



# AGENDA

## Council Work Session Meeting

5:00 PM - Monday, March 4, 2024  
Farmington City Hall, Council Chambers

Page

1. CALL TO ORDER

2. APPROVE AGENDA

3. DISCUSSION ITEMS

3.1. 2040 Comprehensive Plan Update

2 - 14

Listen to the presentation by Ms. Trapp and be prepared to discuss and provide any input as deemed necessary regarding the Update.

[Agenda Item: 2040 Comprehensive Plan Update - Pdf](#)

4. CITY COUNCIL COMMITTEE UPDATE

5. CITY ADMINISTRATOR UPDATE

6. ADJOURN

## COUNCIL WORK SESSION AGENDA MEMO

**To:** Mayor, Councilmembers and City Administrator  
**From:** Tony Wippler, Planning Manager  
**Department:** Community Development  
**Subject:** 2040 Comprehensive Plan Update  
**Meeting:** Council Work Session - Mar 04 2024

### INTRODUCTION:

Rita Trapp from HKGi will be present at the March 4th Work Session to provide the Council and Planning Commission an update on the 2040 Comprehensive Plan Update.

### DISCUSSION:

Attached is a memorandum from Ms. Trapp outlining the current status of the Update including, among other items, the draft Guiding Principles and Strategies, and proposed land use changes.

One of the main reasons for the Update is to help position the City to be BOLD in pursuing many of the economic development opportunities that Staff is working towards.

### BUDGET IMPACT:

Not applicable

### ACTION REQUESTED:

Listen to the presentation by Ms. Trapp and be prepared to discuss and provide any input as deemed necessary regarding the Update.

### ATTACHMENTS:

[PC CC memo](#)

## City Council & Planning Commission Report

---

**To:** City Council and Planning Commission  
**From:** Rita Trapp and Natalie Strait, Consulting Planners  
**Date:** March 4, 2024  
**Subject:** 2040 Comprehensive Plan Update

---

At the March 4<sup>th</sup> joint meeting the City Council and Planning Commission will be reviewing initial drafts for the 2040 Comprehensive Plan Update. As the Council and Commission may recall, the project was undertaken to update the 2040 Comprehensive Plan vision and align future land use and major public improvements (roadways, utility corridors, parks, and trail) with that vision. The update process will involve a formal amendment to the Comprehensive Plan. At this time, the Planning Commission is being asked to review and confirm the draft direction so that the proposed amendments can be prepared.

In 2023 a vision was identified through a community engagement process that included pop-up events and online input. The vision, which was reviewed by the Planning Commission in September, is:

"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."

Staff and the consultant team have used this vision to identify guiding principles and strategies that further define the community's desired outcomes and the actions to achieve it. The guiding principles are organized by four key elements of the vision: Quality and Sustainable Growth, Complete and Connected Community, Vibrant and Resilient Economy, and Opportunities and Investment. As you review the attached guiding principles and strategies, please identify any areas that are confusing and what might be missing. While there will not be time to individually edit each of the statements, please feel free to give Staff or the consultant team any wording suggestions for future consideration.

In addition to the guiding principles and strategies, Staff and the consultant team have been preparing elements of the land use plan. Included in the packet are the Existing Land Use and Future Land Use Maps for your review. The Existing Land Use Map uses county assessor data to categorize how all properties within the City are currently used. The draft Future Land Use Map describes the intended future land use of all properties. The land use category descriptions from the 2040 Comprehensive Plan are included as reference. A new land use category, Downtown

Mixed-Use, is being proposed with this amendment. The proposed description for the Downtown Mixed-Use District is "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." The proposed densities reflect the most recent project in Downtown. In addition to the Existing Land Use Map and Future Land Use maps, the consultant team will be reviewing the proposed development stage phasing.

## Celebrating Our Past. Boldly Defining Our Future.

The City Farmington has crafted 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 strategies.

**“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 and Strategies

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 achieving these elements by embracing the guiding principles and strategies (see sidebar). It will therefore be important that the guiding principles and strategies be reflected on and used in all decision making.

**Guiding Principles:** The guiding principles are statements that describe the desired outcomes the City hopes to achieve. The guiding principles are organized under the themes in the vision statement.

