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1. INTRODUCTION



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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



Farr West City Hall Complex

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



A northeast view from City Hall Park

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.



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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.

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.

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 primary planning body has been the Planning Commission who has given honest and thoughtful consideration throughout the planning process. The process began in the late fall of 2008. Regular meetings were held by the Planning Commission. Members of the community attended nearly all of these meetings where they were able to share their insights. Each element of the Plan was discussed. The Plan's text and maps were prepared and reviewed by the Planning Commission. On May 26, 2009 a draft of the General Plan was assembled and available to the public for review and comment. On June 10, 2009 the draft was formally presented to the Planning Commission and public comment was received in a public hearing. Following the public hearing final comments and revisions were made. *To add at time of adoption: [The Final General Plan was presented to the City Council on June __, 2009 where it was adopted as the official Farr West City General Plan.]*

IV. Implementation



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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 should 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 should 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 years.
- The Plan shall receive a comprehensive review at least once every five 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 amendment of 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.



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2. COMMUNITY VISION AND CHARACTER



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2. COMMUNITY VISION AND CHARACTER

I. Community Vision

Farr West City is a rural community grown from an agricultural heritage where a hard day's work was required. There was an appreciation for the land, the open space and the opportunity of enjoying them through physical labor or recreation. Today, Farr West continues to value its land and open spaces and realizes that growth will continue. There is a strong desire to manage that growth responsibly, to continue providing for the needs of its long-time residents as well as its recently arrived and future residents.



A view of the Wasatch Mountains rising above open land in the northern portion of the City

To accomplish this, the community desires to preserve its rural character, maintain accessible open space, encourage appropriate recreational, residential, commercial and industrial development and guide that development to enhance the character and feel of Farr West City and its heritage.

II. Physical Character

Farr West is located in the northwest section of Weber County in the state of Utah. It is situated between the cities of Pleasant View, Harrisville and Ogden to the east, Plain City to the west, Marriott-Slaterville to the south and Box Elder County to the north. The Wasatch Mountains, with their myriad of recreational uses, rise to the east. Ben Lomond Peak, in particular, is prominent in the backdrop of the City. To the west of the City is the northern arm of the Great Salt Lake and Willard Bay Reservoir.



Open lawn behind the City Hall Complex



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Farr West's eastern boundary, which is about nine miles long and quite irregular, is broken up by the Weber Industrial Park. The northeast boundary virtually parallels Interstate 15. The southern boundary consists almost entirely of Four Mile Creek, and coincidentally is just over four miles long. The western City limit is almost a straight line that runs eight miles. To the north, the City is bound by the Box Elder County line and runs less than one mile. Farr West is approximately 5.84 square miles.

This long triangular shaped City has a topographical relief that is, in general, a gradual slope westward. The center portion of Farr West is slightly raised which almost divides the drainage pattern, causing the drainage waters from the north end of the City to flow towards the northwest and the drainage from the south end of the City to flow towards the southwest.

The proximity of Farr West to the Weber Industrial Park, Ogden City, Interstate 15 and Salt Lake City makes it a prime spot for residential, commercial and industrial development.

III. City History



A picturesque residence on Farr West's 1800 North Street

This brief history of Farr West City was written by Brian Taylor in 1993 and has been reprinted with his permission. The history is as follows.

Mormon pioneers first settled Farr West City. In 1858, Joseph Taylor settled in the area that later became Farr West. In 1868, the area was included as a part of Harrisville when

a precinct was organized. On November 30, 1890 western Harrisville was organized into a separate LDS ward and given the name Farr West in honor of Lorin Farr, former president of the Weber LDS Stake, and Chauncy W. West who had served as presiding bishop of Weber County.

The earliest settlers engaged in agriculture for their livelihood, and the community received a great boost when the sugar beet industry was introduced in 1898. In 1923, further benefits were available to farmers when the Utah Packing Corporation installed a pea viner to help process field-grown peas.



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Early settlers had to be quite self-sufficient. They primarily raised hay and grain and kept a few farm animals for work and food. As the population of the area grew, some farmers furnished milk and butter to customers in the City. Later, farmers branched into dairy or poultry operations to augment family income. Several raised cash crops like onions, tomatoes and potatoes.



Historical monument honoring Lorin Farr, Chauncy West

Since World War II, most of the local small farms have gone out of business. Only a few large farms specializing in dairy or beef production remain in operation today. In the early 1990's, only one farm raised garden fruits and vegetables on a commercial basis.

Irrigation for farming is still obtained through the Western Irrigation Company Canal, constructed in 1858 and enlarged in 1884. The Willard Bay Canal, constructed through Farr West in 1965, may in time serve part of the community's irrigation needs.

Education has always assumed a vital role in the community life of Farr West. The first frame school building in western Harrisville was built in 1872. It was replaced in 1880 with a new red brick schoolhouse. In 1914, a yellow brick school building was erected in the center of town. Through the consolidation of area schools, this building was taken out of service in 1938. In 1941, the Wahlquist Elementary School began serving the public and in 1950 was converted to a junior high school. The new Farr West Elementary School began operation in the northwestern part of the community in 1983.



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The first LDS church building was completed in 1891, serving as the center of church and community activities for fifty-three years until it was destroyed by fire in 1944. Other LDS chapels were constructed in 1926 and in 1981. In recent years, two other chapels have been constructed.

The growth of services in the community has significantly affected life in Farr West. In 1900, the first post office was established in Farr West. Rural free mail delivery



Wahlquist Junior High School

began in 1905.

Also, in 1905,

phone service was brought into the community. Electricity was made available on May 29, 1916. The Farr West Sewer Improvement District was established on January 4, 1968. Natural gas was brought into the community in August of 1958. Bona Vista Water Improvement District provided culinary water in 1958, and Pine View Water Systems brought a secondary water system to the area in 1982.

The earliest business in Farr West was built in 1862. It was called the Prairie House and was a tavern that primarily served travelers who were on their way to the gold mines in Montana. In 1869, the Union Pacific Railroad laid a line through the eastern part of Farr West, a line later called the Ogden



The well known Smith and Edwards

Shoreline. In 1874, William Rawson opened the first general merchandise store in the town. For many years, new businesses remained in operation only a relatively short time. Only in recent years have more permanent business activities become established. At the end of 1992, the city had issued licenses to sixty-one businesses, which ranged in size from the large Smith and Edwards variety store to small businesses operating from home sites.



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Road improvements have had a significant impact on community development. The earliest unimproved roads were dusty in dry weather and filled with ruts and difficult to traverse in bad weather. Applying gravel to the roads improved



One of the City's restaurants off of 2700 North Street

conditions markedly. Asphalt and concrete were not used in local roads until around 1930, the year West Harrisville Road was paved.

Farr West residents have exhibited intense interest in controlling the various influences on community growth.

Before incorporating, the community elected a Town Planning Committee in 1962, and then elected a Town Committee in 1972. These groups worked with the Weber County Planning Commission to affect a desirable growth pattern in the community. However, town residents became increasingly fearful that they would lose the ability to effectively convey their desires to the county planners. The concern eventually led to the incorporation of Farr West City in 1980. Becoming the twelfth city in Weber County, Farr West began formal operation on January 1, 1981. Jimmie Papageorge was elected as the first mayor. City officials operated out of their homes until city offices were constructed. The first meeting was held in the new town hall on November 4, 1982.

At the time this history was prepared, 1993, Farr West City boasted one of the nicest community parks in the county. This community park was not developed without great effort and planning. Property for the park was bought for a token payment of ten dollars from the Weber County School Board in 1939. Approximately four years later, arrangements were made with the Weber County commissioners to have the land leveled using county graders. Reported efforts were made to get grass established on the sandy soil. Only after a well was dug and a sprinkling system



The entry feature of Farr West City Park



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installed did the grass begin to do fairly well. A bowery and a fireplace were erected, picnic tables were built and trees were planted. After the City was incorporated, a softball diamond – complete with bleachers for spectators – was set up, and finally a concessions stand was erected. It is at this park that residents have enjoyed Farr West's annual Freedom Festival on the Fourth of July.

IV. COMMUNITY PROFILE

As of a 2000 Census, the most recent census available, there were 3,094 people, 1,034 households, and 822 families residing in Farr West. The population density was 530 people per square mile. There were 1,088 housing units at an average density of 186.4 units per square mile. The racial makeup of the City was 97.09% White, 0.23% African American, 0.39% Native American, 0.58% Asian, 0.87% from other races, and 0.84% from two or more races. Hispanic or Latinos of any race were 2.78% of the population.

Of the 1,034 households in the City, 40.3% had children under the age of 18 living there, 70.3% were married couples living together, 6.7% had a female householder with no husband present and 20.5% were non-families. Households made up of individuals were 19.2% of all households and 10.5% of all households had someone 65 years of age or older living alone. The average household size was 2.99 and the average family size was 3.46.

