



NOTICE AND AGENDA

Notice is hereby given that the Garland City Council will hold a work session meeting at 6:00 p.m., followed by a City Council meeting at 7:00 p.m. or thereafter on the 16th day of September 2026, at the Garland City Building. The Mayor reserves the right to modify the sequence of agenda items in order to facilitate special needs. The agenda shall be as follows:

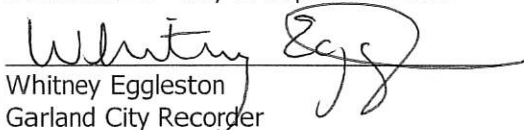
Work Session – 6:00 p.m.

1. Call Work Session to Order
2. Department Head Reports – Police/Fire/Emergency Preparedness/Code Enforcement
3. Discussion on Crosswalks throughout the city
4. Phillip Millett from Yizda, discussion on Cyber Security Threat on Water Systems
5. Adjourn

Regular Meeting – 7:00 p.m.

1. Call to Order – Mayor Austin
2. Thought/Prayer – Council Member Hall
3. Pledge of Allegiance – Council Member Munns
4. Vote to Approve Agenda
5. [Vote to Approve Minutes](#)
 - a. [September 2, 2026](#)
6. Open Comments
7. Public Hearing
 - a. [Public Hearing, Consideration and Possible Action on the request for a rezoning of the property located at West Factory Street \(parcel no. 06-064-0053\) from the AG \(Agricultural\) zoning district to the R-1 \(Residential\) zoning district](#)
 - b. [Public Hearing, Consideration and Possible Action on Ordinance O-26-13 a Text Amendment to Garland Municipal Code Relocating Planning and Zoning commission Provisions from Title 9, Chapter 3 to Title 2, Chapter 1 \(Boards and Commissions\)](#)
8. New Business
 - a. [Discussion and Possible Action on a Kennel License for Paul Newman](#)
9. Mayor and City Council Reports
 - a. Mayor Austin – Administration/Fire/Mosquito Abatement
 - b. Council Member Allen – Emergency Preparedness/Library
 - c. Council Member Atkinson - Youth Council/Beautification/Garland City Days
 - d. Council Member Hall - Parks & Recreation/Sewer
 - e. Council Member Munns - Facilities/Water/Streets
 - f. Council Member Johnsen - Planning & Zoning/Police
10. Financial Review - Approval of Coding for Payroll and Accounts Payable and Utility Account Adjustments
11. Requests for Future Agenda Items
12. Adjourn

Dated the 11th day of September 2026


Whitney Eggleston
Garland City Recorder



**Garland City Council reserves the right to go into a closed session at any time during this meeting.*



Council Work Session, September 2, 2026

Minutes of the Work Session Garland City Council held Wednesday, September 2, 2026 at 6:00 p.m., at Garland City Hall, 72 North Main Street, Garland Utah, 84312

Present:

City Council:	Danny Austin, Mayor Jim Hall, Councilmember Jeanette Atkinson, Councilmember Tena Allen, Councilmember Josh Munns, Councilmember Angie Johnsen, Councilmember
City Employee	Lanette Sorensen, Emergency Management Director Jessica Howell, Treasurer Whitney Eggleston, Recorder Linda King, Library Director
Visitors:	Sandra Round Lanise Hall Mike Myers Richard Owen

Welcome & Roll Call

The City Council meeting began at 6:00 p.m. Mayor Austin called the meeting to order and welcomed those in attendance, including all Council Members, City staff, and members of the public.

Department Head Reports

Parks and Recreation- Shannon King

Councilmember Hall reported on behalf of Mr. King that the park gates have been fabricated and the donated cabinets have been installed. Concerns were raised regarding the park's current and future water bill.

Public Works- Travis Atkinson

Mayor Austin reported on behalf of Mr. Atkinson that he and Hunter have been attending Water School this week to work toward certification. The leak at Centennial Estates has been repaired, but a new leak has since been identified.

Library- Linda King

Mrs. King reported that the library has been busy with numerous activities planned for September. The Pokémon activity was completed, and the library will celebrate Winnie the Pooh's 100th anniversary September 14–18. The library will also begin offering curbside pickup.



Camera and Youth Worker Training

Councilmember Johnsen presented information regarding the camera system that the city has installed. She stated the equipment is included on the Federal Communications Commission's Restricted List. She presented information on steps the city can take to correct the situation while still providing necessary coverage.

Councilmember Johnsen presented information regarding Youth Protection training and Utah Code requirements.

Closed Session

At 6:36p.m., Councilmember Atkinson moved to enter a closed session pursuant to Utah Code § 52-4-205(1)(f). Councilmember Johnsen seconded.

Roll Call Vote:

Hall – Yes

Munns – Yes

Atkinson – Yes

Allen – Yes

Johnson- Yes

The motion passed.

At 6:48 P.M., Councilmember Atkinson moved to end the closed session. Councilmember Allen seconded. The motion passed.

Adjournment

There being no further business, the meeting was adjourned at 6:49 p.m.



Council Work Session, September 2, 2026

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 Work Session Meeting held on the above-referenced date.

Whitney Eggleston, Recorder

Date Approved:

DRAFT



Council Regular Meeting, 2September, 2026

Minutes of the Work Session Garland City Council held Wednesday, September 2, 2026 at 7:00 p.m., at Garland City Hall, 72 North Main Street, Garland Utah, 84312

Present: City Council:

Danny Austin, Mayor
Josh Munns, Councilmember
Jim Hall, Councilmember
Jeanette Atkinson, Councilmember
Tena Allen, Councilmember
Angie Johnsen, Councilmember

City Employees

Lanette Sorensen, Emergency Management Director
Jessica Howell, Treasurer
Whitney Eggleston, Recorder
Linda King, Library Director

Visitors:

Lanise Hall
Sandra Round
Richard Owen
Mike Myers
Merilee Gardner
John McClellan
Katie Hirschi
Jay Munns

1. Call to Order

Mayor Austin called the meeting to order at 7:00 PM and welcomed all in attendance.

2. Thought/Prayer

Councilmember Atkinson offered a prayer.

3. Pledge of Allegiance

Councilmember Hall led the Pledge of Allegiance.

4. Vote to approve agenda

Councilmember Hall moved to approve the meeting agenda. Councilmember Munns seconded the motion. All voted in favor; the agenda was approved.

5. Vote to approve meeting minutes



Councilmember Johnson moved to approve the August 19, 2026, meeting minutes.
Councilmember Munns seconded the motion. All voted in favor; the minutes were approved.

6. Open Comments

Mayor Austin invited public comments.

Katie Hirschi expressed her appreciation to the Fire Department.

7. Old Business

a. Discussion and Possible Action on Resolution R-26-26 Stipend for Fire Department

Mayor Austin explained that the Resolution would establish annual stipends of \$5,000 for the Fire Chief, \$3,000 for the Deputy Fire Chief, and \$1,600 for the Fire Captain. Discussion followed regarding what the stipends would cover, the combination of stipends and hourly pay, and the financial impact. It was also suggested the stipend be reviewed annually rather than established as a permanent Resolution.