**Strategies:** Strategies help define and guide a general course of action in order to make progress under 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 and natural resources are protected.**

#### Strategies

- a) Support phased development that maintains the efficient use and expansion of local and regional infrastructure.
- b) Consider environmental impacts in municipal planning, development review, and policy decision-making.

- c) Protect surface water resources during the development process to preserve their environmental benefits for the community.
- d) Preserve, protect, and enhance woodland areas, including retaining as much tree cover as practical, during the development process in order to improve air quality; protect against wind and water erosion; provide shade; promote energy conservation; provide wildlife habitat; preserve scenic beauty, and protect the integrity of the natural environment.
- e) Encourage private and public developments to retain, and restore where possible, natural areas planted with native or climate adaptive species to enhance the health and diversity of wildlife populations promoting connectivity of habitat when possible.
- f) Promote the connection of natural resource areas to create a green network that extends throughout the community.
- g) Evaluate transportation projects to ensure they preserve and enhance environmental features and resources.
- h) Guide development for a greater mix and higher density of uses adjacent to key corridors, nodes, and amenity areas.
- i) Participate in programs such as GreenStep Cities, Tree City USA, Pollinate Minnesota's pollinate-friendly city, and others, to develop sustainable best practices.

## **2) Create interesting neighborhoods that strengthens Farmington's hometown feel.**

### **Strategies**

- a) Encourage the redevelopment of vacant and underutilized properties to help revitalize existing neighborhoods and capitalize on existing community investments.
- b) Support the integration of a variety of housing types which fit the character of the surrounding neighborhood.
- c) Encourage new subdivisions to make landscape features key elements in the subdivision design.
- d) Emphasize the use of high-quality materials and architectural features for new development and redevelopment.
- e) Collaborate with institutions to locate educational land uses in a manner that supports the community's livability.

### 3) **Preserve and protect historical and cultural resources.**

#### Strategies

- a) Strive 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.
- b) Make heritage preservation information available to all City departments, other public agencies, developers, property owners, and the citizens of Farmington.

## 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.

#### Guiding Principles

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

#### Strategies

- a) Emphasize development patterns that connect neighborhoods to one another, as well as to parks, commercial areas, educational facilities, and other key destinations.
- b) Establish an interconnected local trail system that provides access to parks and open spaces and includes multiple looping options and links to regional greenways.
- c) Develop a park and open space system that includes both active uses, and natural and environmentally sensitive areas for passive and un-programmed space.
- d) Promote views and convenient access to parks by locating parks with at least one side fronting on a roadway.

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

Strategies

- a) Provide a balanced transportation system that meets the needs of all transportation modes – including pedestrians, bicycles, automobiles, trucks, and trains.
- b) Maintain a roadway system which is consistent with the principals of functional classification and access management.
- c) Enlist and encourage private sector participation in meeting the travel needs of the city’s citizens and businesses.
- d) Evaluate transportation projects to ensure they are integrated with city land use and development plans.

**6) Recognize that all people have inherent value and are celebrated and welcomed.**

Strategies

- a) Provide opportunities for all to participate in the planning and decision-making process.
- b) Work with partners to identify and implement ways for people to feel more connected, especially residents who are new to the community.
- c) Support cultural and social events that are inclusive, welcoming, and celebrate the community’s diversity.
- d) Regularly assess the City’s communication methods and technology, and seek opportunities to improve accessibility to news, meetings, and projects.

## 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

**7) Promote and support a dynamic economy that distinguishes itself in the region.**

Strategies

- a) Cultivate relationships with existing businesses to increase retention.
- b) Actively recruit and promote Farmington as a place for business.

- c) Identify and work with partners to remove barriers to growth for start-ups, entrepreneurs, and existing businesses.
- d) Ensure that adequate land is available with access to urban services for commercial and industrial growth.
- e) Actively work to help diversify the growth of existing and new businesses to achieve the community's 2030 and 2040 employment projections and lessen impacts from industry-specific economic shifts.
- f) Leverage the mixed-use commercial/industrial land use designation to allow greater flexibility for development of offices, business parks, and light industry.
- g) Support and collaborate with partners on opportunities to provide housing that meets the needs of employees of local businesses.

