introduction

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

11.2 Areas of Stability / Areas of Change

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

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

11.3 About the Future Land Use Map

What is the Future Land Use (FLU) Map?

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

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

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

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

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

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

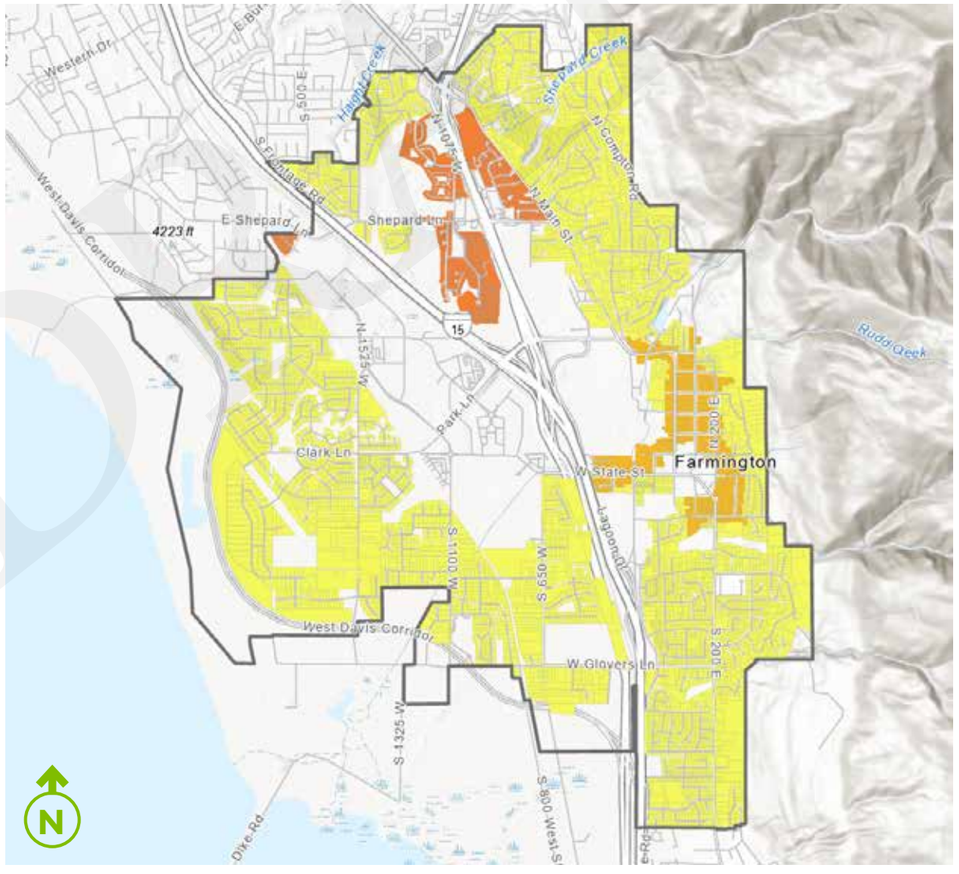
DRAFT

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.



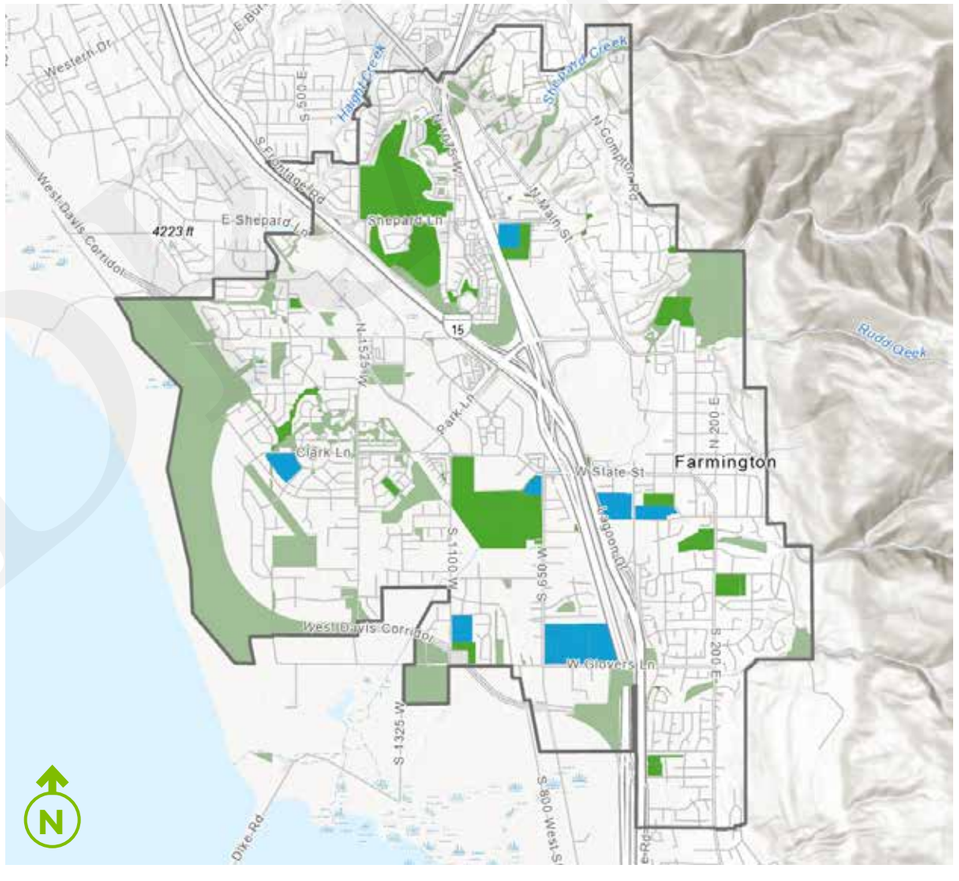
DRAFT

11.5 Community Spaces

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

Five Key Themes and Priorities:

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



CR

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



OS

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



CV

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



UI

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

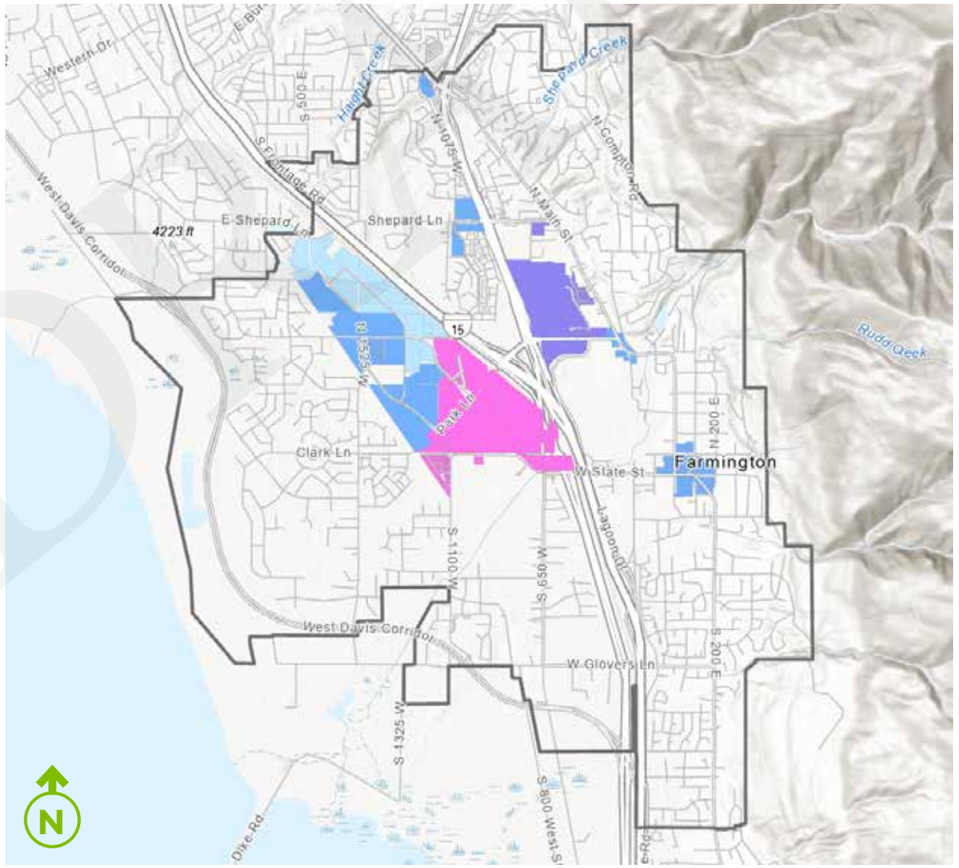


11.6 Mixed Use

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.



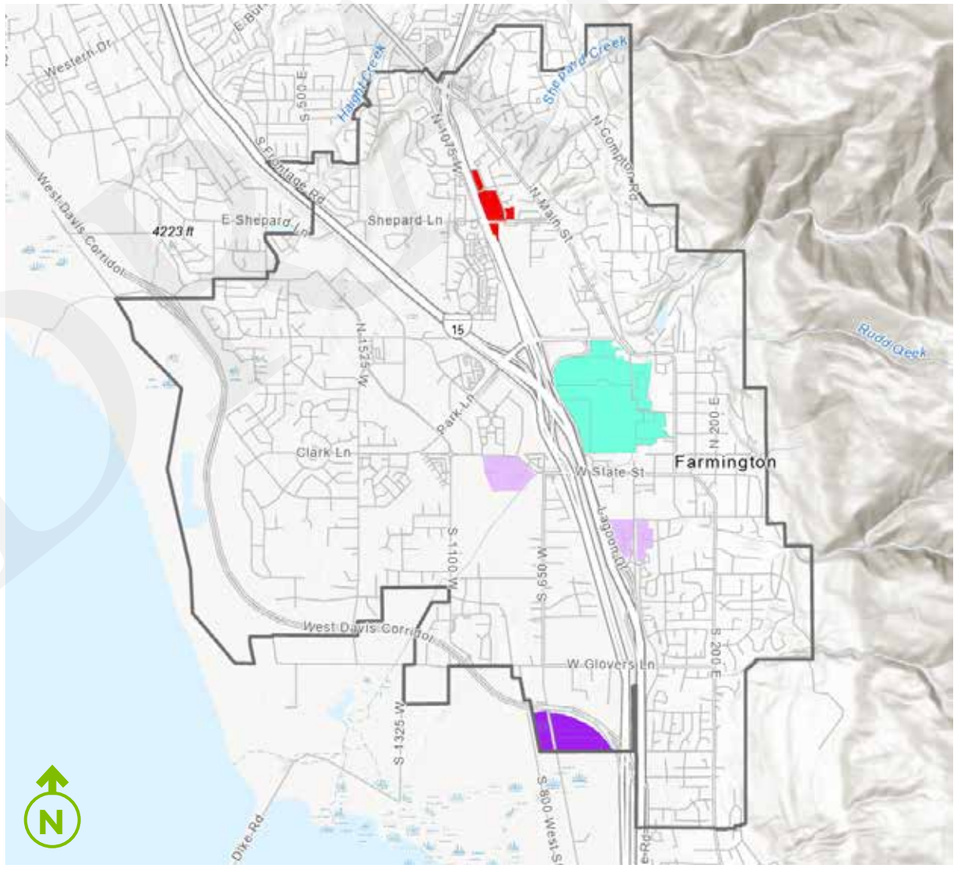
DRAFT

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



GC

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



CRR

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



FLX

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.



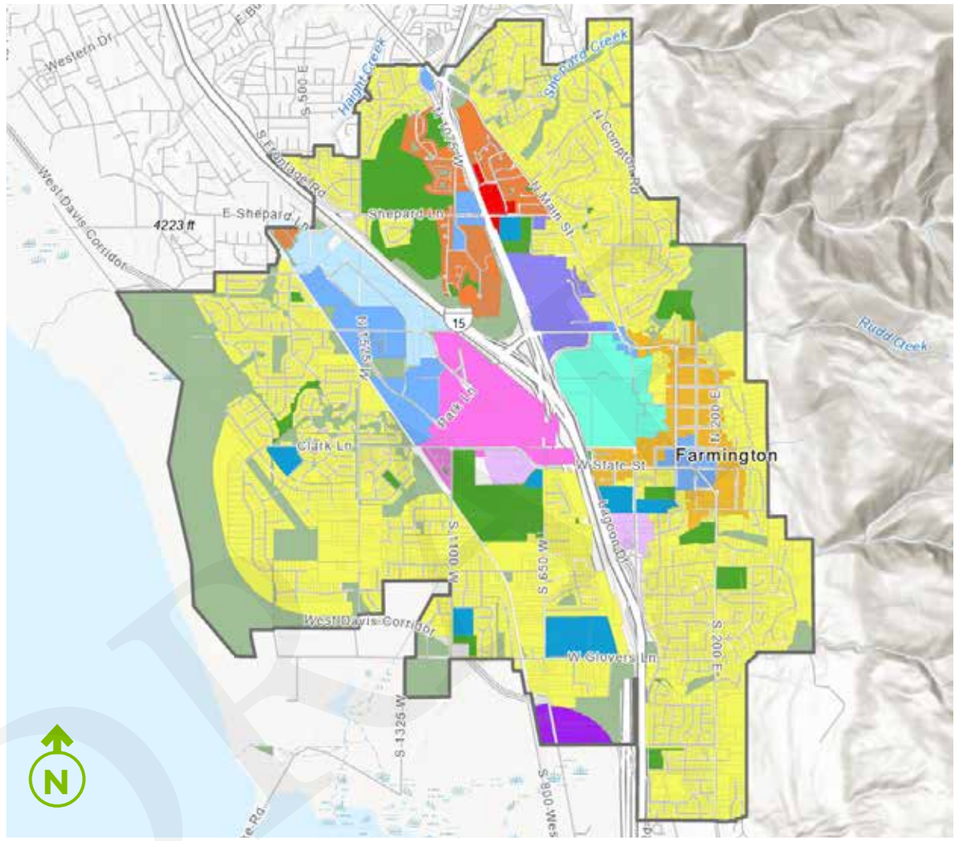
M/LI

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.



DRAFT

11.8 Future Land Use Map



- NR — Neighborhood Residential
- OTR — Original Townsite Residential
- MMR — Mixed / Medium Residential
- NMU — Neighborhood Mixed Use / Node
- MUC — Mixed Use Commercial
- OMU — Office Mixed Use / Business Park
- TMU — Mixed Use / Transportation Center
- GC — General Commercial
- CRR — Commercial Recreation / Resort
- FLX — Business Park / Flex Spaces / Commercial Ag
- M/LI — Light Manufacturing / Light Industrial
- CR — Community / Recreation Spaces
- OS — Open Spaces / Conservation
- CV — Civic / Community
- UI — Utilities / Infrastructure

11.9 Future Land Use & Zoning

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

Future Land Use & Zoning Correlation Matrix

	NR	OTR	MMR	NMU	MUC	OMU	TMU	GC	CRR	FLX	M/LI	CR	OS	CV
Residential & Neighborhood Zones														
AA - Agriculture - Very Low Density	■									■			■	
A - Agriculture	■									■				
AE - Agricultural Estates	■													
LS - Large Suburban Residential	■													
S - Suburban Residential	■													
LR - Large Residential	■													
R - Residential	■	■												
OTR - Original Townsite Residential	■	■	■	■										
R-2 - Residential		■	■											
R-4 - Residential			■											
R-8 - Residential			■											
CRT - Commercial Recreation Transition			■	■	■									
Conservation / Community Zones														
B - Buffer													■	
Commercial & Employment Zones														
C - General Commercial								■						
BR - Business Residential				■	■									■
BP - Business Park										■				■
OP - Office Professional						■								■
C-H - Commercial Highway								■						
C-R - Commercial Recreation									■					
LM&B - Light Manufacturing & Business											■			
Mixed Use Zones														
OS - Open Space							■					■	■	
RMU - Residential Mixed Use							■							
OMU - Office Mixed Use							■							■
GMU - General Mixed Use							■							
TMU - Transit Mixed Use							■							
CMU - Commercial Mixed Use					■	■	■							
NMU - Neighborhood Mixed Use			■	■		■								



Farmington Bay
Photo by Kevin Hixson

Farmington General Plan Acknowledgments

MAYOR & CITY COUNCIL
Brett Anderson, Mayor
Roger Child
Scott Isaacson*
Melissa Layton
Alex Leeman*
Amy Shumway

PLANNING COMMISSION
Frank Adams, Chair*
Tyler Turner, Vice Chair
Scott Behunin
Joey Hansen
George “Tony” Kalakis
Spencer Klein
Kristen Sherlock
Brian Shepard, Alternate
Eve Smith, Alternate
John David Mortensen (Former)*

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

CONSULTANT
FFKR - Planning & Landscape Studio

*General Plan Steering Committee member

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

DRAFT

FARMINGTON GENERAL PLAN

FINAL DRAFT – AUGUST 2025

DRAFT

FARMINGTON, UTAH
ORDINANCE NO. 2025 -

AN ORDINANCE ADOPTING THE FARMINGTON CITY GENERAL PLAN.

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

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

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

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

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

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

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

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

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

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

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

FARMINGTON CITY

_____

Brett Anderson, Mayor

ATTEST

_____

DeAnn Carlile, City Recorder

CITY COUNCIL AGENDA

PUBLIC HEARING

AGENDA TITLE:	An ordinance adopting the Parks, Recreation, Arts, and Trails Master Plan
PRESENTED BY:	Lyle Gibson
DEPARTMENT:	Community Development, Director
MEETING DATE:	September 2, 2025

160 S Main
Farmington Utah 84025

CITY COUNCIL STAFF REPORT

To: **Mayor and City Council**

From: **Lyle Gibson – Community Development Director**

Date: **9/02/2025**

Subject: **An ordinance adopting the Parks, Recreation, Arts, and Trails Master Plan.**

RECOMMENDED MOTION

Move to approve the enclosed ordinance adopting the Parks, Recreation, Arts, and Trails Master Plan as drafted.

Findings:

1. **The proposed plan considers the input of many from the advisory committee to the general public over the course of many months.**
2. **The plan is highly detailed and descriptive. This is helpful in understand existing conditions and desired improvements and programming related to Parks, Recreation, Arts, and Trails.**
3. **The plan clearly outlines priorities based on a large amount of input.**
4. **The plan helps identify costs associated with desired improvements allowing decision makers to prepare to address needs and interests of the community.**

BACKGROUND

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

While the City has been working on a comprehensive update to the General Plan, it didn't include a couple elements, including Parks.

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

This updated plan will replace the Leisure Services & Parks Master Plan adopted in 2001.

Landmark Design who was consulted to help the city with this planning effort will be available to present the highlights of the plan to the Council during the meeting. A public hearing has been noticed and upon receiving input the Council may make a final decision regarding the adoption of this updated plan.

Respectfully submitted,



Lyle Gibson
Assistant Community Development Director

Review and concur,



Brigham Mellor
City Manager

Supplemental Information

1. **Enabling Ordinance**
2. **Latest Draft: Parks, Recreation, Arts, and Trails Master Plan**

FARMINGTON, UTAH
ORDINANCE NO. 2025 -

AN ORDINANCE ADOPTING A NEW PARKS, RECREATION, ARTS, AND TRAILS PLAN AS AN ELEMENT OF THE FARMINGTON CITY GENERAL PLAN.

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

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

WHEREAS, Utah Code section 10-9a-403 requires the general plan to include an element which addresses recreation and open space goals, distribution, and location; and

WHEREAS, the Farmington City Council, adopted the previous version of this vision in the Leisure Services & Parks Master Plan, which is an element of its General Plan in December of 2001.

WHEREAS, the enclosed plan creates a detailed vision for an important municipal function in a manner that is more reflective of the City's current interests; and

WHEREAS, the City Council desires to adopt the proposed Parks, Recreation, Arts, and Trails Plan as an element of the Farmington City Comprehensive General Plan to replace the 2001 Leisure Services & Parks Master Plan;

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

Section 1. Amendment. The Farmington City Comprehensive General Plan, is hereby amended by adding the "Parks, Recreation, Arts, and Trails Plan", which is attached hereto as Exhibit "A" and by this reference made a part hereof as a replacement to the Leisure Services & Parks Master Plan most recently adopted.

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

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

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

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

FARMINGTON CITY

_____
Brett Anderson, Mayor

ATTEST

_____
DeAnn Carlile, City Recorder

FARMINGTON
1847
MORE TIME FOR LIVING



CITY OF FARMINGTON

PARKS, RECREATION, ARTS, & TRAILS

MASTER PLAN

DECEMBER 2024 - DRAFT

This page intentionally left blank

TABLE OF CONTENTS

ACKNOWLEDGMENTS I

EXECUTIVE SUMMARY III

CHAPTER 1 - BACKGROUND & INTRODUCTION 1

- PURPOSE OF THE PLAN 1
- ORGANIZATION OF THE PLAN 3
- CONTEXT & HISTORY 4
- COMMUNITY PROFILE 5
- PUBLIC ENGAGEMENT 10

CHAPTER 2 - PARKS & OPEN SPACE 15

- INTRODUCTION 15
- PUBLIC INPUT ON PARKS & OPEN SPACE 16
- EXISTING PARKS 20
- OTHER PARKS & RECREATION FACILITIES 28
- EXISTING NEEDS & SERVICE LEVELS 32
- FUTURE PARK NEEDS 36
- PARK AMENITIES ANALYSIS 39
- OPEN SPACE 43
- RECOMMENDATIONS: PARKS & OPEN SPACE 44
- GOALS & POLICIES: PARKS & OPEN SPACE 45

CHAPTER 3 - RECREATION 49

- INTRODUCTION 49
- PUBLIC INPUT ON RECREATION 50

EXISTING FACILITIES 53
EXISTING PROGRAMS 56
RECOMMENDATIONS: RECREATION 61
IDEAS: INCLUSION 62
GOALS & PRIORITIES: RECREATION 64

CHAPTER 4 - ARTS, CULTURE & EVENTS 67
INTRODUCTION 67
PUBLIC INPUT ON ARTS, CULTURE & COMMUNITY EVENTS 68
EXISTING FACILITIES 71
EXISTING EVENTS 72
EXISTING ARTS & CULTURE ORGANIZATIONS 72
RECOMMENDATIONS: ARTS, CULTURE & COMMUNITY EVENTS 73
IDEAS: COMMUNITY ACTIVITIES/EVENTS 76
IDEAS: ART AS A COMMUNITY DEVELOPMENT TOOL 77
GOALS & POLICIES: ARTS, CULTURE & COMMUNITY EVENTS 78

CHAPTER 5 - TRAILS 81
INTRODUCTION 81
PUBLIC INPUT ON TRAILS 82
EXISTING TRAIL SYSTEM 85
RECOMMENDATIONS: TRAILS 89
GOALS & POLICIES: TRAILS 93

CHAPTER 6 - PARKS & REC DEPARTMENT 99
INTRODUCTION 99
PUBLIC INPUT ON OPERATIONS, MAINTENANCE & MANAGEMENT 100
STAFF INPUT 102
PARKS & RECREATION DEPARTMENT ANALYSIS 104
RECOMMENDATIONS: PARKS & REC DEPARTMENT 109
GOALS & POLICIES: PARKS & REC DEPARTMENT 111

This page intentionally left blank

CHAPTER 7 - IMPLEMENTATION 115
INTRODUCTION 115
PUBLIC INPUT ON IMPLEMENTATION 116
PLAN PRIORITIES 117
IMPLEMENTATION COSTS 118
ACTION PLAN 123
FUNDING SOURCES 143

CHAPTER 8 - FINANCIAL SUSTAINABILITY 151
INTRODUCTION 151
HISTORIC REVENUES 152
PROJECTED REVENUE & EXPENSE 159
PROJECTED EXPENDITURES 162
PROPOSED FUNDING SCENARIO 170

ACKNOWLEDGMENTS

CITY COUNCIL

Brett Anderson	Mayor
Roger Child	Council Member
Scott Isaacson	Council Member
Melissa Layton	Council Member
Alex Leeman	Council Member
Amy Shumway	Council Member

PLANNING COMMISSION

John David Mortensen	Chair & Commissioner
Frank Adams	Vice Chair & Commissioner
Samuel Barlow	Commissioner
Tyler Turner	Commissioner
Joey Hansen	Commissioner
Kristen Sherlock	Commissioner
Tony Kalakis	Commissioner
Brian Shepherd	Alternate
Spencer Klein	Alternate

CITY STAFF LIAISONS

Sylvia Clark	Business & Pool Manager
Colby Thackeray	Parks & Recreation Director
Brigham Mellor	
Jae Horrocks	
Linda Weeks	
Shannon Hansell	

PARKS, RECREATION, ARTS, & TRAILS ADVISORY BOARD

Jon Lowe	Chair
Kenzie Barlow	Committee Member
Shawn Beus	Committee Member
Brad Hartley	Committee Member
Sterling Jenson	Committee Member
Caroline Larson	Committee Member
Rebecca Mann	Committee Member
Tracy McCoy	Committee Member
Scott Isaacson	City Council
Amy Shumway	City Council

PLANNING CONSULTANTS

LANDMARK DESIGN

Sam Taylor	Principal-in-Charge
Lisa Benson	Senior Planner, Co-Project Manager
Madison Merrill	Project Planner, Co-Project Manager
Corinne Bahr	Planning Intern

LRB PUBLIC FINANCE ADVISORS

Fred Philpot	Vice President
Logan Loftis	Analyst

Y2 ANALYTICS

Kyrene Gibb	Partner, Vice President of Research
Emily Schill	Director of Research

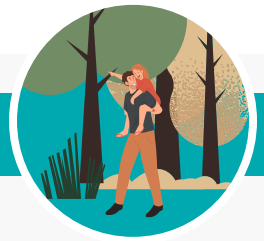
This page intentionally left blank

EXECUTIVE SUMMARY



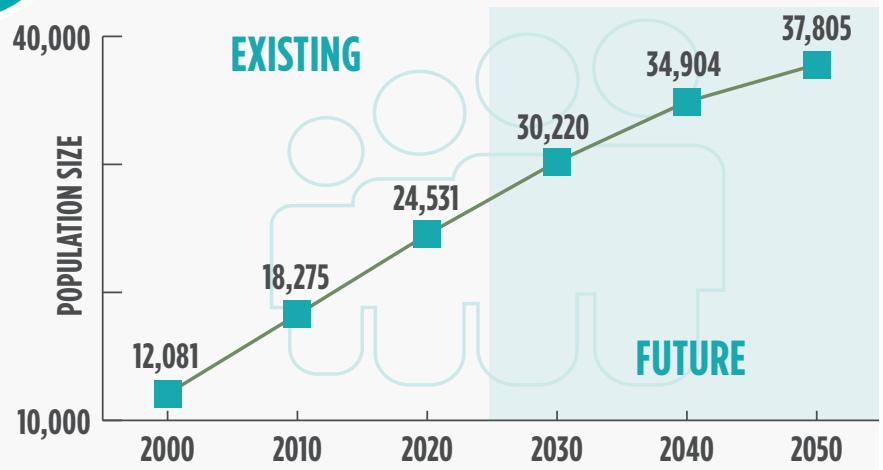
The *Farmington Parks, Recreation, Arts, & Trail Master Plan 2024* reflects on current community needs and desires and is coordinated with recent, relevant, long-range planning documents in the city. The plan provides extensive information, recommendations, vision, and priorities for parks, recreation,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

CHAPTER 1 - DEMOGRAPHICS

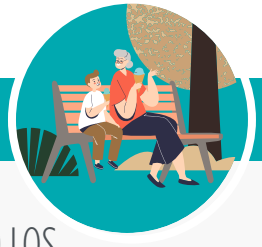


FARMINGTON IS...

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



CHAPTER 2 - PARKS & OPEN SPACE



14
PUBLIC PARKS

110
PUBLIC PARK ACRES

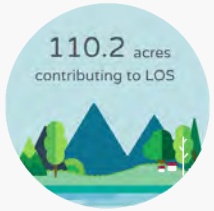
116
PUBLIC OPEN SPACE ACRES

CURRENT LOS & PARKS

EXISTING LEVEL OF SERVICE



EXISTING PARK ACRES CONTRIBUTING TO LOS



2050 LOS & PARKS

FUTURE LEVEL OF SERVICE



ADDITIONAL NEEDED PARK ACRES FOR 4.0 LOS BY 2050



TOP RECOMMENDATIONS

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

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







CHAPTER 3 - RECREATION



EXISTING RECREATION FACILITIES





2022 YOUTH PROGRAMS

6,462 PARTICIPANTS

27 PROGRAMS

TOP RECOMMENDATIONS

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

CHAPTER 4 - ARTS, CULTURE, & EVENTS



EXISTING RECREATION FACILITIES





COMMUNITY EVENTS

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

TOP RECOMMENDATIONS

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

CHAPTER 5 - TRAILS



22 MILES
EXISTING PAVED TRAILS

15.4 MILES
EXISTING UNPAVED TRAILS

18.2 MILES
PROPOSED PAVED TRAILS

3.3 MILES
PROPOSED UNPAVED TRAILS



TOP RECOMMENDATIONS

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

CHAPTER 6 - PARKS & REC DEPARTMENT





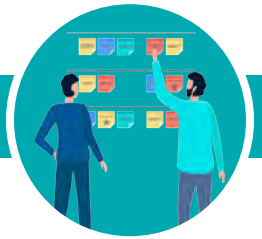
FACILITY UPGRADES

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

TOP RECOMMENDATIONS

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

CHAPTER 7 - IMPLEMENTATION



Total Probable Costs for Parks, Recreation, Arts/Community Events, and Trails	
Item	**Probable Cost**
Probable costs for park improvements and development through 2050	$21,205,000
Probable costs for recreation	$0
Probable costs for arts, culture and community events	$150,000
Probable costs for trails and trailhead improvements through 2050	$5,462,500
Grand Total	**$26,817,500**

TOP RECOMMENDATIONS

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

CHAPTER 8 - FINANCIAL SUSTAINABILITY



FINDINGS

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

CHAPTER 1

BACKGROUND & INTRODUCTION



PURPOSE OF THE PLAN

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

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





PREVIOUS RELEVANT PLANNING EFFORTS

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

FARMINGTON GENERAL PLAN 2005

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

FARMINGTON ACTIVE TRANSPORTATION PLAN 2016

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

FARMINGTON STATION AREA PLAN 2022

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

ORGANIZATION OF THE PLAN

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

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

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

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

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

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

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

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

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

CONTEXT & HISTORY

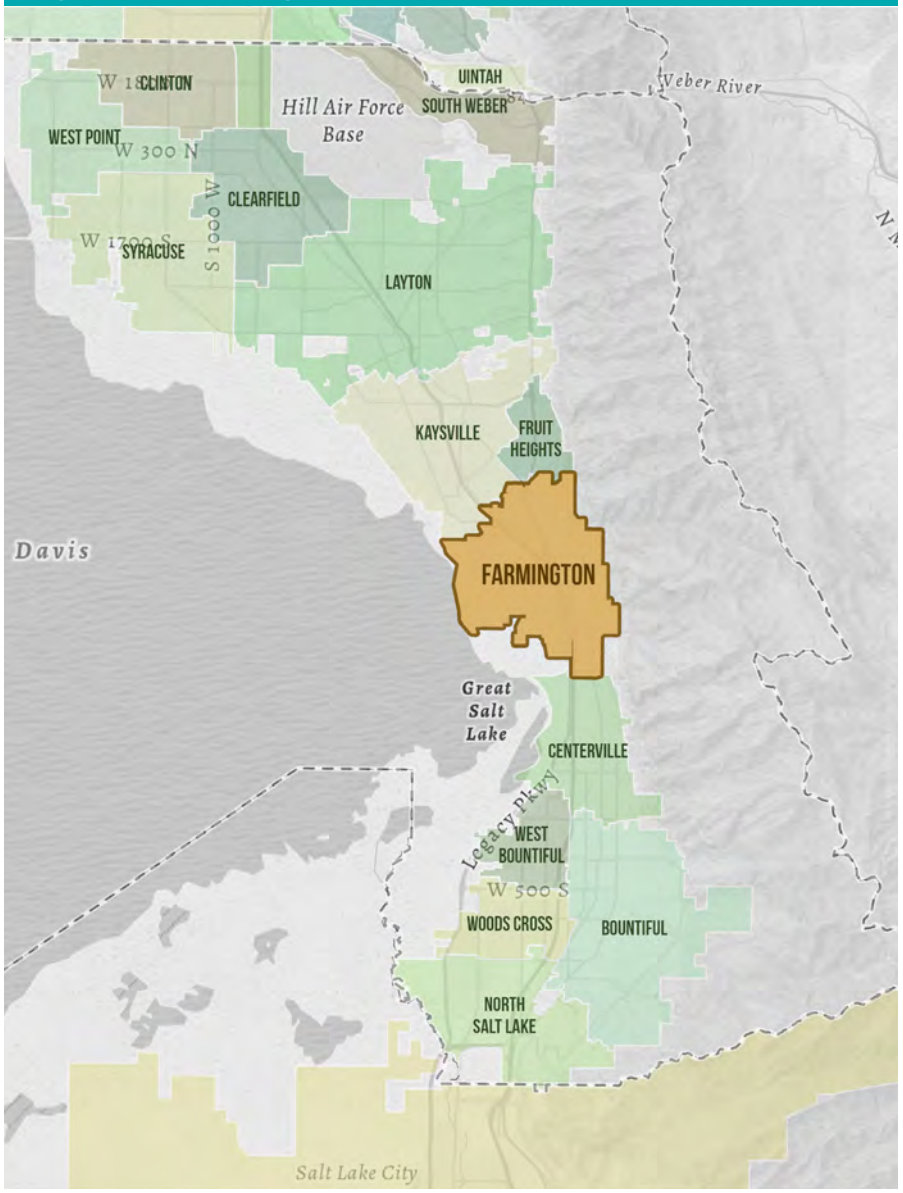
Farmington City spans ten square miles and is located within central Davis County. It is bounded by the Great Salt Lake shorelands to the west, the Wasatch Mountains to the east, the cities of Fruit Heights and Kaysville to the North, and Centerville to the south (see **Map 1.1**).

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

Farmington City was founded on the ancestral lands of the Ute, Paiute, and Shoshone tribes. Fur trappers arrived in the area during the 1820s, with Mormon pioneers settling in the area in the years following their arrival in the Salt Lake Valley in 1847. The small farming community of Farmington was incorporated as a city in 1892[1]. In the years since incorporation, Farmington has gradually transformed into a modern city, containing a range of commercial, residential, civic, and recreational uses. Now a mature city that is well on its way to build-out, only small remnants of vacant land remain, primarily on the west side of town.

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

Map 1.1 -Context Map



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

COMMUNITY PROFILE

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

POPULATION

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

POTENTIAL GROWTH AREAS

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

Map 1.2 -Potential Growth Areas

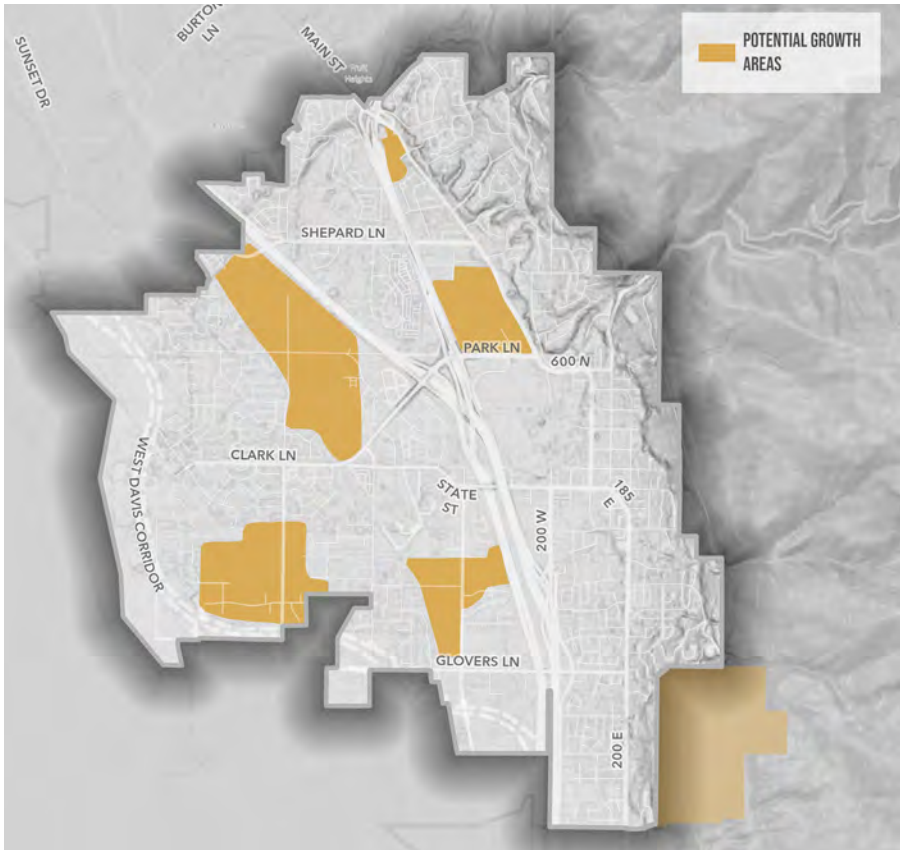
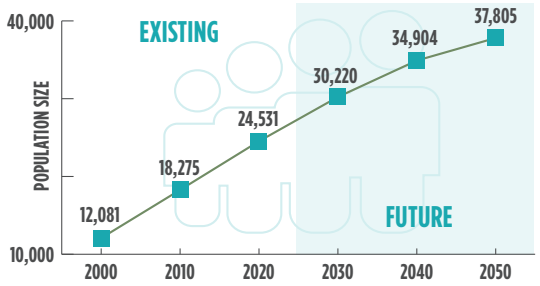
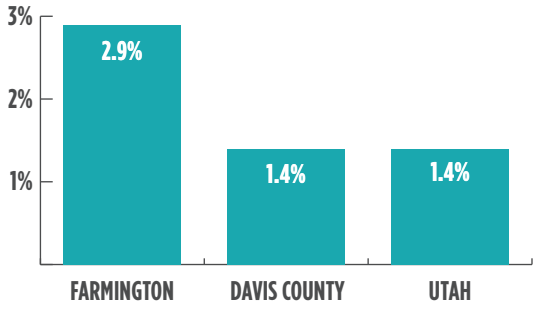


Figure 1.1 -Projected Growth 2000-2050



Source: WRRC TAZ projections

Figure 1.2 -Average Annual Growth Rate 2010-2020



AGE

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

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

Map 1.3 - Median Age by Census Block Group

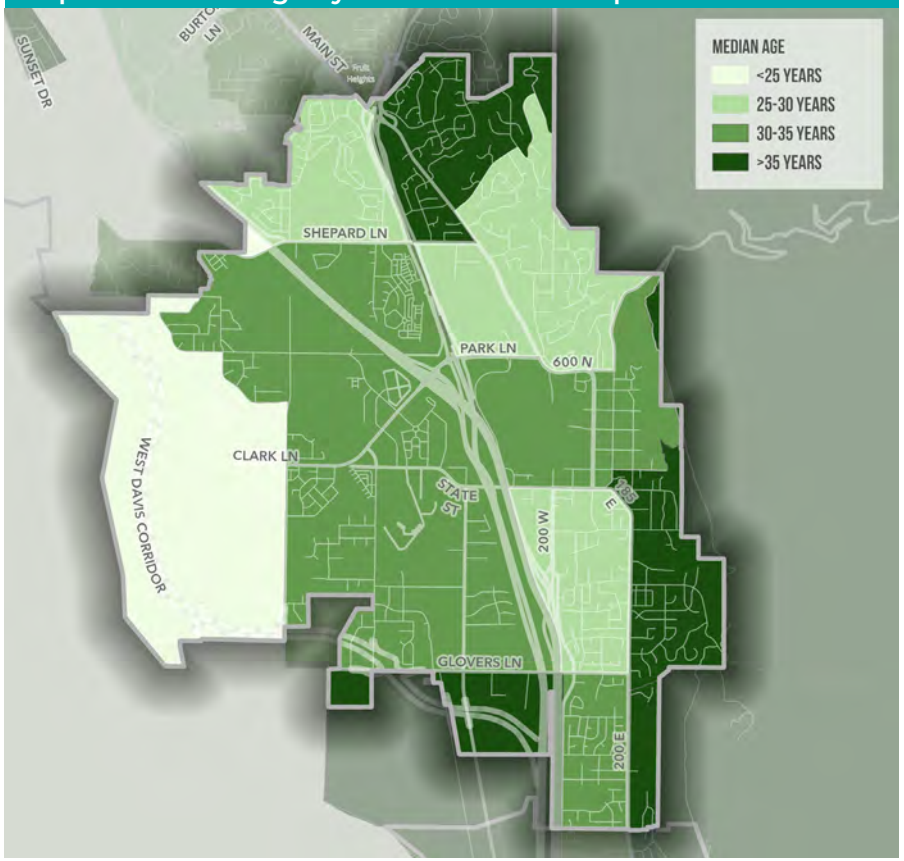


Figure 1.3 -Median Age Over Time

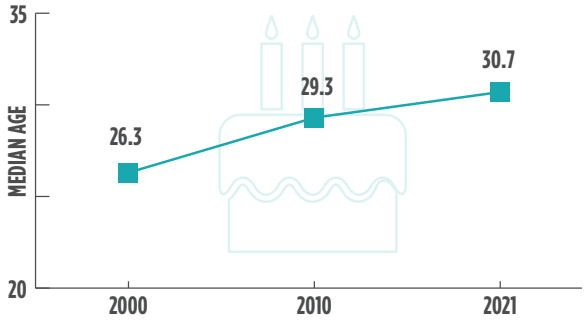
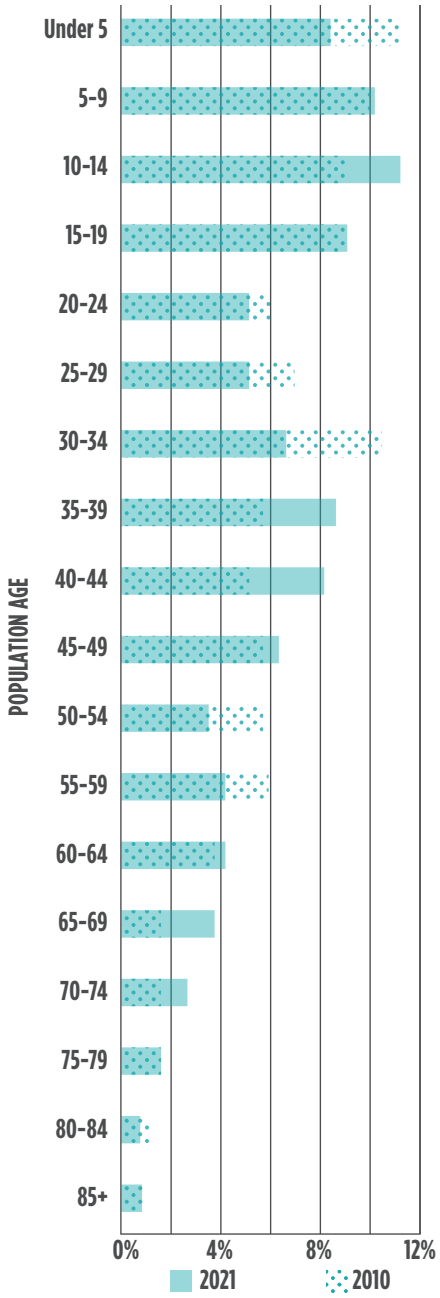


Figure 1.4 -2020 Median Age



Figure 1.5 -Age Distribution





Forbush Park



Farmington Recreation Center

HOUSEHOLD INCOME

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

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

Map 1.4 - Median Household Income by Census Block Group

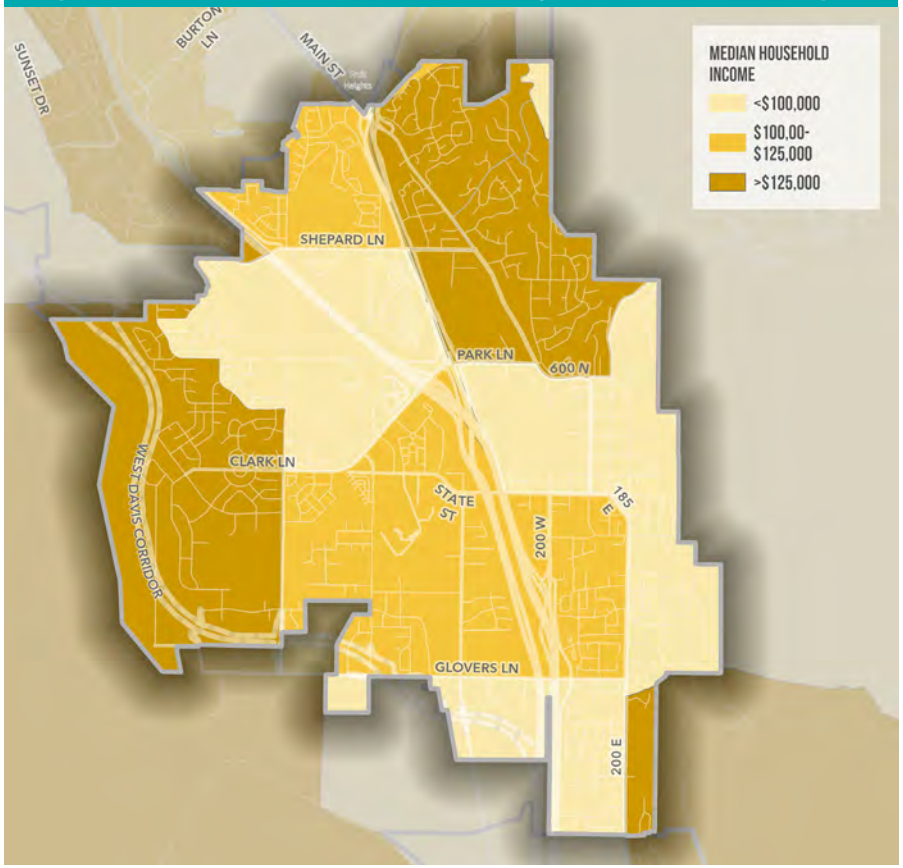


Figure 1.6 -Median Household Income Over Time

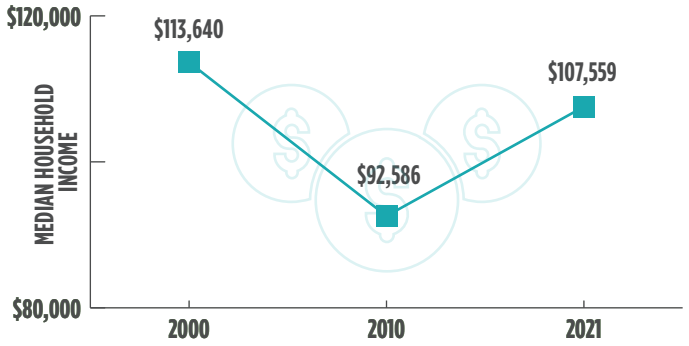
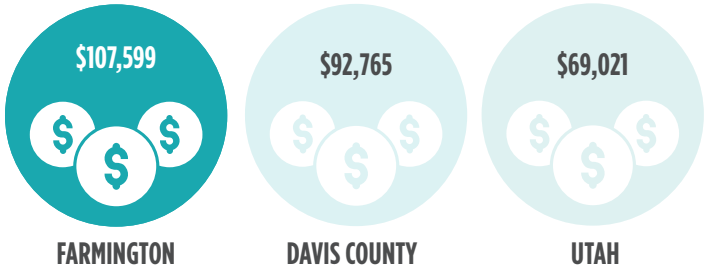


Figure 1.7 -2020 Average Household Income



HOUSEHOLD SIZE

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

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

Figure 1.8 -Average Household Size Over Time

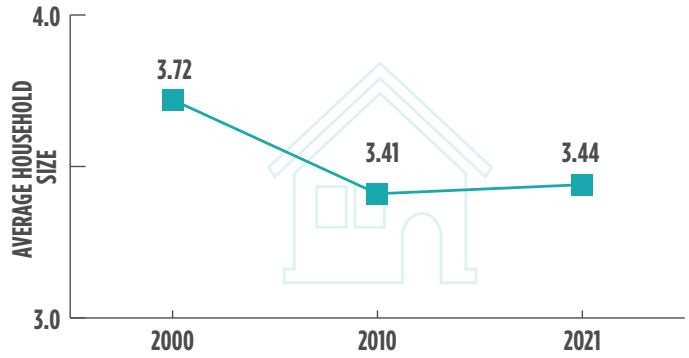
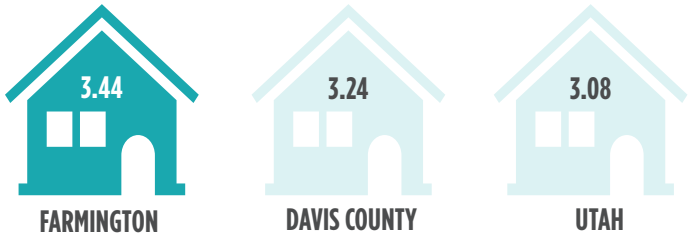


Figure 1.9 -2020 Average Household Size



SUMMARY

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



PUBLIC ENGAGEMENT

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

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

Figure 1.10 - Public Engagement Process



ENGAGEMENT METHODS

A - COMMUNITY SURVEY

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

B - PUBLIC SCOPING MEETING

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

C –PROJECT WEBSITE

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

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

D - FOCUS GROUPS

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

E - ADVISORY COMMITTEE

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

F - DRAFT PLAN OPEN HOUSE

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

G - PUBLIC HEARING & PLAN ADOPTION

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

COMMUNITY VISION

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

HIGH USE OF FACILITIES

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

ADDITIONAL PARK AMENITIES

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

NEW & IMPROVED POOL FACILITIES

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

EXPANDED GYM AND MORE RECREATION FACILITIES

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

TRAIL SYSTEM IMPROVEMENTS & MAINTENANCE

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

IMPROVED PARK MAINTENANCE

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

CHAPTER 2

PARKS & OPEN SPACE



INTRODUCTION

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

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



PUBLIC INPUT ON PARKS & OPEN SPACE

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

COMMUNITY SURVEY

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

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

Figure 2.1 - High Use of Parks

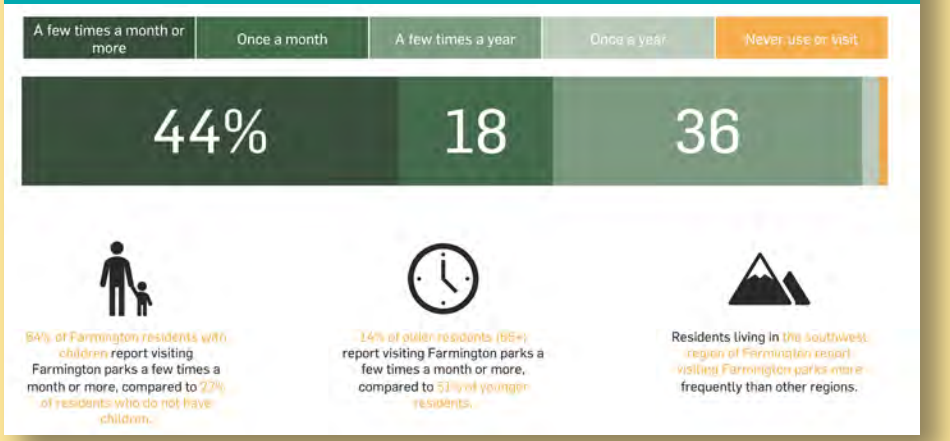


Figure 2.2 - Requested Park Improvements

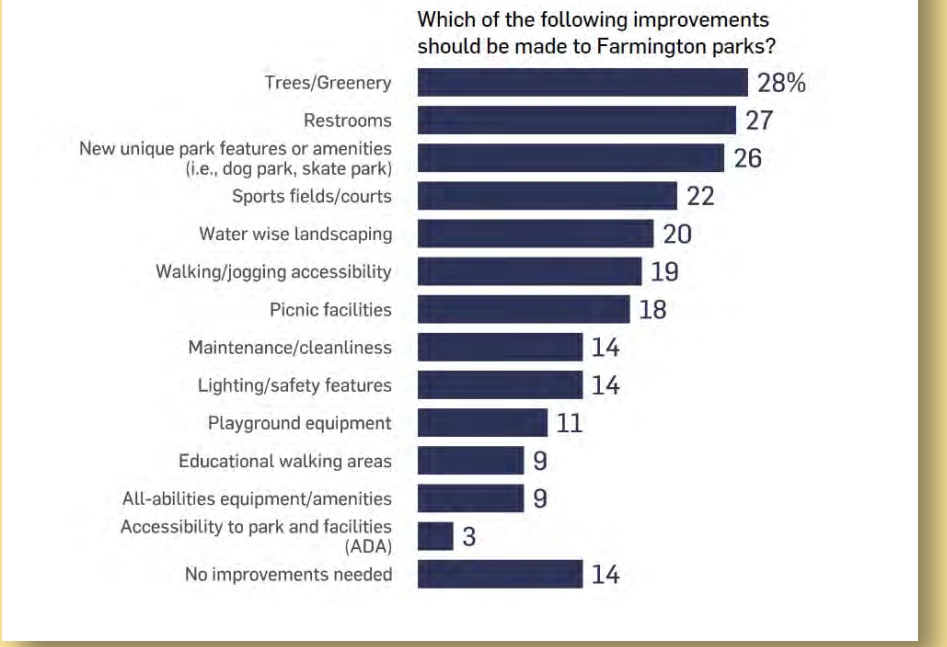


Figure 2.3 - Most Popular Parks

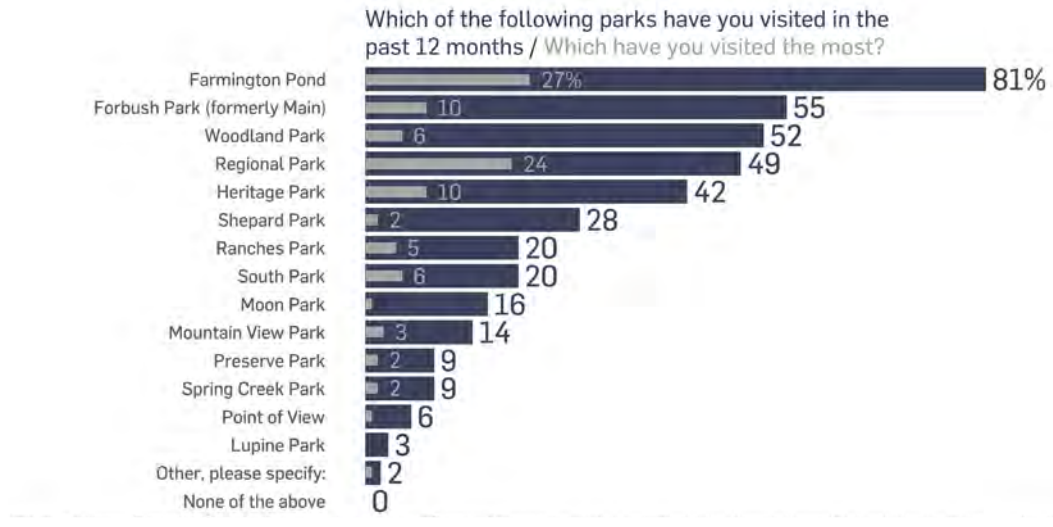
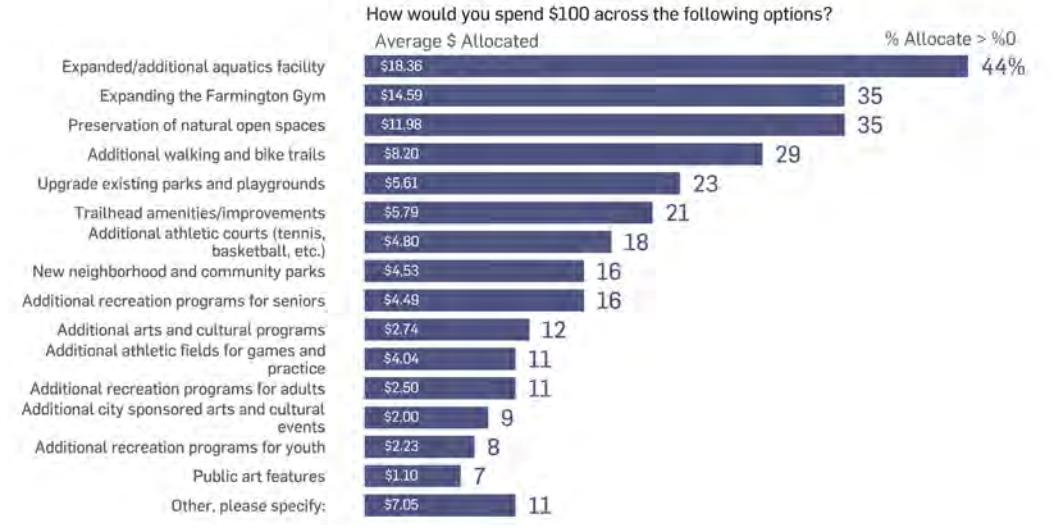


Figure 2.4 - Residents Prioritize Pool & Gym in Budget Allocation





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

"More Pickleball courts spread throughout the city."