Councilmember Atkinson moved to table Resolution R-26-26, the stipend for the Fire Department, and look at possible other ways to pay this amount/stipend. Councilmember Johnsen seconded the motion.

Roll Call Vote:

Hall – Yes
Munns – Yes
Atkinson – Yes
Allen – Yes
Johnson- Yes

The Resolution was tabled.

b. Discussion and Possible Action on Resolution R-26-27 Chain of Command

Mayor Austin explained that City Attorney Steve Brook worked with Emergency Management Director Lanette Sorensen to develop a Resolution establishing an Emergency Chain of Command.

Councilmember Atkinson move to approve Resolution R-26-27, a Resolution of Garland City establishing an Emergency Chain of Command, Delegation of Authority, and continuity of Government Procedures. Councilmember Hall Seconded the motion.

Roll Call Vote:

Hall – Yes
Munns – Yes



Atkinson – Yes
Allen – Yes
Johnson- Yes

The Resolution passed.

c. Discussion and Possible Action on Ordinance O-26-04 Capping City Employee Water Overages

Mayor Austin stated that the Ordinance was brought back for discussion if it was done correctly. After discussion, the Council determined no action or motion to table was necessary and agreed to revisit the Ordinance at a future meeting.

8. New Business

a. Discussion and Possible Action on Garland City's Wheat and Beet Days 2027

Councilmember Atkinson announced that she is stepping down as Director of Wheat and Beet Days. Mayor Austin thanked her for her service. Councilmember Atkinson discussed the costs, volunteer needs, vendor participation, and scheduling considerations for the event.

Councilmember Munns made a motion to hold Wheat and Beet Days on August 6–7, 2027, the first full weekend of August. Councilmember Johnsen seconded the motion. The motion passed unanimously.

b. Discussion and Possible Action on PO # 08236 Parts for the Sewer Plant

Mayor Austin reported that a Xylem representative visited the Sewer Plant and identified needed parts.

Councilmember Atkinson moved to approve PO # 08236 parts for the Sewer Plant in the amount of \$11,656.00. Councilmember Johnsen seconded the motion. Motion passed unanimously.

c. Discussion and Possible Action on Changing City Council Regular Meeting Time

Mayor Austin stated that a change to the Regular Session start time was requested. Due to the meeting time being published as 7:00 p.m. in the Newsletter and Utility Statements, any change would take effect in October. Council discussed meeting efficiency, respecting attendees' time, and allowing flexibility in the schedule.

It was determined to keep the Regular Session start time at 7:00 p.m., monitor the length of the Work Session, and revisit the matter at a later time.

9. Mayor and City Council Reports



a. Mayor Austin - Administration/Fire/Mosquito Abatement

Mayor Austin wanted to thank our Fire Department, Public Works, and Police Department and Community for all the efforts in regard to the fire on the hill.

He also stated that the city should be getting our microphones updated soon in the Council Room.

b. Council Member Allen - Emergency Preparedness/Library

No report given.

c. Council Member Atkinson - Youth Council/Beautification/Garland City Days/America250

Councilmember Atkinson reported that the Youth Council is working on a grant application. The City discussed upcoming Christmas events and determined to hold the Employee Christmas Party on December 9 and Frosty Fest on December 4.

d. Council Member Hall - Parks & Recreation/Sewer

No report given.

e. Council Member Munns - Facilities/Water/Streets

No report given.

f. Council Member Johnson - Planning & Zoning/Police

Councilmember Johnson reported that the Traffic Advisory Board met, and Lieutenant Gailey will provide a report at the next Council meeting. Planning and Zoning will meet Tuesday, September 9.

10. Financial Review - Approval of Coding for Payroll and Accounts Payable and Utility Account Adjustments

Councilmember Atkinson moved to approve the coding for payroll and Utility Account Adjustments. Councilmember Johnsen seconded the motion. All voted in favor; the motion passed.



11. Requests for Future Agenda Items

Mayor Austin invited suggestions for future agenda items. It was determined we need to discuss the Budget for Frosty Fest and the Employee Christmas Party.

Adjournment

There being no further business, Councilmember Atkinson moved to adjourn. Councilmember Munns seconded the motion. All voted in favor. The meeting adjourned at 8:22 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 Work Session Meeting held on the above-referenced date.

Whitney Eggleston, Recorder

Date Approved:

[BACK TO AGENDA](#)



**Local Government
& Land Use Consulting**
930 Chambers St, Suite 2
South Ogden, UT 84403
(801) 732-7200

TO: Honorable Mayor and Garland City Council
FROM: Valerie Claussen, MPA, AICP
MEETING DATE: September 16, 2026

RE: PUBLIC HEARING, consideration and possible action on the request for a rezoning of the property located at 657 West Factory Street (parcel no. 06-064-0053) from the AG (Agricultural) zoning district to the R-1 (Residential) zoning district.

RECOMMENDATION:

Move to recommend **denial** of the rezoning request based on the stated findings of the City Council and findings in the planning commission staff report.

Or alternatively, Move to **recommend approval, with the conditions** as proposed in the planning commission staff report, based on the following findings **[STATE FINDINGS MEETING CRITERIA FOR REZONING]**. Furthermore, Council directs Staff to prepare an ordinance for this rezoning and to bring the Ordinance back to the next Council meeting for adoption. This rezoning approval does not include any approvals for a road cut. That will be under a separate request to the Council, closer to the time of development and not later than preliminary plat approval.

Background

Attached is the Planning Commission Staff report prepared for this item.

Planning Commission Recommendation & Public Hearing

Planning Commission held a public hearing at their September 8, 2026 meeting and recommended approval of the request. No additional findings of supporting the request were made to update the Criteria table and the Commission's recommendation did not include conditions of approval proposed in the memo. One resident, who is abuts the subject property to the west spoke at the public hearing and said she had attended the meeting because she had questions about the development. She was provided a copy of the concept plan for reference and said she wasn't necessarily opposed and asked for confirmation that the rezoning was for single-family residential only.

Rezoning Criteria

Some remaining concerns with the proposed rezoning request remain:

- **Road Cut Restrictions:** The City invested over \$3 million in recent road improvements on West Factory Street, and a road cut moratorium is in place for at least five years, limiting new utility connections or construction impacts.
- **No Compelling Reason for Change in Zoning:** There is no substantial change in circumstances or compelling rationale provided to warrant a rezone at this time. The rezoning request is not consistent with adopted city policy or objectives, and current conditions do not justify a zoning change.
- **Single-Family Rebuild is Allowed:** The site remains eligible for reconstruction as a single-family home, consistent with previous use and zoning.
- **Possible Contradiction to Adjacent Development Pattern:** Is this development pattern determined to be inconsistent with neighboring properties?