According to the 2000 Census, the age distribution of the population of Farr West was spread out with 31.7% of residents under the age of 18, 9.0% aged 18 to 24, 24.0% aged 25 to 44, 20.8% aged 45 to 64 and 14.5% aged 65 and older. The median age of City residents was 36 years. For every 100 females, there were 93.7 males. For every 100 females aged 18 and older, there were 89.9 males.

The median income for a household in the City was \$41,618, and the median income for a family was \$48,276. Males had a median income of \$43,094 versus \$25,871 for females. The per capita income for the city was \$17,411. About 2.0% of families and 2.5% of the population were below the poverty line, including 7.8% of those aged 65 and older.

Current estimates of population growth for Farr West City from the United States Census Bureau prepared in 2007 show the population of Farr West to be 5,129 for that year. This figure is reflected in other areas of this Plan. It should be noted, however, that more recent estimates prepared by the Government Office



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of Planning and Budget of the State of Utah in 2008 show the following population projections:

Year	2000	2006	2010	2020	2030	2040	2050
Population	3,094	4,828	5,170	5,703	7,374	11,767	12,419

V. CITY MAPS

There are two City maps included after the text of this section, **Map 2.1 - Aerial Photograph** and **Map 2.2 - City Map**. Descriptions of each are as follows:

- **Map 2.1 - Aerial Photograph** is an aerial photograph of Farr West City with the City boundary shown as an overlay. The aerial photograph was taken from data provided by the State of Utah and was shot in 2007.
- **Map 2.2 - City Map** is a map of the City which shows the city boundary, roads, land parcels and other major features within the City. Information included in this map was taken from a map prepared by Jones & Associates Consulting Engineers, the City engineer. This base information was the most current at time of this Plan's preparation.

VI. ZONING

Title 17 of the Farr West City Code is the Zoning Ordinance of the City. The Code is available on-line through Sterling Codifiers, Inc. at their web address www.sterlingcodifiers.com. It should be noted that it is the intent of the Planning Commission to review and revise the entire Zoning Ordinance as it feels updates are necessary to more clearly identify the direction of growth for the City.

The current Zoning Ordinance identifies the following as the purpose of zoning.

Purpose: The purpose of this [zoning] title is to establish a method of implementing the master land use plan for the city of Farr West. The intent of establishing the zones contained herein is to facilitate the orderly, coordinated and adjusted growth of the community in compliance with the plan. The objective of the title is to maintain the current rural atmosphere and promote efficiency and economy in the process of development by the economical use of water, drainage, sanitary systems and other facilities and natural resources. (Ord. 93-003 § 1-2)

There are seven zones defined in the current Zoning Ordinance. There are four residential zones, two of which permit agriculture, one commercial zone and two



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manufacturing zones. The Zoning Ordinance gives the general objectives and characteristics or the purpose of each of the City's zones. These are as follows:

- **A-1 Residential Zone, General Objectives and Characteristics:** The general objective of the A-1 zone is to establish a zone which is characterized by large lots used for residential purposes. As development of the community occurs, the subdivisions of property may be surrounded by land used primarily for agricultural purposes. It is intended to provide development opportunities while maintaining an open atmosphere. This zone is characterized by well spaced single-family detached houses or well designed and constructed planned developments. (Ord. 93-003 § 8-1(1))
- **A-1-R Residential Zone, General Objectives and Characteristics:** The general objective of the A-1-R zone is to establish a zone which is characterized by large lots used for residential purposes. It is intended to provide development opportunities while maintaining an open, rural atmosphere and allow the keeping of large animals. The zone is characterized by effectively spaced single-family detached houses with outbuildings and agricultural activities confined to the area to the rear of the house. (Ord. 93-003 § 8-2(1))
- **R-1-15 Residential Zone, General Objectives and Characteristics:** The general objective of the R-1-15 zone is to establish a zone characterized by lots used for residential, single-family dwellings. The purpose of this zone is to provide the opportunity for the development of land for higher density housing. (Ord. 03-03 § 1: Ord. 99-09 § 1: Ord. 98-09: Ord. 93-003 § 8-3(1))
- **R-1-22 Residential Zone, General Objectives and Characteristics:** The general objective of the R-1-22 zone is to establish a zone which is characterized by large lots that provide an open atmosphere and greater flexibility for property owners, and to provide for the efficient and orderly growth of Farr West City. As development of the community occurs, the subdivisions of property may be surrounded by land used primarily for agricultural purposes. It is intended to provide development opportunities while maintaining a somewhat open atmosphere. This zone is characterized by well spaced single-family detached houses or well designed and constructed planned developments. (Ord. 99-10 § 1)
- **C-2 General Commercial Zone, Purpose:** The purpose of the C-2 or general commercial zone is to provide an area which would accommodate the development of commercial businesses within the city. The businesses would be characterized with well landscaped front yards and adequate off street parking. (Ord. 93-003 § 8-5(1))



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- **M-1 Manufacturing Zone, Purpose:** The M-1 manufacturing zone is established to provide areas in the city where processing, assembling, manufacturing, warehousing and storage activities may take place, and for incidental service facilities to serve the manufacturing uses. The zone is intended to encourage the orderly growth of the city and its economic base. (Ord. 93-003 § 8-6(1))
- **M-2 Manufacturing Zone, Purpose:** The M-2 zone is established to provide areas in the city for the establishment of businesses which are often incompatible with residential areas and light commercial activities due to noise, noxious odors, heavy machinery, heavy commercial traffic, and other quasi-nuisance activities. The zone is intended to regulate such businesses in accordance with federal, state and local ordinances. (Ord. 02-03 § 1)

The current zoning map, prepared by Jones & Associates Consulting Engineers, is included after the text of this section as **Map 2.3 - Zoning Map**. The current Zoning Map includes two additional zones apart from those listed above. One zone is identified as R-1-10, the other as T-1. Zone R-1-10 applies to two different subdivisions with 10,000 square foot lots and contains approximately 53 acres. Zone T-1 applies to the Westwood Village Subdivision, a manufactured mobile home park, which contains approximately 55 acres. Also, the current Zoning Map does not include or identify any area classified as Zone M-2.

VII. Annexation

Farr West City has an Annexation Policy which was prepared in 1993 titled “Annexation Policy Declaration.” This Declaration, required by Utah State Code, is a set of policies regarding the annexation of unincorporated territory larger than five acres.

The general standards of the Declaration require that territory to be annexed must be: a) contiguous to the boundaries of Farr West City at the time of annexation approval; b) not be included within the boundaries of another incorporated municipality at the time of annexation approval; and c) lie within the area projected for municipal expansion under the General Policy Declaration Statement of Farr West City, as it may be amended, at the time the annexation is requested.

The annexation shall not create unincorporated islands within the boundaries of Farr West City, except that existing islands or peninsulas may be annexed in portions, leaving islands, if a public hearing is held and the City Council adopts a resolution to the effect that the creation or leaving of an island is in the interest of Farr West City.



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If the territory proposed for annexation includes urban development which would displace urban services provided by the entity being annexed, Farr West City would, upon the affected entity applying for boundary commission, review and negotiate reimbursement for revenues lost over the actual delivery costs of the services assumed by Farr West City.

In addition, Farr West City adopts the policies outlined in Utah Code Annotated, 10-2-401, and further declares its policy shall be to: a) eliminate islands and peninsulas of unincorporated area within the environs of Farr West City; b) encourage the equitable distribution of community resources and obligations; c) determine that areas to be annexed to Farr West City are those for which the City is the most efficient provider of municipal-type services; and d) consider the tax consequences to the property owners within the area to be annexed, as well as to the property owners within the municipality, in order to prevent double taxation and to ensure that the annexation will not be a tax liability to the taxpayers within the municipality.

The complete Annexation Declaration is available at the Farr West City Hall.



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Refer to Maps

- 2.1 Aerial Photograph
- 2.2 City Map
- 2.3 Zoning Map



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3. LAND USE



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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 - Existing Land Use** shows existing land use and **Map 3.2 - Future and Existing Land Use** identifies both future and existing land use. It should be noted that the land use maps are *not* zoning maps. They are maps that, through field observation and study of aerial photography, identify existing land use and layout what land use may look like in the future. Similar land uses were grouped into categories to assist in a general understanding of what is present within the City limits.

II. Goals

It is expected that development will happen 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.



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- 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 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



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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 City boundary on the south side of 2700 North Street.



The Willard Canal at 3300 North Street



One of the City's open detention ponds

- **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



A view of the Farr West's wetlands



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becoming passive recreational space.

- **Undeveloped/Agricultural Land:** The majority of the City's land is currently classified as Undeveloped/Agricultural 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.



Open land near the City's southern boundary

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



Beautiful agricultural land off of 1800 North Street

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



Remuda Golf Course, the City's largest private recreational area



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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 and Farr West Farms Park. More detailed information about the parks of Farr West is included in **Section 7 Parks and Recreation.**



The ball field and bleachers at Farr West City Park



Wahlquist Junior High School



Farr West Elementary School

- **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 west edge of the City north of 1900 North Street.



