



**CITY OF GOODLAND**  
**PLANNING COMMISSION AGENDA**  
MONDAY, FEBRUARY 13TH, 2023 AT 6:00P.M.  
CITY HALL, 204 W. 11<sup>th</sup> ST., GOODLAND, KS

- 1. Call to Order**
  - a. Roll Call
- 2. Public Comment**
- 3. Site Plan Review 1103 Main St.**
- 4. Site Plan Review 821 W 19<sup>th</sup> St.**
- 5. Review Current Comprehensive Plan Update October 2000 for the City of Goodland – Chapters 1 thru 3**

With new commissioner on board and as requested by Planning Commissioners at last meeting.
- 6. Reports**
  - A. Planning Commissioners
  - B. Staff
- 7. Minutes**
  - a. January 14, 2023 Minutes
- 8. Adjournment**



City of Goodland  
204 W. 11<sup>th</sup> Street  
Goodland, KS 67735

## MEMORANDUM

TO: Planning Commissioners  
FROM: Kent Brown, City Manager  
Jeff Dinkel, Building Official  
DATE: February 13, 2023  
SUBJECT: Agenda Report

### Agenda Items

**Discussion on Site Plans.** Sec. 19-1302. – Applicability - The Building Official shall require that all applications for building permits for new buildings or expansion of any existing buildings in multifamily, commercial and industrial zoning districts be subject to Site Plan Review in accordance with these regulations.

### 3. Site Plan Review 1103 Main St.

Building Official Dinkel has received a completed plan set as well as a completed site plan review form. The submitted site plan is now presented for formal approval.

**Sections 19-456, 19-1302 & 19-1303 and Article 12 of the Procedures manual are included here:**

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### Sec. 19-456. - "C-2" Central business district.

11.Site Plan Review: Development in the "C-2" District shall be subject to site plan review requirements, procedures and design guidelines.

### Sec. 19-1302. - Applicability.

The Building Official shall require that all applications for building permits for developments in the multifamily, commercial and industrial zoning districts be subject to Site Plan Review in accordance with these regulations, . . . Site Plan Reviews shall be performed by the Building Official, and submitted to the Planning Commission for approval if in conjunction with a public hearing.

**Sec. 19-1303. - Site plan review.**

The Planning Commission shall perform their review at the next regularly scheduled meeting of the Planning Commission for which the item may be scheduled and shall adjourn and reconvene as is determined necessary.

**Article 12 of the City of Goodland Procedures Manual**

Review of the site plan shall be performed by the Building Official or the city’s planning consultant and submitted to the Planning Commission for approval. The Planning Commission shall perform their review of the site plan and staff findings at the next regularly scheduled meeting of the Planning Commission for which the item may be scheduled and shall adjourn and reconvene as is determined necessary.

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The building official has completed the site plan review with his assessment and included in the agenda packet. There are no changes to the outside elevation of the building on either the east or west sides. *Staff will request the planning commission to make a motion to APPROVE or DENY the site plan form as submitted and reviewed by the Building Official.*

*RECOMMENDED MOTION: “I move that we approve the site plan review for 1103 Main St. completed by the Building Official.”*

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**4. Site Plan Review 821 W 19th St.**

Building Official Dinkel has received a completed plan set as well as a completed site plan review form. The submitted site plan is now presented for formal approval.

Sections 19-456, 19-1302 & 19-1303 and Article 12 of the Procedures manual are included here:

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**Sec. 19-455. - "C-1" General business district.**

11. Site Plan Review: Development in the "C-1" District shall be subject to site plan review requirements and procedures.

**Sec. 19-1302. - Applicability.**

The Building Official shall require that all applications for building permits for developments in the multifamily, commercial and industrial zoning districts be subject to Site Plan Review in accordance with these regulations, and for redevelopment in the following circumstances: if the redevelopment enlarges the size of the original structure by more than 1,500 square feet. Developments shall be encouraged to implement the objectives of the Future Land Use Plan to foster compatibility among land uses in the City of Goodland. Site Plan Reviews shall be

performed by the Building Official, and submitted to the Planning Commission for approval if in conjunction with a public hearing.

**Sec. 19-1303.** - Site plan review.

The Planning Commission shall perform their review at the next regularly scheduled meeting of the Planning Commission for which the item may be scheduled and shall adjourn and reconvene as is determined necessary.

The applicant may appeal a site plan review determination to the City Commission for approval in the event that an applicant alleges that there is an error in any order, requirement, decision or determination made by the Building Official or the Planning Commission in the enforcement of Site Plan Review. The request for review by the City Commission shall be accompanied by a complete description of the error(s) alleged.

**Article 12 of the City of Goodland Procedures Manual**

Review of the site plan shall be performed by the Building Official or the city’s planning consultant and submitted to the Planning Commission for approval. The Planning Commission shall perform their review of the site plan and staff findings at the next regularly scheduled meeting of the Planning Commission for which the item may be scheduled and shall adjourn and reconvene as is determined necessary.

=====

**The building official has completed** the site plan review with his assessment and included in the agenda packet. Staff will request the planning commission to make a motion to APPROVE or DENY the site plan form as submitted and reviewed by the Building Official.

*RECOMMENDED MOTION: “I move that we approve the site plan review for 821 W. 19<sup>th</sup> St. completed by the Building Official.”*

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**Discussion**

**5. Review Current Comprehensive Plan Update October 2000 for the City of Goodland – Chapters 1 thru 3**

Planning Commissioner McKenzie requested a review of this item.

**7. Reports:**

A. Planning Commissioners

The Chair will ask each Planning Commissioner for their comments or questions for staff on any other topic not on the agenda at this time.

B. Staff – Upcoming items

**8. Minutes:**

A. 1-10-2023 Planning Commission Meeting Minutes

Staff recommends approval of the Meeting Minutes with any changes requested by the commission.

*RECOMMENDED MOTION: I move that we approve the planning commission meeting minutes of January 10, 2023.*

## City of Goodland Planning Commission Minutes

1/10/2023

### 1. CALL TO ORDER:

The January 10, 2023 meeting of the Planning Commission was called to order at 6:00 p.m. Planning commissioners in attendance: Grady Bonsall, Dennis Snethen and Matt McKenzie. Wallace Hansen was absent. Staff in attendance: Kent Brown, City Manager and Jeff Dinkel, Building Official. Breanne and Curtis Penrod were in attendance to present the Goodland Tech site plan.

### 2. Public Comment

There was no public comment

**3. Discussion on Site Plans.** Sec. 19-1302. – Applicability - The Building Official shall require that all applications for building permits for new buildings or expansion of any existing buildings in multifamily, commercial and industrial zoning districts be subject to Site Plan Review in accordance with these regulations.

- a. Goodland Tech – 1205 Main St. – redesign building – updated plans.

Breanne presented the plans of the existing building that were included in the agenda packet. In addition, she reviewed the building plans that were submitted. Breanne commented on the parking study done for the application. She stated that there 103 spaces around the building within one block in every direction. She said there were 62 offices in the proposed building. Chairman McKenzie stated he was surprised at the number of spaces located within that proximity. Commissioner Snethen stated he owns the lot on 12<sup>th</sup> Street just 1 block east of the property under consideration.

Breanne stated that the permit set included the facades. Chairman McKenzie reviewed the east and west facades and entrances as part of the permit set. Breanne reviewed the required sheet for egress and the windows that were 5 foot from the property line. Breanne also reviewed the ADA requirements. Breanne then moved on to the rest of the permit set documents including demolition, offices, roofing, utilities and drainage. Private and public entrances were identified on the back (or east) elevation. McKenzie asked if there would be additional traffic in the alley. Curtis stated that there would be two parking spaces off of the alley; but, not a huge increase of traffic in the alley.

City Manager Brown reviewed the site plan review completed by Building Official Dinkel and also what is the request for action by the Planning Commission. City Manager Brown reminded the Planning Commission of Section 19-1306 of the Municipal Code.

**Sec. 19-1306. - Standard of review.**

The recommendations of the Building Official shall be based on the following standards:

A. The extent to which the proposal conforms to the previous sections of these regulations.

Yes

B. The extent to which the development would be compatible with the surrounding area and the Development Guidelines of this Article.

Yes – obviously using a current building and adding to it.

C. The extent to which the proposal conforms to the provisions of the City's Subdivision Regulations.

Yes – no concerns.

D. The extent to which the proposal conforms to customary engineering standards used in the City.

Yes

E. The extent to which the location of streets, paths, walkways, and driveways are located so as to enhance safety and minimize any adverse traffic impact on the surrounding area.

Yes – keeping the wide sidewalk in front. Access on two different sides.

Building Official Dinkel agreed that they met these standards.

**Sec. 19-1307. - Development guidelines, commercial and industrial districts.**

Building Official Dinkel reviewed the submission for the guidelines including form and proportion of buildings, rhythm of structural mass to voids, large buildings, architectural design create visual design (have done), adding glass, careful consideration of materials, substantial amounts of masonry (have done), corrugated metal complemented with other types. The plans submitted meet these criteria for Building Official Dinkel.

City Manager Brown then reviewed the role of the planning commission for this site plan review. Section 19-1302 Site Plan Reviews shall be performed by the Building Official, and submitted to the Planning Commission for approval if in conjunction with a public hearing. City Manager Brown stated that the Planning Commission should have a motion to approve if they agree with the building official's review of the site plan.

Chairman McKenzie reviewed the building official's review and the no's that were included in his review. Commissioner Bonsall confirmed the access and exits for fire department.

Chairman McKenzie made a motion to approve the site plan review completed by Building Official Dinkel, seconded by Commissioner Snethen. Motion carried unanimously.

City Manager Brown asked what is the estimated time to complete construction. Curtis stated that phasing of the plan needed to be completed; but, they were looking at approximately one year.

#### **4. Review Current Comprehensive Plan Update October 2000 for the City of Goodland – Chapters 1 thru 3**

Chairman McKenzie stated items 4 and 5 were on the agenda for the new Commission member who was not in attendance and recommended to table the items.

#### **5. Review Zoning Ordinance – Article 4 District Regulations and Zoning Map**

Chairman McKenzie stated items 4 and 5 were on the agenda for the new Commission member who was not in attendance and recommended to table the items.

#### **6. Reports**

- A. Planning Commissioners
- B. Staff

Building Official Dinkel stated that a building would be built on 19<sup>th</sup> St. behind the Asam Hotel. In addition, the building addition at the college. Finally, Dinkel mentioned the building codes that were being reviewed by the Builder's Board.

