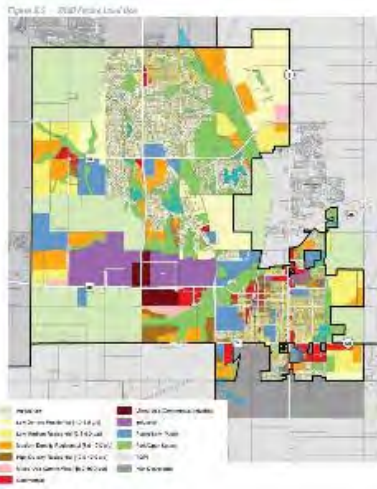


2040 Comprehensive Plan Update

Planning Commission
February 13, 2024



Agenda



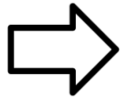
Project Recap



Vision Guiding Principles and Strategies



Proposed Land Use



Next Steps



Discussion

Project Recap

Project Recap - Purpose

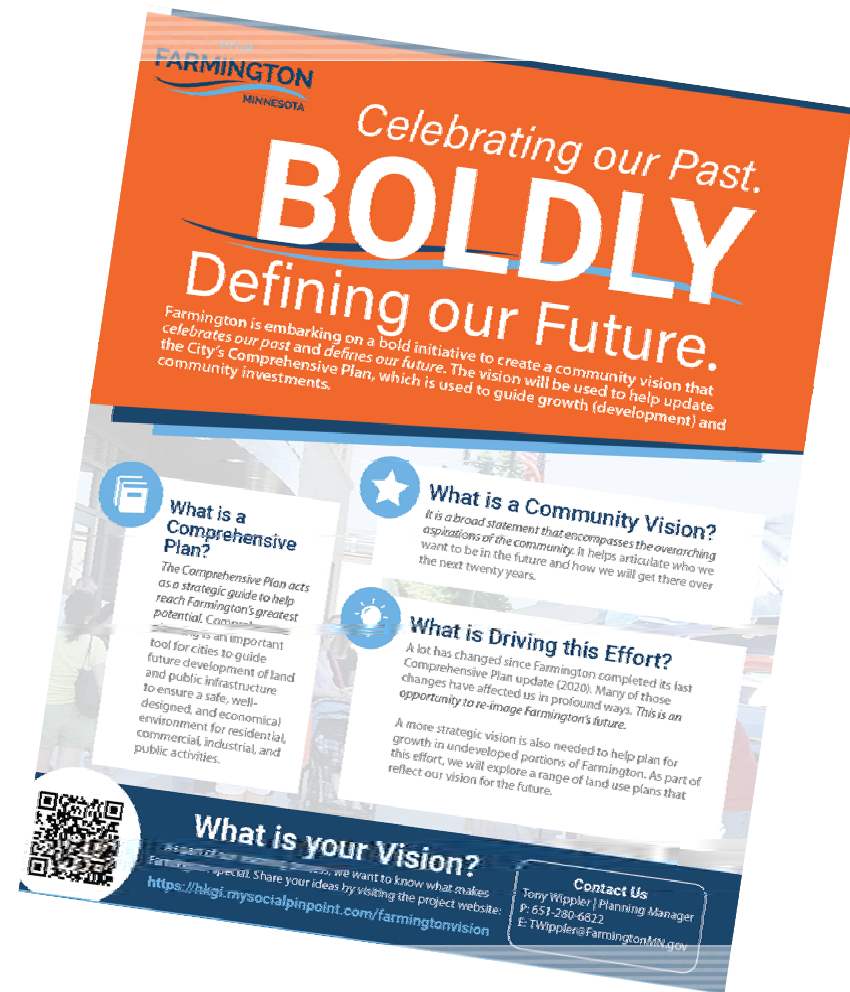
- Update vision
- Confirm Future Land Use
- Identify needed major public improvements

Project Recap

Project Brand

- To create project awareness
- To create excitement
- To generate ideas and different viewpoints

*Celebrating our past.
Boldly defining our future.*



Project Recap

Social Pinpoint

- Interactive Map: What makes Farmington Bold?
- Discussion: Describe Farmington in 6 words or fewer



What is your vision?

Describe your vision for Farmington's future in six words or fewer. **Be bold in your vision.**

[Join The Discussion](#)