Discussion

Factory Street road improvements were substantially completed September 11, 2025. Garland City Code Section 6-3-7 has the following provisions regarding road cuts:

Section 6-3-7: CUTTING OF NEWLY PAVED STREETS

- A. The City's policy is not to cut newly paved streets for five (5) years from the time of paving. This applies to new streets, streets that have been reconstructed, and overlaid streets. However, in the situations where a street must be cut during this time period, the street shall be restored per the APWA Bituminous Pavement T Patch standard, latest edition.
- B. A request for a road cut within the five years requires coming before the City Council with specific facts and reasons to why the cutting of the newly paved street is necessary at that time, and requires obtaining Council approval, with the recommendation from the City Engineer.

Should the Council choose to approve the rezoning they will need to account for the fact that the further development of the property will require a road cut. Road cuts within five years from paving require specific and special Council review and approval. This review and approval will be a separate action item at a future date.

Attachments

- 1) September 8, 2026 Planning Commission staff report (includes applicant narrative and submittal documents)



**Local Government
& Land Use Consulting**
930 Chambers St, Suite 2
South Ogden, UT 84403
(801) 732-7200

TO: Garland City Planning Commissioners
FROM: Valerie Claussen, MPA, AICP
MEETING DATE: September 8, 2026

RE: PUBLIC HEARING, consideration and possible action on the request for a rezoning of the property located at 657 West Factory Street (parcel no. 06-064-0053) from the AG (Agricultural) zoning district to the R-1 (Residential) zoning district.

RECOMMENDATION:

Staff recommends that the Planning Commission make a recommendation to the City Council to **deny** the rezoning request based on the findings in this staff report, including the proposed development pattern, unresolved subdivision-design questions, the preference for connected streets over cul-de-sacs, and the timing and uncertainty associated with utility connections through recently reconstructed Factory Street.

Should the Planning Commission choose to recommend approval, staff recommends that approval be subject to the **alternative conditions** listed in this report. Any approval should expressly state that the submitted concept plan is illustrative only and does not constitute concept, preliminary plat, final plat, street-design, utility, or construction approval.

BACKGROUND

The City has received a third request to rezone the approximately 2.73-acre property at 657 West Factory Street from AG (Agricultural) to R-1 (Residential). The current owner purchased the property in 2025. A severely deteriorated dwelling formerly located on the property has since been demolished and removed.

The first request, submitted in July 2025, sought RM-12 zoning. The Planning Commission recommended denial on September 2, 2025, and the City Council denied the request on October 1, 2025. A second request sought R-1 zoning. The Planning Commission recommended approval on November 11, 2025, and the City Council denied the request on December 2, 2025. Because City Code contains no one-year refiling limitation for materially similar applications, the present application was accepted and processed beginning in May 2026.

The City Council made a conditional adequacy determination on August 5, 2026. Water and sewer received positive determinations. Storm-drain adequacy was deferred because the proposal remained conceptual and lacked the engineering necessary to calculate capacity; storm-drain adequacy must therefore be established during preliminary plat review.

ADEQUACY DETERMINATION

Council adopted a conditional adequacy determination for the rezoning request at their August 5, 2026 meeting. The conditional component was for the storm drain, as the project is more conceptual at this point, there are no plans to calculate actual capacity. However, storm drain is a utility that the APFO contemplated as being permitted to be a conditional status and still being moved forward in a development application. The condition was that the storm drain adequacy determination would be made at preliminary plat stage.

REZONING CRITERIA AND CONSIDERATIONS

Below are the Rezoning Criteria and Considerations the Planning Commission should reference in the decision to approve or deny a rezoning request.

Criteria for Rezoning	Policy Guidance	Criteria Met/Finding
Consistency with General Plan	Rezoning must conform with City's General Plan goals, objectives, and community vision before approval. Decisions should uphold the rural character, open space preservation, and overall land use strategy.	<i>Maybe. So long as the development pattern was similar the R-1, although not an Agricultural Zone, it may still produce similarly situated single family residential development.</i>
Support for Land Use Goals & Policies	New zoning should advance policy objectives such as: maintaining rural small-town identity, directing growth to appropriate areas, preserving agricultural land, and enabling clustering/conservation subdivisions.	<i>No. Rezoning does not advance the rural small-town identity in the West Factory Street frontage.</i>
Infrastructure & Services Availability	Development allowed only if adequate public services (water, sewer, transportation, fire/police) exist or will be provided concurrently. Rezoning must not	<i>Yes and No. Conditional Adequacy Determination for stormwater, and positive determination made for water and sewer utilities. There is a 5-year restriction on the road cut that is in effect, until September 11,</i>

	exceed capacities of service providers.	<i>2030, subject to the City Council exception process.</i>
Compatibility with Adjacent Uses	Rezoning should promote compatibility with neighboring land uses, minimize adverse impacts, and provide appropriate buffers or transitional land use types (e.g., commercial near highways, clustering near sensitive land).	<i>Maybe. The submitted concept plan clarifies the intended use; however, the proposed internal cul-de-sac pattern differs from the prevailing Factory Street frontage pattern, and final compatibility cannot be determined until setbacks, grading, drainage, buffering, and street design are evaluated through subdivision review.</i>
Public Participation & Transparency	Decisions should reflect citizen involvement. The plan stresses regular public input for rezoning, annexations, and development changes. Public hearings and outreach are considered integral.	<i>Yes. Public hearings are scheduled with both the Planning Commission and City Council and have been appropriately advertised.</i>
Regular Review & Ordinance Updates	Zoning code and General Plan must be updated regularly (at least every 2–3 years). Changes should follow Utah State Code and be based on adequate research, not special interests.	<i>City Goal 2: Adaptability of Plan (p. 63–65)</i>
Sensitive Lands & Environmental Protection	Rezoning in sensitive areas (wetlands, floodplains, steep slopes, critical wildlife habitat) requires environmental study and strict mitigation or restrictions.	<i>Yes. It is not known to be in any kind of sensitive land area or requiring additional environmental protection.</i>
Growth Sequencing & Timing	Rezoning should support growth that occurs in logical, staged patterns aligned with infrastructure expansion and annexation policy. Avoid leapfrog or patchwork development.	<i>Maybe. Specifically the request for a rezoning is premature for the expansion of utilities requiring the road to be cut.</i>

FACTORY STREET DEVELOPMENT PATTERN

Factory Street is generally characterized by agricultural zoning and comparatively wide, deep parcels with individual homesites oriented directly to the street; manufacturing zoning is concentrated nearer the railroad. The submitted concept map shows adjoining parcels continuing this linear frontage pattern. The concept plan would introduce a different form: an internal suburban cul-de-sac creating six interior lots behind two Factory Street lots.