#### **7. Minutes**

##### **a. December 20, 2022 Minutes**

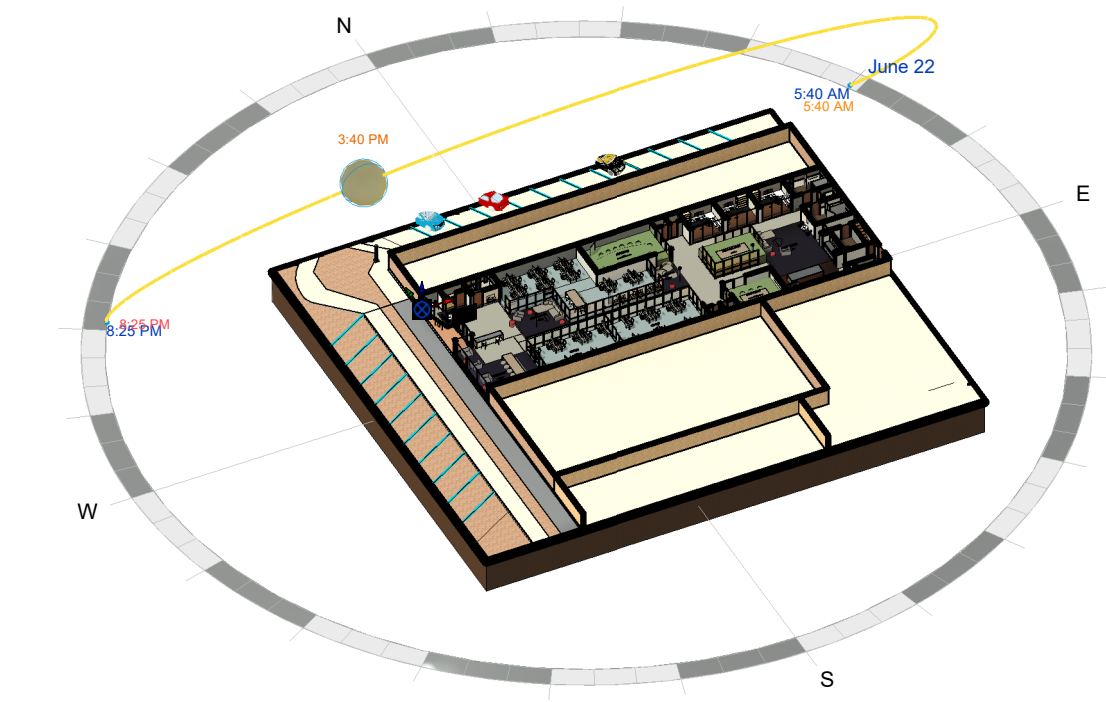
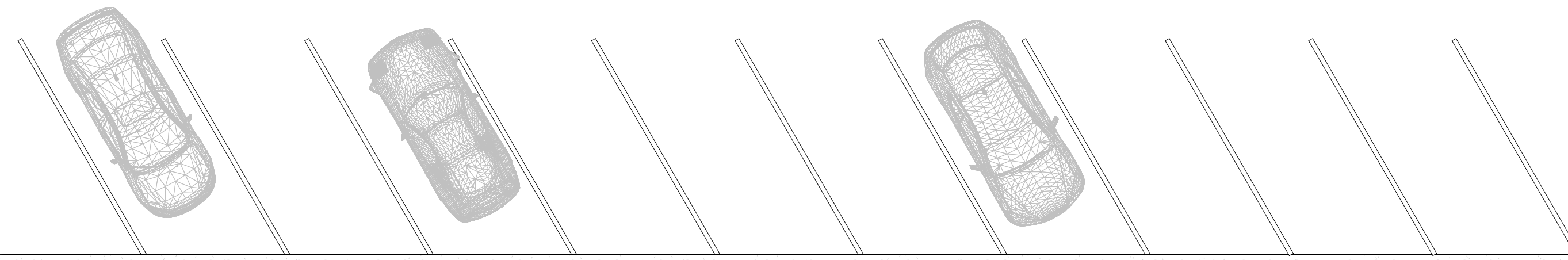
Commissioner Bonsall moved, seconded by Commissioner Snethen, to approve the minutes as presented. Motion carried unanimously.

#### **8. Adjournment**

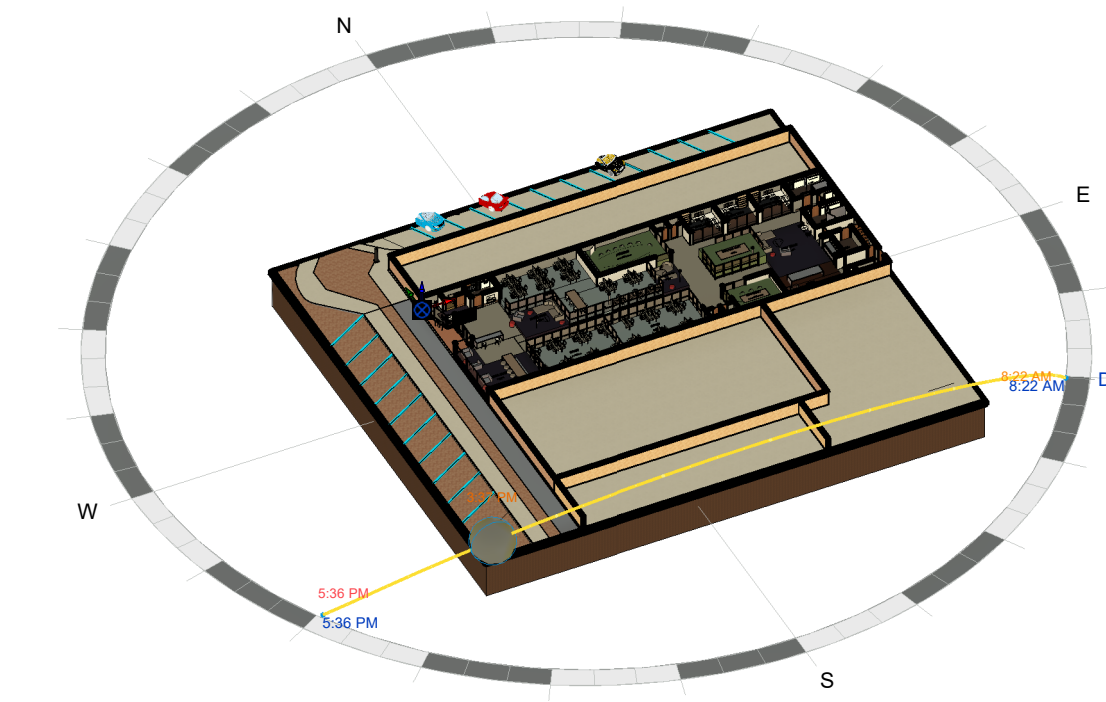
Commissioner Bonsall motioned to adjourn, seconded by Commissioner Snethen. Motion passed unanimously. The meeting was adjourned at 6:32 p.m.



ELEVENTH STREET

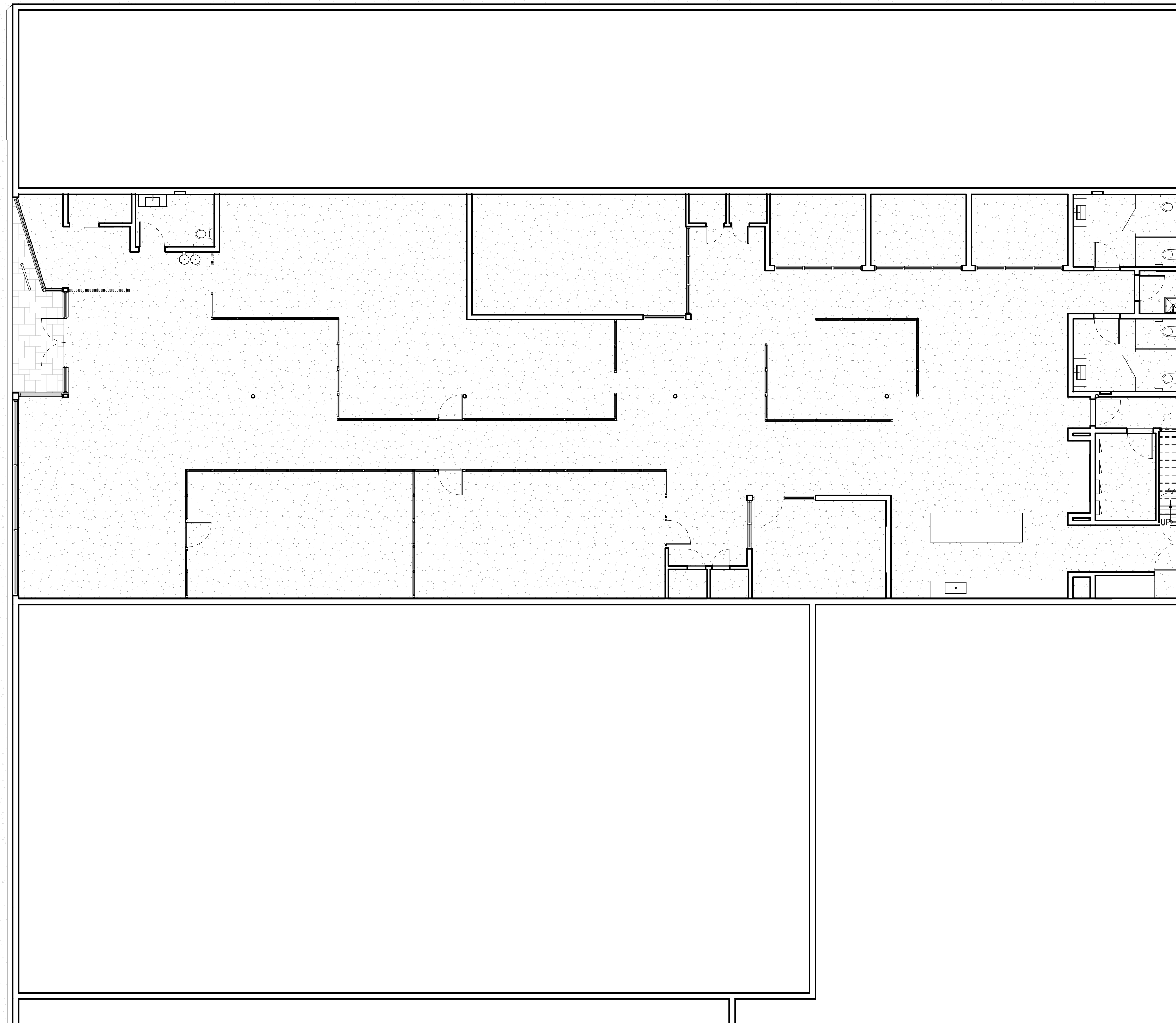
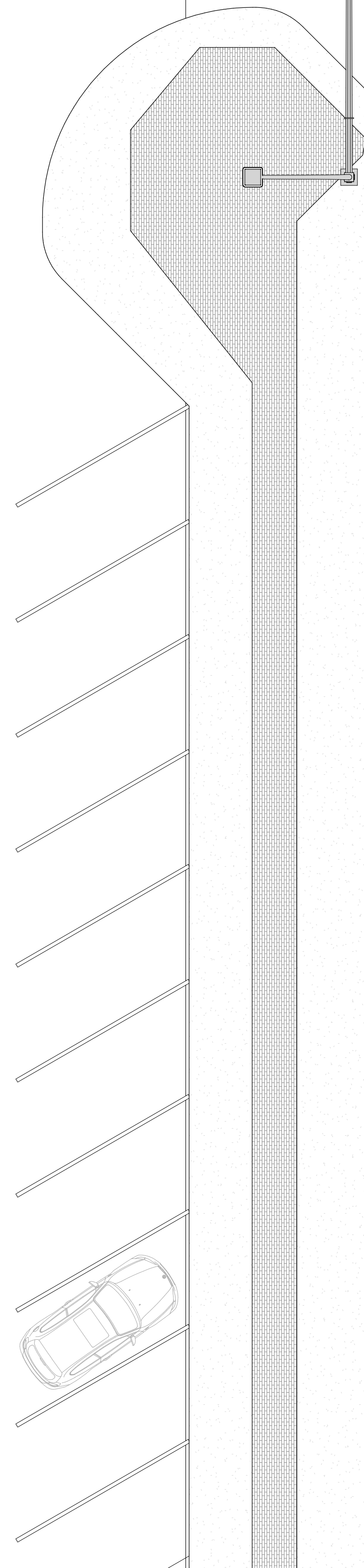