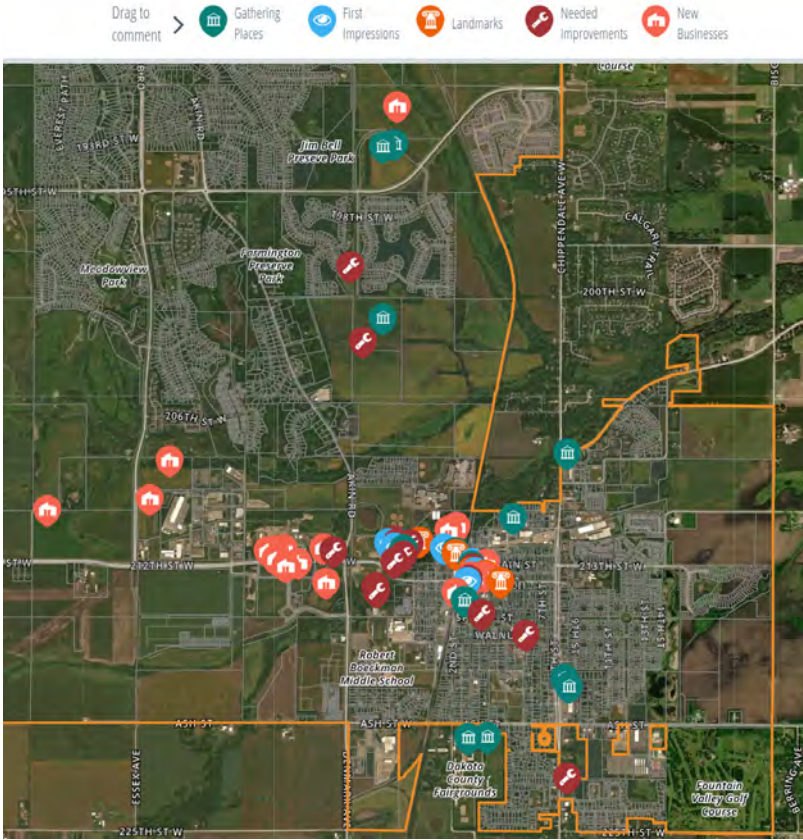


What makes us bold?

As part of our visioning process, we want to know **what makes Farmington bold**. Share your ideas by using the interactive map to:

1. Identify a location or landmark that best represents Farmington's history.
2. Identify a place that you would show someone who is thinking of moving to Farmington to make a good first impression of the community.
3. Identify a place where you would choose to meet your friends.
4. Identify a spot where more businesses are needed.
5. Identify a location where you want to see improvements made.

[Join The Discussion](#)



Project Recap

Common Words Used to Describe Farmington

- Community
- Connected
- Downtown
- Family Friendly
- Historic
- Nature
- Neighborhoods
- Parks
- People
- Playful
- Small Town



Project Recap

Common Phrases Used to Describe the Future

- Quality Parks & Trails
- More Retail & Jobs
- Safer Roads
- Invest/Redevelop Downtown
- Invest in Community Assets/Facilities
- Stronger Placemaking – Public Art
- Protect/Preserve Natural Resources
- Too Big (Growing Too Fast)
- Grocery Store
- Sustainable



Vision & Guiding Principles

Existing 2040 Community Vision

“Farmington will continue to grow as a community in ways that are high quality, balanced, and enhance our hometown feel. Farmington will be a desirable community for its friendly, safe, and well-maintained neighborhoods for residents of all ages. Farmington’s hometown feel is also based on the community’s natural open space character which entails strategic preservation of the community’s natural and rural character. The community’s continued growth will bring opportunities for adding and strategically locating schools, recreational facilities, retail businesses, job opportunities, and other community assets convenient to neighborhoods. Balancing the community’s residential growth with business growth will improve residents’ access to desired retail, employment opportunities, and the residential/business tax ratio.”

Proposed 2040 Community Vision

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

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.

1. Guide the location and form of development to ensure growth is managed in a sustainable manner and natural resources are protected.
2. Create interesting neighborhoods that strengthens Farmington's hometown feel.
3. Preserve and protect historical and cultural resources.



Guiding Principles

Complete and Connected Community

This element of the vision is focused on creating a diverse, inclusive, and balanced community that contains a variety of well-connected neighborhoods, businesses, parks, and open spaces.

4. Create high-quality neighborhoods that are connected by parks, open spaces, and trails.
5. Provide a transportation system that supports the efficient and effective movement of people and goods for all modes of transportation.
6. Recognize that all people have inherent value and are celebrated and welcomed.



Guiding Principles

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.

7. Promote and support a dynamic economy that distinguishes itself in the region.
8. Enhance the vitality and vibrancy of Farmington's commercial districts.

