



## **FARR WEST LANDING SUBDIVISION**

CONSIDERATION OF THE FARR WEST LANDING SUBDIVISION LOCATED AT ~I-15 and 2700 NORTH INCLUDING PARCELS 19-017-0147 AND 19-017-0146, LOCATED IN PLEASANT VIEW CITY

APPLICANT: Woodsonia Farr West, LLC

March 5, 2026

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### **REQUEST SUMMARY**

The applicant, Woodsonia Farr West, LLC, is requesting preliminary and final approval of a subdivision located near the boundary between Pleasant View City and Farr West City. The subject property is currently zoned C-3 (Farr West Mixed Use) and MP-1 (Pleasant View Industrial), and the proposal includes development of Commercial/Retail and Apartment Housing on approximately 37.697 acres. Of which 8.01 acres are geographically located in Pleasant View City boundaries.

The request is for Planning Commission review and recommendation of preliminary approval of the Subdivision to the City Council, as well as grant final approval [contingent upon City Council approval] of the Subdivision.

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### **BACKGROUND**

The proposed Farr West Landing subdivision, submitted by Woodsonia Farr West, LLC, is located generally near I-15 and 2700 North. The proposal consists of one buildable lot and one additional parcel intended to accommodate a detention basin within the corporate limits of Pleasant View City. The property is zoned MCM. The subdivision includes additional lots located within the boundaries of Farr West City.

Based on the number of lots created, the subdivision initially qualified as a minor subdivision under the City's land use regulations and was therefore reviewed through the

Development Review Committee (DRC) process. The application proceeded through administrative review and has reached the final plat stage.

Although the subdivision met the criteria for minor subdivision processing, the City Engineer requested that the subdivision be presented to the Planning Commission and City Council in order to ensure a higher level of formal review and approval. This approach is intended to provide additional transparency, consistency with broader development policy, and added assurance that all procedural requirements are satisfied.

There are no unusual or atypical features associated with this subdivision, and no changes to the project design or scope prompted the revised review path. Rather, the request for Planning Commission and City Council consideration is precautionary in nature and is intended to ensure clarity in the approval record and avoid potential issues in the future.

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## ANALYSIS

Staff has extensively reviewed the proposed project in coordination with Farr West City and finds the portion of the development within Pleasant View City to be:

- ✓ Consistent with the creation of one developable lot and one non-buildable parcel intended for use as a stormwater detention basin
  - ✓ Located within the MCM zoning district and compliant with applicable minimum lot area, frontage, and setback standards.
  - ✓ Qualifying as a minor subdivision based on the number of resulting lots under the City's subdivision regulations.
  - ✓ Fully reviewed through the Development Review Committee (DRC) process, including planning, engineering, and utility provider review.
  - ✓ Providing legal and compliant access via existing or proposed rights-of-way.
  - ✓ Incorporating a detention basin parcel that is intended to serve stormwater management needs for the broader Farr West Landing development, as well as the development's private secondary water system.
  - ✓ Compliant with the City's stormwater management and drainage design standards.
  - ✓ Not creating adverse impacts to adjacent properties based on the proposed lot configuration and drainage design.
  - ✓ Not requesting waivers, variances, or deviations from adopted subdivision or zoning standards.
  - ✓ Consistent with the applicable technical standards of the City's subdivision ordinance, zoning ordinance, and adopted engineering design criteria.
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## PUBLIC NOTICE

Public notice of the proposed General Plan amendment was published in accordance with Utah State Code requirements, including:

- Posting on the Utah Public Notice Website
  - Posting on the Pleasant View City website
  - Posting at City Hall
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## STAFF RECOMMENDATION

Staff recommends Planning Commission forward a recommendation for preliminary approval to City Council and grant final approval [contingent upon City Council approval of preliminary plan] subject to compliance with standard conditions of approval and completion of all remaining technical requirements prior to recordation.

