



## 2026 COMPREHENSIVE PLAN | FARMINGTON, MO

### COMMUNITY SURVEY RESULTS SUMMARY

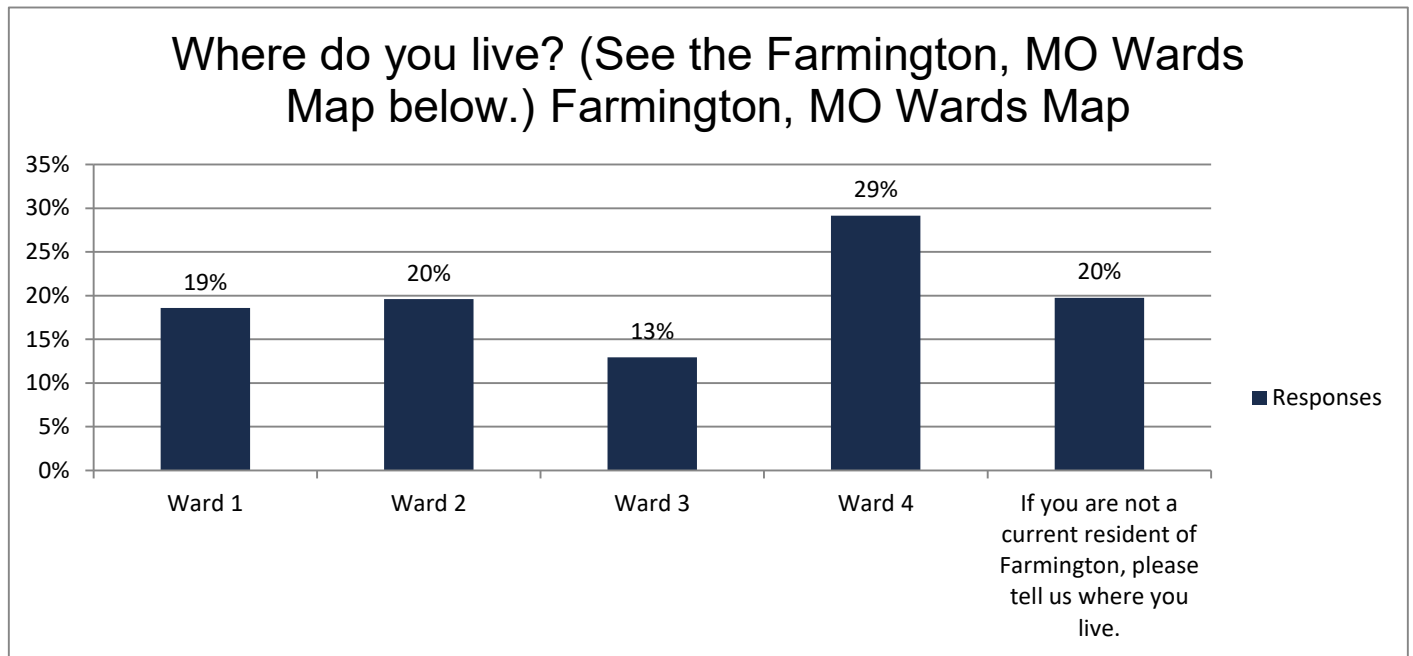
**Survey Open Date:** May 4, 2025

**Survey Close Date:** July 13, 2025

**Total Responses:** 587

#### QUESTION 1: Where do you Live?

All of Farmington's Wards were well represented in the community survey. Ward 4 had the strongest showing with 29% or 171 of total survey responses. Some non-Farmington residents who visit the city for work, shopping, and other needs also shared their feedback. Feedback from non-Farmington residents includes residents who indicated that they live in Fredericktown, Knob Lick, Ironton, Bismarck, DeSoto, Potosi, Ste. Genevieve, Ste. Genevieve County, Iron County, St. Louis, Leadington, Womack, Festus, Belgrade, Delassus, Clayton, and Valley Forge.



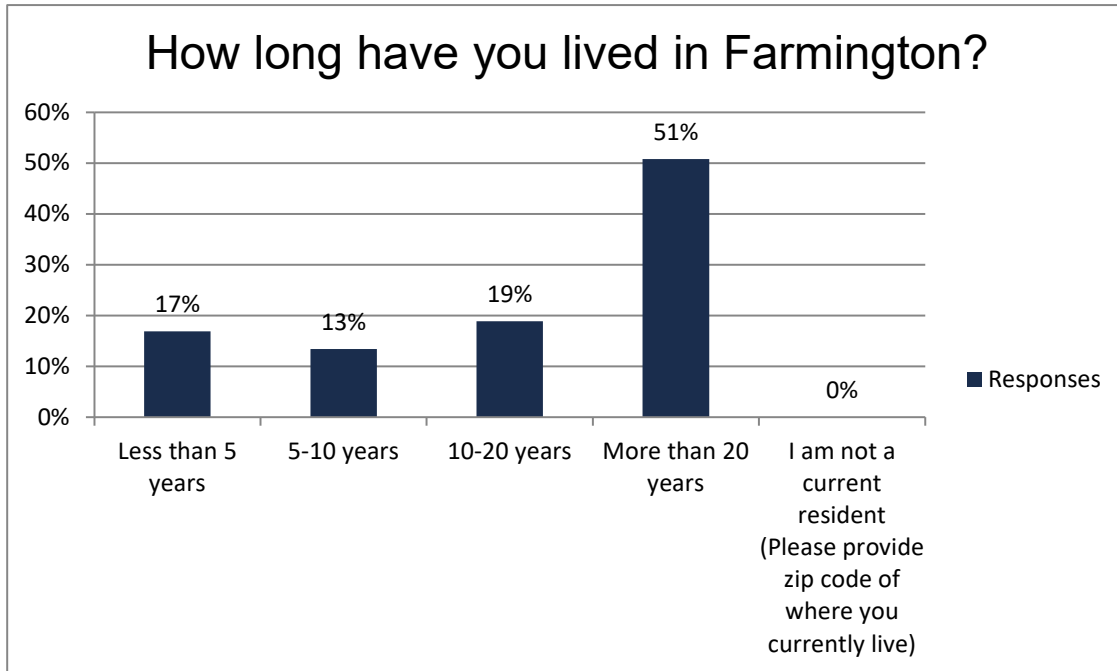




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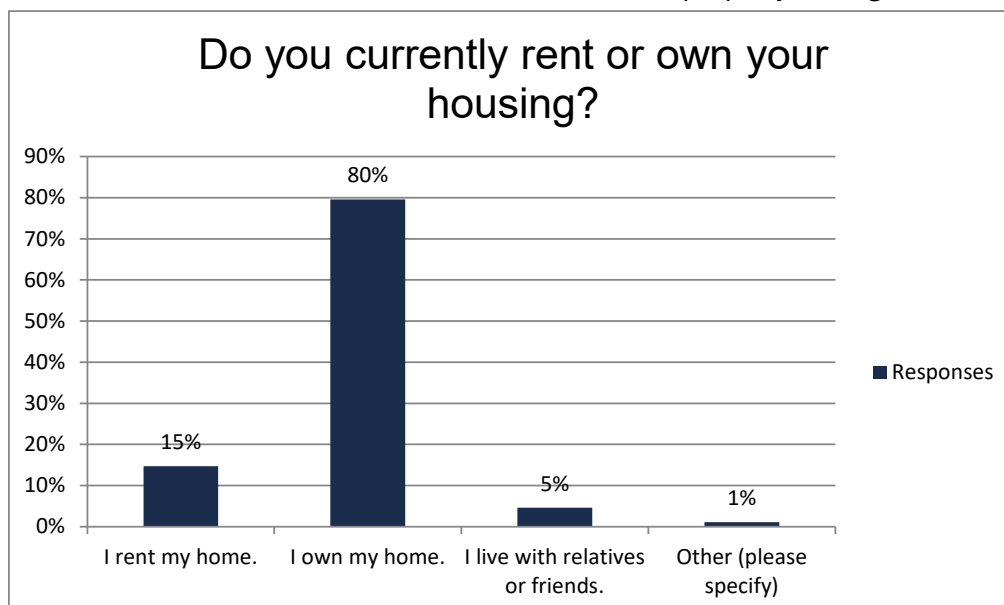
### QUESTION 2: How long have you lived in Farmington?

Both newer and long-time residents responded to the survey. Responses are fairly evenly distributed among tenure groups for residents who have lived in Collinsville for less than 20 years. However, the overwhelming majority of responses came from Farmington residents who have lived in the community for more than 20 years. Having lived in the community for such a long time, these residents may be keenly aware of how the city has changed over time



### QUESTION 3: Do you currently rent or own your housing?

80% of survey responses were from homeowners. Renters represented 15% of survey responses. 5% of respondents indicated that they live with relatives. Given the early feedback and priorities related to attracting high quality, diverse housing types in the future, it will be important make an effort to direct some intentional outreach to renters and rental property managers moving forward.