SOLAR STUDY - SUMMER

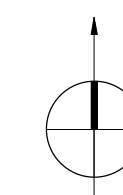


SOLAR STUDY - WINTER

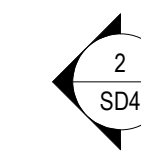
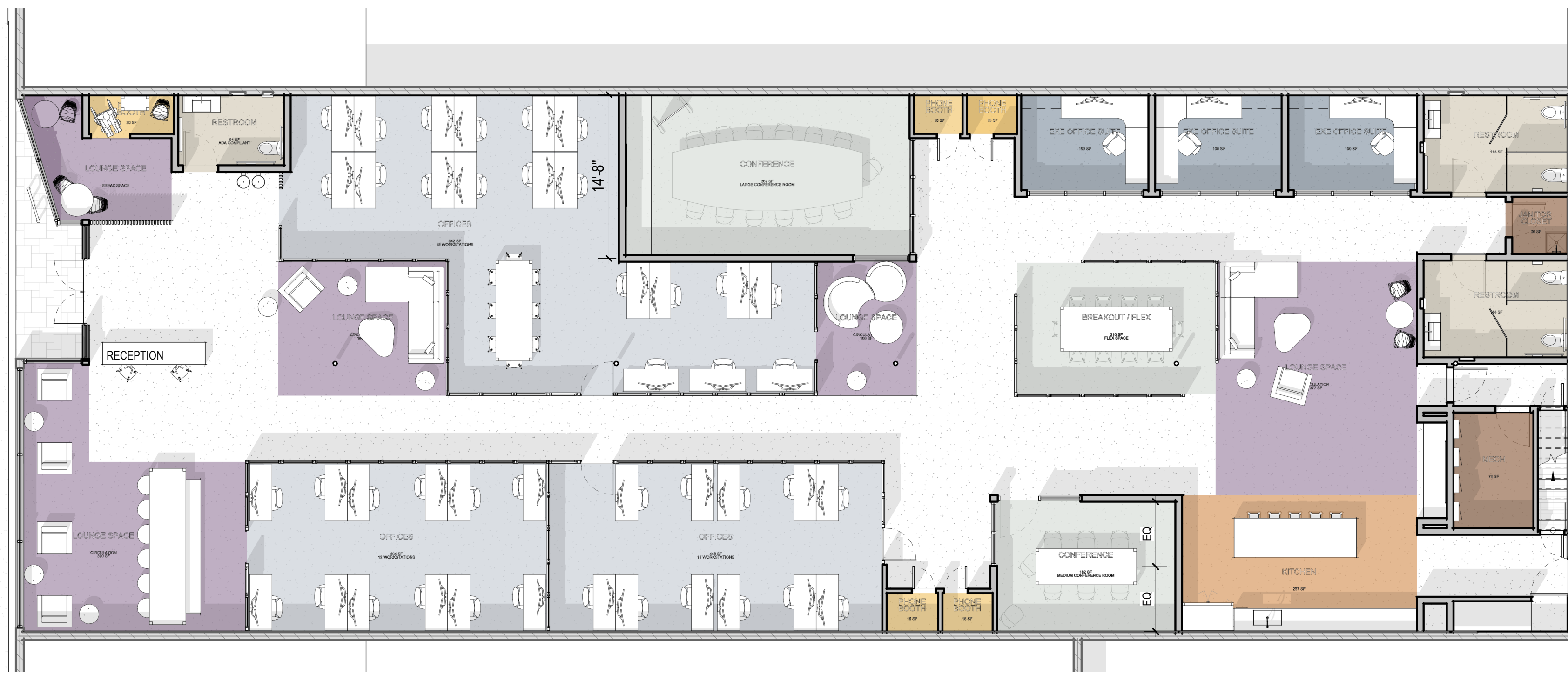
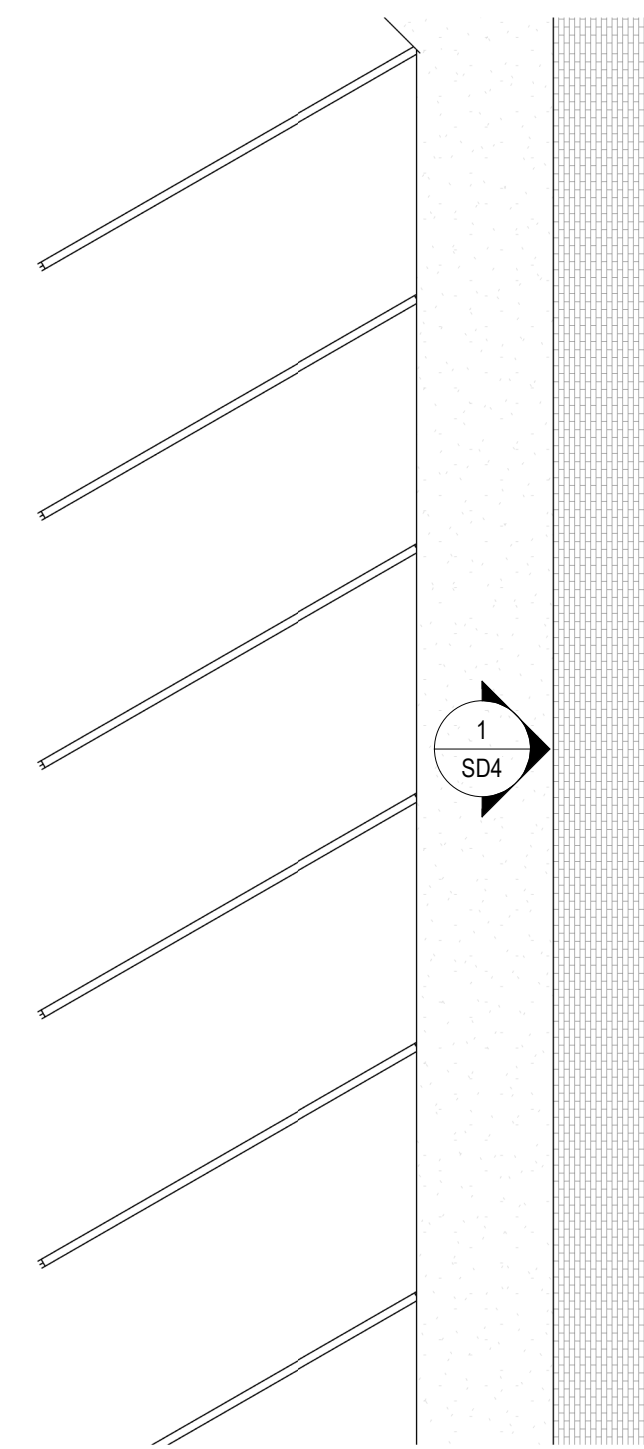
MAIN AVENUE



ALLEY



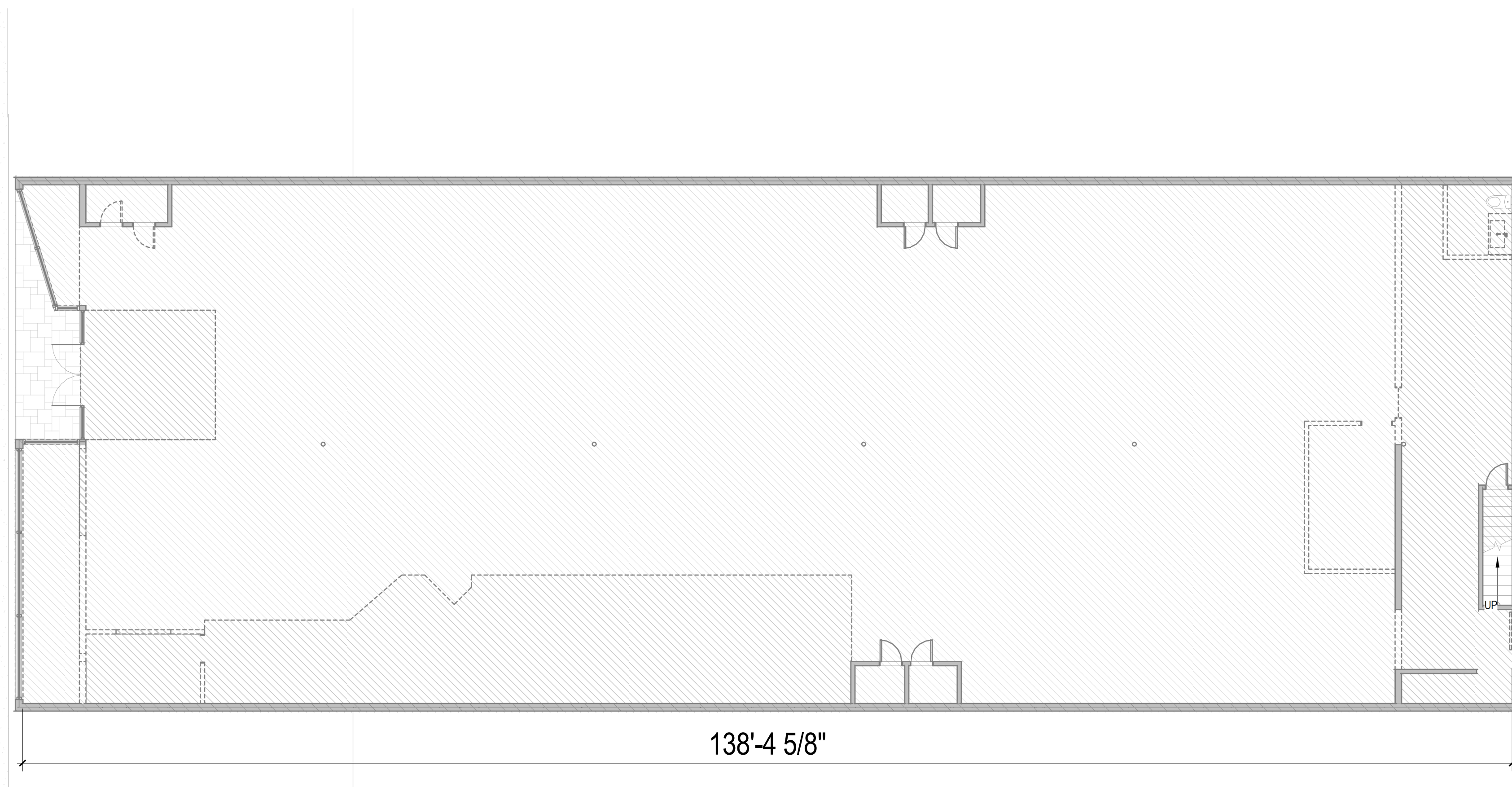
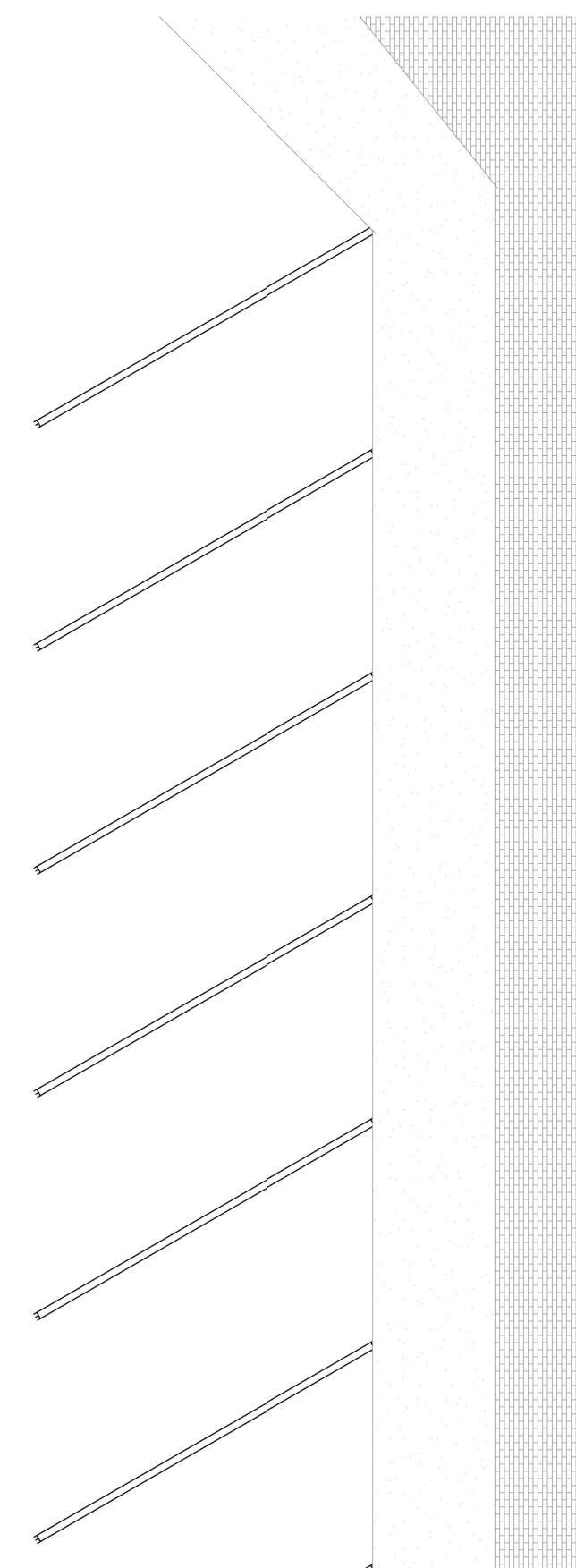
MAIN AVENUE



ALLEY

2 Proposed Floor Plan  
1/8" = 1'-0"

MAIN AVENUE



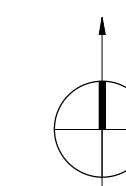
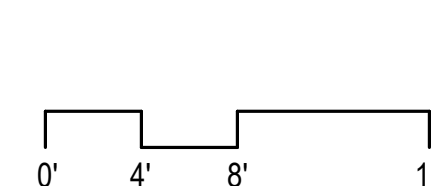
48'-2"