A cul-de-sac is not automatically prohibited, but Garland City Code expressly prefers connected thoroughfare streets. Although the proposed cul-de-sac appears to fall within the maximum length and lot-count limitations, cul-de-sacs are permitted only where unusual conditions make other designs undesirable, and City standards prefer connected thoroughfare streets. On this small infill tract, a cul-de-sac may be understandable if no practical connection to another public street exists. Even so, the Commission may reasonably find that the proposed pattern is less compatible with Factory Street than continued frontage lots or a layout that preserves a feasible future connection. If the rezone advances, the preliminary plat should include a circulation analysis addressing alternative layouts, emergency access, snow storage and removal, solid-waste service, pedestrian connections, and whether a street stub or other future connection is feasible.

CONCEPT PLAN RECEIVED

The applicant has submitted a concept plan prepared by Johnston Engineering. The plan depicts eight single-family lots served by a new north-south public street entering from Factory Street and terminating in a cul-de-sac. Stated lot areas range from 9,583 to 15,658 square feet. Two lots front Factory Street and the remaining lots front the proposed internal street or cul-de-sac. Garland City does not permit flag lots.

The applicant specifically states the rezoning is *"to enable the development of single-family home sot help meet Garland City's growing housing demand - particularly for workers employed at nearby business and manufacturing facilities. This development will also contribute to the overall residential growth and vitality of the area."*

The concept plan helps illustrate one possible development outcome if the property is rezoned. It does not, however, establish an entitlement to eight lots or approval of the shown road, lot lines, access, utilities, drainage, grading, or improvements. If the rezone is approved, the applicant must submit and obtain approval of all required subdivision applications, including a compliant preliminary plat and final plat, engineering plans, utility studies, dedications, easements, and improvement security.

R-1 ZONE / SUBDIVISION REVIEW OF CONCEPT

The following observations are preliminary. They identify matters that must be resolved through subdivision review and should not be read as a final planning/engineering determination.

Review Item	Status	Staff Observation
Lot area	Appears compliant	R-1 requires at least 9,500 square feet. The plan labels every lot above that threshold; Lot 6 is the smallest at 9,583 square feet.
Lot width	Not demonstrated	R-1 requires 80 feet of width measured 30 feet behind the front lot line. Dimensions at that measurement line are not shown. Compliance is particularly uncertain for Lots 3-6 adjoining the curved cul-de-sac bulb.
Front, side, and rear yards	Not demonstrated	Required buildable-area/setback lines are absent. R-1 generally requires a 30-foot front yard, 8-foot side yards totaling at least 16 feet, and a 30-foot rear yard. The preliminary plat must show the buildable area for each lot.
Street design	Not demonstrated	The plan does not label right-of-way width, pavement width, bulb radius, sidewalk/park-strip geometry, grades, or conformance with City street standards.
Connectivity	Policy concern	Garland subdivision standards regulate cul-de-sacs to not more than six hundred fifty feet (650') long and serving no more than ten (10) lots and shall be used only where unusual conditions exist which make other designs undesirable. The plan creates a short, isolated cul-de-sac and shows no continuation or stub to adjoining property.
Factory Street access	Further review required	The new street connection, intersection geometry, sight distance, utility crossings, and restoration of the recently reconstructed street require City Engineer review.
Utilities and storm drainage	Not demonstrated	The plan shows conceptual utility alignments, but no calculations, profiles, connection details, drainage study, detention design, or evidence of storm-drain adequacy.
Existing conditions and easements	Incomplete	A preliminary plat must document surveyed boundaries, easements, encroachments, contours, adjoining features, and required dedications. The concept plan is not a substitute for those materials.

STAFF FINDINGS

- The concept plan provides more information than the prior application record, but it remains nonbinding and leaves material zoning, street, drainage, utility, and subdivision issues unresolved.
- The proposed eight-lot cul-de-sac differs from the prevailing Factory Street pattern of homesites on larger agricultural parcels with direct street frontage.
- The General Plan emphasizes rural and small-town character, logical growth, infrastructure coordination, compatibility, and avoidance of patchwork development. The applicant has not yet demonstrated that the proposed internal development pattern best advances those policies.
- Factory Street was recently reconstructed at a City cost exceeding \$3.4 million. Under Section 6-3-7, the policy is not to cut newly paved or reconstructed streets for five years. A necessary cut during that period requires City Council approval upon recommendation of the City Engineer and must be restored to the applicable standard.
- The conditional adequacy determination does not establish storm-drain capacity; that determination remains for preliminary plat review.
- The AG zone continues to permit use of the property consistent with its current zoning, including a qualifying single-family dwelling. Approval of R-1 is therefore a legislative policy choice, not necessary to preserve all reasonable residential use of the parcel.
- No material change in adopted policy or surrounding development has been demonstrated since the City Council denied the prior R-1 request in December 2025. The concept plan clarifies the applicant's intent but also confirms that the proposed pattern would be materially different from the existing Factory Street frontage pattern.

ALTERNATIVE CONDITIONS IF APPROVAL IS RECOMMENDED

Should the Commission choose to approve the request, staff recommends these conditions of approval:

- Concept plan status. The concept plan is accepted only as an illustration of a possible development concept. Rezoning approval does not approve or vest the number of lots, lot configuration, cul-de-sac, street connection, access points, utility layout, drainage facilities, grading, or improvements shown.
- Subdivision approvals required. No division or development of the property may occur until all required site concept, preliminary plat, final plat, improvement-plan, and other approvals are obtained under the City Code in effect at the time of each complete application, subject to applicable vested-rights law.
- R-1 compliance. Every lot shall independently comply with all R-1 requirements, including the 9,500-square-foot minimum area, 80-foot minimum width measured 30 feet behind the front lot line, required yards, permitted uses, and all other applicable standards. Required buildable-area lines shall be shown on the preliminary plat.
- Street-layout review. The internal street and cul-de-sac are not approved by the rezone. The applicant shall demonstrate compliance with City public works standards and provide an analysis of connected-street or future-connection alternatives. Final street design is subject to City Engineer, Fire Department, and subdivision approval authority review.
- Factory Street and road cuts. Any access, excavation, or utility connection affecting Factory Street shall comply with Garland City Code Section 6-3-7 and all other City standards. Any cut within the five-year restriction period requires City Council approval following a recommendation from the City Engineer, and all restoration shall be at the developer's expense in the manner required by the City.
- Adequate public facilities. Prior to preliminary plat approval, the applicant shall obtain an affirmative storm-drain adequacy determination and shall provide all studies, calculations, and plans needed to establish adequate water, sewer, storm drainage, transportation, fire protection, and other required services.
- Required improvements and security. The developer shall design, dedicate, construct, and secure all public and private improvements required by City Code

and attributable to the subdivision, including streets, curb and gutter, sidewalk, utilities, drainage, streetlights, hydrants, easements, and related facilities. Any financial guarantee shall comply with City Code and applicable Utah law.