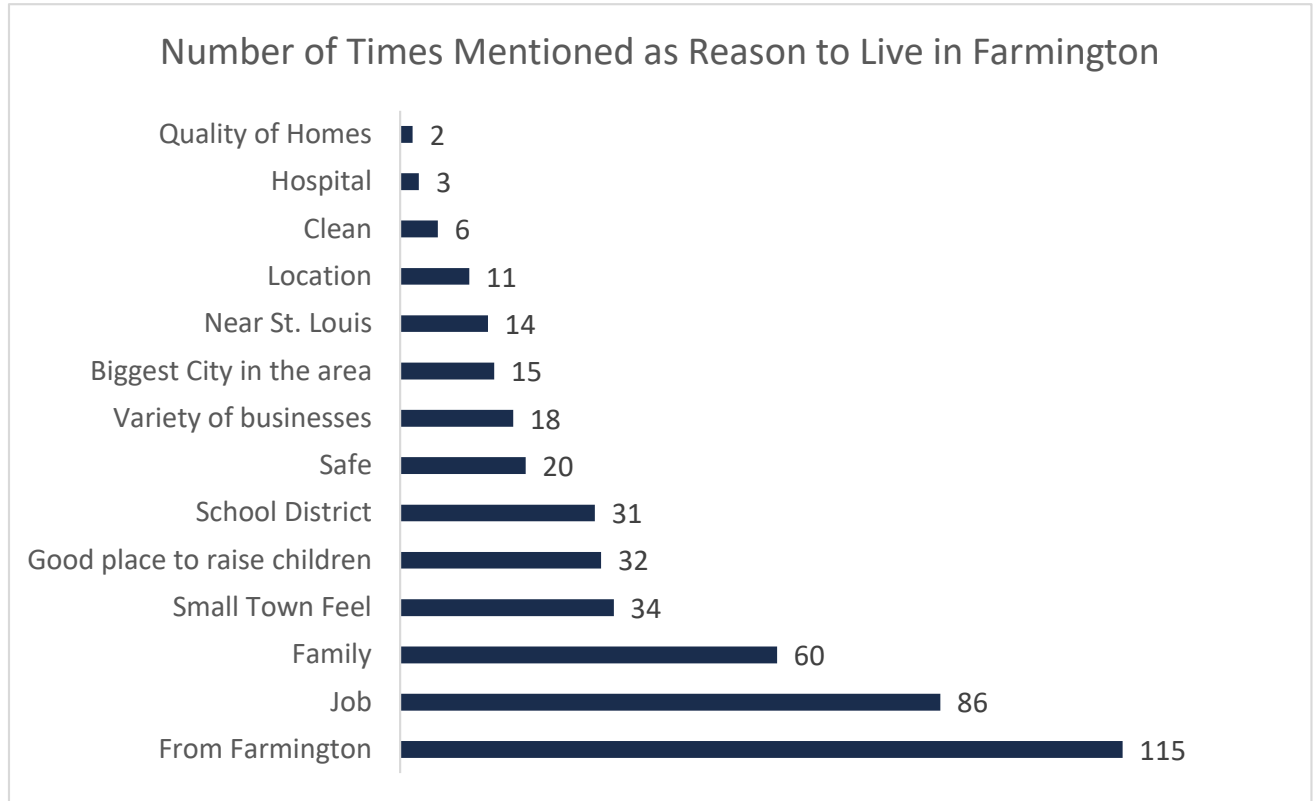




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### QUESTION 4: Why have you chosen to live in Farmington?

Most respondents indicated that they have always lived in Farmington and choose to continue to do so. Other reasons people say they choose to live in Farmington include their job, the small-town feel, the school district, a desire to raise their children there, and the variety of businesses among several other listed reasons.

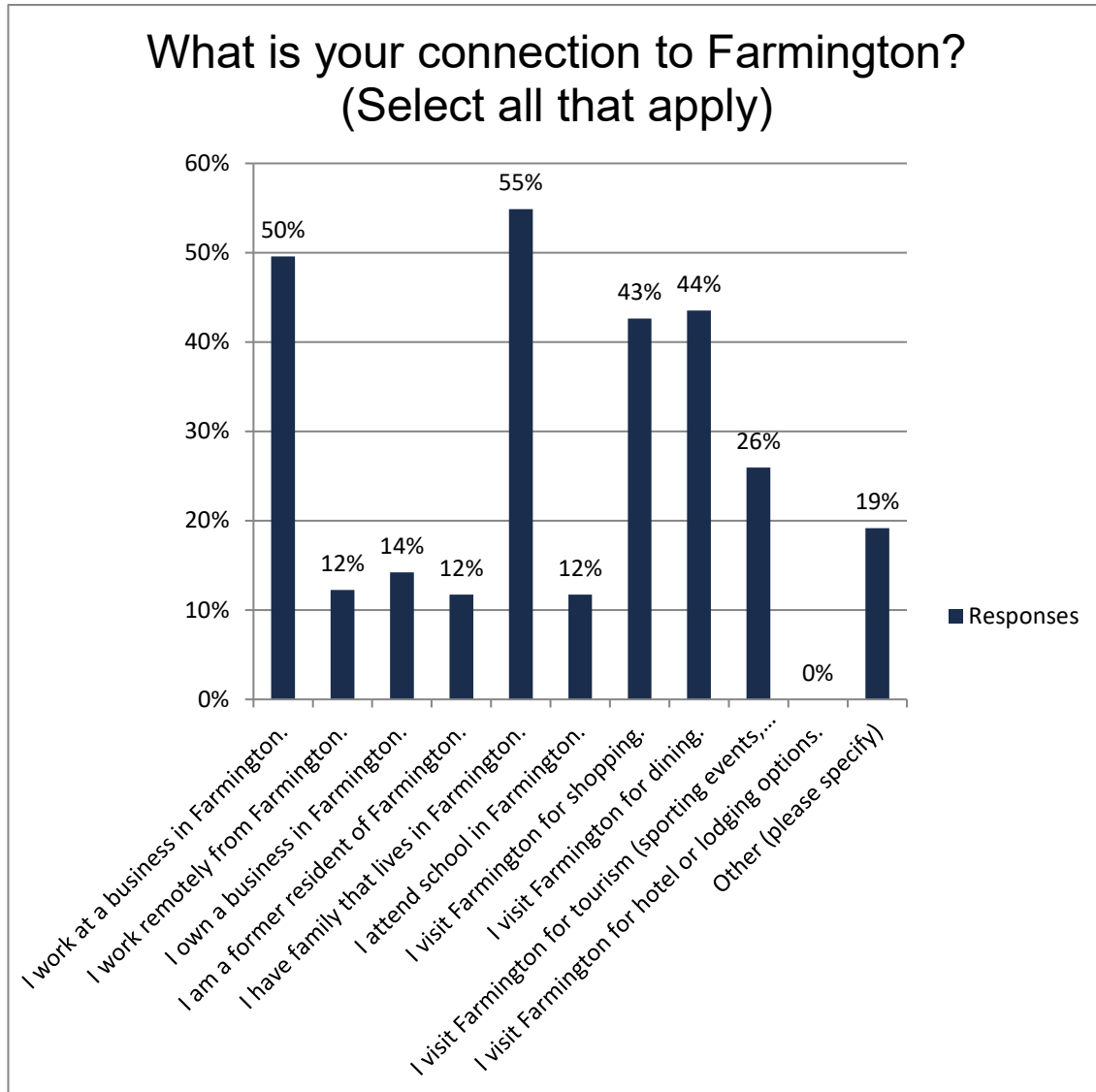




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### QUESTION 5: What is your connection to Farmington (non-residents)?

Many non-Farmington residents who completed the survey feel connected to the city because this is where they come for work, shopping, dining, and entertainment/tourism. Many also have family members who live in Farmington.