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

"A dog park would be so great!"

"Garbage cans and/or dumpster availability."

WEBSITE & SOCIAL PINPOINT

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

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

PUBLIC SCOPING MEETING

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

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



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

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

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

FOCUS GROUPS

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

YOUTH COUNCIL

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

HISTORIC PRESERVATION COMMITTEE

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

PRAT COMMITTEE

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

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



Farmington Pond

EXISTING PARKS

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

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

14 PUBLIC PARKS

110 PUBLIC PARK ACRES

116 PUBLIC OPEN SPACE ACRES



14 PLAYGROUNDS



9 RESTROOMS



11 LARGE PAVILIONS



8 MULTIPURPOSE FIELDS



8 PICKLEBALL COURTS



8 TENNIS COURTS



8 BASEBALL/SOFTBALL FIELDS



3 VOLLEYBALL COURTS

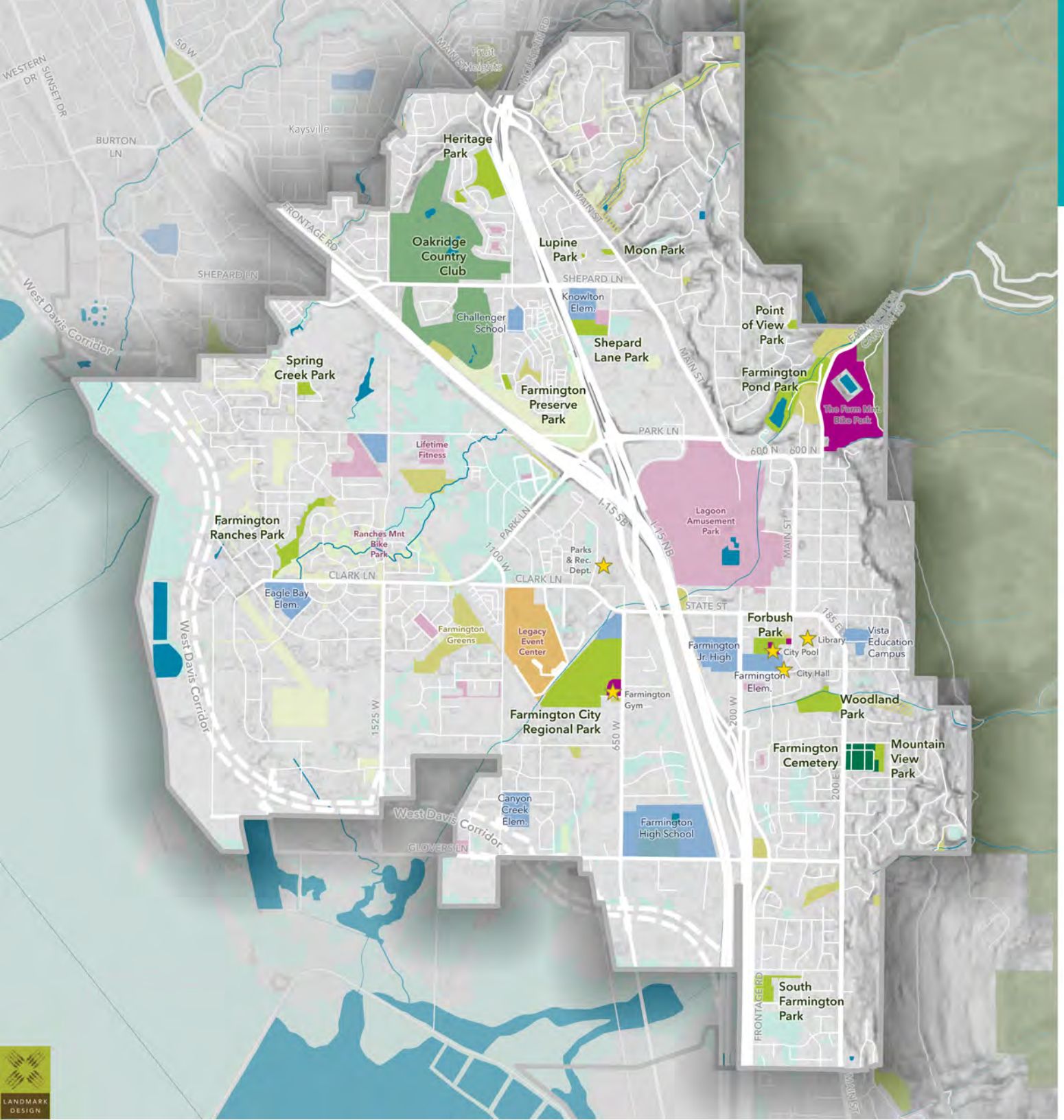


7 MULTI-SPORT COURTS

CITY OF FARMINGTON

PARKS, RECREATION, ARTS, & TRAILS MASTER PLAN

MAP 2.1 | Existing Parks & Open Space



- Park
- Golf Course
- Cemetery
- Special Use Facility
- City-Owned Open Space
- County-Owned Open Space
- County-Owned Rec. Facility
- Private Park/Rec. Facility
- Private Open Space
- Park in Adjacent Community
- Point of Interest

- School
- US Forest Service
- Wetlands
- Body of Water
- Perennial Stream
- Ephemeral/Intermittent Stream
- Canal/Ditch
- City Boundary

0 0.25 0.5 1 Miles

N

LANDMARK DESIGN

Table 2.1 - Farmington Park Amenity Matrix

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

*Parking is shared

CONT. ON NEXT PAGE

Table 2.1 - Farmington Park Amenity Matrix (continued)

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

*Parking is shared

LOCAL PARKS

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

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

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



Point of View Park

NEIGHBORHOOD PARKS

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

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

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



Forbush Park

COMMUNITY PARKS

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

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

- Farmington Pond
- Heritage Park
- Woodland Park



Farmington Pond Park

REGIONAL PARKS

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



Baseball Complex in the Farmington Regional Park

OTHER PARKS & RECREATION FACILITIES

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

COUNTY-OWNED FACILITIES

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



Western Sports Park Main Building

SCHOOL DISTRICT FACILITIES

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

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

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

PRIVATE FACILITIES

Several private parks and recreation facilities that serve residents in Farmington. These facilities help meet the recreation needs of Farmington residents, filling distribution gaps where public parks are not feasible. Most private parks are small and have a similar amenity provision as Local Parks. It should also be noted that many of these facilities are not available to Farmington residents at large and only available to certain HOAs or other exclusive groups.

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

Table 2.2 - Private Parks in Farmington

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

** Farmington City has approved the site for a Lifetime facility. Anticipated Construction will begin in 2025. Estimated completion date 2026 (maybe late 2026).*
Note: Many of these facilities do not have publicly known names and are named based on the subdivision/street on which they are located.

OTHER RECREATIONAL FACILITIES

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



Farmington Community Art Center



Farmington Pool



Farmington Gym

OTHER CITY-MAINTAINED LAND

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

Table 2.3 - Other Land Maintained by the City

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

EXISTING NEEDS & SERVICE LEVELS

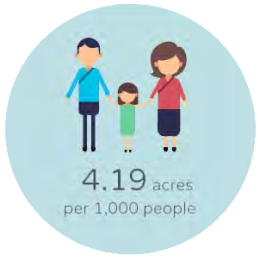
Two separate analyses were used to determine how the existing parks system in Farmington meets community needs. The first is a Level of Service (LOS) Analysis, which examines park acreage in relation to population. The second is a Distribution Analysis, which evaluates the distribution of parks in the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

EXISTING LEVEL OF SERVICE ANALYSIS

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

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

Existing Level of Service



Farmington City has a current Level of Service (LOS) of 4.19 park acres per 1,000 residents. This was calculated by dividing the acreage of existing public parks (110.2 acres) by the 2023 population (26,291) and multiplying by 1,000, resulting in the number of park acres per 1,000 residents (112.2 / 26,291 x 1,000 = 4.19)

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

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

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

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

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

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

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

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

DISTRIBUTION ANALYSIS

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

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

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

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

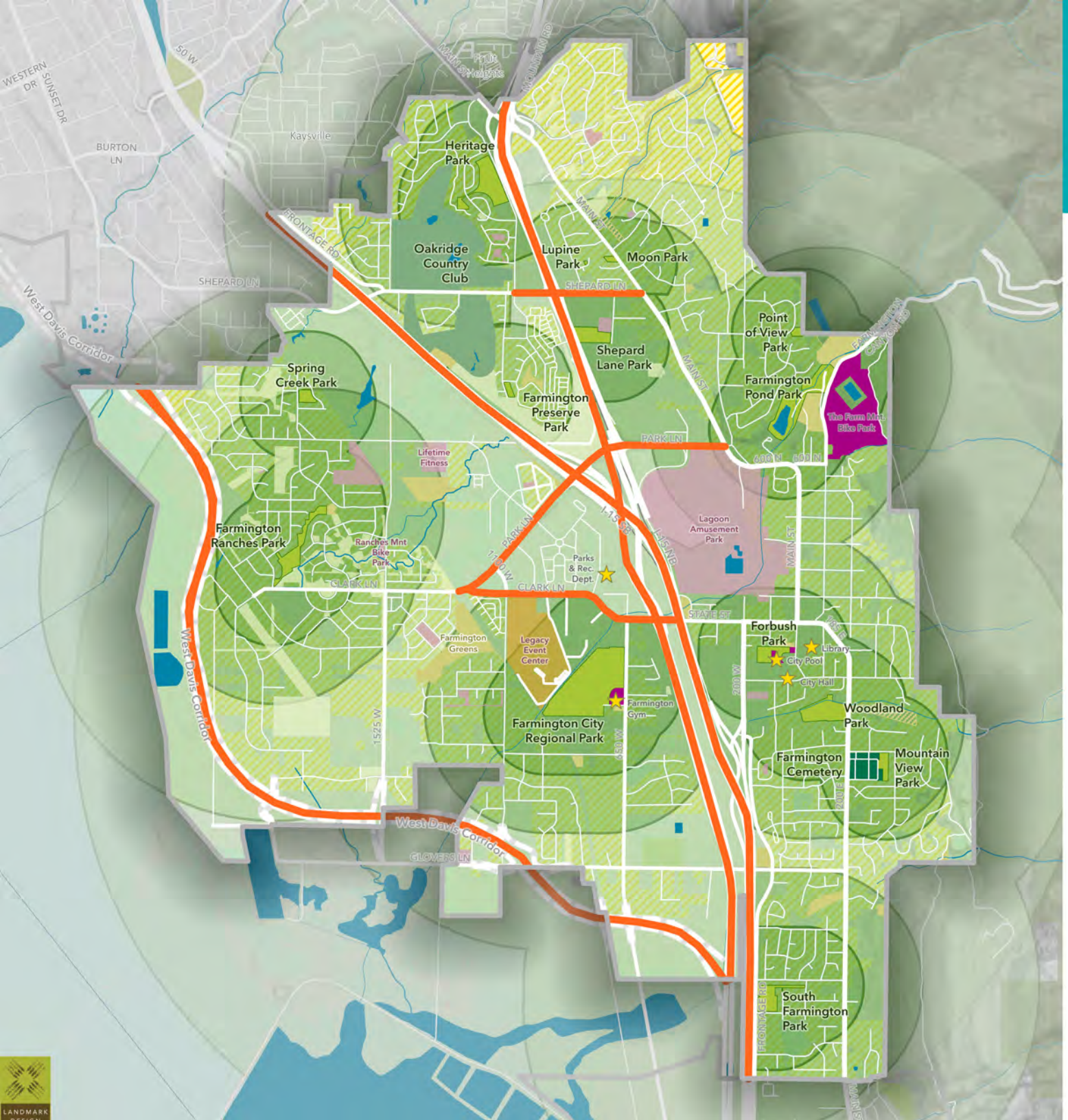
Map 2.3 (on the following page) illustrates the walkshed of Farmington's parks, assigning a half-mile buffer to all neighborhood, community, and regional parks, and a quarter-mile buffer to all local parks. This analysis illustrates which neighborhoods have a park within walking distance and which do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

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

CITY OF FARMINGTON

PARKS, RECREATION, ARTS, & TRAILS MASTER PLAN

MAP 2.2 | Distribution of Existing Parks



- 1/4 Mile Service Area - Local Parks
- 1/2 Mile Service Area - Neigh. Parks
- 1 Mile Service Area - Community Parks
- 2 Mile Service Area - Regional Parks
- Existing Residential Land Use
- Barrier Road

- Park
- Golf Course
- Cemetery
- Special Use Facility
- City-Owned Open Space
- County-Owned Open Space
- County-Owned Rec. Facility
- Private Park/Rec. Facility
- Private Open Space
- Point of Interest

- US Forest Service
- Wetlands
- Body of Water
- Perennial Stream
- Ephemeral/Intermittent Stream
- Canal/Ditch
- City Boundary

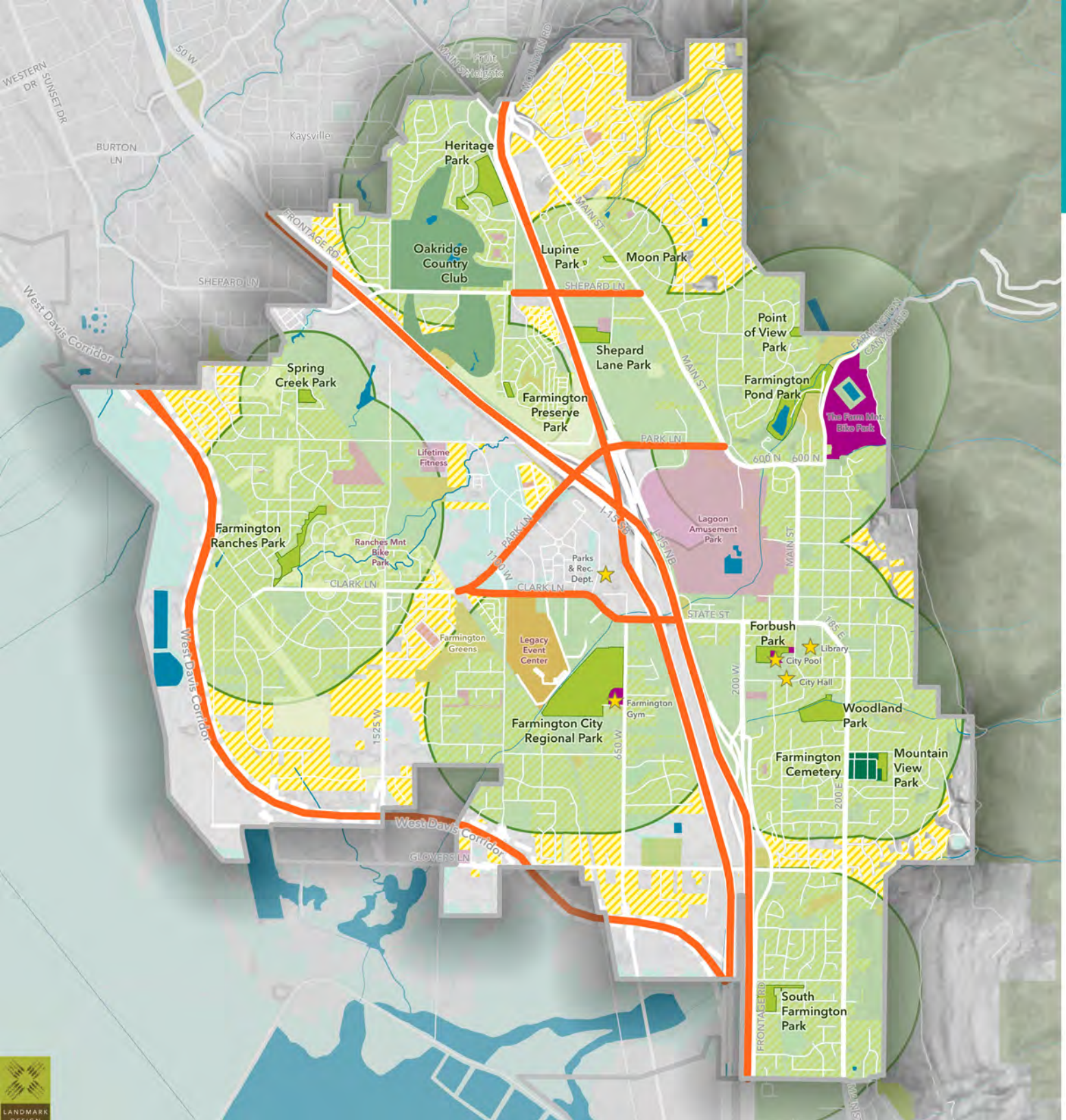
0 0.25 0.5 1 Miles

N

CITY OF FARMINGTON

PARKS, RECREATION, ARTS, & TRAILS MASTER PLAN

MAP 2.3 | Walking Distance of Existing Parks



- Walk-shed (1/4 - 1/2 mile)
- Existing Residential Land Use
- Barrier Road
- Park
- Golf Course
- Cemetery
- Special Use Facility
- City-Owned Open Space
- County-Owned Open Space
- County-Owned Rec. Facility
- Private Park/Rec. Facility
- Private Open Space
- Point of Interest
- US Forest Service
- Wetlands
- Body of Water
- Perennial Stream
- Ephemeral/Intermittent Stream
- Canal/Ditch
- City Boundary

0 0.25 0.5 1 Miles

N

FUTURE PARK NEEDS

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

FUTURE LEVEL OF SERVICE

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

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

MEETING LOS & DISTRIBUTION NEEDS

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

PLANNED PARKS

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

Table 2.5 - Planned Parks

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

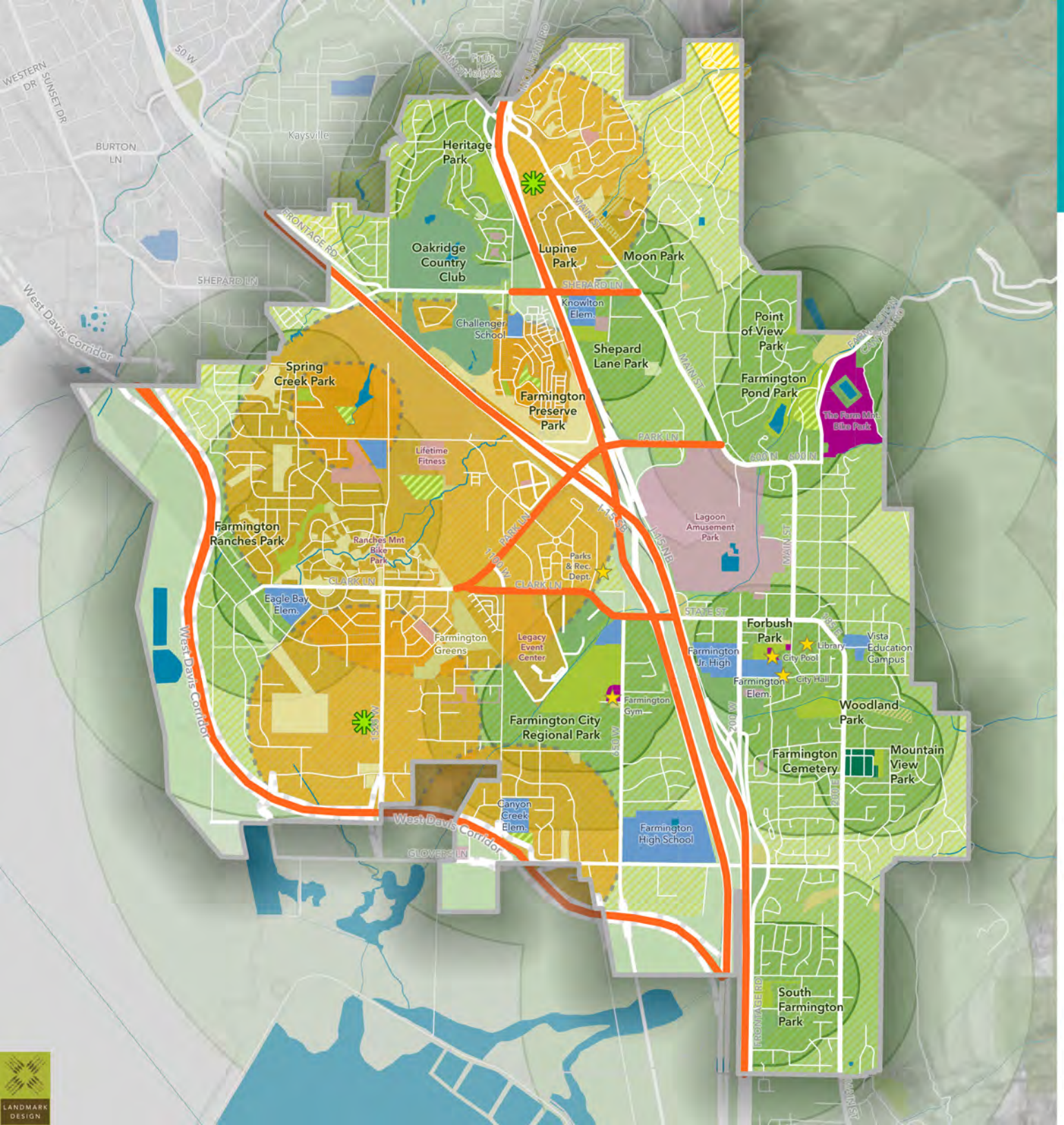
PROPOSED PARKS

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

CITY OF FARMINGTON

PARKS, RECREATION, ARTS, & TRAILS MASTER PLAN

MAP 2.4 | Distribution of Existing & Future Parks



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

- School
- US Forest Service
- Body of Water
- City Boundary

0 0.25 0.5 1 Miles

N

LANDMARK DESIGN

MEETING NEEDS 2024 - 2033

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

MEETING NEEDS FROM 2033 - 2050

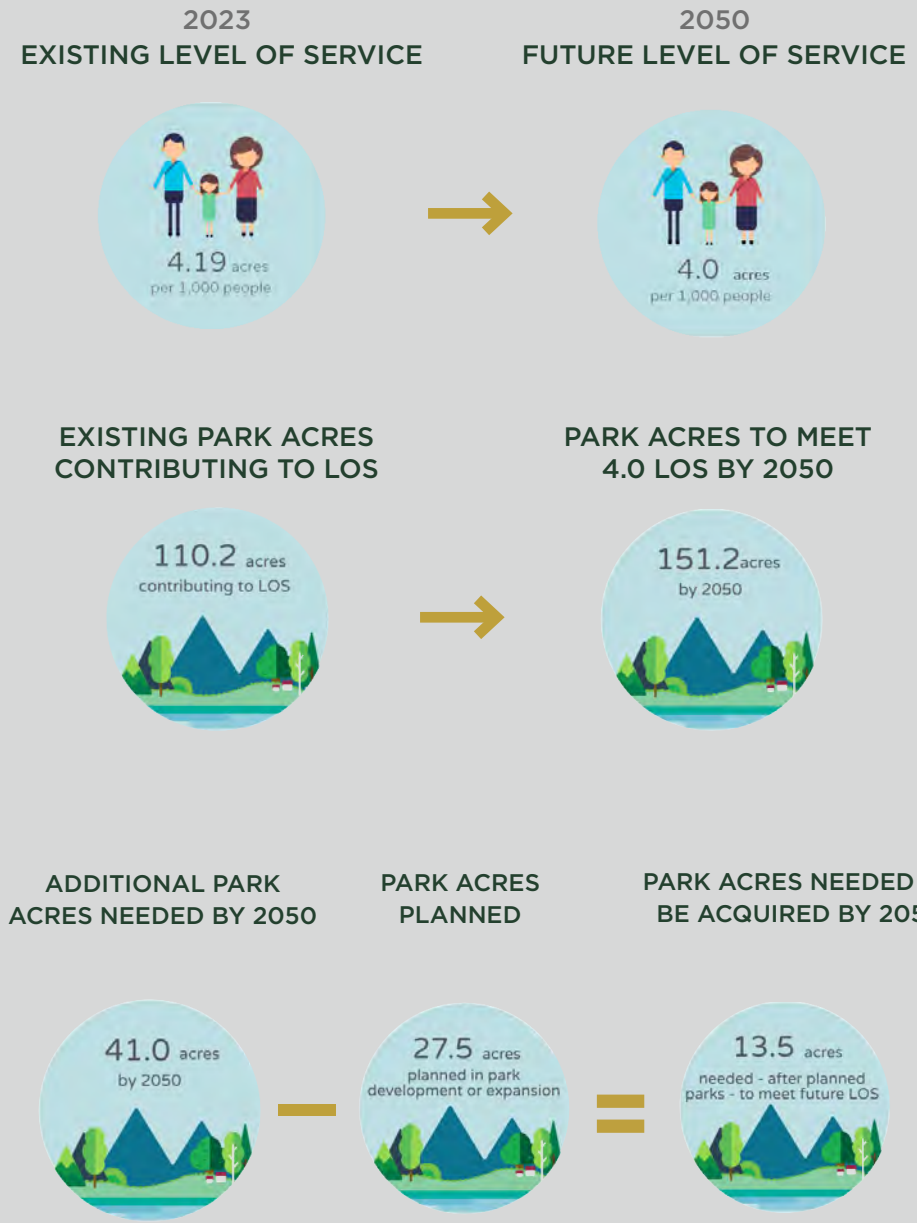
Maintaining a LOS of 4.0 acres per 1,000 residents between 2023 and 2050 requires a total of 151.2 total acres of public park land (37,806 / 1,000 x 4.0 = 151.2). Subtracting 110.2 acres of existing public park land and 16.2 acres of additional park land required by 2033 results in **a need for 24.8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

Table 2.6 - Park Acres Needed to Maintain 4.0 Park LOS

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

**from properties identified in Table 2.5*

LOS BY THE NUMBERS



PARK AMENITIES ANALYSIS

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

AMENITIES SYSTEM-WIDE

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

This analysis indicates that Farmington is currently in need of a splash pad, skate park[1], and off-leash dog park. The city provides adequate quantities of all other amenities to meet community needs through 2033. Specifically, Farmington has significant surpluses of playgrounds, tennis courts, and basketball courts.

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



Table 2.7 - Park Amenity LOS Analysis

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

PARK STANDARDS

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

Table 2.8 - Park Amenities Needed for Park Standards

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

● *Recommend Amenity for Park Classification*

SUGGESTED AMENITIES PER PARK

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

REGIONAL PARKS

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

COMMUNITY PARKS

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

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

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

NEIGHBORHOOD PARKS

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

Ranches Park meets the minimum standard.

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

LOCAL PARKS

All Farmington local parks meet the minimum standard.

AMENITY UPGRADES

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

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

OPEN SPACE

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



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

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

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

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

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

RECOMMENDATIONS: PARKS & OPEN SPACE

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

PRIORITIES FROM THE COMMUNITY SURVEY

TOP PARKS & OPEN SPACE PRIORITIES

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

TOP DESIRED PARK IMPROVEMENTS

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

KEY SYSTEM-WIDE PARK AND OPEN SPACE RECOMMENDATIONS:

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



GOALS & POLICIES: PARKS & OPEN SPACE

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

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

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

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

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

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

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

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

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

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

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

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

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

- **a. Implementation Measure:** Conduct and regularly update a Park and Recreation Inventory and Condition and Use Assessment, detailing individual amenities and their current level of use and condition.
- **b. Implementation Measure:** Develop and implement a schedule for upgrades to aged or underutilized amenities, including strategies such as replacing aged amenities, adding court and field lighting, or heating public restrooms.
- **c. Implementation Measure:** Upgrade existing parks that do not currently meet the minimum amenity standards (**Table 2.6**), where appropriate.
- **d. Implementation Measure:** Evaluate options for Implementing a tree planting program, an interactive art program/plan, and an interpretive signage system.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

This page intentionally left blank

CHAPTER 3
RECREATION



INTRODUCTION

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

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



Farmington Swimming Pool

PUBLIC INPUT ON RECREATION

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

COMMUNITY SURVEY

The following are key recreation findings from the community survey.

- Residents are generally satisfied with the recreation programs offered by the city, but nearly half desire new and improved recreation facilities (see **Figure 3.3**).
- The Farmington Gym is the most frequently used recreation facility in the city, with 58% of respondents using the gym once a year or more. Farmington Pool is less frequented but used by a greater number or respondents, with 70% of respondents indicating they use the pool at least once a year.
- Residents are slightly more satisfied with the gym than the pool, with 66% being somewhat or very satisfied with the gym and 51% with the pool (See **Figure 3.1**).
- Residents report walking, hiking, and biking as their top three categories for regular exercise or recreation. Pickleball, swimming, and weightlifting follow closely behind, but rank highest for desired facilities (see **Figure 3.4**).
- The Farmington Pool is predominately used for open swimming with entry paid by the day .
- A slight majority of respondents (56%) prefer the city build additional aquatics facilities versus expanding the existing facility. Respondents expressed interest in an indoor facility with year-round capabilities.
- The walking track, youth leagues, and drop-in play are the most popular activities at the Farmington Gym, followed by the use of fitness equipment and participation in fitness classes. The most desired improvement to the Gym include an indoor pool, more weightlifting/exercise equipment, and dedicated space for pickleball and classes (see **Figure 3.2**).
- Respondents prioritize improving aquatic facilities, followed by expanding the gym and preserving natural open spaces (See **Figure 7.1**)

Figure 3.1 - More Satisfied with Gym than Pool

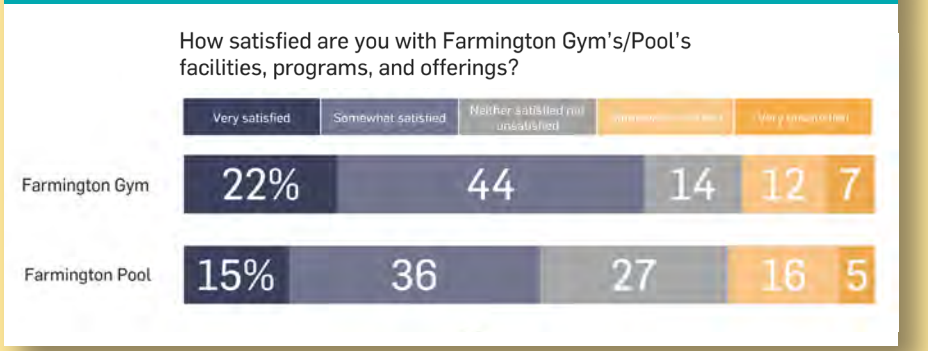


Figure 3.2 - Want More Exercise Equipment & Classes

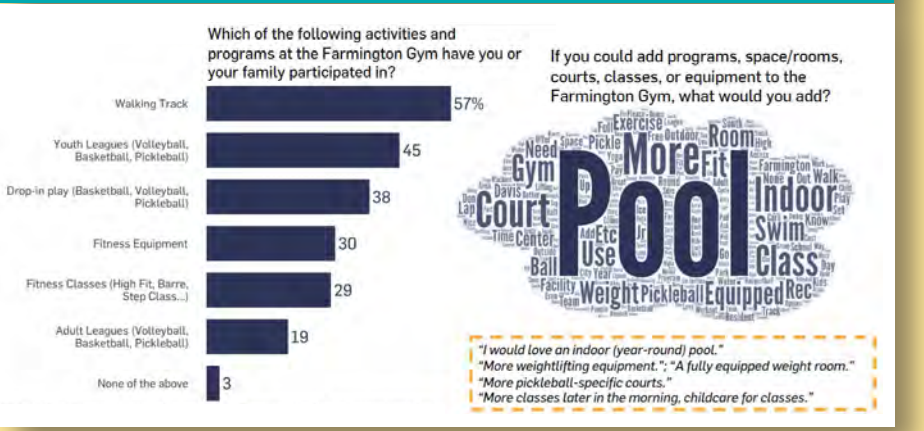


Figure 3.3 - New & Improved Recreation Facilities

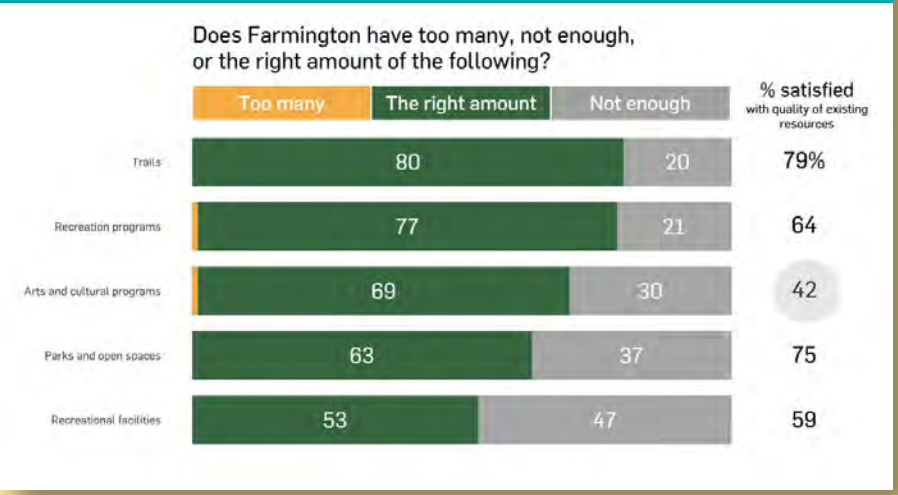
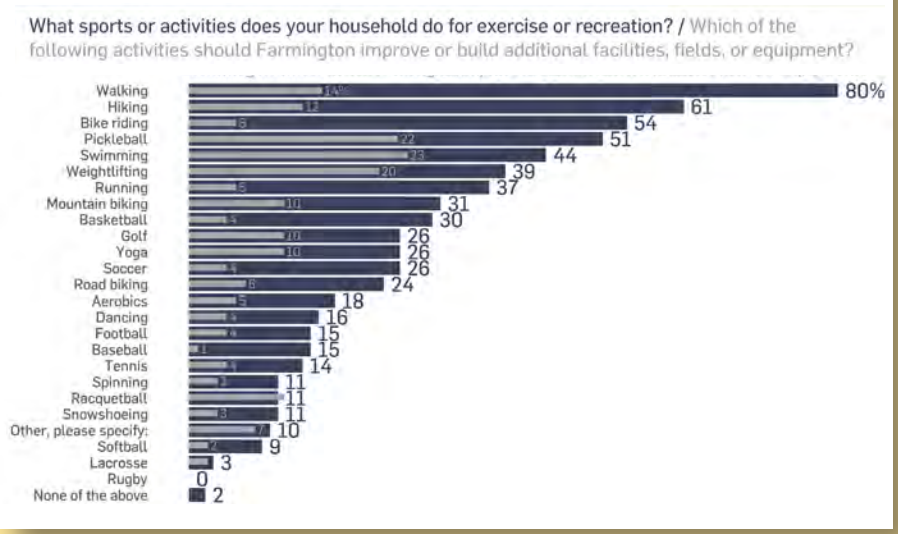


Figure 3.4 - Need Swimming, Pickleball, & Weightlifting



WEBSITE & SOCIAL PINPOINT

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

REQUESTED FACILITIES

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

REQUESTED PROGRAMS

- Pickleball classes/clinics

PUBLIC SCOPING MEETING

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

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

FOCUS GROUPS

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

YOUTH COUNCIL

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

HISTORIC PRESERVATION COMMITTEE

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

CITY STAFF

- Pool - The existing facility is heavily used but is too small to meet demand. The city has held off on major upgrades until a decision is made about the new pool. Leaning toward individual changing rooms, family locker rooms, and restrooms.
- Gym – Showers are needed if more cardio/weight facilities are added. Individual changing rooms, family locker rooms, and restrooms are preferred.

PRAT COMMITTEE

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

FARMINGTON GYM

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

FARMINGTON SWIMMING POOL

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

SPORTS PROGRAMS

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

EXISTING FACILITIES

FARMINGTON GYMNASIUM

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

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



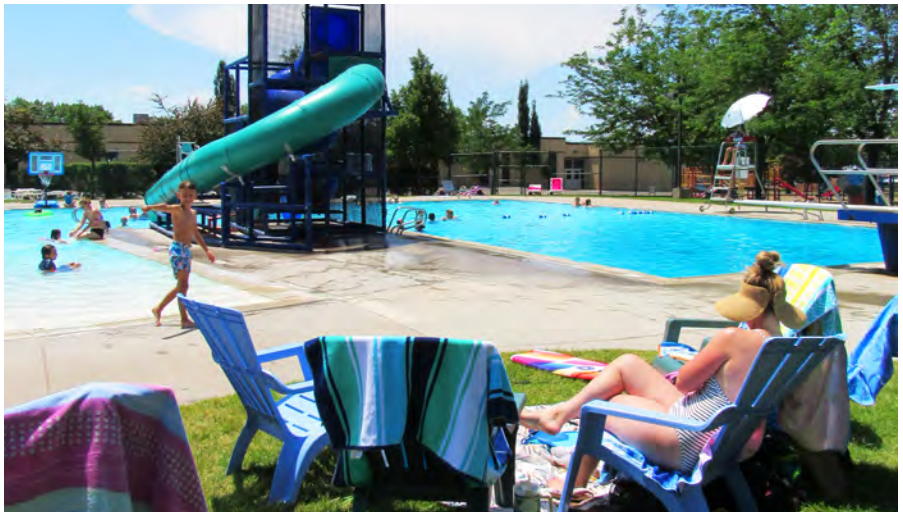




FARMINGTON SWIMMING POOL

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

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



Farmington Swi





OTHER PUBLIC & PRIVATE FACILITIES

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

SOUTH DAVIS RECREATION CENTER

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

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

PRIVATE FACILITIES

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



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



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

EXISTING PROGRAMS

FARMINGTON CITY RECREATION PROGRAMS

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

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



YOUTH PROGRAMS

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

Table 3.1 - Farmington Youth Recreation Programs

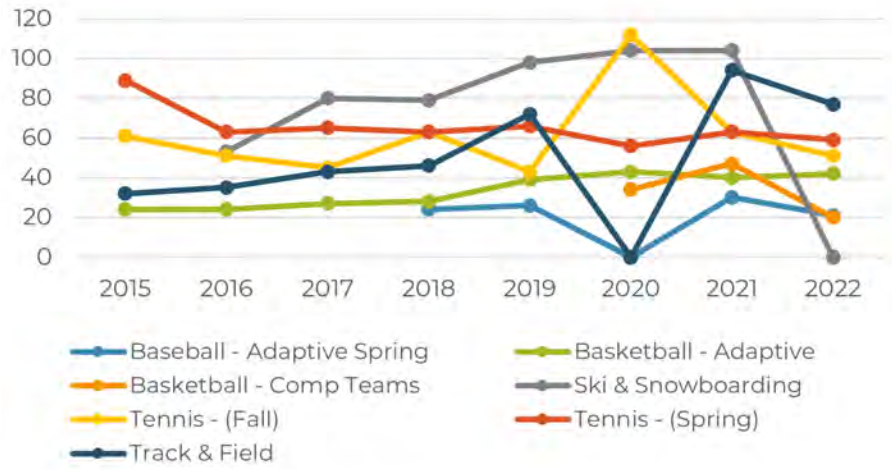
Program	Locations
Archery (7-15, co-ed)	Woodland Park
Baseball (adaptive spring, All Stars, spring, fall)	Farmington Regional Park, Forbush Park, Shepard Park, Farmington Elementary School
Basketball (adaptive, comp, K-4th, 5th-12th)	Farmington Gymnasium, Farmington Elementary School
Flag Football (spring,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

YOUTH PROGRAMS WITH LESS THAN 150 PARTICIPANTS

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

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

Figure 3.5 - Farmington City Youth Programs <150 Participants

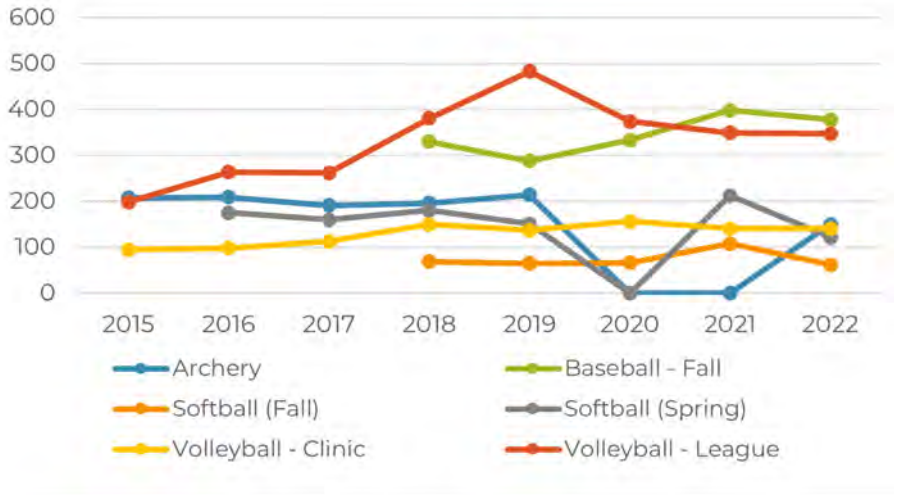


YOUTH PROGRAMS WITH 150-400 PARTICIPANTS

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

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

Figure 3.6 - Farmington City Youth Programs 150-400 Participants

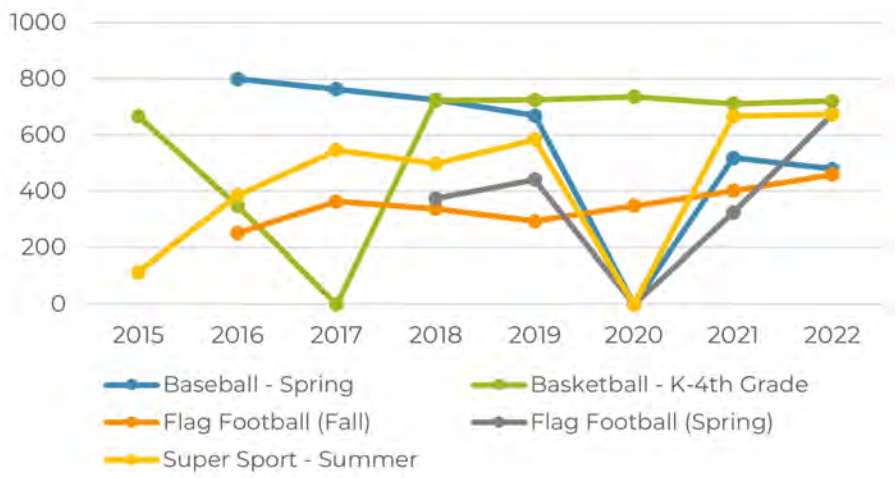


YOUTH PROGRAMS WITH 400-1,000 PARTICIPANTS

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

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

Figure 3.7 - Farmington City Youth Programs 400-1000 Participants

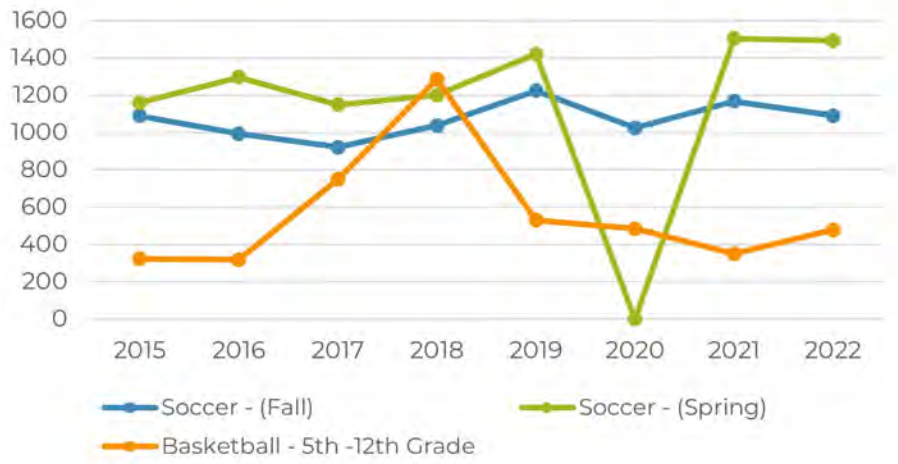


YOUTH PROGRAMS WITH >1,000 PARTICIPANTS

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

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

Figure 3.8 - Farmington City Youth Programs >1000 Participants



ADULT PROGRAMS

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

Table 3.2 - Farmington Adult Recreation Programs

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



OTHER PUBLIC & PRIVATE FACILITIES & PROGRAMS

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

SOUTH DAVIS RECREATION DISTRICT PROGRAMS

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

YOUTH PROGRAMS

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

ADULT PROGRAMS

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

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

AQUATICS PROGRAMS

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



PRIVATE RECREATION PROGRAMS

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

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

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

RECOMMENDATIONS: RECREATION

IMPROVE/EXPAND THE GYM & POOL

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

REEVALUATE AND ADAPT PROGRAMMING

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

KEY SYSTEM-WIDE RECREATION RECOMMENDATIONS:

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



IDEAS: INCLUSION

The *National Recreation and Parks Association's (NRPA) Park and Recreation Inclusion Report*[1] provides resources and tools for recreation providers to help with the development of equitable communities, including sample inclusion policies. The report specifically promotes programs and activities that serve traditionally-marginalized populations including individuals with physical disabilities, members of multi-cultural/ racial/ ethnic communities, individuals with cognitive disabilities, members of LGBTQ+ communities, and members of refugee/migrant communities.

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

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



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

PROGRAM IDEAS FOR INDIVIDUALS WITH PHYSICAL OR COGNITIVE DISABILITIES:

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

PROGRAM IDEAS FOR THE LGBTQ+ COMMUNITY:

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

PROGRAMS IDEAS FOR MULTICULTURAL, RACIAL OR ETHNIC COMMUNITY MEMBERS:

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

PROGRAM IDEAS FOR REFUGEE AND IMMIGRANT COMMUNITIES:

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

NATIONAL TRENDS[1]

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

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

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

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

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

GOALS & PRIORITIES: RECREATION

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

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

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

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

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

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

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

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

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

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

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



This page intentionally left blank

CHAPTER 4

ARTS, CULTURE & EVENTS



INTRODUCTION

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

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



PUBLIC INPUT ON ARTS, CULTURE & COMMUNITY EVENTS

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

COMMUNITY SURVEY

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

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

WEBSITE & SOCIAL PINPOINT

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

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

Figure 4.1 - New & Improved Recreation Facilities

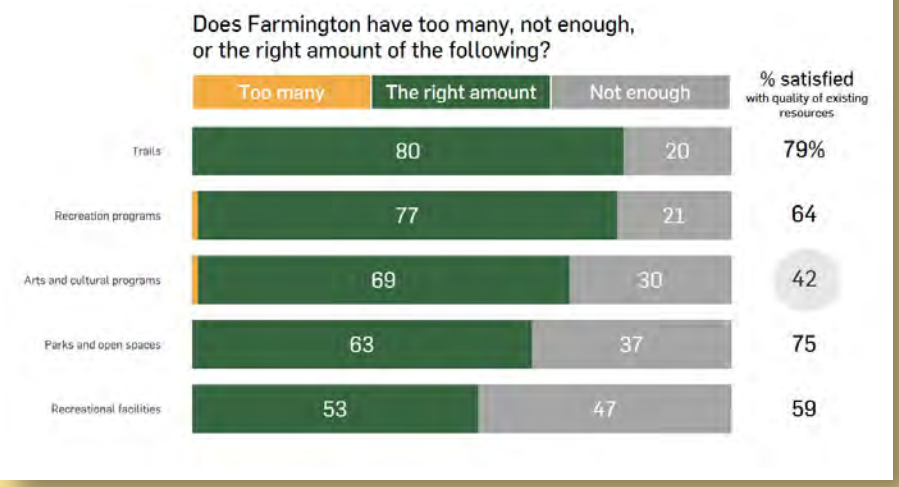
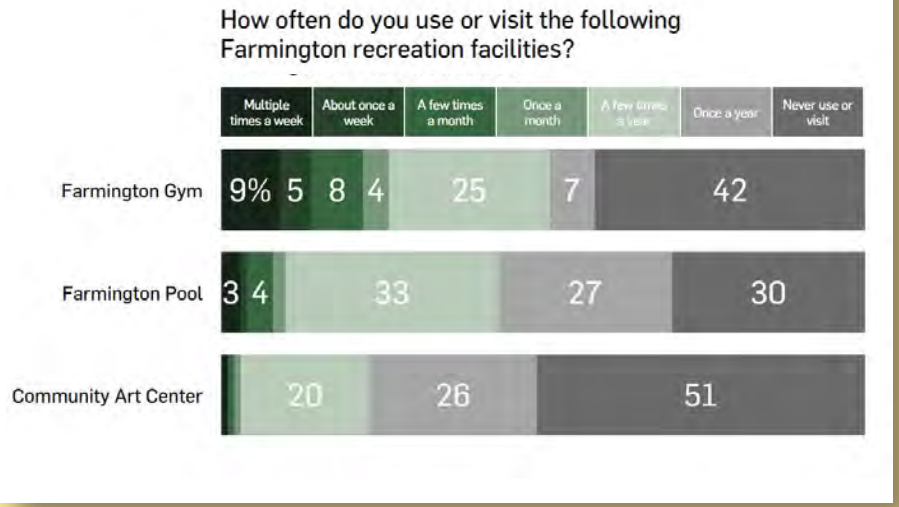


Figure 4.2 - Need Swimming, Pickleball, & Weightlifting



PUBLIC SCOPING MEETING

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

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



Farmington City Community Art Center

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

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

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

FOCUS GROUPS

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

HISTORIC PRESERVATION COMMITTEE

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

CITY STAFF

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

PRAT COMMITTEE

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

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

EXISTING FACILITIES

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

FARMINGTON CITY COMMUNITY ARTS CENTER

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

FARMINGTON HISTORICAL MUSEUM

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



Farmington City Community Art Center



Farmington City Community Art Center



Farmington Historical Museum

EXISTING EVENTS

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

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









Farmington Festival Days

EXISTING ARTS & CULTURE ORGANIZATIONS

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

FARMINGTON ARTS COMMITTEE

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

FARMINGTON HISTORIC PRESERVATION COMMISSION

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

PRIVATE ORGANIZATIONS & FACILITIES

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



CenterPoint Legacy Theater



CenterPoint Legacy Theater

RECOMMENDATIONS: ARTS, CULTURE, & COMMUNITY EVENTS

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

FACILITIES

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

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

EVENTS & PROGRAMS

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

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

FUNDING

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



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

VOLUNTEER/STAFF CAPACITY

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

DIVERSITY

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

MARKETING

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

KEY ARTS, CULTURE, & COMMUNITY EVENTS RECOMMENDATIONS:

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



IDEAS: COMMUNITY ACTIVITIES/EVENTS



















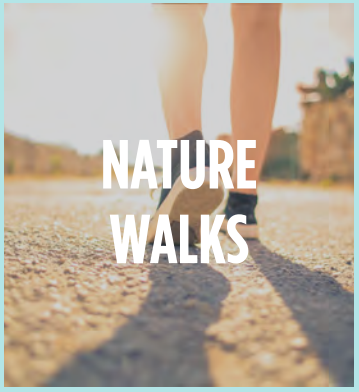












IDEAS: ART AS A COMMUNITY DEVELOPMENT TOOL

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













GOALS & POLICIES: ARTS, CULTURE & COMMUNITY EVENTS

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

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

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

b. Implementation Measure: Make the best use of existing amenities through upgrades and expanded programming and activities.

c. Implementation Measure: Explore the feasibility of adding staff to manage arts and culture programs and facilities in the city and work with community organizations.

d. Implementation Measure: Develop a marketing plan/strategy to collaborate on improved marketing and communication efforts for arts and culture.

e. Implementation Measure: Create a sustainable, dedicated source for arts funding within the annual city budget.

f. Implementation Measure: Seek funding sources for arts, culture, and community events.