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



The LDS Stake Center near Farr West City Hall

- **Civic:** This land use category includes Farr West City building locations including the City Hall, municipal buildings at the City Hall campus and property on 1200 West Street used for equipment. Also included in this category is the Weber County Fire Station.



The Farr West City Hall Complex

- **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



The Red Brick Store commercial building



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located along the 2000 West Street corridor. This land use is also located on 2700 North Street east of Interstate 15.

- **Manufacturing/Warehouse:** There are primarily two areas identified in this category. The first is Peterson Inc. located west of 2000 West Street in the southern portion of the City. The second is Associated Food Stores located east of Interstate 15 and south of 2700 North Street.



The Associated Food Stores warehouse



The Petersen Inc. main offices

- **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 aspect 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.



A typical view of the mixed use along 2000 West Street



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- **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.



A view along a private road in Westgate Village, the mobile home community at the south end of town

- **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



A typical residential neighborhood street of Farr West

- subdivisions ranges from approximately .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 largest subdivisions is in the southeast corner of the City located between Wahlquist Junior High School and 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



The equestrian oriented neighborhood of Heritage Ranch Drive



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of the collector and minor arterial roads of the City. Also in this category are more recently developed subdivisions with large lots that accommodate equestrian use.



A beautiful larger residential lot along Farr West's 1800 North Street

IV. Future Land Use

Future land use indicates what land use should be, 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:** North of 2700 North Street and immediately west of the Willard Canal lies a 14-acre parcel that has been designated as Future Recreation - Public. It is the objective of this Plan to have this parcel become a public park in the future. This land is sufficient in size to include



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ball fields (soccer, baseball, softball, football, lacrosse, etc.) and active play areas. Additionally, family/community picnicking facilities may also be developed. This land is the only land for an active park located on the west side of 2000 West Street. It should be noted, however, that as additional residential land is developed on the west side of the City, development requirements should include additional recreational improvements.

- **Future School:** In the northern portion of the City 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 is included in this future land use category. Because 2000 West Street is the main thoroughfare of the City, and because of the high traffic volume of the street, it is logical that it continues to be the foundation of the primary commercial corridor of the City. 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 will 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.

Also included in this category is land near to but outside of Farr West City limits that is currently planned for future commercial development. Although this land is located in neighboring communities, it is included for the benefit of future planning to show what may be available to Farr West residents immediately beyond the City's boundaries.

- **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 Farr West City at the south boundary. Marriott-Slaterville has identified this parcel for future light manufacturing. Although this land is located outside City limits, it is included to assist in the future planning efforts within Farr West.

- **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



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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. A full definition of this category is not yet established. However, the intent of this category is to have neighborhood, commercial and multi-family residential elements integrated into a planned development allowing residents to live and work near needed services. This type of land use allows for higher density housing, however it is an objective of this plan to limit densities of dwelling units to no more than three dwelling units per building.

It is understood by the City's Planning Commission that a clear definition of this land use is to be established as part of the revisions made to the Zoning Ordinance.

- **Future Residential:** Large parcels of land located in various parts of Farr West have been categorized as Future Residential. The majority of the currently undeveloped/agricultural land is included in this category. The type of residential unit that is to be permitted in these areas is single-family.

In order to accomplish the goals of this Plan, the density of future single-family developments is encouraged to be that of Zone R-1-15, or one house per 1/3 acre. This does not mean that all residential subdivisions are required to be formatted to the traditional 1/3-acre lots lining local streets. Variations of this density can be accomplished with clustering homes on appropriately sized smaller lots and allowing the remaining land to become usable open space.

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, it is the requirement of this General Plan to identify the desired future land use that is to be allowed on land that is currently undeveloped or used for agriculture. Care should be taken by the City's decision makers. When a development is proposed, City decision makers should consider it within a citywide context 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.



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V. Land Use Area Tabulations

Included below are two tables, **Table 3.1 - Areas of Existing Land Use Map** and **Table 3.2 –Areas of Existing and Future Land Use Map**. These tables, as stated above, illustrate areas and percentages of each land use category as they appear on **Map 3.1 - Existing Land Use** and **Map 3.2 - Future and Existing Land Use**.

Table 3.1 - Areas of Existing Land Use Map

Land Use Category	Acreage	Percent of Total City Area
Open Water	110 ac.	3.1%
Wetland	23 ac.	0.7%
Undeveloped/Agricultural Land	1,464 ac.	41.3%
Recreation - Private	154 ac.	4.4%
Recreation - Public	25 ac.	0.7%
School	48 ac.	1.4%
Church	22 ac.	0.6%
Civic	13 ac.	0.4%
Commercial/Office	189 ac.	5.3%
Manufacturing/Warehouse	94 ac.	2.7%
Commercial/Residence	112 ac.	3.2%
High Density Mobile Residence	46 ac.	1.3%
Single-Family Residence	729 ac.	20.6%
Single-Family Residence - Agricultural/Large Lot	505 ac.	14.3%
Roads, Highways and Freeway	213 ac.	6.0%
Total	3,747 ac.	100%



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Table 3.2 - Areas of Existing and Future Land Use Map

Land Use Category	Acreage	Percent of Total City Area
Future Green Buffer	34 ac.	1.0
Future Recreation - Public	15 ac.	0.4
Future School	15 ac.	0.4
Future Commercial	199 ac.	5.5
Future Commercial/Manufacturing	64 ac.	1.8
Future Commercial/Mixed Use	166 ac.	4.8
Future Residential	1,083 ac.	30.6
Open Water	110 ac.	3.1%
Wetland	23 ac.	0.7%
Undeveloped/Agricultural Land	3 ac.	.01%
Recreation - Private	154 ac.	4.4%
Recreation - Public	25 ac.	0.7%
School	48 ac.	1.4%
Church	22 ac.	0.6%
Civic	13 ac.	0.4%
Commercial/Office	189 ac.	5.3%
Manufacturing/Warehouse	94 ac.	2.7%
Commercial/Residence*	-	-
High Density Mobile Residence	46 ac.	1.3%
Single-Family Residence	729 ac.	20.6%
Single-Family Residence - Agricultural/Large Lot	502 ac.	14.2%
Roads, Highways and Freeway**	-	-
Total	3,534 ac.***	100%

*There are no values in the Commercial/Residence category because all Commercial/Residence land use has the potential to be developed into Future Commercial land use.

**There are no values in the Roads, Highway and Freeway category because roads will be included in the development of many of the future land uses.

***This table's total varies from the previous table's total due to the exclusion of the Roads, Highways and Freeway category.



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Refer to Maps

- 3.1 Existing Land Use
- 3.2 Future and Existing Land Use



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4. ECONOMICS



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4. ECONOMICS

I. Introduction

Farr West City is interested in pursuing and maintaining a healthy level of economic growth. Such growth is a means of providing a balanced, healthy economy in Farr West. It is a means of expanding the tax base for better homes, better schools and better public services. It is also a means of providing more employment opportunities.

The City also recognizes the importance of establishing and maintaining an appropriate level of community sustainability. While total sustainability is not possible, any reduction in the percentage of imported goods and services strengthens the community's ability to survive both economically and environmentally. The export of native goods and services to nearby communities, if it does not decrease the quality of life and impact the natural environment, will provide long-term benefits to Farr West. Those benefits will be in terms of business opportunities, stable employment and increased economic well-being.

II. Goals

Following are the general goals of Farr West City pertaining to the economics of the City. Each general goal is accompanied by several specific goals listed below it.

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

III. Economic Development

To achieve positive economic development, Farr West City should create and follow an Economic Development Plan. An Economic Development Plan can be



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prepared with the oversight of an Economic Advisory Committee and in concert with Weber County Economic Development.

Areas of focus for economic development within Farr West City are:

- Attract and develop new business that will offer new jobs and economic vitality.
- Encourage the expansion of existing businesses.
- Maintain and improve the community image.

IV. Attracting Business and Industry

In recent years, Farr West City has primarily attracted business through the work of the Mayor. Mayor Papageorge has been successful as he has actively recruited business to Farr West. However, as Farr West continues to grow, increased efforts will be required to proactively attract appropriate business and industry to the City. The efforts of the Mayor should be complimented by the assistance of other individuals such as an Economic Development Committee, whose focus will be to create economic development strategies, implement those strategies and the economic goals of this Plan and communicate their efforts and progress to the City Council and Planning Commission.

The following is a list of strategies that have proven successful in attracting business and industry and can be implemented by Farr West City.

- Target businesses that are desired by the community such as grocery stores, family-dining restaurants, clothing stores and supporting/feeder stores or businesses.
- Focus retail and business expansion efforts within established commercial districts.
- Build on existing businesses in the City such as Smith & Edwards and C-A-L Ranch Store.
- Encourage businesses to attract local and regional patronage.
- Establish beautification standards within the commercial districts to enhance the districts, encourage use and improve the City's image. These standards may include buffered parking, installing landscape improvements and enhancing building facades.
- Work with and encourage UTA to provide public transportation to and from commercial districts.
- Share parking wherever possible to maximize efficiency.
- Create a successful retail/commercial image for Farr West City and promote that image through recruitment materials.