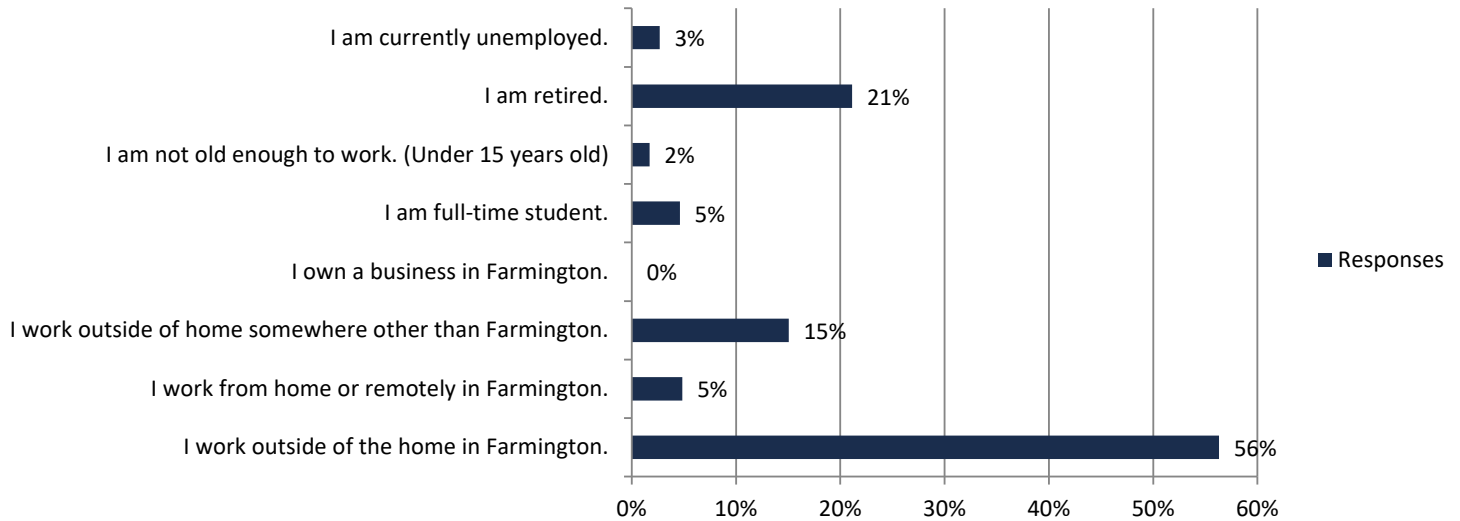


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### QUESTION 6: What statement best describes your work status?

The majority of survey respondents work in Farmington (56%) or are retired (21%). Some respondents indicated that they work remotely from their home or other location in Farmington.

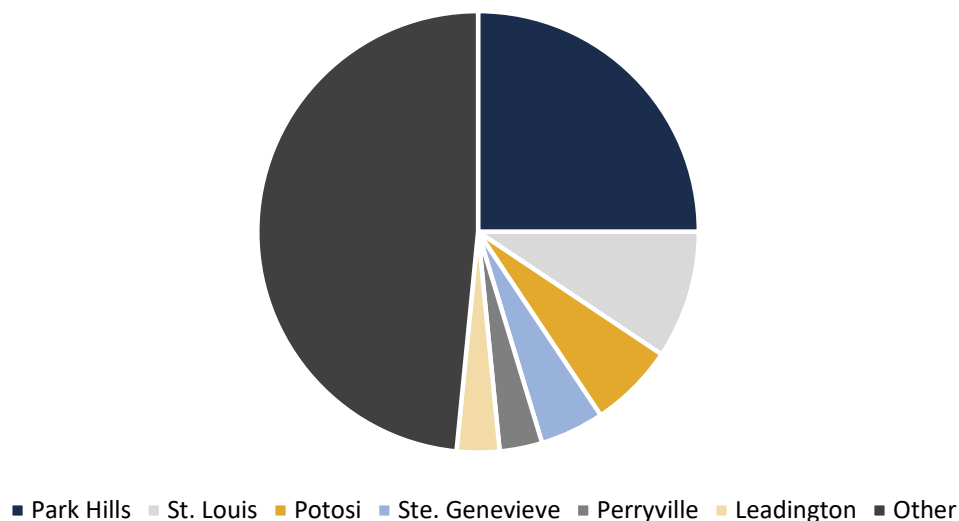
#### Which statement best describes your work status.



### QUESTION 7: If you work outside of the home somewhere other than Farmington, please tell us the city where you work?

Many of the respondents who indicated that they work somewhere other than Farmington, travel to work in Park Hills, the largest industrial jobs hub in St. Francois County, and St. Louis where a wide range of jobs are located. Many other respondents indicated that they travel to "other" places for work mostly including cities in St. Francois County, Jefferson County, and St. Louis County.

#### If you work outside of Farmington, which City?





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### QUESTION 8: If you are a full-time student, please tell us which school you currently attend.

Some high school and college students all completed the survey to share their feedback about the future. Most attend Farmington High School or Mineral Area College. Engaging students is an important way that communities can understand emerging trends and plan for individuals and households they hope to attract and retain in the future.

Farmington High School	8
Mineral Area College	6
Central Methodist University	3
Logan University	1
Southeast Missouri State University	1
Webster University	1

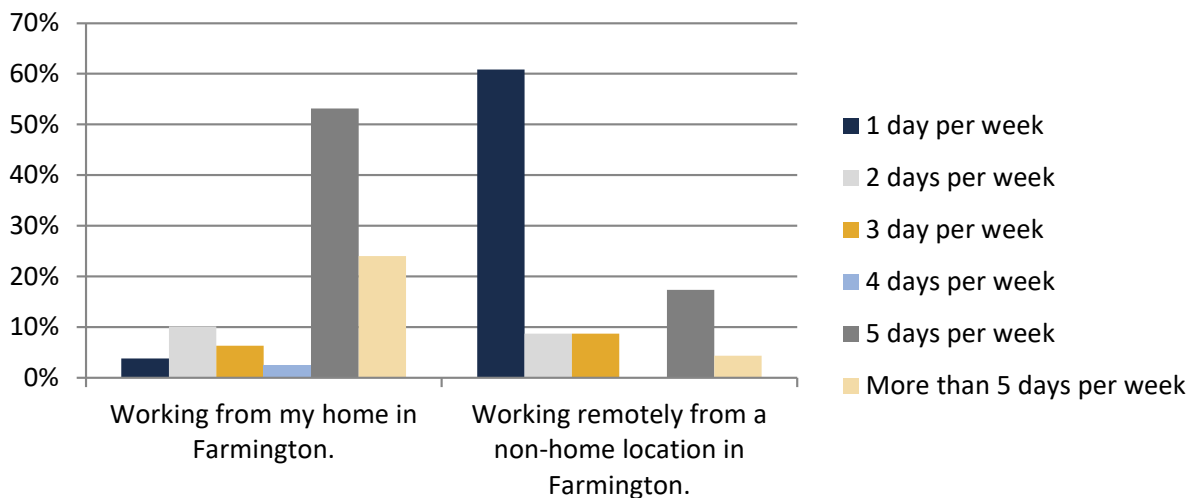
### QUESTION 9: Tell us about your experience working remotely in Farmington.

83 respondents indicated that they work remotely, almost 90% from their home, 12% from somewhere besides their home or office, and 2% do not live in Farmington but have chosen to work remotely from Farmington at some point over the past 12 months. Those who work remotely outside of their home say they work in a rented office or other place in Downtown and would prefer to do so from a café, but internet connectivity needs to be improved.

### QUESTION 10: Over the last 12 months, how often have you worked from home or remotely in Farmington?

For those who work remotely, they most often worked from a “third place” (coffee shop, library, etc.) one per week and worked from home when they needed to work remotely for multiple days per week. This may be due to having certain comforts and amenities at home that are not always available in public spaces. This might include shared workspaces, private workspaces for calls or meetings, high speed internet access, interesting spaces for social and professional interactions, all important component of “third places” and co-working spaces in today’s market.

### Over the last 12 months, how often have you worked from home or remotely in Farmington?





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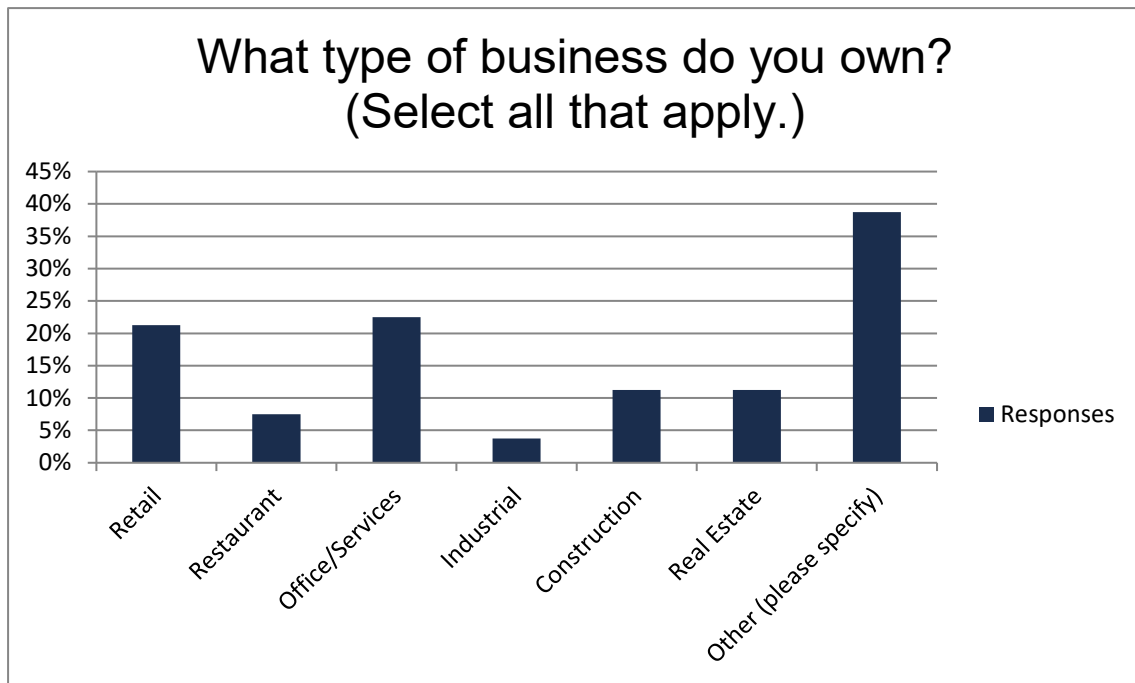
### QUESTION 11: What community services or amenities do you think would enhance the remote work experience in Farmington?

