

CHAPTER 7

COMMUNITY FACILITIES AND SERVICES

PARKS, RECREATION, & OPEN SPACE

Park and recreation opportunities serve as one of the bench marks against which the quality of life within a community can be measured. Recreation is increasingly viewed as an important factor in maintaining adult health – both physical and mental. It is perceived as more than just a weekend activity. It should be an integral and necessary element of adult life to be incorporated into a daily routine. Furthermore, recreation for both adults and children includes social contacts, experiences in natural environments, and intellectual and cultural experiences in addition to sports. Studies of children's behavior and development have documented the importance of play, not only in children's physical development, but also in their social, intellectual, and creative growth. Recreation is now seen as a means to an end rather than simply as an end in itself.

Parks and open space, whether for passive or active recreation, are important elements in creating a balanced living environment. With the increase in dual income households along with the increasing pace of life in general, leisure time is often at a premium. Having recreation opportunities close at hand is important not only for convenience but also to maintain the physical and social strength of the community through active recreation and social interaction with family and neighbors. In surveys and discussions in public meetings, the citizens of Farmington have repeatedly expressed the need and desire for additional parks and recreational opportunities, and to retain much of the open and rural feeling of the community.

This section of the General Plan will discuss a park hierarchy, will inventory existing parks in the City, assess park needs, and make recommendations for future development.

In establishing a Park Plan for a community it is important to provide for a variety of recreation experiences through various sizes of parks intended for different types of use and users. Parks should be designed with the users in mind, whether those users be healthy children and adults, senior citizens, or the disabled. It is also important to achieve equitable distribution of basic park lands, recreation facilities, and programs throughout the community by applying standards uniformly and consistently.

The normal procedure in developing a Park Plan is to first establish a hierarchy of

parks. There are many planning publications which describe park hierarchy. The list would generally start with neighborhood parks and progress to district parks, city/community parks, and regional parks. These parks would be classified based on their size and service area. In addition to these parks there may also be special use parks which may provide one special activity such as a golf course, nature center, botanical garden, or outdoor theater.

Due to the relatively small size of Farmington in both area and population this Plan will concentrate on only three types of parks: neighborhood, community, and special use. These parks are defined in this Plan by the following standards:

PARK STANDARDS

Park Type	Service Area	Acres/1000 Population	Desirable Size
Neighborhood	1/2 Mile radius	2	1/2 – 5 acres
Community	1 1/2 mile radius	6	5 – 25 acres +
Special Use	no applicable standard	2	variable

A neighborhood park will generally provide activities for children up to 15 years, their parents, and senior citizens. Activities may include open lawn areas for a variety of informal field sports, tot-lots, picnic tables and/or shelters, drinking fountains, rest rooms, horseshoe pits, volleyball, benches, and possibly tennis courts or other hard-surfaced play area for basketball. These parks are generally designed as walk-to facilities.

A community park will generally be designed to serve all age groups and will provide a wide variety of recreation opportunities. In addition to those elements found in neighborhood parks, community parks may include regulation baseball, football, and soccer fields, multiple tennis courts, multiple picnic pavilions, swimming pools, amphitheaters, and parking lots.

Based on these standards there should be 10 acres of parks for each 1000 persons in

Farmington. At the City's current population of 9,038 (according to the 1990 census) this computes to a park need of approximately 90 acres. As the City continues to grow this need will obviously increase proportionally. These standards should be viewed as a guide. They address minimum, not maximum, goals to be achieved.

Farmington currently has two parks that could be classified as community parks. These are Shepard Lane Park which is being developed at approximately 1000 North and 700 West and Main Street Park at 125 South Main Street. Both of these parks are located adjacent to elementary schools which have athletic play fields that are used in conjunction with the parks. Including these play fields in the park areas, Shepard Lane Park is approximately 11.75 acres in size and Main Street Park is approximately 11.4 acres. In addition to these parks, Davis County is in the process of developing a recreation area in conjunction with the County Fairpark in West Farmington which could serve as the nucleus of a community park in that area. The size of this recreation area is approximately 4.0 acres.

Woodland Park, located at approximately 300 South 200 East, is a special use park providing for nature study and, with the stage constructed in 1991, outdoor theatrical productions or concerts. Woodland Park is approximately 10.35 acres in size after deducting the land occupied by the City Public Works facilities. Additional interest is also added by the presence of Steed Creek which flows through a portion of the park.

A second special use park is being developed at approximately 750 North 75 West which includes Farmington Pond and surrounding property. Farmington Pond was established as an urban fishery in 1972. Improvements which are planned for 1993-94 include a new access road from Farmington Canyon, paved parking lots, rest rooms, handicap access to a fishing pier, and a trail head for equestrian access to the canyon. The park will be approximately 20 acres in size.