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V. Revenues and Expenditures

Included as part of this Plan is a snapshot of recent revenues and expenditures of Farr West City. The figures shown in the following two tables and graphs were provided by the City Treasurer. **Table 4.1 - Farr West City General Fund Revenues** shows the revenue of the City for fiscal years 2000, 2004, 2008 and 2009 (estimated). **Table 4.2 - Farr West City General Fund Expenditures** shows the expenditures for the same time periods. The fiscal year for the City runs from July 1 through June 30. For comparison purposes, the figures for 2009 have been estimated for a full 12-month period. Included with each revenue and expenditure table is a chart with a legend giving a quick view of the information of each table.



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Table 4.1 - Farr West City General Fund Revenue

Actual Revenue				
for 12 months ending June 30 of the year indicated, 2009 excepted*				
	2000	2004	2008	2009*
Taxes	\$353,784	\$547,684	\$914,506	\$882,138
License and Permit	\$244,075	\$323,798	\$198,053	\$129,606
Intergovernmental Revenue	\$135,839	\$151,263	\$178,651	\$169,868
Charges for Service	\$76,715	\$134,695	\$264,017	\$291,220
Fines and Forfeitures	\$64,821	\$79,460	\$96,556	\$91,692
Miscellaneous	\$238,660	\$229,104	\$233,633	\$145,588
Special Fund Revenue	\$55,165	\$0**	\$7,500	\$0**
Total Revenue	\$1,169,059	\$1,466,004	\$1,892,916	\$1,710,112

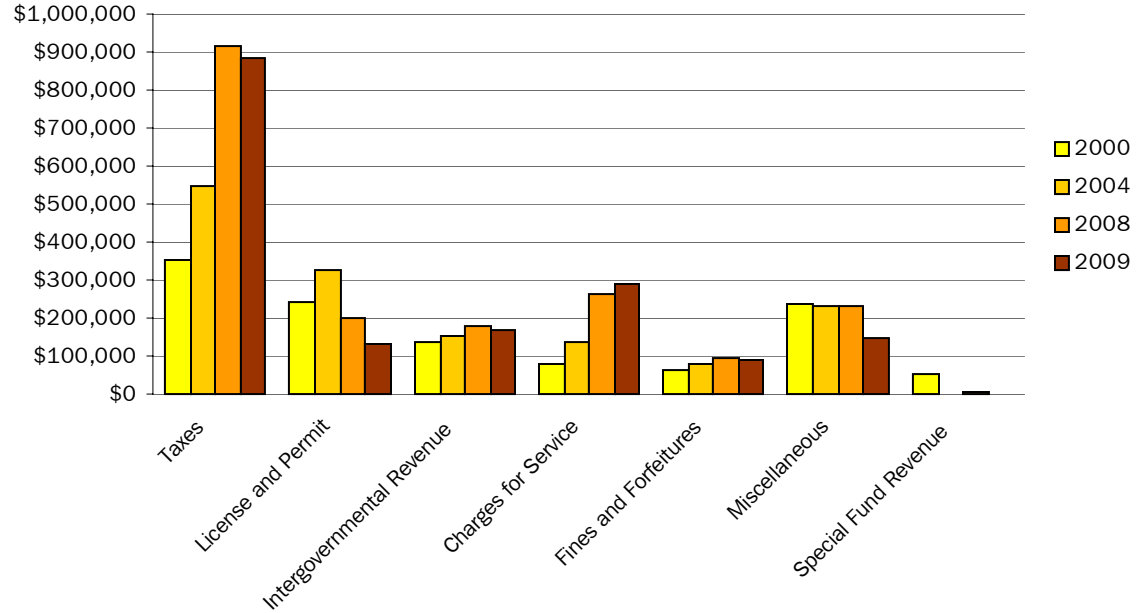
*2009 figures are estimated. Actual 10 month figures are adjusted to reflect 12 months (10 month amount/10x12 = 2009 estimated amount).

**There was no Special Fund Revenue for this year



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Farr West City General Fund Revenue for the years 2000, 2004, 2008 and 2009



Revenue Legend

- | | |
|--|--|
| <ul style="list-style-type: none"> Taxes <ul style="list-style-type: none"> ▪ Property Tax ▪ Fee In Lieu ▪ Redemptions ▪ Sales Tax ▪ Franchise Fees License and Permit <ul style="list-style-type: none"> ▪ Business License and Permits ▪ Building Permits ▪ Plan Check Fees Intergovernmental Revenue <ul style="list-style-type: none"> ▪ Class C Road Funds ▪ State Liquor Funds ▪ Cert Grant Charges For Service <ul style="list-style-type: none"> ▪ Sewer Fund Charges ▪ Planning and Zoning Com Fees ▪ Park Fees ▪ Senior Center Rental ▪ Refuse Collection Charges ▪ Recreation Fees ▪ Street Light Charges ▪ Recreation Center Fees | <ul style="list-style-type: none"> Fines and Forfeitures <ul style="list-style-type: none"> ▪ JP Fines and Forfeitures ▪ Traffic School Charges Miscellaneous <ul style="list-style-type: none"> ▪ Park Impact Fees ▪ Storm Sewer Impact Fees ▪ Interest Earnings ▪ Contributions ▪ Returned Check Fees ▪ Miscellaneous Revenue Special Fund Revenue <ul style="list-style-type: none"> ▪ Transfers from other Funds (2000) ▪ Storm Sewer Carryover (2008) ▪ Chip & Seal Carryover (2008) |
|--|--|



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Table 4.2 - Farr West City General Fund Expenditures

Actual Expenditures				
for 12 months ending June 30 of the year indicated, 2009 excepted*				
	2000	2004	2008	2009*
Administrative	\$126,912	\$171,871	\$233,797	\$214,854
Municipal Court	\$31,668	\$37,055	\$51,197	\$58,162
General Governmental Buildings	\$136,527	\$277,969	\$295,921	\$220,268
Public Safety	\$81,323	\$186,869	\$312,825	\$289,799
Highways and Public Improvements	\$252,932	\$175,178	\$282,624	\$393,683
Parks and Recreation	\$17,490	\$18,885	\$30,610	\$16,339
Senior Center Activities	-**	-**	\$20,005	\$15,202
Recreation Center Activities	-**	-**	\$163,881	\$165,754
Miscellaneous	\$260,000	\$285,713	\$281,000	\$0***
Sanitation	\$69,978	\$118,130	\$156,351	\$172,931
Total Expenditures	\$976,830	\$1,271,670	\$1,828,211	\$1,546,992

*2009 figures are estimated. Actual 10 month figures are adjusted to reflect 12 months (10 month amount/10x12 = 2009 estimated amount).

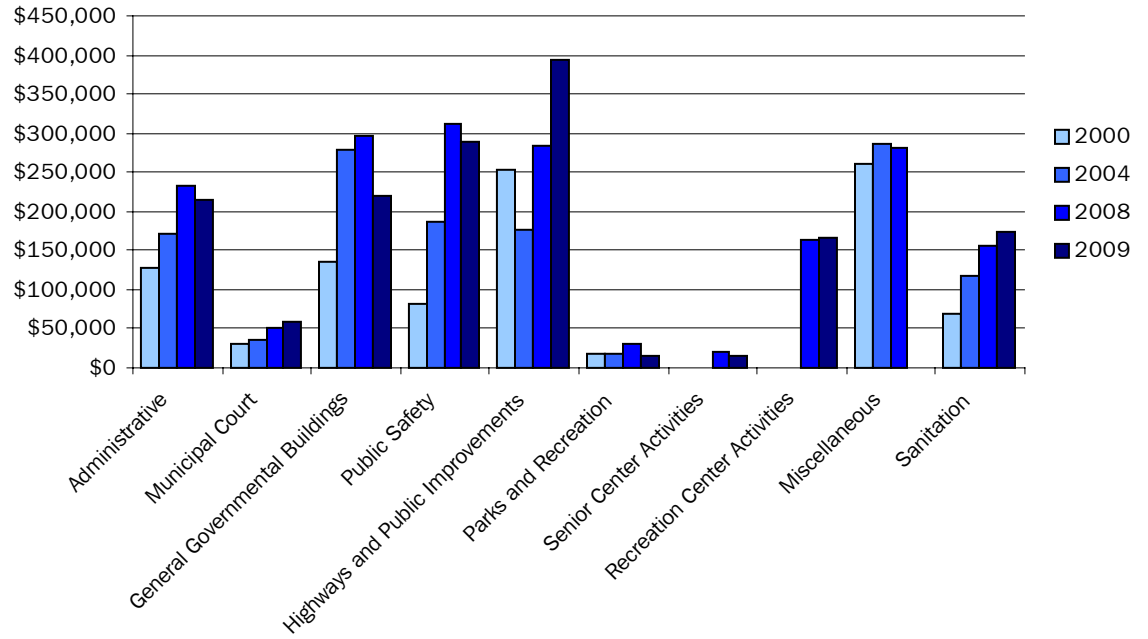
**Senior Center and Recreation Center did not exist at this time.

