



ORDINANCE NO. O-26-14

AN ORDINANCE OF THE GARLAND CITY COUNCIL RATIFYING THE APPROVAL OF A REZONING FOR PROPERTY LOCATED AT 657 WEST FACTORY STREET (PARCEL NO. 06- 064-0053); AMENDING THE OFFICIAL ZONING MAP FOR APPROXIMATELY 2.73 ACRES FROM THE AG (AGRICULTURAL) ZONING DISTRICT TO THE R-1 (RESIDENTIAL) ZONING DISTRICT; AND PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE.

WHEREAS, Garland City (the "City") has adopted land use regulations and an official zoning map governing the use and development of property within the City; and

WHEREAS, an application was submitted by Lamont Rose, owner of the property located at 657 West Factory Street, Garland, Utah, identified as Parcel No. 06-064-0053 (the "Property"), requesting that approximately 2.73 acres be rezoned from the AG (Agricultural) zoning district to the R-1 (Residential) zoning district; and

WHEREAS, the Planning Commission held a public hearing and considered the rezoning request at its September 8, 2026, meeting and forwarded a positive recommendation of approval to the City Council; and

WHEREAS, the City Council considered the rezoning request at its September 16, 2026, meeting and approved the request by a vote of four (4) in favor and one (1) opposed; and

WHEREAS, formal adoption of an ordinance is required to implement the approved zoning-map amendment, and the City Council now desires to memorialize and ratify its September 16, 2026, action by adopting this Ordinance; and

WHEREAS, the City Council finds that the required public process for the rezoning request has been completed and that adoption of this Ordinance is consistent with the Council's prior legislative action approving the rezoning.

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

Section 1. Ratification of Prior Approval. The City Council hereby ratifies and confirms its September 16, 2026, approval of the request to rezone 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.

Section 2. Amendment to Official Zoning Map. The official Zoning Map of Garland City is



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TO: Garland City Planning Commissioners
FROM: Valerie Claussen, MPA, AICP
MEETING DATE: October 7, 2026

RE: Consideration and possible action on Ordinance O-26-14 for the rezoning of 657 West Factory Street (Parcel No. 06-064-0053) from the AG (Agricultural) to R-1 (Residential) zone.

RECOMMENDATION

Staff recommends that the City Council adopt Ordinance O-26-14, thereby ratifying its September 16, 2026, approval and formally rezoning Parcel No. 06-064-0053, located at 657 West Factory Street, from AG (Agricultural) to R-1 (Residential).

PURPOSE/BACKGROUND

On September 8, 2026, the Planning Commission held a public hearing on the request to rezone approximately 2.73 acres located at 657 West Factory Street (Parcel No. 06-064-0053) from the AG (Agricultural) zoning district to the R-1 (Residential) zoning district. Following the public hearing, the Planning Commission recommended approval of the rezoning request to the City Council.

The City Council subsequently considered the rezoning request at its September 16, 2026, meeting and voted to approve the request. As part of that action, the Council directed staff to prepare the ordinance necessary to formally implement the zoning amendment and return the ordinance to the Council for adoption.

Accordingly, the item before the Council is **not a reconsideration of the merits of the rezoning request**. The purpose of this action is to adopt the implementing ordinance and thereby memorialize and effectuate the Council's September 16, 2026, decision. Upon adoption, the City's official zoning designation for the subject property will be amended from AG to R-1.

Attachments

- 1) Garland City Ordinance O-26-14

hereby amended by changing the zoning designation of the approximately 2.73-acre Property from AG (Agricultural) to R-1 (Residential). The Property is more particularly described in Attachment 1, which is attached hereto and incorporated herein by this reference. Following the effective date of this Ordinance, the Property shall be subject to the land use restrictions, development standards, limitations, and other requirements applicable to the R-1 zoning district.

Section 3. Effect of Rezoning. Approval of the rezoning changes the zoning classification of the Property only. It does not constitute approval of any concept plan, subdivision plat, street layout, lot configuration, density, access, utility plan, drainage plan, grading plan, or construction plan. Any future division or development of the Property remains subject to all applicable Garland City ordinances, standards, reviews, and approvals.

Section 4. 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 5. 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 7th DAY OF OCTOBER, 2026.

CITY OF GARLAND

By: _____

Daniel Austin, Mayor

ATTEST: _____

Whitney Eggleston, Recorder

Voting by the City Council

"YES" "NO"

Jim Hall ☒ ☐

Jeanette Atkinson ☒ ☐

Angie Johnsen ☒ ☐

Josh Munns ☒ ☐

Tena Allen ☒ ☐

Danny Austin (if tied) ☐ ☐



**ATTACHMENT 1
LEGAL DESCRIPTION**

Parcel No. 06-064-0053
657 West Factory Street, Garland, Utah

**BEGINNING AT A POINT 33 FEET SOUTH OF THE NORTHWEST CORNER OF THE
NORTHEAST QUARTER OF SECTION 34, TOWNSHIP 12 NORTH, RANGE 3 WEST,
SLB&M, AND RUNNING THENCE EAST 340 FEET; THENCE SOUTH 350 FEET; THENCE
WEST 340 FEET; THENCE NORTH 350 FEET TO THE PLACE OF BEGINNING.**

Containing approximately 2.73 acres, more or less.