- Easements and outside approvals. The applicant shall resolve existing easements, irrigation or water-conveyance facilities, utility conflicts, and any required approvals or letters from affected districts, providers, or agencies before final plat approval.
- No guarantee of density. If engineering, access, lot-width, drainage, utility, or other requirements necessitate fewer than eight lots or a different layout, the applicant shall revise the subdivision accordingly without any claim that the rezoning approved the depicted density or design.
- Development agreement trigger. A development agreement shall be required only if the City Council determines that approval relies on negotiated, project-specific commitments not otherwise enforceable through existing zoning, subdivision, improvement, and road-cut requirements.

Attachments

- 1) Rezoning Criteria
- 2) Rezoning application narrative & zoning exhibit/concept

Rezoning Criteria & Considerations in Garland General Plan (2010)

Criteria for Rezoning	Policy Guidance	Document Section / Page Ref.
Consistency with General Plan	Rezoning must conform with City's General Plan goals, objectives, and community vision before approval. Decisions should uphold the rural character, open space preservation, and overall land use strategy.	<i>City Vision & Community Character / Vision Implementation Objectives (approx. p. 34–36); Land Use Section intro (p. 71–73)</i>
Support for Land Use Goals & Policies	New zoning should advance policy objectives such as: maintaining rural small-town identity, directing growth to appropriate areas, preserving agricultural land, and enabling clustering/conservation subdivisions.	<i>Land Use Goals & Strategies (p. 92–98); Growth Management Goals & Objectives (p. 85–91)</i>
Infrastructure & Services Availability	Development allowed only if adequate public services (water, sewer, transportation, fire/police) exist or will be provided concurrently. Rezoning must not exceed capacities of service providers.	<i>Public Utilities & Community Facilities (p. 188–195)</i>
Compatibility with Adjacent Uses	Rezoning should promote compatibility with neighboring land uses, minimize adverse impacts, and provide appropriate buffers or transitional land use types (e.g., commercial near highways, clustering near sensitive land).	<i>Community Character & Design Standards (p. 46–56); Land Use Implementation Objectives (p. 85–87)</i>
Public Participation & Transparency	Decisions should reflect citizen involvement. The plan stresses regular public input for rezoning, annexations, and development changes. Public hearings and outreach are considered integral.	<i>Amendments to Plan, Community Involvement (p. 65–68)</i>

Criteria for Rezoning	Policy Guidance	Document Section / Page Ref.
Regular Review & Ordinance Updates	Zoning code and General Plan must be updated regularly (at least every 2–3 years). Changes should follow Utah State Code and be based on adequate research, not special interests.	<i>City Goal 2: Adaptability of Plan (p. 63–65)</i>
Sensitive Lands & Environmental Protection	Rezoning in sensitive areas (wetlands, floodplains, steep slopes, critical wildlife habitat) requires environmental study and strict mitigation or restrictions.	<i>Natural Resources (p. 203–210); Land Suitability & Critical Lands (p. 166–171)</i>
Growth Sequencing & Timing	Rezoning should support growth that occurs in logical, staged patterns aligned with infrastructure expansion and annexation policy. Avoid leapfrog or patchwork development.	<i>Growth Management Strategy (p. 71–91); Annexation Policy (p. 179–187)</i>

REZONE TO R-1

Current Zoning

Garland City, Utah

 Public Facility Zone	 R-1 Zone	 RM-12 Zone
 Manufacturing	 R-2 Zone	 Water
 Commercial	 R-3 Zone	 Garland City
 Agriculture	 R-4 Zone	 Railroads



CREATED AUG 2024 BY



**GATEWAY
MAPPING
INC.**
a JUB Company

REZONING AMENDMENT PROPOSAL

From: Agricultural (AG) Zone

To: R-1 (Single-Family Residential) Zone

Subject Property: Tax Parcel No. 06-06-064-0053

Address: 657 West Factory Street, Garland, Utah

1. Purpose of the Rezoning Request

This proposal respectfully requests a zoning amendment for the property located at **657 West Factory Street**, identified as **Tax Parcel No. 06-06-064-0053**, to rezone from **Agricultural (AG)** to **R-1 (Single-Family Residential)**.

The primary intent of this rezoning is to enable the development of single-family homes to help meet Garland City's growing housing demand—particularly for workers employed at nearby business and manufacturing facilities. This development will also contribute to the overall residential growth and vitality of the area.

2. Justification and Compatibility

The proposed rezoning is justified on the following grounds:

- **Land Use Compatibility:** The surrounding area is already characterized by low-density residential development. The subject parcel is bordered by existing single-family homes on both the east and west sides, making R-1 zoning a natural and compatible fit.
- **Neighborhood Continuity:** Rezoning this parcel to R-1 will strengthen land use continuity along West Factory Street and enhance the cohesiveness of the neighborhood.
- **Minimal Impact on Adjoining Properties:** The proposed change will not adversely affect surrounding properties. Instead, it will complement existing residential uses and improve the overall character and functionality of the area.
- **Support for Strategic Housing Goals:** Garland City, like many growing communities, is facing an increased demand for workforce housing. This proposal aligns with the city's strategic goals to provide a variety of housing types, promote economic development, and accommodate anticipated population growth.
- **Infrastructure Readiness:** The subject property has convenient access to existing roadways and utility infrastructure, making it a cost-effective and practical location for residential development.

