

Garland City Corporation

Planning & Zoning Meetings

July 8, 2025

The Garland City Planning and Zoning meeting was held on July 8, 2025, at 7:00 pm at the Garland City Office with the following members:

Members Present:

Jared Lish
Thane Winward
Brent Deakin
Kristal Edwards, Recorder

Members Absent:

Chair Don Koyle
Wesley Thompson

Thane called the meeting to order at 7:06 p.m.

Jared motioned to approve the minutes from June 10, 2025. Brent Deakin seconded the motion, with all members present voting in favor of the motion.

Review & Consideration of Site Plan Approval for Garland Event Center

Valerie, City Planner, reported that the site plan for the new Garland City Event Center is ready for review and possible action. She reported that the study was completed and the anticipated parking demand at the event center. A discussion ensued regarding the parking occupancy. Braden Capener reported he is anticipating small to medium events and is catering to smaller-sized events.

Public Hearing on the City's Annexation Policy

Valerie reported that she is still in the process of revising the city's annexation plan and advised to table this item. Valerie reported that there will be upcoming public hearings for the Planning Commission and City Council. A discussion ensued regarding the meeting dates. The next public meeting for the planning commission will be held on August 12, 2025.

Public Hearing on Revisions to City's Engineering Standards

Paul Taylor, Interim City Engineer, and Valerie reported the proposed City Engineering Standards draft. There were discussions on street lights, parking strip landscaping, including tree code, and retention and detention basins for subdivisions. The Commission provided their comments and suggestions for revisions. Paul will revise the standards and have them ready for the next Planning Commission meeting. Jared motioned to table agenda items 4 and 5, Annexation Policy and the City Engineering Standards, until revisions are completed. Brent seconded the motion, with all members present voting in favor of the motion.

Discussion and Possible Action on GOEO Rural Opportunities Grant Annual Report 2025

Valerie reported that the city was awarded \$300,000 for West Factory Street and that the road is complete to accommodate traffic. She reported that we need to submit the final report but the report needs to go before the Planning Commission for a vote. Jared motioned to accept the report so that Valerie could send it off to GOEO. Brent seconded the motion, with all members present voting in favor of the motion.

Discussion on Street Tree Code

The street tree code was previously discussed above.

Discussion on Shed and Auxiliary

A brief discussion ensued where the conversation ended last Planning Commission meeting regarding sheds being a certain distance from the property line and fire code. Thane noted that he would like to see a punch list outlining shed requirements. Valerie noted that Tyler Seaman, City Building Inspector, would be the appropriate person to provide those details. Thane also noted that he would like to revise the current rules on the shed and auxiliary buildings to make them more specific.

Future Agenda Items:

- Codes for Rental Detached Accessory Dwellings
- Shed Auxiliary Buildings Requirements

Jared Lish motioned that the Planning and Zoning meeting adjourn, and Brent Deakin seconded the motion with all members present voting in favor of the motion.

The meeting adjourned at 8:30 p.m.

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



Kristal Edwards, Recorder