



**Local Government
& Land Use Consulting**
930 Chambers St, Suite 2
South Ogden, UT 84403
(801) 732-3200

TO: Honorable Mayor and Garland City Council

FROM: Valerie Claussen, MPA, AICP

MEETING DATE: May 20, 2026

SUBJECT: Consideration and possible action to adopt an ordinance annexing parcel number 06-113-0007 into Garland City and assigning initial zoning designation A-1 Agricultural.

RECOMMENDATION:

- 1) Move to adopt the proposed annexation ordinance annexing parcel number 06-113-0007 into Garland City; and
- 2) Assign the property an initial zoning designation of A-1 Agricultural, contingent upon compliance with all applicable notice and hearing requirements under Utah Code Title 10 Chapter 20.

Background

On January 21, 2026, the Garland City Council accepted the annexation petition submitted by Jason Hurd for parcel number 06-113-0007.

The annexation petition process has proceeded in accordance with Utah Code Title 10 Chapter 2 Part 8. The City Recorder reviewed the petition materials and determined that the petition satisfies statutory annexation requirements, including ownership thresholds, legal description requirements, and filing procedures.

The subject property consists of approximately 3.66 acres located adjacent to the existing Garland City boundaries. The property is currently served by Garland City culinary water and is contiguous to the municipal boundary. Because the property is located more than 300 feet from an existing sewer line, wastewater service will be provided through an on-site septic system.

No protest to the annexation petition was filed during the statutory protest period.

The applicant's stated intent is to construct a single-family residence and accessory garage on the property. Due to the limited scale and low-intensity nature of the proposed use, the City has not required a concept plan, development agreement, or master development plan as part of the annexation request.

Discussion

Utah Code § 10-2-811 authorizes a municipality to annex qualifying contiguous unincorporated property following acceptance of a valid annexation petition and completion of statutory review procedures.

The proposed annexation ordinance would:

- extend Garland City municipal boundaries,
- incorporate the subject property into the City,
- and authorize filing of annexation documents with the Lieutenant Governor and Box Elder County.

Pursuant to Utah Code § 10-2-813, the annexation does not become effective upon publication of the ordinance, but rather upon issuance of the Lieutenant Governor's Certificate of Annexation and completion of statutory filing requirements.

The proposed ordinance assigns the property an initial zoning designation of A-1 Agricultural.

Municipal zoning authority is governed separately under Utah Code Title 10 Chapter 20 (LUDMA). While it is common to assign zoning concurrently with annexation approval, the zoning designation remains a separate legislative land use action subject to applicable notice and hearing requirements.

The proposed A-1 zoning designation is consistent with:

- the existing agricultural character of the property,
- surrounding land uses,
- the applicant's intended residential/agricultural use,
- and Garland City's General Plan and Annexation Policy.

Because the property is intended for a single residential homesite and accessory structure, the proposed zoning is not anticipated to create additional infrastructure or compatibility concerns.

The property is currently served by Garland City culinary water and is located within approximately one-quarter mile of existing City limits. Future development of the property will remain subject to:

- adequacy review,
- utility review,
- subdivision approval (if applicable),
- and issuance of all required building permits.

The applicant previously submitted a single-lot subdivision plat for informational purposes.

Attachment

- 1) Proposed Annexation Ordinance
- 2) One lot subdivision plat

ORDINANCE 0-26-08

**AN ORDINANCE ANNEXING SPECIFIC PROPERTY TO THE
MUNICIPALITY OF GARLAND, UTAH**

WHEREAS, the owner of certain real property described below desires to annex such real property to Garland, Utah, said owner being the owner of at least one-third (1/3) in value of said real property as shown by the assessment roll; and

WHEREAS, the property proposed for annexation consists of approximately 3.66 acres, is serviced by Garland City water, and constitutes a contiguous, unincorporated area adjacent to Garland City. The annexation will not create an unincorporated island or peninsula in violation of Utah Code Title 10, Chapter 2; and

WHEREAS, said owners have caused a petition to be filed with the City Recorder together with an accurate plat of the real property which was made under the supervision of a licensed surveyor; and

WHEREAS, Garland City Council accepted the petition for annexation, and within 30 days the City Recorder reviewed the petition and certified that the petition meets the requirements for annexation as provided in Utah Code §10-2-806; and

WHEREAS, no protest to the annexation petition was filed during the period specified;

NOW, THEREFORE, pursuant to Utah Code §10-2-811, the City Council of Garland, Utah, hereby adopts and passes the following:

**BE IT ORDAINED BY THE CITY COUNCIL OF GARLAND, UTAH,
AS FOLLOWS:**

**AN ORDINANCE ANNEXING CERTAIN REAL PROPERTY INTO
THE CORPORATE LIMITS OF GARLAND, UTAH.**

1. The real property more particularly described in Paragraph 2, below, is, hereby annexed to Garland, Utah, and the corporate limits of Garland, Utah are hereby extended accordingly.
2. The real property which is the subject of this Ordinance is described as follows:

A PART OF THE SOUTHEAST QUARTER OF SECTION 28,
TOWNSHIP 12 NORTH, RANGE 3 WEST OF THE SALT LAKE BASE
AND MERIDIAN. BEGINNING AT THE SOUTHWEST CORNER OF
MICHAEL JASON HURD PROPERTY, TAX ID, NO. 06-113-0007,
SAID POINT DESCRIBED OF RECORD AS BEING THE SOUTHWEST
CORNER OF THE SOUTHEAST QUARTER OF SAID SOUTHEAST
QUARTER LOCATED 1324.13 FEET SOUTH 88°35'54" WEST ALONG
THE SOUTH LINE OF SAID SECTION 28 FROM THE SOUTHEAST
CORNER OF SAID SECTION 28; RUNNING THENCE NORTH

02°22'29 WEST 644.58 FEET (NORTH 640.00 FEET BY RECORD) TO AN EXISTING FENCE CORNER; THENCE NORTH 89°05'13 EAST (EAST BY RECORD) 254.00 FEET ALONG AN EXISTING FENCE LINE TO AN EXISTING FENCE CORNER; THENCE SOUTH 01°19'11" EAST 642.32 FEET (SOUTH 640.00 FEET BY RECORD ALONG AN EXISTING FENCE LINE TO THE SOUTH LINE OF SAID SOUTHEAST QUARTER; THENCE SOUTH 88°35'54" WEST 242.13 FEET (WEST 254.00 FEET BY RECORD) TO THE POINT OF BEGINNING. CONTAINING 3.66 ACRES

3. The zoning map of Garland City shall be amended to include the real property described above in Paragraph 2.
4. Upon annexation, the property shall be assigned an initial zoning designation of A-1 Agricultural, contingent upon compliance with all applicable notice and hearing requirements under Utah Code Title 10 Chapter 20.
5. The City Recorder is authorized and directed to file all notices, plats, certifications, and related documents required under Utah Code §10-2-813.
6. This annexation shall become effective upon issuance of the Lieutenant Governor's Certificate of Annexation and completion of the filing requirements set forth in Utah Code §10-2-813.

**PASSED AND ADOPTED BY THE CITY COUNCIL OF GARLAND,
UTAH, THIS THE 20TH DAY OF MAY 2026.**

Garland City Corporation


Daniel N. Austin, Mayor

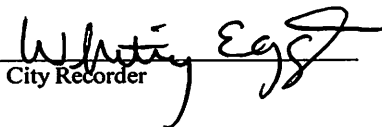
[SEAL]



VOTING:

Tena Allen	Yes ☒ No ☐
Jeanette Atkinson	Yes ☒ No ☐
Jim Hall	Yes ☒ No ☐
Josh Munns	Yes ☒ No ☐
VACANT	Yes ☐ No ☐

ATTEST:


City Recorder

PLAT OF ADDITION TO
THE CORPORATE LIMITS OF GARLAND CITY
ANNEXATION PLAT ORDINANCE NO.

A PART OF THE NORTHWEST QUARTER OF SECTION 26,
TOWNSHIP 12 NORTH, RANGE 3 WEST, SALT LAKE BASE & MERIDIAN
DECEMBER 2025



BOX ELDER COUNTY SURVEYOR

I HEREBY CERTIFY THAT THE BOX ELDER COUNTY SURVEYOR'S OFFICE HAS REVIEWED THIS PLAT AND ALL CONDITIONS FOR APPROVAL BY THIS OFFICE HAVE BEEN SATISFIED. THE APPROVAL OF THIS PLAT BY THE BOX ELDER COUNTY SURVEYOR DOES NOT RELIEVE THE LICENSED LAND SURVEYOR WHO EXECUTED THIS PLAT FROM THE RESPONSIBILITIES AND/OR LIABILITIES ASSOCIATED THEREWITH.

SIGNED THIS _____ DAY OF _____, 2024.