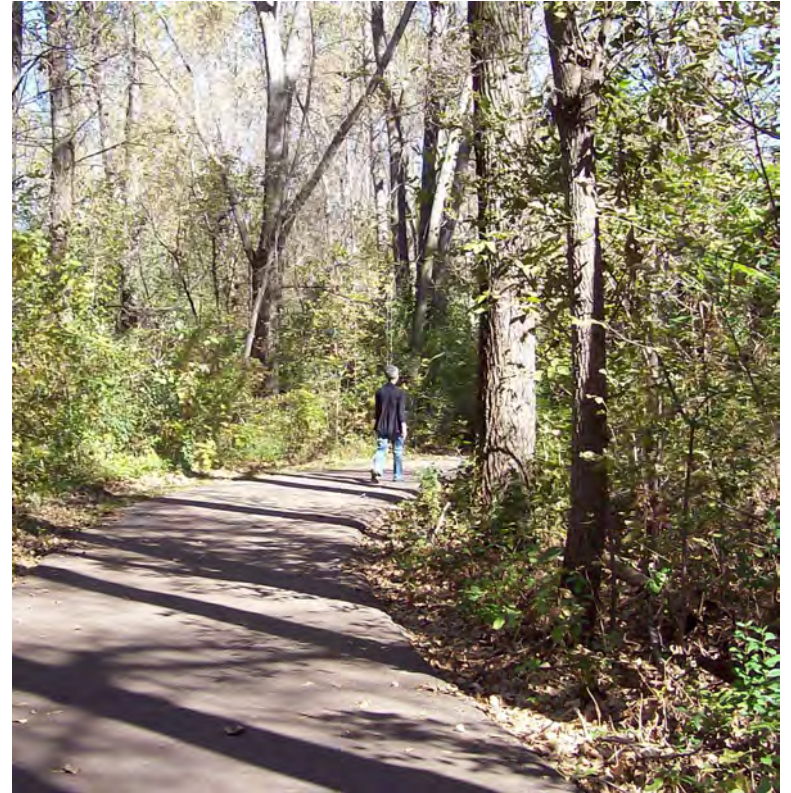


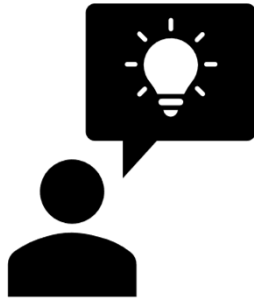
Guiding Principles

Opportunities and Investments

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

9. Maintain a positive and proactive approach to the City budget, ensuring investment





Discussion

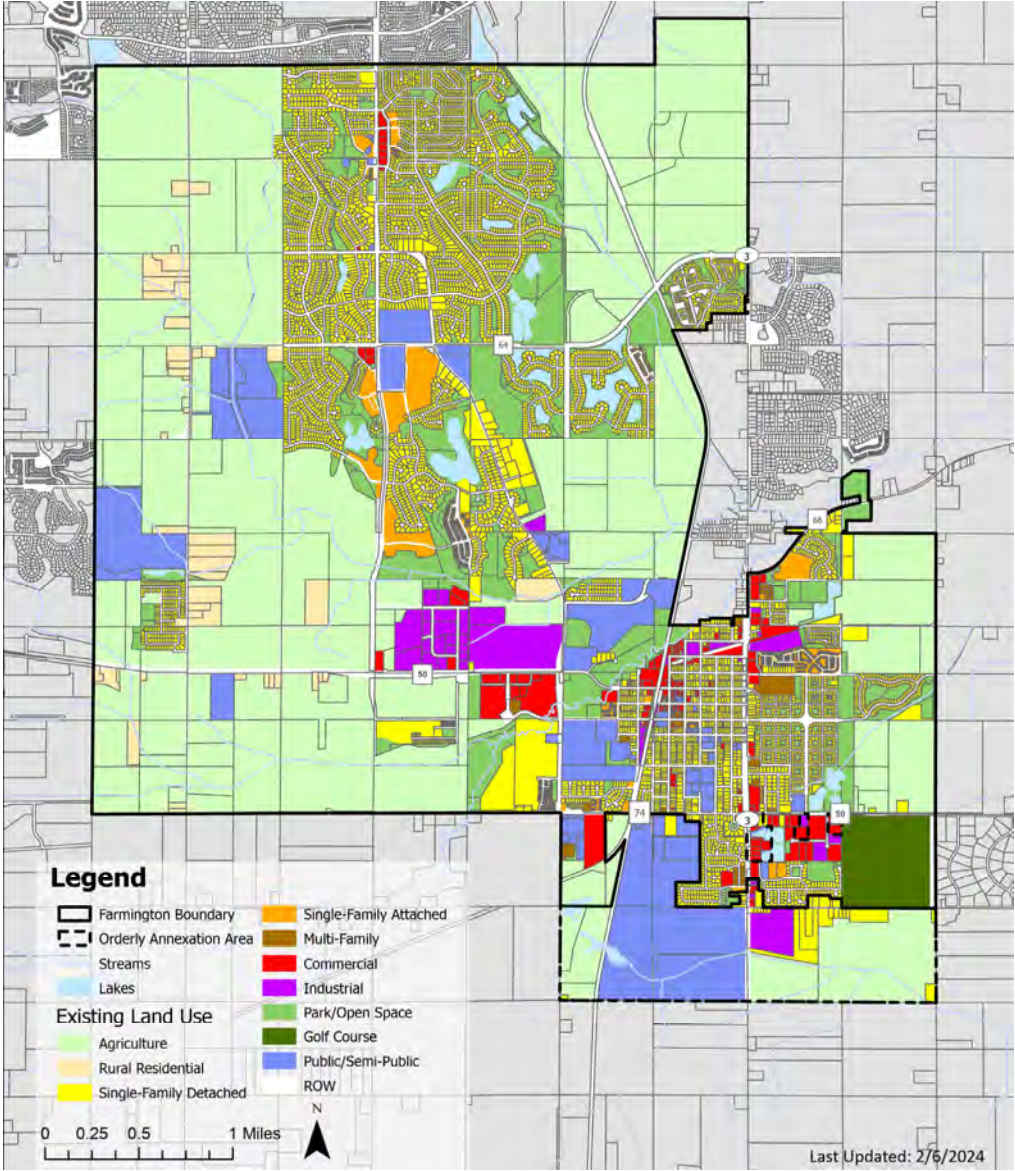
Land Use

Proposed Land Use Maps

1. Existing Land Use
2. Development Constraints
3. Future Land Use
4. Metropolitan Urban Service Area (MUSA)
5. Development Staging
6. Focus Areas