The City has two neighborhood parks. Moon Circle Park at approximately 1350 North Main is one acre in size. Mountain View Park, located above the City Cemetery at approximately 300 East 500 South is 2.48 acres.

Farmington now has a total of approximately 61.00 acres in community, special use, and neighborhood parks. This means that there is a park deficiency in the City of approximately 29.00 acres based on 1990 population figures. From this analysis it becomes apparent that, while Farmington has several excellent parks, there is a minor deficiency in parks at the present time and there will be a need for additional parks in the future to serve the City's growing population. In order to meet the service area standards established above, the most logical locations for additional community parks appear to be in the southern part of the City and in West Farmington once that area is incorporated. Locations for neighborhood parks in existing residential areas should also be evaluated.

The importance of advance acquisition of park land and open space cannot be stressed strongly enough. Once general locations have been identified which are suitable for parks or open space, land should be acquired in advance of actual need in order to ensure its protection and availability for future use. Once these lands are acquired they may be leased back for agricultural, or other use, until such time as it is possible or desirable to develop them. The acquisition and/or reservation of prime open space should be a priority.

One of the major difficulties in any park plan is to establish funding sources for acquisition, development, operation, and maintenance of the park system. Although there are some Federal and State funding sources for recreation, these sources have been dwindling in recent years and some programs have been ended altogether. Cities are having to depend more and more on local revenues, donations, and volunteerism to develop their park and recreation programs. Key to park funding is establishing an annual commitment within the Capital Improvement Program for acquisition and development of parks. It is also important to routinely evaluate the City's park fee to insure that new development is paying its equitable share of the impact being created on the park system.

Park and Recreation Recommendations:

1. Two new community parks should be created. The first should be located in the general vicinity of 1500 South between 200 East and I-15. As West Farmington develops, the second new community park should be located in the general vicinity of the Davis County Fairgrounds in order to maximize joint use opportunities.

2. Ten new neighborhood parks should be created. As presently identified, these parks should be located in the following general locations:

- a. in the vicinity of Shepard Lane and 1500 West;
- b. in the vicinity of 1300 West and 1875 North;
- c. in the vicinity of 1400 North 400 West, north of Farmington Orchards Subdivision;
- d. in the vicinity of 150 West 1100 North;
- e. in the area between State Street and 300 North and Main Street and 200 East;
- f. in the vicinity of 1420 South and the I-15 frontage road;
- g. in the vicinity of Glover Lane 650 West;
- h. in the vicinity of State Street 650 West;
- i. in the vicinity of 300 South 1100 West; and
- j. in the vicinity of 400 North 1525 West.

Where possible, neighborhood parks and community parks may be combined to serve a dual function.

3 Additional special use parks should be identified and developed as the need arises.

4 The parks locations identified above should be prioritized for advance acquisition and should be a priority of the Capital Improvements Plan. Other funding sources should also be explored, possibly using CIP funds to match State or Federal grants such as those provided through the Community Development Block Grant (CDBG) and Land and Water Conservation Fund (LWCF) programs. As residential development occurs in areas where community or neighborhood parks are recommended, dedication of park land should be required in lieu of park fees.

5 The first priority in park development should be construction of recreation facilities and amenities at Farmington Pond. The second development priority should be the acquisition and development of a community park in South Farmington. The third development priority should be the acquisition and development of neighborhood parks in established residential areas. Park development in West Farmington should keep pace with development in that area.

6 Explore the possibility of developing a multi-purpose special use park north of Burke Lane between I-15 and Highway 89. The purposes for this park would be to serve as a regional storm water detention basin and as an interpretive nature park.

7 In a survey conducted during the development of this Plan, one question asked was, "What types of recreation facilities do you think are most needed (in Farmington)?" The most common responses to this question were a public swimming pool, more parks in general, tennis courts, trails system (bike/jogging/equestrian), public golf course, recreation center, baseball fields, racquetball courts, and children's playgrounds. Some of these expressed needs and desires, such as a swimming pool, recreation center, and golf course, may be difficult to provide in the near future due to the initial investment required but these priorities should be recognized in planning for new recreation facilities.

8 Continue to work with Lagoon to establish a public recreation area utilizing portions of Lagoon's property east of the amusement park between Farmington Creek and Main Street.

9 Explore with the Davis County School District and the LDS Church, joint use of recreation facilities.

10. As development occurs on the east side of the City, corridors for hiking and equestrian access to the foothills should be preserved.

11. A trail system should be developed for biking, hiking, jogging, and equestrian use which will provide links between parks, open spaces, residential areas, service centers, and foothill access points. Where possible existing utility corridors, natural drainage corridors, and other non-vehicular rights-of-way should be utilized for the trail system. It is of particular importance to identify and preserve existing crossings of Highway 89 and I-15, such as the underpass at the Utah State Agricultural Experiment Station and the overpass at Glover Lane, and plan for additional crossings.