***There were no Miscellaneous expenditures shown for this period.



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Farr West City General Fund Expenditures for the years 2000, 2004, 2008 and 2009



Expenditures Legend on following page



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Expenditures Legend	
<p>Administrative</p> <ul style="list-style-type: none"> ▪ Salaried Employees ▪ Legislative Expense ▪ Employee Benefits ▪ Office Supplies ▪ Legal ▪ Engineering ▪ Audit ▪ Maintenance Contract ▪ Insurance and Bonds ▪ Travel and Training ▪ Election ▪ Credit Card Collection Expense ▪ Community Involvement ▪ Christmas Expense ▪ Office Equipment ▪ Miscellaneous Expense <p>Municipal Court</p> <ul style="list-style-type: none"> ▪ Salaried Employees ▪ Employee Benefits ▪ Legal Court Services ▪ Miscellaneous ▪ Traffic School ▪ Supplies <p>General Governmental Buildings</p> <ul style="list-style-type: none"> ▪ Salaried Employees ▪ Employee Benefits ▪ Maintenance ▪ Utilities ▪ Telephone ▪ Miscellaneous ▪ Building Maintenance and Repair ▪ Equipment Purchase ▪ Storm Drain Expansion <p>Public Safety</p> <ul style="list-style-type: none"> ▪ Salaried Employees ▪ Crossing Guard ▪ Employee Benefits ▪ Law Enforcement ▪ Planning Commission Expense ▪ Fire Hydrants ▪ Weber County Animal Control ▪ Planning Commission Reimburse ▪ C.E.R.T Program 	<p>Highways and Public Improvements</p> <ul style="list-style-type: none"> ▪ Street Lights ▪ Snow Removal – Roads ▪ Sidewalk Maintenance and Repair ▪ Sidewalk Expansion Projects ▪ Road Maintenance and Repair ▪ Class C Road Improvements <p>Parks and Recreation</p> <ul style="list-style-type: none"> ▪ Salaries – Baseball ▪ Employee Benefits ▪ Office Supplies ▪ Equipment – Parks ▪ Park Lights ▪ Park Maintenance ▪ Holiday Celebration ▪ Supplies - Baseball <p>Senior Center Activities</p> <ul style="list-style-type: none"> ▪ Salaries and Wages ▪ Employee Benefits ▪ Office Supplies ▪ Equipment ▪ Activities ▪ Miscellaneous <p>Recreation Center Activities</p> <ul style="list-style-type: none"> ▪ Salaries and Wages ▪ Employee Benefits ▪ Office Supplies ▪ Equipment ▪ Utilities ▪ Cleaning Services ▪ Maintenance and Repair ▪ Miscellaneous <p>Miscellaneous</p> <ul style="list-style-type: none"> ▪ Contributions to Capitol Fund <p>Sanitation</p> <ul style="list-style-type: none"> ▪ County Landfill ▪ Refuse collection <p>Garbage Can Purchase</p>



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5. TRANSPORTATION AND CIRCULATION



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5. TRANSPORTATION AND CIRCULATION

I. Introduction

The effectiveness and functionality of the transportation system and how it services population growth has significant impact on the community of Farr West. The City plans to develop and maintain a system that is efficient and complements the quality of life in Farr West.

This section of the General Plan outlines the goals of Farr West in respect to transportation and circulation. The current vehicle circulation within the City is identified.

Classifications of the circulation routes are described. **Map 5.1 - Vehicle Routes**, following the text of this section, identifies the existing highways and streets of the City. Aspects of an overall city transportation plan are discussed. Current and future public transportation is identified. For detailed information regarding alternative modes of transportation, which for Farr West's needs are trails and paths, please refer to **Section 7 Parks and Recreation**.

II. GOALS

Following are the general goals of Farr West City pertaining to transportation and circulation. Each general goal is accompanied by several specific goals listed below it.



The 2000 West Street Corridor



The Interstate 15 overpass at 1800 North Street near City Hall



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- A citywide Transportation Plan should be prepared.
 - Identify needed improvements to existing streets and sidewalks.
 - Identify future circulation routes for the efficient and safe flow of vehicular and pedestrian traffic including the extension of 1900 West Street to the south City boundary.
 - Establish standards for all aspects of street development.
- The existing street system should be refined and expanded only when consistent with the Transportation Plan.
 - Determine the current and projected traffic volumes on all major streets within the community and identify projections of need for future growth.
 - Limit the number of intersections and driveways on all major roadways to promote a safe, efficient and steady traffic flow.
 - Maximize the use of all major roadways while minimizing the use of all collector and local streets.
 - Maintain a Capital Improvements Program, which incorporates a funding program for construction and improvements to the City's street system.
- All new streets required by new development shall be constructed to City standards.
 - City streets should be constructed according to the design standards of the City.
 - Larger residential developments and commercial developments should be accessed from major streets and not from low-volume, local roads.
 - All major developments should prepare comprehensive transportation and circulation analyses along with fiscal and physical mitigation plans.
 - No cul-de-sacs should be permitted within the City.
 - All subdivisions should have a minimum of two ingress/egress points.

III. Street Classification

Streets within Farr West have been classified into five categories. These are, from lowest usage to highest usage, Private Road, Local Street, Collector, Minor Arterial, and Major Arterial.

- **Private Street:** The primary function of a private street is to access specialty development such as manufactured-mobile home neighborhoods, with limited use. Private streets carry traffic that has its destination or origin on that street. They are privately constructed and maintained, but should be built to certain City standards. Private streets should be discouraged. Only under special circumstances and with close City supervision should private streets be allowed.



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- **Local Street:** The primary function of a local street is to provide access to individual residential properties. Local streets carry traffic that has its destination or origin on that street or from within the local neighborhood. Local streets have a significant role in defining the character of neighborhoods and as such should be designed to be pedestrian friendly.
- **Collector:** The primary function of a collector is to provide mobility out of residential neighborhoods and to provide some limited lot access. Collectors are intended as collectors and distributors of residential traffic to higher-level streets and roads. These corridors may also serve to facilitate pedestrian and bikeway movements either on or adjacent to the roadway. Some limited lot access can be provided but should be discouraged. Traffic loading should be limited to less than 3000 trips per day. Generally, no street parking is provided on collectors.
- **Minor Arterial:** The primary function of a minor arterial is to provide mobility to and from collector streets and occasionally local streets. Higher traffic speeds and volumes are allowed. Minor arterials carry traffic between urban centers. They have very limited residential entrances and service commercial areas. Minor arterials also link freeways and interchanges. In Farr West the only minor arterial is 2000 West Street (Highway 126) which runs north and south.
- **Major Arterial:** The primary function of a major arterial is to provide high-speed mobility without at-grade intersections or interruptions for long distance travel. Major arterials have no access to adjacent properties, no cross traffic through the use of grade separations and interchanges, no railroad crossings and no traffic lights or stop signs. Major arterials are also typically divided with at least two lanes in each direction. Interstate 15 is the major arterial bisecting Farr West, running north and south.

IV. TRANSPORTATION PLAN

The City is to prepare a Transportation Plan, which will become an appendix to this General Plan. The chief objective of the Transportation Plan will be to provide an outline for a safe, convenient and efficient system of sidewalks,



A view of 1200 West Street near Wahlquist Junior High School



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roads and streets throughout the community. Also, consideration is to be given to non-motorized trails and paths.

The Transportation Plan should include planning for the flow of traffic and the use of City streets. Components of the Transportation Plan should include:

- Policies to foster a safe and effective street system.
- Street design guidelines.
- Identification of areas where street improvements and new roadways are needed.
- Identification of future needs based on projected growth and traffic generation.
- Identification of pedestrian, cycling and equestrian routes, both those shared with vehicles (streets) and those not shared with vehicles (non-motorized routes). This aspect should be coordinated with the parks and recreation elements of the City.

V. Public Transportation

The Utah Transit Authority (UTA) provides public transportation throughout Utah including the area around Farr West City. The primary mode of public transportation is bus service. Although there are no bus routes currently running within the City, UTA has bus

services and a park-and-ride parking lot adjacent to the City boundary at 2700 North Street near the Associated Foods complex. This route is currently



The park-and-ride lot at the Pleasant View Front Runner Station off of 2700 North Street

identified as Route Number 613 and runs south towards Ogden from 2700 North Street. A second bus route, Route Number 685/630 runs north and south along Highway 89. This route is east of Farr West City.



The Pleasant View Front Runner Station

UTA also has a commuter rail line, the Front Runner, which is near Farr West but east of the City. This rail line currently ends at the Pleasant View Station. This station includes a sizable park-and-ride lot.