Respondents who indicated that they have worked remotely from their home or other place in Farmington in the last 12 months also noted that the following services and amenities would enhance the remote work environment in Farmington:

- Better/faster/cheaper internet;
- Better transportation options around Farmington;
- More coffee shops;
- Workspaces with outdoor/greenspace amenities;
- Outdoor spaces with access to charging and Wi-Fi;
- More food options; and
- Rentable spaces for shared and private work.

### QUESTION 12: What type of business do you own?

Respondents who indicated that they are business owners when responding to Question #5 were directed to answer questions 12-16. 80 local business owners, representing a variety of business types/industries, completed the survey. Answers in Other include education, transportation, handyman, residential care, agriculture, IT, and diagnostic testing among others.







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### QUESTION 13: How has the business environment in Farmington changed in recent years?

#### Signs of Positive Change:

- Most respondents agree that the business environment has grown in recent years, notably the ability to attract so many national chains to the region.
- Good reinvestments in Downtown buildings and infrastructure.
- Most business owners generally indicated that there has been positive growth in the local business environment.

#### Concerns about Change:

- Growth is mostly corporate and not local. There also seems to be less of a focus on industry and more of focus on attracting retail.
- There has been a very notable increase in the population of unhoused residents, which has led to more loitering/pan handling outside of businesses, which in turn creates a less attractive and seemingly less safe business environment for customers.
- Increased costs related to doing business due to City regulatory/bureaucratic processes and fees making it more difficult and expensive to run a business in Farmington.
- A lack of quality employees.
- The rise in online shopping competes heavily with small businesses.
- Families have less disposable income to spend with businesses.
- Foot traffic to Downtown has slowed down and businesses need support to bring people and businesses back Downtown while retaining historic character.

### QUESTION 14: What is working well for the business environment in Farmington?

Respondents most often referred to the support of the Chamber of Commerce as what is working well for businesses in Farmington.

- There is also a strong spirit of comradery and collaboration among local businesses that most businesses support the local market by directing customers to other local places to meet their needs.
- The variety of retail and services businesses that attract customers from outside of the city makes Farmington a regional hub.
- Population growth has been great for businesses and brings an influx of energy, new ideas, and resources.
- Reinvestments in Downtown buildings and public space to attract more visitors.
- The design character of buildings and site improvements have gotten better.
- There is demand for and opportunities available for retail businesses.



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### QUESTION 15: In your opinion, how can the City of Farmington help existing businesses continue to grow and thrive?

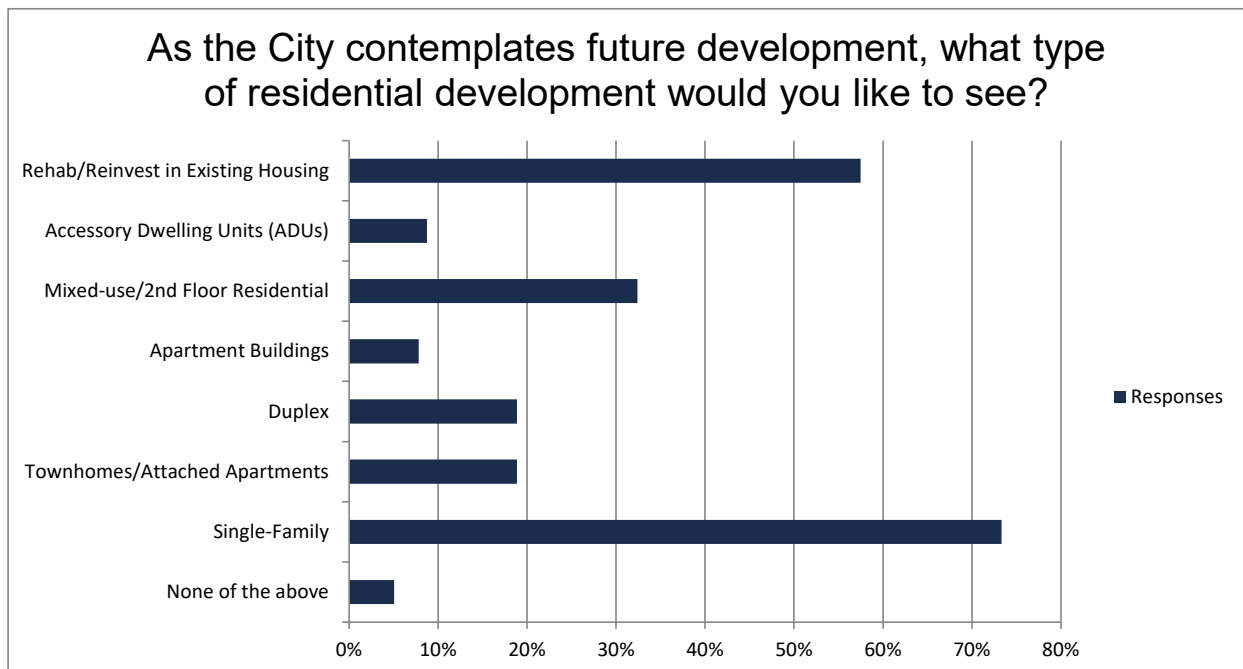
The most common response was for better community infrastructure and amenities such as sidewalks, cellular service, traffic management, etc. Mentioned almost as frequently was support for local businesses. The next most mentioned ways to support existing businesses were a tie between more promotion of businesses and business opportunities both online and in person and lowering costs associated with running a business. Many other methods were mentioned including better communication between the local government and businesses, better workforce development, more support from the Chamber of Commerce, increasing tourism opportunities in the City, and helping create a network between businesses for support among several others.

### QUESTION 16: In your opinion, how can the City of Farmington continue to attract new businesses?

Similar to Question 15, most respondents believe city amenities such as a good school district, traffic management, sidewalks, and more are the best ways to attract new businesses. Respondents also often mentioned offering incentives to businesses moving here, especially for local businesses. People also mentioned promotion as a big opportunity to attract businesses. Just behind promotion, the next most mentioned topic was homelessness and how it can be better managed and may be deterring businesses from coming to the community. Other often mentioned topics were promoting and allowing diversity in businesses, growing the population, and supporting local businesses among others.

### QUESTION 17: As the City contemplates future development, what type of residential development would you like to see?

Respondents were most interested in Single Family homes, rehabbing existing homes, and mixed-use developments with first floor retail and second floor residential. Respondents were least interested in ADUs and Apartment buildings.





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### QUESTION 18: Where is new residential development or reinvestment in existing residential neighborhoods most needed in Farmington?

Respondents' feedback expressed the following priorities related to residential development.

#### New Residential Development Priorities:

- West Side / Farmington West
  - Repeatedly mentioned as a logical location for expansion due to available land.
  - Some suggested development west of US 67 and beyond the current city limits may help to reduce traffic congestion in already busy areas.
- North and Southeast Farmington
  - Areas north of town and northeast along Hwy 32 were noted as having development potential.
- Affordable, Single-Family Housing
  - Broad support for development of modest, affordable single-family homes (not high-end homes or more apartments).
  - Emphasis on housing for working families and middle-income residents,
  - Feedback related to preferred housing characteristic indicated that 3-bed, 2-bath homes with basements are needed.

#### Reinvestment Priorities:

- Downtown and Adjacent Areas
  - Downtown was by far the most frequently cited area needing reinvestment.
  - Specific Downtown locations: Columbia Street, Wilson-Rozier Park area, areas behind City Hall, Liberty Street, and Ste. Genevieve Ave.
  - Many noted historic homes and infrastructure need updates but have historic character that should be preserved.
- Trimfoot Neighborhood
  - The neighborhood around the old Trimfoot factory and Trimfoot Park were often cited as needing significant attention and revitalization.
  - Specific Trimfoot locations: Maple Street, Pine Street, and Oak Street
  - Theis aging neighborhood is widely seen as deteriorating and in need of code enforcement, cleanup, and reinvestment.
- Farmington Meadows and Surrounding Subdivisions
  - Once considered desirable, these areas are now cited as needing rehabilitation due to neglect and a noticeable increase in rental properties.
- Manufactured/Mobile Home Parks
  - Manufactured Home Parks near Walmart and Maple Street were called out.
  - Consistently mentioned as eyesores or needing code enforcement and revitalization.
- Reinvestment in Neighborhoods Around Schools
  - Washington Franklin Elementary, Jefferson Elementary, Farmington High School, and Farmington Middle School were specifically called out.
  - Noted decline in housing conditions and concern for students/families living in poorly maintained areas.