BOX ELDER COUNTY SURVEYOR

ACCEPTANCE BY LEGISLATIVE BODY

THIS IS TO CERTIFY THAT WE, THE CITY COUNCIL OF GARLAND CITY, BOX ELDER COUNTY, UTAH, HAVE RECEIVED A PETITION SIGNED BY A MAJORITY OF THE OWNERS AND THE OWNERS OF AT LEAST ONE THIRD IN VALUE OF REAL PROPERTY SHOWING, REQUESTING THAT SAID AREAS BE ANNEXED TO GARLAND CITY, UTAH AND THAT A COPY OF THE ORDINANCE OR RESOLUTION HAS BEEN PREPARED FOR FILING HEREWITH IN ACCORDANCE WITH THE PROVISIONS OF UTAH CODE ANNOTATED SEC. 10-2-402 AND THAT WE HAVE EXAMINED AND DO HEREBY APPROVE AND ACCEPT THE ANNEXATION OF THE AREAS AS SHOWN ON THIS FINAL LOCAL ENTITY PLAT AS A PART OF SAID CITY.

WITNESS MY HAND AND OFFICIAL SEAL THIS _____ DAY OF _____ A.D., 2024.

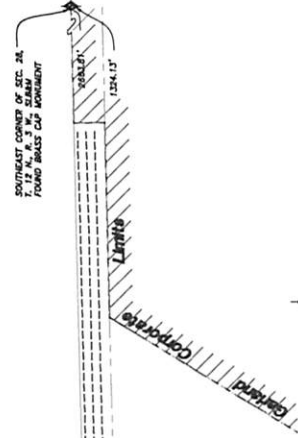
APPROVED: _____ MAYOR CITY RECORDER

MUNICIPAL ACKNOWLEDGMENT

STATE OF UTAH)
COUNTY OF BOX ELDER)

ON THIS _____ DAY OF _____, 2024, PERSONALLY APPEARED BEFORE ME, LINDA BOUNG, WHO BEING BY ME DULY SWORN, DO SAY AND ACKNOWLEDGE THAT SHE IS A LICENSED LAND SURVEYOR IN THE STATE OF UTAH, AND THAT SHE HAS PREPARED AND FORWARDED TO THE CITY CLERK OF GARLAND CITY, UTAH, A TRUE AND CORRECT COPY OF THE ORDINANCE OR RESOLUTION REQUESTING THAT SAID AREAS BE ANNEXED TO GARLAND CITY, UTAH, AND THAT SHE HAS EXAMINED AND DO HEREBY APPROVE AND ACCEPT THE ANNEXATION OF THE AREAS AS SHOWN ON THIS FINAL LOCAL ENTITY PLAT AS A PART OF SAID CITY.

STATE OF UTAH RESIDENT PUBLIC _____
COMMISSION NUMBER _____
INITIAL PRINTED NAME _____
MY COMMISSION EXPIRES _____



SURVEYOR'S CERTIFICATE

I, L. DREW HANSEN, DO HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF UTAH, LICENSE NO. 167819, AND THAT I HAVE PREPARED AND FORWARDED TO THE CITY CLERK OF GARLAND CITY, UTAH, A TRUE AND CORRECT COPY OF THE ORDINANCE OR RESOLUTION REQUESTING THAT SAID AREAS BE ANNEXED TO GARLAND CITY, UTAH, AND THAT I HAVE EXAMINED AND DO HEREBY APPROVE AND ACCEPT THE ANNEXATION OF THE AREAS AS SHOWN ON THIS FINAL LOCAL ENTITY PLAT AS A PART OF SAID CITY.

SIGNED THIS _____ DAY OF _____, 2024.

L. DREW HANSEN, PLS
UTAH LAND SURVEYOR LICENSE NO. 167819



HANSEN & ASSOCIATES, INC.
Consulting Engineers and Land Surveyors
530 North Main Street, Brigham City, Utah 84302
(801) 734-3461
Fax: (801) 734-3462
www.hanseninc.com



25-3-277 25-3-277 Nord 43-Nep 12/15/23 lps

Since 1957

which time this Subdivision was approved and accepted.

Attest: _____ Clerk _____ Chairman _____

Chairman _____
Date _____

2023

Director Southern

Index _____
 Filed in: _____ File of Photo _____

A map showing the project location in the vicinity of Madison, Wisconsin. The map includes labels for 'Project Location' and 'Vicinity Map'.

[illegible]

COUNTY SORVEYORS CERTIFICATE

Heretby Certify that the Box Elder County Surveyor's Office has reviewed this plat for metes-and-bounds, section corner data, and for harmony with lines and monuments on record in County Office. The approval of this plat by the Box Elder County Surveyor does not relieve the Roanoke land and Surveyor who executed this plat from the responsibilities and/or liabilities associated herewith.

[illegible]

DAY OF _____, 2025.

OWNER'S DEDICATION

[illegible]

BOUNDARY DESCRIPTION

[illegible]

UNIVERSITY OF CALIFORNIA

JASON HILL SUBDIVISION
Garland City, Box Elder County, Utah
A Port of the Southeast Quarter of Section 28
Township 12 North, Range 3 West, Salt Lake Base & Meridian
December, 2025