



AGENDA

Special Work Session Meeting

6:15 PM - Monday, September 18, 2023
Farmington City Hall, Conference Room
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1. CALL TO ORDER

2. APPROVE AGENDA

3. DISCUSSION ITEMS

Comprehensive Plan Update - 30 minutes

2 - 15

No action requested. This is a discussion item to hear an update on the community vision and comprehensive plan update process, and required next steps associated with land use and infrastructure planning.

[Agenda Item: Comprehensive Plan Update - 30 minutes - Pdf](#)

4. CITY COUNCIL COMMITTEE UPDATE

5. CITY ADMINISTRATOR UPDATE

6. ADJOURN



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SPECIAL WORK SESSION AGENDA MEMO

To: Mayor, Councilmembers and City Administrator
From: Deanna Kuennen, Community Dev Director
Department: Community Development
Subject: Comprehensive Plan Update - 30 minutes
Meeting: Special Work Session - Sep 18 2023

INTRODUCTION:

The City has been embarking on a community vision and comprehensive plan update process. As the process starts transitioning from community visioning - to land use and infrastructure planning - Staff believes this is an important time to provide an update to the City Council and discuss some of the next steps.

DISCUSSION:

Staff and the consultants continue to refine the Guiding Principles and Policies that will form the foundation of the comprehensive plan update. These guiding principles and policies will shape the land use and infrastructure planning and decision making that will help accomplish the city and community vision and overall growth goals. At the Tuesday, September 12th, Planning Commission meeting, Staff and the consultant presented the draft principles for discussion purposes (attached). While these are being finalized, the land use and infrastructure planning has started. As we work through what the future land use looks like, important discussions and decisions will need to be made regarding public infrastructure to support development, impacts on our surrounding jurisdictions, and opportunities to explore annexation.

BUDGET IMPACT:

Not applicable

ACTION REQUESTED:

No action requested. This is a discussion item to hear an update on the community vision and comprehensive plan update process, and required next steps associated with land use and infrastructure planning.

ATTACHMENTS:

[Draft Vision and Guiding Principles](#)

Celebrating Our Past. Boldly Defining Our Future.

The City Farmington has adopted a vision statement that reflects the community’s values and aspirations for the future. It is intended to be a broad statement that is supported by guiding principles and policy statements. The community’s vision for the future is reflected below.

“In the City of Farmington people and neighborhoods are valued, natural resources matter, and businesses and traditions are celebrated. We are bold in pursuing opportunities and investments that support quality and sustainable growth, a vibrant and resilient economy, and a complete and connected community.”

Guiding Principles and Policies

There are several key elements expressed in the vision statement. This section provides additional context behind those elements and what they mean to the community. The City will work towards these elements by embracing their guiding principles and policies (see sidebar). The guiding principles and policies should be reflected upon and used in all decision making.

Guiding Principles: The guiding principles are statements that describe the desired outcome the City hopes to achieve. The guiding principles are organized under common themes described in the vision statements.

Policies: Policies are statements that describe a general course of action to make progress towards the guiding principles

Quality and Sustainable Growth

This element of the vision is focused on building quality neighborhoods that embrace the City’s plans for growth, while recognizing that natural resources are valued and contribute to the community’s identity.

Guiding Principles

- 1) Guide the location and form of development to ensure growth is managed in a sustainable manner.**

Policies

- The City will support development within the City’s existing MUSA over the expansion of the MUSA.
- The City will phase growth and development that maintains efficient use and expansion of local and regional infrastructure.
- The City will prioritize the redevelopment of vacant and underutilized properties in older areas to revitalize these vital community areas.

2) Create interesting neighborhoods that strengthens Farmington’s hometown feel.

Policies

- a) The City will emphasize design standards and the use of high-quality materials for new development.
- b) The City will emphasize development patterns that connect neighborhoods to one another, as well as area parks, commercial centers, and trail corridors.
- c) The City will locate educational land uses in a manner that capitalizes on the importance of schools in increasing the community’s livability.

3) Preserve and protect historical and cultural resources.

