



**FARR WEST CITY  
GENERAL PLAN  
2022**



ADOPTED OCTOBER 6, 2022

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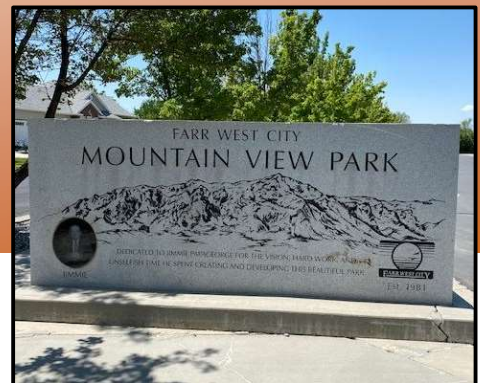
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# CHAPTER 1: INTRODUCTION

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## I. PURPOSE STATEMENT

The General Plan of Farr West City is a policy document meant to provide for the present and future needs of the City. It is to guide growth and development within the City. It is to provide a broader context when looking at specifics regarding future land use and development. It is to consider the general health, welfare, and safety of the citizens of Farr West. It is to express the goals of the City. It is to guide and assist community decision makers including the Mayor, the City Council, and the Planning Commission. Utah State Code Section 10-9a-401 requires “each municipality to prepare and adopt a comprehensive, long-range general plan for: (a) present and future needs of the municipality, and (b) growth and development of the land within the municipality.” The State Code requires certain elements in a general plan, and suggests other elements that may be covered in the plan. The required elements are land use, transportation and traffic circulation, and moderate income housing. The statute specifies that: “The municipality may determine the comprehensiveness, extent and format of the general plan.” The value of the General Plan is only as good as the support it gets from the leadership and citizens of the City. While it is largely conceived and created by the Planning Commission and the City Council, its ultimate long-term support and success must come from the community as a whole.



## II. GENERAL GOALS

The general goals of the general plan are as follows:

- Establish programs and land uses that promote quality living, employment, and recreational opportunities for citizens of Farr West.
- Balance to the greatest extent possible the needs and desires of the community as a whole, and the property rights of individual landowners.
- Consider city cemetery to serve the residents.
- Review capacity and expansion of main transportation routes.
- 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, land and soil maintenance and fire safety.

## III. STRATEGIES

The strategies to implement these goals are as follows:

- Provide for a diversity of public facilities and amenities.
- Encourage recreation improvement and expansion.
- Encourage private development.
- Encourage industry and commerce in appropriate locations.
- Encourage sound planning practices.
- Maintain and adopt appropriate and accurate zoning ordinances.
- Strive to improve the quality of life of all residents.
- Protect property rights of individual property owners.



The City Council Chambers located in City Hall where decisions about land use, development, and the city as a whole are made.



The bowery at Mountain View Park; this is one of many public facilities the city offers to residents.



The basketball courts at the Smith Family Park; this is one of many recreation opportunities the city offers to residents.

# CHAPTER 2: COMMUNITY VISION AND CHARACTER

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## I. COMMUNITY VISION

Farr West City is developing from a rural community grown from an agricultural heritage, to a suburban community. There is an appreciation for the land, the open space, and the opportunity of enjoying them. There is a strong desire to manage the growth responsibly. 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 for a regional commercial development, and will 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 keep the city of Farr West fiscally sound.

## II. EXPECTATIONS

- Adhere to the adopted city maps included in this general plan.
- Those developing the land will bear the cost of all infrastructures.
- Improve traffic circulation.
- Develop a trails system as indicated on map 7.1 and the Active Transportation Plan.
  - Trail Specifications

## III. ZONING

Title 17 of the Farr West City Code is the Zoning Ordinance of the City. The Code is available online through American Legal Publishing Corporation at their address: [codelibrary.amlegal.com](http://codelibrary.amlegal.com). It is also available at the Farr West City website: [www.farrwestcity.net](http://www.farrwestcity.net). It should be noted that it is the intent of the Planning Commission to review and recommend revisions to the entire Zoning Ordinance as it sees updates are necessary to more clearly identify the direction of growth for the City.

There are seven zones defined in the current Zoning Ordinance. There are three residential zones, two of which permit agriculture, two commercial zones, a mixed use zone, and one manufacturing zone.

