

3. LAND USE



I. Introduction

This section of the General Plan outlines goals that Farr West City has pertaining to land use, and the effects upon land use that future development and growth may produce.

This section also provides information as to the current or existing land use within Farr West, and the future land use that may be developed over time. Both existing and future land uses are divided into categories, which are listed below. The lists of categories are followed by definitions of each land use category.

It should be noted that future land use is projected land use assuming that development occurs. Some of the projected future land use may not occur if the current land remains unaltered by future development. If and when future development occurs, the future land use represents land use that is consistent with the goals of the General Plan.

There are several tables included in this section. The tables illustrate areas and percentages of each land use category, existing and future.

Also included, after the text of this section, are two maps. **Map 3.1-Potential Future Zones** shows future land use and **Map 3.2 – Zoning Map**. It should be noted that the future maps are *not* zoning maps. They are maps that show *proposed* future land use.

II. Goals

It is expected that development will continue in Farr West. The following goals and strategies are to help guide that development.

- Promote an attractive, stable and economically sustainable environment throughout the City.
- Sustain development standards that ensure attractive, stable non-residential and residential uses.
 - Encourage a good balance of land uses.
 - New development should be compatible with adjacent existing land uses, and logical transitions (buffers) should be included between non-compatible land uses.
 - Preserve agricultural uses and animal rights.
- Encourage attractive, stable and safe residential neighborhoods.
 - Encourage desirable and compatible residential densities throughout the City.
 - Encourage appropriate clustering of residential units to create open space.

- Require good traffic circulation to collector streets with a minimum of two ingress/egress points.
- Encourage neighborhood stability and beautification.
- Preserve open space in the built up environment and other areas around the City.
 - Establish regulations that result in open space preservation and maintenance.
 - Support open space preservation efforts on land targeted for future parks and trails.

III. Existing Land Use

The existing land use has been divided into fourteen categories. These categories are:

- Open Water
- Wetland
- Undeveloped/Agricultural Land
- Recreation – Private
- Recreation – Public
- School
- Church
- Civic
- Commercial/Office
- Manufacturing/Warehouse
- Commercial/Residential
- High Density Mobile Residence
- Single Family Residence
- Single Family Residence – Agricultural/Large Lot

Descriptions of each of the above existing land use categories are as follows:

- **Open Water:** The primary element of this category is the Willard Canal. It runs the length of the City from north to south, bisecting the City. Water in this canal is seasonal, generally running from Mid-April through mid-October. Also included in this category are two open detention ponds which are part of secondary or irrigation water services, One of these ponds is located adjacent to and west of the Willard Canal at about 2475 North Street. The second pond is at the west boundary on the south side of 2700 North Street.



- **Wetland:** Land use identified as wetland is located at the west edge of the City on either side of 1900 North Street. The City’s wetlands contain typical wetland plants and have seasonal surface water. This land is to remain undeveloped and has the potential of becoming passive recreational space. The U.S. Army Corp of Engineers is currently reviewing this area for certification concerning the wetland status.



- **Undeveloped/Agricultural Land:** The majority if the City’s land is currently classified as Undeveloped/Agriculture Land. This land is scattered throughout the City and is bounded by every other land use. The majority of this land is cultivated for various crops. This broad category identifies this vast amount of land as having the potential of being developed. It must be noted that although this land has the potential for development, the General Plan, has as a primary goal, the desire of maintaining the rural, open, agricultural character of the community. As development potential is realized, careful considerations should be taken and value judgments should be made to ensure this goal is achieved.

- **Recreation – Private:** Private recreation within the City is defined as recreational areas that are developed, maintained and held privately. These include the Remuda Golf Course and park-like areas adjacent to and owned by churches.



- **Recreation – Public:** This land use category includes Farr West City’s public parks. These parks are scattered throughout the City and include the park at City Hall, Mountain View Park, Farr West Park, 3300 North Park, 2700 North Street and The Smith Family Park. More detailed information about the parks of Farr West is included in Section 7 Parks and Recreation.



- **School:** This land use category includes land that is currently Weber County School District land. Existing schools and land where future schools are to be built are included in this category and are shown on Map 3.1 – Existing Land Use. The existing schools of the City are Wahlquist Junior High School and Farr West Elementary School. It is planned



that an additional school will be built at the north end of Farr West City.



- **Church:** This land use category includes all land where there are churches. There are several church sites throughout the City, including existing chapels and a seminary building near Wahlquist Junior High School.

- **Civic:** This land use category includes Farr West City building locations including the City Hall, municipal buildings at the City Hall complex and property on 2000 West Street used for equipment. The Weber Fire District Station is also included in this category.



- **Commercial/Office:** Areas of business separate from residential land use, which are not large manufacturing or warehousing, are included in this category. The majority of this land use is located along the 2000 West Street corridor and along 2700 North Street east of Interstate 15.



- **Manufacturing/Warehouse:** There are primarily three areas identified in this category. The first is Petersen Inc. located west of 2000 West in the southern portion of the City. The second is the Associated Food Stores Warehouse located east of Interstate 15 and south of 2700 North Street. And the third is the strip of land on the east side of 2000 West, extending north to the city boundary, including Smith & Edwards.



- **Commercial/Residential:** This land use category identifies areas where residential land use is mixed with commercial land use. These mixed areas of the City are primarily along 2000 West Street. As time goes on, it is expected that the residential aspects of this land use category will diminish as the commercial aspect increases, which is appropriate for the area as it is located on the main vehicle corridor of the City.