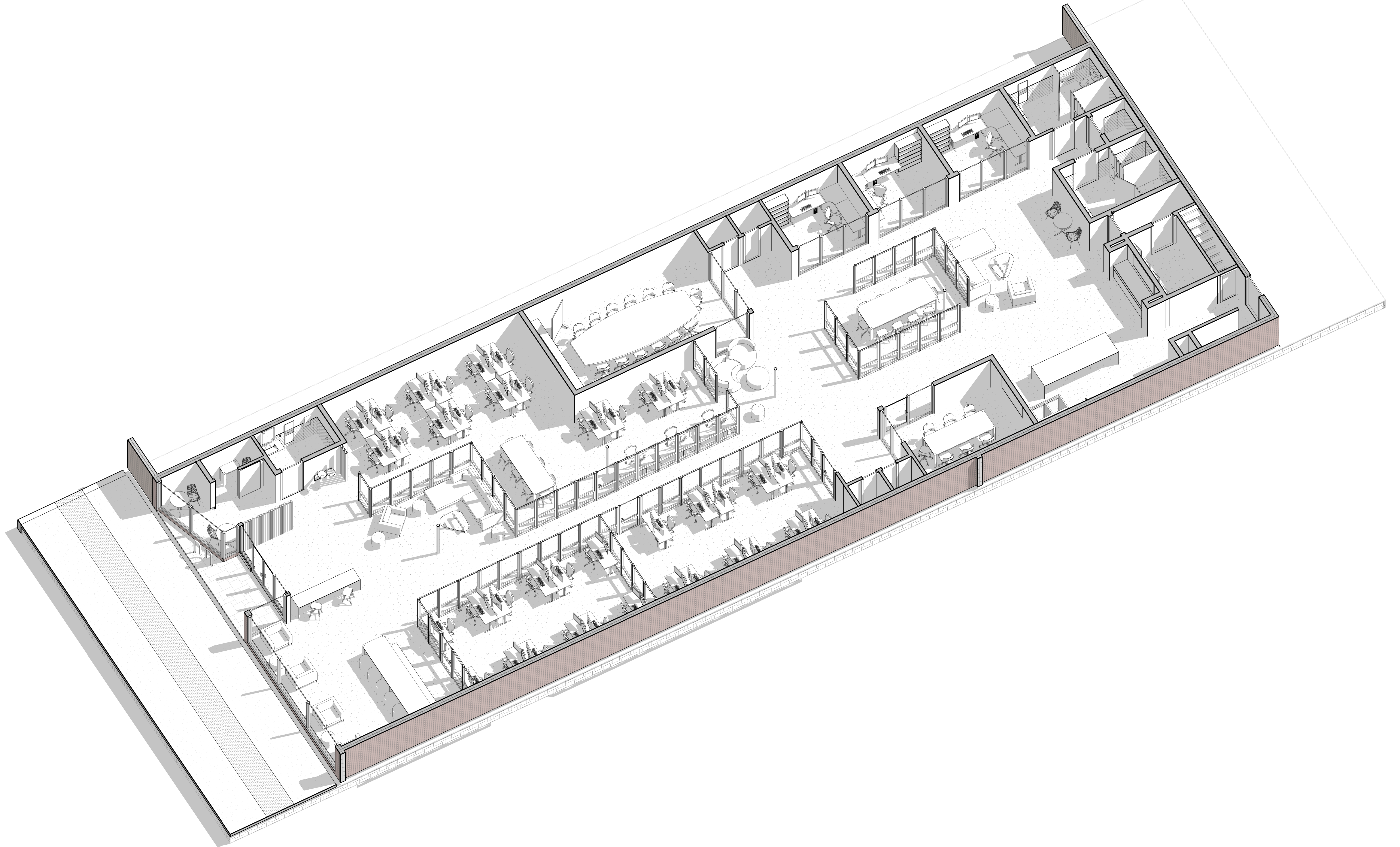
ALLEY

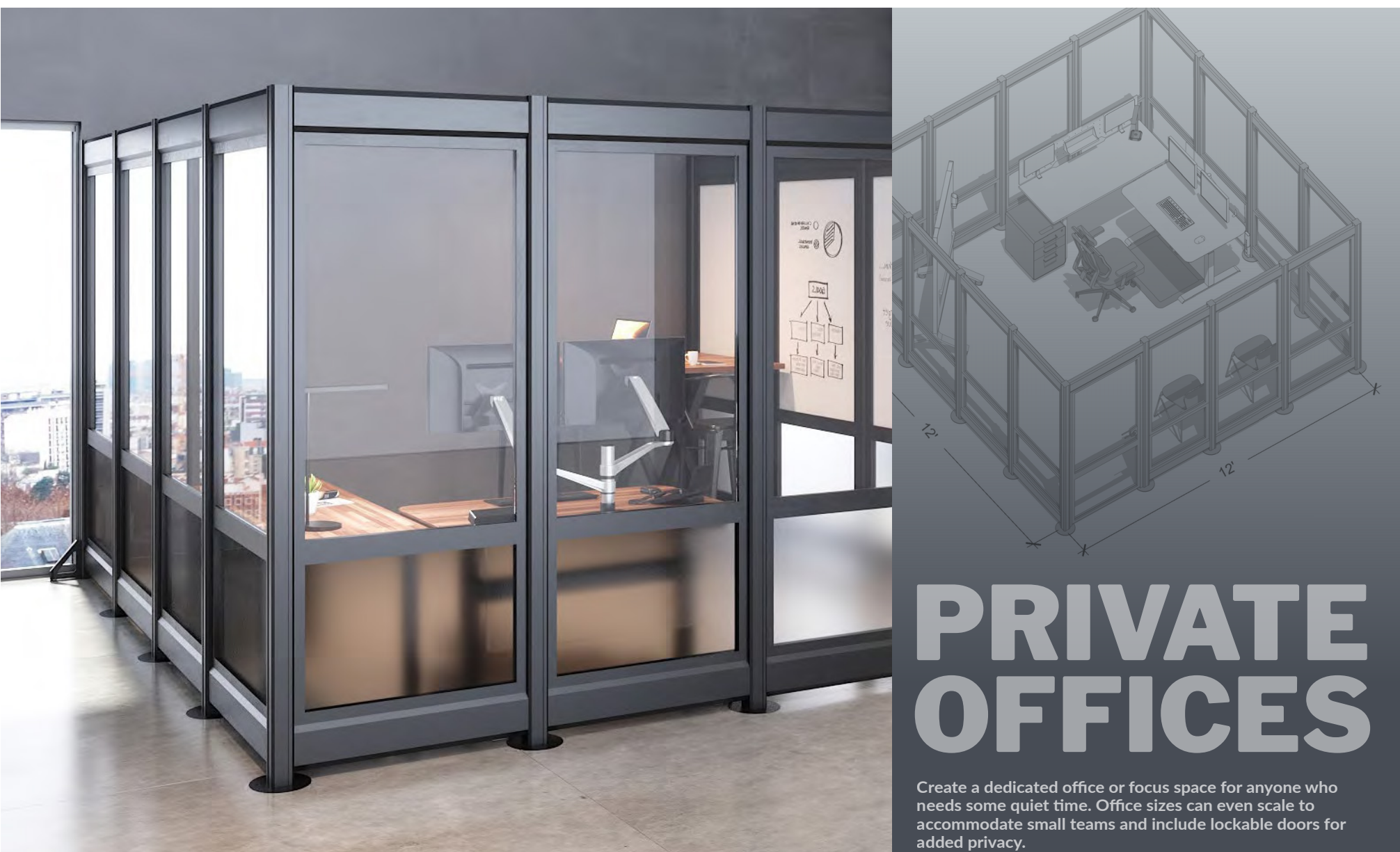
138'-4 5/8"

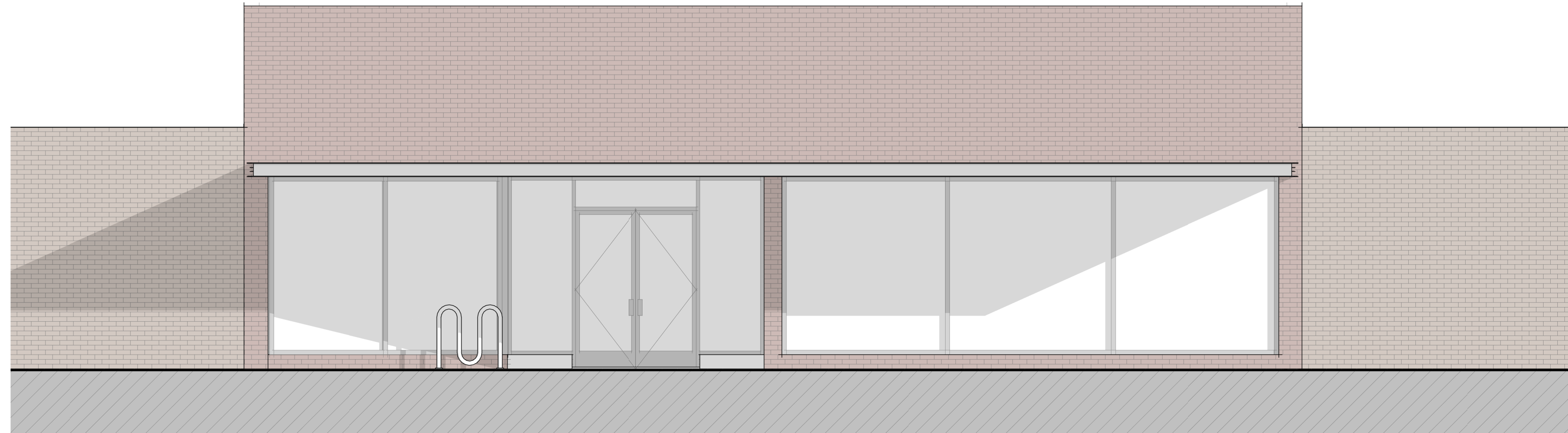
1 Existing & Demo Floor Plan  
1/8" = 1'-0"

AREA	
MAIN LEVEL EXISTING BUILDING	6,500 SF
MAXIMUM OCCUPANCY CALC	49
FIXED WORKSTATIONS	
EXECUTIVE FIXED WORKSTATIONS	3
FIXED WORKSTATIONS	42
TOTAL FIXED WORKSTATION SEATS	45
PHONE BOOTHS	5
CONFERENCE ROOMS	
LARGE CONFERENCE ROOM	1
MEDIUM CONFERENCE ROOM	1
BREAKOUT / FLEX SPACE	1
TOTAL CONFERENCE ROOMS	3



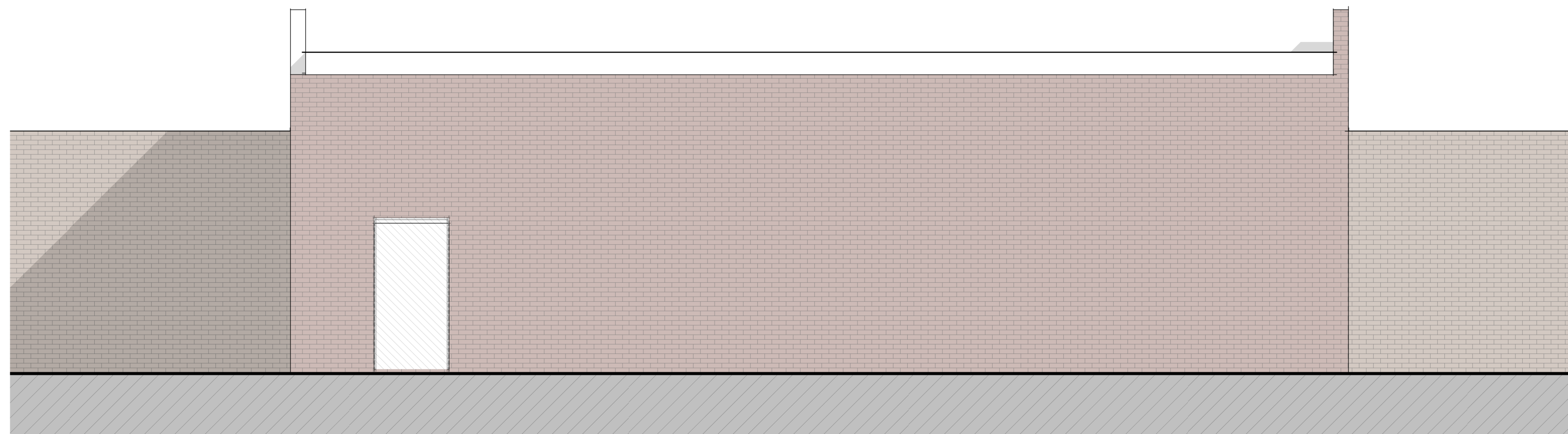






**West Elevation (No Change)**

1/4" = 1'-0"



**East Elevation (No Change)**

1/4" = 1'-0"

## City of Goodland, Kansas: Site Plan Review – Supplemental Sheet

1. Does the proposal conform with the provisions of the City's Zoning regulations?
  - a. Yes. Our proposed use is business office space, which is a commercial zoning use.
2. Will the development be compatible with the surrounding area?
  - a. Yes. The surrounding area is all zoned commercial, C-2.
3. Does the proposal conform with the provisions of the City's Subdivision Regulations?
  - a. Yes. The proposed project is not within or creating any subdivision.
4. Does the proposal conform to the goals, objectives and policies of the Comprehensive Plan?
  - a. Yes. The proposed project supports the comprehensive plan, keeping with a commercial use in the downtown core area.
5. Does the proposal conform with the customary engineering standards used in the City?
  - a. Yes. Our proposed project conforms to the current code requirements for the City of Goodland.
6. Are the streets, paths, walkways, and driveways locating such that they enhance safety and minimize any adverse traffic impact on the surrounding area?
  - a. Yes. Our proposed project does not diminish or change the current street, path, sidewalk, or driveway and maintains the status quo with the existing downtown parking stock.
7. Have the proposed buildings, structures, walkways, roads, driveways, open space (if any), and parking lots been located to preserve existing off-site views and create desirable on-site views, conserve natural resources and amenities including prime agricultural land, minimize any present or future cost to the City and private providers of utilities in order to adequately provide public utility services to the site.
  - a. Yes. Our proposed Tenant Improvement project is to re-furbish the existing buildings interior while maintaining the status quo on the exterior.