Proposed Land Use Maps

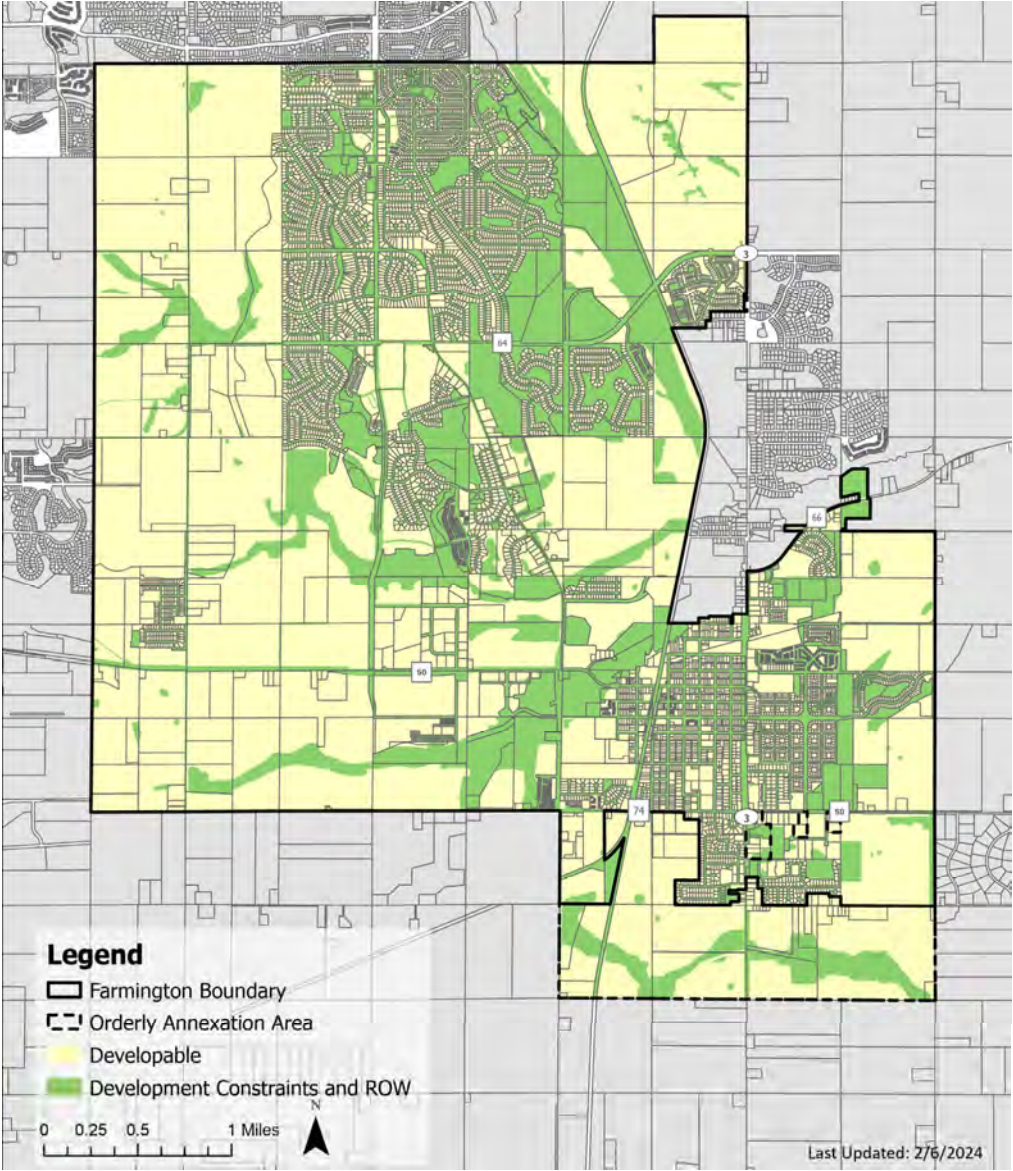
Existing Land Use



Proposed Land Use Maps

Development Constraints

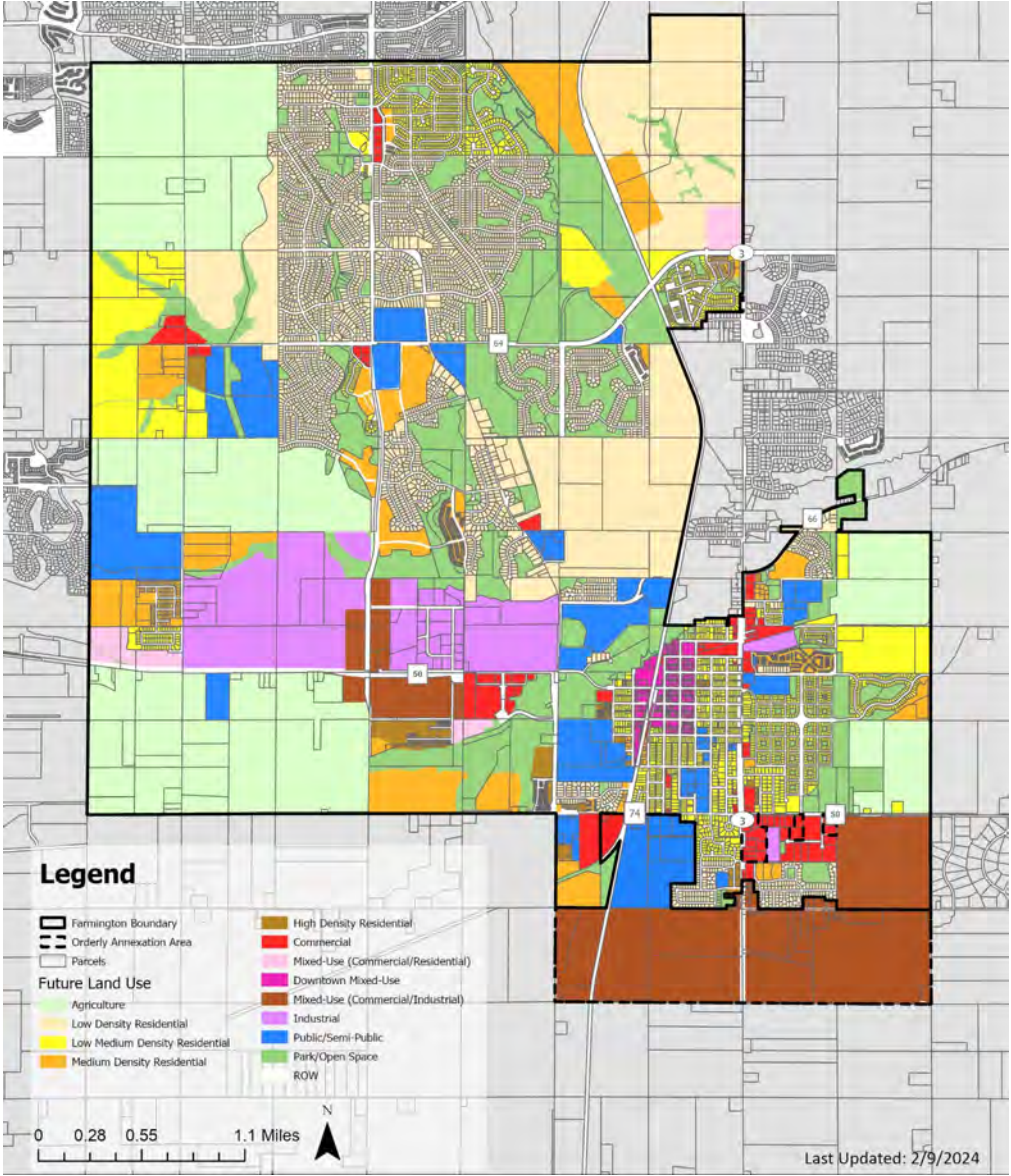
- Lakes, Rivers, and Wetlands
- Right of Way (ROW)
- Utility Easements