## **8) Enhance the vitality and vibrancy of Farmington's commercial districts.**

### Strategies

- a) Promote development of retail, restaurant, and service uses as anchors of mixed-use areas to create desirable and viable commercial destinations.
- b) Promote the preservation and reuse of vacant historic buildings.
- c) Encourage reinvestment in aging and underutilized commercial properties.
- d) Work to identify public and private sector reinvestments in downtown to revitalize it as one of the community's pedestrian-oriented, mixed-use districts.
- e) Promote the use of high-quality materials and intentional architectural design to create appealing commercial areas.

## Opportunities and Investments

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

### Guiding Principles

- 9) Maintain a positive and proactive approach to the City budget, ensuring investment decisions are cost-effective and provide a long-term benefit.**

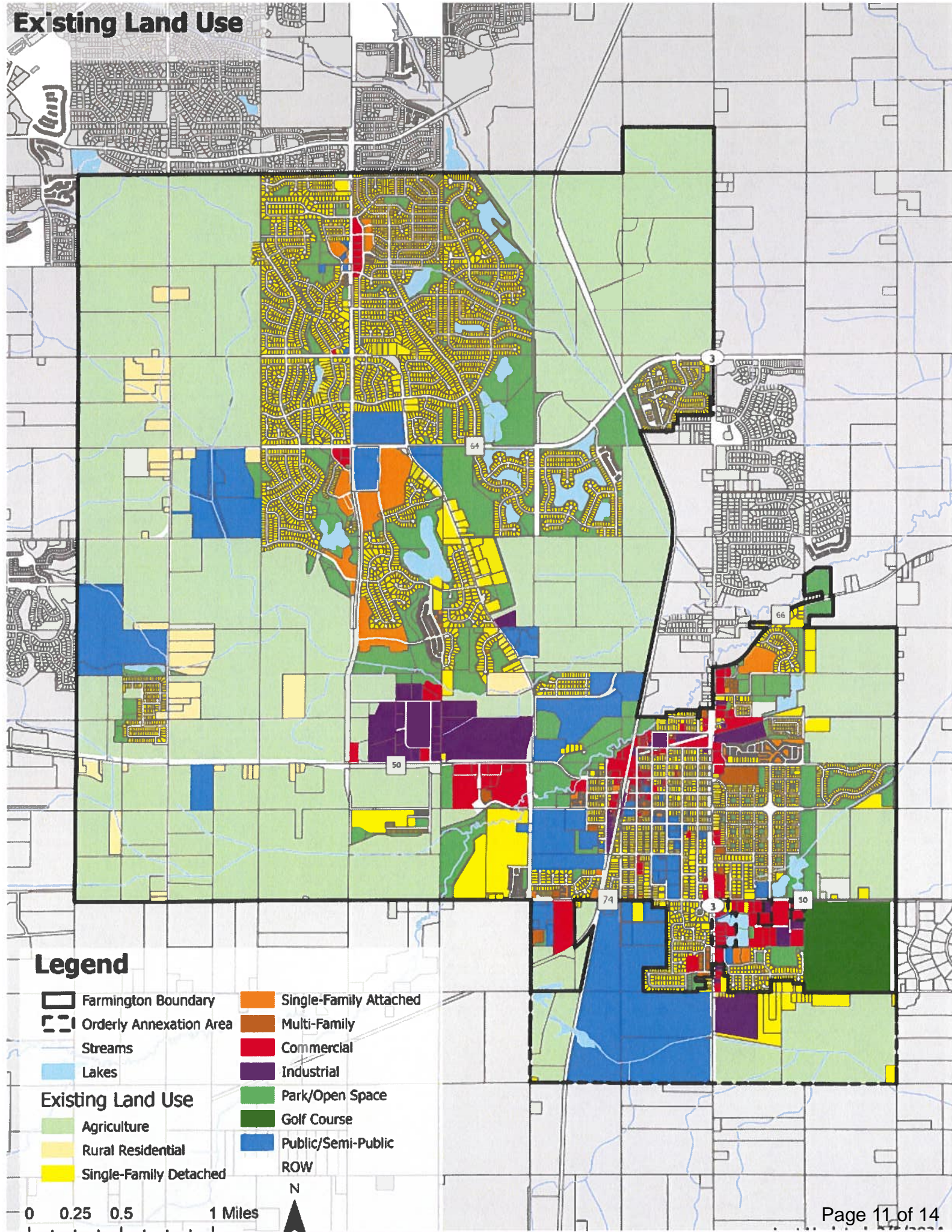
### Strategies

- a) Make strategic investments in infrastructure that will facilitate well-planned growth that balances alignment with phasing plans and capitalizes on strategic opportunities.
- b) Maintain and update an annual budget and capital improvement program.