**ARTICLE 12  
SITE PLAN REVIEW**

The Building Official shall require that all applications for building permits for new buildings or expansion of any existing buildings in multifamily, commercial and industrial zoning districts be subject to Site Plan Review in accordance with these regulations. Developments shall implement the applicable regulations and requirements specified in the Zoning Regulations, and shall be encouraged to implement the objectives of the City's Comprehensive Plan to foster compatibility among land uses in the City of Goodland.

**The provisions specified for site plan applications within this manual are only intended to be a summary of the requirements specified in the adopted zoning regulations for the City of Goodland. Developers should consult the applicable zoning regulations for a complete list of submittal requirements for site plan applications.**

An application fee and deposit shall be paid at the time the site plan application is submitted. The deposit shall be used to cover expenses incurred by the city in the processing and review of the application. If the city's processing and review costs exceed the amount of the initial deposit, the applicant shall be required to pay the additional amount.

In order to request approval of a site plan application:

1. The applicant shall first meet with the Building Official, the Director of Streets, the Director of Utilities, the city's planning consultant, and all other applicable city staff members to receive a complete explanation of the zoning requirement in question, the site plan application procedure and the application form and to discuss all relevant issues relating to the site plan application.
2. The applicant shall submit a completed site plan application form along with 10 copies of the proposed site plan and payment of the appropriate application fee and deposit. The Site Plan shall include data, details, and supporting plans which are found relevant to the proposal as specified in Article 12 of the City of Goodland Zoning Regulations. The number of pages submitted will depend on the proposal's size and complexity. The applicant shall make notations explaining the reasons for any omissions. **An application shall not be processed unless it has been fully completed, the site plan submitted and the application fee and deposit paid.**
3. Site Plans shall be prepared at a scale of 1-inch equals 20 feet, or appropriate scale. In addition, the site plan is required to comply with, but are not limited to, the Landscape and Buffer Requirements specified in Article 8 of the City of Goodland Zoning Regulations.
4. Review of the site plan shall be performed by the Building Official or the city's planning consultant and submitted to the Planning Commission for approval. The Planning Commission shall perform their review of the site plan and staff findings at the next regularly scheduled meeting of the Planning Commission for which the item may be scheduled and shall adjourn and reconvene as is determined necessary.

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CITY OF GOODLAND, KANSAS, - PROCEDURES MANUAL

Article 12 – Site Plan Review

CITY OF GOODLAND, KANSAS  
SITE PLAN REVIEW

Return Form To:  
Inspections and Code Enforcement Department  
City of Goodland  
204 W. 11<sup>th</sup> Street  
Goodland, KS 67735-0059  
(785) 899-4550  
(785) 899-4532 (fax)

For Office Use Only  
Case No. \_\_\_\_\_  
Filing Fee:   0    
Deposit:   0    
Dated Filed:   2-6-23  

APPLICANT INFORMATION:

Applicant: Goodland Tech Phone: 785.995.9444  
Address: 1202 Main Ave. Zip: 67735  
Owner: Goodland Holdings (Under Contract) Phone: 785.995.9444  
Address: 1202 Main Ave. Zip: 67735

PROPERTY INFORMATION:

Address of Property: 1103 Main Ave.

Legal Description: GOODLAND ORIGINAL TOWN, BLOCK 65, Lot 22 - 23.

Present Zoning Classification: C-2 Acreage: 0.16069789 (7000 S.F.)

Present Use of Property: Commercial Retail (Vacant)

Proposed Use of Property: Commercial Office Space

ADJACENT ZONING AND LAND USE:

	<u>Land Use</u>	<u>Zoning</u>
North	<u>Commercial Office</u>	<u>C2</u>
South	<u>Commerical Retail (Vacant)</u>	<u>C2</u>
East	<u>Commercial Retail (Vacant)</u>	<u>C1 ?</u>
West	<u>Commercial Retail</u>	<u>C2</u>

**CITY OF GOODLAND, KANSAS, - PROCEDURES MANUAL**

*Article 12 – Site Plan Review*

Does the proposed site plan meet the following criteria? If yes, attach a separate sheet explaining why (To be completed by the applicant).		Yes	No
1.	Does the proposal conform with the provisions of the City's Zoning regulations?	✓SD X	
2.	Will the development be compatible with the surrounding area?	SD X	
3.	Does the proposal conform with the provisions of the City's Subdivision Regulations?	✓SD X	
4.	Does the proposal conform to the goals, objectives and policies of the Comprehensive Plan?	✓SD X	
5.	Does the proposal conform with the customary engineering standards used in the City?	✓SD X	
6.	Are the streets, paths, walkways, and driveways located such that they enhance safety and minimize any adverse traffic impact on the surrounding area?	✓SD X	
7.	Have the proposed buildings, structures, walkways, roads, driveways, open space (if any), and parking lots been located to preserve existing off-site views and create desirable on-site views, conserve natural resources and amenities including prime agricultural land, minimize any adverse flood impact, ensure that proposed structures are located on suitable soils, minimize any adverse environmental impact, and minimize any present or future cost to the City and private providers of utilities in order to adequately provide public utility services to the site.	✓SD  X	

**ATTACHMENTS REQUIRED:**

- A. Site Plan Review Checklist
- B. 10 copies of site plan

\_\_\_\_\_  
Applicant's Signature

\_\_\_\_\_  
Date

**CITY OF GOODLAND, KANSAS  
SITE PLAN CHECKLIST**

Return Form To:  
 Inspections and Code Enforcement Department  
 City of Goodland  
 204 W. 11<sup>th</sup> Street  
 Goodland, KS 67735-0059  
 (785) 899-4550  
 (785) 899-4532 (fax)

For Office Use Only:  
 Date Filed: 2-6-23  
 Date of Meeting: 2-13-23  
 Filing Fee: 0  
 Deposit: 0

1. Name of Project: Goodland Tech - MasterCard
2. Location of Project: 1103 Main Ave.
3. Name of Owner: Goodland Tech (Under Contract)
4. Name of Person who Prepared the Site Plan: Breanne Penrod
5. Instructions:

The following checklist is to be completed by the Building Official. The Site Plan shall include the following data, details and supporting information which are found to be relevant to the proposal. All site plans shall be prepared by an architect or landscape architect registered in the State of Kansas, or by a professional engineer licensed in the State of Kansas. The number of pages submitted will depend on the proposal's size and complexity.

A. Site Plan Content Requirements: Does the Site Plan comply with or show the following?

	<u>Yes</u>	<u>No</u>
1. Name of the project, address, boundaries, date, north arrow and scale of the plan.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. Name and address of the owner of record, developer, and seal of the engineer, architect or landscape architect.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3. Name and address of all owners of record of abutting parcels.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4. All existing lot lines, easements, and rights-of-way. Include area in acres or square feet, abutting land uses and structures.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
5. The location and use of all existing and proposed buildings and structures within the development, including all dimensions of height and floor area, show all exterior entrances and all anticipated future additions and alterations, and typical elevations and building materials.	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**CITY OF GOODLAND, KANSAS, - PROCEDURES MANUAL**

*Article 12 – Site Plan Review*

	<u>Yes</u>	<u>No</u>
6. The location of all present and proposed public and private ways, driveways, sidewalks, ramps, curbs and fences. Location type and screening details for all waste disposal containers shall also be shown.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
7. The location of required parking areas including parking stalls, setbacks and loading and service areas.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
8. The location, height, intensity, and bulb type (e.g., fluorescent, sodium incandescent) of all external lighting fixtures. The direction of illumination and methods to eliminate glare onto adjoining properties.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
9. The location, height, size, materials, and design of all proposed signage.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
10. A landscape plan showing all existing open space, trees forest cover and water sources, and all proposed changes to these features including the size and type of plant material. Water sources will include ponds, lakes, brooks, streams, wetlands, flood plains, and drainage retention areas.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
11. The location of all existing and proposed utility systems including:		
a. sewer lines and manholes;	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. water lines and fire hydrants;	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. telephone, cable and electrical systems; and	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d. storm drainage system including existing and proposed drain lines, culverts, catch basins, head walls, end walls, hydrants, manholes, and drainage swales.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
12. Plans to prevent the pollution of surface or groundwater, the erosion of soil both during and after construction, excessive run-off, excessive raising or lowering of the water table, and flooding of other properties, as applicable.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
13. Existing and proposed topography shown at not more than two-foot contour intervals. All elevation shall refer to United States Geodetic Survey (U.S.G.S.) datum. No building shall be located in the 100-year flood plain.	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**CITY OF GOODLAND, KANSAS, - PROCEDURES MANUAL**

*Article 12 – Site Plan Review*

	<u>Yes</u>	<u>No</u>
14. Existing and proposed zoning district boundaries adjacent to the site's perimeter shall be drawn and identified on the plan.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
15. Traffic flow patterns within the site, entrances and exits, loading and unloading areas, curb cuts on the site and within 100 feet of the site.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
16. A detailed traffic study for mixed use and multi-tenant developments, or for developments in heavy traffic areas, if required by the Building Official, to include:		
a. The projected number of motor vehicle trips to enter or exit the site, estimated for daily and peak hour traffic level.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. The projected traffic flow pattern including vehicular movements at all major intersections likely to be affected by the proposed use of the site; and	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. The impact of this traffic upon existing abutting public and private ways in relation to existing road capacities. Existing and proposed daily and peak hour traffic levels, as well as road capacity levels, shall also be given.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>B. Design Standards:</b>		
1. Is the proposed development located in Downtown? <i>If the answer to letter B.1 above is no, go to letter C below.</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. Does the building roof top have at least two of the following features: Parapets concealing flat roofs and roof top equipment; overhanging eaves; sloped roofs; and three or more roof slope planes?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3. Except for meters, electric and telephone service pedestals, transformers, three-phase feeder lines, subtransmission and transmission lines (34.5kv and above), electrical substations and such other facilities as the utility may deem necessary to install utilizing "overhead" type construction, are all telephone and cable television lines, electrical services and distribution lines placed underground?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4. Are all gas meters in any front yards, located within three feet of the building foundation?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
5. Is the form and proportion of buildings consistent or compatible with the scale, form and proportion of existing development in the immediate area?	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**CITY OF GOODLAND, KANSAS, - PROCEDURES MANUAL**

*Article 12 – Site Plan Review*

		<u>Yes</u>	<u>No</u>
6.	Pedestrian access shall be an integral part of the overall design of each multifamily, commercial, and industrial development.		
a.	Does the pedestrian access provide safe and convenient access to and from off-street parking areas?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b.	Does the pedestrian access connect with abutting properties and developments so as to create an alternative means of transportation for residents of the city?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c.	Do sidewalk widths meet those required by the Subdivision Regulations?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d.	Is there a continuous internal pedestrian sidewalk provided from the perimeter public sidewalk to the principal customer entrance(s)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e.	Are sidewalks provided along the full length of the building along any facade featuring a customer entrance and along any facade abutting a public parking areas?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f.	Are sidewalks located at least five feet away from the building facade to provide planting areas for landscaping along the foundation of the building?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
9.	Architectural design should create visual interest through the use of different textures, complementary colors, shadow lines and contrasting shapes.		
a.	Will the buildings have a variation of detail, form, and siting to provide visual interest?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b.	Are loading docks, trash enclosures, outdoor storage and similar facilities and functions incorporated into the over-all design of the building and the landscaping so that the visual and acoustic impacts of these functions are reduced to as great an extent as possible and are out of view from adjacent properties and public streets?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c.	Do building facades 100 feet or greater in length incorporate recesses and projections along at least 20 percent of the length of the building facade?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d.	Do windows, awnings, and arcades total at least 60 percent of the facade length abutting any public street?	<input checked="" type="checkbox"/>	<input type="checkbox"/>