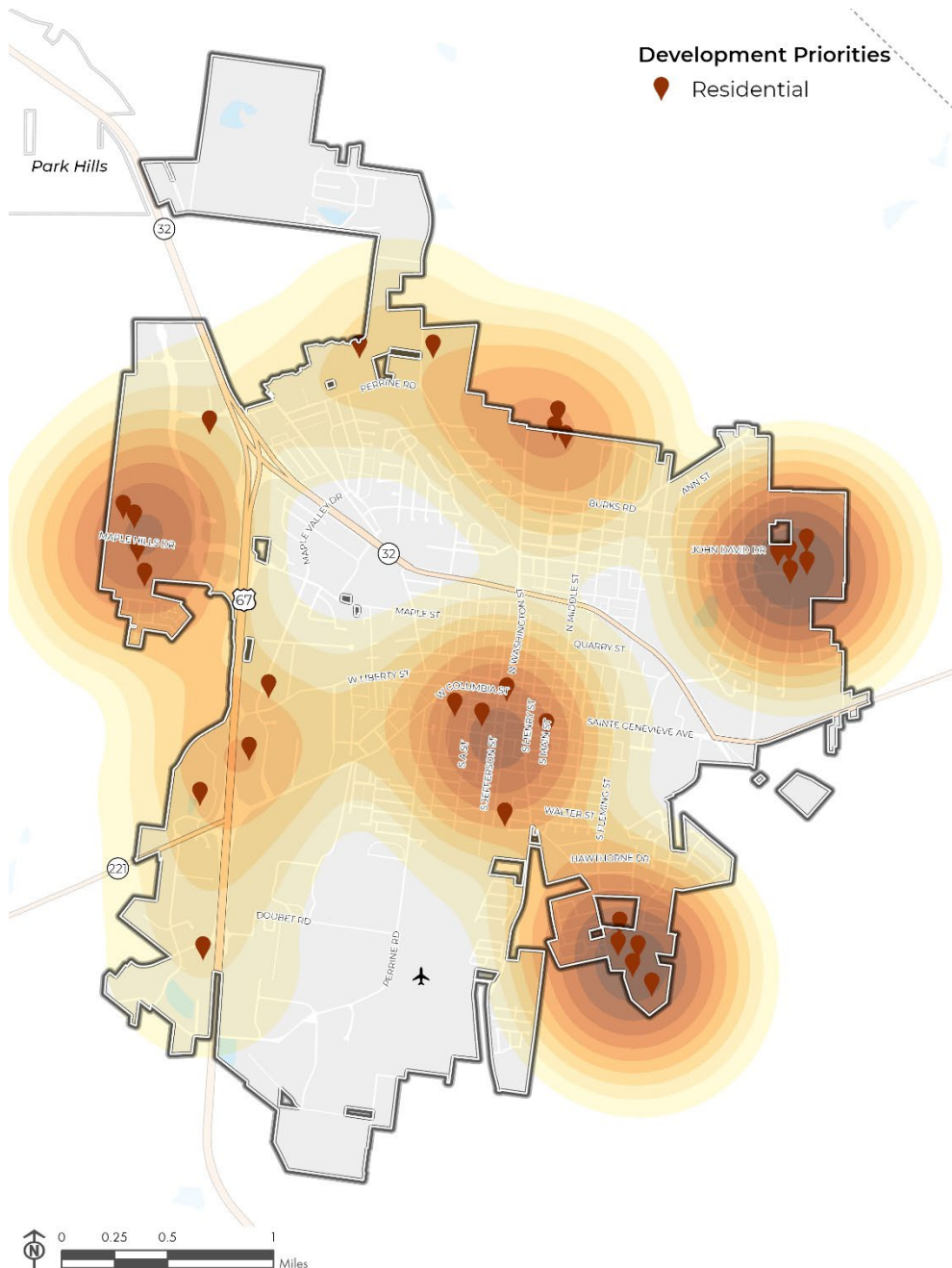


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### General Priorities

Overall, infrastructure costs, traffic concerns (particularly near schools), investing in high quality housing near schools, limiting sprawl, and preserving greenspace were noted as factors that should be considered as related to new residential development and reinvestment in existing homes and neighborhoods.

*The map below reflects responses to this same question which was asks to attendees at Open House #1 on June 10. As you can see, there is strong correlation between residential priorities identified by survey respondents and open house attendees.*





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### QUESTION 19: What development amenities or neighborhood characteristics are most important for residential development in Farmington?

Overwhelmingly, respondents desire walkability in residential developments with almost 100 mentions. The next most mentioned amenity was indoor and outdoor recreation opportunities, especially for youth. Safety and more strict code enforcement were the next two most mentioned amenities/characteristics of residential development, specifically in keeping roads and yards clean. Open space, more commercial development, and community amenities such as infrastructure and services were also mentioned often.

Walkability	92
Recreation	66
Safety	34
Code Enforcement	26
Open Space	22
Commercial Development	20
City Amenities	19
Affordability	14
Wide Roads	11
Entertainment	10
Help Homeless	10
Community Events	7
Traffic	6
Ownership	5
School	5
Diversity in Housing	4
Senior Housing	4
Grocery	2
Planning	2
Community Amenities	1
Parking	1

### QUESTION 20: What concerns do you have related to rental housing in Farmington? (Rental housing can include single family homes and apartments.)

Respondents were mostly concerned with affordability of apartments. Comments included concerns about new development being too expensive as well as the transition of single family housing from ownership to rentals making home ownership less affordable. In total, 90 comments included concerns related to affordability. After affordability, people were most concerned about the maintenance of rental properties, especially single family homes.

Comments related to maintenance concerns totaled 63. The next most common comment was that there are already too many rental properties/apartment complexes. Concerns related to the quantity also mentioned potential strains on city services and changing of the City's culture. Forty one comments mentioned a concern over too much rental housing.

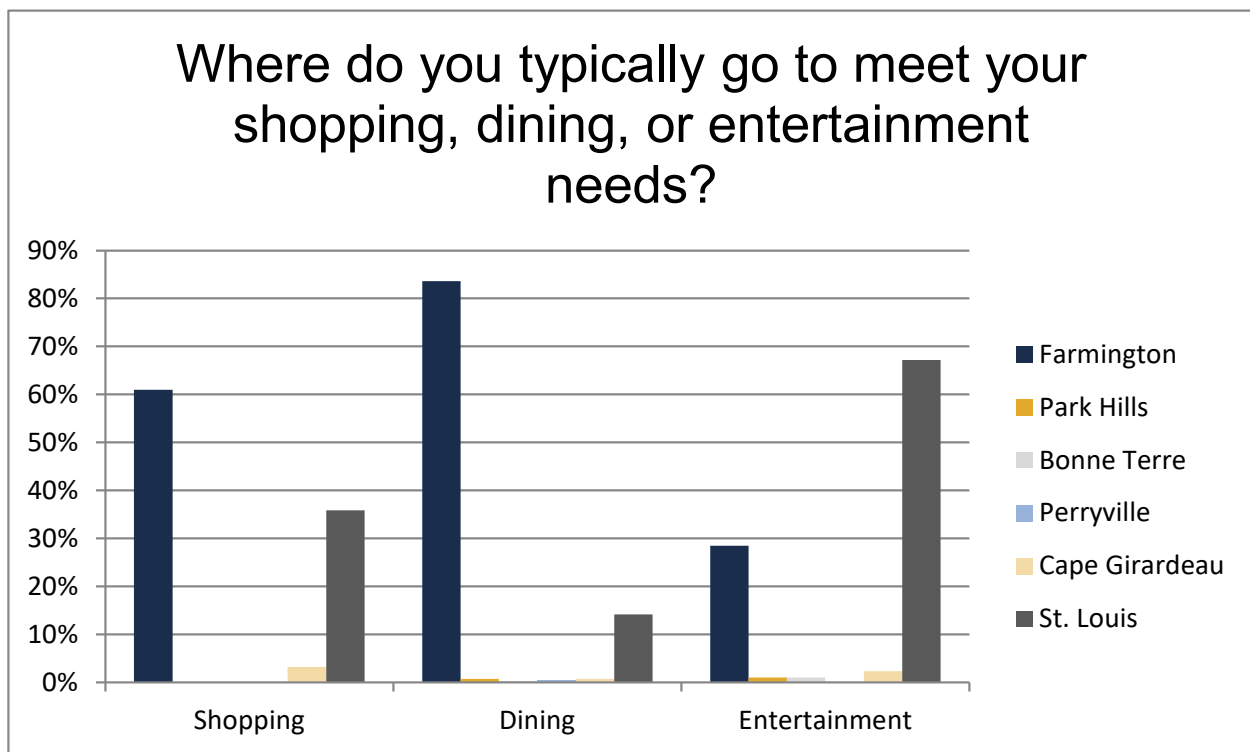


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The next two most mentioned concerns were the people who were renting with 39 mentions and the landlords that would be in charge with 26 mentions. The type of rental housing and the location of rental housing were also concerns with 15 and 10 mentions respectively. Other concerns mentioned less often include lack of availability for rentals, the growing homeless population, concern over short term rentals, concern over corporate companies running rental properties, crime, taxes, and rental turnover.