- c) Develop a long-term financial plan to fund the development and redevelopment of parks, open space, and trails.
- d) Improve the transportation system in a cost-effective manner ensuring expenditures satisfy a clearly defined public transportation priority and meet applicable engineering standards.
- e) Develop a long-term financial plan for deferred maintenance of existing and future city facilities.

DRAFT

# Existing Land Use



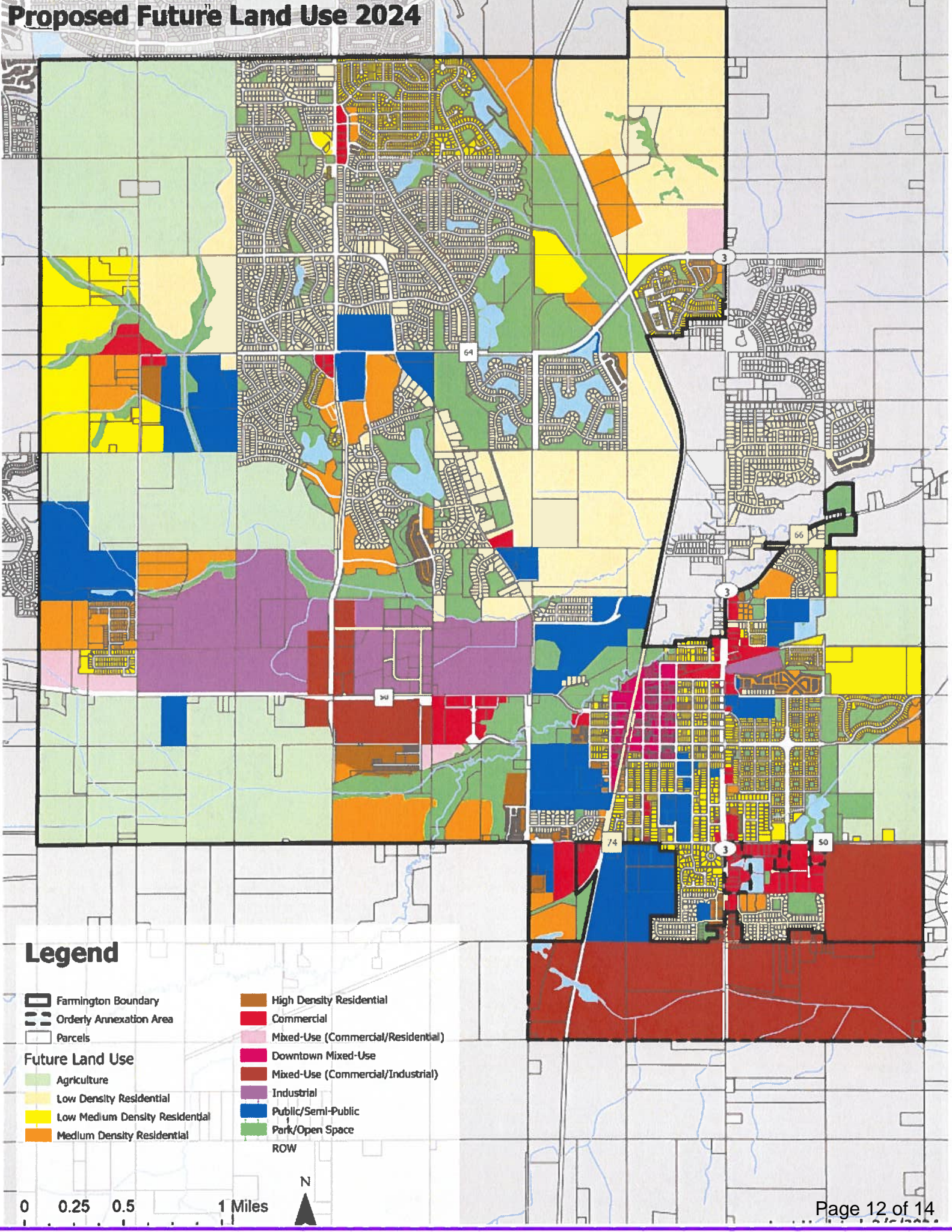
## Legend

- |                          |                        |
|--------------------------|------------------------|
| Farmington Boundary      | Single-Family Attached |
| Orderly Annexation Area  | Multi-Family           |
| Streams                  | Commercial             |
| Lakes                    | Industrial             |
| <b>Existing Land Use</b> | Park/Open Space        |
| Agriculture              | Golf Course            |
| Rural Residential        | Public/Semi-Public     |
| Single-Family Detached   | ROW                    |

0 0.25 0.5 1 Miles



# Proposed Future Land Use 2024



# Future Land Use

## FARMINGTON'S LAND USE CATEGORIES

Regional planning is made more efficient when local municipalities use the Metropolitan Council's standardized land use categories and definitions. Doing so facilitates review of the comprehensive plan and simplifies the compilation of regional land use maps and geographic information system data sets. Nonetheless, municipalities may choose to use their own land use categories and definitions if they prefer to do so. Farmington has chosen to use its own land use categories, but does utilize the Metropolitan Council's Land Use Classification categories as a general guide for the densities and uses.

### Agriculture

Intended to preserve land where agricultural uses are currently occurring, rural residential not connected to urban services, as well as to create an urban reserve for such time when there is a need for additional urban development and urban services may be extended.

### Low Density Residential

Land guided for development of single-family detached dwellings, including manufactured homes, connected to urban services with a density range of 1.0 to 3.5 units per net acre.

### Low/Medium Density Residential

Land guided for a variety of low to medium density housing types, including single-family detached dwellings, duplexes, and twin homes that are connected to urban services with a density range of 3.5 to 6.0 dwelling units per net acre. It is also incorporates existing older residential development in the city.