CITY OF GOODLAND, KANSAS, - PROCEDURES MANUAL

Article 12 – Site Plan Review

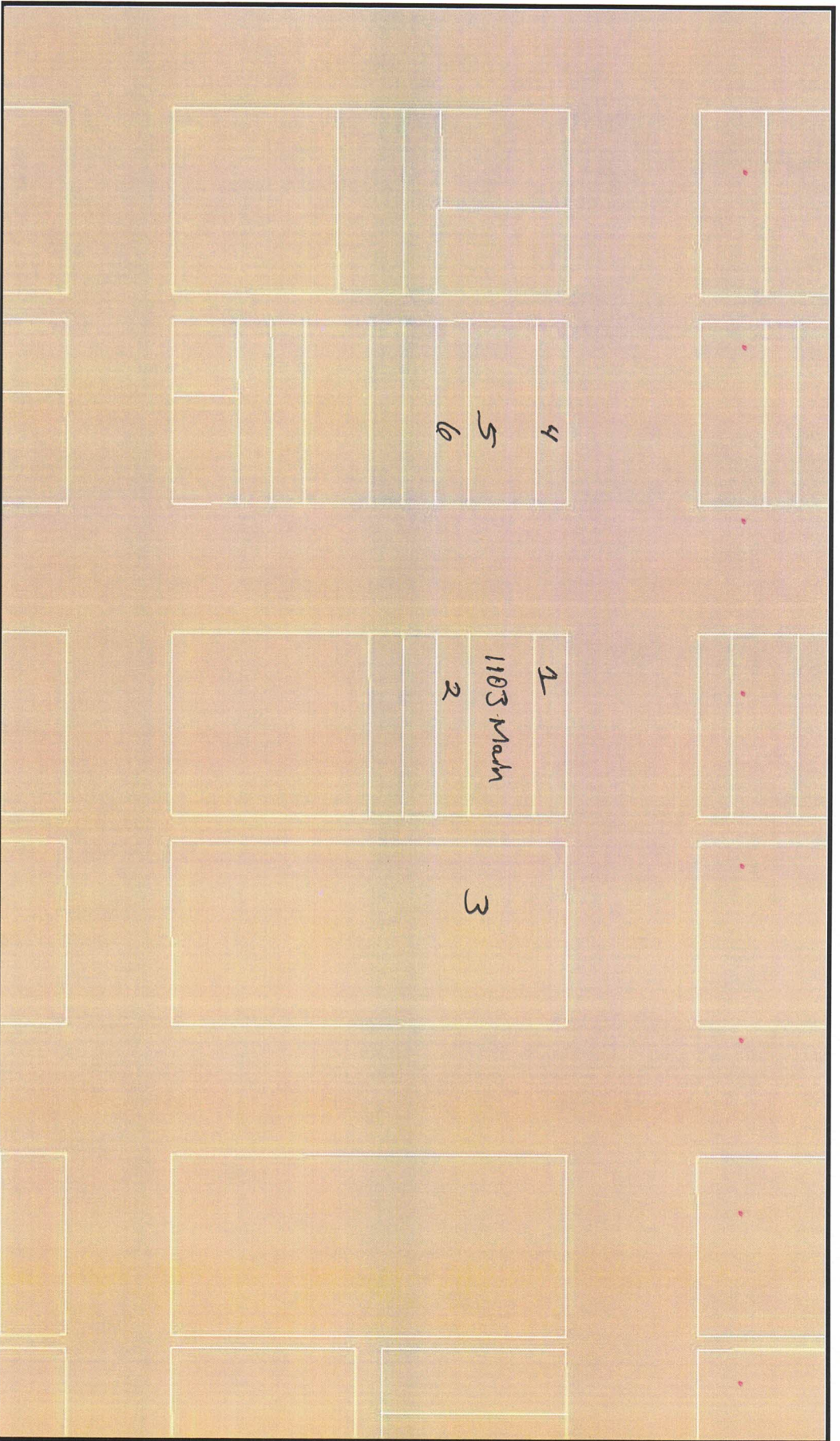
	<u>Yes</u>	<u>No</u>
e. Does any building facade 100 feet or greater in length abutting a residential district, have an earth berm of at least six feet in height installed between the building facade and the abutting residential district and is the earth berm landscaped with evergreen trees at intervals of at least 20 feet on center, or in clusters?	_____	_____✓
10. Minimum Exterior Building Material Standards: Does a minimum of 50% of each exterior wall consist of one or more of the following materials?:		
a. Masonry: Masonry construction which include solid cavity faced or veneered-wall construction, or similar materials.	_____✓	_____
b. Glass Walls: Glass walls shall include glass curtain walls or glass block construction.	_____	_____✓
c. Wood other than exposed plywood paneling.	_____	_____✓
d. Concrete finish or precast concrete panel (tilt wall) that has exposed aggregate, hammered, sandblasted or covered with a cement-based acrylic coating.	_____	_____✓
e. Metal panels with a depth of one inch or more; or a thickness of U.S. Standard 26 gauge or more.	_____	_____✓

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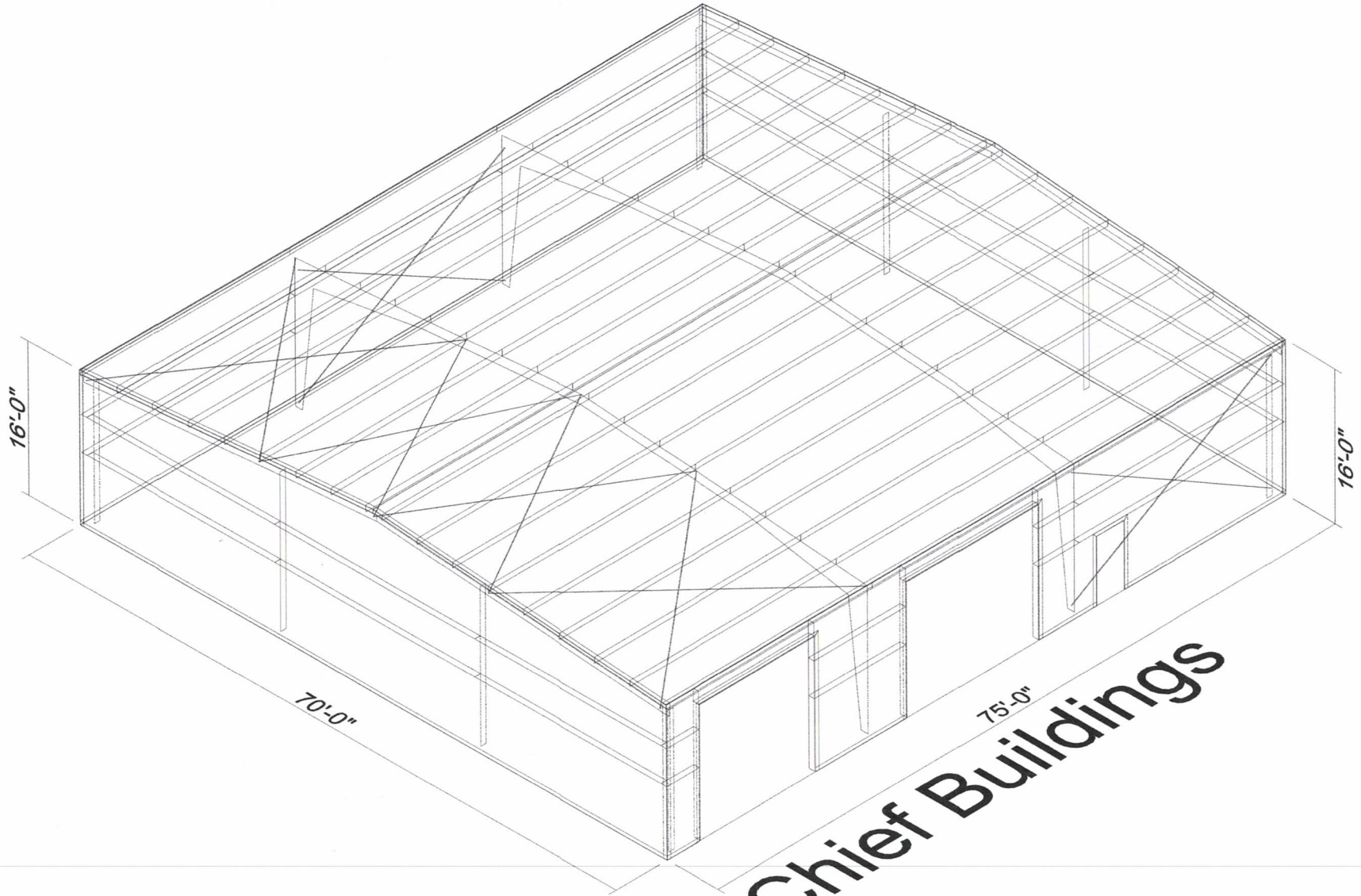


## Name and address of all owners of record of abutting parcels

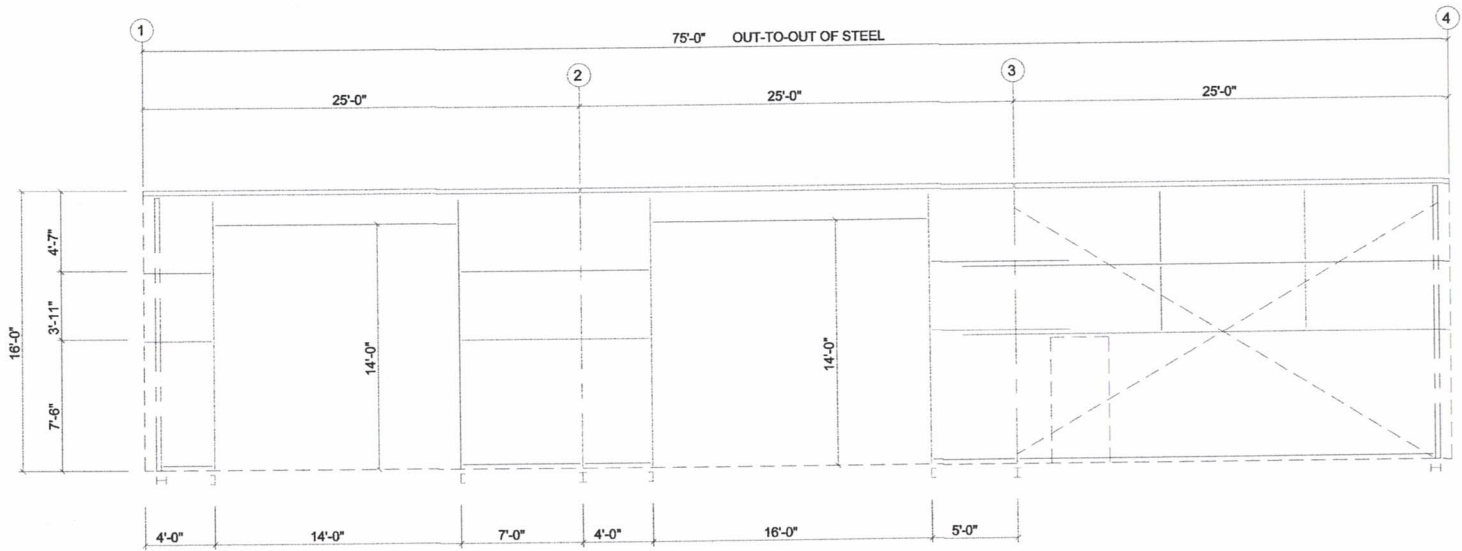
1. COOPER, MICHELLE L TR / 538 W 9TH ST GOODLAND, KS 67735-2602
2. COOPER, MICHELLE L TR / 538 W 9TH ST GOODLAND, KS 67735-2602
3. HOUSE, HARLAN D REV TR / 3691 S HWY 27 GOODLAND, KS 67735-9074
4. BENTZINGER, JUSTIN D / 6490 ROAD 18 GOODLAND, KS 67735-9000
5. L-S GOODLAND LLC / PO BOX 1059 LIMON, CO 80828-1059
6. LU, ANDY & ANNA / 1126 SYRACUSE AVE GOODLAND, KS 67735-2516