Policies

- a) The City will ensure no significant heritage preservation resource is destroyed, damaged, or defaced as a result of any action permitted, licensed, funded, or assisted by the City of Farmington.
- b) The City will make every reasonable effort to preserve and protect heritage resources of historical, architectural, archaeological, and cultural significance, including those properties which have been found eligible for designation, but have not been designated.
- c) The City will make heritage preservation information made available to all City departments, other public agencies, developers, property owners, and the citizens of Farmington.

4) Guide the location and form of development to ensure natural resources are preserved and protected.

Policies

- a) The City will incorporate environmental impact considerations into municipal decision-making.
- b) The City will protect surface water resources during subdivision and development planning processes to preserve their environmental, visual, recreational and economic benefits for the community.
- c) The City will preserve, protect, and enhance woodland areas and retain substantial existing tree cover, as much as practicable, during subdivision and development of land as a means for improving air quality, protection against wind and water erosion, shade, energy conservation, wildlife habitat, scenic beauty, and protecting the integrity of the natural environment.

- d) The City will encourage private and public developments to retain or restore natural areas planted with native species to enhance the health and diversity of wildlife populations, promoting connectivity of habitat when possible, or restore natural areas planted with native species to enhance the health and diversity of wildlife populations, promoting connectivity of habitat when possible.
- e) The City will ensure that any excavation or mining of aggregate resources are compatible with existing and planned development of the surrounding area and do not negatively impact the natural environment or city infrastructure.
- f) The City will continue to participate in the GreenStep Cities Programs to develop sustainable best practices that help reduce greenhouse gas emissions and increase the use of renewable energy.

Vibrant and Resilient Economy

This element of the vision is focused on creating a vibrant and resilient economy that celebrates our past, supports existing businesses, and provides opportunities for others to thrive.

Guiding Principles

5) Promote and support a dynamic economy that distinguishes itself from the region.

Policies

- a) The City will celebrate and promote its agricultural history and farming community through events.
- b) The City will maintain a three-year strategic plan for economic development that provides a dynamic and actionable tool for achieving the community's economic development vision.
- c) The City will promote development of retail, restaurant, and service uses as anchors of mixed-use areas to create desirable and viable commercial destinations.
- d) The City will ensure that adequate developable land is available with access to urban services for commercial and industrial growth.
- e) The City will actively work to help diversify the growth of existing and new businesses to achieve the community's 2030 and 2040 employment projections.

6) Support innovative ideas and projects that embrace emerging trends and new technologies.

Policies

- a) The City will cultivate strong relationships between existing businesses and the city to increase business retention.

- b) The City will leverage the mixed-use commercial/industrial land use designation to allow greater flexibility for development of offices, business parks, and light industry.
- c) The City will actively recruit and promote Farmington as a place for business.
- d) The City will give priority to projects that offer high-quality jobs.

7) Enhance the vitality and vibrancy of Farmington’s downtown commercial district.

Policies

- a) The City will promote the preservation and reuse of vacant historic buildings.
- b) The City will work to identify public and private sector reinvestments in downtown to revitalize it as the community’s commercial, cultural, civic, and recreational center.
- c) The City will give priority to projects that incorporate mixed-used developments through redevelopment initiatives or located on vacant/underutilized sites.
- d) The City will encourage reinvestment and redevelopment within the downtown to strengthen its role as an employment center.

Complete and Connected Community

This element of the vision is focused on creating high-quality neighborhoods that are connected to parks, open spaces, and transportation systems.

Guiding Principles

8) Create high-quality neighborhoods that are connected by parks, open spaces, and trails.

Policies

- a) The City will require new subdivisions to provide adequate roadway and trail connections between residential and neighborhoods, transit stops, schools, commercial nodes, and other key destinations.
- b) The City will evaluate transportation projects to ensure they preserve and enhance environmental features and resources.
- c) The City will require new subdivisions to be integrated and connected to parks, open spaces, and multiuse trails.
- d) The City will develop a park and open space system that includes active and athletic spaces.
- e) The City will develop a park and open space system that includes natural areas and environmentally sensitive areas for passive and un-programmed space.