### Medium Density Residential

Land guided for medium density multi-family housing types, including townhouses and row houses, in areas with access to jobs, services, public facilities, transit and urban services with a density range of 6.0 to 12.0 dwelling units per net acre.

### High Density Residential

Land guided for high density multi-family housing types, including apartments and condominiums, in areas with access to jobs, services, public facilities, transit and urban services with a density range of 12.0 to 40 dwelling units per net acre.

### Commercial

Land guided for commercial businesses, such as retail sales of goods, services, food and beverage, entertainment, and offices.

### **Mixed Use (Commercial/Residential)**

Land guided for the integration of commercial and residential land uses either vertically (e.g. multi-story buildings with residential and/or office uses above and commercial uses at street level) or horizontally as a planned development (e.g. planned mixed use developments designed to integrate complementary land uses). Density allowed is 6.0 to 40.0 dwelling units per net acre including local access streets. Residential uses should generally represent a minimum of 50 percent of the overall mixed use area.

### **Mixed Use (Commercial/Industrial)**

Land guided for the integration of commercial and industrial land uses which are compatible with each other, including office, light industrial, and retail uses. Intent of this land use designation is to provide additional flexibility that supports the creation of employment centers on large sites, generally characterized by a broader diversity of jobs, higher development densities and jobs per acre, higher quality site and architectural design, and increased tax revenues.

### **Industrial**

Land guided for primarily manufacturing and/or processing of products, warehousing, or warehousing in order to increase the city's tax base and provide employment opportunities.

### **Public/Semi-Public**

Land guided for public, semi-public and private government, educational, religious, social and healthcare facilities.

### **Park/Open Space**

Land guided for recreational and leisure opportunities through publicly owned land and recognizes vital environmental resources including steep slopes, wetlands, and floodplains.

### **Right-of-Way**

Land guided for public or private vehicular, transit and/or pedestrian rights-of-way.

## **FUTURE LAND USE DISTRIBUTION**

Table 3.3 and Figure 3.3 show the land use proposed in the 2040 Comprehensive Plan.