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

a. Implementation Measure: Explore partnerships to improve resident access to large-ticket arts and culture facilities.

b. Implementation Measure: Continue to partner with arts and culture organizations in the community.

c. Implementation Measure: Re-establish the Arts Committee to help program and market a wider variety of cultural events and community celebrations.

d. Implementation Measure: Investigate partnering with Davis School District to implement drop-in art activities for youth, including visual arts, music and dance or other educational/ environmental opportunities.

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

a. Implementation Measure: Work with community organizations to increase the diversity of board and committee members with a variety of demographics and areas of expertise and interest.

b. Implementation Measure: Expand arts programming & community events, focusing on different neighborhoods and demographics throughout the city.

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

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

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

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



This page intentionally left blank

CHAPTER 5
TRAILS



INTRODUCTION

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

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

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



PUBLIC INPUT ON TRAILS

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

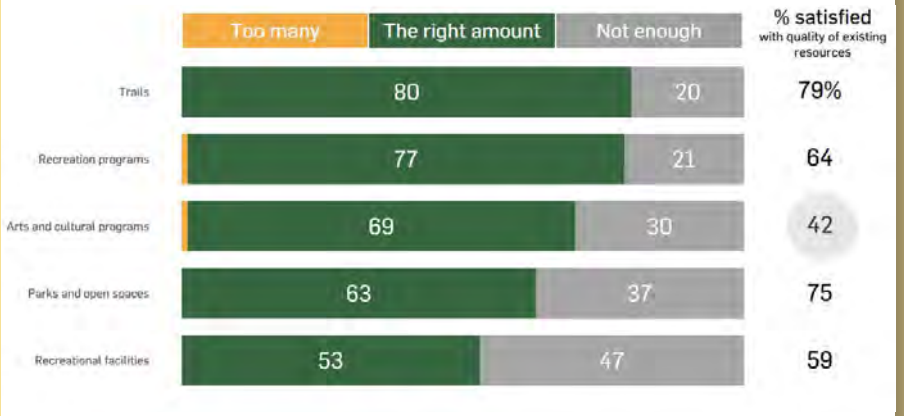
COMMUNITY SURVEY

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

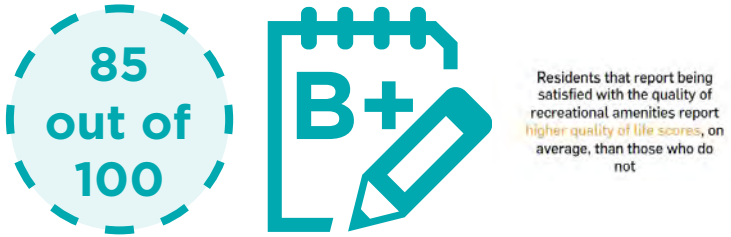
- Most Farmington residents (57%) visit trails at least once a month, and only 7% report having never used a Farmington trail. The most common trail users in Farmington are those with children, adults under 65 years old, and residents who live in the southwest region of Farmington.
- The Legacy Trail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

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

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



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



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

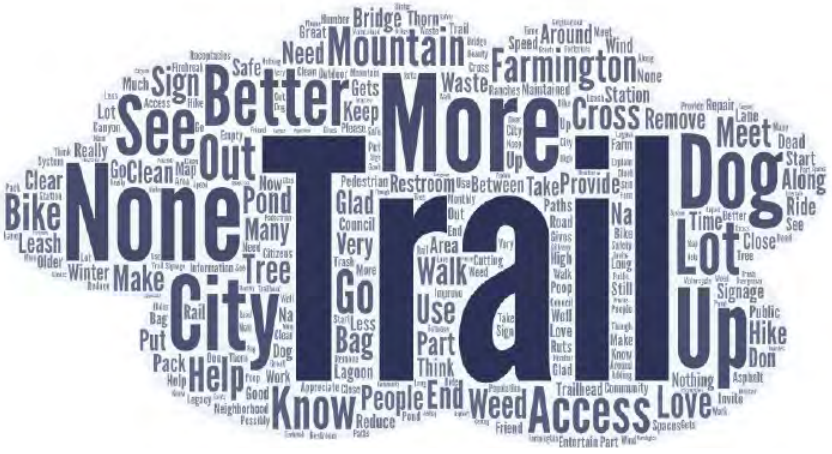
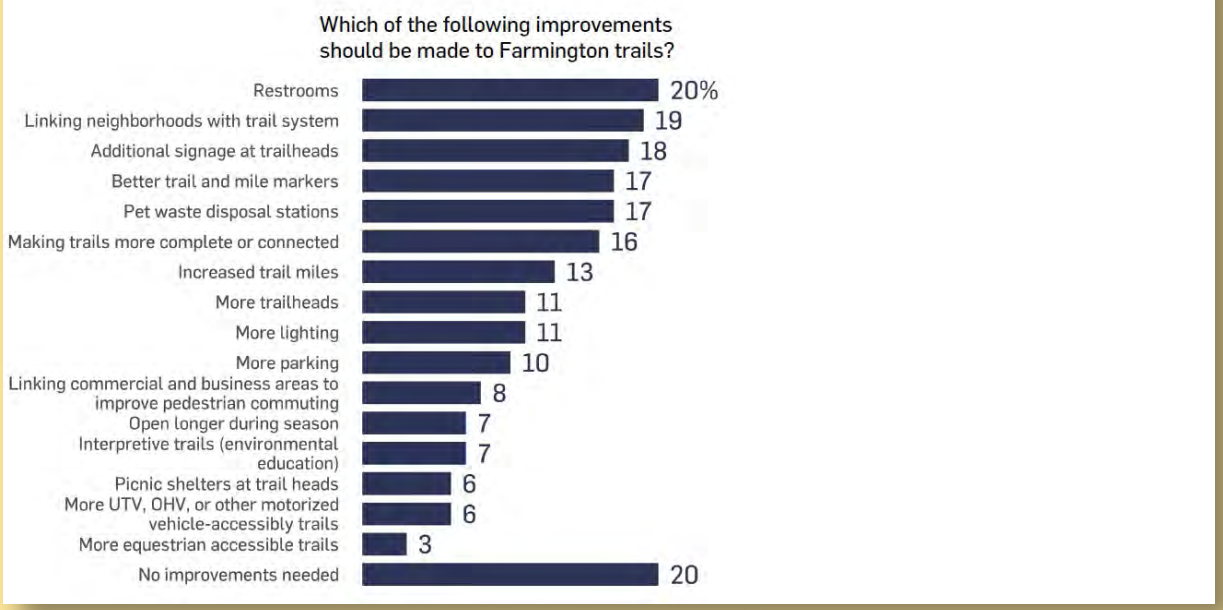

More
Trail
None
City
Better
See
Mountain
Farmington
Dog
Up
Lot
Access
Know
Help
Make
Go
Use
Walk
Bike
Out
Cross
Around
Need
Sign
Tree
Pond
Weed
People
Love
Meet
Remove
Restroom
Provide
Signage
Hike
Along
Ride
Clean
Keep
Waste
Bridge
Thorn
Glad
Council
Very
Bag
Part
Think
End
Lagoon
Pack
Put
Leash
Clear
Winter
Older
Many
Time
Close
Public
Don
Dead
Start
Station
Between
Take
Paths
Road
Walk
Poop
Love
Ruts
Trailhead
Community
Nothing
Invite
Aspholt
Spaces
Entertain
Part
Wind
Speed
Wind
None
Repair
Late
Water
Ranches
Maintained
Gets
Keep
Waste
Pedestrian
Restroom
Between
Take
Provide
Paths
Road
Walk
Poop
Woll
Love
Ruts
Glad
Trailhead
Community
Nothing
Invite
Aspholt
Spaces
Entertain
Part
Wind
Speed
Wind
None
Repair
Late
Water
Ranches
Maintained
Gets
Keep
Waste
Bridge
Thorn
Glad
Council
Very
Bag
Part
Think
End
Lagoon
Pack
Put
Leash
Clear
Winter
Older
Many
Time
Close
Public
Don
Dead
Start
Station
Between
Take
Paths
Road
Walk
Poop
Love
Ruts

Figure 5.2 - Residents Want More Restrooms & Connected Trails



WEBSITE & SOCIAL PINPOINT

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

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

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

"Take care of weeds, thorns on trails."

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

"More trails winding between neighborhoods"



PUBLIC SCOPING MEETING

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

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

FOCUS GROUPS

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

YOUTH COUNCIL

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

HISTORIC PRESERVATION COMMITTEE

- Parking needs to be improved for The Farm Bike Park.
- If Farmington Bay is going to be a destination, a clear plan for pedestrian access needs to be established, as the West Davis Corridor is cutting off key access points. The Bird refuge would be a great end destination to Farmington's trail system
- Improve walking conditions along State Street and Main Street to make them better trail corridors.
- The Patsy's mine was sealed up years ago – could be interesting to open it back up to the public.

PRAT COMMITTEE

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

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

EXISTING TRAIL SYSTEM

EXISTING TRAILS

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

Table 5.1 - Existing Farmington Trails

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

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

REGIONAL TRAILS

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

THERE ARE FOUR REGIONAL TRAILS IN FARMINGTON:

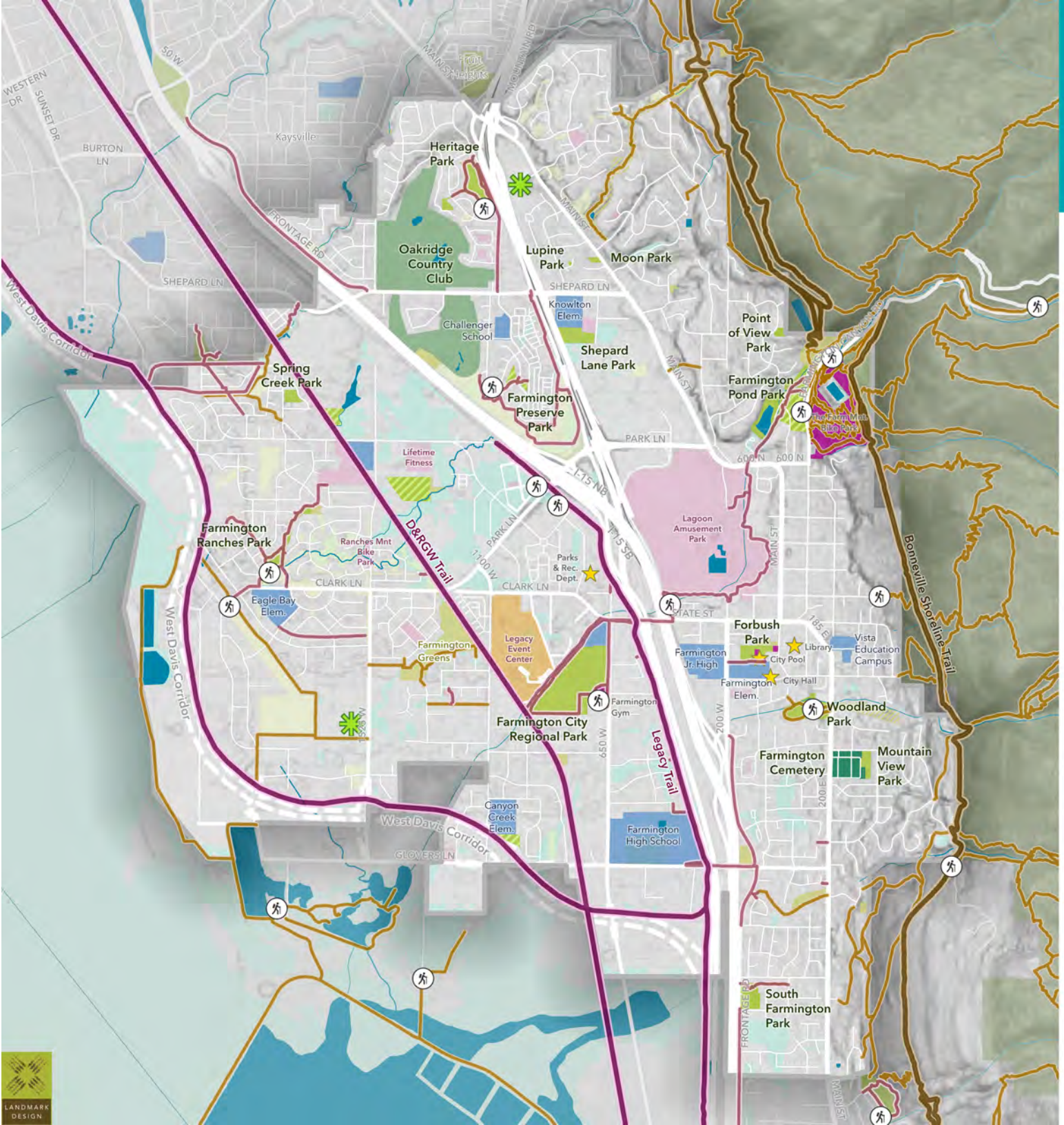
- The **Legacy Trail** is a 14-mile paved multi-use trail paralleling the Legacy Parkway in Davis County, connecting Farmington to Salt Lake City. In Salt Lake City, the trail ties directly into the Jordan River Parkway trail which continues another 45 miles to Utah Lake in Saratoga Springs.
- The **Denver and Rio Grande Western Rail Trail (D&RGW)** is a 23-mile paved multi-use trail that connects the city to Roy at the north end and West Bountiful at the south end. The trail is located within a former railroad alignment, resulting in a continuous trail largely uninterrupted by vehicle traffic.
- The **Bonneville Shoreline Trail (BST)** is an unpaved trail located in the Wasatch foothills along the elevation of the historic Lake Bonneville shoreline. Though not fully implemented, the trail is envisioned to eventually stretch 280 miles from Nephi, Utah north to the Idaho border, serving pedestrians, bicyclists, and equestrian riders where appropriate[1].
- The **West Davis Corridor Trail** is a 10-mile paved multi-use trail paralleling the new I-77, also known as the West Davis Corridor in Davis County, connecting Farmington to West Point. Approximately 2.9 miles of the trail fall within the Farmington City boundaries.

1 https://www.bonnevilleshorelinetrail.org/

CITY OF FARMINGTON

PARKS, RECREATION, ARTS, & TRAILS MASTER PLAN

MAP 5.1 | Existing Trails



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

0 0.25 0.5 1 Miles

N

LANDMARK DESIGN

LOCAL TRAILS

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

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



PAVED LOCAL TRAILS:

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

UNPAVED LOCAL TRAILS:

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

BIKE LANES & ROUTES

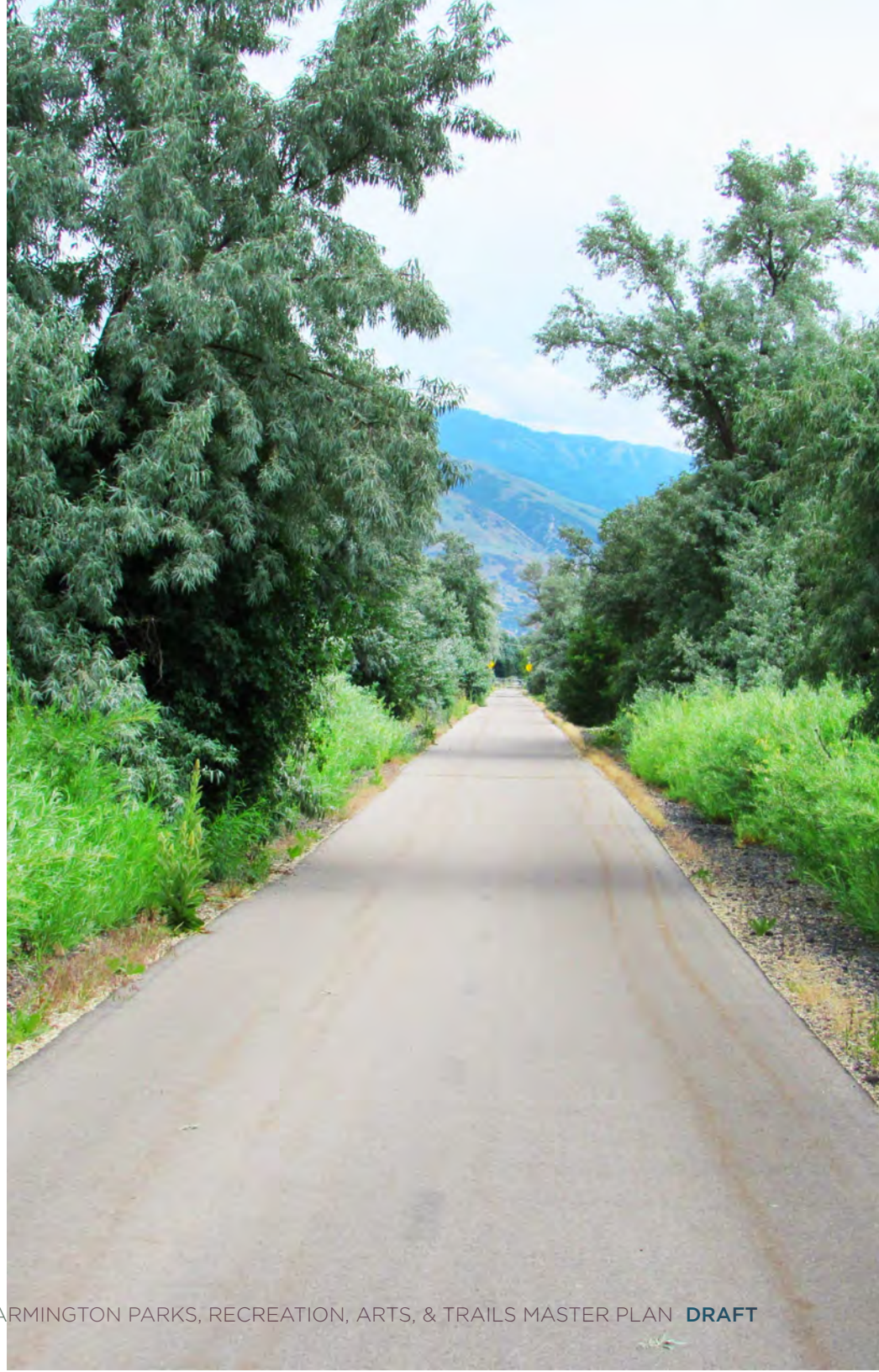
On-street bicycle facilities, , which are generally intended for commuting cyclists or recreational cyclists that are comfortable sharing facilities with motorized vehicles, are not addressed as part of this master plan. Information on existing and proposed on-street bicycle facilities can be found in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

SIDEWALKS

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

EXISTING TRAILHEADS

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



RECOMMENDATIONS: TRAILS

ADDITIONAL TRAIL CONNECTIONS

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

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

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

TRAIL SIGNAGE & WAYFINDING

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

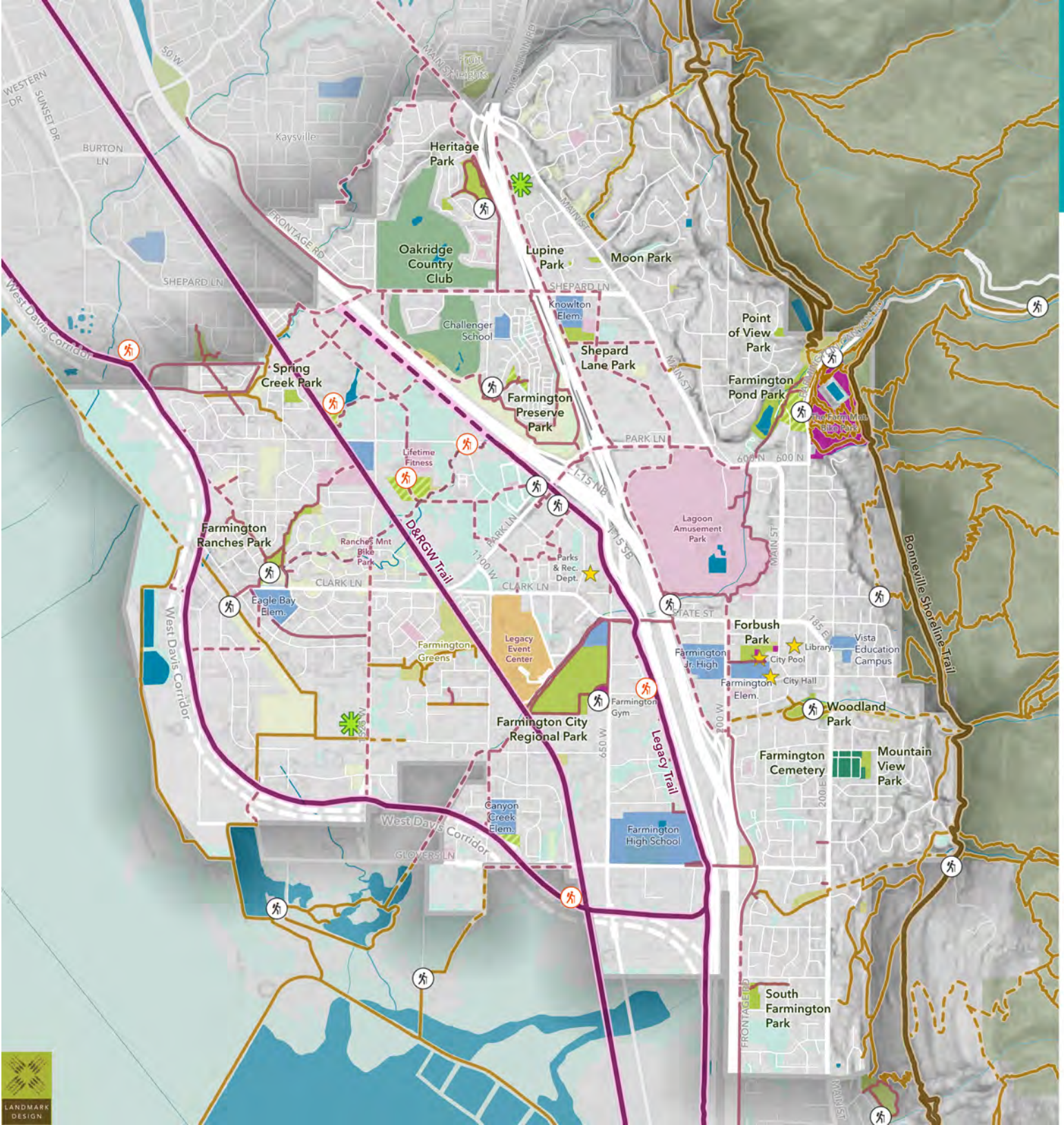
Table 5.2 - Planned Trails

Type	Miles
Regional Paved Trails	1.3
Local Paved Trails	16.9
Regional Unpaved Trails	0
Local Unpaved Trails	3.3
Total	21.5

CITY OF FARMINGTON

PARKS, RECREATION, ARTS, & TRAILS MASTER PLAN

MAP 5.2 | Existing & Future Trails



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

0 0.25 0.5 1 Miles

N

LANDMARK DESIGN

TRAIL MAINTENANCE

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

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

OTHER NEEDS

ADDITIONAL TRAIL AMENITIES

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

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

Figure 5.3 - Pathway Width Representation



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

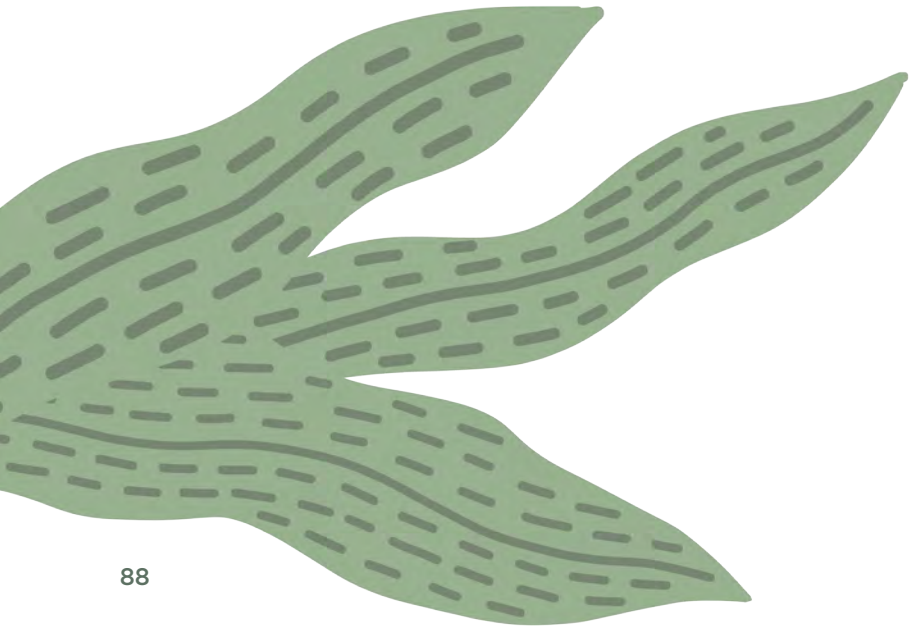
DESIGN STANDARDS

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

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

TRAIL CROSSINGS

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



KEY SYSTEM-WIDE TRAIL RECOMMENDATIONS:

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



GOALS & POLICIES: TRAILS

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

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

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

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

- **a. Implementation Measure:** Analyze shade cover of existing Farmington trails. On exposed segments, plant trees in public rights-of-way where possible. Where trails abut private property, consider partnering with landowners for tree planting on private land.
- **d. Implementation Measure:** Update city ordinances and standards to ensure all future trail development incorporates shade where possible.
- **e. Implementation Measure:** Adopt engineering standards for future trail development to ensure all future facilities are functional, safe, and consistent.

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

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



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

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

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

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

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

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

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

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

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

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



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

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

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

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

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

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

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

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



CHAPTER 6

PARKS & REC DEPARTMENT



INTRODUCTION

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

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



PUBLIC INPUT ON OPERATIONS, MAINTENANCE & MANAGEMENT

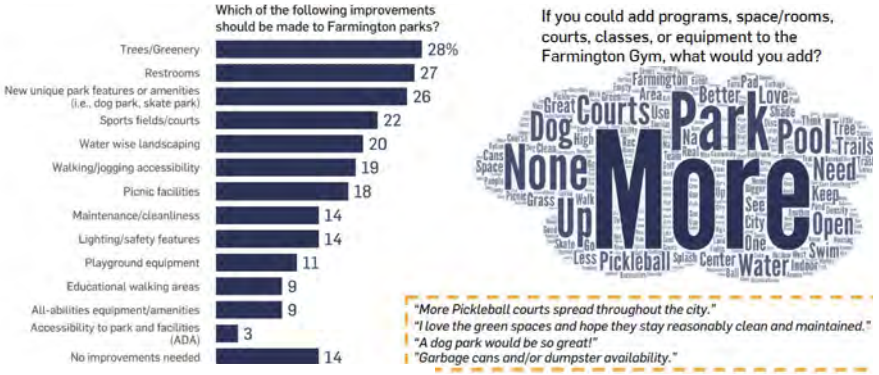
As detailed in Appendix A: Public Engagement Report, the planning process included a range of public engagement opportunities to ensure the needs and desires of Farmington residents are well-vetted and reflected in this master plan.

COMMUNITY SURVEY

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

- Residents are generally satisfied with city parks but would like to see in incorporation of waterwise landscaping, improved maintenance and cleanliness, and the addition of lighting and safety measures. (Figure 6.1).
- Maintain existing parks and recreation system before expanding the system
- Minimize fire hazards in open space through appropriate management
- Reduce water use
- Provide more trash receptacles and emptying them more often
- Regulate field use to protect community resources
- Provide more trees for shade/cooling and protect and maintain existing trees
- Provide better maintenance and pest management in general
- Provide better and more timely maintenance of the splash pad
- Clean locker and shower rooms to a higher level, particularly the men's facilities
- Control weeds better, particularly to reduce tire punctures from thorns
- Sweep/plow trails more regularly year-round
- Encourage better pet-waste disposal
- Remove downed trees and encroaching vegetation in a timely manner
- Repair asphalt regularly
- Monitor and repair safety hazards on trail bridges
- Add trees and plantings where appropriate
- Utilize community volunteers to help with trail maintenance
- Redesign trail access points to prevent illegal four-wheel drive use of trail system

Figure 6.1 - Improvements to Parks



WEBSITE & SOCIAL PINPOINT

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

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

“The garbage needs to be emptied more often.”

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

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



PUBLIC SCOPING MEETING

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

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



STAFF INPUT

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

SWOT ANALYSIS

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



STRENGTHS

ORGANIZATION/OPERATIONS & MAINTENANCE

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

PROGRAMS/FACILITIES

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



WEAKNESSES

ORGANIZATION/OPERATIONS & MAINTENANCE

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

PROGRAMS/FACILITIES

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



OPPORTUNITIES

ORGANIZATION/OPERATIONS & MAINTENANCE

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

PROGRAMS/FACILITIES

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



THREATS

ORGANIZATION/OPERATIONS & MAINTENANCE

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

PROGRAMS/FACILITIES

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

EMPLOYEE SURVEY

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

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

PARKS & RECREATION DEPARTMENT ANALYSIS

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

VISION

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

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



EXISTING DEPARTMENT POLICIES

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

ADDITIONAL SUGGESTED POLICIES

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



ORGANIZATIONAL STRUCTURE & STAFFING LEVELS

ORGANIZATIONAL STRUCTURE

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

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

Figure 6.2 -City of Farmington Organizational Chart

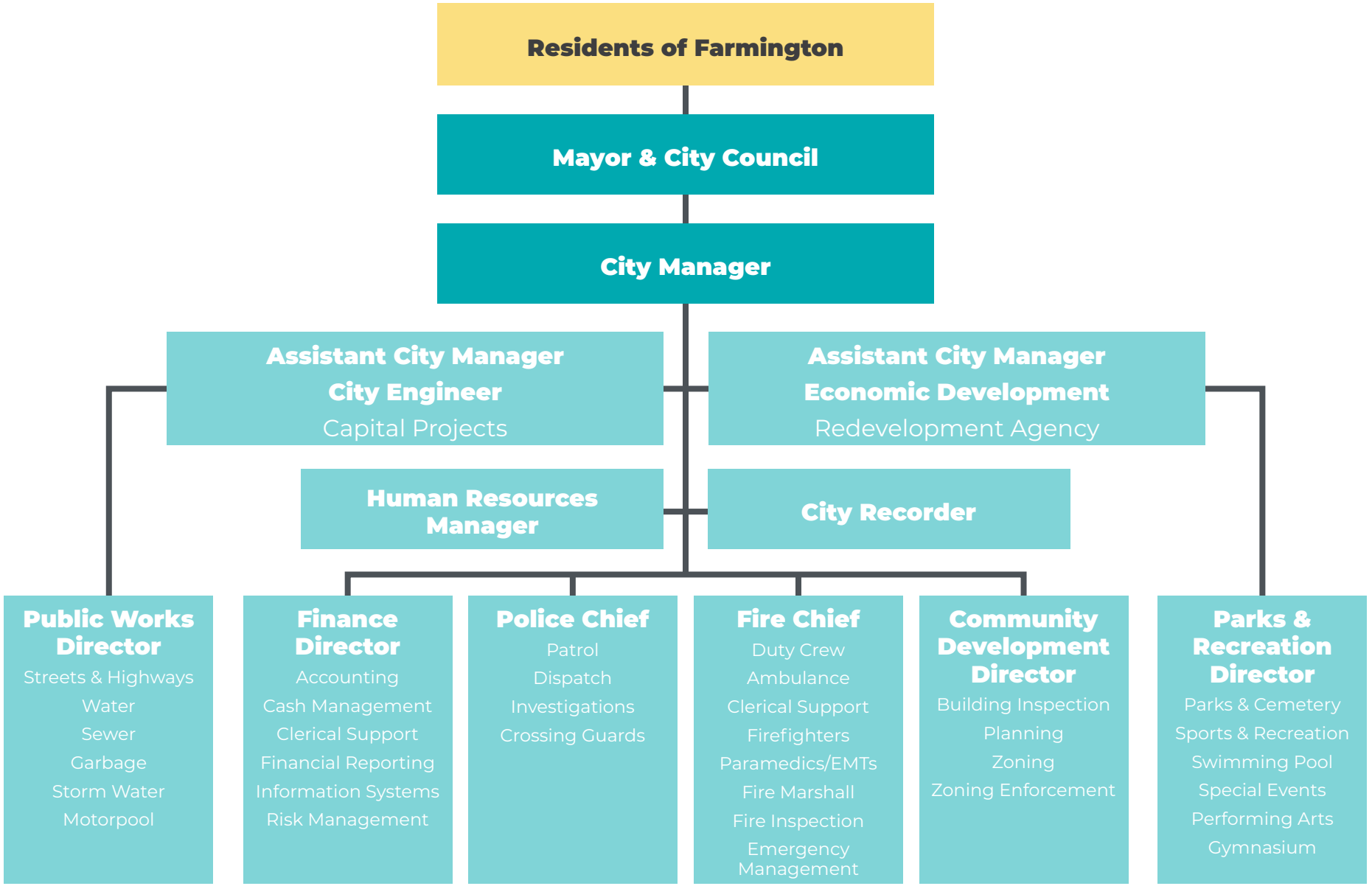


Figure 6.3 - Parks & Recreation Department Organizational Chart

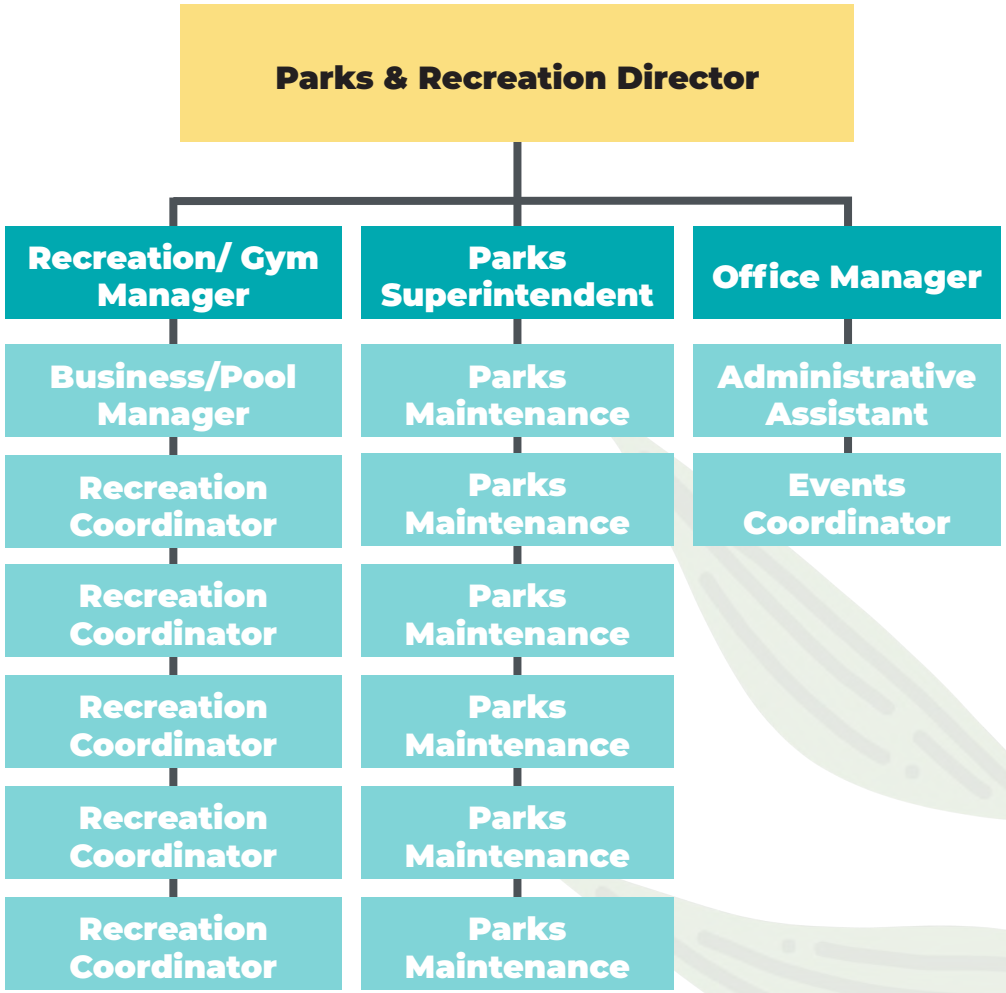


Table 6.1 - Position Responsibilities/Descriptions

Department Director

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

Recreation/Gym Manager

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

Events Coordinator

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

Business/Pool Manager

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

Parks Superintendent

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

Administrative Assistant

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

Office Coordinator

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

STAFFING LEVELS

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

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

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

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

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

Future additions or upgrades to the city's parks and recreation system will also require additional staff. Another possible avenue to alleviate staff and maximize financial resources is to examine the possibility of contracting some services to outside organizations or companies. The city currently contracts out the newsletter and website development, but no department-specific functions are handled by outside companies.



TRAINING & CERTIFICATIONS

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

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

Existing certifications and training programs are summarized below.

ALL FULL-TIME EMPLOYEES (REQUIRED)

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

PARKS & FACILITIES MAINTENANCE EMPLOYEES (RECOMMENDED)

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

RECREATION EMPLOYEES (RECOMMENDED)

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

POOL MANAGER (REQUIRED)

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

LIFEGUARDS (REQUIRED)

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

COACHES (REQUIRED)

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

SWIM INSTRUCTORS (REQUIRED)

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

CONCESSIONS (REQUIRED)

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

PERSONAL TRAINING & FITNESS INSTRUCTORS (REQUIRED)

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

DIRECTORS & MANAGERS (RECOMMENDED)

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

COMPENSATION & BENEFITS

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

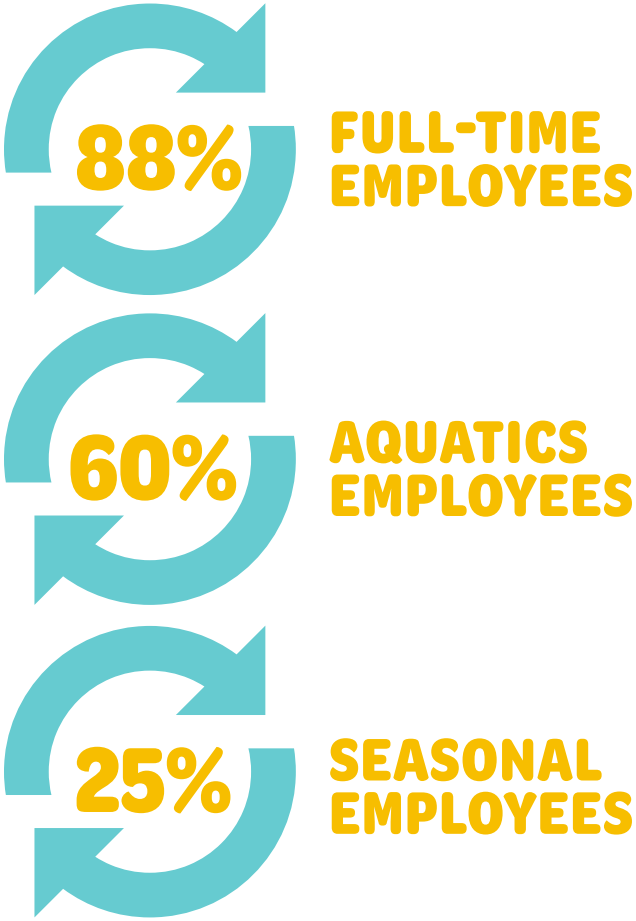
Farmington City provides generous benefits to its full-time employees, including participation in the Utah Retirement System (URS) and covering 100% of employee and 80% of family medical benefits. Employees surveyed are generally satisfied or feel neutral toward their benefits package.

EMPLOYEE RETENTION

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

Improving retention rates of existing staff, particularly seasonal maintenance and recreation employees, can help the city provide high quality parks and recreation services. Efforts should be made to improve staff engagement, retention, and overall satisfaction for all employees through methods such as additional pay incentives, performance-based pay with flexible scheduling, paid time off, additional insurance and employee benefits, expanded leadership and professional development opportunities, mentor programs, and through interpersonal and organizational communications and programs (i.e. regularly solicited employee feedback, employee achievement recognition). The *2023 NRPA Parks and Recreation Salary Survey Report* suggests that non-salary benefits

Figure 6.4 - City Parks & Recreation Employee Retention Rates



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

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

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

OPERATIONS & MAINTENANCE

MANAGEMENT OF MAINTENANCE

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

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

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

STAFFING & APPROACH

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

SYSTEM CHANGES & UPGRADES

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

ORGANIZATIONAL TRANSPARENCY, COMMUNICATION & MARKETING

TRANSPARENCY

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

INTERNAL COMMUNICATIONS

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

Staff indicated that having employees dispersion across multiple sites creates communication challenges. Locating key department staff in one administrative office could improve communication and reduce redundancies in staffing multiple locations. The new operations and maintenance management software previously mentioned will also improve workflows, communication, and asset management. Providing employees with wireless tablets connected to system-wide communication and workflow software could also help improved communication. This should coincide with a policy that establishes minimum employee technology skills and the provision of training to ensure the department can effectively disperse information.

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

EXTERNAL COMMUNICATIONS

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

MARKETING

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

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

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

SAFETY & SECURITY

WORKPLACE SAFETY & SUSTAINABILITY

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

FACILITY SAFETY & SECURITY

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

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



RECOMMENDATIONS: PARKS & REC DEPARTMENT

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

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

FACILITY IMPROVEMENTS

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

GENERAL FACILITY NEEDS

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

GYMNASIUM NEEDS

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

POOL NEEDS

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

COMMUNITY CENTER NEEDS

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

KEY PARKS & RECREATION DEPARTMENT RECOMMENDATIONS:

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

GOALS & POLICIES: PARKS & RECREATION DEPARTMENT

GOAL 1: REGULARLY EVALUATE ALIGNMENT WITH VISION

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

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

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

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

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

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

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

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

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

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

POLICY 3.1: IMPROVE INTERNAL DEPARTMENT COMMUNICATION

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

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

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

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

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

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

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

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

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

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

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

- **a. Implementation Measure:** Regularly solicit feedback and suggestions from all employees at all levels of engagement.
- **b. Implementation Measure:** Develop a program to recognize employee improvements or achievements, and for the recognition of outstanding employee service.
- **c. Implementation Measure:** Develop a time compensation policy for full-time benefited employees.
- **d. Implementation Measure:** Explore and implement employee benefits such as additional pay incentives, paid time off and additional insurance to improve employee retention for full-time and seasonal employees as appropriate.
- **e. Implementation Measure:** Conduct a salary/pay survey that includes local and regional agencies and a comparison to NRPA national pay information.
- **f. Implementation Measure:** Investigate additional training and professional development incentives and opportunities.



GOAL 5: INCREASE SUSTAINABLE SYSTEMS & GREEN PRACTICES

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

- **a. Implementation Measure:** Conduct an assessment of the city's parks and recreation system for opportunities to implement more sustainable practices, including the resilient features and amenities that maximize life cycle costs and benefits to the community.
- **b. Implementation Measure:** Update policies to prioritize and incentivize facility design, upgrades, and maintenance that conserve energy and resources and promote efficient maintenance practices.
- **d. Implementation Measure:** Incorporate sustainable development and low impact design practices into city ordinances and policies for the design, planning, and rehabilitation of new and existing facilities.
- **e. Implementation Measure:** Develop and adopt a sustainable practices plan that incorporates environmentally friendly products and sustainable practices into O&M procedures, such as reducing the use of toxic chemicals for facility maintenance and operations.
- **f. Implementation Measure:** Communicate changes to improve system sustainability, safety, or other innovations in department marketing to convey department values and actions to the community at large.
- **g. Implementation Measure:** Implement the recommendations for waterwise approaches to landscape maintenance and management in Chapter 2: Parks and Open Space.



CHAPTER 7

IMPLEMENTATION



INTRODUCTION

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



PUBLIC INPUT ON IMPLEMENTATION

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

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

HIGH PRIORITIES

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

Figure 7.1 - Spending Priorities

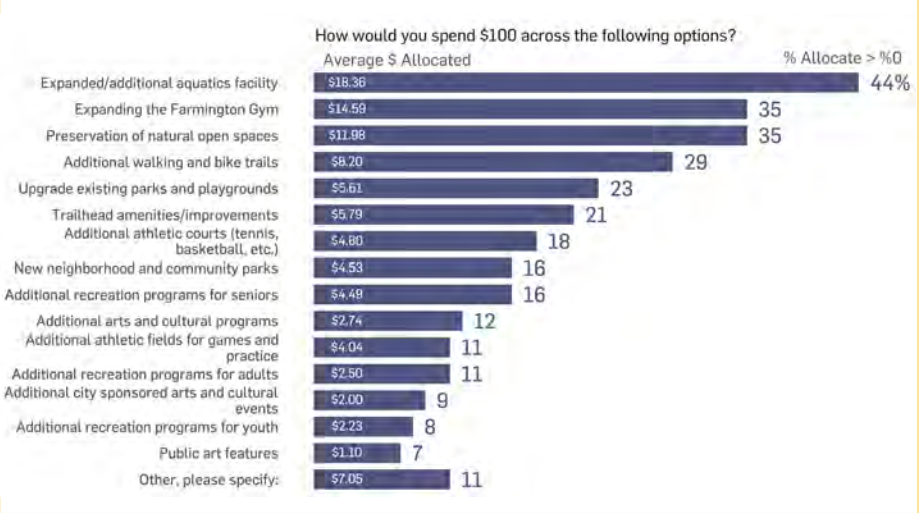
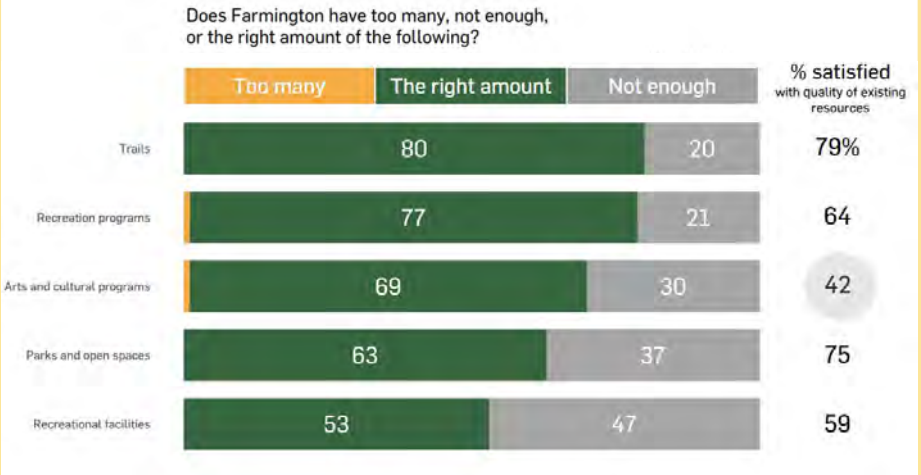


Figure 7.2 - Resident Satisfaction



PLAN PRIORITIES

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

Table 7.1 - Master Plan Priorities Summary
Chapter 2: Parks and Open Space
Develop 16.2 acres of planned parks by 2033 to meet a 4.0 LOS (Table 2.4)
Develop 11.3 acres of planned parks between 2033-2050 to meet a 4.0 LOS (Table 2.4)
Acquire and develop 13.5 additional acres of parks between 2033-2050 to meet a 4.0 LOS
Construct the proposed park amenities identified in the Amenity LOS Analysis (Table 2.7)
Chapter 3: Recreation
Conduct a Farmington Gymnasium design and expansion feasibility study
Conduct an aquatics facilities design and expansion feasibility study
Chapter 4: Arts, Culture, & Community Events
Create a strategic plan that establishes strategies for improving the quality of arts, culture and event offerings in the city
Chapter 5: Trails
Construct 1.3 miles of Regional Paved Trails
Construct 16.3 miles of Local Paved Trails
Construct 3.3 miles of Local Unpaved Trails
Develop the planned trailhead for the Legacy Trail on 250 South
Develop and implement a Signage & Wayfinding Master Plan
Plan for/implement needed trail improvements and amenities



IMPLEMENTATION COSTS

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

PARK & OPEN SPACE COSTS

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

AMENITY LOS

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

Table 7.2 - Probable Costs to Meet Amenity LOS

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

PARK STANDARDS

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

Table 7.3 - Probable Costs to Bring Existing Parks to Standard

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

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

TOTAL PARK & OPEN SPACE COSTS

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

Table 7.4 - Total Probable Costs for Parks & Open Space

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

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



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

Table 7.5 - Typical Costs for Park/Trail Amenities

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

Table 7.5 - Typical Costs for Park/Trail Amenities (cont.)

