

Garland City Corporation Planning & Zoning Meeting & Public Hearings November 11, 2025

The Garland City Planning and Zoning meeting was held on November 11, 2025, at 7:00 pm at the Garland City Office with the following members:

Members Present:

Chair Don Koyle
Wesley Thompson
Brent Deakin
Thane Winward
Jared Lish
Kristal Edwards, Recorder

Thane called the meeting to order at 7:02 p.m.

Jared motioned to approve the previous minutes that were approved as September 9th, to the corrected date of September 2, 2025, and minutes from October 14, 2025. Wesley seconded the motion. The motion passed unanimously.

Public Hearing, Consideration, Action on Rezoning of 657 West Factory St

Thane called the Public Hearing to order. Lance Rose expressed his appreciation for the input from the community at the previous hearing. He noted that they listened to the feedback, completed requests by the city, and are now in compliance and see no issue with the Residential rezone request.

Valerie reported that several questions remain unanswered because the city is still conducting its utility plan studies. She also noted that the City's five-year no-cut policy presents challenges for future development. It was noted that any future subdivision requests may be denied until the studies are complete, except for those that have previously been approved. Valerie noted that she has been requesting these studies from the city for three years, and only now has the city begun conducting them.

The meeting was opened to public comments.

Mont Rose questioned whether any new subdivisions have connectivity to the sewer. Valerie noted that the city must service previously approved projects.

John Losee noted that it would make sense to allow single-family homes and listened to what the residents had requested. In addition, he noted that the Public Works Director, Travis, reported the sewer press is working fine.

Brodie Calder expressed that he is in favor of this rezone.

The Public Hearing was closed. Don Koyle joined the meeting. Thane called for any further discussion. Jared motioned to approve the rezoning request for 657 West Factory Street from the Agriculture zoning district to the R-1 Residential zoning district. Wesley seconded the motion. The motion passed unanimously.

Public Hearing, Consideration, Action on Garland City Text Amendment

Chair Koyle called the Public Hearing to order.

Valerie presented an overview of the Garland City Code Text Amendments related to the creation of Title 12 Adequate Public Facilities Ordinance. A discussion ensued with Thane and Valerie on the requirement process.

The meeting was opened to public comments.

Sharla Nelson noted that when this is implemented and when a citizen purchases property that would need to be rezoned, the city could provide them with this ordinance, which will result in saving time and money for all. Valerie agreed.

John Losee expressed that he understands Thane's thoughts and expressed the perspective of a developer.

Brodie Calder expressed his understanding of Valerie's report and noted the importance of the city understanding its capacity and potential capabilities for future development, as well as any revisions to submitted development plans.

A brief discussion ensued regarding the comparison between residential and commercial/industrial rezoning.

Jon Powell expressed that he would like to know up front in the beginning stages whether the city has capacity. He noted that he is in favor of this text amendment.

The Public Hearing was closed. Don called the regular meeting back to order.

Thane noted that he does not agree with the steps restricting too much and too many times.

Jared motion to approve the Adequate Public Facilities Ordinance (APFO). Brent seconded the motion. The motion carried with all in favor; Thane abstained.

Wings Subdivision

Valerie reported that this project has been an existing project and that the final plat was submitted, which will go before the department review committee for review. Linda Bourne noted that the correct address is 13200 North 6000 West. Thane motioned to approve the preliminary plat for Wings Subdivision. Jared seconded the motion. The motion passed unanimously.

Commercial/Industrial Zoning

Wesley provided a detailed overview of commercial and industrial zoning. He noted several differences between the two and examples of each. He suggested to add in subcategories to each zoning based on the type of business. A discussion ensued.

Request for Future Agenda Items

- AUD
- Neighborhood Commercial Zone

Thane motioned to adjourn the meeting at 8:25 pm. Brent seconded the motion. The motion passed unanimously.

The meeting adjourned at 8:25 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