- **High Density Mobile Residence:** This land use category is made up of approximately 46 acres of mobile homes at the south end of the City west of 2000 West Street. This is the highest density residential land use within the City. Roads within this land use are private.

- **Single Family Residence:** This land use category includes all residential subdivisions of

single-family lots. These subdivisions are located throughout the City and the majority are fairly recently developed. Lot size in these subdivisions ranges from .25 acre to 1 acre. The largest of these subdivisions is located in the northeast part of the City, encompassing Remuda Golf Course. Another of the larger subdivisions is in the southeast corner of the City, south of the Mountain View Park.



- **Single Family Residence – Agricultural/Large Lot:** Located throughout the City is land use that has been designated as Single Family – Agricultural/Large Lot. This land use category identifies longer established single family lots that include as part of the lot, land used for agriculture and/or livestock (cattle and horses). These lots are located along the frontages of the collector and minor arterial roads of the City. Also included in this category are more recently developed subdivisions with large lots that accommodate equestrian use.

IV. Future Land Use

Future land use indicates what land use is planned, based on the goals of the General Plan, as future development requirements and needs impact the City. Future land use has been divided into seven categories, which are as follows:

- Future Green Buffer
- Future Recreation – Public
- Future School
- Future Commercial
- Future Commercial/manufacturing
- Future Commercial/Mixed-Use
- Future Residential

Descriptions of each future land use category are as follows:

- **Future Green Buffer:** Along Four Mile Creek at the south boundary of Farr West City is an area of land that is categorized as Green Buffer. It is the objective of the General Plan to have this land become and remain a green buffer to residential development that may occur to the north. It is anticipated that this green buffer will become public passive recreational land, a place for wildlife to flourish in a natural riparian habitat. In the future, improvements may include a pathway, observation areas and wildlife and vegetative interpretive elements.
- **Future Recreation – Public:** South of 4000 North Street and immediately west of the Willard Canal lies a 30 acre parcel that is being developed as a public park. When completed it will be called the Smith Family Park in honor of the Bert Smith Family that donated the land. This land is sufficient in size to include ball fields (soccer, baseball, softball, football, lacrosse, etc), and active play areas. Additionally there will be a family community picnicking facilities. Another parcel designated as a future park is a 14-acre parcel that is located north of 2700 North Street and immediately west of the Willard Canal. As additional residential land is developed in the city, development requirements should include additional recreational improvements.



- **Future School:** In the northern portion of the City, along 3300 North Street, adjacent to the west City boundary lies a 15-acre parcel currently owned by Weber County School District. It is anticipated that this parcel will be developed into a school to service the needs of the neighborhoods at the north end of the City.
- **Future Commercial:** Land adjacent to and located on either side of 2000 West Street that is not currently commercial land will be considered for this future land use category. With a caveat that the land on either side of 2000 West Street from the north boundary of the Willard Canal where it crosses 2000 West Street north to 2700 North Street is *not* automatically identified as a potential commercial land use category. As the City's population increases and new development occurs, it is expected and planned that land fronting 2000 West Street currently being used for single-family homes *could* become commercial.

Land located east of Interstate 15 on either side of 2700 North Street is also included in this category. 2700 North Street at Interstate 15 is an on-/off-ramp location and is prime commercial ground. To take advantage of this potential and build on the existing commercial, land in this area is categorized as Future Commercial.

Additional land west of Interstate 15 along 2000 West Street just north of 2700 North Street is also a prime area for commercial/mixed-use development. Also included in this category is land on the east side of the City adjacent to Pleasant View that is being studied for a future development between the two cities.

- **Future Commercial/Manufacturing:** Land in this category is located in the northern portion of the City east of 2000 West Street in several sections. These sections are adjacent to similar existing commercial/manufacturing land. Also included in this category is a parcel of land adjacent to but outside of Farr West City at the south boundary. Marriott-Slaterville has identified this parcel for future commercial. Although this land is located outside Farr West City limits, it is included to assist in the future planning efforts within Farr West City.
- **Future Commercial/Mixed-Use:** Two separate parcels are included in this future land use category. The first is at the south boundary of the City. The second parcel is located west of 2000 West Street near the Interstate 15 interchange. These parcels are located in areas where including some residential elements would enhance commercial development, and where neighboring land uses are compatible with this type of development.



- **Future Residential:** Large parcels of land located in various parts of Farr West City have been categorized as Future Residential. The majority of the currently undeveloped/agricultural land is included in this category.

The City plans to permit single-family residential development in these areas. As stated earlier, it is not intended or anticipated that all existing undeveloped/agricultural land will be developed into residential or other developments. It is the goal of Farr West City to maintain a substantial portion of undeveloped/agricultural land within the City and to keep the rural character that has always been an integral part of Farr West. However, the requirement of this General Plan is to identify the desired future land use to be allowed on land that is currently undeveloped or used for agriculture. Care should be taken by the City's decision makers.

When any development is proposed, City decision makers should carefully consider it within a citywide context (i.e. the General Plan) to ensure all objectives of the General Plan are met, particularly regarding maintaining open space and agricultural land. Also, when considering future residential development, all substantial developments should be required to include an element of recreational open space. This open space requirement could be in the form of a neighborhood park, trail corridor or a contribution to citywide parks and recreation improvement and/or development.