9) Provide a transportation system that is efficiently integrated with land use plans.

Policies

- a) The City will guide development for a greater mix and higher density of uses adjacent to key corridors, nodes, and amenity areas.
- b) The City will evaluate transportation projects to ensure they are integrated with city land use and development plans.
- c) The City will maintain a roadway system which is consistent with the principals of functional classification and access management, thus helping ensure that roads are planned and designed in an integrated and efficient manner.

10) Provide a transportation system that supports the efficient and effective movement of people and goods for all modes of transportation.

Policies

- a) The City will promote transportation alternatives ensuring that non-motorized, transit, and motorized travel needs are met in a balanced manner consistent with community values and preferences.
- b) The City will ensure that applicable professional/engineering standards are met in the planning and design of transportation improvements.
- c) The City will improve the transportation system in a cost-effective manner in which each expenditure satisfies a clearly defined public transportation priority.
- d) The City will enlist and encourage private sector participation in meeting the travel needs of the city's citizens and businesses.

People are Valued

This element of the vision recognizes that all people irrespective of race, income, sex, faith, etc. have inherent value and are celebrated and welcomed.

Guiding Principles

11) Consider and weigh the interconnectedness among social areas when making decisions.

Policies

- a) The City will provide opportunities for all to participate in the planning and decision-making process.

- b) The City will support cultural and social events that are inclusive and welcoming to the community.

12) Ensure a healthy balance of housing types that meet the needs of a diverse population with diverse needs.

Policies

- a) The City will give priority to projects that provide a wide variety of housing types for people in all stages of life.
- b) The City will give priority to projects that contain a mix of market-rate and affordable units.
- c) The City will achieve its identified regional allocation of need for affordable housing by planning enough residential areas throughout the city at densities that are high enough to allow for affordable development.

Opportunities and Investments

This element of the vision is focused on maintaining a fiscally responsible budget, while finding opportunities to investment in the future.

Guiding Principles

13) Maintain a positive and pro-active approach to the City budget, ensuring investment decisions provide the greatest long-term benefit.

Policies

- a) The City will make strategic investments in infrastructure that will facilitate well-planned growth that is in alignment with phasing plans.
- b) The City will maintain and update an annual budget and capital improvement program.
- c) The City will maintain a long-term financial plan for the development and redevelopment of parks, open space, and trails.

14) Provide cost-effective public services, facilities, and infrastructure systems that are consistent with the needs, demands, and desires of the community.

Policies

- a) The City will provide programs to assist home owners and property owners of multi-unit buildings with the maintenance and improvements of their property.

- b) The City will work to streamline the housing development processes and consider other methods, such as incentive bonuses, to encourage the building of market-rate/unsubsidized affordable housing by private developers.
- c) The City will explore opportunities with agencies and organizations to develop more subsidized affordable housing within the city to meet the housing needs of very low-income residents.
- d) The City will develop maintenance standards for recreational facilities.
- e) The City will improve the transportation system in a cost-feasible manner in which each expenditure satisfies a clearly defined public transportation priority.