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In regards to public transportation, Farr West should be familiar with long term planning and implementation strategies to ensure that the availability of public transportation increases with Farr West City's population growth. The Wasatch Front Regional Council (WFRC) is charged with and completes long term regional transportation planning.

One element of future planning identified in WFRC's long-range transportation plan is extending the existing Front Runner rail line to Brigham City in Box Elder County. This rail line extension is listed as unfunded and implementation is not scheduled prior to the year 2030.

Future highway projects that are planned and will impact Farr West City include improvements to the south section of 2000 West Street to 2700 North Street. Implementation of this project is not scheduled prior to 2030. Interstate 15 widening from 2700 North Street northward to the City boundary is scheduled to during the 2026-2030 phase. Also, during the 2026-2030 phase is planned construction of a new portion of the Legacy Highway. This portion is located west of Plain City, turning east towards Farr West City near 4000 North Street.



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Refer to Map

5.1 Vehicle Routes



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6. COMMUNITY FACILITIES



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6. COMMUNITY FACILITIES

I. Introduction

This section addresses the various aspects and policies of public facilities, services and activities in the City including administration, public works and public safety.



Farr West City Hall

II. Goals

Following are the general goals of Farr West City pertaining to community facilities. Each general goal is accompanied by several specific goals listed below it.

- Provide effective and efficient public services to the community.
 - Maintain sufficient levels of staffing and programs to serve the public needs.
 - Create, maintain and utilize capitol improvement planning and funding.
- Promote coordination and joint planning between all public and private entities for the provision of services.
 - Work with public and private utility and other service providers to encourage adequate and safe public infrastructure and public services for residents, including the upgrade and expansion of existing deficient systems.
 - Require the provision of adequate public services for new developments at the time of building occupancy.
 - Prepare, monitor and update a comprehensive Capitol Improvements Program.
 - Prepare Farr West City for self-sufficiency in the event of a major emergency.
- New development and growth should pay its own way, particularly concerning infrastructure expansion.
 - Ensure that the City's present and future fiscal balance of revenues and expenditures is maintained.



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- Require new public and/or private developments to demonstrate the ways in which they can contribute to the achievement of the City's fiscal balance.
 - Require developers to provide fiscal impact analyses to the City on proposed development projects.
 - Allocate the cost of public services, facilities and utilities on a fair and equitable basis based on service, demand and benefits derived from the services/improvements.
- Promote community beautification efforts.
 - Prepare a citywide Beautification Plan to identify theme and locations of beautification projects.
 - Plan and budget funding for City beautification projects.
 - Promote beautification theme in architectural guidelines for future commercial district development.

III. Existing Facilities

The Farr West City Hall is located at 1896 North 1800 West. Offices and services found in this building include the Mayor's office, City Council and Planning Commission chamber, administrative offices and the Justice Court. The City Hall was built in 2003. It is a pleasant building with a comfortable and welcoming feeling. The architectural style sets an appropriate standard for new development within the City.

The City Hall is the anchor of a central community facility campus. Additional facilities included on this campus are a senior center, a recreation center, tennis courts, a basketball court, a park bowery with restrooms, a playground, a volleyball court and a walking track. The recreational elements of this center will be discussed further in

Section 7 Parks and Recreation.



The Farr West City Recreation Center

Farr West has a traditional style of government with a Mayor and a five-person City Council. The City also has a Planning Commission made up of a Commission Chair and five Commissioners. City staff includes 6 full-time



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employees who work in the administration, public works and building inspection departments.

IV. Public Works

The Public Works department of Farr West City has three primary tasks which are road maintenance, storm water management and snow removal. The City's current road maintenance plan includes revamping each road within the City during a ten-year cycle. Storm water management includes control and removal of storm water throughout the city by means of a citywide storm drain system. Snow removal includes removal of snow from City roads and City facility parking lots.

The Public Works Department's main equipment includes three multipurpose vehicles (two-ton trucks) and has a need for an additional larger truck. The City also has a need for a new garage/shop facility to house the Public Works equipment.

Currently the City is undertaking a road-widening project. This project is located on the western portion of 2700 North Street. The north side of this section of 2700 North Street will be widened and the ditch at this location will be piped. There will also be a new sidewalk constructed to create a safer route for students going to and coming from Farr West Elementary School.

V. Community Services

Services provided to the community include electricity through Rocky Mountain Power, natural gas through Questar, telephone service through Quest, and in some areas of the city, Comcast provides cable service.

Farr West City itself provides sewer, storm drain and garbage pick-up services. Culinary water is provided by Bona Vista Water Improvement District located in Farr West City. Secondary/irrigation water is provided by Pineview Water Systems. Western Irrigation, a local water company, also provides irrigation water and has several open ditches located throughout the City.

After the text of this section there are four maps showing the location of several utilities located in Farr West City. **Map 6.1 - Culinary Water** shows the existing culinary water lines. **Map 6.2 - Sanitary Sewer** shows the existing sanitary sewer. **Map 6.3 - Storm Drain** shows the existing storm drain lines. Data from these first three maps has come from similar maps prepared by Jones & Associates Consulting Engineers. The final and fourth map, **Map 6.4 - Surface Hydrology** shows surface hydrology (water). The types of surface water are divided to show the Willard Canal, Major Ditches and Drainage Channels and



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Irrigation Ponds. It should be noted that some portions of the ditches and drainage Channels are piped underground.

Police services in Farr West are provided by the Weber County Sheriff. Fire protection and emergency medical services are provided by the Weber Fire District. Station 61 is one of the newest fire stations of the Weber Fire District and is located on 2000 West Street in Farr West City.



Weber Fire District Station 61 located in Farr West City

Citizens of Farr West are involved in the community and desire to make it an enjoyable and safe place to live. Some of the community-based and volunteer-run programs available include senior citizen assistance and emergency preparedness.

Community related services and activities located outside but near Farr West include:

- Weber County Library branches in North Ogden and Ogden
- Senior Citizen Center in North Ogden
- McKay-Dee Hospital and Ogden Regional Hospital in Ogden
- Weber State University in Ogden
- Utah State University in Logan
- Ogden-Hinckley Airport in Ogden
- Salt Lake International Airport in Salt Lake City

VI. Future Community Improvements

Looking to the future, Farr West recognizes there is much to do to have the City become what is envisioned. Improvements will be required in all aspects of the City. It is the purpose of this General Plan to direct, guide and manage growth and improvement efforts.

Future improvements Farr West City would like to make include constructing a new Public Works facility to house the department's equipment, and completing



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sidewalks throughout the City. The City also plans to continue with its road improvements and maintenance on a ten-year cycle.

Another area where the City should focus improvement efforts is along its main thoroughfare, 2000 West Street. This road is currently a UDOT highway. It is the intent of Farr West that this road remains under UDOT's management and maintenance. However, the City should create guidelines and standards for new development that will occur along this route. These guidelines should encourage new development to incorporate certain enhancements to their frontages that will improve the corridor and the City image. Also, as a part of this same 2000 West Street improvement concept, Farr West should look for opportunities where the City can enhance this corridor in key locations.

Additionally, this plan identifies other planning documents that should be prepared to give a more detailed perspective on guiding and managing growth and City improvements in specific areas. These additional plans are:

- Economic Development Plan
- Transportation Master Plan
- Capitol Improvement (Community Facilities) Plan
- Parks and Recreation Master Plan

Each of these plans is mentioned in their respective sections of this General Plan. The purpose of having these supplemental plans is to give more detailed and specific information of their specialized areas of community growth and improvement.



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Refer to Maps

- 6.1 Culinary Water
- 6.2 Sanitary Sewer
- 6.3 Storm Drain
- 6.4 Surface Hydrology



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7. PARKS AND RECREATION



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7. PARKS AND RECREATION

I. Introduction

Parks and recreation amenities are an essential aspect to each community. They add tremendous benefits to the quality of life and enhance lifestyles. Farr West recognizes this and has established an objective to provide quality parks and recreation facilities and their related services and programs.

II. Goals

Following are the general goals of Farr West City pertaining to parks and recreation. Each general goal is accompanied by several specific goals listed below it.

- Provide facilities and opportunities in the community for a balanced recreational program of physical and cultural activities.
 - Establish a plan for the development and improvement of parks, open space corridors, trail systems and recreation facilities and services.
 - Provide parks well dispersed throughout the City.
 - Encourage the acquisition of property and the development of additional recreation facilities.
 - Coordinate and participate with the Wasatch Front Regional Council and Weber Pathways Committee for cooperation of recreational facilities planning and development.
 - Ensure that City recreation facilities (parks, trails, etc.) are useful and attractive.
 - Create and apply park area standards of the Farr West Municipal City Code to new development applications as a condition of final approval in order to obtain park areas and recreational sites that will accommodate new growth.