# CHAPTER 3: LAND USE

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## I. INTRODUCTION

This section of the General Plan outlines goals that Farr West City has pertaining to land use. Farr West City promotes development that will enrich the quality of life in Farr West for the existing and future citizens. It is required that those developing land in Farr West act in the best interest of the city and its citizens.

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.

## II. GOALS

### A. GENERAL

- Promote attractive, stable, and economically sustainable environment throughout the city.
- Ensure that all development and zoning conform to the law, and are in the best interest of the city as determined by the Planning Commission and City Council.
- Compliance with referenced city maps as outlined in the General Plan.
  - Map 3.1 Potential Future Zoning
  - Map 5.1 Vehicle Routes
  - Map 6.1 Sanitary Sewer
  - Map 6.2 Storm Drain
  - Map 6.3 Surface Hydrology
  - Map 7.1 Parks and Trails
  - Trails & Active Transportation Plan
- Restrict the M-1 Zone to approved properties north of 2700 North.
- Farr West City requires that developers provide an approved transition between developments when developing a property that is zoned differently from adjoining properties. This transition shall be approved by the Planning Commission and City Council.
- Encourage Mixed Use zoning and development in the following areas:
  - The undeveloped property between 2000 West and the Willard Canal, and 2700 North and 3100 North.
- Support and promote open space.

- Adopt ordinances to encourage and promote the reduction of water use.

## **B. NOTES**

- Farr West City requires the landowners of the properties planned as Mixed Use to cooperate in creating development that is in the best interest of Farr West City. Farr West City will not allow these areas to be developed without the coordination of the development of the whole. Parks and trails will also be required as part of the development of these areas. The sequencing of Mixed Use developments shall be approved by the Planning Commission and the City Council, and shall reflect the intent to complete the development as originally submitted and approved by the city. Adherence to development agreements is required.
- Agricultural use will continue to be allowed and be supported as the primary use in the areas where the property is zoned agricultural. The owner of agricultural property may request a rezone of their agricultural property.

## **C. RESERVED**

- Land adjacent to and located on either side of 2000 West Street that is not currently zoned commercial land may be considered for commercial use.



## D. PARKS

- A park within ½ mile walking distance of every citizen in the city
- 10 acres of park per 1000 residence minimum
- Provide future parks in the following areas:
  - A 20-acre park located east of Willard Canal, west of 2000 W, south of 2475 N, north of 1800 S.
  - A 20-acre park (or two 10-acre parks) located east of the west city border, west of 2000 W/Willard Canal, south of 1800 N, northwest of Country Place.
  - A 10-acre park located east of Willard Canal, west of 2000 W, south of 3100 N, north of Farr West Elementary School.
  - A 5-acre park expansion to North View Park which is currently just a pavilion and playground located just south of Remuda on 2575 W.
  - A 5-acre park located east of I-15, west of Willard Canal, south of Heritage Ranch Dr., north of 1000 N.
  - A 5-acre park located east of I-15, west of Mountain View Park, and south of 1800 S, north of Willard Canal.
  - A 3–4-acre park adjoining the proposed Library site on 2700 N south of Farr West Meadows and west of Farr West Elementary; and
  - Dog parks, pocket parks, and other parks as determined appropriate by the Planning Commission and City Council.



The Willard Canal where it crosses 2000 West.



An undeveloped property between 2700 North and 3100 North that could be a potential location for the Mixed-Used Zone.



The newest park in Farr West City located across the highway from Smith and Edwards.

**E. TRAILS**

- See Active Transportation Plan

**F. CEMETERY**

- Farr West City may consider the development of a cemetery

**G. LIBRARY**

- Farr West City will work cooperatively with Weber County on the development and construction of a park and county library in Farr West City.



The trail system surrounding the Heritage Retention Pond.



The open space behind City Hall that could be a potential location for a city cemetery.



The undeveloped property off of 2700 North where a country library may be built.

# CHAPTER 4: ECONOMICS

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## I. INTRODUCTION

Farr West 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 City. 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.

## II. GOALS

Following are the general goals of Farr West City pertaining to the economics of the City.