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

RECREATION COSTS

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

Table 7.6 - Total Probable Costs for Recreation

Item	Probable Cost
Design/Feasibility study for Farmington Gym expansion	$0*
Design/Feasibility study for expanded aquatics facilities	$0*
Total	**$0**

*Farmington City already had dedicated funds for these efforts

ARTS, CULTURE & COMMUNITY EVENTS COSTS

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

Table 7.7 - Total Probable Costs for Arts, Culture & Com. Events

Item	Probable Cost
Create a strategic plan that establishes strategies for improving the quality of arts, culture and event offerings in the city	$50,000
Total	**$50,000**

TRAILS COSTS

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

Table 7.8 - Probable Costs for Trails

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

*Cost included in park development costs

TOTAL PROBABLE COST

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

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

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

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

ACTION PLAN

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

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

METRICS

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

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

Table 7.10 - Action Plan (1/20)

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

Table 7.10 - Action Plan (2/20)													
Chapter	**Implementation Measure**	**Scoring Criteria**										**Priority Score**	**Priority Level**
	Item 3												
PARKS & OPEN SPACE	Develop an open space preservation & management plan to protect the city's key remaining open spaces for future generations.	Cost	$ 3	$$ 2	$$$ 1	Impact	High 9	Medium 6	Low 3	Meets Needs	High 6	Medium 4	Low 2	18	HIGH
	Item 4												
RECREATION	Develop a comprehensive approach to pursuing grant opportunities, partnership programs, cooperative agreements, shared use of facilities, and cooperative programs with public and private partners.	Cost	$ 3	$$ 2	$$$ 1	Impact	High 9	Medium 6	Low 3	Meets Needs	High 6	Medium 4	Low 2	18	HIGH
	Item 5												
TRAILS	Ensure that ordinances require trail easements or trail rights-of-way in all new development areas.	Cost	$ 3	$$ 2	$$$ 1	Impact	High 9	Medium 6	Low 3	Meets Needs	High 6	Medium 4	Low 2	18	HIGH
	Item 6												
TRAILS	Work with the Farmington PRAT Committee and the Farmington City Council to explore all funding and development options for trail development and enhancement, including grants, sponsorships, and partnerships.	Cost	$ 3	$$ 2	$$$ 1	Impact	High 9	Medium 6	Low 3	Meets Needs	High 6	Medium 4	Low 2	18	HIGH

Table 7.10 - Action Plan (3/20)

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

Table 7.10 - Action Plan (4/20)

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

Table 7.10 - Action Plan (5/20)

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

Table 7.10 - Action Plan (6/20)

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

Table 7.10 - Action Plan (7/20)													
Chapter	**Implementation Measure**	**Scoring Criteria**										**Priority Score**	**Priority Level**
	Item 26												
TRAILS	Implement the recommended trail network, including trails, trailheads, and other improvements suggested in this plan.	Cost	$ 3 $$ 2 $$$ 1	Impact	High 9 Medium 6 Low 3	Meets Needs	High 6 Medium 4 Low 2					16	HIGH
	Item 27												
TRAILS	Implement the proposed facilities in the Farmington Active Transportation Plan, including trails, bike lanes, traffic calming, and improved street/interesection crossings.	Cost	$ 3 $$ 2 $$$ 1	Impact	High 9 Medium 6 Low 3	Meets Needs	High 6 Medium 4 Low 2					16	HIGH
	Item 28												
PARKS & OPEN SPACE	Work with the PRAT Committee and other city departments to monitor opportunities for land acquisition in or near park service gap areas.	Cost	$ 3 $$ 2 $$$ 1	Impact	High 9 Medium 6 Low 3	Meets Needs	High 6 Medium 4 Low 2					15	HIGH
	Item 29												
PARKS & OPEN SPACE	Develop an accessibility strategic action plan for the parks and recreation system.	Cost	$ 3 $$ 2 $$$ 1	Impact	High 9 Medium 6 Low 3	Meets Needs	High 6 Medium 4 Low 2					15	HIGH
	Item 30												
PARKS & OPEN SPACE	Adopt the recommended park standards in Table 2.6 as city policy to ensure all new parks are developed with amenities that meet the established standard.	Cost	$ 3 $$ 2 $$$ 1	Impact	High 9 Medium 6 Low 3	Meets Needs	High 6 Medium 4 Low 2					15	HIGH

Table 7.10 - Action Plan (8/20)														
Chapter	**Implementation Measure**	**Scoring Criteria**											**Priority Score**	**Priority Level**
	Item 31													
PARKS & OPEN SPACE	Utilize drip irrigation, moisture sensors, central control systems, and appropriate plant materials and soil amendments to create a more sustainable parks and recreation system.	Cost	$ 3	$$ 2	$$$ 1	Impact	High 9	Medium 6	Low 3	Meets Needs	High 6	Medium 4	Low 2	15	HIGH
	Item 32													
PARKS & OPEN SPACE	Convert less-active areas in the city's parks and recreation system to more waterwise, drought tolerant plantings to reduce water consumption and reduce intensive maintenance practices.	Cost	$ 3	$$ 2	$$$ 1	Impact	High 9	Medium 6	Low 3	Meets Needs	High 6	Medium 4	Low 2	15	HIGH
	Item 33													
ARTS, CULTURE, & EVENTS	Create a sustainable, dedicated source for arts funding within the annual city budget.	Cost	$ 3	$$ 2	$$$ 1	Impact	High 9	Medium 6	Low 3	Meets Needs	High 6	Medium 4	Low 2	15	HIGH
	Item 34													
TRAILS	Explore additional trailheads and trail access points as the trail system continues to evolve, particularly when access is requested by specific neighborhoods.	Cost	$ 3	$$ 2	$$$ 1	Impact	High 9	Medium 6	Low 3	Meets Needs	High 6	Medium 4	Low 2	15	HIGH
	Item 35													
TRAILS	Explore partnering with non-profit organizations and other private organizations to help fund and maintain Farmington trails.	Cost	$ 3	$$ 2	$$$ 1	Impact	High 9	Medium 6	Low 3	Meets Needs	High 6	Medium 4	Low 2	15	HIGH

Table 7.10 - Action Plan (9/20)

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

Table 7.10 - Action Plan (10/20)

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

Table 7.10 - Action Plan (11/20)

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

Table 7.10 - Action Plan (12/20)														
Chapter	**Implementation Measure**	**Scoring Criteria**											**Priority Score**	**Priority Level**
	Item 49													
TRAILS	Adopt engineering standards for future trail development to ensure all future facilities are functional, safe, and consistent.	Cost	$ 3	$$ 2	$$$ 1	Impact	High 9	Medium 6	Low 3	Meets Needs	High 6	Medium 4	Low 2	13	MEDIUM
	Item 50													
TRAILS	Establish a weed management program to target spread of puncture vine/goat-heads to reduce incidents of flat bike tires.	Cost	$ 3	$$ 2	$$$ 1	Impact	High 9	Medium 6	Low 3	Meets Needs	High 6	Medium 4	Low 2	13	MEDIUM
	Item 51													
TRAILS	Incorporate selective winter plowing of key routes into maintenance routines.	Cost	$ 3	$$ 2	$$$ 1	Impact	High 9	Medium 6	Low 3	Meets Needs	High 6	Medium 4	Low 2	13	MEDIUM
	Item 52													
TRAILS	Develop a program to educate the general public on bicycle and walking safety issues and encourage non-motorized transportation with programs that target pedestrians, bicyclists, and motorists.	Cost	$ 3	$$ 2	$$$ 1	Impact	High 9	Medium 6	Low 3	Meets Needs	High 6	Medium 4	Low 2	13	MEDIUM
	Item 53													
TRAILS	Monitor bicycle and pedestrian collision data to seek continuous reduction in bicycle and pedestrian collision rates.	Cost	$ 3	$$ 2	$$$ 1	Impact	High 9	Medium 6	Low 3	Meets Needs	High 6	Medium 4	Low 2	13	MEDIUM

Table 7.10 - Action Plan (13/20)														
Chapter	**Implementation Measure**	**Scoring Criteria**											**Priority Score**	**Priority Level**
	Item 54													
PARKS & OPEN SPACE	Address safety concerns specific to individual sites by adding lighting and safety features per the recommendations of the audit.	Cost	$ 3	$$ 2	$$$ 1	Impact	High 9	Medium 6	Low 3	Meets Needs	High 6	Medium 4	Low 2	12	MEDIUM
	Item 55													
ARTS, CULTURE, & EVENTS	Re-establish the Arts Committee to help program and market a wider variety of cultural events and community celebrations.	Cost	$ 3	$$ 2	$$$ 1	Impact	High 9	Medium 6	Low 3	Meets Needs	High 6	Medium 4	Low 2	12	MEDIUM
	Item 56													
ARTS, CULTURE, & EVENTS	Expand arts programming & community events, focusing on different neighborhoods and demographics throughout the city.	Cost	$ 3	$$ 2	$$$ 1	Impact	High 9	Medium 6	Low 3	Meets Needs	High 6	Medium 4	Low 2	12	MEDIUM
	Item 57													
ARTS, CULTURE, & EVENTS	Foster innovation, design excellence and beauty in community parks and public spaces by integrating art into the design of public spaces and by including artists as part of design teams.	Cost	$ 3	$$ 2	$$$ 1	Impact	High 9	Medium 6	Low 3	Meets Needs	High 6	Medium 4	Low 2	12	MEDIUM
	Item 58													
ARTS, CULTURE, & EVENTS	Convey the community's identity and highlight diversity by incorporating art, history and culture into the city through public art, urban design and events.	Cost	$ 3	$$ 2	$$$ 1	Impact	High 9	Medium 6	Low 3	Meets Needs	High 6	Medium 4	Low 2	12	MEDIUM

Table 7.10 - Action Plan (14/20)														
Chapter	**Implementation Measure**	**Scoring Criteria**											**Priority Score**	**Priority Level**
	Item 59													
TRAILS	Analyze shade cover of existing Farmington trails. On exposed segments, plant trees in public rights-of-way where possible. Where trails abut private property, consider partnering with landowners for tree planting on private land.	Cost	$ 3	$$ 2	$$$ 1	Impact	High 9	Medium 6	Low 3	Meets Needs	High 6	Medium 4	Low 2	12	MEDIUM
	Item 60													
TRAILS	Plan and implement Safe Routes to School and other safety programs, including educational and incentive programs, in partnership with the school district and other interested parties.	Cost	$ 3	$$ 2	$$$ 1	Impact	High 9	Medium 6	Low 3	Meets Needs	High 6	Medium 4	Low 2	12	MEDIUM
	Item 61													
PARKS & OPEN SPACE	Repurpose underutilized local parks that do not meet the community's needs.	Cost	$ 3	$$ 2	$$$ 1	Impact	High 9	Medium 6	Low 3	Meets Needs	High 6	Medium 4	Low 2	11	MEDIUM
	Item 62													
PARKS & OPEN SPACE	Establish a plan to conduct a safety audit of the parks and recreation system.	Cost	$ 3	$$ 2	$$$ 1	Impact	High 9	Medium 6	Low 3	Meets Needs	High 6	Medium 4	Low 2	11	MEDIUM

Table 7.10 - Action Plan (15/20)

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

Table 7.10 - Action Plan (16/20)

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

Table 7.10 - Action Plan (17/20)

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

Table 7.10 - Action Plan (18/20)														
Chapter	**Implementation Measure**	**Scoring Criteria**											**Priority Score**	**Priority Level**
	Item 76													
TRAILS	Track the progress on the plans as a percent completed of the total recommended trails improvements.	Cost	$ 3	$$ 2	$$$ 1	Impact	High 9	Medium 6	Low 3	Meets Needs	High 6	Medium 4	Low 2	10	LOW
	Item 77													
PARKS & OPEN SPACE	Provide amenities and facilities to help residents "self-maintain" their parks and park facilities (i.e., trash receptacles, animal waste containers, hose bibs, and pet clean-up stations).	Cost	$ 3	$$ 2	$$$ 1	Impact	High 9	Medium 6	Low 3	Meets Needs	High 6	Medium 4	Low 2	9	LOW
	Item 78													
PARKS & OPEN SPACE	Conduct and regularly update a Park and Recreation Inventory and Condition and Use Assessment, detailing individual amenities and their current level of use and condition.	Cost	$ 3	$$ 2	$$$ 1	Impact	High 9	Medium 6	Low 3	Meets Needs	High 6	Medium 4	Low 2	8	LOW
	Item 79													
PARKS & OPEN SPACE	Regularly update information on the city's website.	Cost	$ 3	$$ 2	$$$ 1	Impact	High 9	Medium 6	Low 3	Meets Needs	High 6	Medium 4	Low 2	8	LOW
	Item 80													
RECREATION	Work with the PRAT Committee and other local interest groups to identify partners and locations for a diverse range of programming and classes.	Cost	$ 3	$$ 2	$$$ 1	Impact	High 9	Medium 6	Low 3	Meets Needs	High 6	Medium 4	Low 2	8	LOW

Table 7.10 - Action Plan (19/20)												
Chapter	**Implementation Measure**	**Scoring Criteria**									**Priority Score**	**Priority Level**
	Item 81											
ARTS, CULTURE, & EVENTS	Work with community organizations to increase the diversity of board and committee members with a variety of demographics and areas of expertise and interest.	Cost	$ 3 $$ 2 $$$ 1	Impact	High 9 Medium 6 Low 3	Meets Needs	High 6 Medium 4 Low 2				8	LOW
	Item 82											
TRAILS	Include safety contact information on all trail signage and maps.	Cost	$ 3 $$ 2 $$$ 1	Impact	High 9 Medium 6 Low 3	Meets Needs	High 6 Medium 4 Low 2				8	LOW
	Item 83											
TRAILS	Develop programs that encourage citizens to report maintenance issues that affect bicyclist and pedestrian safety.	Cost	$ 3 $$ 2 $$$ 1	Impact	High 9 Medium 6 Low 3	Meets Needs	High 6 Medium 4 Low 2				8	LOW
	Item 84											
TRAILS	Review city protocols to address pedestrian and bicyclist safety during all construction and maintenance activities, and update procedures and policies as needed.	Cost	$ 3 $$ 2 $$$ 1	Impact	High 9 Medium 6 Low 3	Meets Needs	High 6 Medium 4 Low 2				8	LOW
	Item 85											
TRAILS	Implement programs (such as “Adopt a Trail”) to encourage trail user assistance in developing and maintaining the trail system.	Cost	$ 3 $$ 2 $$$ 1	Impact	High 9 Medium 6 Low 3	Meets Needs	High 6 Medium 4 Low 2				8	LOW

Table 7.10 - Action Plan (20/20)														
Chapter	**Implementation Measure**	**Scoring Criteria**											**Priority Score**	**Priority Level**
	Item 86													
TRAILS	Develop a program to work with large employers, education centers, activity centers, and major transit stops to provide secure bicycle storage facilities and racks.	Cost	$ 3	$$ 2	$$$ 1	Impact	High 9	Medium 6	Low 3	Meets Needs	High 6	Medium 4	Low 2	8	LOW
	Item 87													
TRAILS	Host city-sponsored events that promote bicycling and walking.	Cost	$ 3	$$ 2	$$$ 1	Impact	High 9	Medium 6	Low 3	Meets Needs	High 6	Medium 4	Low 2	8	LOW
	Item 88													
TRAILS	Work with local bike shops and clubs to provide educational materials about trails and trail etiquette and safety at public events and festivals.	Cost	$ 3	$$ 2	$$$ 1	Impact	High 9	Medium 6	Low 3	Meets Needs	High 6	Medium 4	Low 2	8	LOW
	Item 89													
TRAILS	Track city-wide trends in trails usage through Census data, annual trail user counts, and periodic community surveys.	Cost	$ 3	$$ 2	$$$ 1	Impact	High 9	Medium 6	Low 3	Meets Needs	High 6	Medium 4	Low 2	8	LOW
	Item 90													
TRAILS	Incorporate bicycle parking and other bicycle amenities at all city parks and facilities.	Cost	$ 3	$$ 2	$$$ 1	Impact	High 9	Medium 6	Low 3	Meets Needs	High 6	Medium 4	Low 2	7	LOW

EXISTING FUNDING SOURCES

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

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

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

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

Bonds - debt obligations issued by government entities.

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

FUNDING OPTIONS FOR LARGE PROJECTS

GENERAL OBLIGATION BONDS

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

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

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

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

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

ADVANTAGES OF G.O. BONDS:

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

DISADVANTAGES OF G.O. BONDS:

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

SPECIAL ASSESSMENT AREAS

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

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

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

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

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

ADVANTAGES OF SAA BONDS:

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

DISADVANTAGES OF SAA BONDS:

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

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

LEASE REVENUE BONDS

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

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

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

Creative use of this option could be made with multiple local governments, each of which could finance their portion through different means – one could use sales tax, another could issue G.O. bonds, etc.

ADVANTAGES OF LEASE REVENUE BONDS:

- No general vote required
- No specific revenue pledge required

DISADVANTAGES OF LEASE REVENUE BONDS:

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

TRANSIENT ROOM TAX REVENUE BONDS

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

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

TAX INCREMENT FINANCING

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

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

The main steps in establishing a tax increment area include:

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

SHORT-TERM FINANCING

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

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

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

SOCIAL IMPACT BONDS

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

SPECIAL SERVICE DISTRICT

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

CREATIVE FINANCING

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

FUNDING OPTIONS FOR SMALL PROJECTS

PRIVATE AND PUBLIC PARTNERSHIPS

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

PRIVATE FUNDRAISING

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

SERVICE ORGANIZATION PARTNERS

Many service organizations and corporations have funds available for park and recreation facilities. Local Rotary Clubs, Kiwanis Clubs and other service organizations often combine resources to develop park and recreation facilities. Other for-profit organizations such as Home Depot and Lowes are often willing to partner with local communities in the development of playground and other park equipment and facilities. Again, the key is a motivated individual or group who can garner the support and funding desired.

JOINT DEVELOPMENT PARTNERSHIPS

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

POINT OF SALE FUNDRAISING

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

LOCAL FUNDING SOURCES

LOCAL SALES TAXES

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

PARKS, TRAILS AND OPEN SPACE IMPACT FEES

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

DEDICATIONS AND DEVELOPMENT AGREEMENTS

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

IN-KIND AND DONATED SERVICES OR FUNDS

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

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

PARK UTILITY FEE

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

SPECIAL TAXES OR FEES

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

RAP TAXES

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

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

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

COMMUNITY DEVELOPMENT BLOCK GRANTS

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

USER FEES

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

LOCAL, STATE AND FEDERAL PROGRAMS

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

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

UTAH DIVISION OF OUTDOOR RECREATION GRANTS

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

Programs include:

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

FEDERAL RECREATIONAL TRAILS PROGRAM

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

IMBA TRAIL ACCELERATOR GRANTS

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

RIVERS, TRAILS, AND CONSERVATION ASSISTANCE PROGRAM

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

CHAPTER 8

FINANCIAL SUSTAINABILITY



INTRODUCTION

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

This study analyzes the financial operations related to the following:

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

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



HISTORIC REVENUES

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

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

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

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

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

Table 8.3 - Recreation Fund Historic Revenues

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

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

Table 8.4 - Park Improvement Fund Historic Revenues

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

HISTORIC EXPENDITURES

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

Table 8.5 - Parks & Cemetery Historic Expenses

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

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

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

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

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

Table 8.7 - Recreation Fund Historic Expenses

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

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

Table 8.8 - Park Improvement Fund Historic Expenses

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

PROJECTED REVENUE & EXPENSE

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

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



PROJECTED REVENUES

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

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

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

Table 8.9 - Recreation Fund Revenue Assumptions

	YEAR 1	YEAR 2	YEAR 3	YEAR 4	YEAR 5
Sign Up Fee Increase	5.00%	5.00%	5.00%	5.00%	5.00%
Admission Fee Increase	5.00%	5.00%	5.00%	5.00%	5.00%
Senior Programs Growth	25.00%	1.75%	1.75%	1.75%	1.75%
Other Revenue Growth	5.00%	5.00%	5.00%	5.00%	5.00%

Table 8.10 - Recreation Fund Projected Revenues (No Transfer in From General Fund)

	2018	2019	2020	2021	2022
Baseball Program (#60)	68,250	71,663	75,246	79,008	82,958
Flag Football (#60)	74,760	78,498	82,423	86,544	90,871
Gymnasium Programming (#60)	149,100	156,555	164,383	172,602	181,232
Misc Recreation Programs (#60)	90,615	95,146	99,903	104,898	110,143
Recreation Fund Administration (#60)	18,837	18,636	17,537	15,469	12,359
Soccer Program (#60)	101,808	106,898	112,243	117,855	123,748
Softball Program (#60)	36,908	38,753	40,691	42,725	44,861
Swimming Pool Program (#60)	246,488	258,812	271,752	285,340	299,607
Tennis Program (#60)	18,743	19,680	20,664	21,697	22,782
Volleyball Program (#60)	40,950	42,998	45,147	47,405	49,775
Youth Basketball Program (#60)	120,146	126,154	132,461	139,084	146,039
Festival Days (#67)	27,090	28,445	29,867	31,360	32,928
Interest (#67)	18,837	18,636	17,537	15,469	12,359
Performing Arts (#67)	33,285	34,949	36,697	38,532	40,458
TOTAL RECREATION FUND REVENUE	**$1,045,816**	**$1,095,821**	**$1,146,549**	**$1,197,988**	**$1,250,121**

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

Table 8.11 - Parks & Recreation Projected Impact Fees

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

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

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

Table 8.12 - Park Improvement Fund Historic Expenses (Assumes No Transfer in From Other Funds)

	YEAR 1	YEAR 2	YEAR 3	YEAR 4	YEAR 5
Impact Fees	1,168,036	973,767	1,143,047	1,135,362	927,630
Interest	-	-	-	-	-
Miscellaneous	12,360	12,731	13,113	13,506	13,911
TOTAL IMPROVEMENT FUND REVENUE	**$1,180,396**	**$986,498**	**$1,156,160**	**$1,148,869**	**$941,541**

PROJECTED EXPENDITURES

OPERATIONS & MAINTENANCE

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

BENCHMARK ANALYSIS – RECOMMENDED STAFFING

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

Table 8.13 - Benchmark Analysis

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

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

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

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

Table 8.14 - Recommended Staffing LOS	
Desired LOS	**1.89**
10 Year Population Growth	5,300
TOTAL RECOMMENDED FTES	**10**

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

Table 8.15 - Fund Allocation

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

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

1 *2023 Parks and Recreation IFFP & IFA*



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

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

Table 8.16 - Unfunded Operations & Maintenance Needs

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

Table 8.17 - Projected Operations & Maintenance Costs

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

Table 8.18 - Parks & Cemetery Projected Expenses					
	YEAR 1	YEAR 2	YEAR 3	YEAR 4	YEAR 5
Salaries and Wages	(815,775)	(856,564)	(899,392)	(944,362)	(991,580)
Operations	(432,085)	(445,048)	(458,399)	(472,151)	(486,315)
Capital Outlay (Less than $5K)	(14,420)	(14,853)	(15,298)	(15,757)	(16,230)
New O&M (see Table 8.17)	(47,590)	(49,494)	(102,948)	(107,065)	(167,022)
TOTAL PARKS & CEMETERY EXPENSES	**($1,309,871)**	**($1,365,958)**	**($1,476,037)**	**($1,539,336)**	**($1,661,148)**

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

Table 8.19 - Unfunded Operations & Maintenance Needs					
	YEAR 1	YEAR 2	YEAR 3	YEAR 4	YEAR 5
Adult Softball (#60)	(8,447)	(8,870)	(9,313)	(9,779)	(10,268)
Baseball Program (#60)	(96,689)	(99,985)	(103,399)	(106,937)	(110,602)
Flag Football (#60)	(101,545)	(105,689)	(110,012)	(114,522)	(119,229)
Gymnasium Programs (#60)	(464,004)	(484,623)	(506,195)	(528,767)	(552,384)
Misc Recreation Programs (#60)	(95,951)	(99,307)	(102,788)	(106,399)	(110,144)
Admin (#60)	(697,228)	(730,052)	(764,456)	(800,517)	(838,317)
Soccer Program (#60)	(106,468)	(110,424)	(114,536)	(118,812)	(123,258)
Softball Program (#60)	(34,703)	(36,438)	(38,260)	(40,172)	(42,181)
Swimming Pool Program (#60)	(394,285)	(411,433)	(429,361)	(448,105)	(467,706)
Tennis Program (#60)	(28,019)	(29,093)	(30,210)	(31,373)	(32,584)
Volleyball Program (#60)	(29,672)	(30,585)	(31,527)	(32,498)	(33,499)
Youth Basketball Program (#60)	(117,171)	(120,960)	(124,877)	(128,925)	(133,110)
Festival Days (#67)	(60,152)	(61,957)	(63,815)	(65,730)	(67,702)
Performing Arts (#67)	(33,784)	(34,798)	(35,841)	(36,917)	(38,024)
New O&M (see Table 2.9)	-	(49,494)	(51,474)	(107,065)	(111,348)
TOTAL RECREATION FUND EXPENSES	**($2,268,118)**	**($2,413,705)**	**(2,516,064)**	**($2,676,518)**	**($2,790,356)**

MASTER PLAN PROJECTS

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

Table 8.20 - Master Plan Identified Projects

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

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

Source: Master Plan, p. 108-111

Table 8.21 - Projected CIP Costs

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

FUNDING OF DEPRECIATION (REPAIR & REPLACEMENT)

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

Table 8.22 - Repair & Replacement

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

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

Table 8.23 - Park Improvement Fund Historic Expenses

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

SUMMARY OF BASELINE ANALYSIS

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

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

Table 8.24 - General Fund Baseline Analysis

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

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

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

Table 8.25 - Recreation Fund Baseline Analysis					
	YEAR 1	YEAR 2	YEAR 3	YEAR 4	YEAR 5
Recreation Fund Revenue	$1,045,816	$1,058,549	$1,111,476	$1,167,050	$1,225,403
Recreation Fund Expense	($2,268,118)	($2,413,705)	($2,516,064)	($2,676,518)	($2,790,356)
Net Revenues	**($1,222,302)**	**($1,355,156)**	**($1,404,587)**	**($1,509,468)**	**($1,564,953)**
Transfer in from General Fund	-	-	-	-	-
Surplus/(Deficit)	**($1,222,302)**	**($1,355,156)**	**($1,404,587)**	**($1,509,468)**	**($1,564,953)**
Prior Year	$966,000	($256,302)	($1,611,458)	($3,016,046)	($4,525,514)
Ending Cash Reserves	**($256,302)**	**($1,611,458)**	**($3,016,046)**	**($4,525,514)**	**($6,090,467)**

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

Table 8.26 - Park Improvement Fund Baseline Analysis					
	YEAR 1	YEAR 2	YEAR 3	YEAR 4	YEAR 5
Park Improvement Fund Revenue	$1,180,396	$986,498	$1,156,160	$1,148,869	$941,541
Park Improvement Fund Expense	($23,690)	($24,401)	($25,133)	($25,887)	($26,663)
Net Revenues	**$1,156,706**	**$962,098**	**$1,131,027**	**$1,122,982**	**$914,878**
CIP Expense	($1,533,331)	($1,444,622)	($1,516,853)	($1,592,696)	($1,672,331)
Repair and Replacement	$0	($248,063)	($260,466)	($273,489)	($287,163)
Total Capital Outlay	($1,533,331)	($1,692,685)	($1,777,319)	($1,866,185)	($1,959,494)
Surplus/(Deficit)	**($376,625)**	**($730,587)**	**($646,291)**	**($743,203)**	**($1,044,616)**
Transfer in from General Fund	-	-	-	-	-
Year End	($376,625)	($730,587)	($646,291)	($743,203)	($1,044,616)
Prior Year	$0	($376,625)	($1,107,212)	($1,753,503)	($2,496,706)
Ending Cash Reserves	**($376,625)**	**($1,107,212)**	**($1,753,503)**	**($2,496,706)**	**($3,541,322)**

PROPOSED FUNDING SCENARIO

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

Table 8.27 - Proposed General Fund Transfers Out

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



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

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

Table 8.28 - General Fund Proposed Funding Scenario

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

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

Table 8.29 - Recreation Fund Proposed Funding Scenario					
	YEAR 1	YEAR 2	YEAR 3	YEAR 4	YEAR 5
Recreation Fund Revenue	$1,045,816	$1,095,821	$1,144,619	$1,193,974	$1,241,776
Recreation Fund Expense	($2,268,118)	($2,413,705)	($2,516,064)	($2,676,518)	($2,790,356)
Net Revenues	**($1,222,302)**	**($1,317,884)**	**(1,371,445)**	**($1,482,544)**	**($1,548,580)**
Transfer in from General Fund	$1,212,000	$1,212,000	$1,212,000	$1,212,000	$1,333,200
Year End	($10,302)	($105,884)	($159,445)	($270,544)	($215,380)
Prior Year	**$966,000**	**$955,698**	**$849,814**	**$690,369**	**$419,825**
Ending Cash Reserves	**$955,698**	**$849,814**	**$690,369**	**$419,825**	**$204,445**

Table 8.30 - Park Improvement Fund Proposed Funding Scenario					
	YEAR 1	YEAR 2	YEAR 3	YEAR 4	YEAR 5
Park Improvement Fund Revenue	$1,180,396	$986,498	$1,156,160	$1,148,869	$941,541
Park Improvement Fund Expense	($23,690)	($24,401)	($25,133)	($25,887)	($26,663)
Net Revenues	**$1,156,706**	**$964,991**	**$1,132,528**	**$1,125,985**	**$918,932**
CIP Expense	($1,533,331)	($1,444,622)	($1,516,853)	($1,592,696)	($1,672,331)
Repair and Replacement	$0	($248,063)	($260,466)	($273,489)	($287,163)
Total Capital Outlay	**($1,533,331)**	**($1,692,685)**	**($1,777,319)**	**($1,866,185)**	**($1,959,494)**
Surplus/(Deficit)	**($376,625)**	**($727,694)**	**($644,791)**	**($740,200)**	**($1,040,562)**
Transfer in from General Fund	525,000	656,250	721,875	794,063	833,766
Year End	$148,375	($71,444)	$77,084	$53,863	($206,797)
Prior Year	-	$148,375	$76,931	$154,015	$207,878
Ending Cash Reserves	**$148,375**	**$76,931**	**$154,015**	**$207,878**	**$1,081**

FARMINGTON
1847
MORE TIME FOR LIVING



CITY OF FARMINGTON

PARKS, RECREATION, ARTS, & TRAILS

MASTER PLAN APPENDICES

DECEMBER 2024 - DRAFT

This page intentionally left blank

TABLE OF CONTENTS - APPENDICES

APPENDIX A - PUBLIC ENGAGEMENT REPORT A-1

APPENDIX B - GENERAL FUND PROFORMA A-64

APPENDIX C - RECREATION FUND PROFORMA A-65

APPENDIX D - PARK IMPROVEMENT FUND PROFORMA A-66

APPENDIX E - MASTER PLAN PROJECTS A-67

This page intentionally left blank

March 29, 2023

FARMINGTON

HISTORIC BEGINNINGS • 1847

CITY OF FARMINGTON

PARKS, RECREATION, ARTS, & TRAILS

MASTER PLAN

APPENDIX A: PUBLIC ENGAGEMENT REPORT

This page intentionally left blank

TABLE OF CONTENTS

OVERVIEW: KEY FINDINGS 5

STATISTICALLY-VALID SURVEY 8

WEBSITE: GENERAL COMMENTS 38

WEBSITE: LOCATION-BASED COMMENTS 40

PUBLIC SCOPING MEETING 60

This page intentionally left blank

OVERVIEW: KEY FINDINGS

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

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

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

KEY FINDINGS FROM SURVEY

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

KEY FINDINGS FROM PROJECT WEBSITE

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

TOP 5 TOPICS

1. Park Amenities

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

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

2. Farmington Gym

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

3. Trail Connections

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

4. Swimming Pool

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

5. Park Maintenance

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

MOST CONTROVERSIAL TOPICS

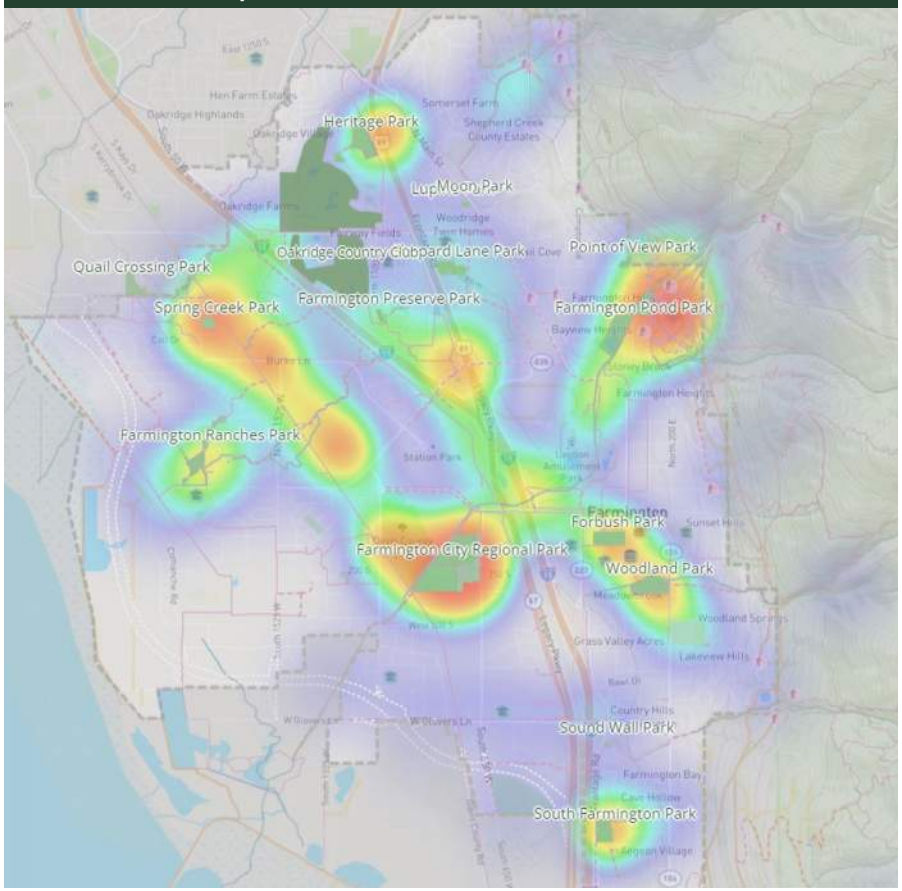
The following topics had the lowest ratio of likes to dislikes, indicating these topics are controversial among residents:

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

HOT SPOTS

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

Comment Hot-Spots



STATISTICALLY-VALID SURVEY



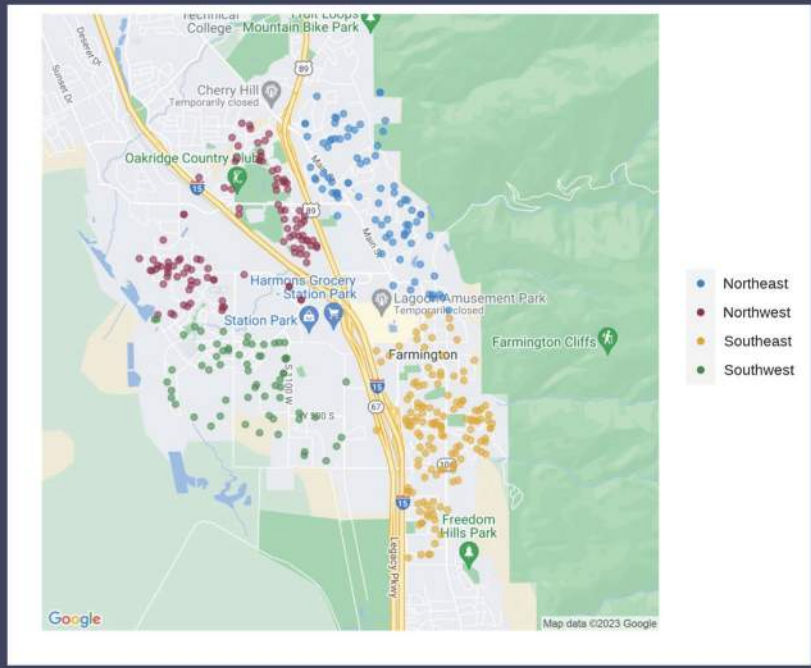
METHODOLOGY

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

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

Margin of error ± 4.8 percentage points.

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



5 KEY FINDINGS AT A GLANCE

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

2. While the vast majority of city residents are satisfied with the number of trails and recreational programs in the city, there is a significant portion who say there are not enough open spaces (37%) and recreational facilities (47%), indicating that those might be good areas of focus for the City.

3. In terms of improvements that residents would make to trails and parks, residents express most interest in additional restrooms, access to dog-friendly (as well as dog-restricted) areas, more green space, and a more interconnected trail system.

4. Regarding the expansion/improvements to Farmington aquatic facilities, there is a large proportion of residents who would be interested in an indoor, year-round aquatic facility, in addition to the current Farmington Pool. Pool attendance is higher than Gym attendance, and there are many who feel as though a larger, more accessible pool would be preferable to the current seasonal option.

5. In terms of other recreational facilities, demand is high for pickleball, swimming, and weightlifting facilities. Residents express interest in improvements to the Farmington Gym such as more exercise equipment and additional classes.

RECREATION AT A GLACE

HIGH PARKS & TRAIL USAGE IN FARMINGTON

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

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

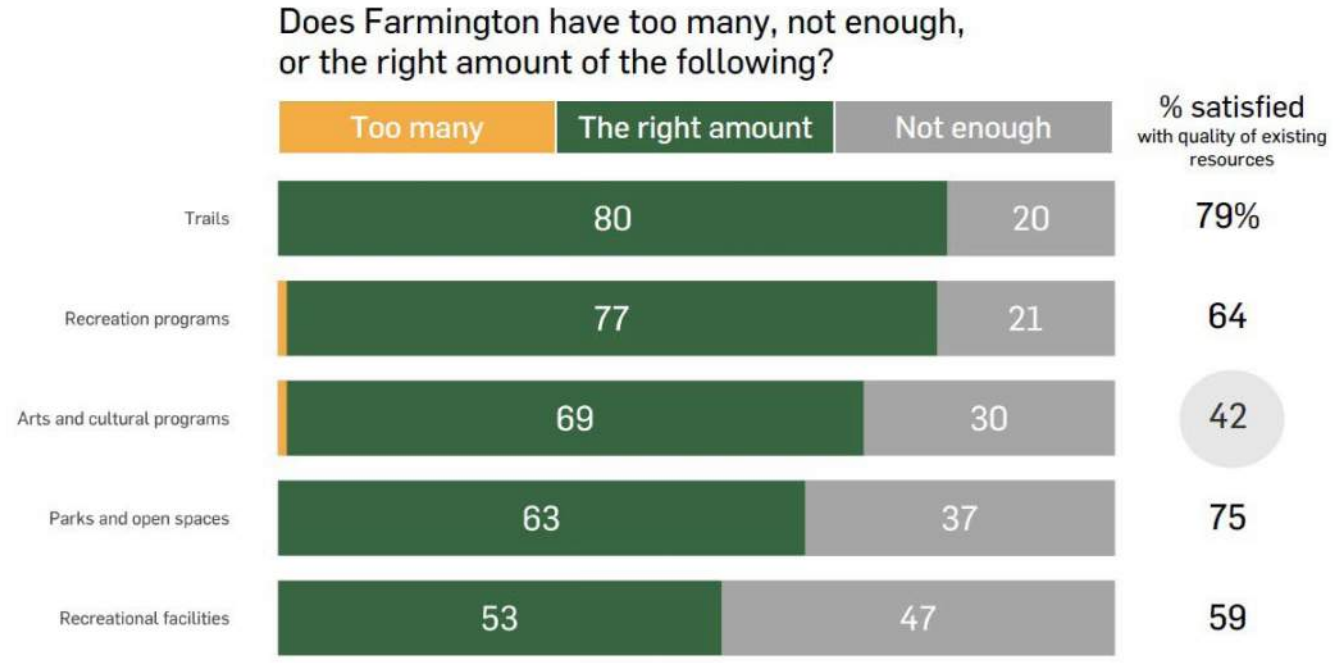


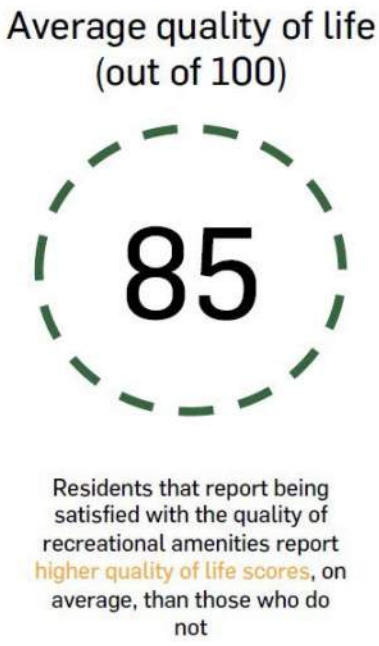
48% of Americans report visiting a park and recreation facility 1-5 times per year, suggesting that Farmington residents attend recreation facilities more than the national average (62% of Farmington residents attend a Farmington park once a month or more, and 57% attend a Farmington trail at least once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

Q: When it comes to recreational opportunities, do you think Farmington has too many, not enough, or just the right amount of each of the following? (n = 358);
Q: Overall, how satisfied are you with the quality of each of the following types of recreational opportunities in Farmington City? (n = 347);
Q: All things considered, on a scale from 0 to 100, with 0 being very low and 100 being very high, how would you rate your overall quality of life in Farmington? (n = 370).

RESIDENTS SATISFIED WITH TRAILS, BUT WANT MORE FACILITIES & PARKS

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

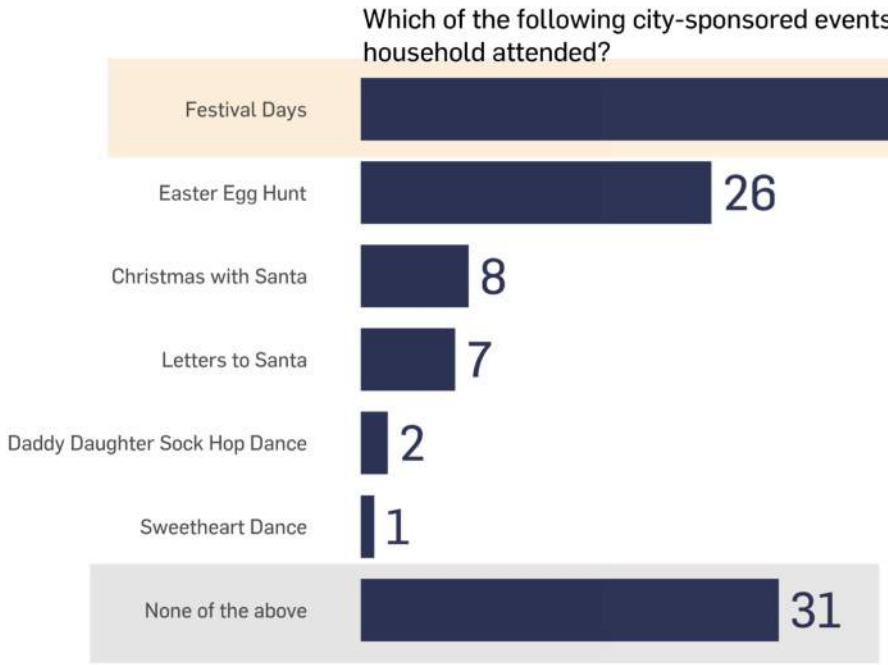




Q: When it comes to recreational opportunities, do you think Farmington has too many, not enough, or just the right amount of each of the following? (n = 358);
Q: Overall, how satisfied are you with the quality of each of the following types of recreational opportunities in Farmington City? (n = 347);
Q: All things considered, on a scale from 0 to 100, with 0 being very low and 100 being very high, how would you rate your overall quality of life in Farmington? (n = 370).

FESTIVAL DAYS HAS BROAD APPEAL, OPPORTUNITY FOR MORE ENGAGEMENT

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



Apart from Festival Days, residents with children are more likely to have attended all city-sponsored events.

73% of residents ages 65+ and 66% of residents ages 34-64 have attended Festival Days, compared to just 40% of residents ages 18-34.

Residents from the eastern regions of Farmington are more likely to have attended Festival Days, while residents from the southwest are less likely to have attended a city event.

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

FARMINGTON CITY PARKS

MAJORITY OF RESIDENTS USE PARKS AT LEAST ONCE A MONTH

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

How often do you use or visit Farmington City parks?



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

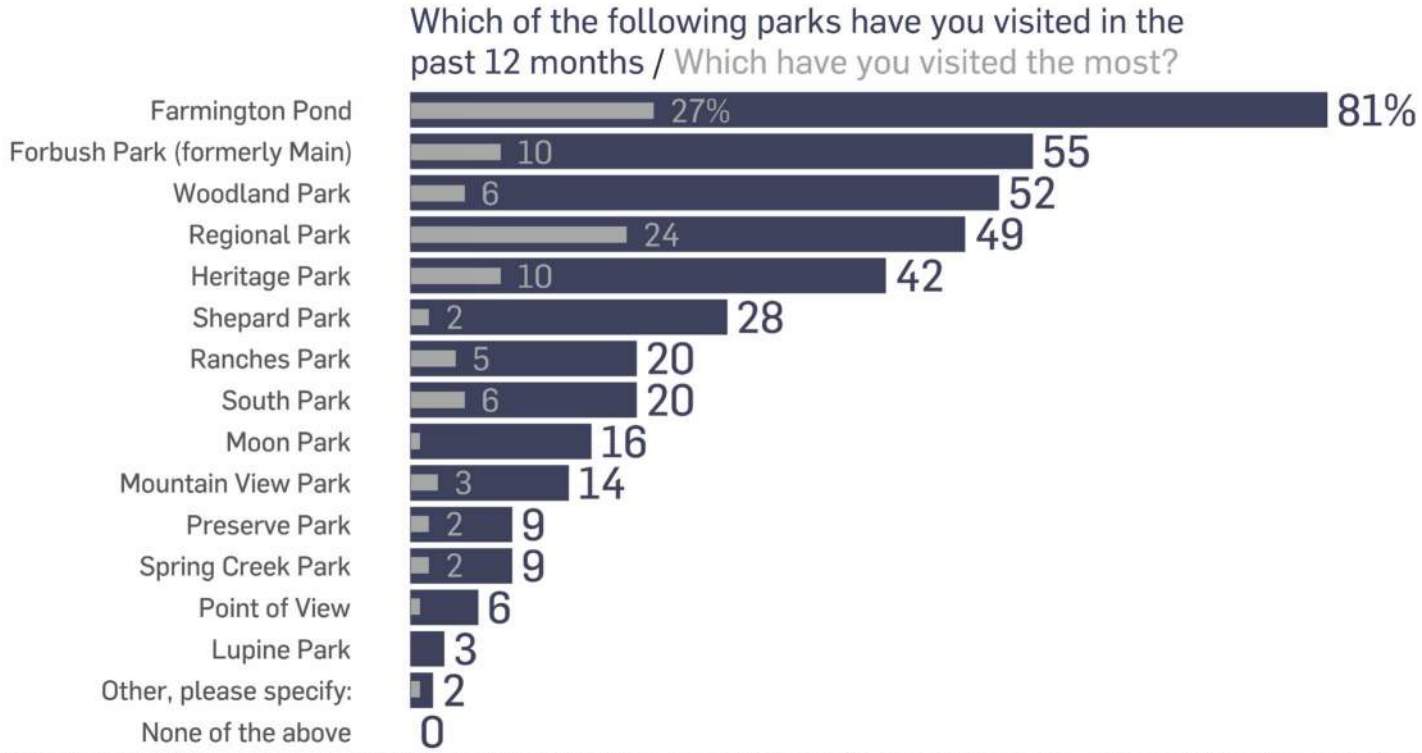
14% of older residents (65+) report visiting Farmington parks a few times a month or more, compared to 51% of younger residents.

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

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

FARMINGTON POND MOST VISITED PARK OVERALL

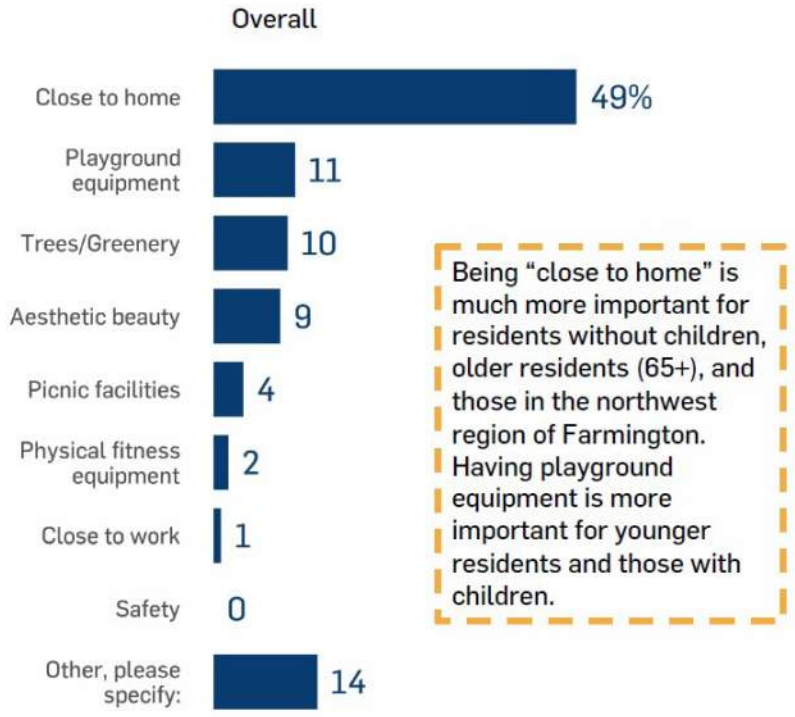
Just over 80% of respondents report visiting Farmington Pond in the past year and at least half have visited Forbush, Woodland, and Regional Park. When it comes to parks residents visit most often, Farmington Pond and Regional Park are the most popular.



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

RESIDENTS FAVOR PARKS THAT ARE CLOSE TO HOME

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



Being "close to home" is much more important for residents without children, older residents (65+), and those in the northwest region of Farmington. Having playground equipment is more important for younger residents and those with children.

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

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

Farmington Pond
- Aesthetic beauty
- Trees/Greenery
- Close to home

Heritage Park
- Close to home
- Trees/Greenery
- Playground equipment

Regional Park
- Playground equipment
- Close to home
- Physical fitness equipment

Woodland Park
- Close to home
- Trees/Greenery
- Aesthetic beauty

Forbush Pond
- Close to home
- Picnic Facilities
- Trees/Greenery

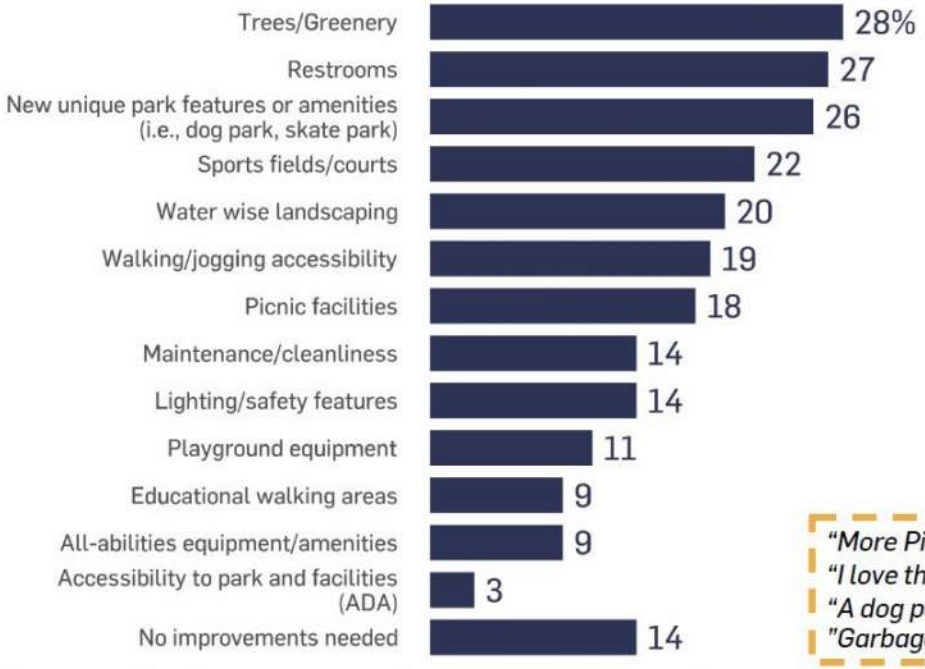
Ranches Park
- Close to home
- Picnic Facilities
- Safety

**Only parks with n > 15 or more shown*

GREEN SPACES, RESTROOMS, & DOG PARKS MOST POPULAR REQUESTS

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

Which of the following improvements should be made to Farmington parks?



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



"More Pickleball courts spread throughout the city."
"I love the green spaces and hope they stay reasonably clean and maintained."
"A dog park would be so great!"
"Garbage cans and/or dumpster availability."

Q: Which, if any, of the following improvements should be made to the parks in Farmington City? Please select all that apply. (n = 334); Q: What other changes, if any, would you like to see to the parks in Farmington City? (n = 156).

FARMINGTON CITY TRAILS

MAJORITY OF RESIDENTS VISIT TRAILS AT LEAST ONCE A MONTH

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

How often do you use or visit Farmington City trails?



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

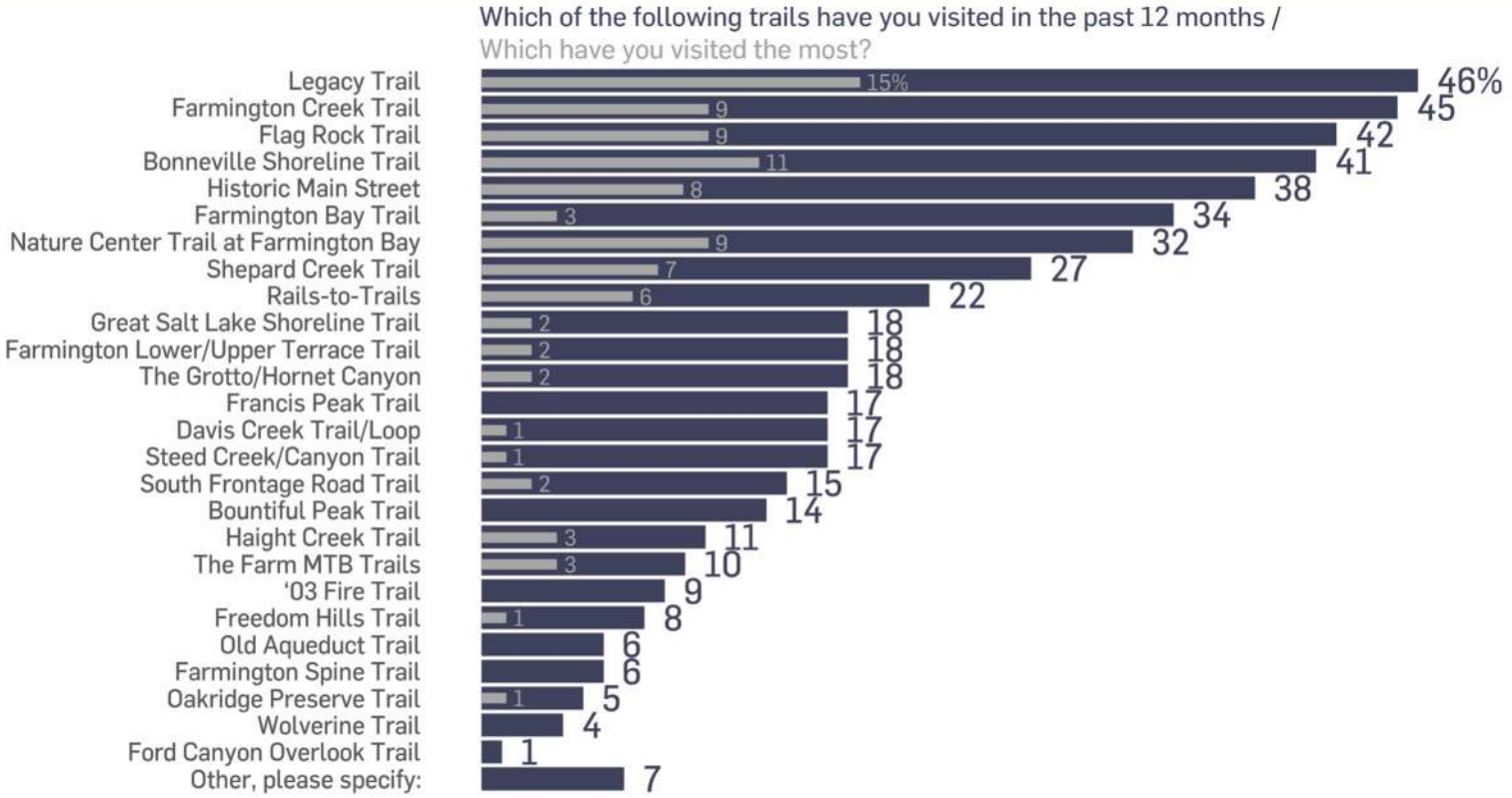
Only 32% of residents ages 65+ report visiting trails once a month or more, compared to 61% of 18–35-year-old residents, and 63% of 35–64-year-old residents.

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

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

LEGACY TRAIL & FARMINGTON CREEK TRAIL MOST VISITED TRAILS

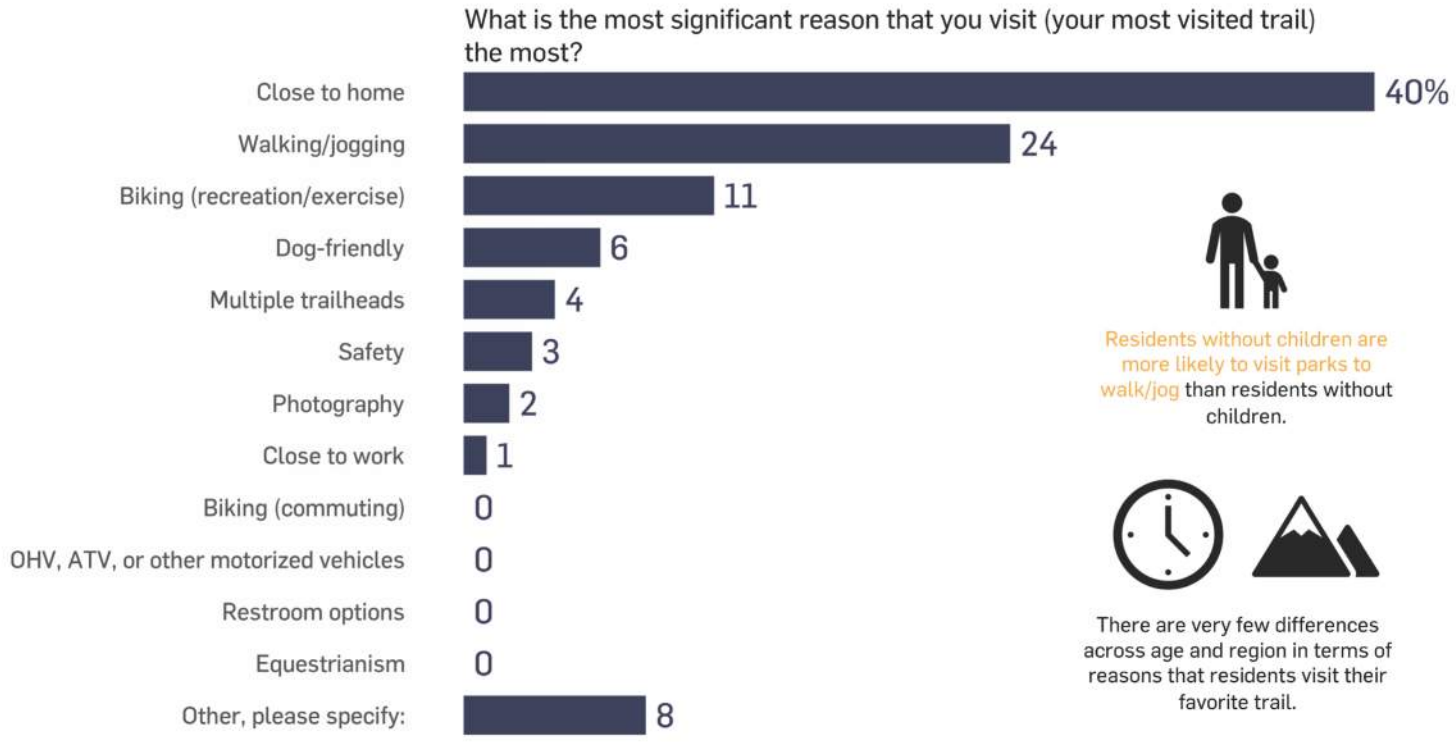
Nearly half of residents report visiting Legacy Trail and Farmington Creek Trail in the last year. When asked about the trails they visit most often, the largest proportions of residents report that their most frequented trails are the Legacy Trail and the Bonneville Shoreline Trail.