- Prepare a Parks and Recreation Master Plan that will assess the condition of existing parks and recreation facilities, assess the needs of the community and plan for the acquisition, development and improvement of future parks and recreation facilities.
 - All future major developments shall be planned with trail linkages to planned trail systems where applicable.
 - Incorporate plans, programs and funding sources to meet the present and future recreational demands.
 - Work with the Weber County School District for the development and joint use of recreational facilities.



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- Maintain a Capitol Improvements Program, which incorporates a funding program for the construction of improvements to the City's recreational system.
- Coordinate with surrounding communities to encourage intergovernmental cooperation to meet the recreational needs of area residents.
- Identify, pursue and utilize all funding sources and development techniques that are available for parks and trails acquisition and development.
- Promote and solicit the donation of land, recreation and park equipment and funding from available donors and recognize their support.
- Protect park and recreation areas from incompatible developments and uses on adjacent properties.
- Establish standards for park and recreation facility maintenance to ensure a well maintained facility and foster an attractive and safe recreational environment.

III. Existing Parks and Recreation

The parks and recreation facilities that are currently part of Farr West City include the park at City Hall, Mountain View Park, Farr West Park, 3300 North Park and a small, undeveloped park informally known as “Farr West Farms Park.”

The park at City Hall has:

- Tennis courts
- Basketball court
- Bowery with restrooms
- Playground
- Volleyball court
- Walking track

In addition to the outdoor facilities that are part of the park at City Hall there is, adjacent to the park, a large indoor recreation center. This recreation center houses a gym, a weight room, exercise equipment and dressing rooms with showers and lockers.



The playground near City Hall



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Mountain View Park has:

- Baseball diamond
- Soccer fields
- Bowery with restrooms
- Playground
- Walking track



A girls lacrosse team enjoying the fields at Mountain View Park

Farr West Park has:

- Baseball diamond
- Soccer fields
- Bowery with restrooms



A view across the ball field at Farr West Park

3300 North Park has:

- Basketball court
- Bowery with restrooms
- Playground
- No grass playfield



The facilities of 3300 North Park

Farr West Farms Park is a small park of open lawn.

Other Parks and recreational facilities that are not held by the City but are, with appropriate arrangements, available to the community on a limited basis are



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playgrounds and play fields at Wahlquist Junior High School, Farr West Elementary School and at several church locations throughout the City. In addition to parks, the City has some established trails. There is a trail that accesses Mountain View Park and continues around the park. This trail is separate from any roads and provides an enjoyable and comfortable walking/jogging experience. Other trails in the City have been designated along existing roads as shared trails. Farr West Drive from West Harrisville Road to Interstate 15 is one such trail. At Interstate 15 there is a pedestrian bridge going over the freeway, allowing trail users to connect with 2000 West Street. Higley Road has also been designated as a trail route.

The current parks and trails of Farr West City are shown on **Map 7.1 - Parks and Trails** after the text of this section.



The designated bike lane along Higley Road



A walking path at Mountain View Park

IV. Future Parks and Recreation

As stated under the Goals of this section, a Parks and Recreation Plan is to be completed. The Parks and Recreation Plan would provide a proactive “road map” for guiding future planning, design, funding and implementation decisions. In addition to traditional parks and recreation facilities, trails and trail systems would be included in the Parks and Recreation Plan. Typically this type of plan includes:

- Physical status and current use of existing parks and recreation facilities and programs.
- Current and projected park and recreation needs, which would be assessed through the means of a citywide survey of City residents.
- Proposed improvements to existing parks if needed.
- Proposed new park and recreation facilities with a schedule for funding and implementation.
- Park and recreation facility design standards.



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- Park and recreation programs assessment with implementation strategies.

Some future trails planning work has been completed. The Wasatch Front Regional Council has prepared a regional trails plan. This plan includes a regional trail system across the Wasatch Front known as the Wasatch Front Urban Area Regional Transportation Plan. It identifies several trails within Farr West's boundaries which connect the City to a broader trail system. Locations of these trails are shown on **Map 7.1 - Parks and Trails**. These trails are divided into three standard trail classes and are defined below.

- **Class I:** an exclusive trail for bicycles, pedestrians, etc.; physically separated from motor vehicle traffic; the safest, but most costly trail type.
- **Class II:** a restricted segment of a shared street or roadway for bicycles; separated from motor vehicle traffic by lane marking or a barrier.
- **Class III:** a shared right-of-way located on lightly traveled streets and roadways; designated solely by "bike route" signage.

Over time as these regional trails are implemented, and as Farr West City creates new trails, adding to the local trails already built, the City will have a comprehensive citywide trail system allowing residents easily accessible routes to various locations in Farr West and adjoining communities. These routes will provide a means to travel without having to use an automobile. Like parks, trails offer residents opportunities for improving lives. Walking, running or cycling is considered by many a great way to get outdoors, enjoy time together with others, see what is going on in the community, and relieve daily stresses. Parks and recreation facilities, including trails, are an asset to any community.



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Refer to Map

7.1 Parks and Trails



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8. ENVIRONMENT



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8. ENVIRONMENT

I. Introduction

This section covers environmental issues of Farr West City. It is the intent of the City to maintain a high quality of life, health and safety for its residents through proper regulation in areas of air quality, water quality, land and soil maintenance and fire safety.



The Wasatch Mountains rising over a northeast section of the City

II. Environmental Quality

Farr West City has few concerns regarding the current environmental conditions within the City. There are no known environmental hazards in the City's boundaries. There is, however, potential for environmentally related issues to



Open land along the City's 2000 West Street

become problematic as there are in all developing and growing communities.

There are identified wetlands within Farr West. There are also areas under investigation which may

qualify as regulatory wetlands. The City should maintain a constant awareness of the condition of these lands to ensure they are not negatively impacted by development, run-off or infill.



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Four Mile Creek offers Farr West City the potential to develop sensitive, environmentally fragile lands into a recreational and educational resource.

Construction of a pathway, observation areas and interpretive signage that would minimally



Four Mile Creek running along Farr West's southern boundary

impact the riparian area would give residents the opportunity to view wildlife and observe natural habitats, and would offer a place for outdoor education.

There is presently in Farr West, channels of open water and open irrigation/detention ponds. Open water channels range in size from the large Willard Canal to small irrigation ditches located throughout the City. Care should be taken to ensure that illegal dumping or run-off does not pollute these open waterways and ponds. Regulations and "Do Not Pollute" public awareness campaigns can assist in maintaining water quality in these open water resources.



The Willard Canal

Outside of, but near to Farr West is the Central Weber Sewer District sewage disposal facility. Farr West City should maintain contact with the Sewer District and be aware of plant operations, its environmental protection strategies and emergency plans.

In all aspects of environmental quality within Farr West, it is the City's intent to comply with and enforce compliance to Utah State and Environmental Protection Agency (EPA) regulations.



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III. Goals

Following are the general goals of Farr West City pertaining to environmental issues. Each general goal is accompanied by several specific goals listed below it.

- Environmental resources of the City including water quality, air quality, prime agricultural land, open space and riparian corridors should be protected.
 - Prohibit any development in moderate or high quality wetland, unless appropriate mitigation is approved by the jurisdictional governmental agencies.
 - Development that accelerates the erosion of soil, and thereby contributes significantly to stream sedimentation, will require special review and mitigation to the satisfaction of Farr West City.
 - Apply "Rights to Farm" provision in the Land Use Management Code to protect existing prime agricultural operations and provide incentives for the continued production of prime agricultural lands.

- Protect water quality and ensure that there are adequate quantities of water for all users in Farr West City.
 - The City should not approve any major development without water right transfers or sources providing for the use of water serving the project.
 - The City should investigate the need for and impact of Special Improvement Districts (i.e. Sewer Improvement District or Water Improvement District) for major development areas for the purpose of establishing a viable, long-term infrastructure system.
 - No land use or development which would adversely affect the quality or accessibility of water resources in the City should be permitted.
 - All new development should comply with the requirements of the municipal water and sewer code and ordinances.
 - Adequate buffers from development should be provided along all waterways and wetlands in Farr West City.

- Development shall not contribute significantly to the degradation of air quality.
 - When appropriate, efforts should be made in each development to mitigate the impacts of wood stoves, fireplaces and other activities, which may negatively impact air quality.

- Coordinate minimum fire safety standards with Weber Fire District to ensure fire safety standards in the City.
 - Apply the subdivision standards and development requirements in the Development Code including requirements for water supply for fire fighting purposes, measures for clearing brush and vegetation for the area around structures, access, infrastructure standards and other appropriate regulations.



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- Manage development, minimize damage and hazards and protect life and the property in areas subject to risk from natural hazards such as seismic activity, unstable soils, flooding conditions and other geologic hazards.
 - Require all new development to have an adequate water supply, road widths and reasonable secondary emergency access to minimize health and safety risks.
 - Promote open space and recreational uses in identified flood zones unless the hazard can be adequately mitigated.
 - The City should require the protection of all wetlands, streams and other waterways and other environmentally sensitive lands from construction impact and runoff from parking lots, roads and other impervious surfaces.