Proposed Land Use Maps

Future Land Use

- Downtown Mixed-Use district
- Designating Future Land Use for OAA



Proposed Land Use Category

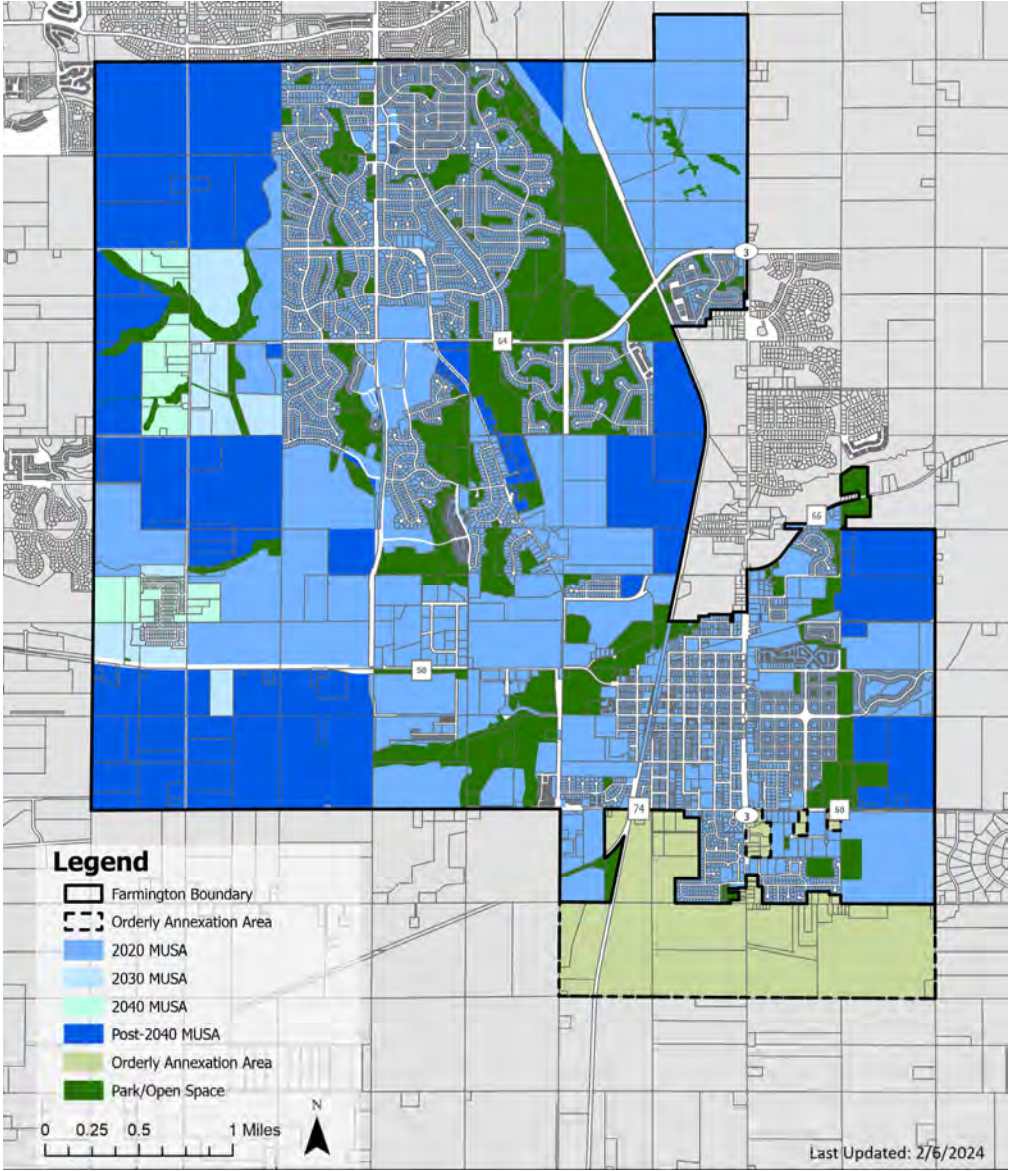
Downtown Mixed Use

Land guided to support a variety of uses including pedestrian friendly commercial, office, residential, institutional, and limited, small-scale manufacturing. Development may be mixed either vertically or horizontally with residential densities between 12 and 65 units per net acre.