06-056-0077

WEST FACTORY

FACTORY-S

711 W

650 W

601 W

585 W

557 W

06-064-0053

06-064-0053

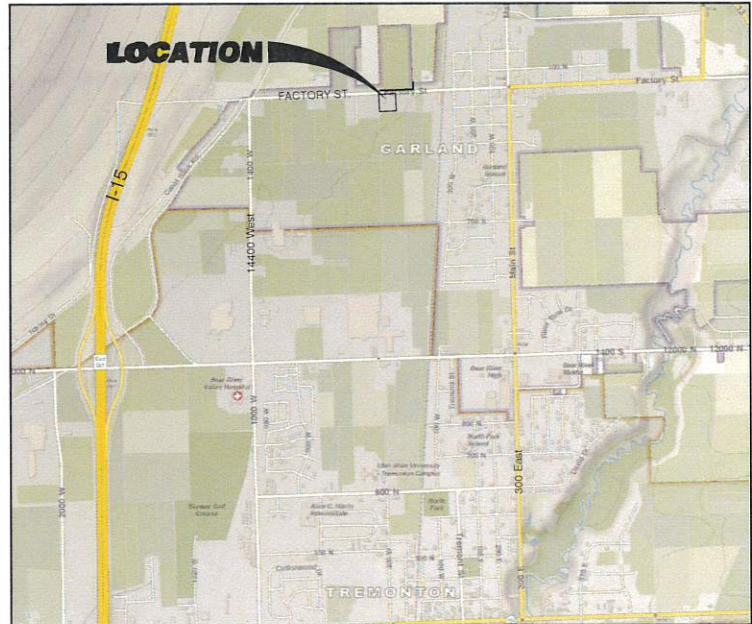
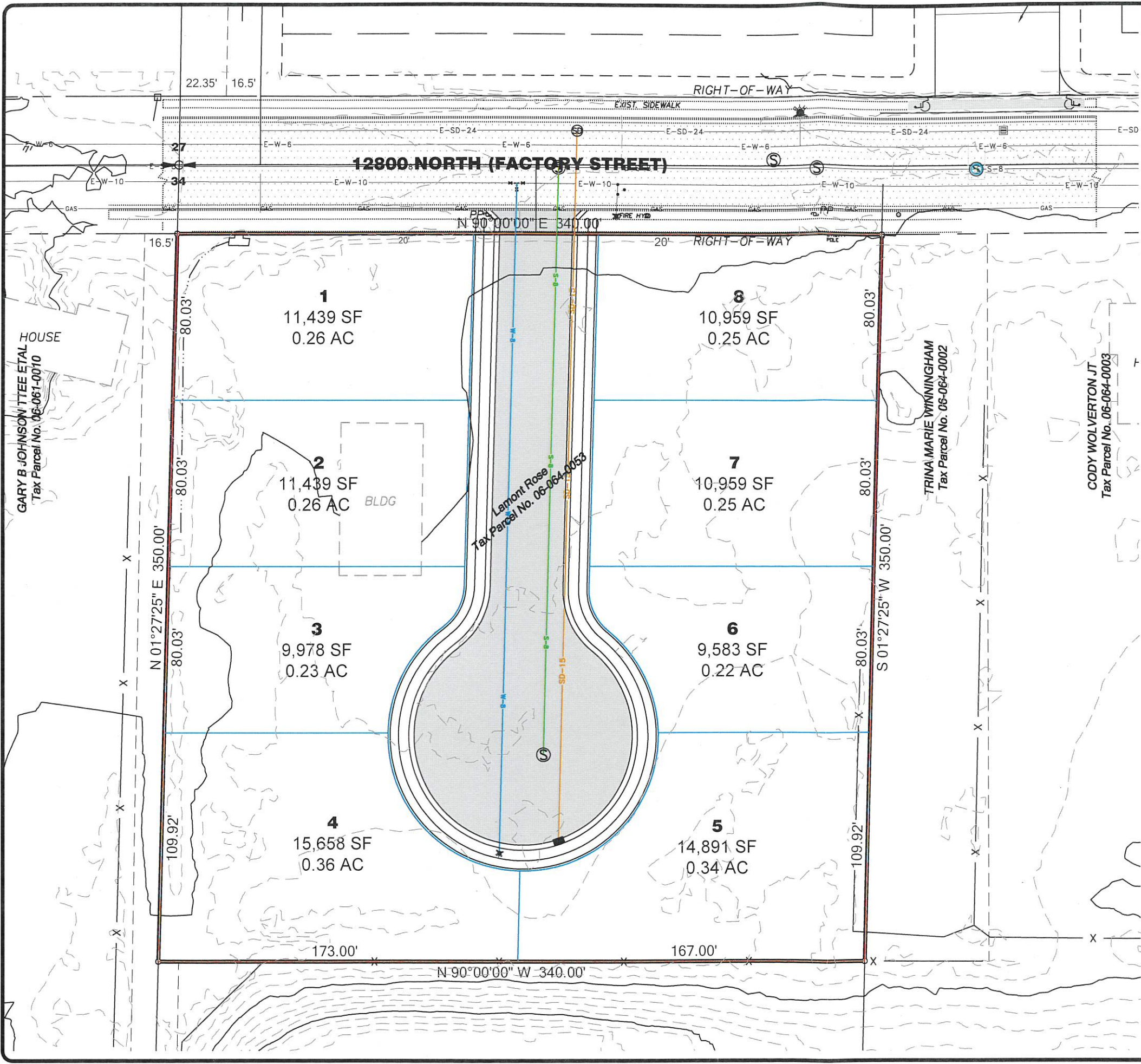
06-064-0002

06-064-0003

06-064-000

06-064-0001

010



DESIGN		NO.	DATE
DRAWN			
HORIZ SCALE			
VERT SCALE			
DATE			

REVISIONS

NO.

DATE

DESCRIPTION

DESIGN

DRAWN

HORIZ SCALE

VERT SCALE

DATE

GARLAND SINGLE FAMILY - ZONE R1

A Part of the NE/4, SEC 34, T 12 N, R 3 W, SLB&M GARLAND, BOX ELDER COUNTY, UTAH

JOHNSTON ENGINEERING
CIVIL • SURVEYING • STRUCTURAL

844 EAST MAIN | TREMONTON, UT 84337 | 435.257.1156 | 435.257.1166

SHEET	1
SHEETS	1
JOB NUMBER	25BE336

PROJECT LOCATED IN GARLAND, UTAH



**Local Government &
Land Use Consultants**
930 Chambers St, Suite 2
South Ogden, UT 84403
(385) 432-6262

TO: Honorable Mayor and City Council
FROM: Valerie Claussen, MPA, AICP
MEETING DATE: September 16, 2026

RE: Consideration and Possible Action – Text Amendment to Garland Municipal Code Relocating Planning and Zoning Commission Provisions from Title 9, Chapter 3 to Title 2, Chapter 1 (Boards and Commissions)

RECOMMENDATION

Adopt the proposed ordinance amending the Garland Municipal Code by removing the Planning and Zoning Commission provisions from **Title 9, Chapter 3** and establishing a new **Title 2, Chapter 1 – Planning and Zoning Commission**, with revisions to modernize the code, improve organization, and ensure consistency with Utah law and current municipal practices.

BACKGROUND

On March 18, 2026, the City Council held a discussion regarding proposed updates to the Planning and Zoning Commission provisions of the Garland Municipal Code. At that meeting, staff presented proposed revisions intended to modernize the Commission's governing provisions, remove operational procedures that are more appropriately addressed through Commission bylaws, and discuss revisions to commissioner terms and organizational structure. The Council reviewed the proposed direction and provided feedback before any formal adoption process was initiated. The attached proposed ordinance reflects those changes.

Rather than continuing to regulate the Planning and Zoning Commission within Title 9 (Zoning), the ordinance removes the existing provisions from Garland City Code Title 9 Chapter 3 and relocates them to a new **Title 2, Boards and Commissions**, where they may be more appropriately grouped with the City's other appointed bodies. This organizational change separates the Commission's creation, authority, and administration from the City's land use regulations, resulting in a municipal code that is more logical, easier to administer, and more consistent with the structure used by many Utah municipalities.

The proposed amendments also update the Planning and Zoning Commission provisions to better align with the Utah Municipal Land Use, Development, and Management Act (**LUDMA**), current municipal practices, and the Commission's recently adopted bylaws. The revised chapter establishes the Commission's membership, organization, powers and duties, and recognizes the Commission's bylaws as the governing document for its internal procedures, meetings, ethics, and administration. This approach preserves the City's legislative authority while allowing procedural matters to remain flexible and be amended through the Commission's bylaws as needed.



