

Garden City City Council Meeting

April 13, 2026

Upon review of Ordinance 1051-26 and Resolution 1245-26, Councilmember Wendy Carver-Herbert provided notes to staff requesting clarification or possible revision. The following is a summary of those notes prepared by and used by Councilmember Carver-Herbert during the April 13, 2026 City Council meeting. Original notes will be retained on file.

Referenced Page numbers are the City Council Packet page numbers referenced in red.

Ordinance 1051-26

- Appeals vs. Reconsideration – Clarify when each applies, the standards for review, and when reconsideration becomes available. A plain-language explanation may also help the public understand the distinction.
- Definitions – Provide clearer definitions for key terms, particularly “good cause” (red pages 47–49) and “standing” (red page 49).
- Public Noticing Table (8-6A-3) – red page 58
Consider moving to the resolution, since some requirements apply only when the City initiates an application. Also recommend clarification of radius notice requirements.
- Failure to Notify – red page 61
Concern about the phrase “provided the spirit of the procedure is observed.” LLUPA generally requires notice procedures “shall be met,” so the current wording may be too subjective.
- Calendar vs. Business Days – red page 65
Clarify which applies throughout the ordinance to avoid confusion or create a note that all days refer to calendar days unless otherwise noted.
- State Law Alignment – Ensure upcoming state land use and housing laws are reflected where attached dwelling units and manufactured homes are referenced.
- “Scale and Intensity” Language – Recommend retaining these terms until the new medium-density (R-M) zoning district is adopted, as they may currently provide guidance in neighborhoods where excessive height or massing is not intended. – red page 69

Resolution 1245-26

- **17-Day Response Window** – red page 148, 153, 154, 158 (check other references)
Concern that **17 days after a neighborhood meeting** may be too short when information is limited and projects may evolve later in the process, leaving no mechanism for additional response.

- Standing – red page 149
Clarify whether the language adequately defines standing for purposes of appeal and judicial review. Is there a difference between party of interest and someone with standing?
- Alternative Forms of Notice – Red page 149
Clarify how notice applies when multiple properties are involved but are not adjacent.
- Property Posting Materials – red page 151
Consider allowing alternative posting materials that may be more affordable while still meeting notice requirements.
- Definition of “De Novo” Review – Red pages 155-156
Provide a clear explanation of de novo in this context.
- Remote Testimony – red page 165
Clarify how required identifying information is provided when testifying remotely.
- Timeframes – red page 166
Additional clarification of applicable timeframes may be helpful.