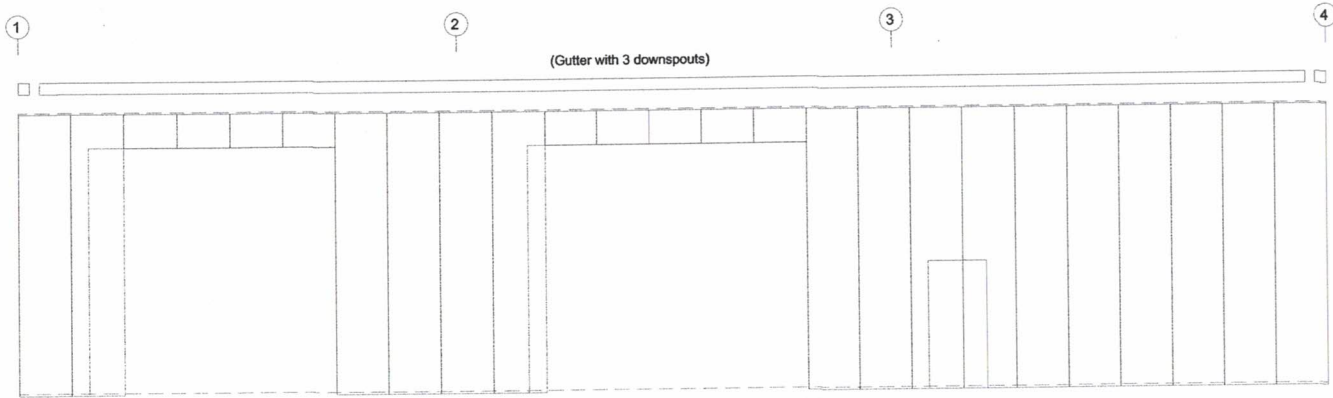
2/7/2023



**Chief Buildings**



SIDEWALL FRAMING: FRAME LINE D



SIDEWALL SHEETING & TRIM: FRAME LINE D

PANELS: 26 Ga. CS - Std.PVDF-FEVE Finish

GIRT DEPTH: 8.00

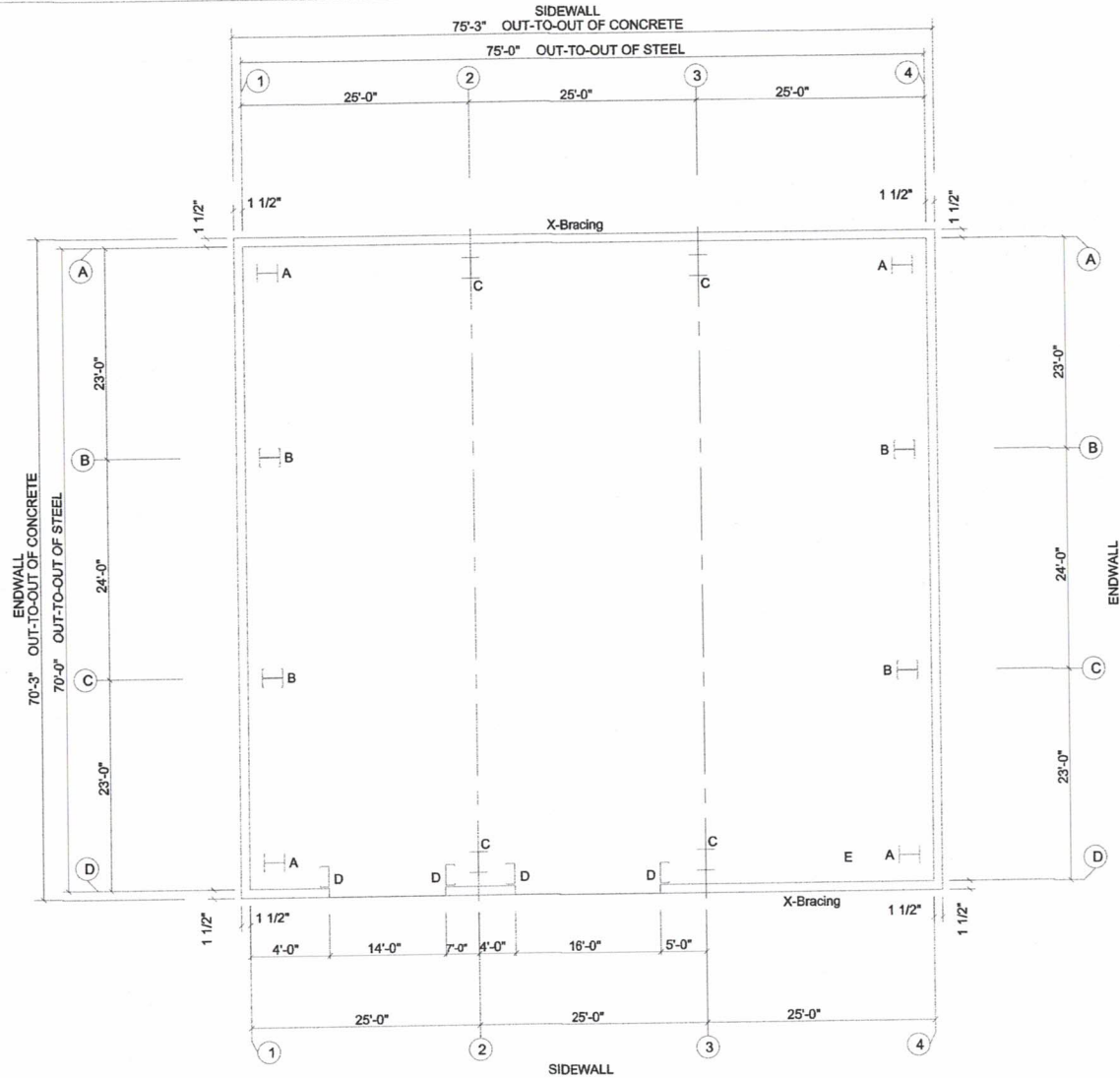
**PRELIMINARY**

- Preliminary drawings for sales and estimating purposes only.
- Subject to change during order process.

**NOT FOR CONSTRUCTION**

Drawing	SIDEWALL DRAWING	
Buyer	Miller Construction Services, LLC	
Customer	Lohr Electric Goodland, KS 67735	
Project Name	Lohr	
	DATE DRAWN	QUOTE NO.
	10/27/22	FJ78801A





**ANCHOR ROD PLAN**  
NOTE: All Base Plates @ 100'-0" (U.N.)

**REFERENCE NOTES:**

- All Anchor Rods including nuts and washers for same are not furnished by CHIEF BUILDINGS.
- Anchor Rod material shall conform to ASTM F1554 having a yield of 36 KSI or greater.
- Rod projections are recommended minimums based on the base plate bearing directly on the concrete pier. If the base plate is to bear on grout, the rod projection must be increased accordingly.
- Concrete shall have a minimum strength of 3000 PSI.
- ALL DRAWINGS ARE NOT TO SCALE.

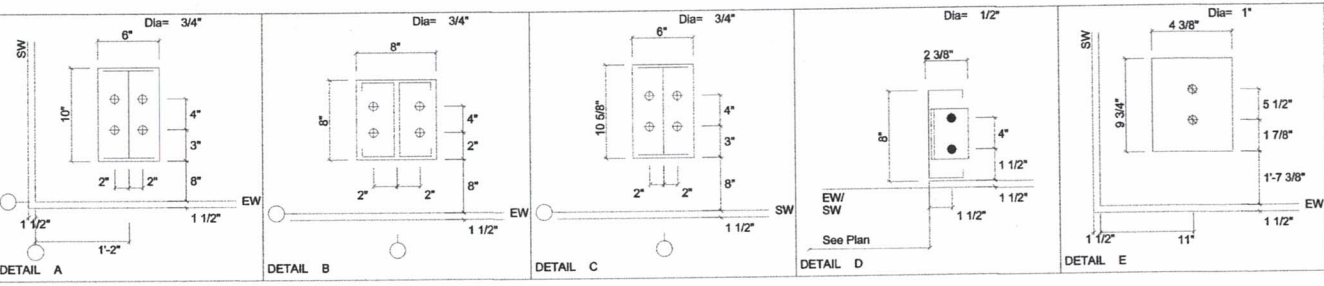
**ANCHOR ROD SUMMARY**

Qty	Locate	Dia (in)	Type	Proj (in)
8	Jamb	1/2"	F1554	1.50
32	Endwall	3/4"	F1554	2.00
16	Frame	3/4"	F1554	2.00
2	Brace/Anc	1"	F1554	2.00

**PRELIMINARY**

- Preliminary drawings for sales and estimating purposes only.
  - Subject to change during order process.
- NOT FOR CONSTRUCTION**

Drawing	ANCHOR ROD	
Buyer	Miller Construction Services, LLC	
Customer	Lohr Electric Goodland, KS 67735	
Project Name	Lohr	
	DATE DRAWN	QUOTE NO.
<b>CHIEF BUILDINGS</b>	10/27/22	FJ78801A

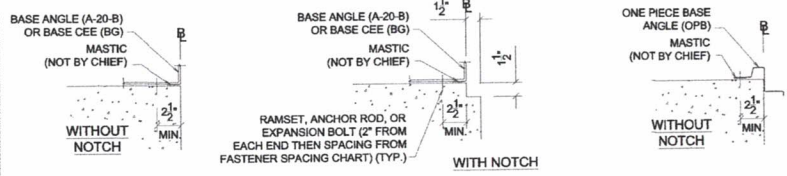


BASE ANCHORAGE SPACING FOR STANDARD BASE ANGLE, BASE CEE OR ONE PIECE BASE WITH CS OR AP WALLS

FASTENER TYPE & DIAMETER	MINIMUM EMBEDMENT	MAXIMUM SPACING
1/4" WEDGE ANCHOR (1)	1 1/4"	3'-0"
1/4" SCREW TYPE ANCHOR (2)	1 1/2"	3'-0"
3/8" CAST-IN ANCHOR	4" WITH HOOK OR HEAD	3'-0"
1/4" HAMMER-IN (3)	1 3/8"	2'-0"
0.14 POWDER ACTUATED (4)	1 1/4"	1'-6"

(1) HILTI KWIK-BOLTS, RAMSET TRUBOLTS, POWERS POWERSTUDS, OR EQUAL.  
 (2) CFS TAPCONS, HILTI KWIK-CON IN6, POWERS WEDGE-BOLTS, OR EQUAL.  
 (3) POWERS ZAMAC HAMMER SCREWS, HILTI METAL HIT ANCHORS, OR EQUAL.  
 (4) POWERS BALLISTIC POINT PIN, RAMSET 1500/1600 SERIES, HILTI UNIVERSAL NAIL, OR EQUAL.

FASTENER SPACING CHART



BASE MEMBER DETAILS  
 CONTRACTOR IS RESPONSIBLE FOR ANCHORING BASE MEMBER TO CONCRETE.

REFERENCE NOTES:  
 1. ACTUAL BASE PLATE DIMENSIONS MAY BE SMALLER THAN BASE PLATE DIMENSIONS SHOWN.

**PRELIMINARY**

• Preliminary drawings for sales and estimating purposes only.  
 • Subject to change during order process.