- Cultivate a strong and diverse economic base.
- Encourage the attraction, retention, and development of business and industry.
- Encourage appropriate cohesive commercial growth along the 2000 West Street and 2700 North Street corridors.
- Encourage the continued development of a citywide broadband network.



Associated Food Stores supplies hundreds of jobs to Farr West City.



Smith and Edwards has been a source of sales tax since the city was created.



The Knight Building is one of the newest business plazas that supplies convenient locations for new businesses coming to Farr West.

### **III. ECONOMIC DEVELOPMENT**

Encourage economic development in Farr West City in concert with Weber County Economic Development.

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

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

# CHAPTER 5: TRANSPORTATION AND CIRCULATION

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## 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.

Transportation and circulation routes are being planned considering the plans of the Wasatch Front Regional Council.

Classifications of the circulation routes are described in Section III of this chapter. Map 5.1 identifies existing vehicle routes and anticipated circulation routes for future expansion. For detailed information regarding trails and paths, please refer to the Active Transportation Plan and Map 7.1.

## II. GOALS

Following are the general goals of Farr West City pertaining to transportation and circulation.

- Improve transportation circulation in the City
  - New accesses East/West crossing the Willard Canal at 2950 N and 2225 N.
  - In the event that freeway expansion blocks access to 1900 W south of 1800 N as a public street, Farr West will request Federal or State funding to provide access across the Willard Canal at approximately 1800 W and 1400 N, with a road progressing from this access to 1725 W at 1800 N.
  - Half cul-de-sacs and knuckles will not be permitted within the City
  - A road West of Associated Foods running South and then East connecting to Rulon White Blvd. (It is not intended to make Farr West Drive a thoroughfare)
  - 1900 W serving Heritage Ranch, and others, is in the freeway right-of-way. Multiple legal accesses shall be developed before any further development is approved South and East of Jerry's Nursery. 1900 W will not be considered as a legal access for any future development.
- III. Sufficient access to allow the development of the property between the Willard Canal and 2700 W, and between 1800 N and 1200 N.

## IV. STREET CLASSIFICATION

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

- Private Street: The primary function of a private street is to access specialty developments 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 construction 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.
- 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. These streets shall 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 may be permitted but is discouraged. Traffic loading should be limited to less than 3000 trips per day.
- 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 freeway and interchanges. In Farr West there are two minor arterials, 2000 West Street (Highway 126), which runs north to south, and 2700 North (Highway 235), which runs east and west.
- 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 not access to adjacent properties, no cross traffic through the use of grade separations and interchange, 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.

## V. TRANSPORTATION PLAN

The chief objective of the Transportation Plan will be to provide an outline for a safe, convenient, and efficient system of sidewalks, road and streets throughout the community. Also, consideration is to be given to non-motorized trails and paths.

# CHAPTER 6: COMMUNITY FACILITIES

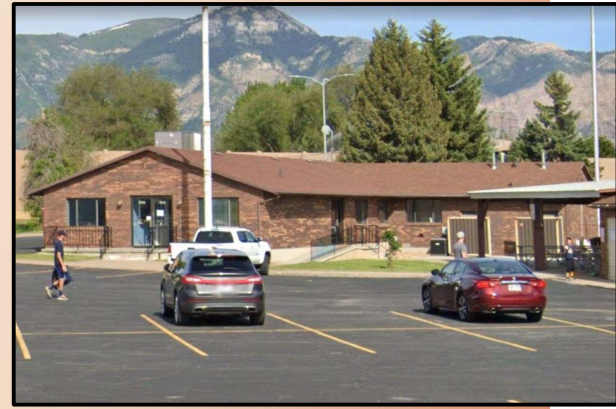
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## I. INTRODUCTION

As Farr West grows and ages the need for new facilities will increase. Community facilities are essential in providing an acceptable level of customer service. These facilities are also essential in maintaining the quality of life we all enjoy in Farr West City.

## II. GOALS

- Provide effective and efficient public services to the community.
- Stay current with the facilities needs of our city.
  - Maintain our existing facilities to ensure their maximum use, efficiency, and life span.
  - Build new facilities that are in the best interest of the city.
- Consider implementing impact fees where it is determined that the facility impact is the result of new growth.
- Work with service provider partners to provide the best services to our citizens.
  - Partners include:
    - Weber County
    - Weber Fire District
    - Weber Basin Conservancy District
    - Bona Vista Water Improvement District
    - Pineview Water Systems
    - Western Irrigation
    - Rocky Mountain Power
    - Dominion Energy
    - Various internet and cellular telephone providers



The old city office building that could be a potential location for a community center.