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9. HOUSING



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9. HOUSING

I. Introduction

This section focuses on the housing aspects of Farr West City. Nearly all housing in the City is single-family detached homes.

As required by State Law this General Plan contains the City's plan to provide a realistic opportunity to meet estimated needs of moderate-income housing. This portion, identified as Moderate Income Housing Element, is included below.

II. Current Housing

As stated above, the majority of housing in Farr West is single-family detached homes. These homes sit on various sized lots ranging from 10,000 square feet to multiple acre lots. There are some homes in Farr West that were constructed many years ago and are located on properties fronting what has become the major

commercial corridor of the City or on other main traffic routes. Other older homes are located on large agriculture oriented properties. Some subdivisions in the City have homes that could be classified as

"middle-aged."

Other recently

completed subdivisions are made up of homes that have been constructed in the past few years. Emphasizing the latter statement is the fact that in 2007, Farr West was rated one of the top ten fastest growing cities in Utah. There are subdivisions in Farr West that provide for equestrian use. Also, there is one manufactured-mobile home subdivision in the City.



A residential street in the development around Remuda Golf Course



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III. Moderate Income Housing Element

The following information was prepared by Ryan Shaw, Farr West City Attorney.

MODERATE INCOME HOUSING ELEMENT

of the

FARR WEST CITY GENERAL PLAN

Contents:

1. Statutory Requirements:
2. Definitions:
3. Estimate of the Need for Moderate Income Housing-within the city.
4. Plan for meeting the estimated need for additional Moderate Income Housing
5. Plan Review

1. Statutory Requirement:

State law requires that in order to provide general guidelines for proposed future development of land within the city, each municipality shall prepare and adopt a comprehensive, long-range general plan. These requirements are found in Utah Code Annotated §§10-9a-401, et seq. The legislative body of the city adopts the plan or any comprehensive amendment to the plan upon recommendations made by the Planning Commission.

This plan, or a comprehensive general plan amendment, may provide for the protection and promotion of moderate-income housing. At a minimum, the proposed general plan, with the accompanying maps, charts, and descriptive and explanatory matter, shall include the Planning Commission's recommendations for a land use element that includes among other things, an estimate of the need for the development of additional moderate income housing within the city, and a plan to provide a realistic opportunity to meet estimated needs for additional moderate income housing if long-term projections for land use and development occur.



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2. Definitions:

(1) "**Moderate income housing**" means housing occupied or reserved for occupancy by households with a gross household income equal to or less than 80% of the median gross income for households of the same size in the county in which the city is located.

(2) "**Plan for moderate income housing**" means a written document adopted by a city legislative body that includes:

(a) an estimate of the existing supply of moderate income housing located within the city;

(b) an estimate of the need for moderate income housing in the city for the next five years as revised biennially;

(c) a survey of total residential land use;

(d) an evaluation of how existing land uses and zones affect opportunities for moderate income housing; and

(e) a description of the city's program to encourage an adequate supply of moderate income housing.

3. Estimate of the need for the development of additional Moderate Income Housing (MIH) within the city:

a. Important demographics:

i. Population in July 2007 was 5,129.

ii. Estimated Median Gross Income of households in Weber County in 2007 was \$52,154.00. The 80% level is \$41,723.00.

iii. Estimated Median Gross Income of households in Farr West City in 2007 was \$49,300.00

iv. Estimated monthly income available for home purchase by a household with an annual gross income le~\$41,723 is \$1,077.00. (No more than 31 percent of gross monthly Income should be spent on housing as recommend by FHA)

v. Estimated loan available based on a \$1,077.00 payment, 30-year fixed rate mortgage, and the current interest rate of 5.875% is \$182,068.00.

vi. The median price of all home sales in Farr West City for 2007 was less than \$180,000.00.

vii. The median home value in 2007 was \$193,400.00.



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- viii. Based on data obtained from City-Data.com ©, in 2007 the existing supply of MIH within the city, that is homes valued at or below \$182,068.00, was well above 50 percent.
- b. Estimate of the existing supply of MIH located within the city: Based upon the relatively large percentage (>50%) of homes within the city, which qualify as MIH, the supply of MIH within the city appears to be adequate.
- c. Estimate of the need for MIH in the city over the next 5 years:
- i. There are numerous factors used to determine both the need and availability of MIH within Farr West City. However, many of the most important factors are beyond the control of the City. This makes estimating the need of MIH within the City, especially for any long-term (i.e. 5 years) forecasting or estimating very problematic. Significant factors beyond the control of the city which will affect the determination of what is considered MIH are:
- Changes in household debt/income ratio
 - Changes in home values
 - Changes in interest rates
 - Changes in lending practices
- ii. In the short time while this plan has been in development (end of 2008 and beginning of 2009), economic conditions affecting MIH have changed dramatically. Since 2008, home prices have remained steady or declined. Conventional mortgage rates have decreased (depending on the term of the loan) to below 5%. As economic conditions tighten, the need for MIH will probably remain steady, and may actually increase.
- d. A survey of the current total residential land use indicates the following:
- Farr West City encompasses a land area of approximately 5.84 square miles. Populate density is 879 people per square mile.
 - The city has four separate land use zones that allow for residential structures, which together encompass 88.56% of the City (data obtained from City Engineer).
4. Plan to meet the estimated needs if long-term projections occur.
- a. Existing land use restrictions in the City offer adequate opportunity for MIH. Currently, almost 89% of the total area of the city is zoned for some type of residential use. There are no minimum home value



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requirements for any residential zone within the City, although there are minimum building size requirements. However, under current economic conditions, these minimum size requirements are relatively modest (900 square feet for multilevel structures and 1,200 square feet for rambler type structures) and would not mandate homes in any residential zone in excess of MIH values. In 2007, the median home price in the city was less than \$180,000.00. During that same period, the median income of households in the city would qualify for a home with a price in excess of \$182,000.00. In sum, over half of the homes for sale during 2007 were valued less than the MIH level based on county and city median income levels.

- b. Farr West City has no specific "program" to encourage an adequate supply of MIH. A combination of location, market conditions, practical zoning and other favorable factors have naturally contributed to an adequate supply of MIH. The City will review its MIH needs as required by the mandated plan review process to ensure that available zoning and other factors within the control of the City continue to foster the availability of MIH.

5. Plan Review.

Every two (2) years, the City Council must review the MIH plan element of its general plan and its implementation and prepare a report setting forth the findings of the review. Each report must include a description of:

- (a) efforts made by the city to reduce, mitigate, or eliminate local regulatory barriers to moderate income housing;
- (b) actions taken by the city to encourage preservation of existing moderate income housing and development of new moderate income housing;
- (c) progress made within the city to provide moderate income housing, as measured by permits issued for new units of moderate income housing; and
- (d) efforts made by the city to coordinate moderate income housing plans and actions with neighboring municipalities.

The City must also send a copy of the report to the Department of Community and Culture and the association of governments in which the city is located.



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IV. Goals

Following are the general goals of Farr West City pertaining to housing. Each general goal is accompanied by several specific goals listed below it.

- Emphasize and encourage high quality housing.
 - Require high quality construction standards.
 - Encourage new housing development to incorporate zoning that assures quality, maintenance and a visually appealing community.
- Encourage orderly and beautiful residential areas throughout the City.
 - Recognize the beautification efforts of residential property owners.
 - Inform property owners of State programs to promote capital improvements to owner-occupied housing and encourage use of such programs.
 - Enforce residential zoning ordinance requirements.
 - Require proper road frontage of each building lot.
- Require access to good, safe and sanitary housing that is available and affordable according to the Farr West City Moderate Income Housing Plan.
 - Establish and maintain development standards that support housing development while protecting General Plan goals.
 - Employ regulations to ensure that housing will remain affordable to future residents of Farr West City.
 - Promote adequate accessibility to appropriate housing for physically disabled residents of the City.
 - Uphold freedom of choice of housing type and neighborhood for all regardless of race, color, age, gender, marital status, religion, ancestry, national origin or presence of any sensory, mental or physical disability.
- Safeguard the condition and promote the maintenance of the existing housing stock.
 - Promote the revitalization and rehabilitation of substandard residential structures.
 - Ensure that rehabilitation of existing housing addresses the health and safety needs of the residents while respecting the character of the structure.
 - Ensure that rehabilitation of existing units does not result in permanent displacement of existing residents.
- Maintain the rural character and open space of Farr West City.
 - Require new development to provide for open space and/or recreation facilities available to the community.
 - Limit flag lot density to one dwelling unit.
 - Require appropriate buffers between residential neighborhoods and non-compatible land uses.



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- Limit single-family home density to one unit per 15,000 square feet, but allow clustering to a density of one unit per 10,000 square feet with the remaining space to be common open space.
- No additional manufactured-mobile housing.
- Mitigate the impact of commercial developments upon the current housing needs of the City.
 - Provide for mixed-use developments in appropriate locations near commercial centers.
 - Restrict maximum density to three dwelling units per building.