



## **DEVELOPMENT AGREEMENT**

CONSIDERATION OF A RE-ZONE FROM MP-1 TO MCM ON PARCEL 19-511-XXXX FOR WOODSONIA FARR WEST, LLC

May 7, 2026

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### **REQUEST SUMMARY**

The applicant, Woodsonia Farr West, LLC, is requesting approval of a re-zone on parcel 19-511-XXXX consisting of 8.01 acres from the MP-1 zone to the MCM zone.

The request is for Planning Commission review and recommendation on the proposed rezone.

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### **BACKGROUND/SUMMARY OF REQUEST**

Woodsonia Farr West, LLC has received subdivision approval of the Farr West Landing development which contains 37.697 acres in Farr West and Pleasant View. Geographically 8.01 acres of this development are within Pleasant View City boundaries. The future land use/general plan lists this parcel as Employment/Business Park which allows for the MCM zone designation. Woodsonia Farr West, LLC is requesting the zone change to accommodate future retail and possible hotel which are allowed in the MCM zone.

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### **ANALYSIS**

- ✓ The rezone request is consistent with the General Plan and Future Land Use Map.
- ✓ Provides developer the option of retail development and a higher tax base for Pleasant View City than if the property were developed as manufacturing under the current zone.

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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 that the Planning Commission recommends approval of the proposed rezone of 8.01 acres from the MP-1 zone to the MCM zone to the City Council.

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## STAFF CONTACT

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## ATTACHMENTS

- Attachment A – Property & Vicinity Map
- Attachment B – Future Land Use Map



# ATTACHMENT B

Future Land Use Map:

