



ORDINANCE NO. O-23-03

**AN ORDINANCE FOR PROPERTIES LOCATED AT APPROXIMATELY 415 WEST FACTORY STREET;
AMENDING THE GENERAL PLAN LAND USE MAP FOR APPROXIMATELY 88 ACRES TO REZONE FROM
AGRICULTURAL (A1) TO A LIGHT MANUFACTURING (M1) ZONE**

WHEREAS, Garland City ("City") adopted a Comprehensive General Plan ("General Plan") in May of 2010, which includes a general plan land use map ("General Plan Land Use Map"), which are periodically updated; and the City adopted the Garland City Code ("City Code") in full, most recently in 2006, with regular amendments since that time, which provides for a zoning map ("Zoning Map"), which is also periodically updated; and

WHEREAS, an application was made by MSP Garland, LLC ("Property Owner") through authorized agent Gregory Nelson (jointly referred to as "Applicant") for property (Parcel #s 06-064-0010 and 06-064-0012) ("Property") located at or approximately at 415 West Factory Street, Garland, UT for, in part, a General Plan Land Use Map amendment ("General Plan Land Use Map Amendment") on approximately 88 acres from Agricultural (A1) to Manufacturing (M1); and

WHEREAS, on April 11, 2023, the Application was considered by the Garland Planning Commission ("Planning Commission"), which held a public hearing and which made a positive recommendation to the Garland City Council ("City Council") concerning the General Plan Land Use Map Amendment and Rezone; and

WHEREAS, a public meeting was held before the City Council on May 17, 2023, concerning the General Plan Land Use Map Amendment and Rezone; and

WHEREAS, the City Council has determined that all state and local provisions concerning re-zoning have been followed, with notice properly given: and is consistent with the adopted goals, objectives, and policies set forth by the City; and

WHEREAS, consistent with City Code Section 9-3-4, the City Council has determined the following concerning the Rezone:

1. The proposed amendment is consistent with the purposes, goals, objectives, and policies of the City;
2. The proposed amendment will result in compatible land use relationships and does not adversely affect adjacent properties;
3. The proposed amendment furthers the public health, well-being, safety, and general welfare of the citizens of the City;

4. The proposed amendment will not unduly impact the adequacy of public services and facilities intended to serve the subject zoning area and property than would otherwise be needed without the proposed change, such as, but not limited to, police and fire protection, water, sewer and roadways; and

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

Section 1. Amendment to Zoning Map. The Zoning Map is hereby amended by changing the zoning on the same approximately 88 acres from the A1 (Agricultural) to the M1 (Light Manufacturing) Zone; as per the legal description in "Attachment 1" and supporting documentation in Attachment 2, which are attached hereto, with the described property being hereafter subjected to the M1 (Light Manufacturing) Zone land use restrictions, limitations, and other requirements, as are stipulated for this zone.

Section 2. Amendment to General Plan Land Use Map. The General Plan Land Use Map is hereby amended by changing the general plan land use designation on approximately 88 acres, located at approximately 415 W. Factory Street, Garland, Utah, from Agricultural (A1) to Light Manufacturing (M1), as per the legal description in "Attachment 1", which is attached hereto.

Section 3. Severability. If any provision of this Ordinance is declared to be invalid by a court of competent jurisdiction, the remainder shall not be affected thereby.

Section 4. Effective Date. This Ordinance shall become effective immediately upon posting or publication as provided by law.

PASSED BY THE CITY COUNCIL OF THE CITY OF GARLAND, UTAH, THIS 17TH DAY OF MAY 2023.

CITY OF GARLAND

By: 
Linda Bourne, Mayor

ATTEST: 
Sharlet Anderson, Recorder



Voting by the City Council

	"YES"	"NO"
Donnie Howell	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Jeanette Atkinson	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Sharla Nelson	<input checked="" type="checkbox"/>	<input type="checkbox"/>
John Losee	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Tenia Allen	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Linda Bourne (if tied)	<input type="checkbox"/>	<input type="checkbox"/>