

## 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.

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.

**With increasing traffic along 2700 North, easy access to I-15, and the resulting growth in Farr West and surrounding communities, a new opportunity for the creation of a unique corridor is emerging. 2700 North/2000 West is a logical area to develop a regional commercial development, and accommodate more diverse housing types. Providing for regional commercial use and new mixed land uses will enhance the Farr West community by offering a wider range of goods, services, and housing options and will help keep the city of Farr West fiscally sound.**



### II. Physical Character

Farr West is located in the northwest section of Weber County, Utah. It is bounded by 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, provides a prominent backdrop of the City. **Willard Bay Reservoir and the northern arm of the Great Salt Lake spread to the northwest just across the Box Elder County line.**

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 water 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 the Salt Lake City makes it a prime spot for residential, commercial and industrial development.

### **III. City History**

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, for president of the Weber LDS Stake and Chauncey 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.

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.

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.

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.



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, three other LDS chapels have been constructed.

**[Meeting houses for other religious denominations are also now located within the municipality.]**

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 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 Shoreline. In 1874, William Rawson opened the first general merchandise store in the town. For many years, new businesses remained in operation a relatively short time. Only in recent years have more permanent business activities become established.

**[By the beginning of 2014, the City had issued business licenses to two- hundred fifty-six (256) businesses, which range in size from the large Smith and Edwards variety store to small home-based businesses.]**



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 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 operations 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 parts 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. Repeated efforts were made to get grass established on the sandy soil. Only after a well was dug and a sprinkling system 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 concession stand was erected.



[Farr West City has a total of three parks with picnic sites and restrooms an additional Small Park with playground equipment for the citizens. One more park is under development; this will be located toward the north end of town.]

#### IV. COMMUNITY PROFILE

As of the 2010 census, the most recent census available, there were 5,928 people, 1,890 households, and 1,593 families residing in Farr West. The population density was 982 people per square mile. There were 1,923 housing units at an average density of 318.5 units per square mile. The racial makeup of the City was 95.5% White, 0.3% African American, 0.3% Native American, 0.6% Asian, 1.8% from other races, and 1.5% from two or more races. Hispanic and Latino of any race were 5.2% of the population.

Of the 1,890 households in the City, 32.1% included children under the age of 18. 76.3% married couples living together, 6.3% had a female householder with no husband present and 15.4% were non-families. Households made up of single individuals were 13.5% of all households and 7.5% of all households had someone 65 years of age or older living alone. The average household size was 3.15 and the average family size was 3.47

According to the 2010 census, the age distribution of the population of Farr West was spread out with 34.8% of resident's age 19 years or under, 4.4% aged 20 to 24, 26.8% aged 25 to 44, 22.6% aged 45 to 64, and 11.2% aged 65 and older. The median age of City residents was 33.2 years. For every 100 females, there were 102.5 males. For every 100 females aged 18 and older, there were 96.1 males.

The median gross income for a household in the City was \$67,149, and the median income for a family was \$78,625. Males had a median income of \$50,208 versus \$19,384 for females. The per capita income for the city was \$33,666. About 1.6% of families and 2.5% of the population were below the poverty line, including 8.9% of those aged 65 and older.

Current estimate of population growth for Farr West City from the United States Census Bureau prepared in 2012 show the population of Farr West to be 6,122 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 of Planning and Budget of the State of Utah in 2012 show the following population projections:

	Census	Projections				
Year	2010	2020	2030	2040	2050	2060
Population	5,928	8,799	10,141	10,856	12,607	15,419

## IV. 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**. Description of each is 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 2012.
- **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 the Plan's preparation. **(With the review process being taken at this time this map will be updated and changes made where necessary.)**

## V. 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](http://www.sterlingcodifiers.com), it is also available at the Farr West City web site [www.farrwestcity.net](http://www.farrwestcity.net). 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. **Such efforts will include the development of new zones to accommodate mixed use/town center type areas, areas with a primary intent of promoting offices and regional commercial areas in the 2700 North/2000 West corridor.**

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, and sanitary systems and other facilities and/or natural resources. (Ord. 93-003 § 1-2)

There are seven zones defined in the current Zoning Ordinance. There are **three** residential zones, two of which permit agriculture, two commercial zones and one manufacturing zone, and a Mixed-Use zone. 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 Objective 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. Well-spaced single-family detached houses characterize this zone. (Ord. 93-003 § 8-1(1))
- **A-1-R Residential Zone, General Objectives and Characteristics:** The general objectives of the A-1-R zone are 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 § 8-3(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: 93-003 § 8031(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))
- **C-3 2700 North Regional Commercial Zone:** The purpose of the 2700 North Regional Commercial Zone is to provide an aesthetically pleasing entry into Farr West City that allows for development of a variety of regional retail, office, and entertainment uses while accommodating automobile traffic to regional services dependent upon the 2700 North corridor. As depicted in the City General Plan, the

area in which the 2700 North Regional Commercial zone applies is from the east side of I-15 extending east on 2700 North to the east city boundary line, south to 2550 North and north to the city boundary line.

- **Mixed Use Zone, Commercial and Residential Uses:** The purpose of a mixed-use zone is to allow the integration of commercial, office and residential uses into a single, cohesive development. The places that are created as a result of this zone will reflect a town center philosophy and include excellence in architecture, streetscapes, public spaces, connections and pedestrian emphasis. Each dwelling unit is to be held in private individual ownership. (Ord. 2013-02)
- **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))

The current zoning map, prepared by Jones and 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. One zone is identified as R-1-10 the other is T-1. Zone R-1-10 applies to two different subdivisions with 10,000 square foot lots and contain 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 **C-3** or **Mixed-use**.

## **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 (5) 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.

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 or 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.