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## STAFF CONTACT

Andrea Z. Steiniger, MBA – City Administrator  
[asteiniger@pleasantviewut.gov](mailto:asteiniger@pleasantviewut.gov)  
801.782.8529

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## ATTACHMENTS

- Attachment A – Property & Vicinity Map
- Attachment B – Portion of Subdivision Plat within the corporate limits of Pleasant View City
- Attachment C – Subdivision Plat of entire Subdivision (including properties located within corporate limits of Farr West City)

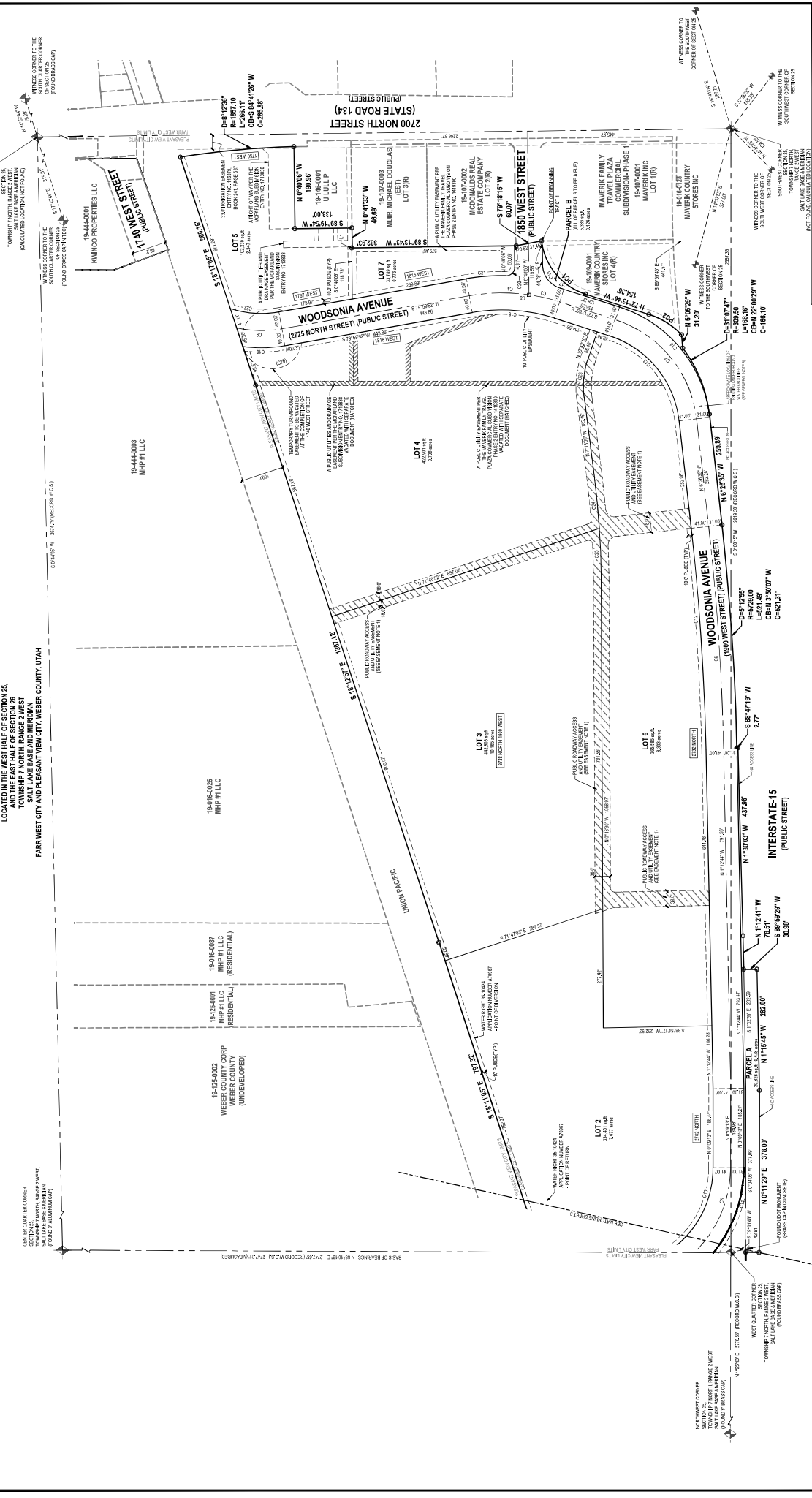






# FARR WEST LANDING COMMERCIAL SUBDIVISION

LOCATED IN THE WEST HALF OF SECTION 26,  
AND THE EAST HALF OF SECTION 28  
TOWNSHIP 7 NORTH, RANGE 2 WEST  
SALT LAKE BASE AND MERIDIAN  
FARR WEST CITY AND PLEASANT VIEW CITY, WEBER COUNTY, UTAH