City property adjacent to 2000 West that will serve as the location for a new public works facility.



The Senior Center that now also serves as the community center for residents.

- Others
- To the fullest extent possible it is the goal of Farr West City to avoid debt.

### **III. FUTURE FACILITIES IMPROVEMENTS**

- A new public works building located near the old city offices on 2000 West.
- A new library and park on 2700 North.
- See also Chapter 3, Land Use, Parks, and Trails.
- Consider the possibility of developing a cemetery in Farr West.
- Renovation and repurposing of the old city offices.



# CHAPTER 7: PARKS AND RECREATION

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## I. INTRODUCTION

Parks and Recreation amenities are part of our quality of life in Farr West. Farr West is committed to maintaining our current level of parks and recreation, and to work to enhance these facilities, and the related services and programs.

## II. GOALS

- Maintain our existing parks and recreational facilities
- Increase park space at a rate to match population growth
- Coordinate and participate with the Wasatch Front Regional Council and the Trails Foundation of Northern Utah.
- Continual implementation of the Farr West City Active Transportation Plan.
- Provide a balance of park space and amenities such as:
  - Sports fields
  - Open Space
  - Pavilion
  - Playgrounds
  - Etc.

## III. FUNDING

- Work with developers on the development of parks and other recreational opportunities simultaneously with the residential and commercial development of Farr West City.
- Farr West will continually seek grants and private donations to supplement the development of parks and other recreational opportunities.
- Farr West will use city funds to responsibly maintain and develop parks and other recreational opportunities.

# CHAPTER 8: MODERATE INCOME HOUSING

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## I. INTRODUCTION

Farr West City recognizes the need for moderate income housing to meet the needs of our citizens both now and in the future. Farr West will meet all statutory requirements of moderate income housing, and consider additional options to provide additional moderate income housing.

## II. GOALS

- Rezone for densities necessary to assure the production of moderate income housing
- Allow for higher density or moderate income residential development in commercial and mixed-use zones, commercial centers, or employment centers.
- Create or allow for, and reduce regulations related to, internal accessory dwelling units in residential zones.
- Provide for the development of a moderate income housing project for residents who are disabled or 55 years old or older.
- Amend land use regulations to allow for higher density or new *moderate income* residential development in commercial or mixed-use zones near major transit investment corridors.

## III. Strategy

- Farr West City has rezoned the R-15 Zone to allow up to 20% smaller lots with specific requirements to provide for moderate income housing.
- Farr West City has reduced the required acreage for the mixed use zone that allows higher density residential development in commercial and mixed use zones, commercial centers, or employment centers.
- Farr West City allows internal accessory dwelling units in residential zones with the minimum required regulation.
- Farr West City allows the development of a moderate income housing project for residents who are disabled or 55 years old or older.
- Allow for a variety of land uses (residential, commercial, office and public spaces) in the C-3 Zone located within one half mile of a transportation hub. Residential use shall not constitute more than fifty percent (50%) of the gross acreage of the entire project. Townhouses are permitted when no more than four (4) units are attached and the height does not exceed two levels above grade level. Townhouses shall not exceed fifty percent (50%) of the total dwelling units. (Proposed completion January 30, 2023)

# CHAPTER 9: MAPS

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## Maps



[2.1 - Aerial Photo](#)



[6.1 - Sanitary Sewer](#)



[2.2 - City Map](#)



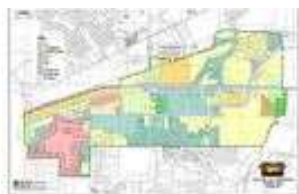
[6.2 - Storm Drain](#)



[3.1 - Potential Future Zoning](#)



[6.3 - Surface Hydrology](#)



[3.2 - Current Zoning](#)



[7.1 - Parks & Trails](#)



[5.1 - Vehicle Routes](#)



[TRAILS & ACTIVE TRANSPORTATION PLAN](#)

APPROVED AND ADOPTED INTO THE GENERAL PLAN on: 07-Nov-2019