



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
- Consider a City cemetery to serve the residents
- Consider 2700 North from 2000 West to the east and north city boundary as a distinct corridor that can accept additional density with commercial uses

Land Use

- Promote an attractive, stable and economically sustainable environment throughout the City.
- Encourage attractive, stable and safe residential neighborhoods.
- Preserve open space in the built up environment and other areas around the City.

Economics

- Cultivate a strong and diversified economic base and employment environment.
- Encourage the attraction, retention and development of desirable business and industry.
- Increase growth potential for retail, office, industrial and service uses.
- Encourage appropriate commercial growth along the 2000 West Street and 2700 North Street corridor.
- Establish regulations that will result in an attractive, cohesive commercial corridor.



Transportation

- A city wide Transportation Plan will be prepared.
- Identify needed improvements to existing streets and sidewalks.
- Establish standards for all aspects of street development.
- Refine the existing street system and be consistent with the Transportation Plan.
- Maximize the use of all major roadways while minimizing the use of all collector and local streets.
- Maintain a Capital Improvement Program, which incorporates a funding program for construction and improvements to the City's street system.
- All new streets required by new developments will be constructed to City standards.

Community Facilities

- Provide effective and efficient public services to the community.
- Promote coordination and joint planning between all public and private entities for the provision of services.
- New development and growth should pay its own way, particularly in regard to infrastructure expansion.
- Promote community beautification efforts.

Parks and Recreation

- Provide facilities and opportunities in the community for a balanced recreational program of physical and cultural activities.
- Provide parks well dispersed throughout the City.
- Prepare a Parks and Recreation Master Plan by assessing the condition of existing parks and recreation facilities, predicting the future needs of the community and acting to acquire and develop future parks and recreation facilities.
- Maintain a Capital Improvements Program, which incorporates a funding program for the City's recreational system.



Environment

- Environmental resources of the City which should be protected include: water quality, air quality, prime agricultural land, open space and riparian corridors.
- We must protect water quality and ensure that there are adequate quantities of water for all users in Farr West City.
- New development shall not contribute significantly to the degradation of air quality.
- Coordinate minimum fire safety standards with Weber Fire District to ensure adequate fire safety in the City.
- Manage development, minimize damage and hazards and protect life and the property in those areas subject to risk from natural hazards such as seismic activity, unstable soils, flooding conditions and other geologic hazards.

Housing

- Emphasize and encourage high quality housing.
- Encourage orderly and beautiful residential areas throughout the City.
- In accordance with the Farr West City Moderate Income Housing Plan, promote access to good, safe, sanitary and affordable housing for moderate income families.
- Promote adequate maintenance of the existing stock of homes in Farr West.
- Maintain the rural character and open space of Farr West City.
- Mitigate the impact of commercial development upon the current housing needs of the City.



New ordinances and Zones added recently

C-3 Commercial Zone. Specific zoning for parcels located around the 2700 North corridor, it matches Pleasant View City's Gateway Zone and will facilitate a joint economical development between the two cities. May be applied to other qualifying commercial ventures.

Sensitive Land Ordinance. Protects or controls those areas deemed by the City to be sensitive land. Sensitive lands can include high water table, surface water, expansive soils and any other unsafe conditions.

Mixed-use Zone. Is a 50/50 split between commercial and higher density housing (a maximum of 6 units per acre). Requires a minimum of fifty acres of developable land.

Residential Facility for the Elderly and Disabled Ordinance. Regulates the development of commercial facilities for care of the aged or handicapped. Includes facilities such as "nursing home", "assisted living home", or a home for the "disabled".

Community Development and Redevelopment Agency (CDRA). Establishes this Utah State approved agency to aid in economic development within Farr West City. (See notes with C-3 Commercial Zone.)

Smith Family Park. Defines and establishes phased goals for development of a new thirty (30) acre park in the north end of the city.