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The ordinance also updates several provisions for clarity and consistency, including meeting administration, records retention responsibilities, references to applicable Utah law, and other housekeeping amendments intended to improve readability and long-term administration of the Municipal Code.

CITY COUNCIL ACTION

Following discussion, the City Council may take one of the following actions:

- **Approve** amendments to Garland Municipal Code Title 9 Chapter 3 as presented;
- **Approve with modifications**, as discussed and adopted by motion; or
- **Continue** the item to a date certain for further review and consideration.

ATTACHMENT

Proposed Text Amendment – GMC 9-3
Ordinance

ORDINANCE 2026-13

AN ORDINANCE OF THE GARLAND CITY COUNCIL AMENDING THE GARLAND CITY MUNICIPAL CODE BY REPEALING TITLE 9, CHAPTER 3 (PLANNING AND ZONING COMMISSION); ADOPTING A NEW TITLE 2, CHAPTER 1 (PLANNING AND ZONING COMMISSION); REORGANIZING THE MUNICIPAL CODE TO PLACE THE PLANNING AND ZONING COMMISSION WITHIN THE CITY'S BOARDS AND COMMISSIONS; UPDATING THE COMMISSION'S ORGANIZATION, POWERS, DUTIES, AND ADMINISTRATIVE PROVISIONS; PROVIDING FOR CODIFICATION, SEVERABILITY, REPEAL OF CONFLICTING PROVISIONS, AND AN EFFECTIVE DATE.

WHEREAS, the Garland City Council is authorized by the Utah Constitution, the Utah Municipal Land Use, Development, and Management Act, Title 10, Chapter 20, Utah Code Annotated, to enact and amend land use regulations and municipal ordinances; and

WHEREAS, the City Council finds that the existing Planning and Zoning Commission provisions contained in Garland Municipal Code Title 9, Chapter 3 include organizational and administrative provisions that are more appropriately located within the City's general governance provisions rather than within the City's zoning regulations; and

WHEREAS, the Planning and Zoning Commission has reviewed and adopted updated bylaws governing its internal organization and procedures, making it appropriate for the Municipal Code to establish the Commission's statutory authority while allowing procedural matters to remain in the Commission's bylaws; and

WHEREAS, on March 18, 2026, the City Council conducted a public discussion regarding proposed revisions to the Planning and Zoning Commission provisions found in Title 9, Chapter 3 and provided direction to staff concerning the organization and modernization of those provisions; and

WHEREAS, the City Council finds that relocating the Planning and Zoning Commission provisions from Title 9 to Title 2 improves the organization and readability of the Municipal Code, better distinguishes governance provisions from land use regulations, and is consistent with current municipal best practices and Utah law; and

WHEREAS, the City Council has held a duly noticed public meeting and finds that adoption of this ordinance is in the best interests of Garland City and promotes the public health, safety, and welfare of the community.

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

Section 1. Findings.

The foregoing recitals are incorporated herein as legislative findings and are adopted by the City Council.

Section 2. Repeal of Existing Chapter.

Garland Municipal Code Title 9, Chapter 3, Planning and Zoning Commission, together with all amendments thereto, is hereby repealed in its entirety.

Section 3. Adoption of New Chapter.

Garland Municipal Code is hereby amended by creating Title 2, Boards and Commissions, Chapter 1, Planning and Zoning Commission, to read as set forth in **Exhibit A**, attached hereto and incorporated herein by this reference as though fully set forth.

Section 4. Codification.

The City Recorder and the City's Municipal Code publisher are authorized to codify the provisions of this ordinance, make such formatting, numbering, cross-reference, and grammatical corrections as are necessary for proper codification, and update internal references within the Municipal Code to reflect the relocation of the Planning and Zoning Commission chapter from Title 9 to Title 2, provided that no substantive changes are made.

Section 5. Repealer.

All ordinances, resolutions, motions, or parts thereof in conflict with this ordinance are hereby repealed only to the extent of such conflict.

Section 6. Severability.

If any section, subsection, sentence, clause, phrase, or portion of this ordinance is held invalid or unconstitutional by a court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this ordinance, which shall remain in full force and effect.

Section 7. Effective Date.

This ordinance shall become effective upon publication or posting as required by Utah law.

**PASSED AND ADOPTED BY THE CITY COUNCIL OF GARLAND, UTAH,
THIS THE 11TH DAY OF AUGUST, 2026**

Garland City Corporation

Daniel Austin, Mayor

[SEAL]

VOTING:

Tena Allen	Yes__ No__
Jeanette Atkinson	Yes__ No__
Jim Hall	Yes__ No__
Josh Munns	Yes__ No__
Angie Johnsen	Yes__ No__

ATTEST:

Whitney Eggleston, City Recorder

TITLE 2 BOARDS AND COMMISSIONS

CHAPTER 1 PLANNING AND ZONING COMMISSION

SECTION:

2-1-1: Created; Appointment; Compensation

2-1-2: Officers And Organization

2-1-3: Powers And Duties; Reports; Hearings

2-1-4: Bylaws; Rules of Procedure

2-1-5: Amendments

2-3-1: CREATED; APPOINTMENT; COMPENSATION:

There is hereby created in and for the city, a planning and zoning commission, to be composed of five (5) regular members appointed by the mayor from the qualified electors of the city, with advice and consent of the city council. The members shall be appointed for a three (3) year term, with no more than two (2) members being changed at one time, and compensation if any shall be set by the city council. The terms of office for Commission members are staggered at intervals so as to provide continuity in policy and personnel. Members may serve up to five (5) terms.

2-3-2: OFFICERS AND ORGANIZATION:

A. Officers: The planning and zoning commission shall elect a chairperson from among the appointive members of said commission, and also a secretary, who need not be a member of the commission. (Ord., 9-3-1996)

B. Meetings: The planning and zoning commission shall meet on a regular basis, as designated by the commission in its bylaws. All meetings of the commission shall be in accordance with the Utah open and public meetings law of the state. The city recorder, or the city recorder's designee, shall keep written minutes of all planning commission meetings and shall retain such minutes in accordance with the records retention requirements of Utah law.

C. Location: All meetings and public hearings of the planning and zoning commission shall be held in a public place designated by the commission and shall be of sufficient size to ensure public access to the operations of the commission.

If the meeting date(s) is a legal holiday, then the meeting shall be held on a date to be determined by the planning and zoning commission. (Ord. 12-09, 12-18-2012)

2-3-3: POWERS AND DUTIES; REPORTS; HEARINGS:

It shall be the duty of the planning and zoning commission and it shall have the power to make recommendations to the city council for the zoning of the city, by dividing the city into districts of such number, shape and area as may be best suited to make effective the proper zoning of the city, and to provide within said districts for the regulation and restriction of the erection, construction, reconstruction, alteration, repair or use of buildings, structures and land, all of such regulations to be uniform for each class or kind of building throughout the district, but such regulations in one district may differ from those in other districts. (Ord., 9-3-1996)

2-3-4: BYLAWS; RULES OF PROCEDURE

The planning and zoning commission shall adopt bylaws governing its internal organization, procedures, meetings, hearings, ethics, and administration, consistent with the Utah Municipal Land Use, Development, and Management Act, this municipal code, and other applicable laws.