Q: Which of the following Farmington City trails have you visited in the past 12 months? Please select all that apply. (n = 291); Q: Which of the following Farmington City trails have you visited the most? (n = 240).

RESIDENTS PRIORITIZE TRAILS THAT ARE CLOSE TO HOME

A plurality of residents (40%) say the reason they visit their favorite trail most often is because it is close to home. Ability to walk/jog on the trail is an important factor as well, with 24% of residents selecting it as the number one reason they visit their favorite trail.



Residents without children are more likely to visit parks to walk/jog than residents without children.

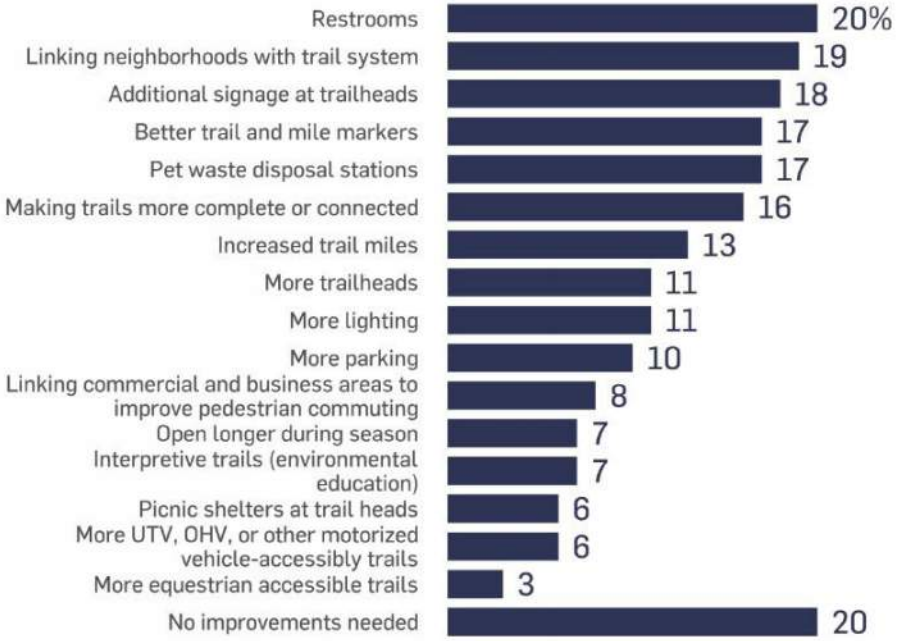
There are very few differences across age and region in terms of reasons that residents visit their favorite trail.

Q: What is the most significant reason that you visit _____ the most? (n = 280)

RESIDENTS WANT MORE RESTROOMS & CONNECTED TRAILS

Regarding trail improvements, respondents report that they would like to see an increase in restroom availability, trails connecting neighborhoods, increased signage and mile markers, and pet disposal stations. When asked about additional changes they would like to see, residents mention better trail maintenance (clearing brush, etc.), less off-leash dogs, and interconnected trails.

Which of the following improvements should be made to Farmington trails?



What other changes would you like to see to the trails in Farmington City?



"Taking care of weeds, thorns on trails"

"More dog off-leash citations... dog poop bag receptacles at the trailheads."

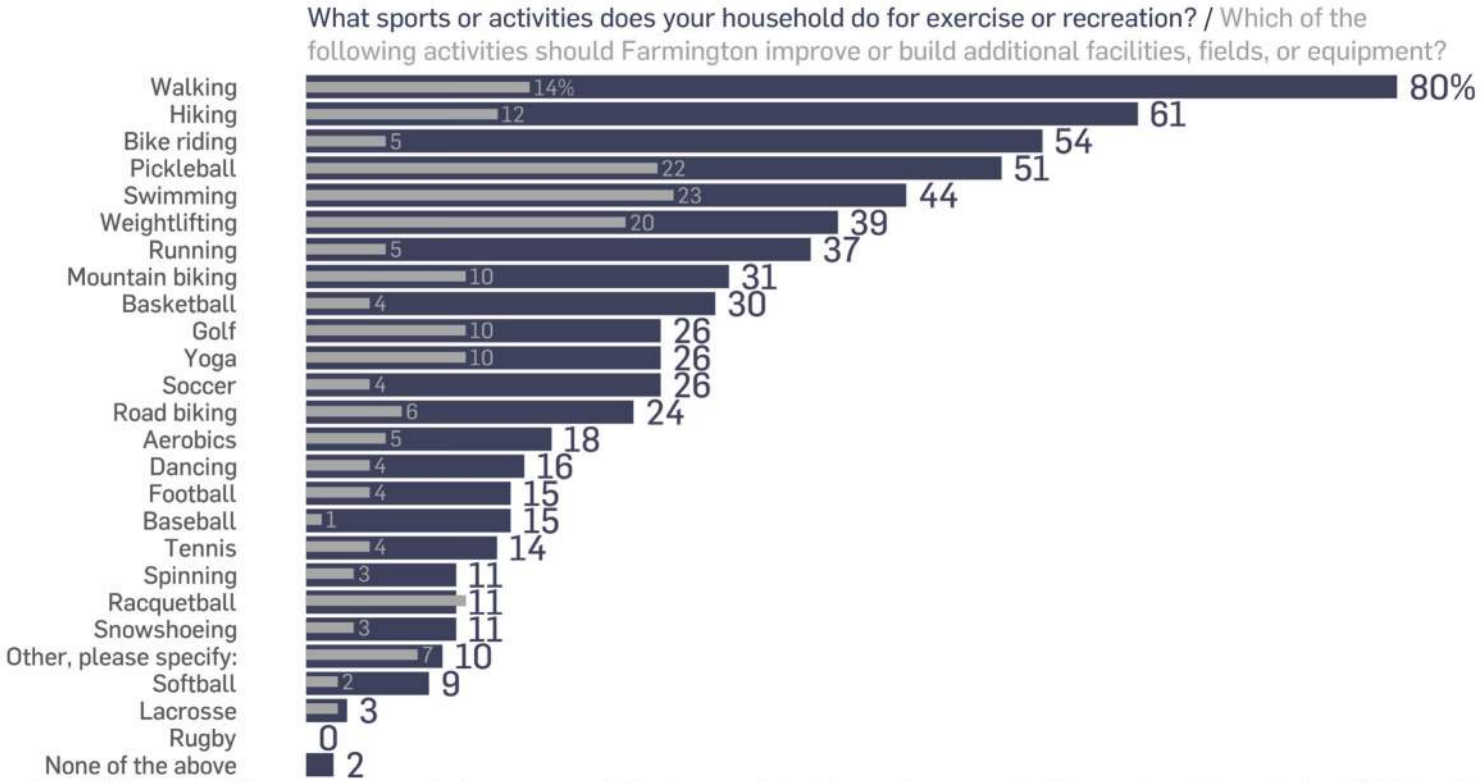
"More trails winding between neighborhoods."

Q: Which, if any, of the following improvements should be made to the trails in Farmington City? Please select all that apply. (n = 305); Q: What other changes would you like to see to the trails in Farmington City? (n = 115).

FARMINGTON CITY RECREATION FACILITIES

HIGHEST NEEDS ARE PICKLEBALL, SWIMMING, & WEIGHTLIFTING

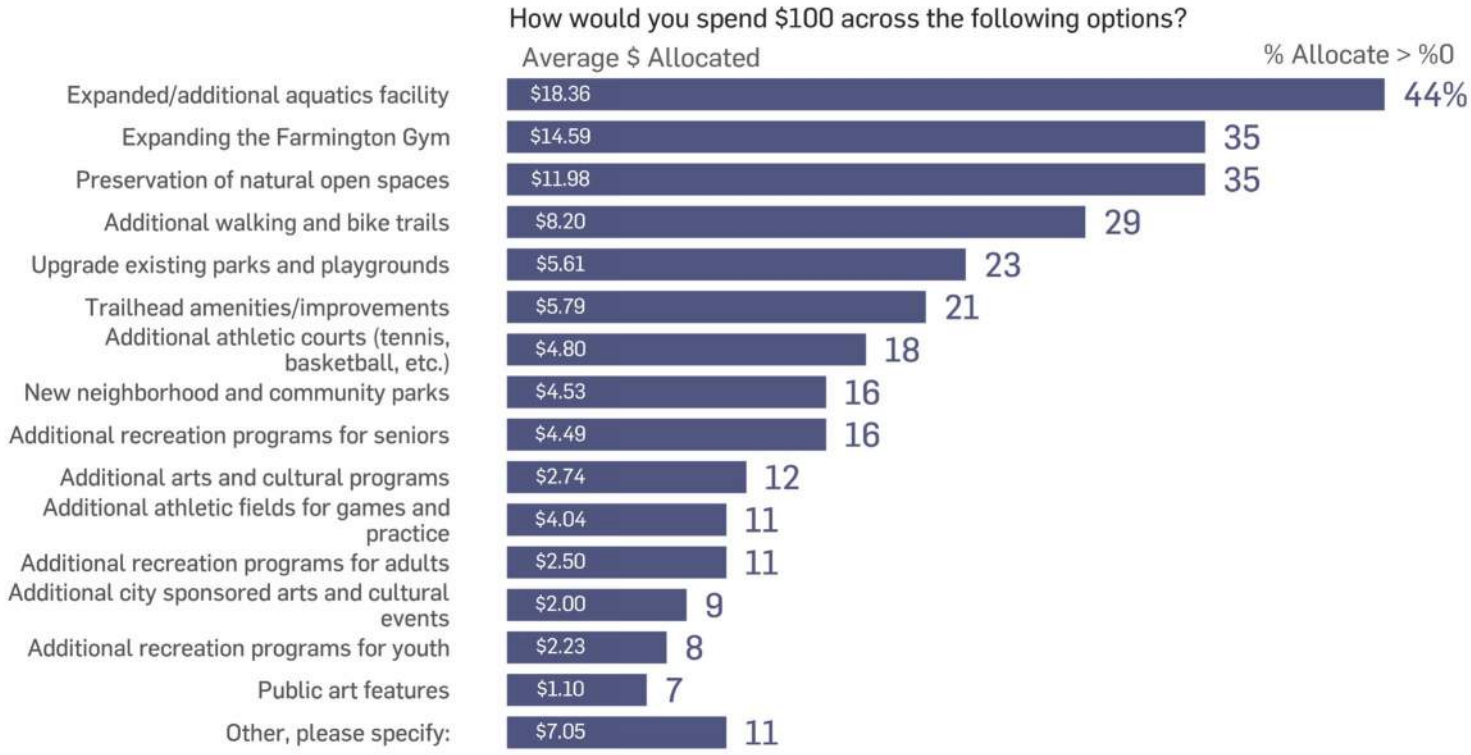
While most residents report that they walk or hike for recreation, few report that those facilities (trails, etc.) need to be improved. Areas in which residents make the most pickleball, swimming, and weightlifting facilities.



Q: For members of your household (you, your children, your spouse, etc.), what sports or activities do you regularly do for exercise or recreation? Please select all that apply. (n = 305); Q: For which, if any, of the following activities do you think Farmington City should improve or build additional facilities, fields, or equipment? (n = 289).

RESIDENTS PRIORITIZE POOL & GYM IN BUDGET ALLOCATION

When given a hypothetical $100 budget to allocate to various facilities and programs, most residents dedicate at least a portion of their funds to building an additional aquatics facility, expanding the Farmington Gym, and preserving open spaces.



Q: Imagine that you had $100 to allocate to the Farmington City Parks and Recreation department. How would you allocate that $100 across the various options? You may spend the $100 on one option or spread it amongst the options, but the end total spent must equal $100. (n = 301)

GYM MOST FREQUENTLY USED, ARTS CENTER RARELY USED

70% of respondents report visiting the Farmington Pool at least once a year, far surpassing the national average. About a quarter of respondents report that they visit the Farmington Gym at least once a month. A majority of respondents have never visited the Community Arts Center.

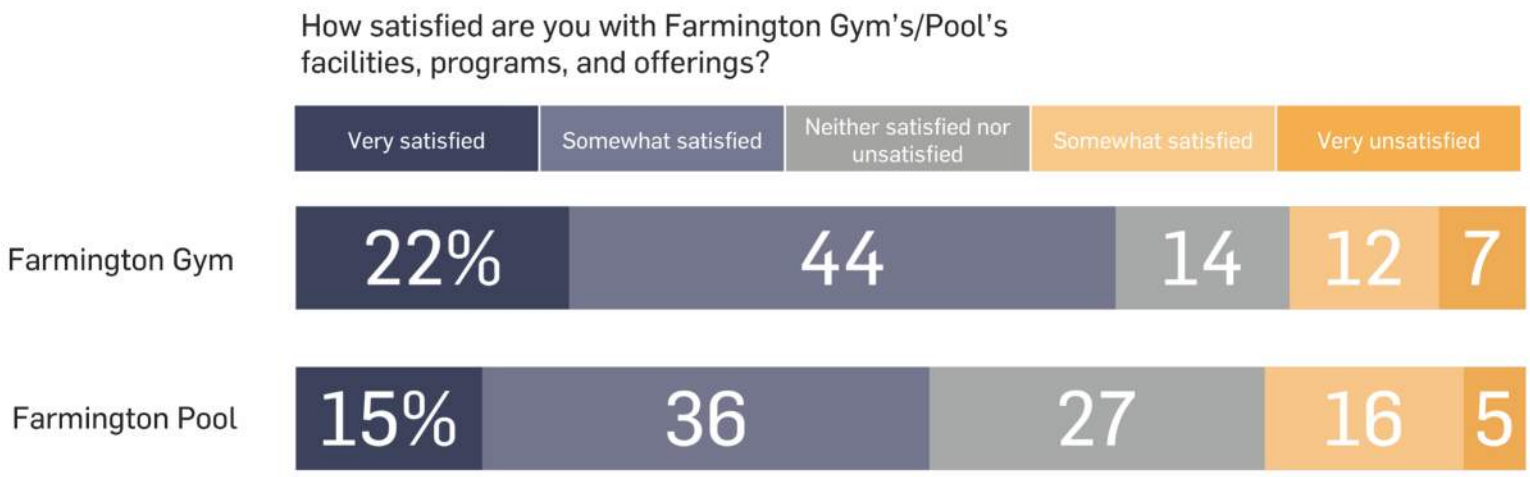


24% of Americans report visiting a swimming pool or aquatics center in the past year, suggesting that Farmington residents visit their city pool much more than the national average (70% of residents report visiting the Farmington Pool at least once a year)

Q: How often do you use or visit the following Farmington City recreation facilities? (n = 315)

RESIDENTS MORE SATISFIED WITH GYM THAN POOL

While 66% of respondents report satisfaction with the Farmington Gym, 51% report satisfaction with the Farmington Pool. Residents with children tend to be less satisfied in these facilities than those without children, as are younger residents.



Farmington residents who do not have children report higher satisfaction with the Farmington Gym and Pool, compared to residents who have children.

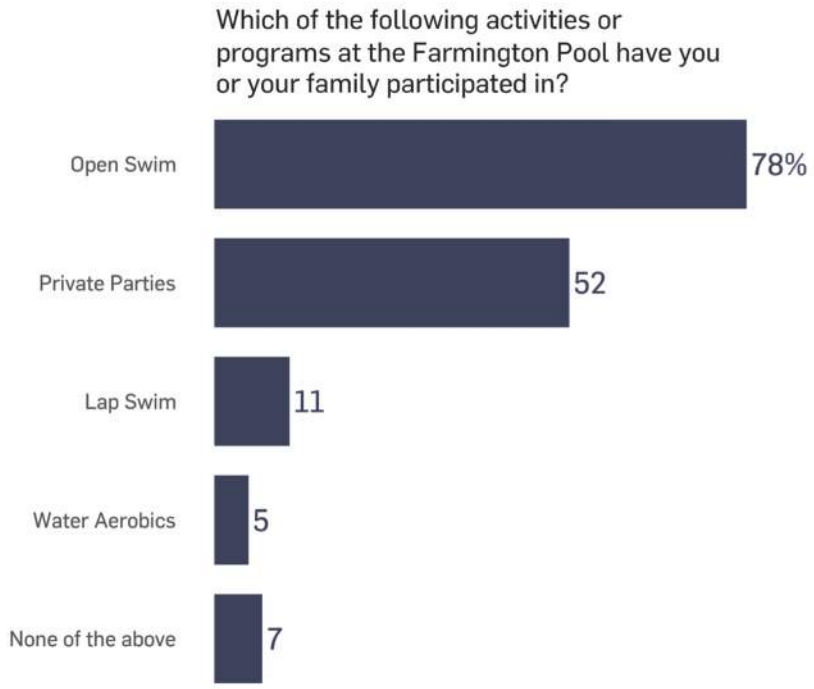
Residents ages 65+ are more likely than other age groups to be satisfied with the Gym and Pool.

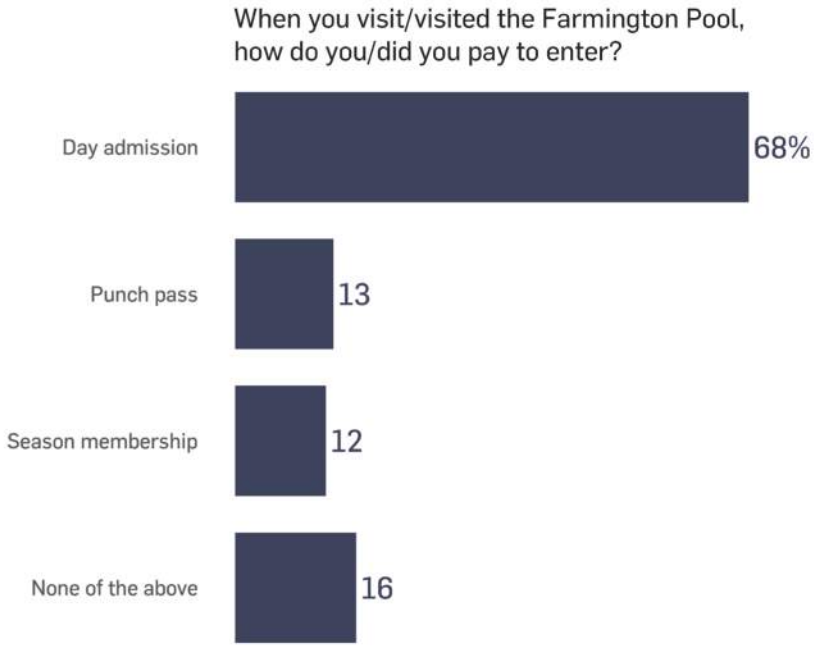
No significant differences among regions in terms of Farmington Gym satisfaction, but northeast residents report a higher overall satisfaction of the Pool than other regions.

Q: How satisfied are you with Farmington Gym's facilities, programs, and offerings? (n = 180); Q: How satisfied are you with Farmington Pool's facilities, programs, and offerings? (n = 200).

POOL PREDOMINATELY USED FOR OPEN SWIM & PAID FOR BY DAY

A large majority (78%) of respondents report having participated in open swim at the Farmington Pool, a smaller majority have attended a private party. Most respondents use daily admission to attend the Pool, with far fewer using a punch pass or membership.



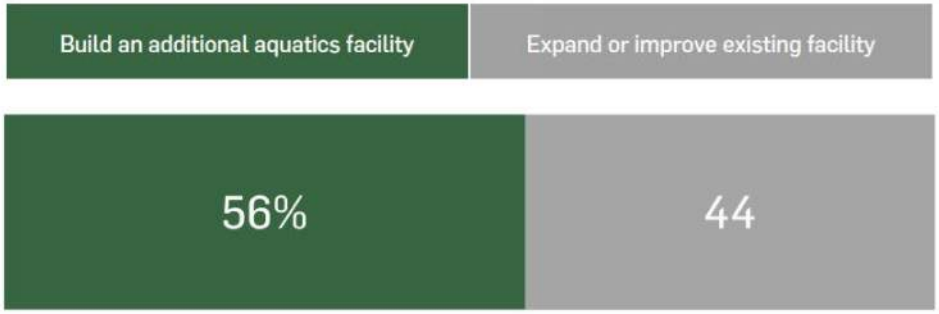


Q: Which of the following activities or programs at the Farmington Pool have you or members of your family participated in or attended? (n = 202); Q: When you visit/visited the Farmington Pool, how do/did you pay to enter? Please select all that apply. Day admission (n = 198).

DESIRE FOR ADDITIONAL FACILITY WITH YEAR-ROUND CAPABILITIES

When faced with the tradeoff of building an additional aquatics facility or improving the existing one, a slight majority (56%) of respondents would choose to build an additional aquatics facility. Younger residents and those with children are more likely to want an additional facility compared to other residents. Speaking more specifically of improvements they would like made, residents express interest in having an indoor facility with year-round capabilities, as well as larger pools for more people to enjoy.

Would you rather this funding be used to expand or improve the existing facility or build an additional aquatics facility?



65% of respondents with children would prefer to build an additional facility, compared to only 44% of those without children.

Residents ages 65+ are more likely than younger age groups to choose to expand the existing facility.

Respondents in the southwest region are more likely to choose to build an additional facility compared to other regions.

What types of additions or improvements would you like to see made to the aquatic facility?



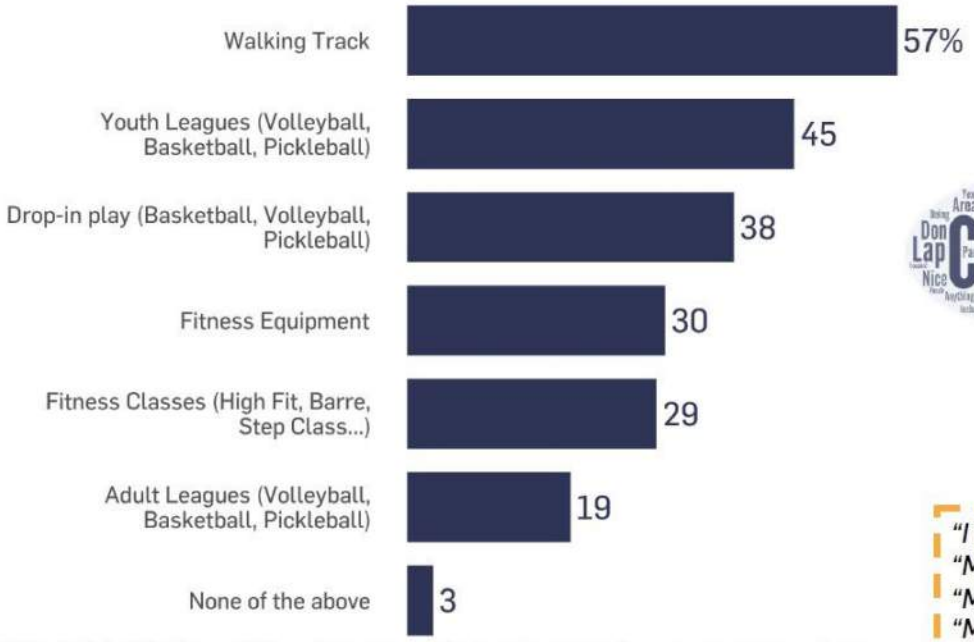
"Make facility year-round by building indoor pool."
"An indoor lap pool to exercise in year-round."
"A pool that can accommodate a swim team for our high school."
"Make splash pad available for use separately from the pool."

Q: Farmington City recently approved funding for the design of an aquatics facility in Farmington. Given the choice between the following options, would you rather this funding be used to expand or improve the existing facility or build an additional aquatics facility? (n = 299); Q: Assuming the funding is used to expand the existing aquatics facility, what, if any, types of additions or improvements would you like to see made? (n = 191).

RESPONDENTS WANT MORE EXERCISE EQUIPMENT & CLASSES

The walking track (57%) is the most popular activity at the Farmington Gym, but Youth League programs (45%) are also popular. When asked about additional programs or resources they would like added to the gym, residents overwhelmingly express interest in an indoor pool, as well as more weightlifting/exercise equipment and classes.

Which of the following activities and programs at the Farmington Gym have you or your family participated in?



If you could add programs, space/rooms, courts, classes, or equipment to the Farmington Gym, what would you add?



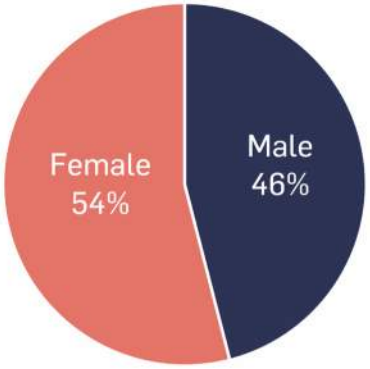
"I would love an indoor (year-round) pool."
"More weightlifting equipment."; "A fully equipped weight room."
"More pickleball-specific courts."
"More classes later in the morning, childcare for classes."

Q: Which of the following activities and programs at the Farmington Gym have you or members of your family participated in or attended? Please select all that apply. (n = 180); Q: Farmington City recently approved funding for the expansion design of the Farmington Gym. If you could add programs, space/rooms, courts, classes, or equipment to the Farmington Gym, what would you add? (n = 222).

DEMOGRAPHIC BREAKOUTS

DEMOGRAPHIC BREAKOUTS

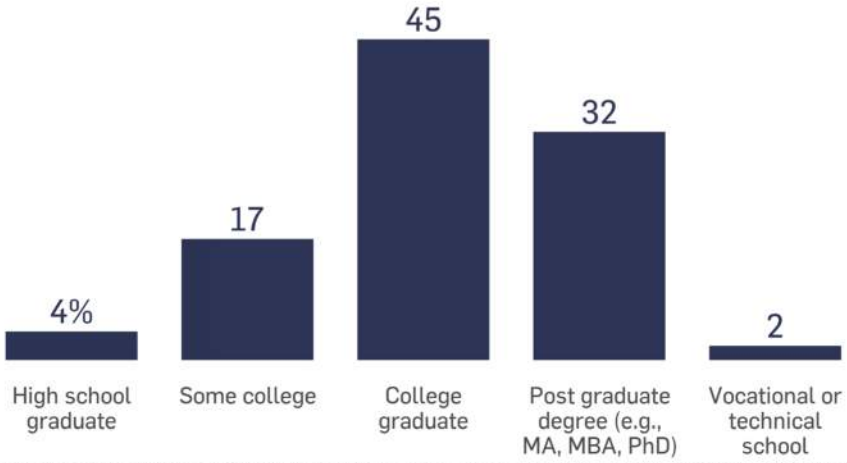
Gender



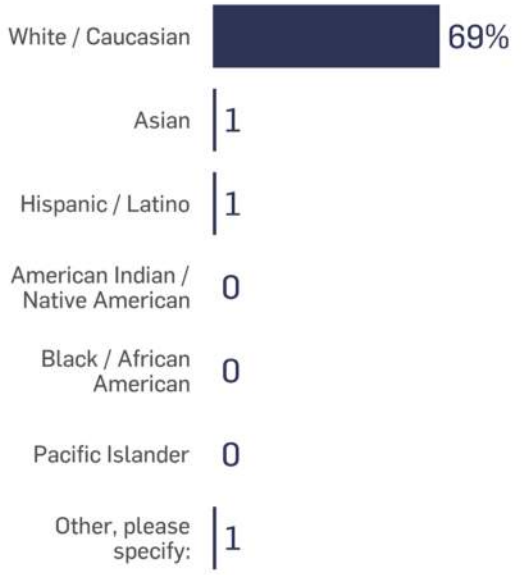
Census Estimate:
Male: 51%
Female: 49%

Education

Census Estimate:
High school graduate: 15%
Some college: 33%
College graduate: 32%
Post-graduate degree: 18%



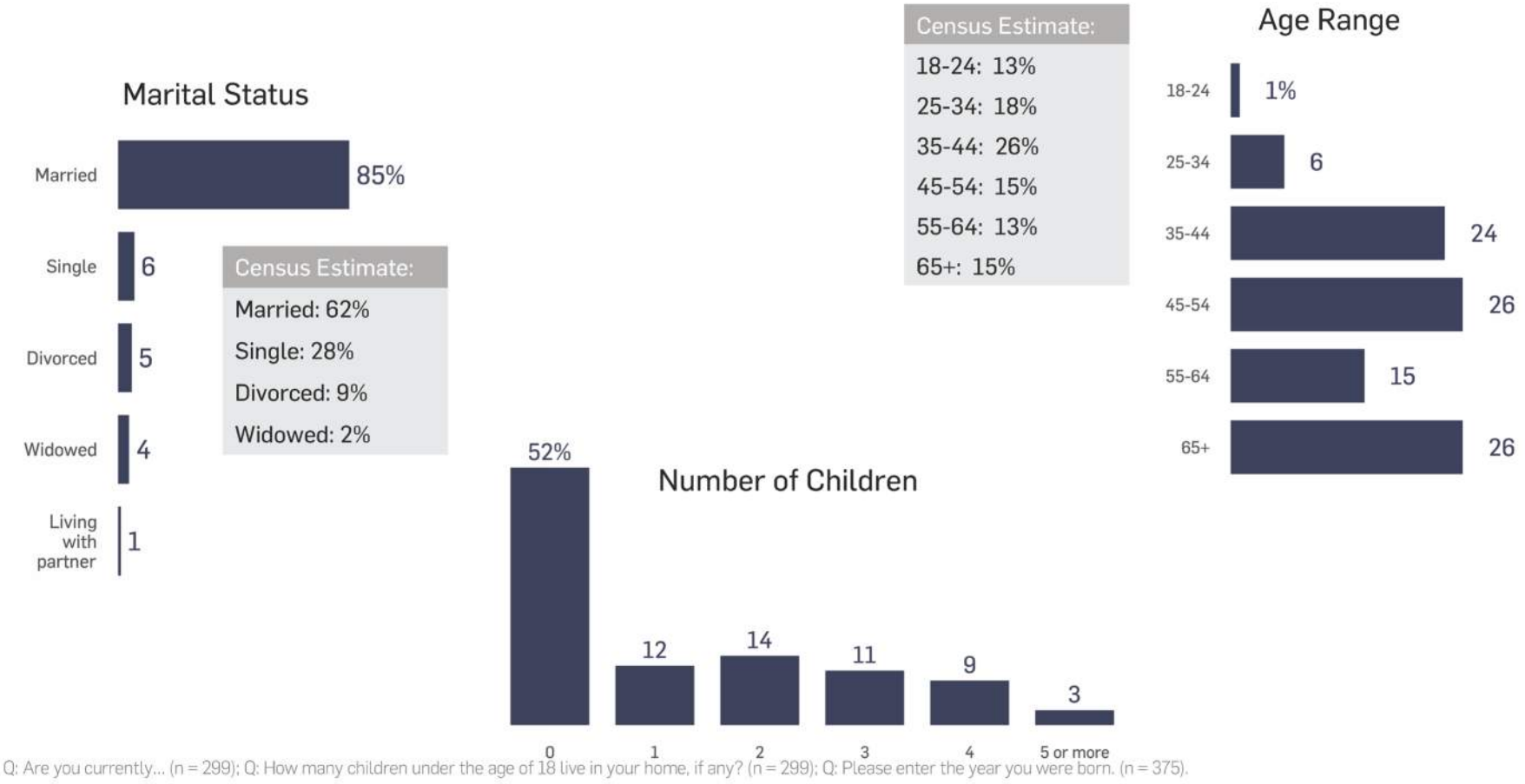
Race



Census Estimate:
White: 90%
Non-white: 10%

Q: Which of the following best describes how you think of yourself? (n = 299); Q: What is the last year of school you have completed? (n = 297); Q: Are you... Please select all that apply. (n = 296).

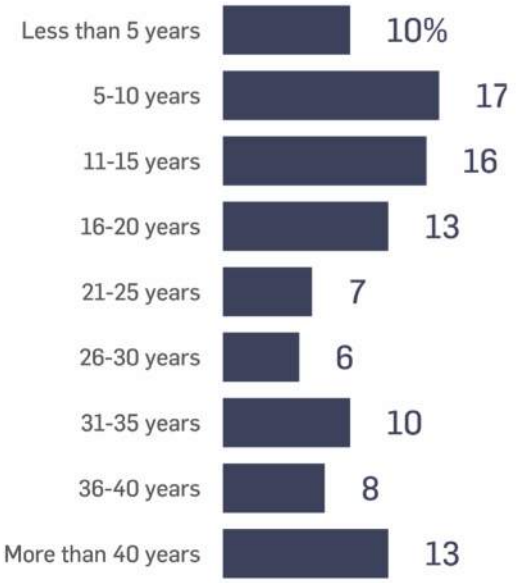
DEMOGRAPHIC BREAKOUTS



Q: Are you currently... (n = 299); Q: How many children under the age of 18 live in your home, if any? (n = 299); Q: Please enter the year you were born. (n = 375).

DEMOGRAPHIC BREAKOUTS

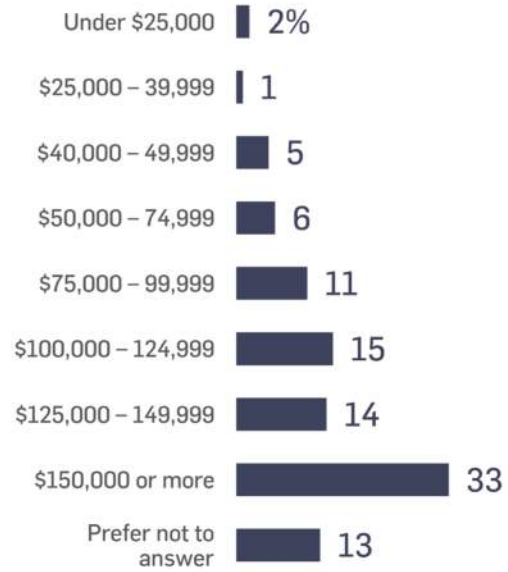
Time in Farmington



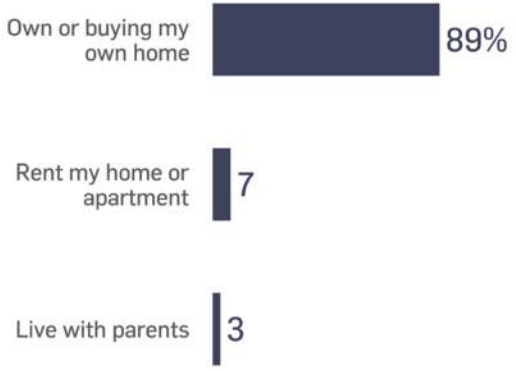
Household income

Census Estimate:

Median household income: $105,559



Home ownership



Census Estimate:

Owner-occupied housing: 83%

Other: 17%

Q: How long have you lived in Farmington? (n = 299); Q: What do you expect your 2023 family income to be? (n = 297); Q: Which of the following best describes your current living situation? (n = 299).


Y2
ANALYTICS

WEBSITE: GENERAL COMMENTS

The following comments were received via the project website's comment forms:

1. We have loved living in Farmington for almost a decade now. It's been interesting to watch things evolve. I would like to offer my experience and connections for the betterment of the arts and entertainment facilities in town.

   To toot my own horn for a minute, I work as the in-state representative for Electronic Theatre Controls - the world's premiere lighting and integration platform for entertainment, museums, houses of worship, sports complexes etc.... small to massive. From community theaters to Disney and Broadway, we are the de facto choice. We just completed a large core system at the new Hyatt hotel in SLC and we handle all performance lighting systems on Temple Square, in the Conference Center and in the SL Temple (pending completion of course...) Most recently in Farmington, I have been assisting Spectrum Engineering, designing the systems for lighting and rigging in the new Legacy Events Center sports complex addition.

   I would love to be involved in better establishing and advancing the community's performing arts venues and infrastructures. I have extensive experience in live concert, broadcast and theater systems / facilities and can act as a pseudo-consultant in those realms (gratis) if there is need.

   I also have several thoughts I would like to share / propose when it comes to the existing facilities and for a new facility if that's something the community would like to explore.

   Please let me know if there's a role I could play in your efforts, I would enjoy being involved. I'll attend the meeting on the 5th as well. Thank you.

2. Thank you for all of your efforts to put this together. While it is still in the works, please be mindful that the Trails Committee was disbanded before PRAT was up and running, leaving the trails vulnerable and less cared for than before. Please make a plan to maintain the trails until the Master Plan takes effect. They have already suffered much this year without an official governing body. If you're looking for experts on our trails, there was not a great need to pay an outside company thousands of tax payer dollars: the former Trails Committee members have more experience and on the ground knowledge than any outsider you can find. As you know, they are dedicated and wise, helpful citizens. If having an outside perspective was desirable in hiring a firm, I strongly encourage them to still interview the Trails Committee and residents who use the trails regularly if they have not already. Thank you!!!

3. How can I get involved with the committee? I'd love to be a part of the team and be an advocate for the residents of our beautiful city. Let me know.

4. Dog Park Please

5. I would love to see the Farmington Gym Expansion include a large room (basketball court size like we use in the existing building) designated for workout classes. Also, approved, safe, indoor Pickleball courts, without cement stairs to fall on.) As many as possible. The Gym is amazing, it just isn't big enough to accommodate everyone that wants to use it. The track seems like it is adequate. We could use more room for weights and weight lifting. I am so excited that there is going to be an expansion!!! A splash pad would be so much fun at Heritage Park or another Park in Farmington.

6. Re: the proposed expanded rec -center... Whatever your plans are, I encourage you to double the quantity of pb courts with outdoor floors. Bountiful can't be counted on to carry their share of growth for several reasons, only one of which is deafness and comfort seeking city

council members who are notoriously 50 years behind any worthwhile project. PB is growing and will continue but Bountiful has zero land available and less money to develop anything worthwhile. I appreciate playing in your beautiful gymnasium! But, BUT, the lighting and spacing is less than ideal. That is as nicely put as I can manage. Ha!

7. We understand there is talk of possible renovation to the Rec Center. I love this center playing pickle ball 3x/week. I would love to see the floor changed to the outdoor surface of the courts and marked according to the rules of pickle ball. It would also be great to have a separate area for the classes (aerobic, etc.) since the music is very distracting while playing. Thank you!!!

8. I have been amazed at the growth of Pickleball. It shows no signs of slowing down. The outside and indoor courts are full most of the day. Players love to play on outside surfaces. One option is to build the new gym section with outside surfaces and portable nets. Players would pay a premium to play on outside surface courts all winter, when it is raining or windy or too hot. it would leave the present gym for exersize . The loud music makes it nearly impossibe to hear your self think if you are trying to play a sport on another section of the gym.

9. I'm writing about Woodland Park in Farmington, which has been one of my favorite places since I was a teenager. I've always loved having a patch of forest nearby, and this stand of woods is very dear to me. My friends and I use it all the time for all kinds of activities. We've already lost so much of Davis County's natural beauty to the March of "Progress". I know plenty of people are clamoring for Woodland's trees to be bulldozed, and this place to be turned into yet another boring lawnscape like every other park in Davis County. I beg you, please, please, let us keep our little piece of Woodland! These other people have plenty of ordinary parks they can go to- Forbush Park is not even a mile away! Please leave just one park for people who want a different experience!

10. I want to put my support behind building 12 indoor courts with outdoor court surfaces at the Farmington Gym

11. I am in favor of the twelve new pickleball courts with indoor surfaces at the Rec Center. I am leaving my comment here because the website is not very easy to navigate. Thank you!

12. Hello! I'm an avid pickleball player and fan and know how large our pickleball community is here in Farmington. I am in favor of building new indoor courts with outdoor surfacing. I know they will be utilized not only through open play, but could be a great revenue service through tournaments, corporate events, etc. Hope we get some courts soon!

WEBSITE: LOCATION-BASED COMMENTS

"I LIKE THIS"

1. Love the idea of connecting here
2. Making this connect to the Shepard on train and rails to trails here would be great!
3. Love the idea of extending this trail
4. This park is great and is used year-round for sports and play.
5. This trail system is a great asset to the community! Thank you for supporting it. I'm a frequent user and live in the adjacent neighborhood. I hear great things about it from my neighbors as well. I'd love ways to invite more people out to the trails. Perhaps some Discovery events or hosted rides.
6. This has been the most useful and intelligent use of Farmington owned land in the last 10 years. It's incredible to have trails of this caliber in our backyard. What this has done for the youth is fantastic.
7. As the owner of the Allie Rose home, the future home of Buttered Bakeshop, we love this idea of having the 17 acres behind us made into something for the community. We have seen one proposed plan with a flower farm, a place for a farmers market, pickleball courts, a hydroponic farm, a place for small local shops to bring in goods, park space, etc. We would love the see this space become a high-quality facility to better showcase the charm and history of Farmington!
8. Being a Resident of Kaysville but growing up in Farmington my family and I would greatly enjoy what the other individual proposed. It would be amazing to have this area created for the residents and not have more housing in this location. Adding beauty to the community!
9. The Farm is an amazing addition to the Farmington Trails system. Continue to fund improvements and development in this area.
10. Nice trail connection along stream. Also probably much safer than trail(?) along Burke. I don't know about a trail on Burke unless referring to bike lanes.
11. Nice long section for road bikes with no crossings. Same as Legacy trail in this area (can't wait for construction to be done again so it can be used).
12. Beautiful trail (Davis creek). This is an example of what we need more of. It is fairly well maintained (despite some steep sections on some routes).
13. This is a nice example of a trailhead that has been impacted by development. I like how it was integrated instead of ignored.
14. Great trail that seems well maintained.
15. Even with damage from previous wind storms, this is a highlight for urban trails. The path is nice, bridges are nice, and you seem isolated from the surrounding. Keeping a buffer (at least a bunch of trees screening is nice even though there are some areas being developed around.
16. I just discovered this park last year. Beautiful and isolated. The proposed connection to Steed Creek trails would be nice as shown. It could use some maintenance, but it is lovely.
17. This trail is a must for east/west connectivity and safety.
18. Indoor pickleball courts with outdoor surfaces would be so much used! There is greater demand to join leagues than there are slots. A dedicated room for dance aerobics would be awesome. The music level used urrently in the gym is way too loud.
19. Thank you for proposing a trail to cross here for pedestrians and bikes. As currently constituted it cannot be crossed.

20. The lighted tennis courts are fantastic! Pickleball is fun too but let's keep the tennis courts (don't reconfigure into pickleball courts - as I have seen some cities do)

21. The residents are pulling there weight down this trail and it is still managing to outgrow what we can do! I do believe it is county property but we are not getting anywhere with them as well. It could become a fire hazard sooner than later with the over growth. It could just be putting goats on there for a spring!

22. Yes agreed need a skatepark designed my skate kids. Love the thought of a perimeter type speed track for beginners and parents so adults have a loop and beginner kids another loop thoughts so when I take my 6th grader to a skatepark there is room for his younger beginner sister to ride safe here and others there etc. Like little zones etc. I want discussion here to facilitate all ages and spectators. (The ones who designed the curiosity museum thanksgiving pt w baby toilets etc. Genius)

23. I love the idea of having this as a community space and not more housing. A place for gathering, farmers markets, pickleball, summer concerts, etc. I love the idea of having small local shops like Buttered Bakery. Having grown up in Farmington I loved when this was the botanical gardens and Potters farm. Something that hearkens back to those days in the design would be magical.

24. "I love this park; it's one of my favorite parks I've ever been to.
It does sadden me how much vegetation has been lost over the years, though."

25. "Regarding the "Indoor" Pickleball facility adjacent to the Farmington Gym, the Hansen family is 100% in favor! Playing on the outdoor courts when I started playing on 2020 has been terrific! What a great way to get exercise and to meet my fellow Farmington Neighbors.
Please CONTINUE supporting PB with the 12 indoor courts w/outdoor court material.
Also, consider 20-30 more courts & a Tournament / Championship court with seating to attract more TOURNAMENTS - the sport will continue to GROW!!!"

26. I love the idea of this trail running through the train park and connecting with the rail trail. But is this actually possible? Will S&S allow a trail through their property?

27. It would be amazing to get some indoor pickleball courts with outdoor surfacing! E have a huge pickleball community here and I know they would be busy all the time!

28. The courts are always full and indoor courts in Farmington would be fully utilized.

29. This is the Place for 20-30 Pickleball Courts & 1 Championship/ Tournament Court. Farmington could attract a National PB Tournament & many state & regional tournaments. The sport will continue to Grow Faster than any other.

30. like more trails

31. More fun trails for kids

32. like the butterflies idea it will get kids existed

33. Love this idea for a connecting trail here.

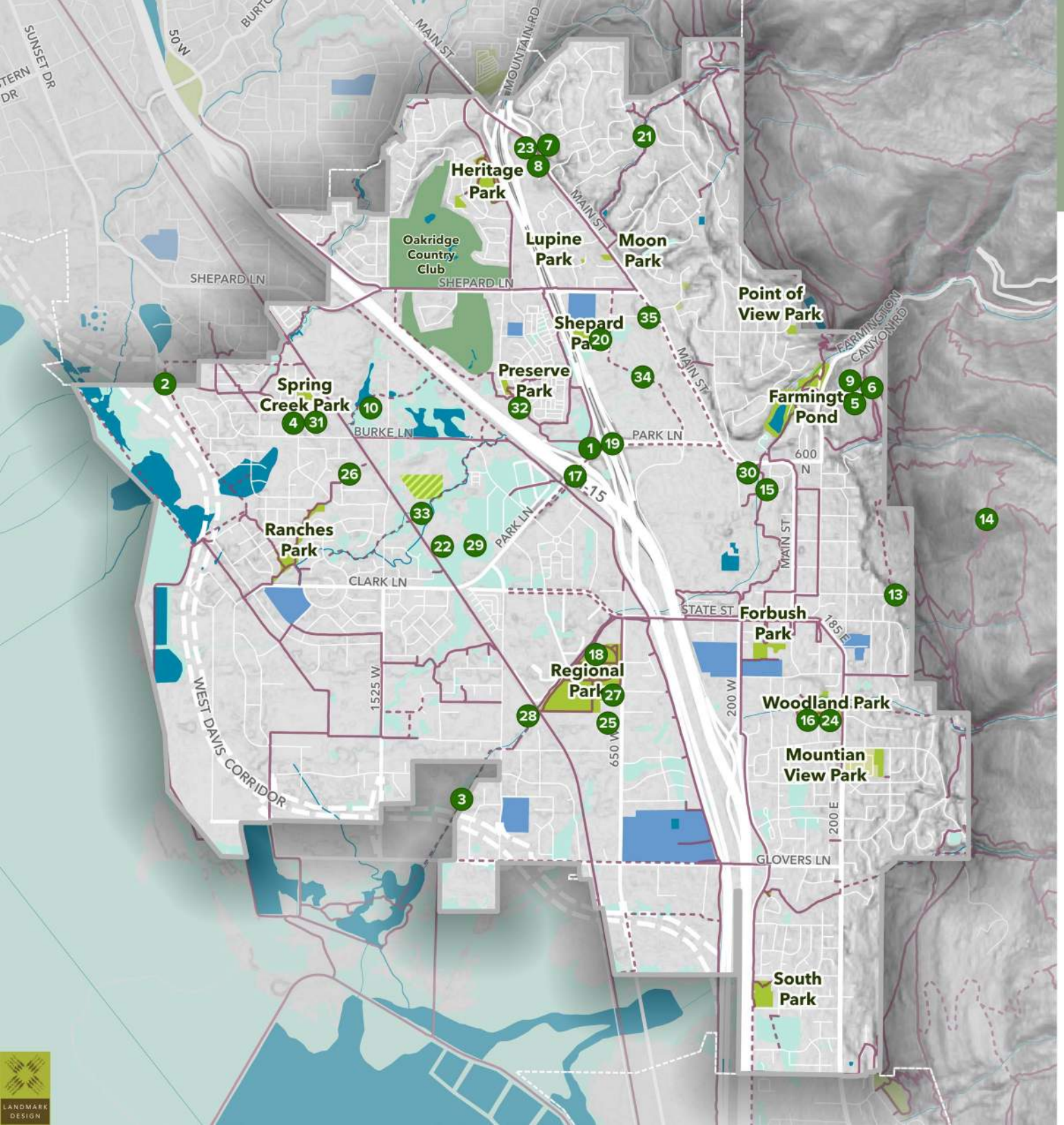
34. Love this trail/sidewalk here.

35. Love this trail/sidewalk along Main.

CITY OF FARMINGTON

PARKS, RECREATION, ARTS, & TRAILS MASTER PLAN

Social Pinpoint Results:
"I Like This"



- XX Public Comment Number
- Existing Trail
- Planned Tral
- Park
- Golf Course
- Cemetery
- School
- Wetlands
- Body of Water
- PlannedParks

0 0.25 0.5 1 Miles

N

LANDMARK DESIGN

"I HAVE A CONCERN"

1. I don't have concerns over the activities in and around the canyon, my concern is the lack of control of the traffic along 100 E and 600 North. The concerns are: volume of traffic, the only way to these activities is 100 E, speeding, lack of stopping at stop signs, noisy trucks and off road vehicles. Users coming from outside Davis County because most other canyons are charging to use. There is no charge to access Farmington Canyon. General disrespect for the residents in this area.
2. This area should stay residential/agricultural and not be converted to sports/soccer complex.
3. I would love to see the dumpster be available at this park year-round. It makes my unofficial park clean-ups much easier!
4. There needs to be childcare or relaxed rules for kids sitting in bleachers during fitness classes. Other than young babies and toddlers, kids should be able to sit on bleachers without being bothersome. The current rule is that kids up to 7 have to be on a stroller/wagon, which they hate and seems hazardous, blocking the gym area. Post a sign that "kids need to be in strollers if they can't stay in the bleachers during class." ...or please bring back childcare.
5. Trail is fairly overgrown and could use some work, a great hidden gem in Farmington with access to a waterfall.
6. Trail disappears last time I went on this section due to nearby construction of condos...needs to be re-established.
7. Concern about the creation of a new at grade trail crossing due to 950 N construction. This is a nice uninterrupted section due to it being a former railroad (does RR crossing regulations still apply with UTA ownership?).
8. Nice trail, but severely overrun by goatheads which make it not nice.
9. Excessive gates on this rail trail are difficult with kids. These are not recommended. Also, this crossing is on top of a hill that sometimes makes visibility difficult with cars.
10. I went on this last year (Bountiful peak) and it was severely eroded and difficult for even regular hikers. Glad I was going down (went up Ford trail).
11. Development seems to be getting close to this trail/road. I hope the corridor is preserved!
12. I haven't been on this section for a while, but it seems like it was harder to find than above the road crossing. Better signage & maintenance would make this more used and be safer than hiking up road.
13. Short rail section really makes the gates at the crossings annoying here.
14. You really need to work on your definition of a trail if this is considered one (Is I-15 also considered a trail...it at least has a shoulder)
15. I went on this last year and it seems there were some eroded sections around some of the chutes on the mountain. Nice trail though.
16. Hopefully this trail is being protected with the highway. It is a nice escape around west Farmington.
17. This may not be parks and rec. but cleanup of the sycamore leaves that fall in the cemetery is regularly ignored in the fall. They might do one clean up if we are lucky. Huge burden when the wind blows for people west of the cemetery. We get All the leaves in our yard. It isn't fair. This happens almost every fall/winter. Please do more regular fall maintenance. Taking of leaves etc.
18. Agree with others. This park needs major attention. Many things not safe. Broken benches with exposed sharp metal. Fallen trees and branches. It's a mess. This is such a beautiful and wonderful part of Farmington. A hidden gem of sorts. Would be nice to really give it a face lift.

19. I have nothing against the pond, bike trail or use of the canyon, however; traffic in this area is horrific. This is the only way in and out of this area. People are disrespectful of the area. There is a lot of speeding , failure to stop at the stop signs, incredible noise all hours of the day and night. Now we have people coming in from other counties because there is no charge for use of the area. Other areas charge to use. Need an additional way into and out the area.

20. Anyone wanting to go East off of the rail trail onto Park lane is forced onto the road because there isn't a sidewalk or trail currently. This is particularly dangerous for runners.

21. There isn't an east-side walk for long stretches along this road, which is an issue for many runners and pedestrians in this area. I would also like to see a more defined bike lane on this road, if only because there are may cyclists but the road is quite narrow.

22. No bike lane on west Glovers Lane. Have nearly hit bikers or other cars trying to avoid bikers. A bike lane when UDOT construction is finished would be helpful.

23. "Noise of some dance classes is correlated with serious damage to adults and children. Adults choose risk or are forced to take the risk because of too few pickleball and exercise places to maintain health. MOST IMPORTANT is that noise is above levels associated with congenital defects for pregnant women and lifelong neurological damage to babies and children.

    Correlation of illness/ugly deaths with smoking was debated decades before society would decide to protect the innocent children."

24. The population of Farmington has outgrown the size of the outdoor pool. It is always extremely overcrowded now.

25. Ahhh...this was a sod farm that Forza FC rented years ago. Now it is several industrial warehouses. Definitely not a park or soccer complex anymore.

26. No new pickle ball courts. Pickleball brings in the scum of Davis county. Rude, obnoxious and disrespectful.

27. Need to remove the domestic ducks and geese. They ruin the area. The people who feed them make it worse throwing corn and seed. Wild ducks and Canadian geese should be fine. No domestic.

28. Please do not add more pickleball courts. Pickleball players have yelled at my kids for "disturbing their game" because they were "too loud" playing on the playground. They are kids! There needs to be more playgrounds at such a big park. The one gets overcrowded during the summer.