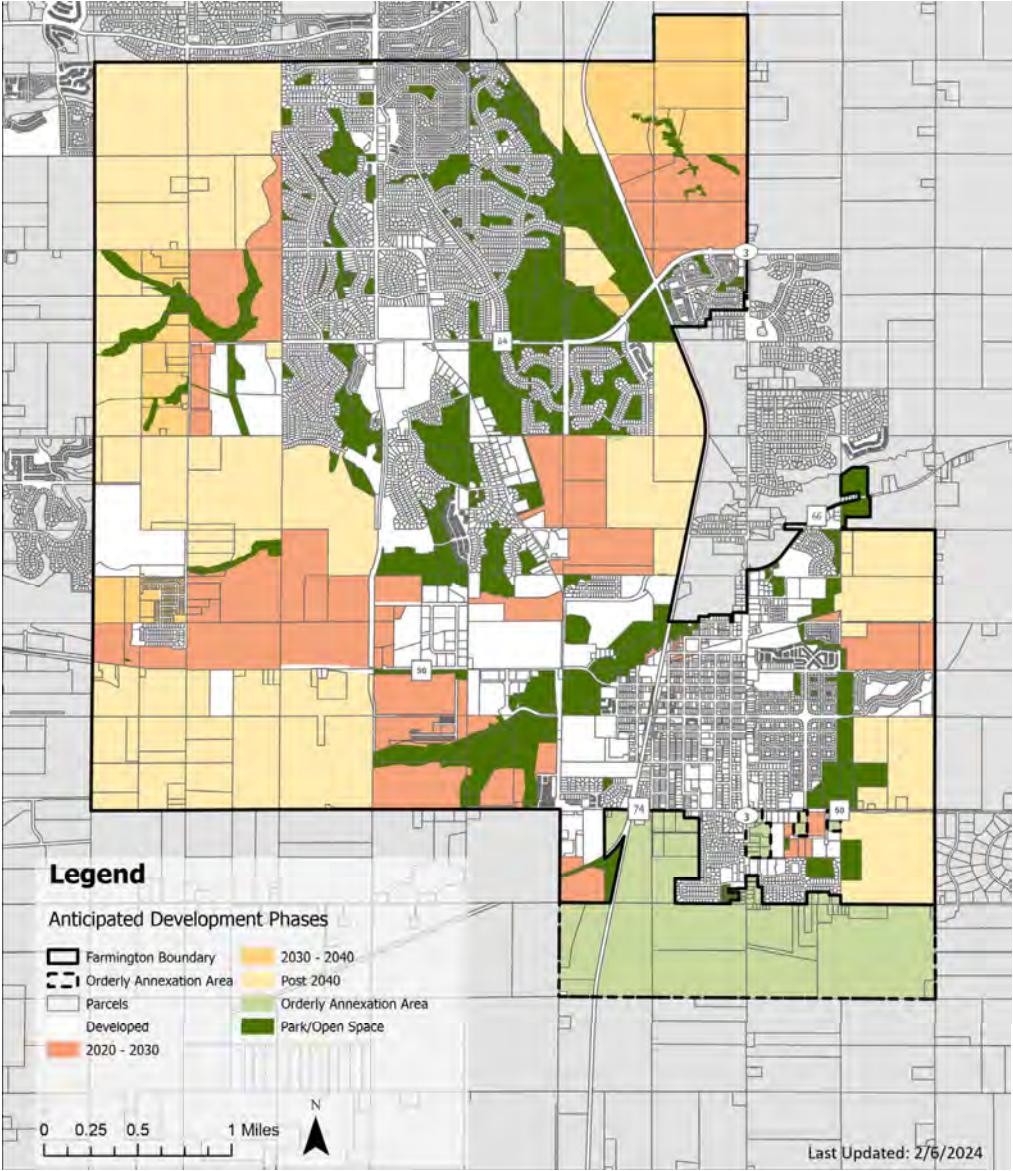
Proposed Land Use Maps

Metropolitan Urban Service Area (MUSA)



Proposed Land Use Maps

Development Staging



Proposed Land Use Maps