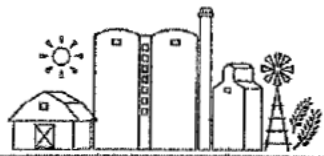
The duly adopted bylaws of the planning and zoning commission, as amended from time to time, are hereby recognized and incorporated by reference for the conduct of commission proceedings.

In the event of a conflict between the planning and zoning commission bylaws and this municipal code or state law, this municipal code and state law shall control.

2-3-5: AMENDMENTS:

A. Recommendation Of Commission Required: The city council may from time to time amend the number, shape, boundaries or area of any zone, or any regulation or any other provision of this title, but any such amendment shall not be made or become effective unless the same shall have been proposed by or be first submitted for the approval, disapproval or change suggestions of the planning and zoning commission. If disapproved by the commission, within thirty (30) days after submission, the amendment shall receive the favorable vote of not less than a majority of the entire membership of the city council to become effective. (Ord., 9-3-1996)

B. Hearing And Publication Of Notice: Before finally adopting any such amendment, the planning and zoning commission and city council shall comply with the provisions of sections 10-9a-502 and 503, Utah Code Annotated, regarding the adoption and amendment of the city's land use ordinance. The planning and zoning commission shall hold a public hearing, after giving the notice required by section 10-9a-205, Utah Code Annotated, before forwarding its recommendations regarding any proposed amendment(s) to the city council. The city council shall adopt any such amendment(s) only at a properly noticed public meeting. (Ord. 13-03, 2-27-2013)



• GARLAND CITY EST. 1904 •

KENNEL LICENSE APPLICATION

OWNERS NAME: Paul Newman

ADDRESS: [REDACTED]

PHONE NUMBER: [REDACTED]

EMAIL ADDRESS: [REDACTED]

Dog #1 Name: <u>Junior</u> Breed: <u>Lab</u> Age: <u>4 months</u> Color: <u>Black</u> #15 Gender: ☒ Male / Female Is the dog Spayed/Neutered? Yes / ☒ No Tag 2026-098 Reg: 9/10/26 #15 Has the dog ever bitten anyone? Yes / ☒ No (If yes, please explain on the back of this form.) Rabies Tag #: [REDACTED] Exp: <u>9-9-27</u> Is the dog microchipped? ☒ Yes / No Micro Chip Number: [REDACTED]	Dog #2 Name: <u>Bennie</u> Breed: <u>Lab</u> Age: <u>4 months</u> Color: <u>Black</u> Tag: 2026-099 Reg: 9/10/26 #15 Gender: ☒ Male / Female Is the dog Spayed/Neutered? Yes / ☒ No Has the dog ever bitten anyone? Yes / ☒ No (If yes, please explain on the back of this form.) Rabies Tag #: [REDACTED] Exp: <u>9-9-27</u> Is the dog microchipped? ☒ Yes / No Micro Chip Number: [REDACTED]
Dog #3 Name: <u>Belle</u> Breed: <u>Lab</u> Age: <u>6</u> Tag # 2026-009 Color: <u>Yellow</u> Reg: 2/12/26 #10 Gender: ☒ Male / Female Is the dog Spayed/Neutered? ☒ Yes / No Has the dog ever bitten anyone? Yes / ☒ No (If yes, please explain on the back of this form.) Rabies Tag #: [REDACTED] Exp: <u>9-1-28</u> Is the dog microchipped? ☒ Yes / No Micro Chip Number: [REDACTED] <u>Already Registered</u>	Dog #4 Name: <u>Buddy</u> Breed: <u>Lab</u> Age: <u>9</u> Reg: 2/12/26 Color: <u>Black</u> Tag # 2026-008 #15 Gender: ☒ Male / Female Is the dog Spayed/Neutered? Yes / ☒ No Has the dog ever bitten anyone? Yes / ☒ No (If yes, please explain on the back of this form.) Rabies Tag #: [REDACTED] Exp: <u>9-1-28</u> Is the dog microchipped? ☒ Yes / No Micro Chip Number: [REDACTED] <u>Already Registered</u>

Kennel licenses are intended for dog breeders who plan on keeping more than two (2) adult dogs (over 4 months old). Kennel licenses are not intended for homeowners who have inadvertently obtained more than two (2) adult dogs and desire to become compliant without the intent of running a dog breeding operation. All other animal-related ordinances must be continuously complied with. See this article for details. If the conditions below are met, the city council may approve an application for a kennel license.

1. Shelter: An approved kennel requires a permanent humane shelter for dogs, including, but not limited to:
 - a. Covered enclosure for all animals.
 - b. Concrete floor pad which is cleaned at least twice weekly to maintain hygiene, reduce odors, and prevent disease.
 - c. Fenced with chainlink wire sufficiently strong to keep the particular breed of animals inside the enclosure at all times.
 - d. Kennel will be at least twenty feet (20') from all property lines.
 - e. Kennels will be subject to inspection by enforcement officers at any time.

2. Application; Forms: The owner shall state at the time application is made for such license, and upon printed forms provided for such purpose, the owner's name, address and telephone number, the name, breed, color, sex and age of each dog and the address where such animal is usually kept if different from the address of the owner.

3. Fees: Approved dog breeders shall be required to pay an annual kennel license fee in such amount as established by resolution of the city council. The maximum number of dogs over four (4) months allowed is four (4). All dogs must maintain current vaccination and licensing status. Owners of dogs unlicensed at the time of application for kennel licenses will be required to pay double the standard fee for each unlicensed dog as a penalty.

C. Term: All licenses that have been legally issued for any period of time may be renewed by the applicant at the expiration of said period by paying the proper fee for the next period of time to the city recorder or other person designated by the mayor and city council. All licenses will be renewed annually by March 31 or the renewal fee will be doubled. (Ord. 16-04, 3-23-2016)

--- Garland City Dog & Kennel Ordinance can be found at www.garlandutah.gov ---

I do hereby verify that I have read this form and all information above to be true and correct.

Signature: _____

Date: 9-7-26

City Office use only:

Inspection Date: _____

☐ Approved ☐ Denied

Date: _____

City Personnel Signature: _____

Printed Name: _____

Tag Number #1: 95 Tag Number #2: 99 Tag Number #3: 09 Tag Number #4: 08

Amount Paid: \$95 Date: 9/10/26 Sold by: Whitney E.

- Dog licenses are due for renewal every year by March 31st. After March 31st the fee doubles unless new to Garland or new dog.
- All dogs must be registered at 4 months of age.
- Garland City will not accept a Rabies dog tag as the current form of proof for the Rabies Vaccine. Only a valid Rabies Certification from the veterinarian or clinic is acceptable.

REVISED DATE: 26MAR2026

BACK TO AGENDA