29. Need a safe crossing here. Lots of pedestrian traffic from neighborhood to church and mountain side trails. A kid was hit here. A turn lane would be helfpul too. Accidents happen here.

30. Lights on paved trail are damaged or no longer working.

31. Under brush and bushes blocking view to and from the south making intersection dangerous for both the traffic coming from the south heading north on Lagoon Drive and traffic accessing Lagoon Drive from Clark Lane.

32. There is no sidewalk and barely a shoulder to walk here. It is a dangerous spot not pedestrian friendly at all

33. "The size of the pool is fine. It is only crowded on weekends and holidays. If the residents in the west part of the city want a new pool then bond that half and build out there with the mosquitoes.

    Also, suggestions to put recycling here is just uninformed. There is recycling at the school less than 200 feet away."

34. Lagoon trail. Email them about the growth.

35. The city is not responsible for people's fitness desires. Yield a gym in your home or pay for a membership. Bountiful is not adequate considering the millions it cost. Take care of yourself

36. Agreed. Do not add more pickleball courts. It's is fun and we use what is there. It if people want to play and are serious they should pay for a membership to a club and not expect others to fund their hobby.

37. Splash pad in a desert is stupid. If you want a splash pad install one at your home or pay to use the one at the pool. The other citizens should not be funding your kids play time.

38. Do not install more garbage cans. People should just clean up after themselves.

39. I second that parking will be a big issue during the summer months if the pool is expanded. At times there are baseball games going on and they use the park/pool parking lot. Parking could possibly spread onto residential streets. Lighting at night is also lacking around the playground/stone wall area.

40. I've known this park for over a decade now and the only things that need fixing are the picnic tables, bridges, and benches. Please please please do not add anything else that would detract from the natural beauty of the woods, leave it be. If you want play things, go to a sporting store and get your own.

41. For a park called Woodland, Farmington has really made an effort to remote the feel of the namesake. I understand clearing out hazardous foliage and debris, but clearing foliage has ruined the aesthetic. If anything Farmington needs to restore more of the natural aesthetic and feel about it rather than continue to clear it out. Although I do agree about repairing the picnic tables and whatever else needs repair.

42. I used to play basketball at this park all the time, but there are never nets on the hoops anymore. I don't know why, but basketball just isn't the same without a net.

43. There is a sign/plaque standing free on a pole behind the bathrooms indicating the name of the park. It has extremely sharp corners and is at just the right height for a kid to get hit. Just move the plaque onto the bathroom building or a pillar of the pavilion so no little kids run into it.

44. The parking lot is a mess during peak soccer season. One of the main problems is that people park in the travel lanes along the curbing rather than in stalls, which causes major traffic blockages and only lets traffic flow in one direction while people are both leaving and coming. (See the white SUV in the attached photo). A simple fix is to just paint the curbing red along the travel lanes within the parking lot.



45. Is this a trail head? there is no icon on the map. It is very small, and the equestrian people have been told to use this for access to the Old McDonald trail. Too small for horse rigs and all the other vehicles.

46. I have been told that this trail replaces the BST trail coming from the Farmington Pond parking TH for horse access to the foothills South of Farmington canyon. The old BST trail was swallowed up in the new bike park. To use this trail from a reasonable parking spot horse people, park in the Farmington Pond parking and ride up the road to Farmington canyon road, ride on the road down to the small parking and TH for Old McDonald trail. Very unsafe!

47. Over the past few years of tremendous population growth, the open area access to the foothills has greatly diminished. This has increased the need to use trail heads to park trucks and trailers in order to ride horses. Same as for all users. Increase of users especially with a nice new biker facility means congestion and problems. Could this parking area be enlarged to the west? Or maybe to help with the load on the neighborhoods from the increase traffic there needs to be user limitations.??

48. I see a Trail Head sign on the chain link fence East side of the reservoir. but no TH icon on this map. Is it a trail head? if so for what kind of users? Where can one hike or ride without trespassing?

49. Is this a private or city trail head? Will the Buffalo trail remain a true multi use trail or will horses be not allowed in the new master plan like what happened on the DNR trail.

50. What area are you referring to that charges a fee for use of their bike park?

51. This hillside access trail is not part of the Farmington trail system. It is private property but the owner has verbally 'okayed' hike, bike, and horse access on this section of the hill to access the BST.

52. too munch pickle ball lets put some more stuf for kids

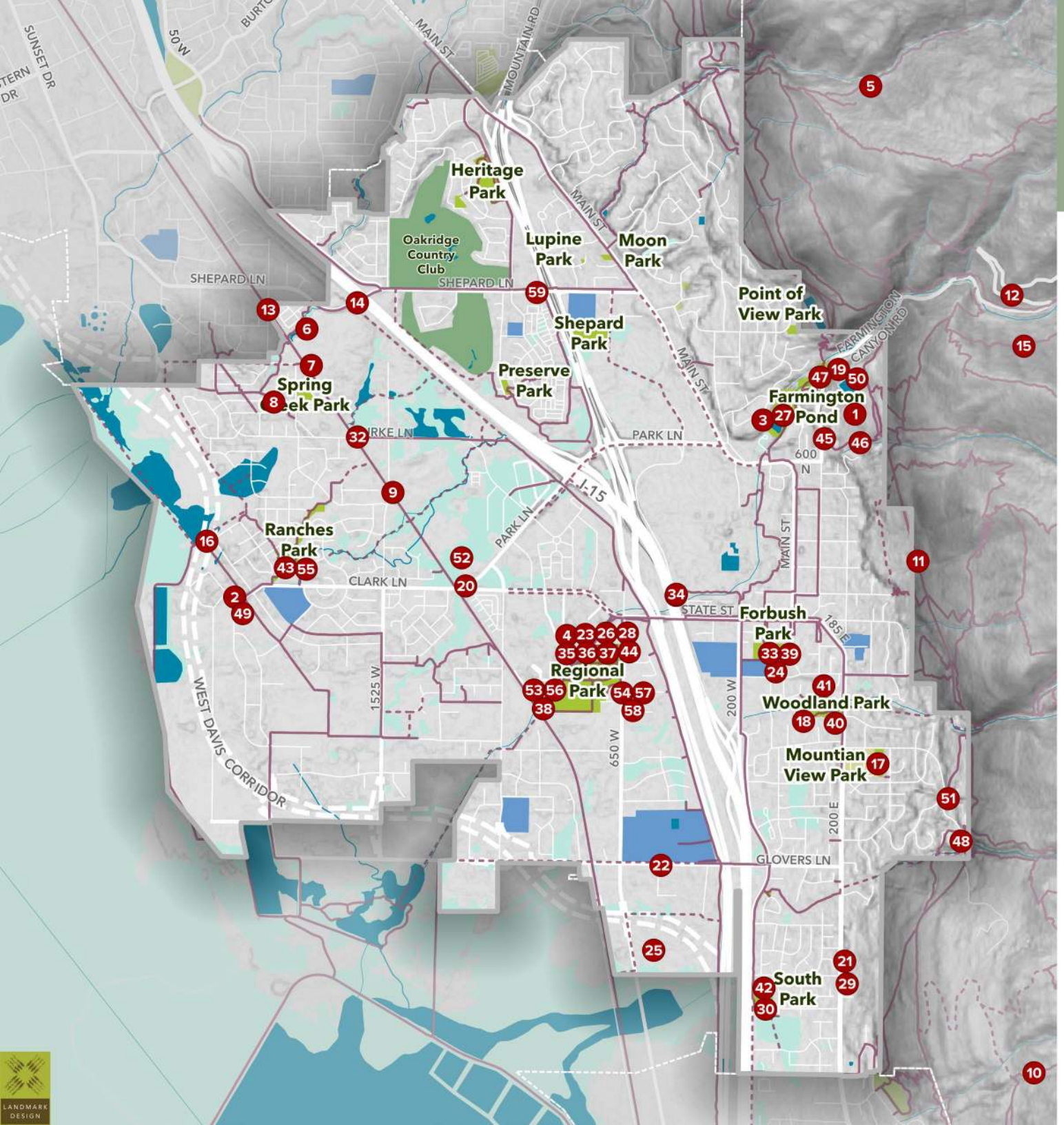
53. too munch pickele ball!!!

CITY OF FARMINGTON

PARKS, RECREATION, ARTS, & TRAILS MASTER PLAN

Social Pinpoint Results:

"I have a Concern"



- XX Public Comment Number
- Existing Trail
- Planned Tral
- Park
- Golf Course
- Cemetery
- School
- Wetlands
- Body of Water

0 0.25 0.5 1 Miles

N

LANDMARK DESIGN

"IDEAS & SUGGESTIONS"

1. It would be awesome to expand the arts building to a useable size. So we can do bigger plays, more classes, and use the building fully.
2. Actual pedestrian walkway here, would be wonderful
3. Farmington needs an indoor swimming complex and bigger city exercise facility.
4. Farmington City needs a Dog park now that the one at the Fair Grounds has been closed.
5. We need to keep this park here for the kids at the school and neighborhood.
6. And a bike lane!
8. Let's make the dog park idea a multi use natural area with trails and water where dogs can go off leash. I'm picturing something like Tanner Dog Park/Parleys Nature Preserve in SLC or for something smaller, Matheson Nature Park in SLC. Not just a fenced in acre for dogs to run around, but where people can also get exercise and a natural experience.
9. This park needs updates to it's picnic benches, fire pits, outdoor amphitheater, and sand volleyball.
10. We cannot attend the meeting but we have a whole team ready to create an experience for all Farmington Residents.



11. Please add a pickleball court to the Ranches Park. It would be highly used.
12. This is the most under-utilized part of the park, yet still close to the parking lot. I think it would be a great location for additional pickleball courts because lights wouldn't disrupt anything near it, and it is close to the other courts with a pavilion in between the sets of courts for use during tournaments.
13. The underpass on this trail would be a great spot for some public art (ideally with some anti-graffiti coating)
14. A Skate park would be a great addition to this new park.
15. I know it isn't Farmington City property, but more and better multi-use trails would be great above the Fire Break road. Designate them to be used by Horses on days "X", used for hiking on days "Y", and Biking on days "Z". I love what Draper, Herriman, Eagle Mountain, Richfield, St. George, and other Municipalities have done and are doing. There is an amazing mountain in our backyard that is under utilized.
16. Recycling dumpsters for cardboard and glass would be helpful
17. Please either bring childcare back or change the policy on kids 7 and under not being able to sit on the bleachers during fitness classes. My

5 year old who never caused a problem while sitting on the bleachers won't fit/sit in a stroller and now I can't attend my favorite classes at the gym.

18. Splash pad is greatly needed in Farmington.
19. Outdoor surface indoors. Fitness classes their own room.
20. Indoor pool facilities. Larger outdoor pool. Fitness class room with mirrors. More parking. Splash pad. Tennis courts.
21. This park needs some attention. Trails have been over used and needs re-vegetation. Redesign of amphitheater and some new activities like horseshoes pits, bocce ball, etc.
22. Finish trail connection up to Set Court.
23. This is a great park but is deserted in the summer when the heat sets in. It would be great to have a slash pad. A few pickleball courts would be great!
24. Additional pickleball courts are needed in this area.
25. Farmington pond needs some re-vegetation. Some more benches would be nice.
26. Horse shoe pits or bocce ball would be some fun activities to add to this park.
27. I'd like more pickleball courts in an area where we don't have to deal with aerobic class music. It's so loud we can't hear each other
28. The trail crossing at Shepard Creek Here could use improvement. Better Bridge and improve the trail on the south side of the canyon.
29. This trail has a lot of loose rock and is very steep. Trail could be reworked with better switchbacks and more defined connections to the lower trails.
30. Need better signage and enforcement of target shooters off this area of the road.
31. This section needs work. Narrow and steep access through tight trees. Trail could use a reroute or trim the vegetation to widen the trail.
32. Trail here is eroding and the railroad ties placed are beginning to fail. Lots of loose gravel on the section from the road to the first railroad tie. Needs some attention and erosion control.
33. Both sections (upper and lower) contain a lot of rock and gravel difficult for biking and trail running. Signage and cleanup and erosion control are needed.
34. This section of trail to the grotto is terrible. Eroding down the steep incline through the trees and very steep and dangerous for younger hikers. Should consider a reroute of the trail to go further up the canyon and then switchback west to come up and over the ridgeline avoiding the steep west face in the trees.
35. This pond is a great asset to the city, but could be better maintained. Maybe some improvements like a developed beach (like Blackridge Reservoir in Herriman) would really improve this. Also, water quality is rough with all the ducks.
36. This trailhead would be nice to have maybe a small pavilion or some picnic tables with covers. Really anything but the weeds and random stuff there. Maybe some trees. Some kids have made a bike route on it...which is at least using it for something (although some tools and a tarp were left behind).
37. When this area is developed, a proposed park would be great. Better to get it in the planning before development goes wild.
38. Grade in a big hill for sledding if possible. Kids use the edge of the drainage basin, but it is kind of short. Maybe if not this park along the Haight creek trailhead to the south (already on a slope).
39. Add bike lane overpass that is family friendly to connect to old RR bike trails

40. East farmington doesn't really have a nice park with new equipment for kids to play on. I would like to see a park similar to the new Rec complex park somewhere in east Farmington for kids to enjoy.

41. Would love to see updates to playground maybe not here but somewhere in east Farmington. Get tired of driving across the freeway for a decent park.

42. We need 8 outdoor surfaces indoors to accommodate the growth of pickleball. No other sport is growing as fast or creates as much revenue.

43. Pickleball court or two would be nice here. I like the idea of horseshoe pit.

44. There is a trail on the west side, which is great, but there is also a sidewalk on the east side, but the problem is that the sidewalk ends, then starts, then ends again, so anyone unfortunate enough to not know that it ends will be forced to back track half a mile, or jay-walk across the road. I'd like to see the sidewalk extended south to glovers lane.

45. We NEED a lap pool AND a designated area for workout classes. I love the classes but the music is so loud and I feel like I'm in a fish bowl with everyone watching. A designated space for classes would 1. Free up space for more pickle ball 2. Allow for those walking/exercising in other parts of the gym to hear themselves or others 3.allow all the equipment to be stored all together where it can't be messed with and 4. allow those who may feel self conscious to come and participate in classes.

46. We need outdoor surface pickleball courts indoors! Creates more space for other sports, safer for the pickleball players, and will accommodate the growth we have had in that area. We also need a separate room for the fitness classes so they can have the music as loud as they want.

47. Indoor pickleball courts.

48. Pickleball courts here would be awesome!

49. Freeway crossing for pedestrians seems better served on the north side of Park Lane. Most residents West of Main Street that would use this live on the North side of Park Lane. Users coming from East of Main Street would be impacted little by it being on the north side.

50. It would be nice to have another campground somewhere to replace the one taken out here. Probably need to coordinate with USFS, but many nearby forest campgrounds are crowded and more is needed. Maybe either near the base of the canyon or up closer to bountiful campground

51. These fields are heavily used for football, soccer, and other team practicies. It would be really nice to be able to use the soccer goals for practices. Also, lighting would extend the ability to use the fields later into the evening...the baseball lights are used very little, so we could repurpose those.

52. Extending bike lane here will allow to complete a nice local loop between the rail trail and legacy trail in Farmington

53. If the City is considering a larger swimming pool to accommodate Farmington's growth, I would suggest that it be built elsewhere, but keeping this pool to serve the needs of the population on the east side. Expansion of the pool at this location might not be wise due to lack of parking on hot summer days.

54. I agree with the suggestion to extent the trail to set court. There is an agreement with the Oakridge Country Club that requires them to provide right of way through the golf course to make this happen. The City assisted with the cost of the decorative fence along Shepard Lane in exchange for them permitting right of way access for the trail extension. That agreement should not be forgotten.

55. The gravel on the steep parts of the path rolls under the foot creating slippage and potential falls. A different type of traction needs to be considered.

56. Racquetball courts. Just one or two could fill the gap between Layton and Bountiful. They make good rooms for yoga, dance, etc even spin if built with that in mind.

57. Even with the stop light it seems like a dangerous crosswalk. Could this crossing happen under the overpass? Either as it is now or if UDOT reconfigured it? That trail could connect to the Lagoon trail to the north and also continue south down the frontage road behind the Jr. High and connect with the trail from Glover lane near the freeway interchange.

58. An asphalt trail here to connect from the roundabout to the rail trail. It's a fairly short gap and on county property. Should be part of the fairgrounds renovation. Not a safe way to make that connection currently. Could extend down 1100 W to connect to South Davis Corridor.

59. We have a membership at South Davis Rec Center over Farmington (where we live) for one major reason. All year indoor swimming including lazy river and water slides to go with the general pool area. Indoor spray park, diving, obstacle course are also appreciated. We also use the ice rink, but this isn't as critical. They also have fantastic locker rooms with changing areas, suit water drains, and plenty of showers. This is the model for how to do a community pool. We even have visitors come here.

60. "Covid's an also ran now. Fun exercise was the number 1 medicine to avoid covid.
It will likely remain number 1.

    Pickleball is probably the fasted growing enticement for people to exercise. Pre covid, Pickleball grew at a rate of 600% per year. At times the outdoor courts were full and paddles filled every slot in the waiting-line racks AND there were paddles lined up on the ground. Three times the number of people waiting as there were courts available.

    Good luck building enough!"

61. Would like outdoor surface Pickleball courts indoors as part of the Gym Expansion. These could be used for youth tennis as well. Give volleyball and basketball players back the courts on the North side. Fitness room dedicated for our large fitness classes with an attached child care. Larger equipment area with weights.

62. Restrooms do not exist here and it's AWFUL. Please add some so kids can continue to play.

63. Some shade flags over playground equipment would be helpful. It's really hot in the summer.

64. We really need an indoor pool! Is there any plans to build onto the rec center?

65. The FARM trails are great for adults and teenage bikers. It would be great to have a more "all levels" pump track somewhere in the city particularly for younger kids (something more legitimate than the bike park at the ranches subdivision, though that is a good start)

66. The trails on the North side of the canyon are terribly constructed and too steep and gravelly. They need to be reconstructed with more manageable grades for bikes and better switchbacks.

67. A permanent pickleball net? A playground upgrade as well perhaps?

68. A splash pad would be so amazing.

69. Why is there no dog park anymore??? There are lots of dog owners in Farmington.

70. The city needs to work with the county and Davis school district to build an indoor pool. Seriously ridiculous that we build this gymnasium with no pool for the local high school. The high school needs a place to practice and farmington citizens deserve an indoor pool.

71. I would love it if the playground could be updated and include more shaded areas.

72. Spray for dandelions each spring. Lots of weeds in the grass.

73. We really need an indoor pool and an actual gym like the south Davis rec center. With free weights, more machines and squat racks. Our only option is the very expensive Lift gym or we have to drive to Kaysville or Bountiful.

74. We really need a garbage can right here. Picking up dog poop and carrying it over a quarter mile is a pain. It would keep the trails cleaner. There's a whole building with inmates who could be used to work out doors and empty them.

75. More garbage cans need to be placed along this trail. For dog poop and other trash. There's a whole building full of inmates that would probably love to get outside get some exercise and get them emptied.

76. I'm currently driving three days a week to south Bountiful for good lifting equipment and machines, that are also affordable, it would be amazing to have that available in our city.

77. "This park needs benches near the playground.

    Shade over the slides would also make the playground more useful year round."

78. Please put in lots of pickle ball courts, large grass area to fly kites, drones and for sports, a running trail around the whole park, lots of shade trees, and benches to sit on. Splash pad would be amazing, and a fun playground. Would be fun to have a hillside somewhere for sledding too. A covered pavilion would also be so nice and restrooms.

79. Add a year round pool, locker rooms with showers for the gym. Bigger facility like the SDRC for our community.

80. Love the thought of indoor swimming lanes. My daughter at FHS would love to be on the swim team but to drive to bountiful for practice not only is a hazard but wastes 40 min of swim time for locals. Could the HS have access times etc and public times as well … indoor swimming would be awesome … also my mind is spinning w ideas want to be apart of the planning

81. My son loves biking and loves snake hollow in St George utah would love to copy those bike trails

82. I've always thought this flat area up here would make a great spot for a small bowery with a picnic table, the views are awesome. We often go up here with our kids for picnics in the summer.

83. If there was a decent weight room, we would 100% get a family membership. The only thing that's holding us back is the lack of weights. So we go to a gym and occasionally go to the rec center. We've both said, if only they had some decent weights we would just go here.

84. Park is fine. It's woodland. Should be wood lands. Not really a need to waste money.

85. The city paying for garbage cans is silly. Lagoon wins the trails and maintains it. How about people pack their own garbage out?

86. Close this and make people go around. Blocking traffic on a bridge for a few left turners is dumb.

87. In case people can't read, the dog park was on county property. They closed it.

88. Why isn't the sidewalk complete right here? There are so many pedestrians using this corner to access the legacy and rail trails and they have to walk in the street because the sidewalk is not complete here

89. Upgrade the pool! The splash pad area is not used at all. Make that into a pool with dedicated lap lanes. Lap swimmers and swim teams in the area do not have enough lanes to meet the demand (sdrc, surf and swim, and Vasa are all very busy). If we could have a year a round use pool that would be great as well) Regarding the parking concern even on the most busy summer days there is parking near the school…. You just have to walk some. But it is doable.

90. Is it possible to add a bathroom? Sometimes tennis has been cut short because of a bathroom need.

91. I'm all for indoor pickleball courts on the gym expansion as long as one court is big enough for tennis. Would be great to have for backup for recreation lessons and also for private play. There aren't any reasonably priced indoor tennis facilities in Davis County.

92. Bring back child care to the gym! Many parents use our gym and it is frustrating to be told children up to age 7 have to sit in a stroller! It's not developmentally appropriate to expect young children to sit that long. As a result parents are forced to either abandon exercising or give their kid electronics the whole time, and there is a huge body of research showing that screens for young children should be avoided. Childcare at other gyms is nearly universal. Please support families!

93. When planning our gymnasium enhancements, please include additional pickle ball, courts, and pickle ball leagues/clinics/classes. Often it's difficult to find a court or a league with vacancies.

94. This park is lovely! I think it would be wonderful if there were real bridges over the streams in the lower and upper parts of the park that were ADA usable. I agree it could use some replanting in many places. And new safe tables in the picnic areas would be very nice. I enjoy that this park isn't like other more child focused parks with playgrounds etc... It's nice to have a beautiful safe walking park. The Pavilion could use some new light bulbs. Please keep it woodsy. Thank you!

95. As much as we would like everyone to pick up after their dogs it's not happening all the time. Perhaps if we added doggie bag/ trash can stations on all trails it would help encourage dog owners to pick up after their pets.

96. I love this park for its namesake! The woods and trails keep me coming back. Some of the park's features could use maintenance, such as the picnic tables that are falling apart. I wouldn't take out any more trees though or add anything that would detract from the woods-like feel of the park. There are a number of other parks in Farmington for those that are looking for sports equipment.

97. We really need a fitness center at the Rec Center! More free weights would be great too!

98. Group fitness rooms are much needed in the Farmington gymnasium

99. The south bound 1-15 traffic light needs to be turned into a blinking yellow arrow to allow cart to turn left onto freeway white other lights are stopping traffic. It's so frustrating to sit at that light for over 10 waiting for a green arrow.

100. "Indoor outdoor swimming like Provo rec center. It's so fun. We love the farmington pool, but having a more fun option that's indoor outdoor would be fun.

    Also an amphitheater that's big enough to host large events with a coveted stage."

101. An INDOOR pool is greatly needed with at least 6-8 lanes 25 yards long. Modeling after SDRC would be ideal, but one similar to Clearfield Aquatic Center would be a good compromise. It may be possible to add this to the grassy area north of the Rec Center and combine buildings. Waitlists to get on swim teams in the area are very long and there aren't enough facilities in the area to accommodate those interested/vested in the sport. Davis county Aquatic centers are busy even in the winter months.

102. Let's certainly move forward with the Indoor Pickleball courts with the outdoor surface! Fastest growing sport in the country for 2 years now.

103. Adding indoor pickleball courts with outdoor surfaces, a swimming pool, and weightlifting room would be an incredible addition to our gymnasium.

104. Indoor pickleball courts with outdoor surface would be incredible!

105. It would be awesome to schedule a few food trucks for the busy soccer nights. Our kids usually have games during dinner time; it would be fun and so convenient to just grab a bite to eat at the park during the games.

106. “It might be fun to have a local Farmer’s Market and/or kids market somewhere in Farmington, given that we do live in “”Farming”” town. I see tons of kids frequently selling home grown produce. It would be a great way for the community to connect each weekend.

     I’m not sure where to host it, but I put the marker here (not city-owned property) because this is a common location where people (usually kids) sell stuff. Maybe at the Ranches Park? Or it could rotate each week to different locations.”

107. Flashing lights or something to get drivers attention for pedestrians crossing. Major focus of the driver is looking left.

108. Open on Sundays and some holidays (not the major ones of course but those like MLK, Presidents Day, Columbus day, Memorial day, Labor day, etc

109. Please do what you can to gather 20 + neighbors with loppers, shovels, hoes, picks, rakes, wheelbarrows, machetes and go after it the needed number of times to get it completely cleared. It is a beautiful trail when well groomed. The city P&R would greatly appreciated it.

110. Any time you hear or see firearm use at this location, immediately contact the Davis County Sheriff’s Department. It is Forest Service property and is a law breaking event when firearms are used there. See kiosk at the intersection of the BST and the Farmington canyon road.

111. I would like to see more stationary bikes at the rec center. A bigger weight area would be nice so that more than one person can use the weights and weight benches. Concerning the bike trail please could we leave one gate open. Since my husband and I have been riding on the RAIL TRAIL We have experienced people crashing on their bikes trying to get through the gates because they can’t unclip fast enough. Other cities have one gate open. Thanks

112. We need a skate park! Like west valley

113. A nice skatepark would be a nice addition.

114. “I am interested in a skate park and a interactive food court for curated food trucks that rotate with vegan an d health food alternatives

     Thanks love farmington”

115. Lap lanes would be so great. I swam at BYU’s pool prego with my 2nd baby and loved the big indoor facitilty and Westminster has one too. Super nice to have and it would give the HS a swim close facility too and get these kids active!

116. “want some trail like snake hollow
     I want kids to be active and not on there phones
     i am 12 years old and i want some more trails.”



117. “Interested in a skate roller blading and box activities in park setting family friendly

     Thanks for your support”

118. Not sure where to leave this comment but LOVE LOVE the thought of a butterfly biosphere (like the one at Thanksgiving point) Oh my word it’s beautiful, get’s kids, teens, adults in nature & caring for little gentle creatures. I would love a bigger one than Thanksgiving point w/ a domed party room in the middle etc for a private event, party etc.

It feels like you are in costa rica and a much needed lift especially in the winter months

119. I went to Thanksgiving point and went to a butterfly conservatory my favorite part was when a butterfly went on my pants and it was cool. I feel like everybody should have that chance in their life.

120. Group Fitness rooms, Machine room (treadmills and eliptical) and a free weight room (TRX machine, weighted balls, kettle bells, green turf and black pads)



121. At the new regional park, let's include a large play structure that is geared for small children. I'm thinking something like the large "castle" at the Nichols park in Kaysville or the all abilities park in St. George (Thunder Junction).

122. It seems the most apparent needs at the gym are more weightlifting and cardio equipment, and dedicated space for group exercise classes (including cycling). An indoor swimming pool would be great, but I understand this is more expensive than other amenities.

123. We need more tall trees to provide shade for the playground in the hot summer afternoons.

124. It would be great to have a drop-off/pick-up zone in front of the gym right off 650 W. This would help alleviate a lot of traffic flow through the parking lot here.

125. Farmington should annex this property so the city will have exclusive ownership of property surrounding the WDC. I trust the city more than the county should UDOT ever decide they want off-ramps/on-rams along this stretch.

126. Farmington should annex this property so the city will have exclusive ownership of property surrounding the WDC. I trust the city more than the county should UDOT ever decide they want off-ramps/on-ramps along this stretch.

127. It looks like there is open space to connect this path to the park.

128. There should be a short pavement extension here somewhere for pedestrian/bike access to the fairgrounds. There are always people in the road.

129. Please put in a bike lanes on main roads, but particularly please urge UDOT to build them on Main Street from Kaysville to Bountiful. Being able to bike along Main would give bikers access to commercial and health facilities along Main. I want it to be safe enough for me to bike with my children in tow to run my errands. Especially for my future middle and high schoolers to bike from home to their schools and the Farmington gym. It would be useful exercise and cut down on emissions.

130. Please place a tunnel running under Park Lane running through the hill supporting the i-15/89 off ramp. This would be safer and more accessible than a pedestrian bridge across Park Lane. It would be flatter/more level and reduce the risk of injury/fatality from potential automobile/pedestrian accidents. Park Lane is renders pedestrians particularly vulnerable due to many lights and convening lanes that may confuse drivers. Plus it would provide shade.

131. Please protect the marsh trails north of Park Lane and west of 89 east of 15 south of Shepherd from development.

132. Walking must be safe. Change Farmington's traffic lights to have all-way stops for vehicles accompanied by 'no turn on red' signs fixed to the traffic poles. It's okay if vehicles wait one more turn for pedestrian crossings. Prioritizing pedestrian's right of way protects everyone. Apply the principle of induced demand to create the safest and most pedestrian friendly conditions possible on all Farmington's streets, roads, and bridges. Build it and the air will clear. Plus, it's useful exercise.

133. Walking is a human right and a human need. Many people would walk or bike to work, school, health appointments, and stores if the infrastructure and planning of the city made it safe enough. Without sidewalks, bike lanes, and pedestrian only turns at traffic lights, it will never be safe enough to walk, run, and bike. Please please please make these changes.

134. Public Library branch on West side of Farmington, along the Denver Rio grande RR trail.

135. East side has a pool; give West side a splash pad. Water from the splash pad can be recycled to water the surrounding grass park, similar to how Eisenhower park in Connecticut recycles splash pad water for the golf course.

136. The high school parking lot is so crowded that a lot patrol has to be hired and employed to give out parking tickets. To high schoolers. Make every street absolutely safe for our kids to bike to school by installing bike lanes on as many roads as possible. It will cut down on bus demand and lot patrol, benefiting everyone with cleaner air and high school students with useful exercise, less stress about parking, less stress for parents who drop off. Kids can bike to school if it's safe to do so.

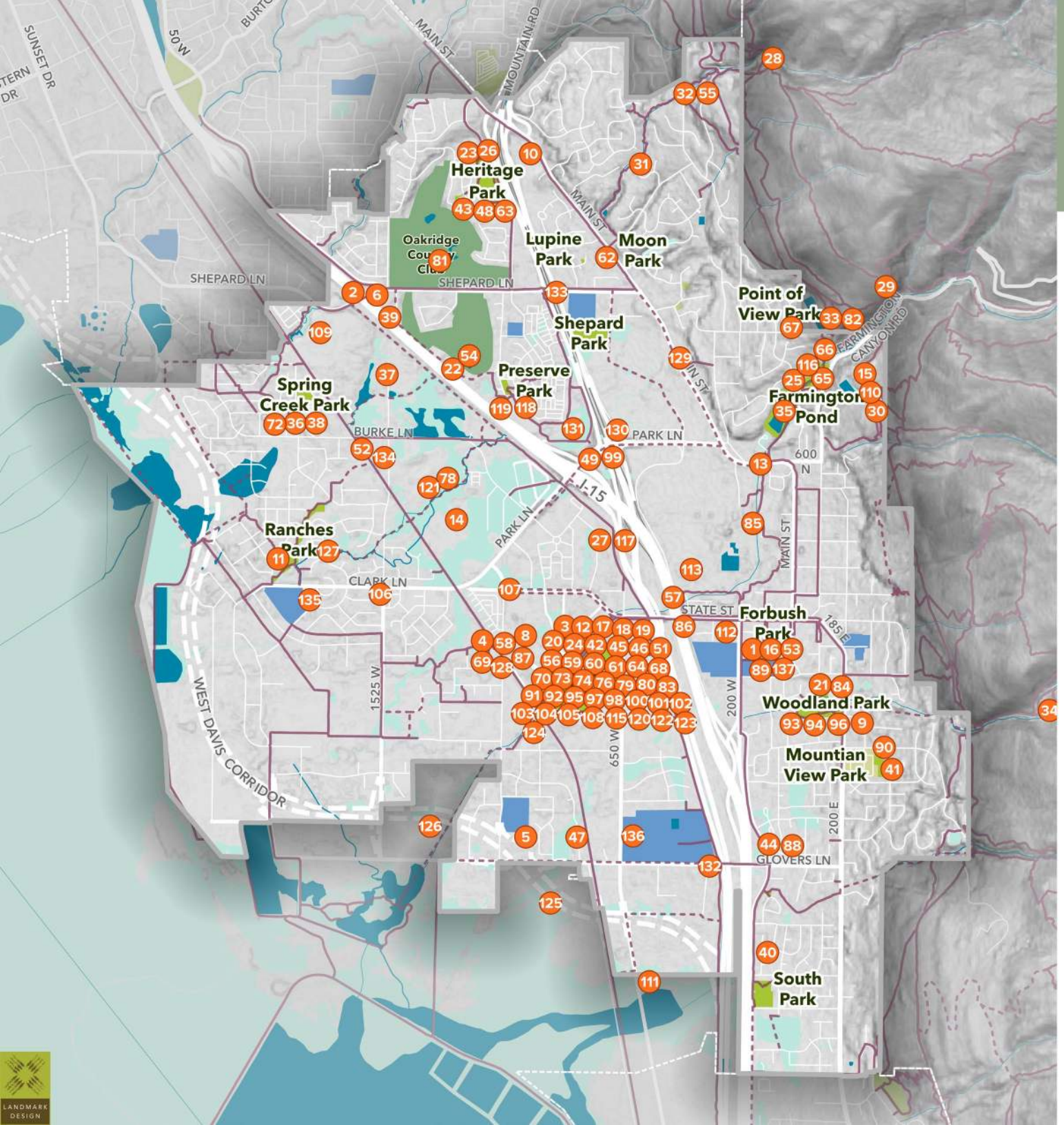
137. This is regarding the possible expansion of the existing swimming pool. We have been coming to the existing pool for over 30 years. Lots of fun memories made here. My suggestion would be to definitely KEEP the beach front as this is a huge attraction for the littles as well as the moms who like to sun bath. Please extend this space to double the length as it seems to get the most congested because it's the most loved by all age levels. A seating area in the deep end would be great as well.

138. "This is for the NEW PARK. I am hoping that you could build an ALL ABILITIES PARK that is like the one in St George Utah. I have a child that has disabilities and it has been a sought out destination for our whole family. I am sure that it would be a MAIN ATTRACTION here in Northern Utah as well as there are lots of children. You can find this park by searching for THUNDER JUNCTION ALL ABILITIES PARK 1851 S DIXIE DR. ST GEORGE UTAH 84770
435 627 4575 / https://www.sgcity.org"

CITY OF FARMINGTON

PARKS, RECREATION, ARTS, & TRAILS MASTER PLAN

Social Pinpoint Results:
"Ideas or Suggestions"



- XX Public Comment Number
- Existing Trail
- Planned Tral
- Park
- Golf Course
- Cemetery
- School
- Wetlands
- Body of Water

0 0.25 0.5 1 Miles

N

LANDMARK DESIGN

“NEW TRAIL CONNECTION”

1. It would be nice to add a connection through this segment of the area here to connect with the existing trail. The other connection if 0.5 miles away.

2. Suggested reroute of grotto trail to avoid steep eroding trail that exists in this section.

3. Would love to see the Farmington Creek trail extend further up the canyon past the waterfall on the northside. A wider trail to accomodate mt. bikes would be ideal.

4. It would be nice if this trail connected to another somehow. I realize the grades are difficult, but hey, this is a Farmington trail so steepness should be expected. Not a bad trail (although I recall lots of grass seeds in my socks), but just seemed to end too soon.

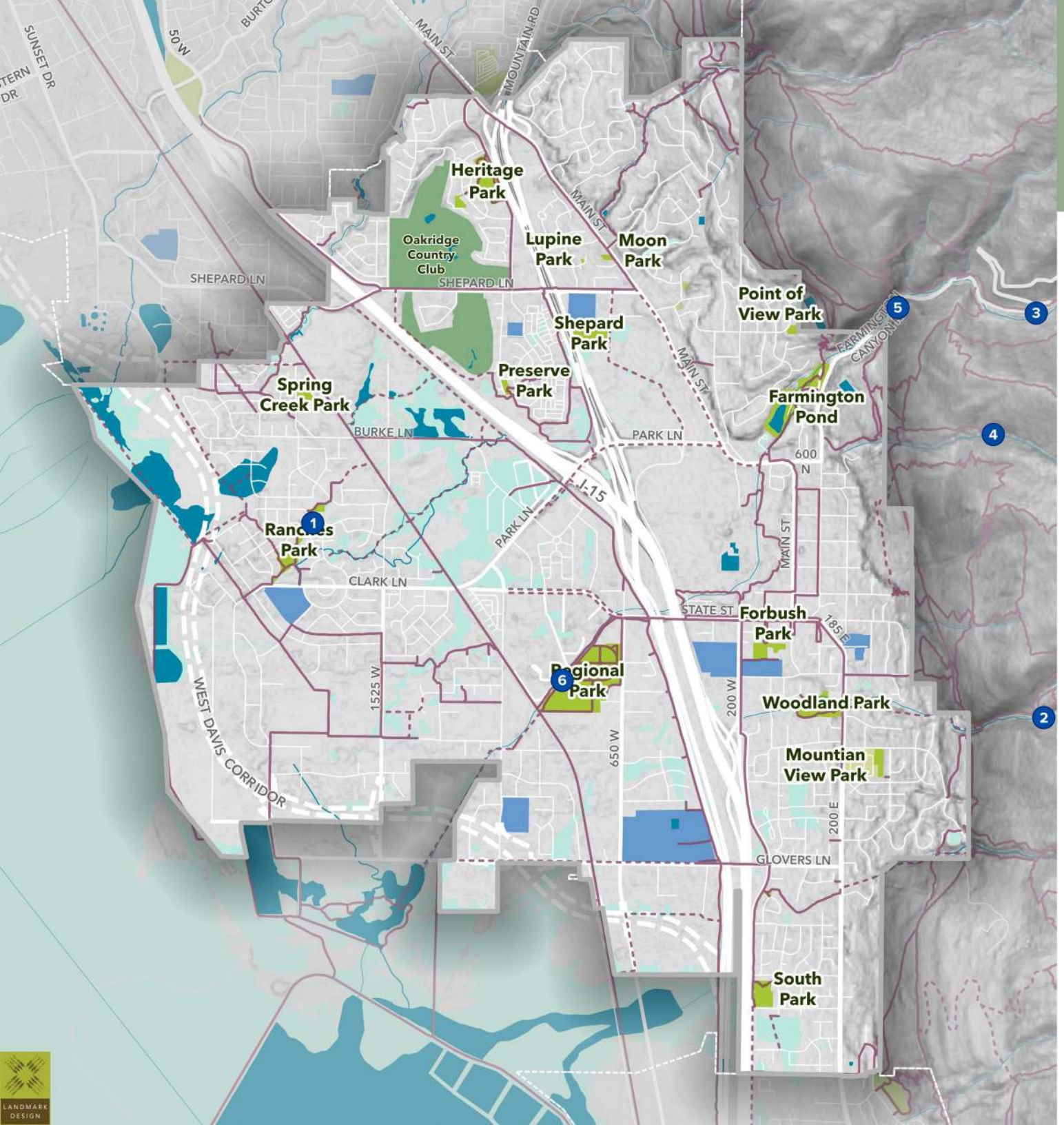
5. Need a trail connection from the upper parking lot in farmington canyon over to the shoreline trail on the north side of the canyon near the same elevation. This would make for better continuity of the shoreline trail north and south through the canyon

6. “Your idea is already part of the master plan for the contiguous North to South Davis County BST (Bonneville Shoreline Trail). If you have considerable funding to contribute to your idea, it will happen much sooner rather than much later.
   See the following link:
   https://www.ksl.com/article/50538507/plan-to-expand-utahs-bonneville-shoreline-trail-moves-forward”

7. Make a bridge over the creek to connect the Legacy Events Center parking lots to the west side of the regional park (softball fields and soccer fields). There is a connection farther south, but this connection would allow use of the parking lots at Legacy Events Center, especially for soccer games that are located at the west end of the park.

CITY OF FARMINGTON

PARKS, RECREATION, ARTS, & TRAILS MASTER PLAN



Social Pinpoint Results:

"New Trail Connection"

- XX Public Comment Number
- Existing Trail
- Planned Tral
- Park
- Golf Course
- Cemetery
- School
- Wetlands
- Body of Water

0 0.25 0.5 1 Miles

N

LANDMARK DESIGN

PUBLIC SCOPING MEETING

DECEMBER 5, 2022, 6:00 PM, FARMINGTON CITY HALL, 29 PARTICIPANTS SIGNED-IN

SUMMARY

PARKS

General Comments on Parks:

- Focus on high-use facilities
- More large parks, less small ones
- Highly amenitize new parks
- Parks should be multipurpose (not just open fields)
  - Like Centennial Park in South Jordan or Layton Park

Improvements to Existing Parks:

- Woodland Park
  - Convert Amphitheater into a concert venue
- Practice water conservation, including waterwise landscaping and grass only in active areas
- Farmington's parks are too similar – need variety
- Consider decommissioning underutilized parks

Desired Park Facilities:

- Shade Trees
- Pickleball Courts
- Synthetic Fields (for soccer, lacrosse, football, etc.)
  - Can reduce maintenance and water use
- Splash Pad
- Skate Park
  - Needs to be well-designed with a good variety of equipment for various ages abilities
- Dog Parks
  - Off-leash dog areas
- All-abilities Park
  - Similar to St George's

Desired Events:

- Farmers/Food Markets
- Music in the park
- Triathlon
- Outdoor Concerts
- Expanded Farmington Festival Days
- Generally more events/programing is desired

Vision for New Business Park:

- Outdoor basketball,
- Grass for Flag Football
- All-Abilities Facilities
- Hammock Park
- Horseshoe Pits
- Splash Pad
- Pickleball courts
  - Tournament facility with lots of courts. Could bring in revenue
- Outdoor Music Venue/Amphitheater (like Layton or Sun Valley's)
- Outdoor Basketball Court
- Bike Park
- A Destination Park
  - Interactive like Bountiful Town Square but better. Too many amenities for too small of space

RECREATION

Gym Expansion Desires:

- Full-size Indoor Fields
- Indoor swimming pool
  - A pool is needed the High School swim teams. A private gym will likely accommodate (almost finalized)
- Dedicated space for fitness classes

Recreation Programs:

- There is a shortage of referees
  - Referees are not needed for sports with young children
  - Require each team to provide a referee

Pool:

- Lap-lanes are desired
  - Differing options on where to put the lanes (at gym or with rec pool)
  - Multi-use recreation pool better accommodates residents. Lanes only serve specific people
- The existing rec. pool needs to be expanded
  - Existing pool is too small for demand/population
  - Need facilities for all ages and abilities
  - Splash pad near pool works well for the less-abled

Pickleball:

- More pickleball courts (indoor and outdoor)
  - Existing courts are heavily used and often full
  - Desired specifically at Ranches Park
- Issues with the current indoor courts sharing space with the group fitness classes.
  - Music is loud and disturbs game-play

- A separate space is needed

ARTS

- More Visual Art throughout the City
  - Should include a wide-variety and interactive
  - Murals
  - Public Art Play Equipment
- Disappointed the City opted out of the CenterPoint Theater
  - CenterPoint is heavily used by Farmington residents
  - Now is a great opportunity to re-engage with the theater
  - There is no need for separate theater – would be a waste of resources - would be better to invest in CenterPoint

TRAILS

General Comments on Trails:

- Farmington has great trails
- More trail education
- Work with the Ranches and other HOAs on trail alignments and amenities

Desired Trail Improvements:

- More connectivity between trails
- More access to water/streams
- Better weed control/maintenance
- Art along trails
- Signage (wayfinding, interpretive, and regulatory)
- A system of foothill trails
  - Similar to Corner Canyon/Eagle Mountain/Park City
- More user-specific trails (for mountain biking, hiking, equestrian, etc.)
  - There are conflicts between bikes, equestrians, and hikers
- Particularly with the High School Mountain Bike Team
- Need trail etiquette education and improved signage
  - Existing trails do no accommodate everyone
  - Ensure trail design meets user's needs (particularly for equestrians)
  - User-specific trails are need on both east and west sides

Maintenance Issues with Trails:

- Proactive maintenance is needed
  - A trail subcommittee should be formed
  - Work with High School Bike Team to help address some maintenance needs
- Weed Control is needed
  - Dyer's Woad/Goat heads/Puncher Vine is an issue on trails

- There needs to be an employee who is dedicated to puncher vine control

- Trail maintenance could be addressed through volunteers/non-profits

GENERAL

- More trails and parks are needed on the west side of Farmington
  - Conservation easement funds from UDOT could be used for west-side recreation
- Farmington Gym bond will be paid off in 2 years
- Keep the Farm in Farmington
- Funding is a concern
  - Resources should be prioritized
- Concern getting responses to the community survey via email

APPENDIX B: GENERAL FUND PROFORMA

	YEAR 1	YEAR 2	YEAR 3	YEAR 4	YEAR 5	YEAR 6	YEAR 7	YEAR 8	YEAR 9	YEAR 10
Taxes	13,420,068	13,856,129	14,342,882	14,885,921	15,491,434	15,656,147	15,820,860	15,985,573	16,150,286	16,314,999
Cemetery Revenue	36,000	36,000	36,000	36,000	36,000	36,000	36,000	36,000	36,000	36,000
Charges for services	98,500	98,500	98,500	98,500	98,500	98,500	98,500	98,500	98,500	98,500
Contributions and Transfers	1,215,000	1,215,000	1,215,000	1,215,000	1,215,000	1,215,000	1,215,000	1,215,000	1,215,000	1,215,000
Fines and Forfeitures	165,000	165,000	165,000	165,000	165,000	165,000	165,000	165,000	165,000	165,000
Grants	24,000	24,000	24,000	24,000	24,000	24,000	24,000	24,000	24,000	24,000
Interest	51,500	51,500	51,500	51,500	51,500	51,500	51,500	51,500	51,500	51,500
Licenses & Permits	819,000	819,000	819,000	819,000	819,000	819,000	819,000	819,000	819,000	819,000
Miscellaneous	143,000	143,000	143,000	143,000	143,000	143,000	143,000	143,000	143,000	143,000
Total Revenues	**$15,972,068**	**$16,408,129**	**$16,894,882**	**$17,437,921**	**$18,043,434**	**18,208,147**	**$18,372,860**	**$18,537,573**	**$18,702,286**	**$18,866,999**
Administrative	(1,526,432)	(1,526,432)	(1,526,432)	(1,526,432)	(1,526,432)	(1,526,432)	(1,526,432)	(1,526,432)	(1,526,432)	(1,526,432)
Buildings	(571,255)	(571,255)	(571,255)	(571,255)	(571,255)	(571,255)	(571,255)	(571,255)	(571,255)	(571,255)
Community Development	(1,266,625)	(1,266,625)	(1,266,625)	(1,266,625)	(1,266,625)	(1,266,625)	(1,266,625)	(1,266,625)	(1,266,625)	(1,266,625)
Economic Development	(314,598)	(314,598)	(314,598)	(314,598)	(314,598)	(314,598)	(314,598)	(314,598)	(314,598)	(314,598)
Engineering	(195,086)	(195,086)	(195,086)	(195,086)	(195,086)	(195,086)	(195,086)	(195,086)	(195,086)	(195,086)
Fire	(2,702,962)	(2,702,962)	(2,702,962)	(2,702,962)	(2,702,962)	(2,702,962)	(2,702,962)	(2,702,962)	(2,702,962)	(2,702,962)
Legislative	(157,873)	(157,873)	(157,873)	(157,873)	(157,873)	(157,873)	(157,873)	(157,873)	(157,873)	(157,873)
Police	(4,519,732)	(4,519,732)	(4,519,732)	(4,519,732)	(4,519,732)	(4,519,732)	(4,519,732)	(4,519,732)	(4,519,732)	(4,519,732)
Streets	(879,892)	(879,892)	(879,892)	(879,892)	(879,892)	(879,892)	(879,892)	(879,892)	(879,892)	(879,892)
Transfers Out to Other Funds	(1,624,900)	(1,624,900)	(1,624,900)	(1,624,900)	(1,624,900)	(1,624,900)	(1,624,900)	(1,624,900)	(1,624,900)	(1,624,900)
Parks & Cemetery	(1,309,871)	(1,365,958)	(1,476,037)	(1,539,336)	(1,661,148)	(1,732,484)	(1,867,236)	(1,947,526)	(2,096,545)	(2,186,803)
Parks & Cemetery New O&M	(47,590)	(49,494)	(102,948)	(107,065)	(167,022)	(173,703)	(240,868)	(250,503)	(325,654)	(338,680)
Total Expenses	**($15,069,226)**	**($15,125,313)**	**($15,235,392)**	**($15,298,691)**	**($15,420,503)**	**($15,491,839)**	**($15,626,591)**	**($15,706,881)**	**($15,855,900)**	**($15,946,158)**
NET REVENUE	**$902,842**	**$1,282,815**	**$1,659,490**	**$2,139,231**	**$2,622,931**	**$2,716,308**	**$2,746,269**	**$2,830,692**	**$2,846,386**	**$2,920,840**
Transfer to Park Improv.	(525,000)	(656,250)	(721,875)	(794,063)	(833,766)	(833,766)	(833,766)	(833,766)	(833,766)	(833,766)
Transfer to Recreation Fund	(1,212,000)	(1,212,000)	(1,212,000)	(1,212,000)	(1,333,200)	(1,333,200)	(1,333,200)	(1,333,200)	(1,333,200)	(1,333,200)
SURPLUS/(DEFICIT)	**($834,158)**	**($585,435)**	**($274,385)**	**$133,168**	**$455,965**	**$549,342**	**$579,303**	**$663,726**	**$679,420**	**$753,875**
Prior Year	$4,800,000	$3,965,842	$3,380,407	$3,106,022	$3,239,190	$3,695,156	$4,244,498	$4,823,801	$5,487,528	$6,166,948
Ending Cash Reserve	**$3,965,842**	**$3,380,407**	**$3,106,022**	**$3,239,190**	**$3,695,156**	**$4,244,498**	**$4,823,801**	**$5,487,528**	**$6,166,948**	**$6,920,823**
Fund Balance (% of Expense)	**24.83%**	**20.60%**	**18.38%**	**18.58%**	**20.48%**	**23.31%**	**26.26%**	**29.60%**	**32.97%**	**36.68%**
Target Amount	**20.00%**	**20.00%**	**20.00%**	**20.00%**	**20.00%**	**20.00%**	**20.00%**	**20.00%**	**20.00%**	**20.00%**

APPENDIX C: RECREATION FUND PROFORMA

	YEAR 1	YEAR 2	YEAR 3	YEAR 4	YEAR 5	YEAR 6	YEAR 7	YEAR 8	YEAR 9	YEAR 10
Baseball Program (#60)	68,250	71,663	75,246	79,008	82,958	83,724	84,528	85,372	86,259	87,190
Flag Football (#60)	74,760	78,498	82,423	86,544	90,871	90,916	90,963	91,012	91,064	91,118
Gymnasium Programming (#60)	149,100	156,555	164,383	172,602	181,232	185,061	189,081	193,302	197,735	202,389
Misc Recreation Programs (#60)	90,615	95,146	99,903	104,898	110,143	115,650	121,433	127,504	133,880	140,574
Recreation Fund Admin (#60)	18,837	18,636	16,571	13,462	8,187	3,067	-	-	-	-
Soccer Program (#60)	101,808	106,898	112,243	117,855	123,748	124,514	125,318	126,162	127,049	127,980
Softball Program (#60)	36,908	38,753	40,691	42,725	44,861	44,896	44,933	44,972	45,013	45,055
Swimming Pool Program (#60)	246,488	258,812	271,752	285,340	299,607	308,222	317,268	326,766	336,738	347,210
Tennis Program (#60)	18,743	19,680	20,664	21,697	22,782	22,919	23,063	23,214	23,373	23,540
Volleyball Program (#60)	40,950	42,998	45,147	47,405	49,775	50,158	50,560	50,982	51,425	51,891
Youth Basketball Program (#60)	120,146	126,154	132,461	139,084	146,039	146,275	146,523	146,783	147,056	147,343
Festival Days (#67)	27,090	28,445	29,867	31,360	32,928	34,319	35,780	37,314	38,924	40,615
Interest (#67)	18,837	18,636	16,571	13,462	8,187	3,067	-	-	-	-
Performing Arts (#67)	33,285	34,949	36,697	38,532	40,458	42,373	44,383	46,493	48,710	51,037
Total Revenues	**$1,045,816**	**$1,095,821**	**$1,144,619**	**$1,193,974**	**$1,241,776**	**$1,255,160**	**$1,273,832**	**$1,299,877**	**$1,327,225**	**$1,355,940**
Adult Softball (#60)	(8,447)	(8,870)	(9,313)	(9,779)	(10,268)	(10,781)	(11,320)	(11,886)	(12,480)	(13,104)
Baseball Program (#60)	(96,689)	(99,985)	(103,399)	(106,937)	(110,602)	(114,400)	(118,336)	(122,416)	(126,644)	(131,027)
Flag Football (#60)	(101,545)	(105,689)	(110,012)	(114,522)	(119,229)	(124,140)	(129,265)	(134,614)	(140,197)	(146,025)
Gymnasium Programs (#60)	(464,004)	(484,623)	(506,195)	(528,767)	(552,384)	(577,099)	(602,961)	(630,027)	(658,354)	(688,002)
Misc Recreation Programs (#60)	(95,951)	(99,307)	(102,788)	(106,399)	(110,144)	(114,030)	(118,061)	(122,243)	(126,583)	(131,087)
Admin (#60)	(697,228)	(730,052)	(764,456)	(800,517)	(838,317)	(877,939)	(919,475)	(963,016)	(1,008,661)	(1,056,513)
Soccer Program (#60)	(106,468)	(110,424)	(114,536)	(118,812)	(123,258)	(127,881)	(132,689)	(137,691)	(142,893)	(148,305)
Softball Program (#60)	(34,703)	(36,438)	(38,260)	(40,172)	(42,181)	(44,290)	(46,505)	(48,830)	(51,271)	(53,835)
Swimming Pool Program (#60)	(394,285)	(411,433)	(429,361)	(448,105)	(467,706)	(488,202)	(509,637)	(532,054)	(555,500)	(580,023)
Tennis Program (#60)	(28,019)	(29,093)	(30,210)	(31,373)	(32,584)	(33,844)	(35,157)	(36,524)	(37,947)	(39,429)
Volleyball Program (#60)	(29,672)	(30,585)	(31,527)	(32,498)	(33,499)	(34,532)	(35,597)	(36,696)	(37,829)	(38,997)
Youth Basketball Program (#60)	(117,171)	(120,960)	(124,877)	(128,925)	(133,110)	(137,436)	(141,909)	(146,533)	(151,315)	(156,259)
Festival Days (#67)	(60,152)	(61,957)	(63,815)	(65,730)	(67,702)	(69,733)	(71,825)	(73,979)	(76,199)	(78,485)
Performing Arts (#67)	(33,784)	(34,798)	(35,841)	(36,917)	(38,024)	(39,165)	(40,340)	(41,550)	(42,797)	(44,080)
Recreation New O&M	-	(49,494)	(51,474)	(107,065)	(111,348)	(173,703)	(180,651)	(250,503)	(260,523)	(338,680)
Total Expenses	**($2,268,118)**	**($2,413,705)**	**($2,516,064)**	**($2,676,518)**	**($2,790,356)**	**($2,967,176)**	**($3,093,728)**	**($3,288,561)**	**($3,429,192)**	**($3,643,851)**
NET REVENUE	**($1,222,302)**	**($1,317,884)**	**(1,371,445)**	**($1,482,544)**	**($1,548,580)**	**($1,712,016)**	**($1,819,896)**	**($1,988,684)**	**($2,101,967)**	**($2,287,912)**
General Fund Transfer In	1,212,000	1,212,000	1,212,000	1,212,000	1,333,200	1,333,200	1,333,200	1,333,200	1,333,200	1,333,200
SURPLUS/(DEFICIT)	**($10,302)**	**($105,884)**	**($159,445)**	**($270,544)**	**($215,380)**	**($378,816)**	**($486,696)**	**($655,484)**	**($768,767)**	**($954,712)**
Prior Year	$966,000	$955,698	$849,814	$690,369	$419,825	$204,445	($174,370)	($661,066)	($1,316,550)	($2,085,317)
Ending Cash Reserve	**$955,698**	**$849,814**	**$690,369**	**$419,825**	**$204,445**	**($174,370)**	**($661,066)**	**($1,316,550)**	**($2,085,317)**	**($3,040,029)**