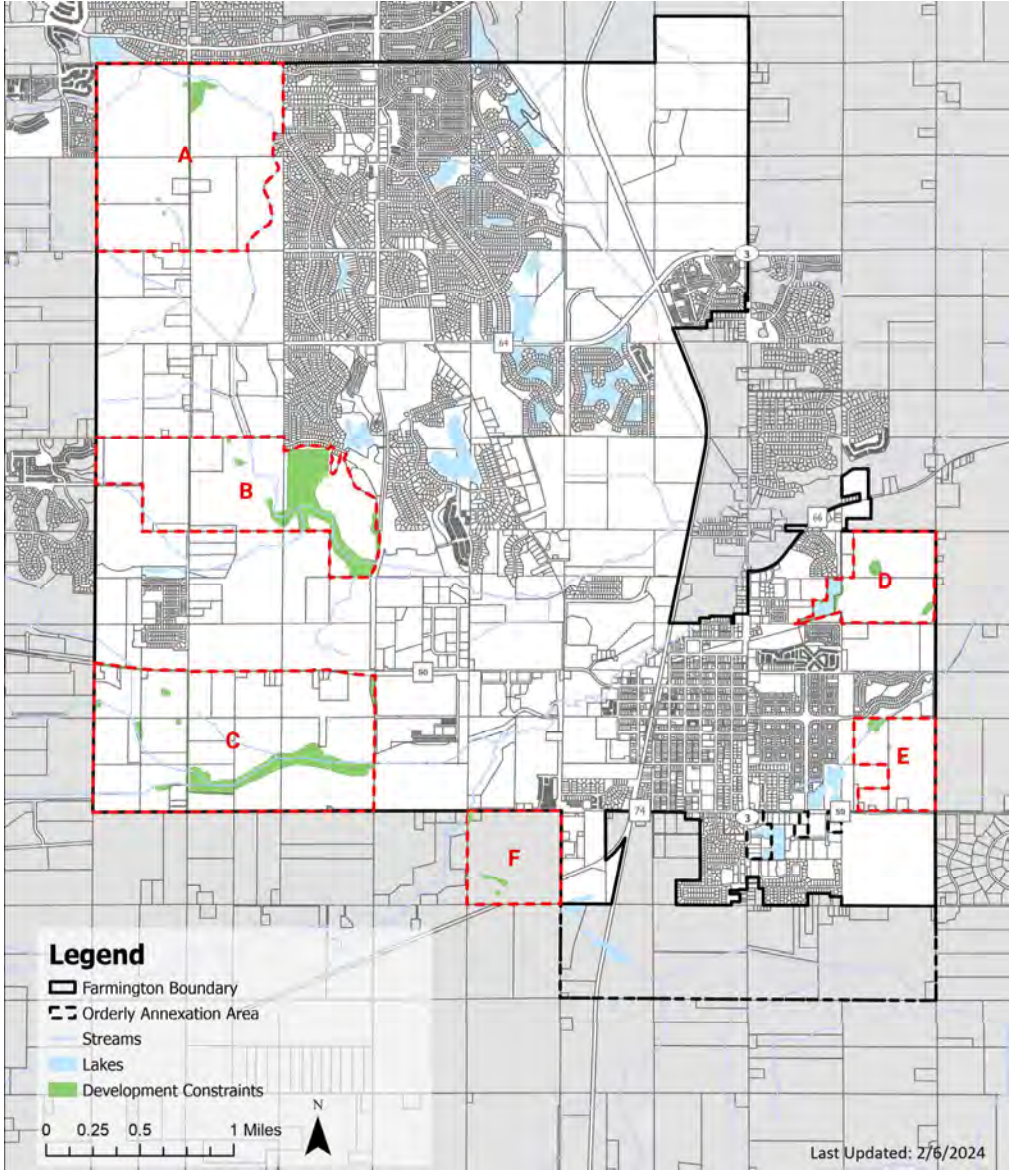
Focus Areas

Shows post 2040 area

A – Primarily low density residential with a small area of medium and high density residential around major intersections on Flagstaff