DRAFT

Existing Goals and Policies

- 39 Goals
- 95 Policies

Existing Goals

1. Efficient, well-planned land use expansion and development that meets the needs of the city's projected population, household and employment growth.
2. Balance of residential, commercial, employment, and public land uses that promotes the city's long-term economic stability.
3. Farmington's existing hometown character is maintained and strengthened through its future growth.
4. The diversity of housing options available is expanded as part of the community's growth and redevelopment
5. A mix of convenient and attractive commercial areas are distributed around the city.
6. Employment centers are expanded in the community to increase job opportunities as well as increase and diversify the tax base.
7. Downtown is reinvigorated as the community's commercial, cultural, and recreational center as well as a great place to live.
8. Environmental resources are protected for the benefit of the overall health of the community's natural and human environment.
9. Farmington's significant, scarce, and non-renewable heritage resources are preserved, protected and used in appropriate ways to reflect the community's shared values (public and private sectors) for its unique heritage.
10. Maintain high-quality housing options.
11. Provide a wide variety of housing types for people in all stages of life.
12. Have housing that is affordable to all residents at all stages of life.
13. Ensure that housing is located within livable, well-connected neighborhoods.
14. Encourage measured residential growth that meets pent-up regional demand for housing, while also recognizing the regional constraints for unchecked growth.
15. Provide a transportation system that is integrated with city land use and development plans, that preserves city historical resources, and conserves and, where possible, enhances environmental features and resources.
16. Provide a system which supports the efficient and effective movement of people and goods in a comprehensive yet cost-effective manner.
17. Effectively and responsibly manage local water resources.
18. Protect and enhance surface water quality in the city.
19. Provide flood risk reduction measures for persons and property, and manage the rate and volume of runoff entering rivers, streams, lakes, and wetlands within the city.
20. Protect groundwater quality and quantity to preserve it for sustainable and beneficial purposes.
21. Maintain and enhance the functions and values of wetlands within the city.
22. Preserve floodplains and manage adjacent uses to minimize flood risks and associated damages.

23. Develop or improve recreational open space areas, fish and wildlife habitat, and public accessibility in conjunction with water quality improvement projects.
24. Protect and conserve water and natural resources by promoting sustainable growth and integrated land use planning.
25. Increase public awareness of the function and value of surface water resources and the impacts associated human activities.
26. Maintain adequate funding for surface water management.
27. Achieve recognition as a step 3 Minnesota GreenStep City.
28. Environmental impacts are reduced in Farmington.
29. Increased conservation of non-renewable energy.
30. Reduction of greenhouse gas emissions.
31. Increased use of renewable energy.
32. Healthy and diversified growth of existing and new businesses to achieve the community's 2030 and 2040 employment projections.
33. A desirable commercial environment for residents is created through growth from existing and new businesses.
34. Redevelopment of vacant and underutilized properties in older areas to revitalize these vital community areas.
35. A well-trained and adaptable workforce is maintained within the community to support the projected business and job growth.
36. Diverse housing options and quality of life amenities that support the needs and preferences of the community's workforce into the future.
37. A three-year strategic plan for economic development that provides a dynamic and actionable tool for achieving the community's economic development vision.
38. Public and private sector reinvestment in downtown to revitalize it as the community's commercial, cultural, and recreational center.
39. Cultivation of strong relationships between existing businesses and the city to increase business retention.

Existing Policies

1. Support residential development within the city's existing Metropolitan Urban Service Area (MUSA) over expansion of the MUSA.
2. Prioritize development of areas with existing lots and utilities.
3. Make strategic investments in infrastructure that will facilitate well-planned growth.
4. Promote development of a greater mix and higher density of uses adjacent to key corridors, nodes and amenity areas.
5. Phase growth and development that maintains efficient use and expansion of local and regional infrastructure.
6. Promote a mix and pattern of land uses that enable the community to become a place to live, work, shop, and play.
7. Ensure adequate developable areas that allow opportunities for growth of employment, retail, and services.