APPENDIX D: PARK IMPROVEMENT FUND PROFORMA

	YEAR 1	YEAR 2	YEAR 3	YEAR 4	YEAR 5	YEAR 6	YEAR 7	YEAR 8	YEAR 9	YEAR 10
Contributions	-	-	-	-	-	-	-	-	-	-
Impact Fees	1,168,036	973,767	1,143,047	1,135,362	927,630	1,112,299	1,100,767	887,265	913,883	941,299
Interest	-	2,893	1,500	3,003	4,054	16	-	-	-	-
Miscellaneous	12,360	12,731	13,113	13,506	13,911	14,329	14,758	15,201	15,657	16,127
Total Revenues	**$1,180,396**	**$989,392**	**$1,157,660**	**$1,151,872**	**$945,595**	**$1,126,644**	**$1,115,526**	**$902,466**	**$929,540**	**$957,426**
650 West Park	-	-	-	-	-	-	-	-	-	-
Cemetery Improvement Costs	-	-	-	-	-	-	-	-	-	-
Cherry Hill Neighborhood Park	(3,090)	(3,183)	(3,278)	(3,377)	(3,478)	(3,582)	(3,690)	(3,800)	(3,914)	(4,032)
Debt Service & Transfers Out	-	-	-	-	-	-	-	-	-	-
Expenditures	(20,600)	(21,218)	(21,855)	(22,510)	(23,185)	(23,881)	(24,597)	(25,335)	(26,095)	(26,878)
Forbush Park	-	-	-	-	-	-	-	-	-	-
Miscellaneous Trails	-	-	-	-	-	-	-	-	-	-
Moon Neighborhood Park	-	-	-	-	-	-	-	-	-	-
Shepard Park	-	-	-	-	-	-	-	-	-	-
South Farmington Park	-	-	-	-	-	-	-	-	-	-
Total Expenses	($23,690)	($24,401)	($25,133)	($25,887)	($26,663)	($27,463)	($28,287)	($29,136)	($30,010)	($30,910)
NET REVENUE	$1,156,706	$964,991	$1,132,528	$1,125,985	$918,932	$1,099,180	$1,087,239	$873,330	$899,530	$926,516
CIP Expense	(1,533,331)	(1,444,622)	(1,516,853)	(1,592,696)	(1,672,331)	(1,755,947)	(1,843,745)	(1,935,932)	(2,032,728)	(2,134,365)
Repair and Replacement	-	(248,063)	(260,466)	(273,489)	(287,163)	(301,522)	(316,598)	(332,427)	(349,049)	(366,501)
Total Capital Outlay	($1,533,331)	($1,692,685)	($1,777,319)	($1,866,185)	($1,959,494)	(2,057,469)	(2,160,342)	(2,268,359)	(2,381,777)	(2,500,866)
General Fund Transfer In	525,000	656,250	721,875	794,063	833,766	833,766	833,766	833,766	833,766	833,766
SURPLUS/(DEFICIT)	**$148,375**	**($71,444)**	**$77,084**	**$53,863**	**($206,797)**	**($124,523)**	**($239,338)**	**($561,263)**	**($648,481)**	**($740,584)**
Prior Year	-	$148,375	$76,931	$154,015	$207,878	$1,081	($123,441)	($362,779)	($924,042)	($1,572,523)
Ending Cash Reserve	**$148,375**	**$76,931**	**$154,015**	**$207,878**	**$1,081**	**($123,441)**	**($362,779)**	**($924,042)**	**($1,572,523)**	**($2,313,108)**

APPENDIX E: MASTER PLAN PROJECTS

DESCRIPTION	MASTER PLAN REFERENCE	UNIT	QUANTITY	COST PER UNIT	BASE COST	MP BASE YEAR	YEAR TO CONSTRUCT BY	TOTAL COST OVERTIME	TRIGGER	ANNUALLY
Park LOS	Table 7.4	Each	1.00	$8,100,000	$8,100,000	2023	2033	$10,697,498	0.10	1.00
Splash Pad / Water Play	Table 7.2	Each	1.00	$850,000	$850,000	2023	2033	$1,122,577	0.10	1.00
Skate Park	Table 7.2	Each	1.00	$400,000	$400,000	2023	2033	$528,271	0.10	1.00
Off-Leash Dog Park	Table 7.2	Each	1.00	$100,000	$100,000	2023	2033	$132,068	0.10	1.00
Playground	Table 7.3	Each	1.00	$250,000	$250,000	2023	2033	$330,170	0.10	1.00
Sports Field/Court	Table 7.3	Each	1.00	$80,000	$80,000	2023	2033	$105,654	0.10	1.00
Walking Paths	Table 7.3	Miles	3.00	$400,000	$1,200,000	2023	2033	$1,584,814	0.30	1.00
Large Pavilion	Table 7.3	Each	1.00	$100,000	$100,000	2023	2033	$132,068	0.10	1.00
Feasibility study	Table 7.7		1.00	$150,000	$150,000	2023	2024	$157,500	1.00	0.00
Construct 0.6 miles of Regional Paved Trails	Table 7.8	Miles	0.60	$400,000	$240,000	2023	2050	$510,245	0.02	1.00
Construct 14.8 miles of Local Paved Trails	Table 7.8	Miles	14.80	$300,000	$4,440,000	2023	2050	$9,439,536	0.55	1.00
Construct 3.3 miles of Local Unpaved Trails	Table 7.8	Miles	3.30	$25,000	$82,500	2023	2050	$175,397	0.12	1.00
Develop the planned Legacy Trailhead on 250 S	Table 7.8	Each	1.00	$250,000	$250,000	2023	2050	$531,505	0.04	1.00
Develop planned Red Barn Trailhead	Table 7.8	Each	1.00	$100,000	$100,000	2023	2050	$212,602	0.04	1.00
Develop a Signage & Wayfinding Master Plan	Table 7.8	Each	1.00	$50,000	$50,000	2023	2050	$106,301	0.04	1.00
Implement a Signage & Wayfinding Master Plan	Table 7.8	Lump	1.00	$200,000	$200,000	2023	2050	$425,204	0.04	1.00
Trail improvements and amenities	Table 7.8	Lump	1.00	$100,000	$100,000	2023	2050	$212,602	0.04	1.00

APPENDIX E: MASTER PLAN PROJECTS (CONTINUED)

	YEAR 1	YEAR 2	YEAR 3	YEAR 4	YEAR 5	YEAR 6	YEAR 7	YEAR 8	YEAR 9	YEAR 10
Park LOS	850,500	893,025	937,676	984,560	1,033,788	1,085,477	1,139,751	1,196,739	1,256,576	1,319,405
Splash Pad / Water Play	89,250	93,713	98,398	103,318	108,484	113,908	119,604	125,584	131,863	138,456
Skate Park	42,000	44,100	46,305	48,620	51,051	53,604	56,284	59,098	62,053	65,156
Off-Leash Dog Park	10,500	11,025	11,576	12,155	12,763	13,401	14,071	14,775	15,513	16,289
Playground	26,250	27,563	28,941	30,388	31,907	33,502	35,178	36,936	38,783	40,722
Sports Field/Court	8,400	8,820	9,261	9,724	10,210	10,721	11,257	11,820	12,411	13,031
Walking Paths	126,000	132,300	138,915	145,861	153,154	160,811	168,852	177,295	186,159	195,467
Large Pavilion	10,500	11,025	11,576	12,155	12,763	13,401	14,071	14,775	15,513	16,289
Feasibility study	157,500	-	-	-	-	-	-	-	-	-
Construct 0.6 miles of Regional Paved Trails	9,333	9,800	10,290	10,805	11,345	11,912	12,508	13,133	13,790	14,479
Construct 14.8 miles of Local Paved Trails	172,667	181,300	190,365	199,883	209,877	220,371	231,390	242,959	255,107	267,863
Construct 3.3 miles of Local Unpaved Trails	3,208	3,369	3,537	3,714	3,900	4,095	4,299	4,514	4,740	4,977
Develop the planned Legacy Trailhead on 250 S	9,722	10,208	10,719	11,255	11,817	12,408	13,029	13,680	14,364	15,082
Develop planned Red Barn Trailhead	3,889	4,083	4,288	4,502	4,727	4,963	5,211	5,472	5,746	6,033
Develop a Signage & Wayfinding Master Plan	1,944	2,042	2,144	2,251	2,363	2,482	2,606	2,736	2,873	3,016
Implement a Signage & Wayfinding Master Plan	7,778	8,167	8,575	9,004	9,454	9,927	10,423	10,944	11,491	12,066
Trail improvements and amenities	3,889	4,083	4,288	4,502	4,727	4,963	5,211	5,472	5,746	6,033
TOTAL COST	**$1,533,331**	**$1,444,622**	**$1,516,853**	**$1,592,696**	**$1,672,331**	**$1,755,947**	**$1,843,745**	**$1,935,932**	**$2,032,728**	**$2,134,365**

CITY COUNCIL AGENDA

PUBLIC HEARING

AGENDA TITLE:	Lagoon Administration Building – Zone Change and Schematic Subdivision and Street Vacation
PRESENTED BY:	Lyle Gibson
DEPARTMENT:	Community Development, Director
MEETING DATE:	September 2, 2025

160 S Main
Farmington Utah 84025

CITY COUNCIL STAFF REPORT

To: Mayor and City Council

From: Lyle Gibson – Community Development Director

Date: 9/2/2025

Subject: Lagoon Administration Building - Zone Change and Schematic Subdivision and Street Vacation

RECOMMENDED MOTION

Move that the City Council approve a zone change from B (Buffer) and C-R (Commercial Recreation) to Commercial Recreation Transition, as well as a schematic subdivision plan and street vacation of 200 West for the Lagoon Administration Building, subject to all applicable Farmington City development standards and ordinances and the following conditions:

1. **All DRC comments to be addressed.**
2. **Improvements be done to the roof of the existing home located at 145 West 600 North, which is a historic resource. The improvements shall provide a better weather barrier protection to the home.**
3. **Any vegetation removed by the construction process along the eastern and northern property lines will be replaced by similar or better landscaping to serve as a buffer to residential areas.**
4. **All lighting will be directed away from neighboring properties.**
5. **Lagoon shall contribute $37,500 in cash to Farmington City which will be used towards the construction of a trail along Lagoon Drive. Payment shall be received before a building permit for the Administrative Building may be issued.**

Findings:

1. **The site plan complies with the setbacks, height standards, minimum district size and uses for the Business Park (BP) zone, as required by the CRT zone (11-21-050)**
2. **It is intended that the final site plan will comply with 11-7-070 (Standards for Construction of…Commercial Recreation Uses…on an Undeveloped Site).**
3. **The proposed use conforms to the General Plan designation for this area.**

4. **The use is compatible with the character of adjacent commercial properties, and will maintain a buffer for the residential areas in Grove Creek Circle via Farmington Creek Trail and the surrounding forested area.**
5. **The more restrictive CRT zone replaces the CR zone which allows for typical higher-impact amusement park uses.**
6. **With compliance to conditions and requirements, it is reasonable to assume the use will not create unreasonable risks, interfere with the lawful use of surrounding property, or create a need for essential services that cannot be met.**

BACKGROUND

The subject property is currently zoned B and C-R and is located on a dead-end portion of 200 West. The property owner intends to use this property for an employee services facility which would house operational, security, employee and executive areas. As part of this proposal, the applicant is requesting the street vacation of 200 West, making that portion a private road dedicated to site circulation (street vacations are the purview of the City Council). The property is adjacent to the Lagoon Trail (Farmington Creek Trail) and would remove a small trail spur and trailhead, however, there is another trailhead on Lagoon Lane (300 North) approximately an eighth of a mile away. The Farmington Pond trailhead area is also located under a half mile way. Because of this, together with administrative and security use of the proposal, the Development Review Committee is ok with the removal of the trailhead located near this site.

The applicant is requesting a zone change to Commercial Recreation Transition (CRT). The uses listed in that zone are limited, but reference that "any use determined to be similar to the other uses of this section and/or compatible with the description of the CRT zone". The purpose of the zone acts as a transition to Lagoon and nearby residential or noncommercial uses. As such, most development requires conditional use approval for allow more input from the City and Planning Commission in an attempt to mitigate the effects of potential uses. The CRT zone establishes that unlisted conditional uses (such as business and professional offices), should be reviewed based on like uses elsewhere in the Zoning Ordinance (11-21-050). For the purpose of this site plan review, Staff has reviewed using the standards from the BP (Business Park) zone for business and professional offices. Examples of conditions that the Commission may place include screening, landscaping, architectural elements, lighting, among others.

The site is over 5 acres, which requires site plan review from the Planning Commission (11-7-040 F). The applicant also asks for schematic subdivision approval to record parcel boundary adjustments as shown on the site plan, and to record any access or utility easements over 200 West to protect and preserve existing and potential infrastructure. The Planning Commission recommended approval for the zone change and schematic subdivision at the August 21, 2025 meeting. The Commission recommended that the Council consider evaluating the buffer between the site and Farmington Creek due to public comment. They also recommend the Council consider installation of

improvements to existing trail infrastructure and potential parking areas to replace the 200 West trail access as conditions of approval.

The Planning Commission held a public hearing where comments from the public and commission focused around finding a way to compensate for the loss of trail access due to the proposal. Ideas included other trail improvements or additional trailhead parking or signage to existing trailhead parking along the Farmington Creek Trail. Comments also expressed interest in ensuring a sufficient creek buffer both for the health of the creek but also as a buffer to neighboring properties.

After meeting with the Planning Commission, staff has met with Lagoon who has expressed their concern with the condition to improve the historic home listed in condition #2 based on its connection to the rezone but also because in their opinion the home is holding up well and has a current tenant. Lagoon also indicated their support to contribute to the creation of a paved trail along Lagoon Drive in addition to cooperation in exploring additional parking at, for example, the 300 North trailhead on the east side of the park. It is anticipated that a letter expressing this commitment will be provided to the city prior to the 9/2/25 meeting for review of the City Council.

Respectfully submitted,

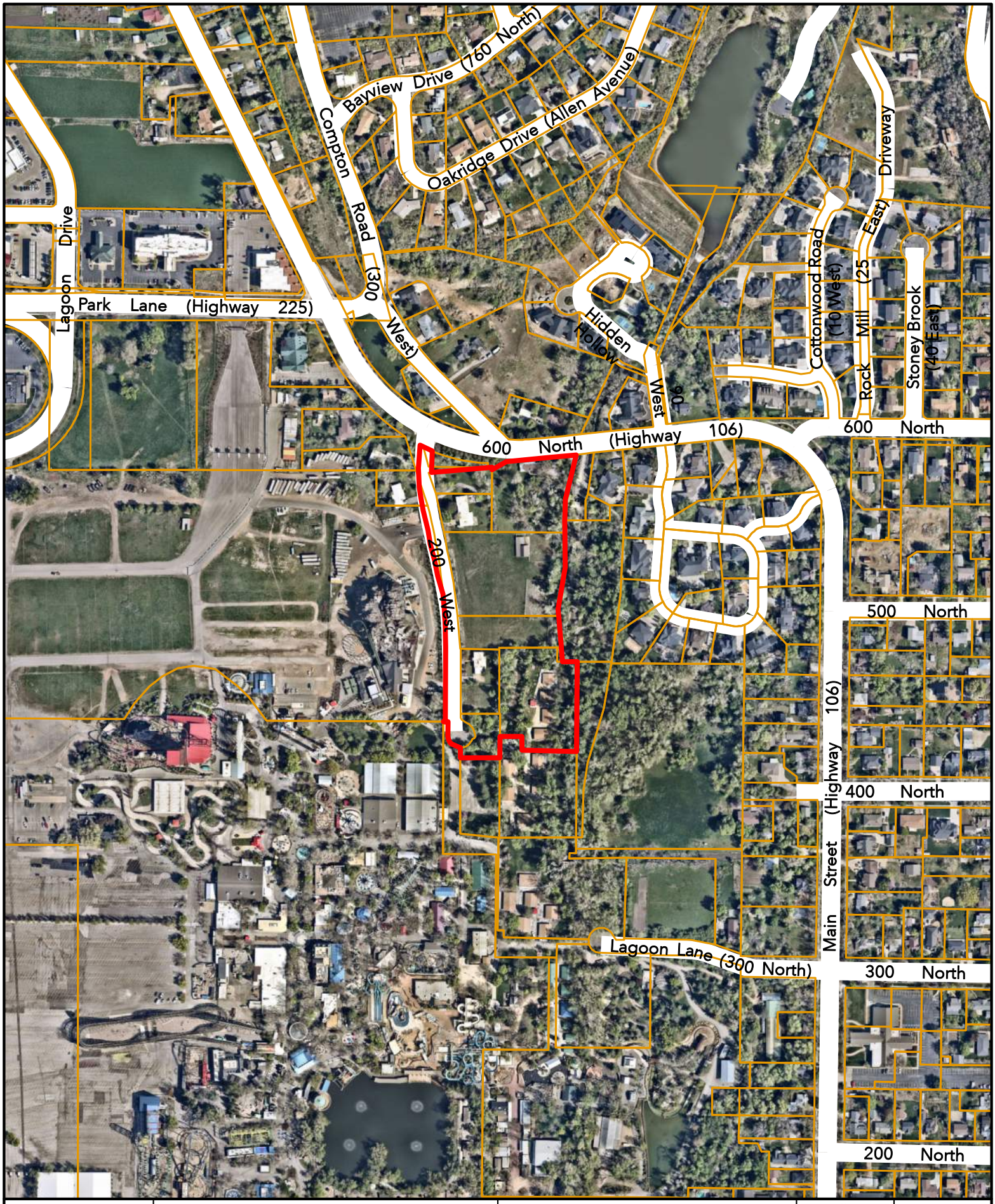
Lyle Gibson
Community Development Director

Review and concur,

Brigham Mellor
City Manager

<u>Supplemental Information</u>

1. **Vicinity Map**
2. **Rezone exhibit**
3. **Use description from applicant**
4. **Concept site plan and elevations**



FARMINGTON
MORE TIME FOR LIVING

9 , & , 1 , 7 < 0 $ 3

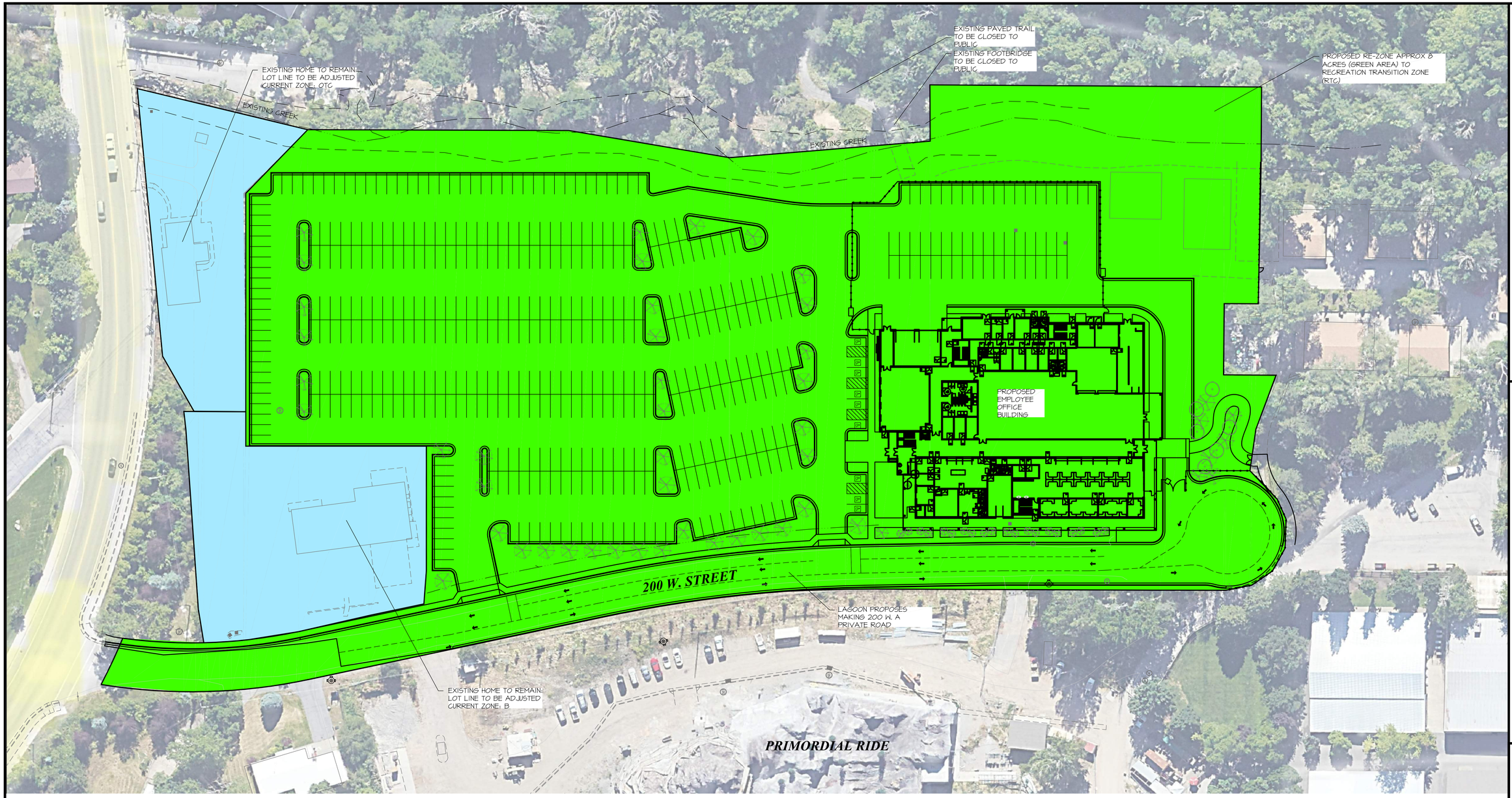
/ D J R R Q $ G P L Q L V W U D W L R Q % X L O G L Q J

) H H W

0 H W H U V

N
W FC E
S

' L V F O D L P H U 7 K L V P D S
S U R G X F H G E \ ) D U P L Q J W R
' (6 D Q G L V I U U H H O
7 K L Q I R U P D W L R Q F R Q W
W K L V P D S L V E H O L H Y H
D F F X U D W H D Q G V X L W D E
X V H V) D U P L Q J W R Q & L W \
Z D U U D Q W \ D V W K H
W K L Q I R U P D W L R Q F R Q
D Q \ R W K H U S U S R V H





VICINITY MAP



PROPOSED EXTERIOR

REZONE APPROX 8 ACRES TO CRT

EXISTING HOMES THAT HAVE NEW LOT SIZES, BUT WILL REMAIN IN RESIDENTIAL ZONE

0 40 80 160

HORIZONTAL SCALE: 1"=40'

RE-ZONE PLAN

CALL BLUESTAKES
@ 1-800-662-4111
AT LEAST 48 HOURS PRIOR TO COMMENCING ANY CONSTRUCTION

SILVERPEAK ENGINEERING
177 E. ANTELOPE DR. STE. B
LAYTON, UT 84041
PHONE: (801) 499-5054
WWW.SILVERPEAKENG.COM
STRUCTURAL CIVIL SURVEY

LAGOON ADMIN BUILDING
APPROX. 200 W. & MAIN ST.
FARMINGTON, UTAH

SEAL:

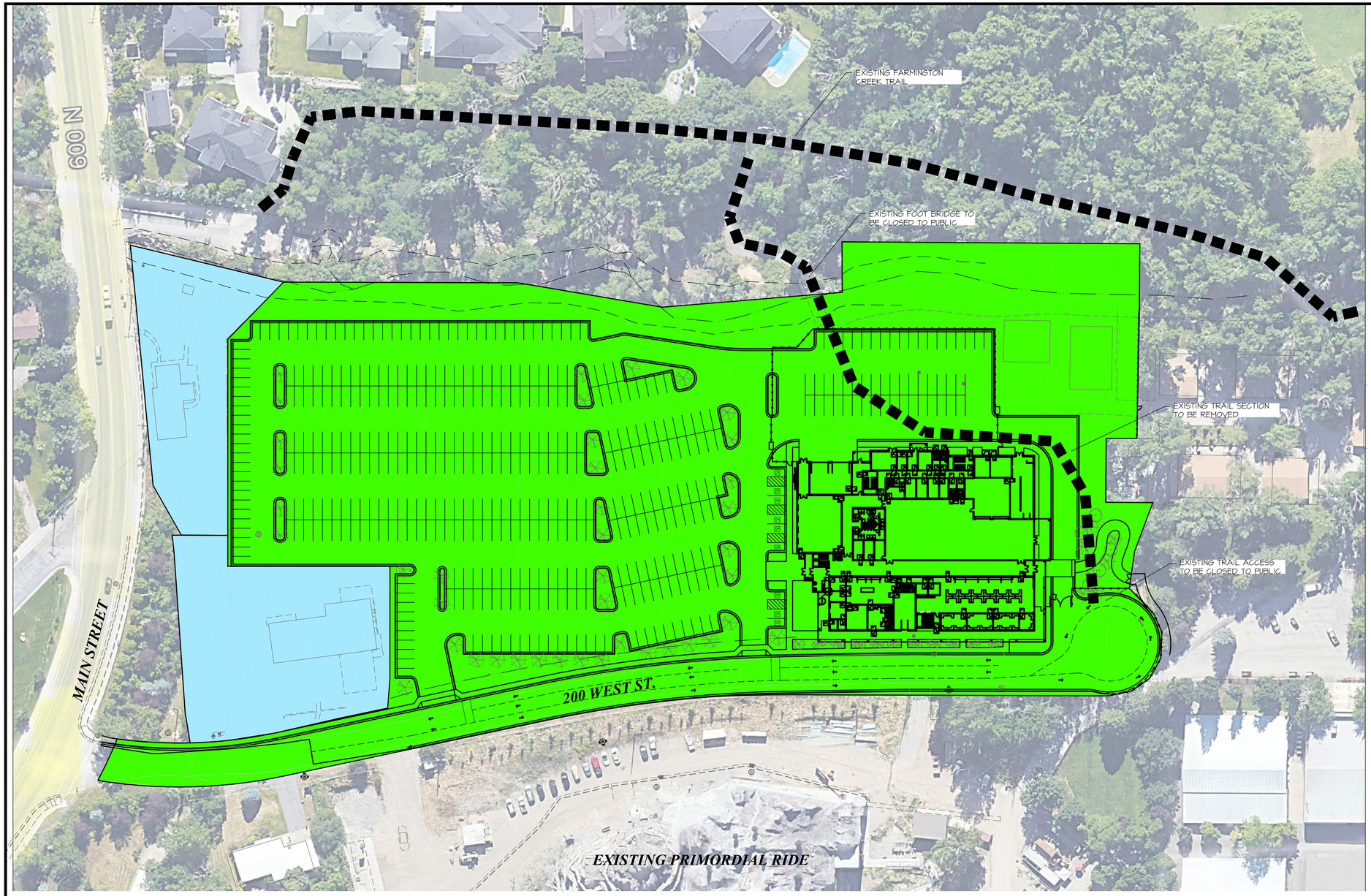
DATE: 07/3/2025
PROJECT: AW-071
MANGER: J.R.J.

REVISIONS	
MARK	DATE / DESC.

SITE PLAN

SHEET NUMBER:
C211

PRIOR TO STARTING CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAKING SURE THAT ALL REQUIRED PERMITS AND APPROVALS HAVE BEEN OBTAINED. NO CONSTRUCTION OR FABRICATION SHALL BEGIN UNTIL THE CONTRACTOR HAS RECEIVED AND THOROUGHLY REVIEWED ALL PLANS AND OTHER DOCUMENTS APPROVED BY ALL OF THE PERMITTING AUTHORITIES.



0 50 100 200

HORIZONTAL SCALE: 1"=50'

EXISTING TRAIL

CALL BLUESTAKES
@ 1-800-662-4111
AT LEAST 48 HOURS
PRIOR TO COMMENCING
ANY CONSTRUCTION

SILVERPEAK ENGINEERING
177 E. ANTELOPE DR. STE. B
LAYTON, UT 84041
PHONE: (801) 499-5054
STRUCTURAL CIVIL SURVEY WWW.SILVERPEAKENG.COM

LAGOON ADMIN BUILDING
APPROX. 200 W. & MAIN ST.
FARMINGTON, UTAH

SEAL:

DATE: 07/3/2025
PROJECT: AW-071
MANGER: J.R.J.

REVISIONS	
MARK	DATE / DESC.

SITE PLAN

SHEET NUMBER:
C212

PRIOR TO STARTING CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAKING SURE THAT ALL REQUIRED PERMITS AND APPROVALS HAVE BEEN OBTAINED. NO CONSTRUCTION OR FABRICATION SHALL BEGIN UNTIL THE CONTRACTOR HAS RECEIVED AND THOROUGHLY REVIEWED ALL PLANS AND OTHER DOCUMENTS APPROVED BY ALL OF THE PERMITTING AUTHORITIES.

Here is a written description of the building use:

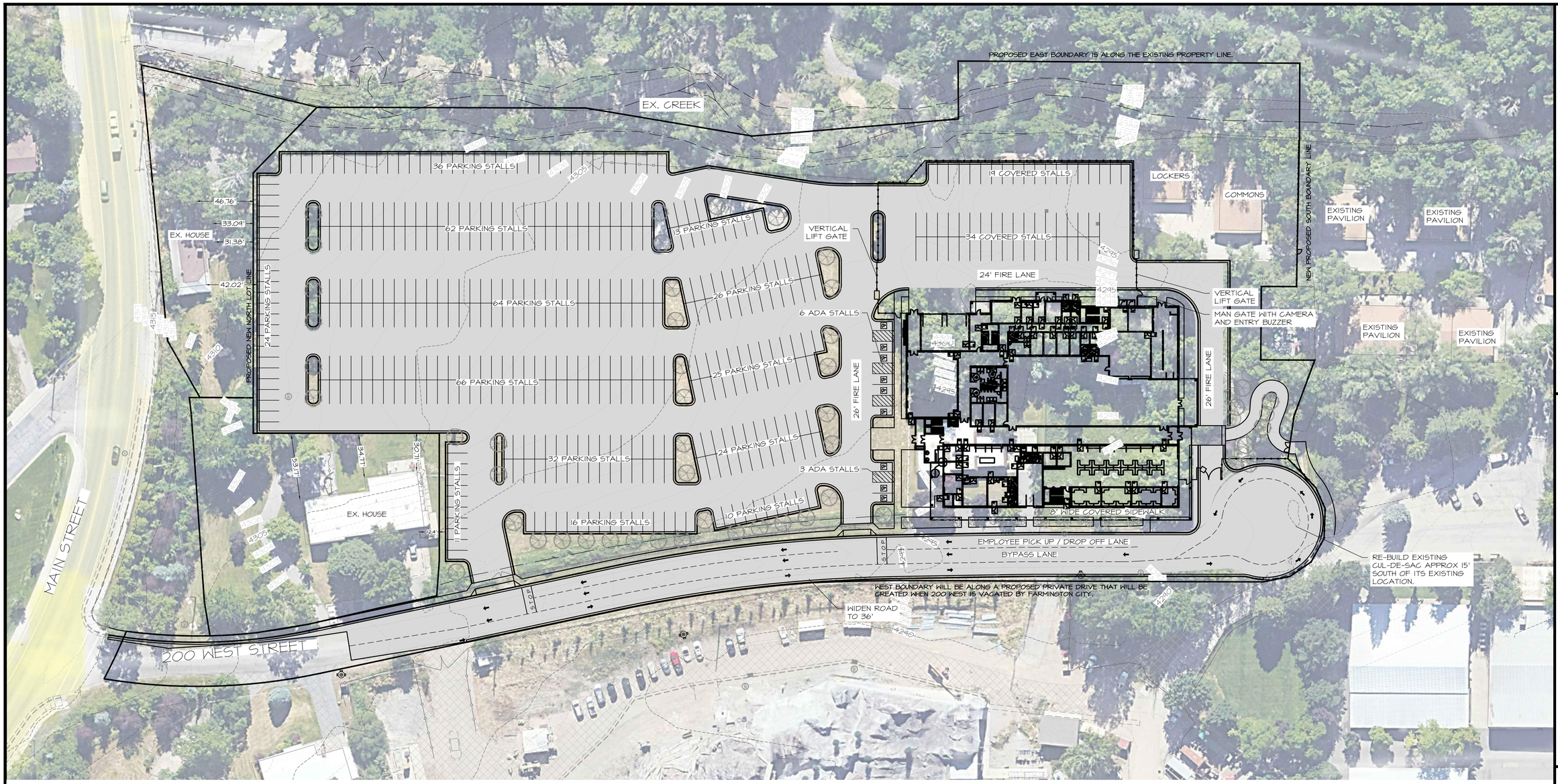
Lagoon Theme Park – Employee Services Facility

The proposed Employee Services Facility is a two-story structure designed to accommodate both operational and executive functions that support Lagoon Theme Park's daily activities and strategic oversight. The building integrates programmatic zones that enhance employee experience, reinforce departmental cohesion, and streamline park operations.

◈ First Level – Operational Functions
The ground floor is programmed to support general employee needs and core park operations:
• A centrally located employee cafeteria offers accessible dining options before, during, and after shifts, encouraging flexible use and fostering staff engagement.
• A multi-functional training room is planned to host onboarding sessions, periodic safety briefings, and departmental instruction.
• The Security and Safety Suite, equipped with controlled access, communications infrastructure, and monitoring stations, provides a dedicated zone for park security staff and emergency coordination.
• An open-plan operations office anchors the first floor, servicing day-to-day management functions. Designated zones will be provided for departments such as Rides & Attractions, Games, Food Services, Retail, Lagoon-A-Beach, and Human Resources—allowing efficient workflow while maintaining clear spatial delineation.

◈ Second Level – Executive Suite
The upper level is conceived as a strategic and administrative suite, housing senior leadership. Enclosed offices, a formal conference room, and collaborative workspaces are arranged to support high-level planning, fiscal oversight, and interdepartmental coordination. The second level's spatial composition balances privacy with visibility, fostering an environment conducive to decision-making while remaining connected to park operations.

Site: The south side of the building has a concrete walkway through the fire line. We showed it that way to indicate that the sidewalk would continue from around the building and connect to the trail. It will be raised but a nominal amount that will still work for firetruck access.



PRELIMINARY UTILITY CONNECTION NOTES :

1 - CULINARY WATER WILL CONNECT PAST LAGOON'S EXISTING METER TO AN EXISTING 10" WATER LINE.
2 - FIRE WILL CONNECT TO THE EXISTING 10" WATER LINE THAT RUNS EAST AND WEST ALONG THE WEST SIDE OF 200 WEST STREET.
3 - GAS WILL LIKELY CONNECT TO THE EXISTING LINE IN 200 WEST, OR COME FROM THE SOUTH AND CONNECT AT LAGOON'S EXISTING METER.
4 - POWER WILL CONNECT TO LAGOON'S EXISTING DISTRIBUTION SYSTEM, LIKELY COMING FROM THE WEST NEAR PRIMORDIAL.
5 - SANITARY SEWER WILL CONNECT TO AN EXISTING 8" MAIN LINE THAT LIES APPROXIMATELY 400 FEET SOUTH OF THE PROPOSED BUILDING, A MAIN LINE WILL BE RUN TO THE END OF 200 WEST STREET WITH A 6" LATERAL RUNNING TO THE SOUTH SIDE OF THE PROPOSED BUILDING.
6 - COMMUNICATIONS WILL CONNECT INTO LAGOON'S EXISTING FIBER OPTIC LINE SOUTH OF THE BUILDING.
7 - STORM WATER WILL BE RETAINED / DETAINED ON SITE BELOW THE PARKING LOT WITH AN OVERFLOW TO THE EXISTING 15" STORM WATER LINE IN 200 WEST STREET.

0 40 80 160

HORIZONTAL SCALE: 1"=40'

SITE PLAN

CALL BLUESTAKES
@ 1-800-662-4111
AT LEAST 48 HOURS
PRIOR TO COMMENCING
ANY CONSTRUCTION

SILVERPEAK ENGINEERING
177 E. ANTELOPE DR. STE. B
LAYTON, UT 84041
PHONE: (801) 499-5054
STRUCTURAL CIVIL SURVEY WWW.SILVERPEAKENG.COM

LAGOON ADMIN BUILDING
APPROX. 200 W. & MAIN ST.
FARMINGTON, UTAH

SEAL:

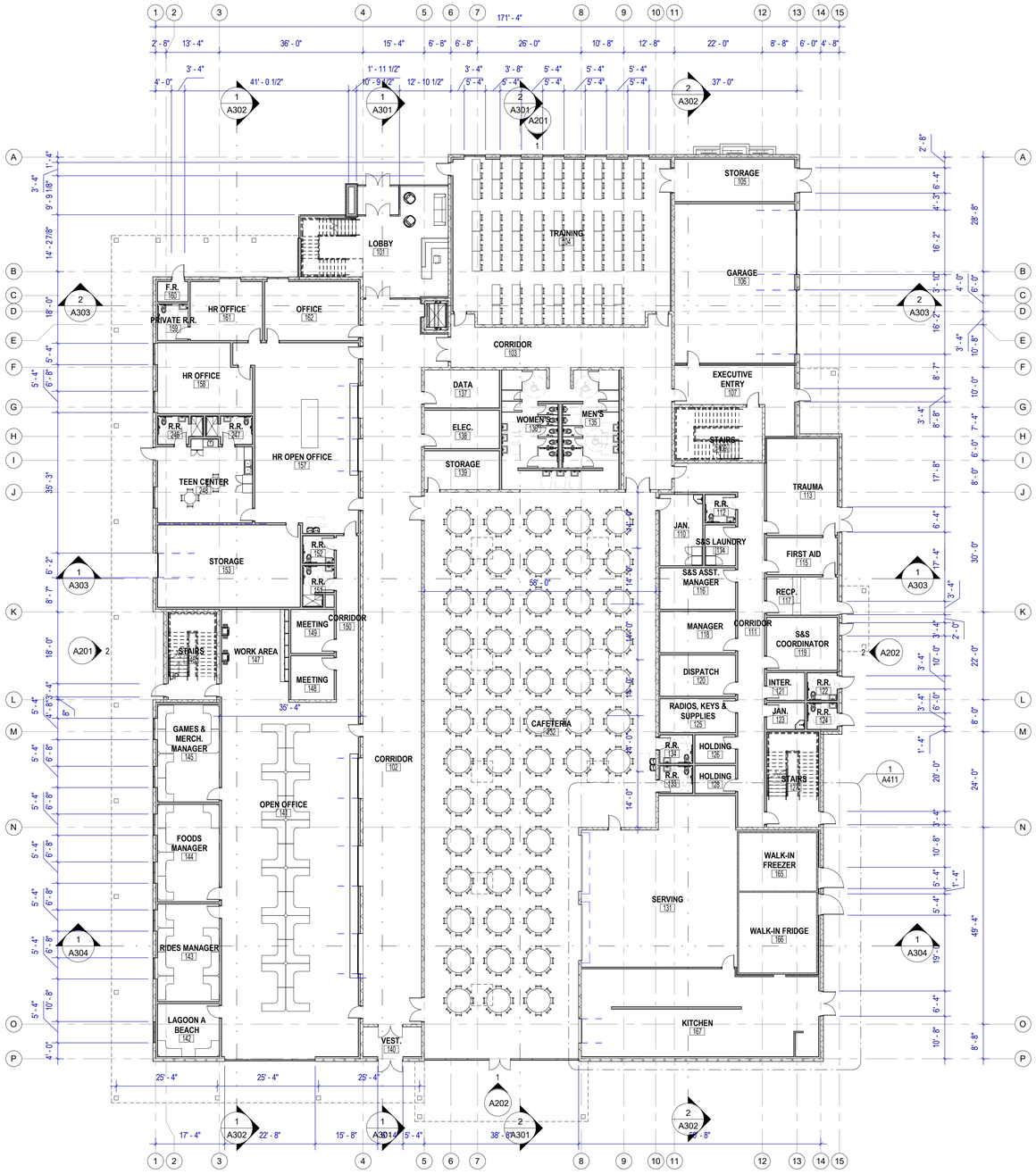
DATE: 07/09/2025
PROJECT: AW-071
MANGER: J.R.J.

REVISIONS	
MARK	DATE / DESC.

SITE PLAN

SHEET NUMBER:
C220

PRIOR TO STARTING CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAKING SURE THAT ALL REQUIRED PERMITS AND APPROVALS HAVE BEEN OBTAINED. NO CONSTRUCTION OR FABRICATION SHALL BEGIN UNTIL THE CONTRACTOR HAS RECEIVED AND THOROUGHLY REVIEWED ALL PLANS AND OTHER DOCUMENTS APPROVED BY ALL OF THE PERMITTING AUTHORITIES.



LEVEL 1 FLOOR PLAN

1/16" = 1'-0"

1 A101

GENERAL NOTES

1. SEE ENLARGED PLANS FOR INTERIOR DIMENSIONS
2. WINDOW DIMENSION ARE TO THE CL OF WINDOW OPENING UNO
3. CONFIRM EXACT LOCATION OF ALL KITCHEN EQUIPMENT WITH KITCHEN SUPPLIER. COORDINATE EXACT SIZE OF OPENING FOR SERVING TABLE WITH KITCHEN SUPPLIER.
4. ALL CONDENSER & COMPRESSOR UNITS AND/OR WALK-IN REFRIGERATION UNITS MUST BE ROOF MOUNTED
5. CUBBIES AND LOCKERS:
   -PROVIDE 5% ACCESSIBLE LOCKERS/CUBBIES/HOOKS AS APPLICABLE. SEE PLANS FOR LOCATIONS
   -A MINIMUM OF 5% OF LOCKERS PROVIDED IN AN ACCESSIBLE SPACE SHALL BE ACCESSIBLE PER ANSI 309.
6. THROUGH PENETRATION FIRESTOP SYSTEMS:
   -A FIRE RESISTIVE WALL OR FLOOR MUST BE SEALED BACK TO ITS ORIGINAL FIRE INTEGRITY WHEN PENETRATED. CONTRACTOR TO USE THE UL DESIGN NUMBERS BELOW TO MAINTAIN FIRE RESISTIVE INTEGRITY.
      -STUD WALLS: W-L-1002
      -CMU WALLS: W-J-1009
      -CONCRETE FLOOR ASSEMBLY: F-A-1008
   -FIRE RESISTIVE ROOMS:
      -FIRE RISER ROOM
      -ELEVATOR SHAFT
      -ELEVATOR EQUIPMENT ROOM
      -STORAGE UNDER STAIRS
7. IN KITCHEN, PROVIDE HAND SINK, 4-COMP SINK & HOOD. ALL OTHER KITCHEN EQUIPMENT PROVIDED BY OWNER.
8. PROVIDE 11 7/8" RIM WOOD BLOCKING FOR ALL RESTROOM PARTITIONS, ADA GRAB BARS, HANDRAILS, ETC. SEE MANUFACTURER'S RECOMMENDATIONS FOR LOCATIONS OF BLOCKING.
9. PROVIDE METAL STRAPPING BLOCKING FOR WHITEBOARDS (SEE MANUFACTURER'S RECOMMENDATIONS FOR LOCATION OF BLOCKING).

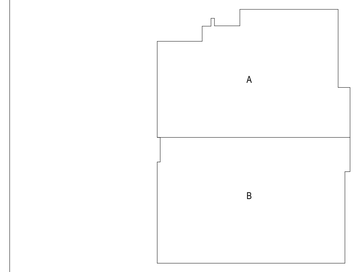
UPDATE BASED ON PROJECT REQUIREMENTS

FLOOR PLAN LEGEND

SYMBOL	DESCRIPTION
1t	WALL TYPE TAG - SEE WALL TYPES SHEET A501.
101	DOOR TAG - SEE DOOR SCHEULE SHEET A601
A	WINDOW TAG SEE WINDOW SCHEDULE SHEET A611
	1-HR FIRE RATING
	2-HR FIRE RATING
	3-HR FIRE RATING

UPDATE BASED ON PROJECT REQUIREMENTS

KEY PLAN



BUILDING AREA

LEVEL 1	36,571 SF
LEVEL 2	23,267 SF
	59,838 SF

SILVERPEAK ENGINEERING
177 E. ANTELOPE DR. STE. B
LAYTON, UT 84041
PHONE: (801) 499-5054
STRUCTURAL CIVIL SURVEY WWW.SILVERPEAKENG.COM

LAGOON EMPLOYEE BUILDING

Project Address

SEAL:

NOT FOR CONSTRUCTION

DATE: 06/10/25
PROJECT: AW-071
MANAGER:

REVISIONS

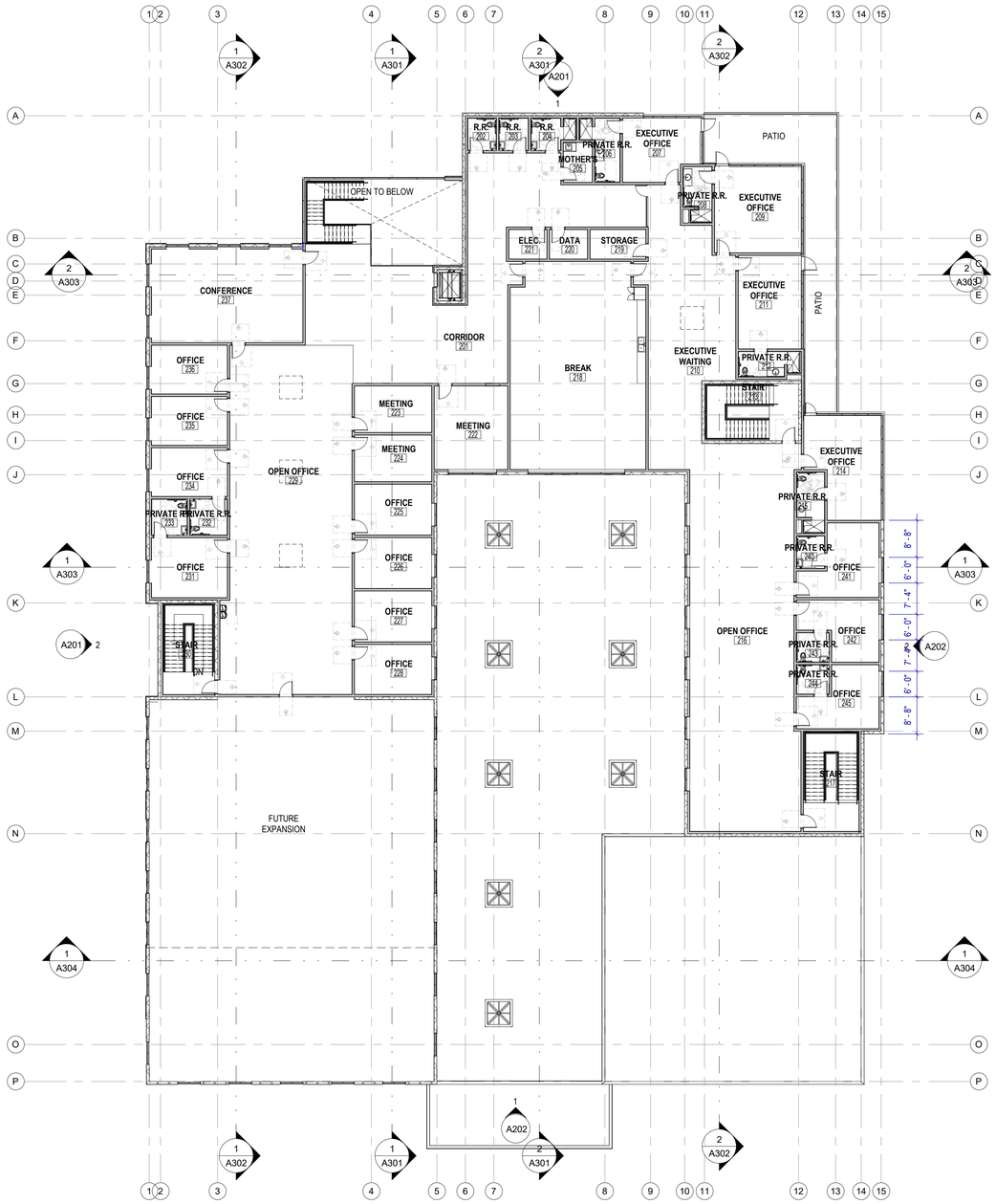
#	DATE	DESCRIPTION

LEVEL 1 FLOOR PLAN

SHEET NUMBER:

A101

PRIOR TO STARTING CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAKING SURE THAT ALL REQUIRED PERMITS AND APPROVALS HAVE BEEN OBTAINED. NO CONSTRUCTION OR FABRICATION SHALL BEGIN UNTIL THE CONTRACTOR HAS RECEIVED AND THOROUGHLY REVIEWED ALL PLANS AND OTHER DOCUMENTS APPROVED BY ALL OF THE PERMITTING AUTHORITIES.



LEVEL 2 FLOOR PLAN

1/16" = 1'-0"

1 A111

SILVERPEAK ENGINEERING
STRUCTURAL CIVIL SURVEY WWW.SILVERPEAKENG.COM
177 E. ANTELOPE DR. STE. B
LAYTON, UT 84041
PHONE: (801) 499-5054

LAGOON EMPLOYEE BUILDING

Project Address

SEAL:

NOT FOR CONSTRUCTION

DATE: 06/10/25
PROJECT: AW-071
MANAGER: ZH

REVISIONS

#	DATE	DESCRIPTION

LEVEL 2 FLOOR PLAN

SHEET NUMBER:

A111

PRIOR TO STARTING CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAKING SURE THAT ALL REQUIRED PERMITS AND APPROVALS HAVE BEEN OBTAINED. NO CONSTRUCTION OR FABRICATION SHALL BEGIN UNTIL THE CONTRACTOR HAS RECEIVED AND THOROUGHLY REVIEWED ALL PLANS AND OTHER DOCUMENTS APPROVED BY ALL OF THE PERMITTING AUTHORITIES.



NORTH ELEVATION
3/32" = 1'-0"

1 A201

ENERGY ANALYSIS
(PRESCRIPTIVE METHOD)

CLIMATE ZONE: 5B

(R-VALUE METHOD)

BUILDING ELEMENT	REQUIRED	PROVIDED
ROOFS	R-30ci	R-30ci
WALLS, ABOVE GRADE (MASS)	U-0.090	U-0.090 (6" MTL STUD W/ R-21, ASHRAE 90.1 TABLE A3.3.3.1)
WALLS, ABOVE GRADE (METAL)	R-13+R-10ci	R-13+R-10ci
SLAB ON GRADE FLOORS	R-15	R-15
OPAQUE DOORS	U-0.37	U-0.37
GARAGE DOORS	U-0.31	U-0.31

FENESTRATION REQUIREMENTS

ELEVATION	TOTAL SF GLAZING SF	GLAZING%(MAX 30%)

U-FACTOR
FIXED
OPERABLE
ENTRANCE DOORS

SHGC (PF<0.2)
FIXED
OPERABLE

UPDATE

EXTERIOR FINISH LEGEND

- STANDARD-FACE (GAMBOGE)
- SPLIT-FACE (GAMBOGE)
- HONED-FACE (GAMBOGE)
- CHAM-CLAD (HARVEST WALNUT 7027)



WEST ELEVATION
3/32" = 1'-0"

2 A201

SILVERPEAK ENGINEERING
177 E. ANTELOPE DR. STE. B
LAYTON, UT 84041
PHONE: (801) 499-5054
STRUCTURAL CIVIL SURVEY WWW.SILVERPEAKENG.COM

LAGOON EMPLOYEE BUILDING
Project Address

SEAL:

NOT FOR CONSTRUCTION

DATE: 06/10/25
PROJECT: AW-071
MANAGER:

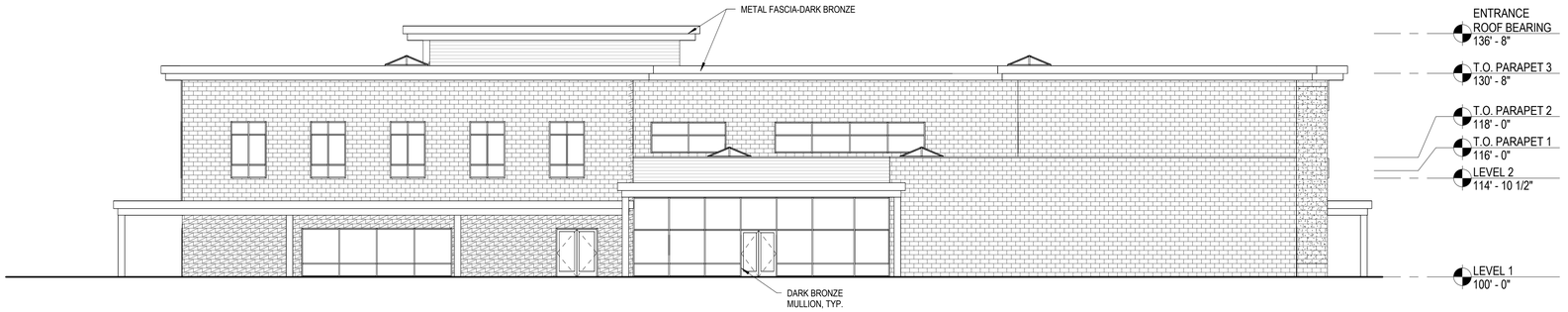
REVISIONS

#	DATE	DESCRIPTION

EXTERIOR ELEVATIONS

SHEET NUMBER:
A201

PRIOR TO STARTING CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAKING SURE THAT ALL REQUIRED PERMITS AND APPROVALS HAVE BEEN OBTAINED. NO CONSTRUCTION OR FABRICATION SHALL BEGIN UNTIL THE CONTRACTOR HAS RECEIVED AND THOROUGHLY REVIEWED ALL PLANS AND OTHER DOCUMENTS APPROVED BY ALL OF THE PERMITTING AUTHORITIES.