B – Mixture of low-medium and medium density residential

C- Northern area commercial mixed use with southern low-medium to medium density residential



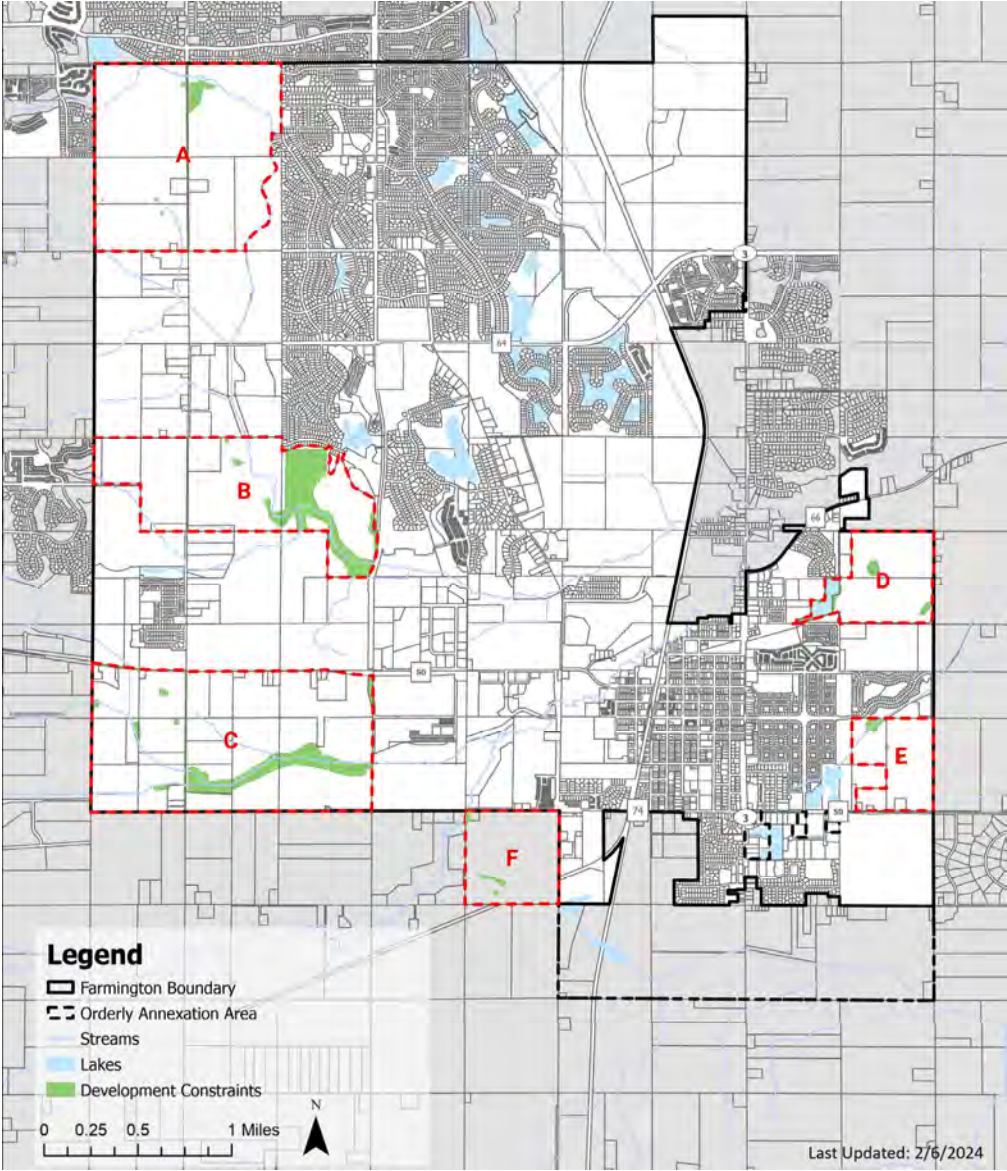
Proposed Land Use Maps

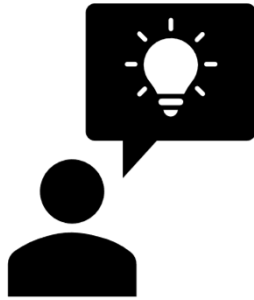
Focus Areas

D – Low-medium density residential

E – Low-medium and medium density residential

F – low-medium and medium density residential





Discussion

Emery Apartments



Spruce Place Apartment



Red Oak Manor



St. Lawrence Apartments