12. Because of the frequent conflicts and problems that result from bicycles sharing street rights-of-way, Farmington City has determined it best not to encourage Class III bikeways where bicycles use existing streets separated from traffic by only a painted bikeway and signs. Where City funding is to be used, Class I and II bikeways are preferred in order to physically separate bicyclists from automobile traffic.

13. All parks should be designed with careful attention to handicap access, low maintenance details, and vandal resistance.

14. One of the elements in the City most frequently commented on by visitors as well as residents, is the magnificent street trees, especially the Sycamores lining Main Street. Although a City's streets are not generally considered to be part of the park system, street trees do create a park-like feeling and tree lined streets can serve as connections between parks. In order to preserve and expand the City's urban forest, a Street Tree Ordinance should be developed which establishes standards for planting, maintenance, and removal of trees in the public streets, parkways, and other municipal-owned property. This ordinance may also designate specific "high image" streets where tree planting should be concentrated. These streets may include, but are not limited to, 200 East south of State Street, 200 West, State Street / Clark Lane, Main Street, Burke Lane, and Shepard Lane.

Open Space Recommendations:

1. Realizing that open space within the City represents an intrinsic element which created and defines the character of Farmington, it is recommended that existing farmlands and other significant open spaces be preserved, insofar as possible, in order to preserve and maintain the character of the City. The City should perform an open space study to determine, in part, which of these lands have the highest priority in terms of preservation within a comprehensive open space system.

2. Farmington officials are urged to investigate ways to acquire, and preserve open space in critical areas as part of a comprehensive park and open space plan. Such areas

may include the Farmington Creek flood plain, the Steed Creek flood plain area (Woodland Park), and the Davis Creek flood plain. These major drainages, especially, may be designated as links between neighborhood and community parks in the City. Other open space areas that may be preserved include the agricultural lands on either side of Highway 89 and the east foothills above elevation 4900. Through acquisition, and appropriate development of these areas some of the open feel of Farmington can be maintained.

3 Explore the potential of preserving open space and greenbelt areas for recreation purposes and for use as buffer zones in developed areas where appropriate and cost efficient.

- a Encourage the maintenance of farmland and other open lands if they are historically or environmentally unique.
- b Encourage park land donations.
- c Require any planned unit development to preserve open space.
- d Establish, by ordinance, requirements for payment in lieu of, or outright dedication of park property in new developments.

4 The acquisition and development of open space and park property should be a priority of the Capital Improvement Program

5 Land which the City currently owns should be maintained in public ownership. There should generally be no net loss or development of City-owned property which may be more appropriately preserved as part of an open space system

6 In order to preserve the foothills and to maintain their natural beauty, designate the foothills as open space and establish the elevation of 5200 as the limit above which only limited development will be permitted.

DAVIS COUNTY FACILITIES

Farmington serves as the seat of government for Davis County. For this reason the majority of the County's offices and other facilities are located in the City. These facilities include, among others, the Davis County Court House, a county library, the drivers license division, the County Fairgrounds, and the Criminal Justice Complex. As the County seat, the City has borne it's fair share of the responsibility to accommodate the spatial and infrastructure needs of County government and has benefitted from it's association with the County in numerous ways. It should be recognized, however, that a centralization of facilities may also create a burden on a community and that, occasionally, other areas of the County

may need to bear their share of this burden.

It is the desire of the City to maintain and improve its mutually beneficial and cooperative relationship with Davis County.

FIRE DEPARTMENT

The Farmington Fire Department provides fire protection, emergency medical response, and fire prevention/education programs. The Department is located in one centrally located station in the Downtown area. In addition to the services provided within the City limits, fire protection and emergency services are also provided in the unincorporated areas between the north and south City limits.

As part of its fire prevention efforts, the City has adopted the Uniform Fire Code and has implemented a Fire Code inspection program. The Department has also taken a serious approach toward education in the public and private school system.

Long range goals for the Fire Department include:

1. Establishing a schedule within the CIP for replacement of out-dated fire engines;
2. Providing ambulance service to the community;
3. Phase in, over a 10-year period, measures to provide on-duty personnel at the Fire Station 24 hours a day;
4. As the City continues to grow additional stations and equipment may become necessary.

POLICE DEPARTMENT

The Farmington City Police Department responds to, investigates, and prepares appropriate reporting on hundreds of crimes and automobile accidents every year. These efforts have had a significant positive effect on the City in that many categories of crimes have shown a slight decrease over the years.

