



ORDINANCE NO. O-24-03

AN ORDINANCE FOR PROPERTIES LOCATED ON 1000 EAST; AMENDING THE GENERAL PLAN LAND USE AND ZONING MAPS FOR APPROXIMATELY 2.71 ACRES FROM PUBLIC FACILITIES ZONE (PFZ) TO A RESIDENTIAL ZONE (R1) 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, the City initiated the rezoning of Parcel #s 06-67-0162 through 06-67-0169 and 06-067-0171 ("Property") located at along 1000 East, Garland, UT for, in part, a General Plan Land Use Map amendment ("General Plan Land Use Map Amendment") on approximately 2.71 acres from Public Facilities Zone (PFZ) to Residential (R1) zoning district; and

WHEREAS, the City provided specific mailed notification of the rezoning and scheduled public hearing dates to each of the affected properties, which are the residents in what is known as the Kiarra subdivision; and

WHEREAS, on August 13, 2024 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 September 4, 2024 concerning the 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 2.71 acres from the PFZ (Public Facilities Zone) to the R1 (Residential) 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 R1 (Residential) 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 2.71 acres, located at 1000 East, Garland, Utah, from Public Facilities Zone (PFZ) to Residential (R1), 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 4th DAY OF SEPTEMBER 2024.



By: 
Linda Bourne, Mayor

ATTEST: 
Sharlet Anderson, Recorder

Voting by the City Council

	"YES"	"NO"
Jeanette Atkinson	<input type="checkbox"/>	<input type="checkbox"/> absent
Sharla Nelson	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Joshua Munns	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Tena Allen	<input checked="" type="checkbox"/>	<input type="checkbox"/>
John Losee	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Linda Bourne (if tied)	<input type="checkbox"/>	<input type="checkbox"/>

Attachment 1
(Legal Description)

1000 E (Kiarra) Rezoning

LEGAL DESCRIPTION

All of Lot 1, Lot 2, Lot 3, Lot 4, Lot 5, Lot 6, Lot 7, and Lot 8 of the Kiarra Subdivision, Phase 2 as recorded in the Box Elder County recorder's office on 6/2/2021 as Entry No. 433928 Book 1475 Page 0680.

