

Jenah Thornborrow

From: Curt Fransen <gcfrnsn@gmail.com>
Sent: Wednesday, July 15, 2026 10:58 AM
To: planning
Subject: SAP2026-0001 UPDATE

Follow Up Flag: Follow up
Flag Status: Flagged

My name is Curt Fransen. My wife and I have resided at 3844 N. Willowbar Lane, Garden City since 2011. Our home is located at the very downstream end of the Waterfront District along the Greenbelt, north and east of the ACHD maintenance yard.

I request that the Commission continue this matter to a future date to allow the public an opportunity to review and comment on DRAFT 4 of this Application.

Draft 4 was provided to me, as a requesting interested party, by email last Thursday at 3:33pm, July 9, 2026. Per the Official Notice of a Public Hearing provided in this matter, the deadline to submit written comments is two weeks before a hearing and the deadline to submit written testimony is seven days before a hearing. Both deadlines passed before Draft 4 was made available on July 9, 2026. Accordingly, the requesting interested parties have not had an opportunity to provide written input as required by Garden City Public Meeting and Hearing Policy, Resolution 1245-6 and City Ordinance.

Moreover, as of this morning, July 14, 2026, neither Draft 4 nor Staff Report 4 are available on Garden City's Active Applications web pages. (See the screenshot appended below). Therefore the general public has had no opportunity to even see Draft 4, much less an opportunity to review it and provide written comment or testimony. I attempted to call the Planning Department about this oversight and other questions on Monday, July 13, but was only able to reach voicemail.

The failure to allow for the public an opportunity to review and provide written comment or testimony about Draft 4 is not inconsequential. Even a cursory review of Draft 4 demonstrates significant changes from previous drafts that significantly impact owners within the proposed SAP and residents of the surrounding neighborhoods. These changes include maximum building heights, provisions regarding connection of Adams Street, density requirements, existing neighborhood compatibility, open public space, and greenbelt adjacency provisions.



Any proposed zoning ordinance must be in conformance with the City's Comprehensive

Additional information and future updates process moves forward.

Please inform this process by taking this [survey](#).

Planning and Zoning Hearing: May 20, 2026
a Date Certain of July 15, 2026 at 6:30 pm.

City Council: July 13, 2026 at 6:00 pm (anticipating August 10, 2026).

[Neighborhood Meeting Presentation 04-22-2026](#)

- [SAPFY2026-0001 Application](#)
- [SAPFY2026-0001 DRAFT 1 Heron Commons 050520](#)
- [SAPFY2026-0001 DRAFT 2 Heron Commons Option](#)
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