**LEGEND**

- SECTION CORNER
- WITNESS MONUMENT
- PROPOSED STREET MONUMENT
- EXISTING STREET MONUMENT
- SECTION LINE
- PROPERTY LINE
- ADJACENT PROPERTY LINE
- ADJACENT ROAD CENTERLINE
- ADJACENT RIGHT OF WAY
- ADJACENT RIGHT OF WAY
- LOT LINE
- ADJACENT LOT LINE
- ADJACENT LOT LINE
- ADJACENT LOT LINE
- ADJACENT LOT LINE

**DEVELOPER**  
WOODSONIA FARR WEST, LLC  
2000 WOODSONIA AVENUE  
EDISON, NE 68502  
402-51-5000

**PROJECT NUMBER:** 10114  
**REVISION:** 004  
**DATE:** 01/20/20  
**DATE:** 11/20/20

**OWNER:** EDI  
**PROJECT:** 10114  
**DATE:** 01/20/20  
**DATE:** 11/20/20

**WEBER COUNTY RECORDER**

ENTRY NO. \_\_\_\_\_  
FILE NO. \_\_\_\_\_  
FILE AND RECORDED \_\_\_\_\_ DAY \_\_\_\_\_ MONTH \_\_\_\_\_ YEAR \_\_\_\_\_  
PAGE \_\_\_\_\_ OF \_\_\_\_\_ PAGES  
OF GENERAL RECORDS

WITNESSES CORNER TO THE EAST HALF OF SECTION 26 AND THE WEST HALF OF SECTION 28 TOWNSHIP 7 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, FARR WEST CITY, WEBER COUNTY, UTAH

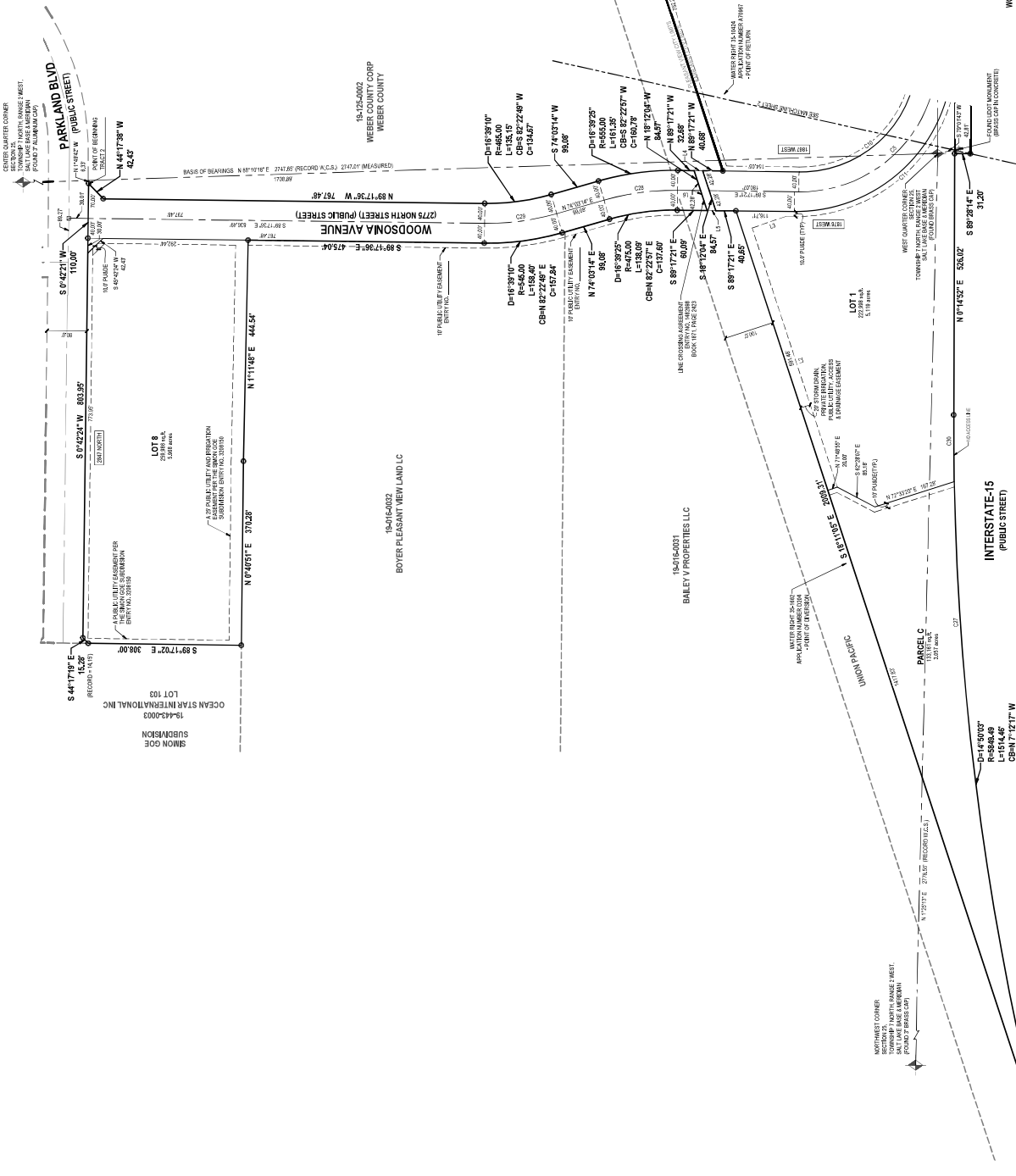
WITNESSES CORNER TO THE WEST HALF OF SECTION 26 AND THE EAST HALF OF SECTION 28 TOWNSHIP 7 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, FARR WEST CITY, WEBER COUNTY, UTAH

