

# 1. INTRODUCTION



## I. Purpose Statement

The General Plan of Farr West City is a policy document to provide for the present and future needs of the City. It is to guide growth and development within the City. It is to provide a broader context when looking at specifics regarding future land use and development. It is to consider the general health, welfare and safety of the citizens of Farr West. It is to express the goals of the City. It is to guide and assist community decision makers including the Mayor, the City Council and the Planning Commission.



Utah State Code Section 10-9a-401 requires “each municipality (to) prepare and adopt a comprehensive, long-range general plan for: a) present and future needs of the municipality, and b) growth and development of the land within the municipality.” The State Code suggests elements to be covered in the plan and states. “The municipality



may determine the comprehensiveness, extent and format of the general plan.”

The value of the General Plan is only as good as the support it gets from the leadership and citizens of the City. While it is largely conceived and created by the Planning Commission and the City Council, its ultimate long-term support and success must come from the community as a whole.

## II. General Goals

Following are general goals of the community and strategies for implementing those goals.

### General Goals:

- Establish programs and land uses that promote quality living, employment and recreational opportunities for citizens of Farr West.
- Provide for the preservation and enhancement of the heritage, character and atmosphere of Farr West as a friendly and positive community.
- Balance to the greatest extent possible the needs and desires of the community as a whole and the property rights of individual landowners.

- Consideration of a City Cemetery to serve the residents.
- Consider 2700 North from approximately 2000 West (SR 126) to the east and north City boundaries as a distinct corridor that can accept additional intensity and diversification of use due to its I-15 freeway exit location and the east-west connection that it represents across the north end of Weber County.

**Strategies:**

- Provide for a diversity of public facilities and amenities.
- Protect rural nature of the community.
- Encourage recreation improvement and expansion.
- Encourage private development.
- Encourage industry in appropriate locations.
- Encourage sound planning practices.
- Guide appropriate and accurate zoning ordinances.
- Strive to improve the quality of life of all residents.
- Protect property rights of individual property owners.
- Provide new zoning ordinances to promote regional commercial uses east of the Freeway. Working with Pleasant View to facilitate the further development of this regional commercial center.
- Provide zoning ordinances to the property located at the intersection of 2700 North Street and 2000 West (SR 126), north to Higley Road for commercial/higher density housing with a mixed-use environment.
- Establish a Community Development and Redevelopment Agency.

**III. Planning Process**

This General Plan is the product of a great deal of effort on the part of many involved and concerned individuals intent on having the future growth of Farr West City managed properly. The Planning Commission was the primary planning body for the original plan and gave honest and thoughtful consideration throughout the planning process. The process began in the late fall of 2008. Members of the community attended nearly all of the planning meetings and were able to share their insights as each element of the Plan was discussed. The Plan’s full text and maps were then prepared and reviewed by the Planning Commission. A draft of the General Plan was assembled and made available to the public for review and comment on May 26, 2009. The draft was formally presented by the Planning Commission and public comments received in a public hearing on June 10, 2009. Final comments and revisions were made following the public hearing. The finalized General Plan was presented to the City Council on June 17, 2009 where it was adopted as the official Farr West City General Plan.



Updates to the Plan commenced in the fall of 2013 and the Planning Commission has held regular update sessions, shared ideas and gathered public input at a booth at the 2014 Freedom Festival, held a public open house in Nov 2014, and a public hearing on 12 Feb 2015. Public input is a very important part of the final product. The date of the Plan will be brought current each time the Plan is reviewed and the updates approved by the City Council.

#### **IV. Implementation**

Implementation of the Plan comes through working documents, such as the Zoning and Subdivision Ordinances, Capital Improvement Programs, City budgets and other ordinances, resolutions and studies considered appropriate by the City Council.

#### **V. Updating the Plan**

Because the purpose of the General Plan is to guide development according to the goals and needs of the community, the Plan will change as the needs of the community change. To be an effective guide for decision making, the Plan should be kept reasonably current at all times. The Planning Commission and City Council will make periodic reviews, updates and refinements of the General Plan to ensure its continued viability. The process by which the General Plan may be amended is outlined in the Utah State Code.

To preserve the integrity of the Plan and to ensure that it reflects the changing needs of residents, it is City policy that:

- Updates to the General Plan should occur every two (2) years.
- The Plan shall receive a comprehensive review at least once every five (5) years.
- All re-zones, improvement programs and ordinance changes concerning development shall be in harmony with the Plan.

The public may request amendments to the Plan. Applicants must show that any suggested amendment to the Plan;

- Is in harmony and consistent with City land use ordinances,
- Is in the best interest of the City,
- Promotes the general welfare of the community, and
- Does not decrease the quality of life for the citizens of Farr West City.

