

Planning and Zoning Meeting, August 11, 2026

Minutes of the Planning and Zoning Meeting held Tuesday, August 11, 2026 at 7:00 p.m., at Garland City Hall, 72 North Main Street, Garland Utah, 84312

Present:

Board Members:	Chair Don Koyle Thane Winward Brent Deakin
City Employees:	Valerie Claussen, City Planner Whitney Eggleston, Recorder
Visitors:	Mont Rose Josh Thompson

Absent:

Board Member:	Jared Lish Wes Thompson
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1. Call to Order

Chair Koyle called the meeting to order at 7:01 PM.

2. Vote to approve meeting minutes

Board Member Deakin motioned to approve the minutes from June 23, 2026. Board Member Winward seconded the motion. The motion passed unanimously.

3. Consideration and possible action on Preliminary Plat Approval for CAPSA located in the vicinity of 1050 South and 350 West (Parcel NO. 06-061-0142) on approximately 6.96 acres and lies in the C-1 (Commercial) zoning district.

City Planner Valerie Claussen presented the preliminary plat plan (item 3 of the agenda) and the Site Plan Approval (item 4 on the agenda). These two items were discussed concurrently.

4. Consideration and possible action on Site Plan Approval for CAPSA Phase 1, located in the vicinity of 1050 South and 350 West (Parcel No. 06-061-0142) on approximately 6.96 acres and lies in the C-1 (Commercial) zoning district.

City Planner Valerie Claussen presented the Preliminary Plat and Site Plan for CAPSA. The Council discussed road improvements and connections to future developments, including the proposed cul-de-sac on 350 West for facility security. Phase 1 includes five fourplex buildings, totaling 20 two-bedroom units. Parking, water easements, security, occupancy, and parking capacity were also discussed.

Board Member Winward proposed, "that we approve the CAPSA construction for the Preliminary Plat as written Parcel Number 06-061-0142 and the Site Plan on the same parcel. With the following additions. The first being we include proposed deed restrictions from Commercial Zone 9.3.I provisions 6 & 7 as item F & G in the Conditional Use Permit. That we require that all parking shall be in designated stalls with enforcement by the land owner and that



we limit the occupancy to 80 in phase 1 section. And exceptions to this occupancy shall be approved with an updated Conditional Use Permit." Board Member Deakin seconded the motion. All voted in favor. Motion Passes.

5. Discussion on the City's Utility Master Plans and APFO Administration Policy.

City Planner Valerie Claussen reported that the City Council approved the Sewer, Water, and Storm Drain Master Plans on July 15, 2026, and adopted the Adequate Public Facilities Administration Policy on August 5, 2026. She provided a brief overview of the plans and policy, followed by discussion.

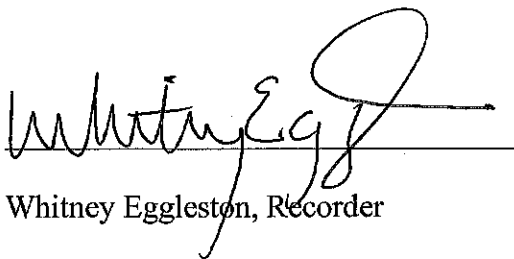
6. Request for Future Agenda Items

Chair Koyle invited suggestions for future agenda items. No items were proposed.

7. Adjournment

There being no further business, Board Member Winward moved to adjourn. Board Member Deakin seconded the motion. All voted in favor. The meeting adjourned at 8:11 p.m.

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


Whitney Eggleston, Recorder