SOUTH ELEVATION
3/32" = 1'-0"

1
A202

ENERGY ANALYSIS
(PRESCRIPTIVE METHOD)

CLIMATE ZONE: 5B

(R-VALUE METHOD)

BUILDING ELEMENT	REQUIRED	PROVIDED
ROOFS	R-30ci	R-30ci
WALLS, ABOVE GRADE (MASS)	U-0.090	U-0.090 (6" MTL STUD W/ R-21, ASHRAE 90.1 TABLE A3.3.3.1)
WALLS, ABOVE GRADE (METAL)	R-13+R-10ci	R-13+R-10ci
SLAB ON GRADE FLOORS	R-15	R-15
OPAQUE DOORS	U-0.37	U-0.37
GARAGE DOORS	U-0.31	U-0.31

FENESTRATION REQUIREMENTS

ELEVATION	TOTAL SF GLAZING SF	GLAZING%(MAX 30%)

U-FACTOR
FIXED
OPERABLE
ENTRANCE DOORS

SHGC (PF<0.2)
FIXED
OPERABLE

UPDATE

EXTERIOR FINISH LEGEND

- STANDARD-FACE (GAMBOGE)
- SPLIT-FACE (GAMBOGE)
- HONED-FACE (GAMBOGE)
- CHAM-CLAD (HARVEST WALNUT 7027)



EAST ELEVATION
3/32" = 1'-0"

2
A202

SILVERPEAK ENGINEERING
177 E. ANTELOPE DR. STE. B
LAYTON, UT 84041
PHONE: (801) 499-5054
STRUCTURAL CIVIL SURVEY WWW.SILVERPEAKENG.COM

LAGOON EMPLOYEE BUILDING
Project Address

SEAL:

NOT FOR CONSTRUCTION

DATE: 06/10/25
PROJECT: AW-071
MANAGER: ZH

REVISIONS

#	DATE	DESCRIPTION

EXTERIOR ELEVATIONS

SHEET NUMBER:
A202

PRIOR TO STARTING CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAKING SURE THAT ALL REQUIRED PERMITS AND APPROVALS HAVE BEEN OBTAINED. NO CONSTRUCTION OR FABRICATION SHALL BEGIN UNTIL THE CONTRACTOR HAS RECEIVED AND THOROUGHLY REVIEWED ALL PLANS AND OTHER DOCUMENTS APPROVED BY ALL OF THE PERMITTING AUTHORITIES.

CITY COUNCIL AGENDA

BUSINESS

AGENDA TITLE:	Consider a Resolution for the establishment of a Green Waste Program
PRESENTED BY:	Brigham Mellor, City Manager
DEPARTMENT:	Administration
MEETING DATE:	September 2, 2025

160 S Main
Farmington Utah 84025

CITY COUNCIL STAFF REPORT

To: Mayor and City Council

From: Brigham Mellor

Date: 09/02/2025

Subject: A Resolution for the Establishment of a Green Waste Program

RECOMMENDATION(S)

Approve the resolution establishing a green waste program in the Spring of 2026

BACKGROUND

The council budgeted for FY 2026 to purchase the necessary equipment for implementing a green waste program in Farmington (mainly the cans). The first cans are expected to arrive this winter, and the rollout will commence later this spring.

Amendments to the fee schedule and timing for the program to commence are being developed within the Public Works department and are being negotiated with our waste carrier. Our partners at Wasatch Integrated Waste Management require that this resolution, accompanying this report, be approved before the following steps can begin.

Mayor Anderson sits on the board of Wasatch Integrated as our representative. He has been instrumental in the board's efforts over the last four years to extend the life of the landfill our community depends on. The green waste program is an integral part of that stewardship and responsibility.

Respectfully submitted,



Brigham Mellor
City Manager

FARMINGTON, UTAH

RESOLUTION NO. 2025-

A RESOLUTION OF THE FARMINGTON CITY COUNCIL INTENT TO ESTABLISH A CURBSIDE GREEN WASTE COLLECTION PROGRAM.

WHEREAS, Farmington City (the "City") is committed to promoting sustainable practices and reducing the volume of waste sent to landfills; and

WHEREAS, green waste, including yard trimmings, grass clippings, and organic garden waste, represents a significant portion of household waste that can be diverted from landfills to create compost or other beneficial products or for other beneficial uses; and

WHEREAS, a curbside green waste collection program would provide the City's residents with a convenient and effective method to manage green waste while supporting the City's environmental stewardship goals; and

WHEREAS, the City recognizes the importance of collaboration with the Wasatch Integrated Waste Management District (the "District") to ensure the successful implementation and operation of the program;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF FARMINGTON CITY, STATE OF UTAH, AS FOLLOWS:

Section 1. **Intent to establish curbside green waste program:** The Farmington City Council expresses its intent to establish an opt-out curbside green waste collection program for residential properties within Farmington City as defined by Section 4-2-101(9) of the District's District Code. The City formally requests that the District evaluate whether the District has existing infrastructure, capacity, and ability to safely and efficiently process the additional tonnage of green waste anticipated to be delivered to the District's Landfill by the City.

Section 2. **Program objectives:** The program aims to:

a) Reduce the volume of green waste sent to landfills.

b) Encourage sustainable waste disposal practices among residents.

c) Support local and regional composting and green waste recycling initiatives.

Section 3. **Responsibilities of the city:** The Farmington City Council agrees that the City will:

a) Implement an opt-out Green Waste Curbside Recycling Program as defined in Section 4-2-101(9) of the District's District Code.

b) Pay to the District a monthly $2.00 per Household Unit green waste recycling fee for each month the Green Waste curbside recycling program is in effect.

c) Purchase, provide, and maintain Green Waste Collection Containers for each participating Household Unit within the City.

d) Charge participating households a monthly rate equivalent to the total cost of service.

e) Accept responsibility for the curbside collection of Green Waste within the City from containers to be approved by the District.

f) Transport the Green Waste to the District's Green Waste facility, located at the District Landfill, separately from other Solid Waste collected within the City.

Section 4. **Stakeholder engagement:** The City will engage with residents, local waste management entities, and other stakeholders to ensure the program is accessible, efficient, and aligned with community needs.

Section 5. **Implementation plan:** The City Council directs City staff to develop a detailed implementation plan, including logistics, costs, and potential partnerships, and present it for Council review and approval within 90 days.

Section 6. **Public awareness public awareness:** The City will launch an educational campaign to inform residents about the benefits of the program, proper participation practices, and the anticipated start date.

Section 7. **Effective Date:** This resolution shall take effect immediately upon passage.

PASSED AND ADOPTED BY THE CITY COUNCIL OF FARMINGTON CITY, STATE OF UTAH, THIS 2nd DAY OF SEPTEMBER, 2025.

ATTEST:

_____
DeAnn Carlile, City Recorder

FARMINGTON CITY

By: _____
Brett Anderson, Mayor

CITY COUNCIL AGENDA

BUSINESS

AGENDA TITLE:	Amendment to the Development Agreement for the Gatrell Gardens PUD Subdivision
PRESENTED BY:	Lyle Gibson
DEPARTMENT:	Community Development, Director
MEETING DATE:	September 2, 2025

160 S Main
Farmington Utah 84025

CITY COUNCIL STAFF REPORT

To: Mayor and City Council

From: Lyle Gibson –Community Development Director

Date: 9/2/2025

Subject: Amendment to the Development Agreement for the Gatrell Gardens PUD Subdivision.

POTENTIAL MOTIONS

1. Motion to approve the proposed amendment to the Development Agreement for the Gatrell Gardens PUD Subdivision allowing for more extensive modification to the home at 37 N 100 W.

Findings:

A. The proposed amendment maintains or improves upon the historic character of the home and neighborhood enough to justify the density that was initially approved and meet the qualities which lead the council to originally approve the PUD.

2. Motion to deny the proposed amendment to the Development Agreement for the Gatrell Gardens PUD Subdivision.

Findings:

A. The proposed change is inconsistent with the intent of the original approval and would not be in harmony with the intent of the PUD approval which granted additional density for preservation of historic structures.

BACKGROUND

Gatrell Gardens was approved in 2023/2024 and has completed infrastructure improvements and the construction of some homes in accordance with the existing approvals. Recently Elite Craft Homes has submitted a building permit for a remodel of the home at 37 N 100 W. The submitted plans include the preservation of the oldest portion of the building while removing later additions and replacing those additions with similar, though larger in scale, additions to make the home more desirable.

Based on the existing requirement in the Development Agreement for the Gatrell Gardens project, the proposed plans have been shared with the State Historic

Preservation Office (SHPO) to indicate whether or not the proposed changes would maintain the homes eligibility for consideration on the Register of National Historic places. The response received is that extent of the proposed changes *may* not maintain the homes eligibility.

<u>Response from SHPO</u>:

"For this property, although the current additions were later than the original house construction, they were made early enough that they became part of the history of the property. We base our evaluations on the National Register of Historic Places, where basically alterations made more than 50 years ago may be considered as part of the historic period.

If the house was included in a historic district, where significance is mostly just based on historic age and integrity (the two criteria used to determine eligibility in the RLS), this house would be considered eligible/contributing in the district. However, if it was nominated individually, it would need to be determined if it was significant architecturally or historically and if the later alterations were reflected in the period of significance.

The proposed removal of historic elements might have an impact on the historic integrity of the house, as they are considered potentially historic in their own right. However, it is possible the original house could still be contributing without them. However, the replacement of the additions with a new addition that is much larger (both in footprint and in roof height) than the original house causes a major loss of historic integrity because it overpowers the historic building, making it a subordinate structure in the overall scheme. So, yes, it would change the status to ineligible/non-contributing. "

Respectfully submitted,

Lyle Gibson
Community Development Director

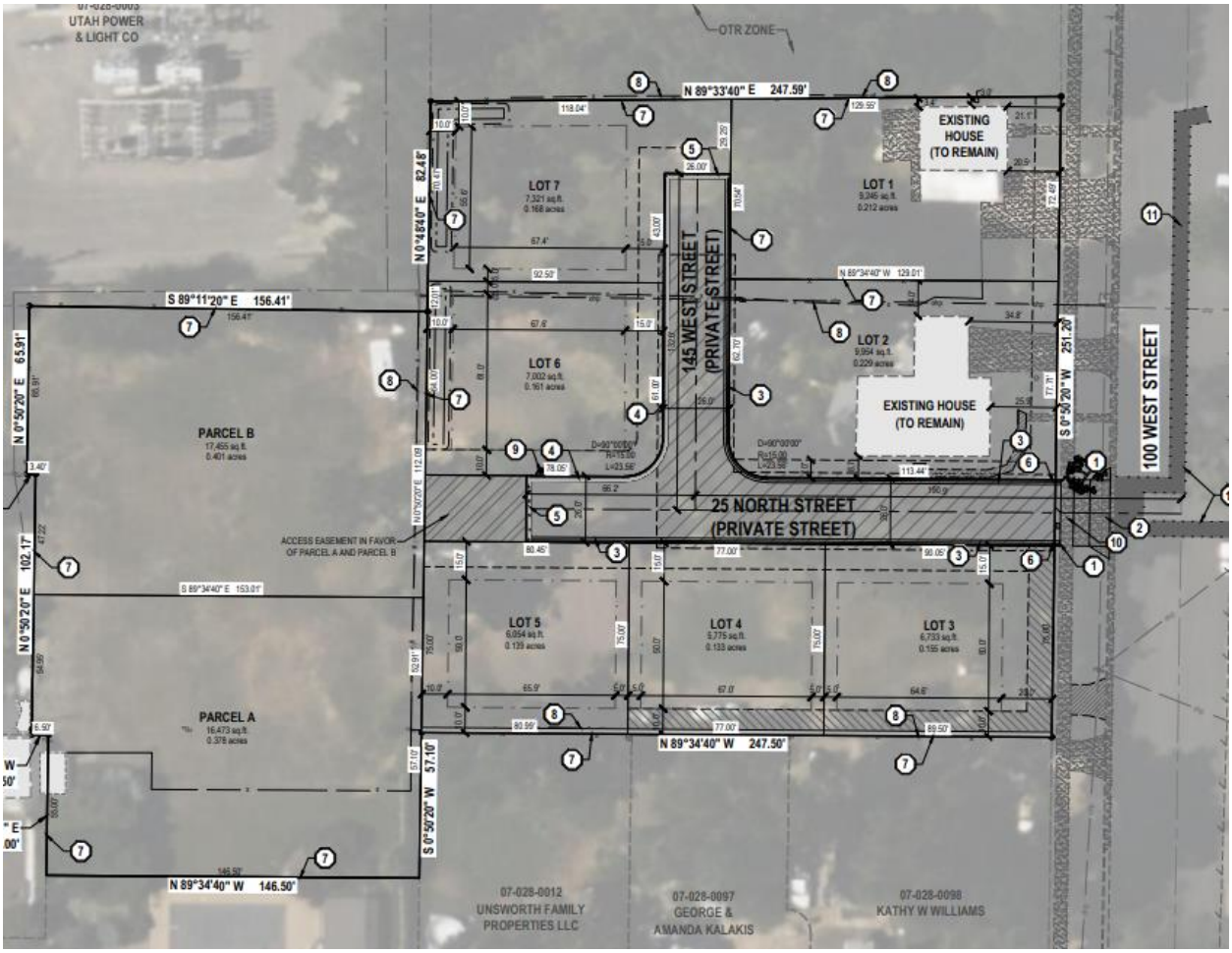
Review and concur,

Brigham Mellor
City Manager

<u>Supplemental Information</u>

1. **Gatrell Gardens PUD and existing language**
2. **Images of existing home at 37 N 100 W**
3. **Minutes from original approval for Gatrell Gardens PUD**
4. **Addendum to Development and Pioneering Agreement for The Gatrell PUD Subdivision – includes proposed changes.**

Gatrell Gardens PUD



Existing Development Agreement Language:

6. Developer Obligations. Developer agrees to the following provisions as a condition for being granted the zoning approval sought:

a) Historic Preservation. The 2 historic homes at 79 N 100 W Farmington and 37 N 100 W Farmington will be preserved, meaning that they will not be torn down or razed, and if any modifications are done by the Developer or Owner to those two home sites, such modifications must maintain their eligibility to remain on the National Historic Registry. The Owner shall not object to the properties' inclusion on the Farmington City Historic Landmarks Register.



EAST VIEW



NORTH WEST VIEW



SOUTH VIEW

Candiotti came to the United States from Peru as a 15-year-old. He speaks Spanish as his first language, but knows English proficiently. **Johnsen** said his life experience will be put to use in this new leadership position. He has a lot of pride and admiration for **Candiotti**.

After a lot of time in Ogden and a shorter stint in Roy, **Gonnuscio** came to Farmington a year ago. The City has leaned on his particular skill set from day one. He is ready to be a sergeant.

Heslop came to Farmington in 2014. After six years, he then went to South Ogden, but now he is back home. He returned to the City in March and has incredible capabilities.

Pastor **Moore**, an ecclesiastical resource who helps the department with death notifications, was in attendance. Bountiful Police Department Chief Ed Biehler, who runs the SWAT team for Farmington, was also in attendance. **Candiotti** is on the SWAT team. **Johnsen** said it is good to have a relationship with and respect for surrounding agencies.

Farmington City's Music in Me

Children involved in Music in Me presented a musical number to the City Council.

Student Spotlight: Ashton Workman, Eagle Bay Elementary School

Mayor Anderson presented this agenda item. **Ashton Workman** is new to Eagle Bay Elementary this year and the fourth grader has demonstrated a synergistic "teamwork makes the dream work" attitude, according to his teacher **Zachary Roundy**. "He works conscientiously to exhibit exemplary effort on his work, and then he helps others in any way he can," **Roundy** said. "He loves math and is doing extra lessons at home and even uses Prodigy Math on the weekends."

PUBLIC HEARINGS:

Preliminary Planned Unit Development (PUD), Master Plan and Schematic Subdivision plan for the Gattrell Subdivision. Applicant is Blake Bastian

Assistant Community Development Director/City Planner **Lyle Gibson** presented this agenda item. This development is off State Street and 100 West. The developer owns the two properties (3 acres) that front 100 West. Conventionally they could come with a nine-lot subdivision. With a private lane, it would create a hammer head but would maintain the two homes on 100 West. Lots 3-7 would be smaller, while the lots on the west side would be larger. The developer went before the Planning Commission to ask for more lots, for a total of 10. Part of the trade-off would be the **Fadels** would get access to their property. There are no common areas in this, and the neighborhood is small enough that a Homeowner's Association (HOA) is not desirable. Doing a Planned Unit Development (PUD) in a lot of neighborhoods out west means getting increased density in exchange for open space or common areas, but there are other options. In this case, they want to keep and preserve the two homes so they remain eligible for the historic sites list.

After hearings, the Planning Commission gave a favorable recommendation for the project. The discussion is if the homes are worth keeping or not. If Farmington gives flexibility, they want to make sure the homes stick around. The Planning Commission asked for rehabilitation or renovation of the homes prior to any new homes being constructed. Tonight the developer brought forward an agreement without that condition. The Planning Commission went back and

forth about open space and a small playground area. However, the developer does not prefer that, so they have come the City Council without that. Within their Development Agreement, they are requesting alternate standards away from Original Townsite Residential (OTR) standards. Lots 3-7 would come close to OTR standards, but with three-car garages. They are only allowed a certain amount of frontage to have a garage. They are not asking for such exceptions for the larger lots to the west. For the smaller lots, they are looking for a reduced setback in order to bring porches closer to the street. In the Development Agreement, the garages are set back at least 18 feet. They are asking for a 5-foot side yard setback instead of the typical 10 feet. The Planning Commission approved it with conditions. The Development Review Committee (DRC) said there is enough width for emergency vehicles. Lot 9 would require an easement to provide access. The Council has discretion to grant exceptions.

There is a maintenance agreement for people using the shared private drive including who is responsible and who has the right to access it. There is no City snow removal or maintenance. They reached out to Robinson about garbage removal. Mayor Pro Tempore/Councilmember **Scott Isaacson** has comments regarding the Development Agreement that he will share later.

Jerry Preston (177 N. Main, Farmington, Utah) said his company, Elite Craft Homes, would eventually buy and purchase the property from **Blake Bastion**, the current owner. The developer is trying to keep storm drainage off the front seven lots to 100 West instead of to the **Fadel** property. The **Fadels** would have to develop storm water retention on site. When **Bastion** first started looking into this, they were worried it would land lock the **Fadel**'s back lot. They have now met with the Planning Commission for three different public hearings. They feel they are not getting anywhere, and disagreed with the Commission's conditions. Now they want to present this to the City Council. In small communities like the one proposed, they have found open space for a tot lot or playground does not benefit anyone and takes maintenance. He sees this proposal much like the Smith homestead they did four to five years ago, where they turned a blighted property into something great. He is in favor of restoring and keeping the old homes. They do not agree with the Commission wanting to see restrictions on the other lots until the renovations on the historic homes are done. There are tenants they need to evict, and they want to give them time to find a new place to go. There are still some changes to be made to the Development Agreement, including on Page 2 that calls for 5-foot side yards. Lot 1 needs to be excluded from that, as its current side yard is 3.4 feet.

Councilmember **Amy Shumway** said she took pictures of the two existing homes from the front, and the one to the north is small and interesting. **Preston** said it is not in good shape and was built in the early 1950s. Not much has been done to it since, as it still retains its original linoleum. The applicant excluded the 700 square feet of open space requested by the Planning Commission from the Development Agreement. They also did not include the two homes being restored before new construction can occur on the other lots.

Mayor Anderson opened the Public Hearing at 7:54 p.m.

Applicant **Blake Bastian** (7689 S. 1750 E., South Weber, Utah) addressed the Council. He would like three-car garages on Lots 4-7. Earlier, the Planning Commission had a problem with parking. He reasons that the three-car garages would help solve the parking problem. He proposes "no parking" signs on the private lanes, with parking only allowed in driveways, which are deep enough. The three garage doors would be broken up on different planes along the front of the homes. **Child** said that was not on the preliminary plat, as that plan is not very detailed.

Garth Gatrell (1532 W. 1920 N., Layton, Utah) addressed the Council. He owns the property at 38 N. across the street from the development, and lived in 37 N., the home listed to be retained. The house at 37 N. was originally built in 1908, with the back half of the building being built out of adobe. That bedroom has since been refinished. The home has been re-roofed several times. 79 N. had the roof replaced at least twice. His grandmother, **Edna Barton**, bought the home at 40 N. in 1963. The family has been there for quite a while. His father lived at 37 N. A kitchen was added to the adobe house, then later a front room. The building was built out in three to four phases, so he is not sure to which they would like to "restore" it to. His father spent his money very frugally. The house at 79 N. is very narrow with a 5-foot, 10-inch tall basement running the full length of the house. The kitchen flooring has been replaced, and the original single-pane windows have been replaced with double-pane windows.

Jeff Gregon (94 N. 100 W., Farmington, Utah) lives across from the development. At a past meeting, the Planning Commission was concerned about the 18-foot driveway length. A Ford F150 needs 18.9 feet to park. He asked if garages could accommodate those types of trucks. Also, the road going into the development is very narrow.

Mayor Anderson said when he lived in Seattle in the past, he had only 1 inch of clearance in order to park his truck in the garage. It was nerve-wracking every time.

Annette Tidwell (67 W. 100 N., Farmington, Utah) lives just around the corner and has every confidence in the **Prestons** and **Bastion**. This is the third time she has sat through a meeting about this project, and she wants to see things move forward in the neighborhood. This will help clean up and develop downtown Farmington.

Mayor Anderson closed the Public Hearing at 8:03 p.m.

Preston said the proposed garages won't fit a Ford F350. In the offset garages, one bay will be bigger than the other. **Bastian** said the plat was changed to show garages 5 feet behind the front of the house, so the driveways will be 20 feet long.

Isaacson said he doesn't have any serious problems with the proposed development, but has a couple of minor technical things to share including a typo about a side yard, and Section 0. More substantial concerns are who is signing the Development Agreement. He wants to make sure the right property owners and landowners sign the document. City Attorney **Paul Roberts** said generally the property owners sign the agreement to acknowledge they understand its terms. **Isaacson** said the proper trustee for the trust must sign for the trust. **Shumway** said the City has problems with pocket parks.

Isaacson said he is not persuaded that it is necessary to withhold issuing building permits on the other lots while restoring the existing homes. **Shumway** asked what could be done to guarantee renovations. **Preston** said he is fine committing to preservation until the homes are sold or remodeled. The question is to what extent the homes would be remodeled.

Shumway asked if the homes were worth preserving. **Preston** said he prefers meeting the requirements with only one home, not two. **Mayor Anderson** asked the applicant if they want to preserve or restore the homes, because it is difficult to define "restoration." **Isaacson** said the homes should be preserved so as to continue to qualify as historically eligible for the national registry. It could be turned into a more modern living space while still maintaining the historical look.

Preston said if he would like to tear down a home in the OTR zone, the Historic Preservation Commission would have to vote to allow him to. **Isaacson** said he would like to agree that the homes cannot be torn down, and any modifications to the homes must maintain their eligibility to be on the national historic registry. That doesn't necessarily mean the applicant has to do anything with the homes right now. It would be recorded that anyone who owns those homes cannot tear them down without permission.

Child agreed that a timeline for renovation requirements would not be necessary. He is comfortable not requiring a tot lot. It seems the entire Council is in agreement with this. Councilmember **Melissa Layton** said the proposal looks nice, and it would help the neighborhood have more life.

Motion:

Child moved that the City Council approve the Preliminary PUD Master Plan and Schematic Subdivision Plan for the Gatrell Subdivision, and accompanying Development Agreement NOT subject to the two conditions suggested in the Staff Report (1. Inclusion of an open space area to include amenities for the project. Open space area may be as small as 700 square feet; and 2. Inclusion of a provision in the DA which requires that work be completed which enhances the existing homes on Lots 1 and 2 prior to the issuance of any building permits on newly created lots.); but including that the right party sign the agreement, removing the Fadel trust, to be approved by the City Attorney.

Findings 1-6:

1. The proposed layout is preferable over a conventional subdivision development.
2. The applicant's commitment to preserve the two historic homes is enough of a public benefit to justify the number of proposed lots together with the deviations required for the proposed private lane, lot sizes, and deviations from other standard requirements.
3. As proposed, individual lots are comparable to lots found in the general area and allow for homes that are comparable to others found in the area.
4. The applicant must meet all requirements of the City's Development Review Committee (DRC), which can be verified through subsequent review processes.
5. The density of development is consistent with what is allowed in the OTR zone, which is about 4 per acre, or 10 homes on 2.7 acres. The consideration of additional density is required due to the shape of the property and need to use some of the acreage for access.
6. The application is consistent with the goals and purposes of the Farmington City General Plan and Zoning Ordinance.

Isaacson seconded the motion.

Mayor Pro Tempore/Councilmember Scott Isaacson	**X** Aye ____ Nay
Councilmember Roger Child	**X** Aye ____ Nay
Councilmember Melissa Layton	**X** Aye ____ Nay
Councilmember Amy Shumway	**X** Aye ____ Nay

Consideration of an agreement for exceptions which would accommodate Acer Trees, LLC

AMENDMENT TO

DEVELOPMENT AND PIONEERING AGREEMENT

FOR THE GATRELL PUD SUBDIVISION

THIS AMENDMENT TO THE DEVELOPMENT AND PIONEERING AGREEMENT FOR GATRELL PUD SUBDIVISION (this "Addendum"), recorded at the Davis County Recorder's Office on September __, 2025, is made and entered into as of the ____ day of _____ 2025, by and between **FARMINGTON CITY**, a Utah municipal corporation, hereinafter referred to as the "City," and **ELITE CRAFT HOMES, LLC**, or nominee or assignee, hereinafter referred to as "Developer."

RECITALS:

A. Developer owns 0.23 acres of land (the "Property"), identified as Lot 2 of the Gatrell Gardens PUD Subdivision within the original boundary identified in the Development and Pioneering Agreement for the Gatrell PUD Subdivision entered into the 19th day of August, 2024, and recorded with the Davis County Recorder's Office on August 21, 2024 (The "Agreement"). The Amendment applies to the Property set forth in Exhibit "A" attached hereto and by this reference made a part hereof.

B. Developer desires to modify details related to the development of the Property under the OTR zone, known as "Gatrell Gardens PUD".

C. The Developer desires to amend the details of the original Agreement by replacing Section 6(a) of the Agreement with new language included herein and incorporated herein by reference. The purposes of this Addendum includes, among other things, clarification on the requirement for Historic Preservation.

D. The Property is subject to the City's Laws, including without limitation Chapter 11-17 of the City's zoning ordinance, subject to any previously approved deviations from the city code under authorized development agreements.

AGREEMENT

NOW, THEREFORE, in consideration of the mutual covenants contained herein and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the City and Developer hereby agree to the following amendments to the Agreement:

1. **Incorporation of Recitals.** The above Recitals are hereby incorporated into this Amendment.

2. **Updated Agreement.** Section 6(a) of the Agreement shall be replaced with the following language:
    a. **Historic Preservation**. The 2 historic homes at 79 N 100 W Farmington and 37 N 100 W Farmington will be preserved, meaning that they will not be torn down or razed, and if any modifications are done by the Developer to 79 N 100 W which is in the Main Street historic District such modifications must maintain its eligibility to be

placed on the National Historic Registry. The Owner of 37 N 100 W shall maintain the character of the oldest portion of the home but shall be allowed to make alterations and changes to the existing structure as of the date of this Amendment as included in "Exhibit B" attached hereto. Owners shall not object to the properties' inclusion on the Farmington City Historic Landmark Register.

3. **Recordation.** This Amendment shall be recorded by the City against the Property in the office of the Davis County Recorder, State of Utah, as an Amendment to the Agreement, which is recorded as Entry 3583850, Book 8568, Pages 491-508.

4. **No other changes.** The Parties agree that all other terms of the Agreement remain in effect and are not modified by this Amendment.

IN WITNESS WHEREOF, the parties hereto have executed this Amendment by and through their respective, duly authorized representatives as of the day and year first hereinabove written.

ATTEST:

"CITY" - FARMINGTON CITY

_____
City Recorder

_____
Mayor Brett Anderson

STATE OF UTAH, COUNTY OF DAVIS, ss:

This instrument was acknowledged before me on this _____ day of _____, 20___ by Brett Anderson, on behalf of Farmington City Corporation.

_____
Notary Public
My Commission Expires: _____

"DEVELOPER"

Elite Craft Homes, LLC.

_____

STATE OF _____, COUNTY OF _____, ss:

This instrument was acknowledged before me on this _____ day of _____, 20___ by _____, on behalf of Elite Craft Homes, LLC.

_____
Notary Public
My Commission Expires: _____

_____

Exhibit A

Property Address:

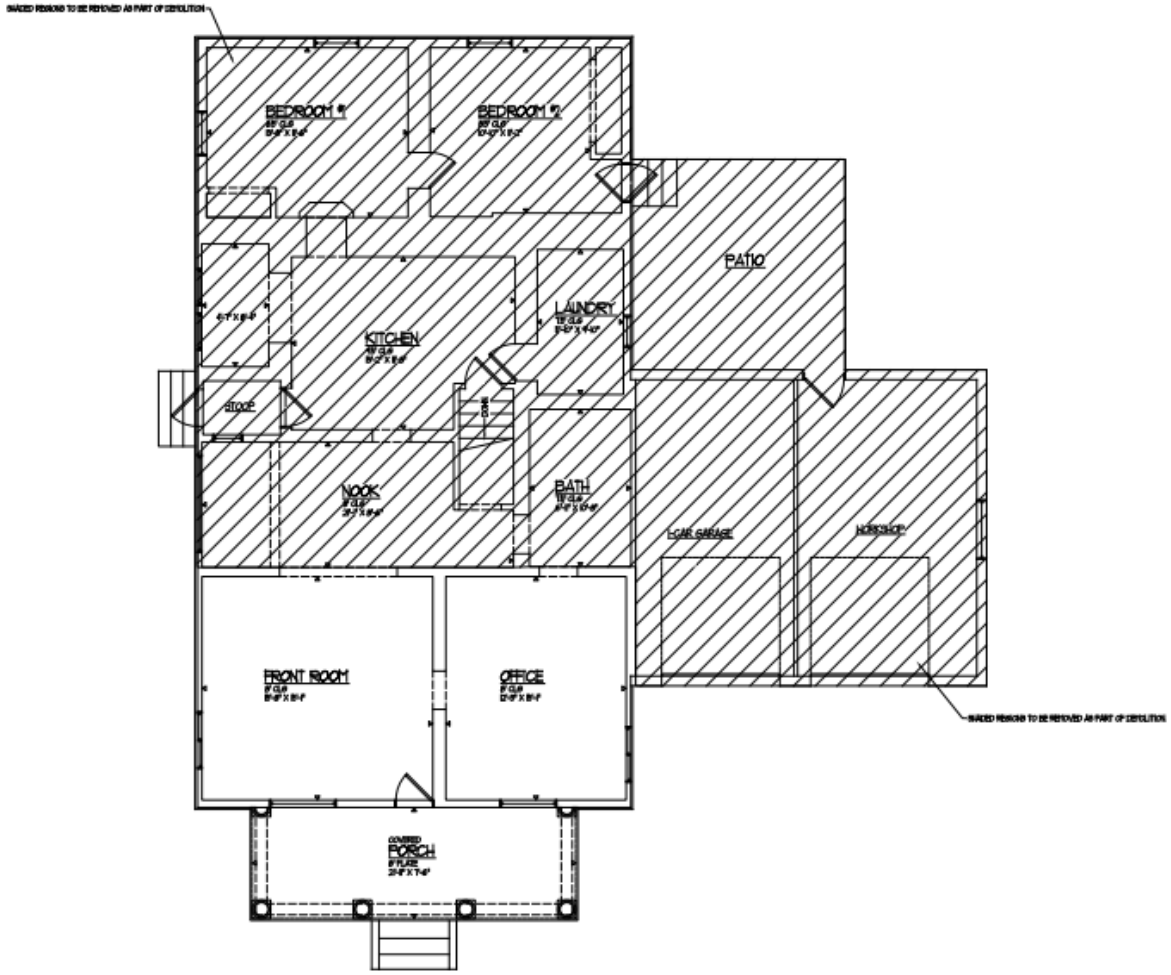
37 N 100 W – Parcel ID: 07-371-0002

Legal Descriptions:

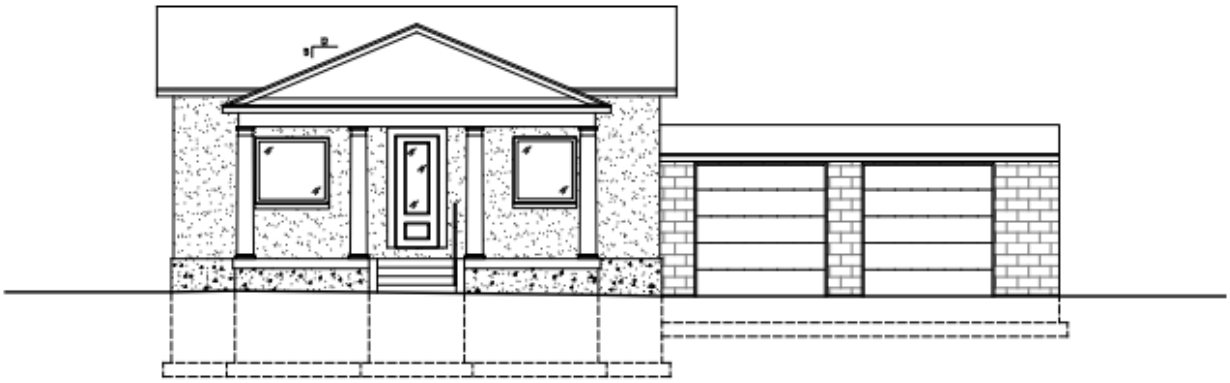
ALL OF LOT 2, GATRELL GARDENS PUD SUBDIVISION. CONT. 0.22900 ACRES.

Exhibit B

Areas to be Replaced



Existing



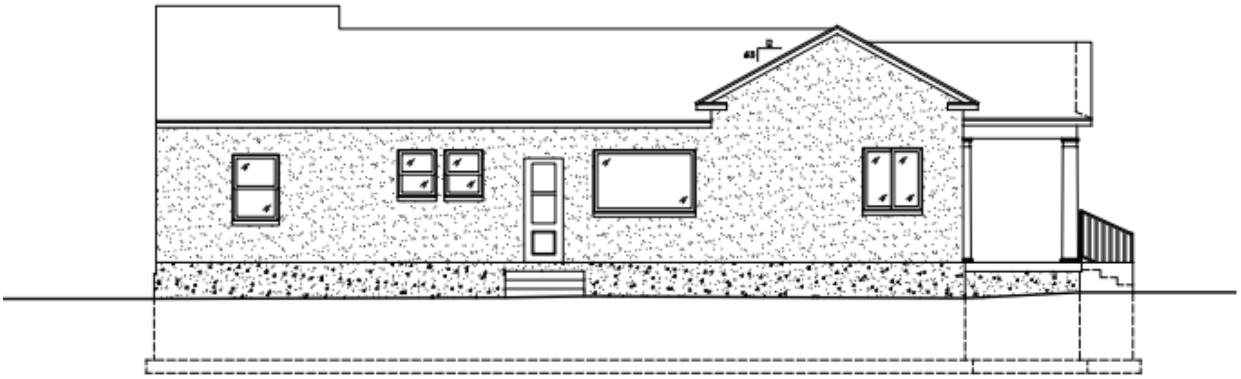
Proposed



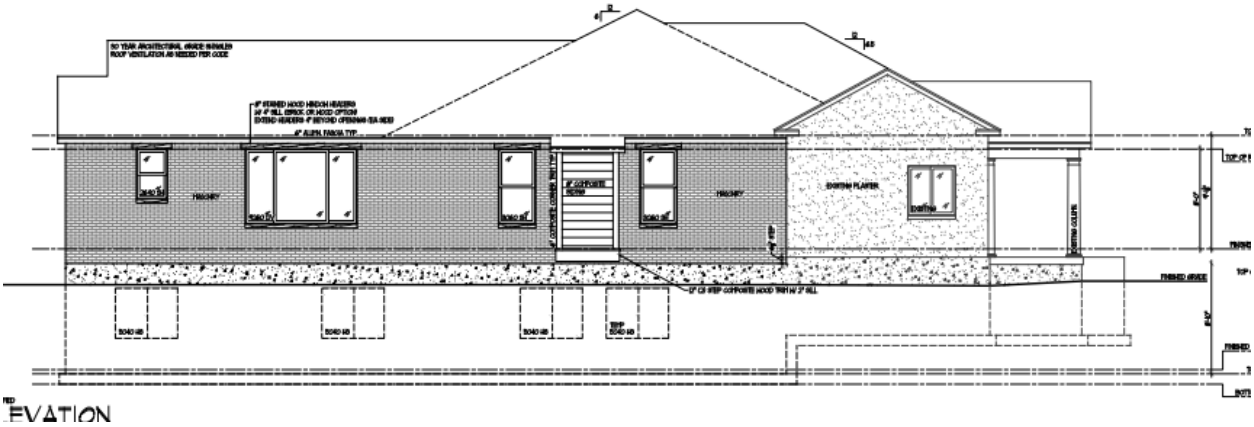
SPEC HOME / ADDITION

'LOT 2 GATRELL GARDENS'

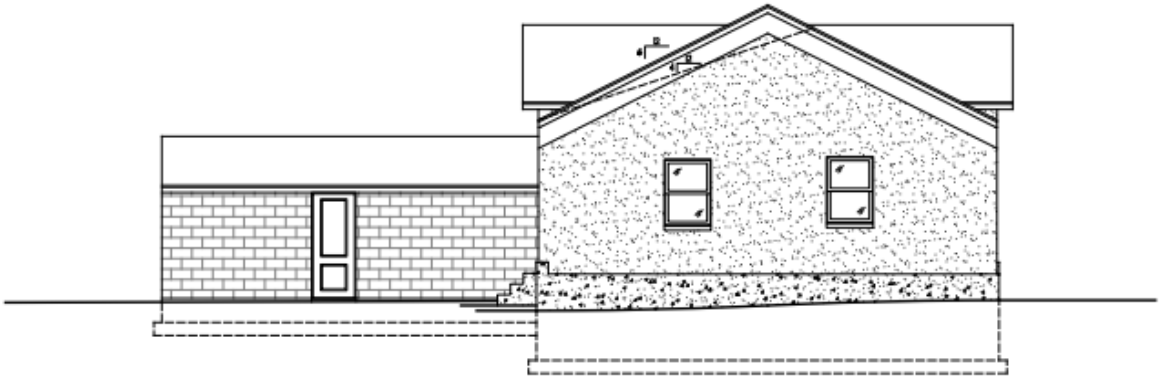
Existing



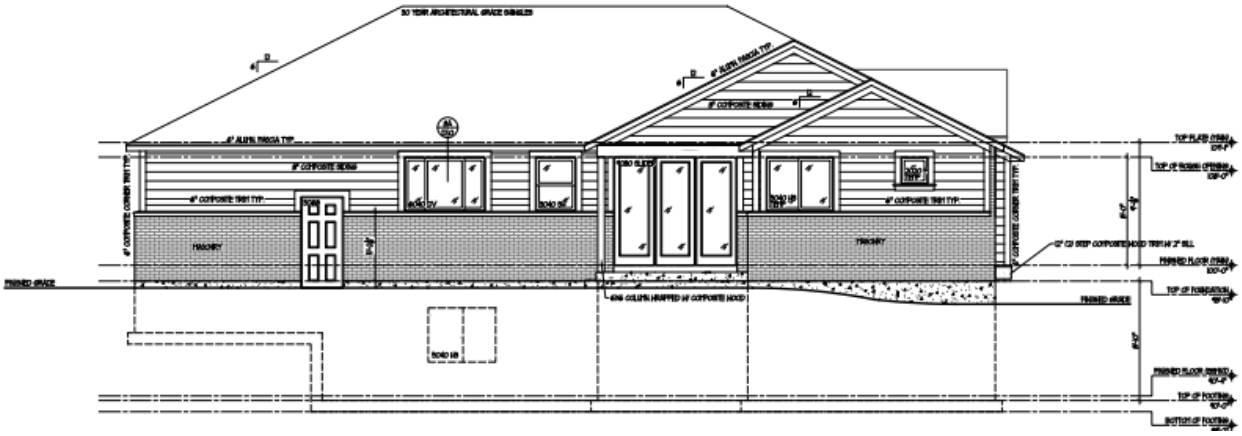
Proposed



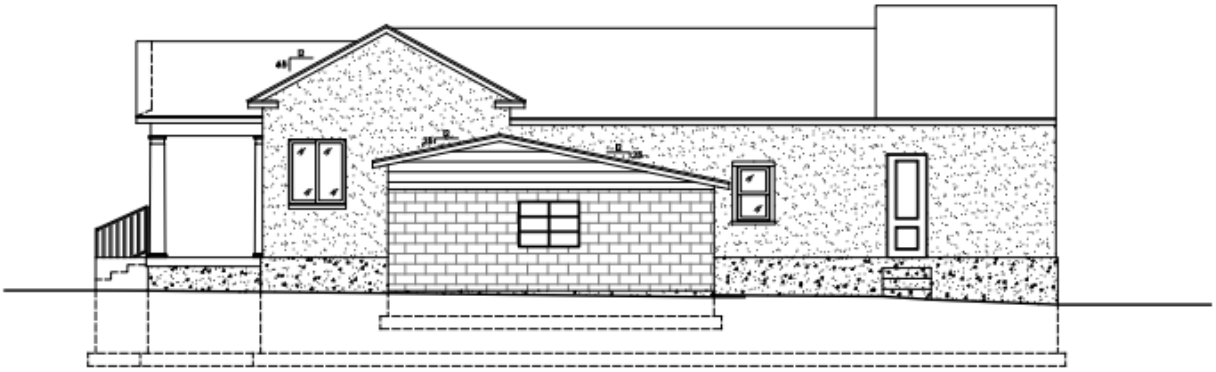
Existing



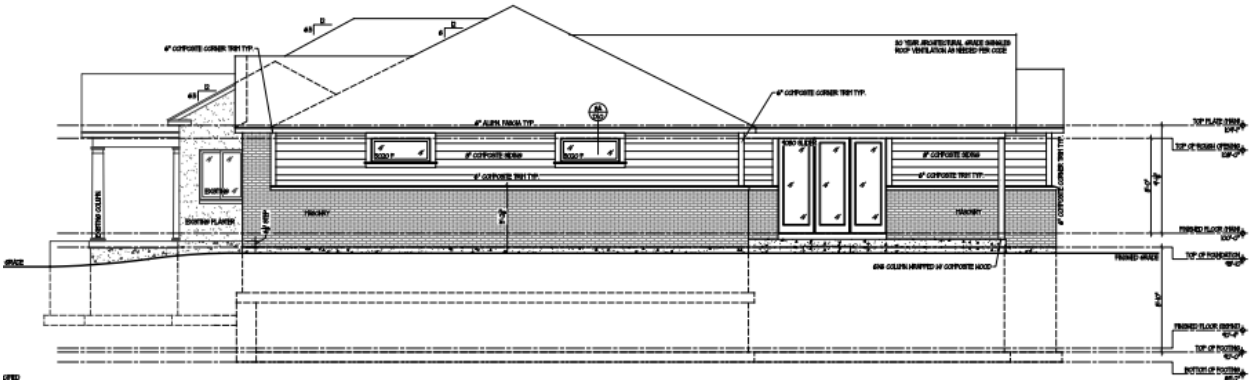
Proposed



Existing



Proposed



CITY COUNCIL AGENDA

BUSINESS

AGENDA TITLE:	Approval of 08-19-2025 City Council Meeting Minutes
PRESENTED BY:	DeAnn Carlile, City Recorder
DEPARTMENT:	Administration
MEETING DATE:	September 2, 2025

FARMINGTON CITY – CITY COUNCIL MINUTES

August 19, 2025

WORK SESSION

Present:

Mayor Brett Anderson,
City Manager Brigham Mellor,
Councilmember Roger Child,
Councilmember Scott Isaacson,
Councilmember Amy Shumway,
City Attorney Paul Roberts,
City Recorder DeAnn Carlile,
Community Development Director Lyle Gibson,
City Planner/GIS Specialist Shannon Hansell,
Assistant City Manager/City Engineer Chad Boshell, and
City Parks and Recreation Director Colby Thackeray.

Mayor **Brett Anderson** called the work session to order at 5:30 p.m. Councilmember **Melissa Layton** and Councilmember **Alex Leeman** were excused.

TOUR OF NORTH COTTONWOOD COMMONS AND INNOVATOR LANDSCAPING

Following their tour, the Council returned to Conference Room 3 of City Hall at 6:30 pm

REDEVELOPMENT AGENCY DISCUSSION

City Manager **Brigham Mellor** said he and **Mayor Anderson** had discussed wanting to revitalize the downtown area. They are not sure what will happen to the Sessions building where Francisco's Mexican Grill is now. However, Wells Fargo is leaving their building on the corner of State and Main, which presents a window of opportunity. They have considered creating a Redevelopment Agency (RDA) area tax increment jurisdiction, since they can't use the old tax increment that was there. The Rock Hotel Dental may benefit from a new RDA in the area. It would take a lot of negotiations, paperwork, and leveraging of political capital with several taxing entities. **Mellor** is considering engaging a consultant to help with the process and RDA management. The City owns a piece of ground by the Post Office that may be included in the RDA. The Davis School District would like to see their buildings improved as well.

Councilmembers expressed support of the idea. Councilmember **Amy Shumway** said the owner of the Rice home was open to part of her home being turned into an ice cream parlor.

Mayor Anderson would like this area to be a charming gathering place secondary to Station Park. The courthouse campus is grossly underutilized. This area could be a gateway to the southern part of downtown. **Mellor** said a buyer for the Wells Fargo property may be able to take advantage of RDA resources to help in remodeling expenses. This will be on a future work session agenda.

INTERSTATE 15 WIDENING AND LANDSCAPE DISCUSSION

Assistant City Manager **Chad Boshell** said the City has $100,000 to spend on landscaping of the I-15 interchange at 200 East. Options include trees and bushes with native seed, boulders, and a small irrigation system to water the trees. That would cost $146,000. Option 2 would be decorative rock with no plantings, which is about $114,000 and doesn't require a sprinkling

system. Option 3 has islands with borders with rock around them for $205,000. Option 4 is going all out with plantings, rock, etc. for $500,000.

Mellor said ultimately the most expensive option isn't always the best looking. **Shumway** would at least like some irrigation for some trees, as no one wanted just rock. **Boshell** said there are already trees in that intersection, which will have one future signal. He doesn't want to have to weed and maintain the area in perpetuity. If there is a sprinkling system, more trees and boulders can be added later.

Boshell said with UDOT's I-15 widening project, they are worried about traffic congestion. Therefore, they are planning to quickly widen Legacy from I-215 up to Farmington, adding a lane in each direction.

Mayor Anderson said residents south of Farmington High School still want no parking on their street. **Mellor** said no one parks on their side of the road, and now parking is only allowed on the west side of the road. Now, others are requesting the same thing in their own neighborhoods. The residents now are proposing to park their own vehicles on the west side of the street so others cannot park there. It will likely get worse as the sophomores start getting their licenses, and particularly during football games.

Mayor Anderson asked if there was any interest in lowering the speed limit on 650 West after a recent accident. **Mellor** said the speed limit signs collect data, which should be consulted before changes are made.

REGULAR SESSION

Present:

Mayor Brett Anderson,
City Manager Brigham Mellor,
Councilmember Roger Child,
Councilmember Scott Isaacson,
Councilmember Amy Shumway,
City Attorney Paul Roberts,
City Recorder DeAnn Carlile,
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 7:08 p.m. Councilmember **Melissa Layton** and Councilmember **Alex Leeman** were excused.

SUMMARY ACTION:

Minute Motion Approving Summary Action List

The Council considered the Summary Action List including:

- Item 1: Approval of August 5, 2025, City Council minutes.
- Item 2: Plat amendment for Moon Park Subdivision Lot 14. Councilmember **Amy Shumway** said the proposed driveway is awkward, but she understands the desire to keep the tree.
- Item 3: Monthly Financial Report

Motion:

Councilmember **Roger Child** moved to approve the Summary Action list Items 1-3 as noted in the Staff Report.

Councilmember **Scott Isaacson** seconded the motion. All Council members voted in favor, as there was no opposing vote.

Councilmember Roger Child	**X** Aye ____ Nay
Councilmember Scott Isaacson	**X** Aye ____ Nay
Councilmember Amy Shumway	**X** Aye ____ Nay

GOVERNING BODY REPORTS:

City Manager Report

City Manager **Brigham Mellor** said the groundbreaking for The Trail project was held yesterday. The Everly has begun to move dirt for excavation. The Army Corps of Engineers has recently released Rich Haws' property, so there are no more wetlands where buildings were proposed. Davis County wants to invite the elected officials to the Western Sports Park (WSP) before it is opened to the public.

Mayor Anderson and City Council Reports

Child said he looks forward to when the Utah Department of Transportation UDOT will be done paving from Farmington all the way to Bountiful including 200 East, Park Lane, and Shephard Lane to the freeway. Assistant City Manager/City Engineer **Chad Boshell** said any federal project must include handicap ramps. **Child** said he has had complaints about speeds of e-bikes on public sidewalks and roadways. Councilmembers are waiting to have the State Legislature set law on this, after which enforcement can take place.

Shumway said she met with Lagoon about placing a Lake Park sign on the Lagoon Trail out west to mark the original location of the theme park.

Isaacson said the mosquito abatement board has found evidence of West Nile virus in Farmington. They plan to spend millions of dollars to update their Kaysville facilities in the future, which will lead to a tax increase. The board voted unanimously to approve the tax increase and will make a presentation to the City in the fall. The buildings are all 30 years old, and things need to be upgraded to store materials. It will increase taxes on the average home by around $7 a year.

Mayor Anderson said **Joey Hansen** is planning a two-year fundraising effort involving the City for the Old Mill property. **Isaacson** and **Child** expressed interest in helping out. They will be reaching out to 150 stake holders. **Isaacson** is concerned that ivy may be damaging the rock on the south side.

Mayor Anderson asked if the Council was amenable to selling the museum on Main Street, as it is only open a few hours a week. Proceeds from the sale of that prime property could kick start efforts at the Old Mill, where the museum could be relocated to.

Mellor said the museum is 1,200 square feet, and the basement of the Edelweiss reception center is 3,500 square feet, so the museum could be located there. The land surrounding the red museum belongs to the Davis School District, who may be interested in purchasing it. The land is known for having the old bishop's storehouse and city hall. The City envisions an outdoor amphitheater at the Old Mill for concerts and other gatherings. In the past, there was a restaurant there called the Heidelberg, as well as a reception center.

The City Council interacted with the members of the Youth City Council in attendance, discussing development processes and street lights. Main Street, which is a state road, will be paved smooth by October.

CLOSED SESSION

Present:

Mayor Brett Anderson,
City Manager Brigham Mellor,
Councilmember Roger Child,
Councilmember Scott Isaacson,
Councilmember Amy Shumway,
City Attorney Paul Roberts,
City Recorder DeAnn Carlile,
Community Development Director Lyle Gibson,
City Planner/GIS Specialist Shannon Hansell, and
Assistant City Manager/City Engineer Chad Boshell.

Motion:

At 7:50 p.m., **Scott Isaacson** 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.

Roger Child seconded the motion. All Council members voted in favor, as there was no opposing vote.

Councilmember Roger Child	**X** Aye ____ Nay
Councilmember Scott Isaacson	**X** Aye ____ Nay
Councilmember Amy Shumway	**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 8:20 p.m., **Amy Shumway** made the motion to adjourn the closed meeting.

Scott Isaacson seconded the motion. All Council members voted in favor, as there was no opposing vote.

Councilmember Roger Child	**X** Aye ____ Nay
Councilmember Scott Isaacson	**X** Aye ____ Nay
Councilmember Amy Shumway	**X** Aye ____ Nay

ADJOURNMENT

Motion:

Roger Child made a motion to adjourn the meeting at 8:20 p.m.

Amy Shumway seconded the motion. All Council members voted in favor, as there was no opposing vote.

Councilmember Roger Child	**X** Aye ____ Nay
Councilmember Scott Isaacson	**X** Aye ____ Nay
Councilmember Amy Shumway	**X** Aye ____ Nay

_____

DeAnn Carlile, Recorder