### QUESTION 21: Where do you typically go to meet your shopping, dining, or entertainment needs?

Most respondents find that they stay in Farmington typically to do shopping and dining, but more people leave Farmington to go to St. Louis for entertainment purposes. Other places people frequently mentioned going for shopping, dining, and entertainment needs are Festus with 28 mentions and Arnold with 24.



### QUESTION 22: What types of shopping, dining, and/or entertainment businesses do you wish were located in Farmington?

There were several common themes among the responses, however the most frequently mentioned was a desire for more sit-down restaurants and less fast-food, an updated movie theater, and more options for shopping for clothes and home goods. Another theme that came up frequently was a desire for more indoor entertainment, for kids especially, such as bowling, trampoline parks, mini golf, and even the desire for an Academy Sports for indoor youth sports came up frequently. Other desires that came up often were for entertainment such as concerts or comedy venues, specialty grocery stores, sports bars, and nightlife. Overall, respondents wish to stay in Farmington to meet their needs, and as seen in question 21, entertainment options are where people most often have to leave Farmington in order to meet their needs.



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### QUESTION 23: As the City contemplates future development, what type of retail development would you like to see?

Respondents overwhelmingly expressed a desire for more “things to do” or entertainment option in Farmington. While Farmington has wide mix of retail and dining options, many residents travel to St. Louis and other cities within driving distance for entertainment.

#### Wish List for Retail Options:

Target, Costco, Sam's, TJ Maxx, Kohl's, Marshall's, HomeGoods

#### Wish List for Dining Options:

Cracker Barrel, Olive Garden, Texas Roadhouse, IHOP, Upscale, Mom and Pop, Ethnic

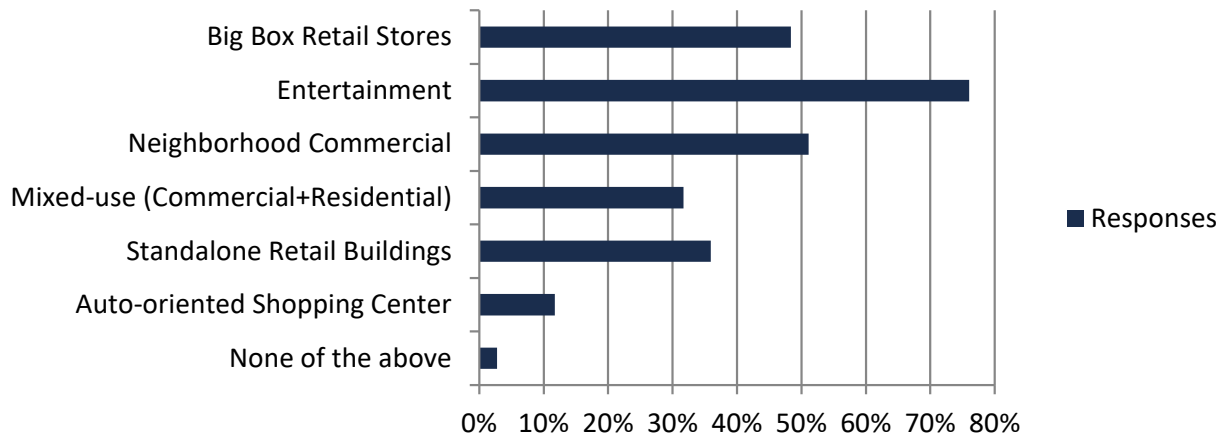
#### Wish List for Entertainment Options:

Better movie theater, Indoor activities, Arcade, Concert venue, Top Golf, Bowling, Family Fun Center, Piano Bar, Put-Put

#### Other Preferences:

Locally owned, More shopping, Outdoor spaces, Unique experiences

### As the City contemplates future development, what type of retail development would you like to see?







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### QUESTION 24: Where is new commercial development or reinvestment in existing commercial areas most needed in Farmington??

Respondents' feedback expressed the following priorities related to residential development.

#### New Commercial Development Priorities

- Farmington West / West of US 67
  - This was the most frequently mentioned area for new commercial development given the availability of land and high visibility from the highway.
  - Multiple references to available land in and near the Maple Valley Drive commercial area.
  - There were noted concerns about traffic congestion and safety in these areas. Respondents also noted that excessive number of curb cuts accessing Karsch Blvd., the high concentration of retail in one area, and an unbalanced concentration of retail south of Karsch Blvd relative to the north side of the road are contributing factors to traffic congestion.
  - Several favored areas along US 67, especially where new apartments are being built or where tree removal has already cleared land.
  - Cited as logical places for big-box retail (e.g., Target, Sam's Club, Kohl's) to attract regional shoppers.
- South of Town / Hwy 221 and Highway H Corridors
  - The community sees commercial development potential in this underutilized corridor. Suggested uses included: gas stations, restaurants, sporting goods, and light commercial services.
  - Respondents noted that commercial development in Farmington is currently concentrated in the northern half of the city (especially along Karsch Blvd and Maple Valley Drive), and that the south side of the city lacks commercial amenities compared to other parts of the city.
- Industrial Park Areas
  - Two areas were identified:
    - NW, SW, and SE quadrants of the intersection of US 67 and W Columbia Street/ Hwy 221
    - North of town in the Weber Road/[Flat River Road] area
  - Residents cited that these areas may be suitable for automotive-related and employment-generating businesses.
- East Side / Columbia Street/Missouri W/Hwy 32 Corridor
  - This area was less frequently mentioned than the west side of town, but some respondents saw opportunity for neighborhood commercial development near schools and housing.
  - A few comments noted that this corridor offers potential for future eastward expansion.

#### Reinvestment in Existing Commercial Development

- Historic Downtown Farmington
  - Downtown was the most frequently mentioned area for reinvestment.
  - Comments emphasized:
    - Restoring buildings along Columbia, 1st Street, and Ste. Genevieve Ave.





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- Continuing to update building façades
  - Activating second-story residential
  - Filling vacancies
  - Making the area more vibrant by attracting nightlife, sit-down restaurants, and local shops
  - Beautifying streetscapes
  - Improving the pedestrian experience
- Concerns about absentee landlords, vacancies, and underutilized properties like the Factory building and old MARMC hospital were also mentioned.
- Maple Valley Shopping Center & Surrounding Strip Malls
  - Second most frequently cited for reinvestment.
  - Common issues: run-down buildings; poor parking lot design (especially near 5 Below, Tractor Supply, and the movie theater); lack of cohesive aesthetic and poor traffic flow.
  - Suggestions: Building rehab/improvement, improve traffic flow, and pedestrian connectivity improvements.
- Karsch Boulevard Corridor (West of N. Washington Street)
  - Common issues: aging buildings, congestion, and lack of identity.
  - Suggestions:
    - Redevelopment of old motels, underutilized properties, and dead strip centers.
    - Improved access to businesses via backstreet connectors.
    - Better signage and landscaping.
  - The commercial/industrial area around the intersection E. Karsch Blvd. and Missouri W are seen as an entrance town and gateway to the main Karsch Blvd/Maple Valley commercial district and Downtown. Respondents noted that the area needs physical and economic revitalization to attract more shoppers and fill vacancies.
- Vacant/Underutilized Buildings
  - Specific properties mentioned include Old Super 8 Hotel, Old Goodwill Building, Doctor John's Building, former Mexican restaurant across from Eagle Mart, plaza behind Culver's, Walgreens/KFC/Tractor Supply area
  - Respondents urge the City to encourage the rehab or redevelopment of underutilized commercial areas like those noted above to create attractive spaces for new businesses.