8. Diversify the city's tax base by allowing for a wide variety of non-residential uses throughout the community.
9. Create land use patterns that create connections between residential neighborhoods and the city's parks, downtown, and other amenities.
10. Expand park and open space land uses to create a system of parks and open spaces throughout the community.
11. Locate educational land uses in a manner that capitalizes on the importance of schools in increasing the community's livability.
12. Ensure that the community's significant natural resources are preserved, protected and enhanced as part of the community's growth, creating connected open space corridors where feasible.
13. Increase the mix of residential land uses throughout the community to meet the needs of residents in all stages of life and all income levels.
14. Support increasing the variety of residential land uses within and adjacent to neighborhoods to provide residents options for moving to meet their lifecycle housing needs.
15. Promote adding more residential uses in and adjacent to downtown through redevelopment.
16. Support the development of mixed-use commercial/residential areas near downtown and commercial centers/nodes
17. Support the development of complementary commercial centers within the community including downtown, spruce street area, major roadway corridors, and key roadway intersections.
18. Allow for commercial uses to locate at key roadway intersections throughout the community to meet the retail and service needs of surrounding neighborhoods.
19. Promote development of retail, restaurant and service uses as anchors of mixed-use areas to create desirable and viable commercial destinations.
20. Ensure that adequate developable land is available with access to urban services for commercial and industrial growth.
21. Leverage the mixed-use commercial/industrial land use designation to allow greater flexibility for development of offices, business parks, and light industry.
22. Increase the city's commercial/industrial identity and growth potential by clearly identifying employment centers.
23. Encourage reinvestment and redevelopment within the downtown to strengthen its role as an employment center.
24. Promote commercial and mixed-use development on vacant and underutilized downtown core sites.
25. Expand the community's housing options through downtown redevelopment.
26. Promote preservation and reuse of vacant historic buildings and other commercial buildings in downtown core.
27. Retain and expand civic uses in downtown.
28. Improve and expand outdoor public spaces in downtown.
29. Increase street and trail connections to downtown from other parts of the city.
30. Support implementation of the redevelopment initiatives established in the downtown redevelopment plan.

31. Protect surface water resources during subdivision and development planning processes to preserve their environmental, visual, recreational and economic benefits for the community.
32. Preserve, protect and enhance woodland areas and retain substantial existing tree cover, as much as practicable, during subdivision and development of land as a means for improving air quality, protection against wind and water erosion, shade, energy conservation, wildlife habitat, scenic beauty, and protecting the integrity of the natural environment.
33. Encourage private and public developments to retain or restore natural areas planted with native species to enhance the health and diversity of wildlife populations, promoting connectivity of habitat when possible.
34. Or restore natural areas planted with native species to enhance the health and diversity of wildlife populations, promoting connectivity of habitat when possible.
35. Ensure that any excavation or mining of aggregate resources are compatible with existing and planned development of the surrounding area and do not negatively impact the natural environment or city infrastructure.
36. All historic properties identified by a heritage resource survey are evaluated by the HPC and staff to determine eligibility for designation as a Farmington heritage landmark or the national register of historic places.
37. A property must be demonstrably significant in history, architecture or archaeology and it must also be adaptable to modern needs and uses to be considered for heritage resource designation.
38. No significant heritage preservation resource is destroyed, damaged, or defaced as a result of any action permitted, licensed, funded, or assisted by the city of Farmington.
39. Every reasonable effort is made to preserve and protect heritage resources of historical, architectural, archaeological, and cultural significance, including those properties which have been found eligible for designation but have not been designated.
40. Heritage preservation is entirely compatible with economic development and growth; therefore, heritage preservation pays and everybody profits by recycling historically significant resources and adapting them to new, economically viable uses.
41. Heritage preservation information shall be made available to all city departments, other public agencies, developers, property owners, and the citizens of Farmington.
42. Provide programs to assist home owners and property owners of multi-unit buildings with the maintenance and improvements of their property.
43. Emphasize design standards and the use of high-quality materials for new development.
44. Encourage a mixture of housing types and densities within the same neighborhood.
45. Promote the mixing of types and densities close to schools and other amenities.
46. Explore ways to allow for more senior-friendly housing opportunities (one-floor living, accessory dwelling units [ADUs], group living, assisted living, etc.).
47. Achieve identified regional allocation of need for affordable housing by planning enough residential areas throughout the city at densities that are high enough to allow for affordable development.
48. Explore opportunities with agencies and organizations to develop more subsidized affordable housing within the city to meet the housing needs of very low-income residents.
49. Streamline housing development processes and consider other methods, such as incentive bonuses, to encourage the building of market-rate/unsubsidized affordable housing by private developers.