As Farmington's population continues to increase, creative approaches to law enforcement should be implemented to respond to the paralleling increase in criminal activities. Citizen involvement should be encouraged. The City's Public Safety Committee should continue its efforts in evaluating new and improved ways to discourage criminal activities in the City. The City should also expand and promote its initial efforts to establish

the Intensified Crime Watch and Neighborhood Watch Programs.

Since, statistically, juvenile crime is shown to be a major problem not only nationwide but also in Farmington, the City should investigate proven crime prevention programs and implement them when financially feasible. This may include the DARE program that would allow a designated officer to spend more time at the schools, promoting topics like drug and alcohol abuse prevention, and engendering better feelings between students and police officers.

Other Goals for the Department include:

1. Expand volunteer services: This would involve recruiting citizens for both the Neighborhood Watch and McGruff programs. This could go a long way in positive public relations between police and citizens. It would also be a helpful tool in deterring crime.

2. Tactical patrol: With the proper man power, specialized patrols could be utilized. These would include DUI shifts at specified times and places. Also extra patrols and stake-out shifts for higher crime areas within the City should be implemented.

3. Support the Davis County Narcotics Task Force.

PUBLIC WORKS DEPARTMENT

The primary functions of the Public Works Department continue to be maintenance, repair, and replacement of the City's water system, storm drain system, streets, parks, and other City properties. To keep up with anticipated expanded growth, the Department should also continue to construct minor public improvements as authorized by law. However, large projects should be "let out" for competitive bids.

In order to carry out its functions, the Department should be afforded safe and reliable equipment and facilities to enhance efficiency and reduce public liability exposure. Recently new trucks have been acquired replacing others that were worn out and Replacement snowplows and sanders should be purchased as the need arises as reliable and safe equipment is especially paramount considering the heavy and frequent snow falls that occur in the City. Effective snow removal improves citizen safety and enhances public safety response capability. Steep hillsides further justify priority status to these purchases. Employees should be encouraged to take advantage of safety and skill training opportunities especially as new and better equipment is acquired.

An increase in park development has occurred in recent years. Shepard Park, financed by State grants and General Obligation Bond proceeds, was completed in 1993 and Farmington Pond is slated for development in 1993-94. Land has also been acquired for a

neighborhood park in the southern part of Farmington. Additional land should be acquired to expand the function of the proposed south Farmington park for both neighbor and community use. Other park property will undoubtedly be acquired and developed as the City grows. In addition, landscaped entrances (windows) in to the City should be considered to beautify and enhance the City streetscape in a manner similar to what has been to the 200 West entrance to Farmington.

Because of the increase in park acquisition and development, the City should continue evaluating personnel needs and maintenance expenses as it considers the timing of park development. Seasonal employees, use of court-referred "community service workers" and "work release inmates" from the County Jail are resources that should be considered to meet maintenance needs. Existing park maintenance should not suffer as new parks are developed.

Street upkeep and preventive maintenance should generally take priority over street widening and construction. Expenditure of Class "C" road funds, received annually, should reflect this priority. More funds should be budgeted for activities such as chip-n-seals, slurry seals, crack sealing, and leveling courses than on construction projects. Street widening and reconstruction should occur when adequately justified. Where feasible, abutting property owners or developers should participate in street widening projects.

Streets built in conjunction with new development should be built to last. An evaluation of current street construction standards should be made and reasonable adjustments, if any, should be implemented to enhance the life of newly built streets. The Department should continually use inspection and testing as a method to ensure compliance with City street construction and repair standards. The Department should investigate and use, when feasible, street maintenance programs designed to lengthen asphalt life.

The Department should continue its efforts to implement recommendations made in the Storm Drainage and Water System Studies completed within the last few years. These recommendations should be submitted to the City's governing body for consideration in the City's Capital Improvement Plan. Careful scrutiny in evaluating proposed water, sewer, and storm drainage improvements by developers should continue. Where necessary, the City should participate with developers in paying upsizing costs to meet area-wide water and storm drainage needs.

SCHOOLS

Schools in Farmington are under the jurisdiction of the Davis County School District. There are four schools presently located in Farmington. These schools include Knowlton Elementary, Farmington Elementary, Farmington Junior High School, and Monte Vista School. Other schools, outside the City's boundaries, are also attended by Farmington residents.

Farmington City and the Davis School District should work to achieve better coordination in the planning of new school sites. Farmington officials should initiate contacts with the School District to achieve the communication and coordination needed. Future school sites should be located in areas that are easily accessible to nearby residential areas, and should avoid major roadways and commercial areas. Flood control detention basins, where applicable, ought to be worked into the design.

Schools are an integral part of a community. Buildings and grounds should serve not only an educational purpose, but civic and recreational needs as well. Farmington City officials should work closely with Davis School District officials to maintain the current policy of allowing school properties to be used for community and neighborhood activities after normal school hours.