WITNESSES CORNER TO THE WEST HALF OF SECTION 26 AND THE EAST HALF OF SECTION 28 TOWNSHIP 7 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, FARR WEST CITY, WEBER COUNTY, UTAH

**FARR WEST LANDING COMMERCIAL SUBDIVISION**

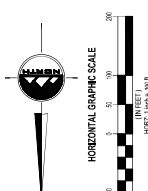
LOCATED IN THE WEST HALF OF SECTION 23, AND THE EAST HALF OF SECTION 28 TOWNSHIP 7 NORTH, RANGE 2 WEST SALT LAKE BASE AND MERIDIAN FARR WEST CITY AND PLEASANT VIEW CITY, WEBER COUNTY, UTAH

154016-0032 BOYER PLEASANT VIEW LAND LC



**LEGEND**

- SOCIAL CORNER
- WITNESS MONUMENT
- PROPOSED STREET MONUMENT
- EXISTING STREET MONUMENT
- SECTION LINE
- PROPERTY LINE
- ADJACENT PROPERTY LINE
- ROAD CENTERLINE
- ADJACENT ROAD CENTERLINE
- RIGHT OF WAY
- ADJACENT FRONT OF WAY
- LOT LINE
- ADJACENT LOT LINE
- EASEMENT
- TANGENT



**FARR WEST LANDING COMMERCIAL SUBDIVISION**

LOCATED IN THE WEST HALF OF SECTION 23, AND THE EAST HALF OF SECTION 28 TOWNSHIP 7 NORTH, RANGE 2 WEST SALT LAKE BASE AND MERIDIAN FARR WEST CITY AND PLEASANT VIEW CITY, WEBER COUNTY, UTAH

**WEBER COUNTY RECORDER**

ENTRY NO. \_\_\_\_\_

FILED AND RECORDED \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_

BOOK \_\_\_\_\_ OF GENERAL RECORDS

PAGE \_\_\_\_\_

FOR \_\_\_\_\_

BY \_\_\_\_\_ COUNTY RECORDER

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**ENSIGN**

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 SALT LAKE UTAH 84119  
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 WWW.ENSIGNINC.COM

THE STANDARD IS ENGINEERING

**SHEET 3 OF 3**

PROJECT NUMBER: 154016-0032

REVISION: 001

DATE: 08/11/2023

DATE: 11/20/2023

**DEVELOPER**

WOODSONA FARR WEST LLC

20010 WOODSONA AVENUE

EDISON, NE 68502

402-513-5803