

Garland City Corporation

Planning & Zoning Meetings

September 2, 2025

The Garland City Planning and Zoning meeting was held on September 2, 2025, at 7:00 pm at the Garland City Office with the following members:

Members Present:

Chair Don Koyle
Jared Lish
Wesley Thompson
Brent Deakin
Thane Winward
Kristal Edwards, Recorder

Thane called the meeting to order at 7:05 p.m.

Jared motioned to approve the minutes from August 12, 2025. Brent seconded the motion, with all members present voting in favor of the motion.

Thane opened the Public Hearing.

Public Hearing on the 657 West Factory Street Rezone Petition

Mont Rose provided an introduction of himself and briefly described his background in the development industry. He reported that he purchased the property on 657 West Factory Street, had completed asbestos testing on the property's structure, which resulted in a negative test result, and he obtained all of the permits required to safely and efficiently remove the structure. In addition, he noted that he had a State Auditor on scene to inspect the process of the demolition and stated that the process went well. He expressed that he would like to change this lot from Agricultural to an RM12 Zone if the city allows.

Don joined the meeting.

Mont turned it over to his Civil Engineer, Mr. Ben Johnston, to provide comment on the report they were given from the City and City Planner. He explained his findings in his study on flow rates along West Factory Street. A brief discussion ensued regarding the City's Treatment Plant capacity and the potential new apartment development. It was further noted that the city is currently conducting studies to ensure an adequate supply of services to support the town's growth.

Don opened the Public Hearing for any public comments.

Donna Johnson expressed her protest against the rezone. She noted that she has property adjacent to the 657 lot and does not want to see an apartment complex there due to the issues that it may bring. She expressed concern that children from the proposed apartments might play on surrounding properties, interact with farm animals, and potentially be injured as a result. In addition, she expressed that the homeowners of the surrounding areas do not want this and presented the Commission with residents who have signed a petition against the zone change.

Ila Mae VanValkenburg expressed that she would like this property to stay zoned as Agricultural and that she would like to see one or two homes, not multi-housing.

Josh Munns expressed that he and a couple of partners have property 87 feet away from the 657 property and would like this to stay agriculturally zoned as well. He noted that he would not be opposed to single-family homes for this property. He stated everyone has to give and take so he might be open to an R1 Zone.

Brent Richards agreed with Josh Munns and wants the zone to stay Agricultural.

Jon Powell noted that he would like this property to stay zoned as Agricultural as well, but would not be opposed to R1. He also agrees that children would use the private property of surrounding neighbors to play and could potentially be injured by the farm animals.

Don closed the Public Hearing.

Valerie Claussen, the City Planner, presented her findings in her report on the general plan. From the open comments, she stated that even if there was a petition for R1 Zone Change, it would be a completely new process and may not even be acceptable. She reported that there is a 5-year no-cut on newly paved streets from the Ordinance passed in September of 2024. Based on her findings and the city engineer's findings, she recommends denial of this rezoning change. Additionally, she reported that this will be presented to the City Council for a decision.

Lance Rose provided his comments, where he and his father saw an opportunity to help provide affordable housing, especially for the employees at the newly built commercial building near the property.

Jared motioned to recommend the denial of the zoning change from Agricultural to RM12 and for the City Council to vote based on the findings from the City Engineer. Brent seconded the motion, with all members present voting in favor of the motion. Motion approved.

Don opened the Public Hearing for the City Engineering Standards.

Public Hearing on the City's Engineering Standards (continued from July 8, 2025 meeting)

Valerie reported that the city engineering standards have been revised based on the feedback received at the previous Planning Commission meetings and were postponed from the August meeting due to Thane's absence. She briefly reported each section in the standards. A discussion ensued regarding the retention basin slopes. It was noted to keep public slopes as 3:1 and change private slopes from 2:1 to 3:1, with the exception of non-residential or industrial.

Thane presented a detailed presentation on his recommendations to allow trees in parking strips. A discussion ensued. Thane motioned to accept the City's Engineering Standards, except section C (parking strip). Wesley seconded the motion, and Don and Jared opposed the motion. Motion carried.

Additionally, Thane made a second motion to accept the engineering standards with his parking strip modifications in place of the proposed Section C Parking Strip section. No seconds were made. Motion tabled.

Don closed the Public Hearing.

Public Hearing on the City's Annexation Policy

Don opened the Public Hearing for the Annexation Policy.

Valerie reported that the Annexation Policy has been finalized and recommends approving the policy. Additionally, she reported that Box Elder County and Tremonton have both received a copy. She reported on the items listed in the policy and noted that the City Council will hold a Public Hearing for the City's Annexation Policy on October 1, 2025. A brief discussion ensued on water rights. Jon Powell commented that water rights should be mentioned.

Don closed the Public Hearing.

Jared motioned to approve the City's Annexation Policy. Brent seconded the motion, with all members present voting in favor of the motion. Motion approved.

Discussion on Title 9 of the Garland City's Code – Accessory Structure

Valerie reported on the City's current code, Title 9 for Accessory Buildings. A discussion ensued regarding the Title 9 Code and the fire code setbacks for the accessory structures. It was recommended that this topic be revisited at the next Planning Commission meeting, with possible revisions to the current code regarding the accessory structures and setbacks. Valerie noted that she will not be able to attend the Planning Commission meeting in October.

Thane motioned to discuss the Title 9 City's Code and possible revisions at the November Planning and Commission meeting. Brent seconded the motion, with all members present voting in favor of the motion. Motion approved.

Future Agenda Items

There were no future agenda item requests.

Jared motioned that the Planning and Zoning meeting adjourn, and Wesley seconded the motion, with all members present voting in favor of the motion.

The meeting adjourned at 9:22 p.m.

The undersigned, duly acting and appointed Recorder for Garland City Corporation, hereby certifies that the foregoing is a true and correct copy of the minutes for the City Planning & Zoning Meeting held on the above-referenced date.

Kristal Edwards, Recorder