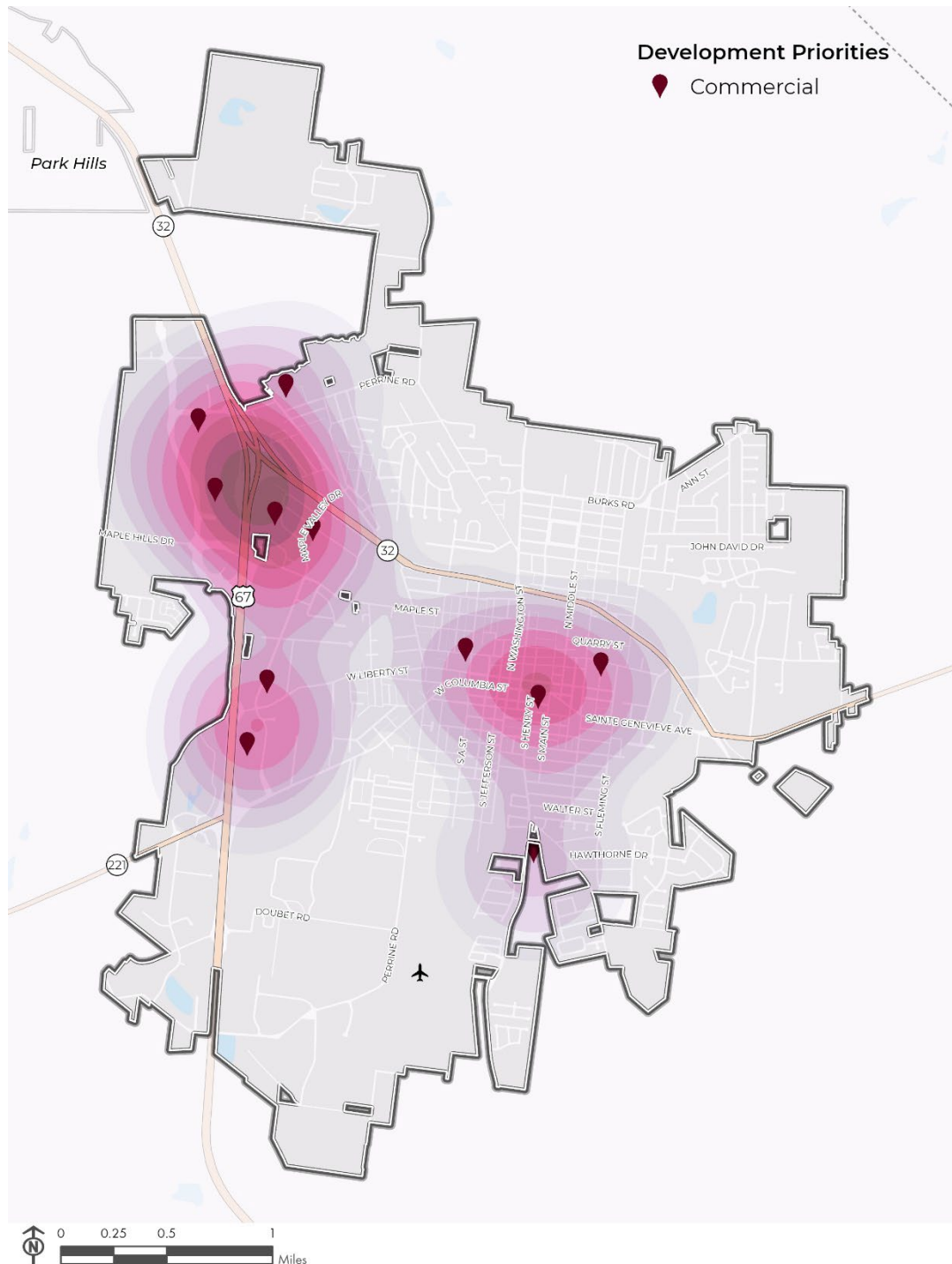
### General Priorities

Overall, smart growth/preserving open space and greenspace to avoid sprawl; attracting more small/local businesses; enhancing the overall Downtown experience; increased traffic congestion and flow throughout the city due to increased development; better development design; repurposing and rehabbing existing commercial/industrial buildings; parking area maintenance and design; and improving pedestrian safety and walkability were noted as factors that should be considered related to new commercial/industrial development and reinvestment in existing commercial/industrial areas.



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The map below reflects responses to this same question which was asked of attendees at Open House #1 on June 10. As you can see, there is some correlation between the commercial/industrial priorities identified by survey respondents and open house attendees. Feedback from survey respondents notes a need for more reinvestment and improvements to commercial areas along Karsch Blvd and unincorporated areas along major roads to the north, west, south, and east of Farmington's boundary.





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### QUESTION 25: What characteristics are most important for future commercial development?

The most frequent response to what characteristics are most important for future commercial development was that it is family oriented with 23 mentions. Not far behind with 20 mentions is accessibility and traffic control with 19. People are also concerned with diversity in commercial development and types of businesses with 18 mentions and the affordability, both of rent for business owners and of the products for residents who would want to patronize the business. The other qualities that received more than 10 mentions were in support of local businesses, high design standards for future development, walkability to and between commercial developments, and a desire for more job opportunities for residents.

### QUESTION 26: What are your top 3 priorities for the future of Downtown Farmington?

The top five responses that came up most frequently when asked about downtown priorities were a desire for more restaurants, specifically sit-down, with 67 mentions, a desire for continued maintenance and upkeep of buildings and streets with 64 mentions, a desire for more retail options with 54 mentions, a desire for historic preservation with 53 mentions, and a support for local businesses with 42 mentions. Generally, respondents were all interested in the same things, which are a lively, safe, and entertaining district that reflects the community. See the chart on to the right for other priorities of respondents.

### QUESTION 27: Where do you go most often to enjoy parks and recreation facilities in Farmington?

By far, respondents go to Engler Park most often when visiting Farmington Parks, but other parks that were frequently mentioned including the Civic Center, the Farmington Sports Complex, and the Farmington Water Park. The only park not mentioned at all was Bicentennial Park, every other park in Farmington was listed. People also listed several of the State Parks just outside of Farmington, St. Joe most frequently, but also St. Francois State Park, Doe Run State Park, and Elephant Rocks.

Restaurants	67
Maintenance	64
Retail	54
Historic Preservation	53
Local	42
Community Events	39
Diversity in Businesses	39
Safety	34
Parking	33
Beautification and Amenities	32
Entertainment	31
Concern with Homelessness	30
Traffic Flow	30
Growth	28
Family Oriented	23
Walkability	23
Community Character	21
City Services	17
Quality Businesses	17
Night Life	11
Recreation	11
Accessibility	9
Business Longevity	9
Residential Development	9
Affordability	7
No Vacancy	6
Stay the Same	6
Affordable Housing	5
Factory	3
Jobs	3
Tourism	3
Transit	2
Home Value	1
Planning	1



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### QUESTION 28: What do you enjoy most about the parks and recreation facilities in Farmington that you visit most often?

When asked about park facilities, respondents mostly commonly discussed cleanliness and how they are well maintained with 84 mentions. The next most mentioned park feature was walking and biking paths with 62 mentions. Tied as the third most mentioned features were nature and play structures with 29 mentions each. Other commonly mentioned features were the activities available at parks, sports facilities, the updated infrastructure at parks, that parks feel safe, especially at the fenced in playground at Engler Park, and the proximity of parks to where respondents lived among others listed to the right.

Cleanliness	84
Walking	62
Nature	29
Play Structure	29
Activities	27
Sports	24
Updated Infrastructure	22
Safety	21
Proximity	11
Free	7
Accessibility	6
Exist	6
Gathering Space	6
Seating	1
Community Events	1

### QUESTION 29: In your opinion, what are the top 3 priorities for enhancing parks and recreation facilities in Farmington?

Overwhelmingly, respondents' top priority when it comes to parks is maintaining safety with 105 mentions. Safety included a desire for features like lighting and additional fences around play structures similar to the newest park upgrades at Engler. Safety also included a desire for more patrols to decrease criminal activity in parks. Respondents specifically mentioned Wilson Rozier Park often as a place they feel less safe going to. Another frequently mentioned topic was cleanliness and upkeep, again often mentioning Wilson Rozier Park as an example of a park that has fallen in quality. Along with cleanliness and upkeep, the next most mentioned feature is a desire for updates at parks from regular equipment to the addition of water fountains, and installation of turf at sports fields. See the chart to the right for other priorities of respondents.