50. Build connections between residential neighborhoods and centers of employment, transit access, schools, and commercial nodes.
51. Emphasize high-quality design of neighborhoods that connect to one another as well as area parks, open space, and trail corridors.
52. Develop housing in areas served by infrastructure and phase growth appropriately.
53. Locate housing in areas that can be well-connected to other city services and amenities.
54. In a thorough and systematic manner, consider the impacts of transportation improvements on economic development, land use, environmental resources, and social, historical, and cultural resources.
55. Promote transportation alternatives ensuring that non-motorized, transit, and motorized travel needs are met in a balanced manner consistent with community values and preferences.
56. Facilitate an appropriate level of mobility for persons and goods within and through the city by providing effective connections to the regional transportation network.
57. Provide a roadway system which is consistent with the principals of functional classification and access management, thus helping ensure that roads are planned and designed in an integrated and efficient manner.
58. Provide sufficient capacity in the transportation system to accommodate existing and future travel demand, thus limiting the potential for congestion and safety concerns.
59. Improve the transportation system in a cost-feasible manner,
60. In which each expenditure satisfies a clearly defined public transportation priority.
61. Enlist and encourage private sector participation in meeting the travel needs of the city's citizens and businesses.
62. Ensure that applicable professional/engineering standards are met in the planning and design of transportation improvements.
63. Develop a park and open space system that includes active and athletic spaces.
64. Develop a park and open space system that includes natural areas and environmentally sensitive areas for passive and un-programmed spaces.
65. Expand the city's trail and sidewalk system, including adding regional trails that are safe and provide connections between schools, parks, neighborhoods, commercial areas, open space/natural areas, other communities and regional parks.
66. Develop a long-term financial plan for the development and redevelopment of parks, open space and trails.
67. Develop maintenance standards for recreational facilities.
68. Increase marketing of parks and recreation (recreational programs, parks, open space, trails and recreational facilities) to the community.
69. All city parks should have approved master plans to guide their development.
70. Construct new recreational facilities when it may not be financially feasible or structurally possible to make improvements to existing recreational facilities.
71. Acquire land in a manner that maximizes the size of parks when possible.
72. Explore opportunities to expand youth, teen, adaptive, adult and senior programs including possible partnerships with other organizations or governmental agencies
73. Maximize and optimize recreational facility usage when possible.
74. Look for ways to expand community gathering spaces and events.
75. Develop and implement a bike and pedestrian plan.

76. In new residential developments make sure there are adequate pedestrian connections through sidewalk and trail construction.
77. Utilize volunteer resources to assist with parks, open space, recreational facilities and recreation maintenance and operations.
78. Implement sustainability practices in recreational facilities, parks and open spaces.
79. When financially feasible, utilize existing and emerging technology in the parks and recreation department's maintenance and operations.
80. Continue to maintain parks and recreation system so it continues to be a community asset.
81. Construct the facilities identified in the jim bell park and preserve master plan and in the aquatic feasibility study including athletic facilities and a new aquatic facility.
82. Create a system that is equitable and diverse, so it accommodates uses by all demographic groups represented in the community.
83. Continue to monitor, lead, coordinate, report to and engage community members on the implementation of GreenStep best practices.
84. Regularly prioritize and evaluate best practices and actions to be implemented on an annual basis.
85. Continue to support the actions and initiatives of the green team
86. Develop programs, events, and incentives for residents to increase involvement in sustainability initiatives.
87. Participate in tracking and monitoring programs, such as the regional indicators initiative, to inform future sustainability initiatives.
88. Develop standards and review procedures that support adequate indoor and outdoor space for improved recycling opportunities (including organics such as food waste, as appropriate) in commercial development.
89. Incorporate environmental impact considerations into municipal decision-making.
90. Encourage residents and property owners to take advantage of energy monitoring and conservation programs offered through the local utilities.
91. Research, evaluate, and promote LEED principles and other green infrastructure practices for new buildings, developments, and public projects.
92. Follow the state energy goal guidelines of reducing greenhouse gas emissions to 20% of the city's 2015 baseline levels by the year 2050.
93. Establish interim goals every 5 to 10 years.
94. Protect solar access in new developments and subdivisions to enable potential development of solar energy systems.
95. Encourage businesses and residents to participate in renewable energy programs or install renewable energy systems.