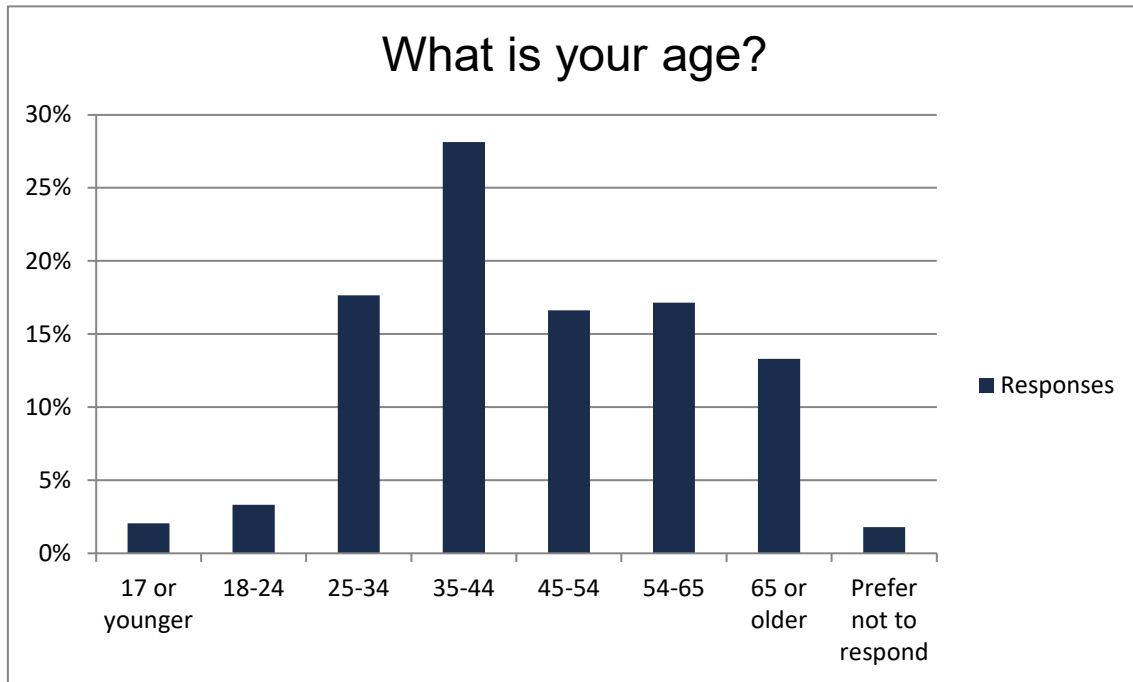
Safety	105
Cleanliness	92
Updated	79
Sports	73
Walking and Biking Paths	50
Variety of Programs	48
Bathrooms	28
Pool, Waterpark, or Splashpad	23
Accessibility	21
Shaded Seating	18
Parking	17
Nature	16
Play Structures	14
Expand	13
Fitness	10
Concern with Homelessness	10
Community Events	9
Promotion of Parks	8
Gathering Spaces	7
Dog Friendly	3
Affordability	2
Activities	1



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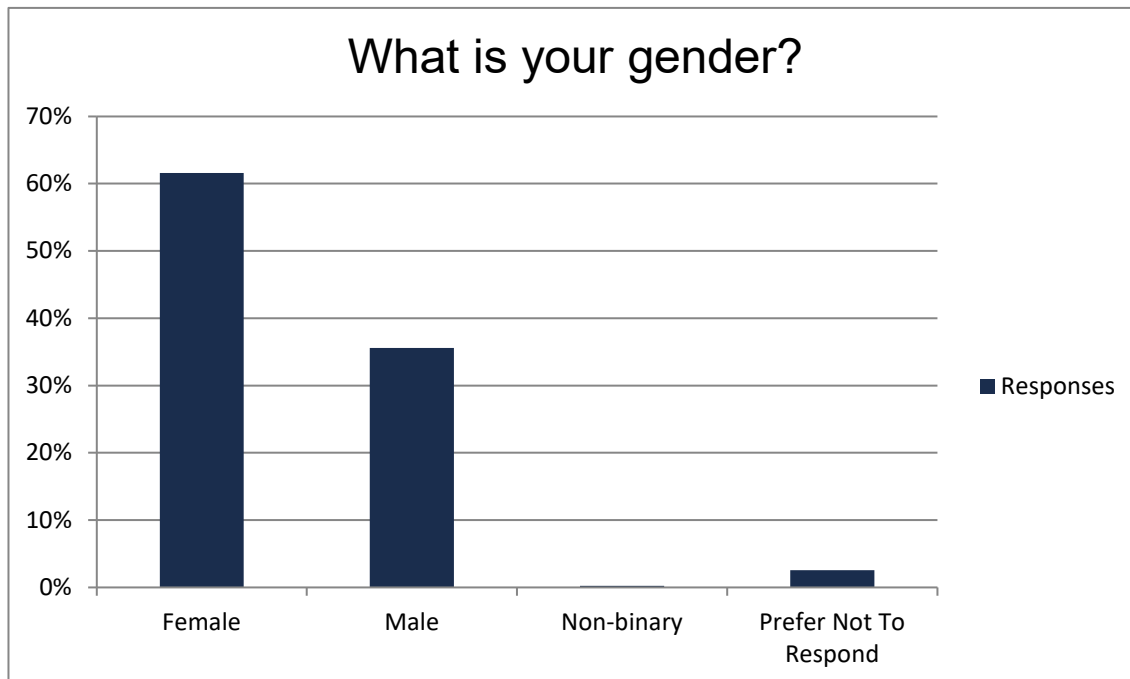
### QUESTION 30: What is your age?

Most respondents fall between the ages of 25 to 44, however all age ranges have representation in this survey.



### QUESTION 31: What is your gender?

Most survey respondents were female.

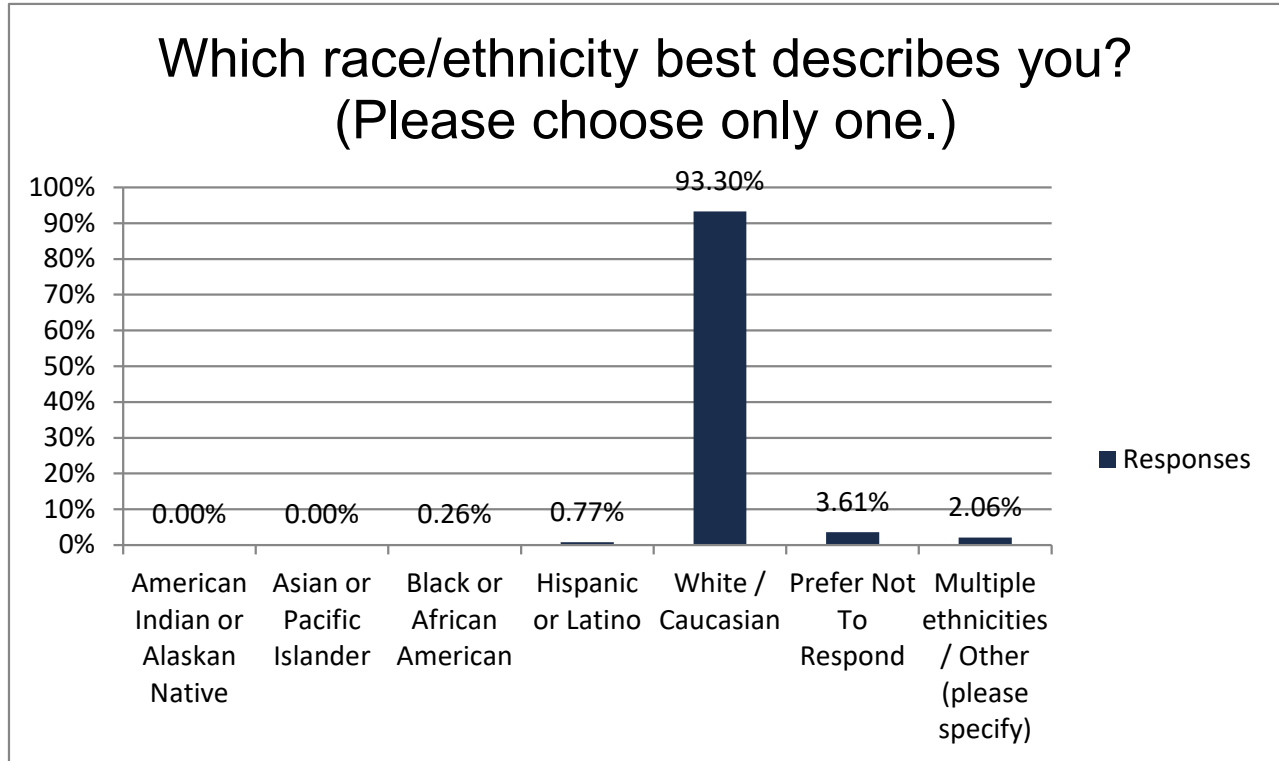




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### QUESTION 32: Which race/ethnicity best describes you?

There is a higher proportion of White respondents than white residents in Farmington with 93% of survey respondents and 86% of Farmington residents.





[illegible]



## 2026 COMPREHENSIVE PLAN | FARMINGTON, MO

### QUESTION 34: As Farmington continues to plan for its future, what else do you think we should know?

When asked about final thoughts, the most common response had to do with the concern for the increase in homelessness. The next most common topic had to do with maintaining and improving the quality of City Services which included comments about police and fire, transportation infrastructure, taxes, and other services provided by the City. The third most frequently mentioned topic was the increase in traffic and a desire for a greater focus on improving traffic congestion and safety as the city grows. See the chart to the right for topics mentioned.

Homelessness	32
City Services	24
Traffic	20
Community Character	12
Historic Preservation	12
Community Engagement	10
Walkability	9
Youth Sports	8
Entertainment	7
Safety	7
Scaled Growth	7
Jobs	6
Affordable Housing	5
Growth	5
Recreation	5
Code Enforcement	4
Family Oriented	4
Retail	4
Schools	4
Leaders	3
Local	3
Planning	3
Variety in Businesses	3
Promotion of the City	2
Senior Housing	2
Accessibility	1
Beautification	1
Industrial Development	1
Infill	1
Maintenance	1
Nature	1
Parking	1
Restaurants	1
Tourism	1
Transit	1