**NOT FOR CONSTRUCTION**

Drawing	ANCHOR ROD		
Buyer	Miller Construction Services, LLC		
Customer	Lohr Electric Goodland, KS 67735		
Project Name	Lohr		
	DATE DRAWN	QUOTE NO.	
	10/27/22	FJ78801A	

**CHIEF BUILDINGS**

**ENDWALL COLUMN: BASIC COLUMN REACTIONS (k)**

Frm Line	Col Line	Dead Vert	Collat Vert	Live Vert	Snow Vert	Wind Left1 Vert	Wind Right1 Vert	Wind Left2 Vert	Wind Right2 Vert	Wind Press Horiz	Wind Suct Long1 Vert	Wind Long2 Vert
1	A	0.6	0.1	2.2	1.7	-3.4	-1.9	-2.2	-0.8	0.0	0.0	-3.6
1	B	1.3	0.3	5.9	4.5	-6.2	-4.6	-6.4	-2.8	-4.2	4.6	-5.4
1	C	1.3	0.3	5.9	4.5	-6.2	-4.6	-6.4	-2.8	-4.2	4.6	-5.4
1	D	0.6	0.1	2.2	1.7	-1.9	-3.4	-0.8	-2.2	0.0	0.0	-2.1

Frm Line	Col Line	Rain Vert	MIN_SNOW Horiz	E1UNB_SL_L Vert	E1UNB_SL_R Horiz	E1PAT_LL_1 Horiz	E1PAT_LL_2 Horiz	E1PAT_LL_3 Horiz
1	A	0.0	2.4	0.0	1.8	0.0	0.4	0.0
1	B	1.6	0.0	6.5	0.0	0.0	0.4	0.0
1	C	1.6	0.0	6.5	0.0	0.0	0.4	0.0
1	D	0.6	0.0	2.4	0.0	0.4	0.0	0.0

Frm Line	Col Line	E1PAT_LL_4 Horiz
1	A	0.0
1	B	0.0
1	C	0.0
1	D	0.0

Frm Line	Col Line	Dead Vert	Collat Vert	Live Vert	Snow Vert	Wind Left1 Vert	Wind Right1 Vert	Wind Left2 Vert	Wind Right2 Vert	Wind Press Horiz	Wind Suct Long1 Vert	Wind Long2 Vert
4	D	0.6	0.1	2.2	1.7	-3.4	-1.9	-2.2	-0.8	-5.7	-3.2	0.0
4	C	1.3	0.3	5.9	4.5	-6.2	-4.6	-6.4	-2.8	-4.2	0.0	4.6
4	B	1.3	0.3	5.9	4.5	-6.2	-4.6	-6.4	-2.8	-4.2	0.0	4.6
4	A	0.6	0.1	2.2	1.7	-1.9	-3.4	-0.8	-2.2	0.0	0.0	0.0

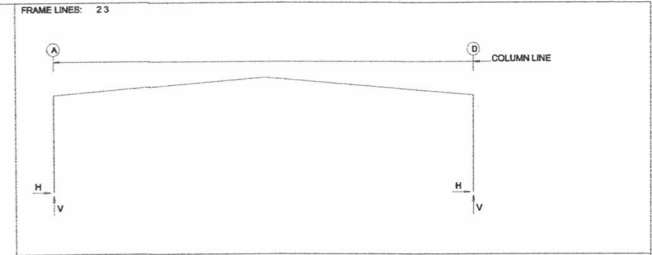
Frm Line	Col Line	Wind Long1 Vert	Wind Long2 Vert	Sels Long Vert	Rain Vert	MIN_SNOW Horiz	E2UNB_SL_L Horiz	E2UNB_SL_R Horiz	E2PAT_LL_1 Horiz
4	D	-3.6	-2.1	0.0	0.6	0.0	2.4	0.0	0.4
4	C	-0.0	-6.4	0.0	1.8	0.0	0.0	0.0	0.0
4	B	-4.4	-0.0	0.0	1.8	0.0	0.0	0.0	0.0
4	A	-2.1	-3.6	0.0	0.6	0.0	2.4	0.0	0.4

Frm Line	Col Line	E2PAT_LL_2 Horiz	E2PAT_LL_3 Horiz	E2PAT_LL_4 Horiz
4	D	0.0	-0.2	0.0
4	C	0.0	2.6	0.0
4	B	0.0	6.4	0.0
4	A	0.0	-2.1	0.0

**ENDWALL COLUMN: MAXIMUM REACTIONS**

Frm Line	Col Line	Load Id	Hmax H	V Vmax	Hmin H	V Vmin
1	A	3	0.0	-1.8	3	0.0
1	B	7	2.7	-4.7	8	-2.5
1	C	5	0.0	8.1	7	2.7
1	D	9	2.7	-4.7	10	-2.5
4	D	4	0.0	-1.8	4	0.0
4	C	6	0.0	3.2	6	0.0
4	B	3	0.0	-1.8	8	-3.4
4	A	7	2.7	-4.7	8	-2.5
4	B	5	0.0	8.1	7	2.7
4	C	9	2.7	-4.7	10	-2.5
4	A	12	0.0	3.2	4	0.0



**RIGID FRAME: MAXIMUM REACTIONS**

Frm Line	Col Line	Load Id	Hmax H	V Vmax	Hmin H	V Vmin
2*	A	5	16.4	21.6	1	-7.4
2*	D	2	7.4	-8.8	5	-16.4
2*			5	-16.4	4	3.7

2\* Frame lines: 2 3

**RIGID FRAME: BASIC COLUMN REACTIONS (k)**

Frame Line	Column Line	Dead Horiz	Collateral Vert	Live Horiz	Live Vert	Snow Horiz	Snow Vert	Wind Left1 Horiz	Wind Left1 Vert	Wind Right1 Horiz	Wind Right1 Vert
1	A	2.2	3.2	0.7	0.9	8.1	10.5	9.5	12.2	-14.6	-17.9
1	B	-2.2	3.2	-0.7	0.9	-8.1	10.5	-9.5	12.3	7.8	-12.8
1	C	-2.2	3.2	-0.7	0.9	-8.1	10.5	-9.5	12.3	7.8	-12.8
1	D	2.2	3.2	0.7	0.9	8.1	10.5	9.5	12.2	-14.6	-17.9

Frame Line	Column Line	Wind Left2 Horiz	Wind Left2 Vert	Wind Right2 Horiz	Wind Right2 Vert	Wind Long1 Horiz	Wind Long1 Vert	Sels Long Horiz	Sels Long Vert	Rain Horiz	Rain Vert
1	A	-10.6	-10.1	-3.7	-0.0	-8.3	-20.2	-8.9	-17.0	0.0	0.0
1	B	3.7	-5.0	10.6	-10.1	8.9	-17.0	8.3	-20.2	0.0	0.0
1	C	3.7	-5.0	10.6	-10.1	8.9	-17.0	8.3	-20.2	0.0	0.0
1	D	-10.6	-10.1	-3.7	-0.0	-8.3	-20.2	-8.9	-17.0	0.0	0.0

Frame Line	Column Line	MIN_SNOW Horiz	F1UNB_SL_L Horiz	F1UNB_SL_R Horiz
1	A	13.5	17.5	8.1
1	B	-13.5	17.5	-8.2
1	C	-13.5	17.5	-8.2
1	D	13.5	17.5	8.1

2\* Frame lines: 2 3

- CONTROLLING LOAD CASES**
- 0.6Dead+0.6Wind\_Left1
  - 0.6Dead+0.6Wind\_Right1
  - 0.6Dead+0.6Wind\_Long1L
  - 0.6Dead+0.6Wind\_Long2L
  - 0.6Dead+0.6Wind\_Min\_SNOW
  - 0.6Dead+Collateral+E1PAT\_LL\_3
  - 0.6Dead+0.6Wind\_Left1+0.6Wind\_Suction
  - 0.6Dead+0.6Wind\_Pressure+0.6Wind\_Long1L
  - 0.6Dead+0.6Wind\_Right1+0.6Wind\_Suction
  - 0.6Dead+0.6Wind\_Pressure+0.6Wind\_Long2L
  - 0.6Dead+0.6Wind\_Pressure+0.45Wind\_Right2+0.45Wind\_Suction
  - 0.6Dead+Collateral+E2PAT\_LL\_3

**BUILDING BRACING REACTIONS**

Loc	Wall Line	Col Line	Reactions(k) Horiz	Reactions(k) Vert	Panel Shear (k) Wind	Panel Shear (k) Sels
L_EW	1					
F_SW	D	3,4	5.7	3.2	0.0	0.0
R_EW	4					
B_SW	A	3,2	5.7	3.2	0.0	0.0

1. COLUMN FOOTINGS AND PIERS MUST BE DESIGNED TO WITHSTAND HORIZONTAL AND VERTICAL REACTIONS AS SHOWN ON THE ANCHOR ROD PLAN. CHIEF BUILDINGS IS NOT RESPONSIBLE FOR DESIGN OF CONCRETE FOUNDATION. CHIEF BUILDINGS RECOMMENDS THAT THE SERVICES OF A QUALIFIED ENGINEER BE OBTAINED BY THE CONTRACTOR/BUILDER TO DESIGN THE FOUNDATIONS FOR THE INDICATED REACTIONS.

2. REACTIONS ARE GIVEN IN KIPS. (1 KIP = 1000 LBS.) MOMENTS, IF ANY, ARE GIVEN IN KIP-FT.

3. ANCHOR ROD DESIGN IS BASED ON SHEAR, TENSION, AND COMBINED TENSION AND SHEAR. CHIEF BUILDINGS IS NOT RESPONSIBLE FOR ANCHOR ROD SIZE RECOMMENDATIONS WHEN ANCHOR ROD CONFIGURATION PLACES THE RODS IN A BENDING MODE. WHEN THE COLUMN BASE PLATE BEARS ON GROUT, THE CONTRACTOR/BUILDER OR FOUNDATION ENGINEER SHALL INVESTIGATE BENDING IN THE ANCHOR RODS AND PROVIDE A SHEAR KEY FOR THE COLUMN BASE TO THE PIER WHEN THE ANCHOR RODS ARE NOT ADEQUATE IN BENDING ABOUT THE PIER.

**PRELIMINARY**

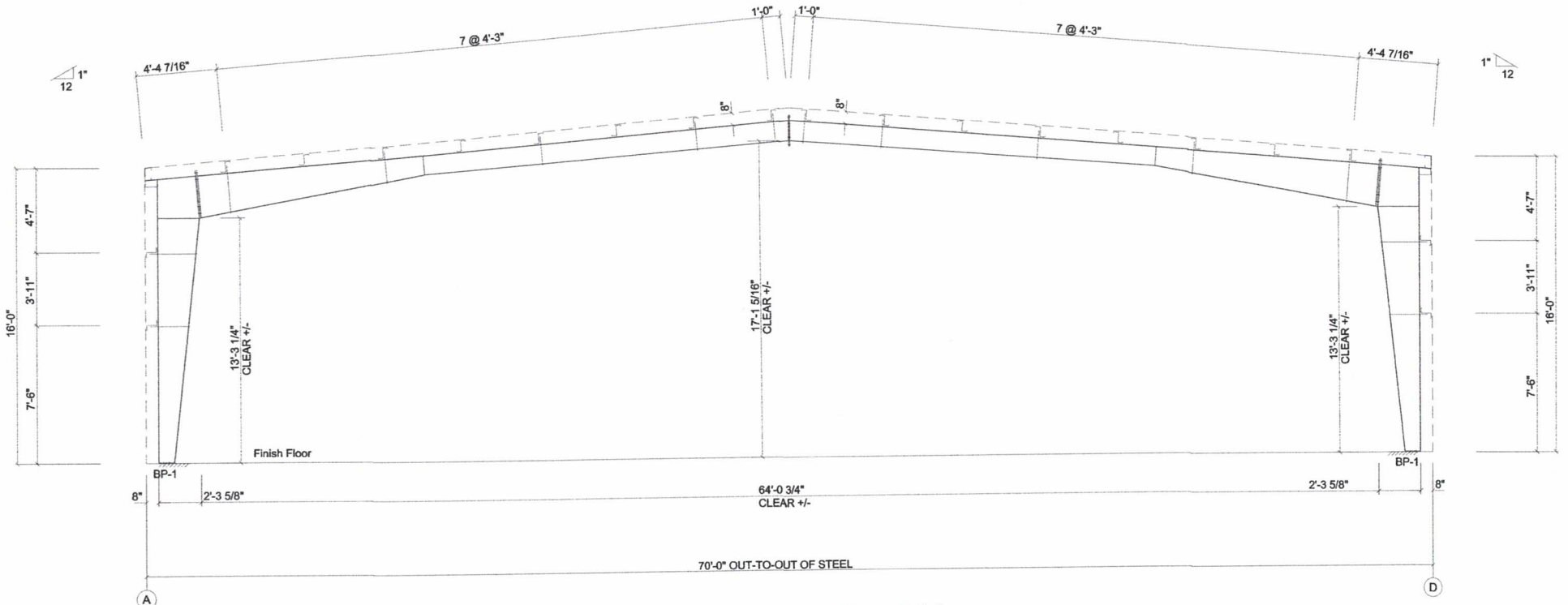
- Preliminary drawings for sales and estimating purposes only.
- Subject to change during order process.

**NOT FOR CONSTRUCTION**

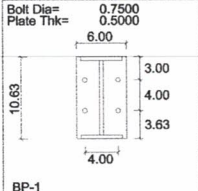
Drawing	ANCHOR ROD		
Buyer	Miller Construction Services, LLC		
Customer	Lohr Electric		
	Goodland, KS 67735		
Project Name	Lohr		
	DATE DRAWN	QUOTE NO.	
	10/27/22	FJ78801A	

**CHIEF BUILDINGS**

STIFFENER TABLE				
Mark	Stiff Mark	Width	Plate Size Thick	Length
RF1-1	ST1	2.750	0.250	26.94



RIGID FRAME ELEVATION: FRAME LINE 2 3



**PRELIMINARY**

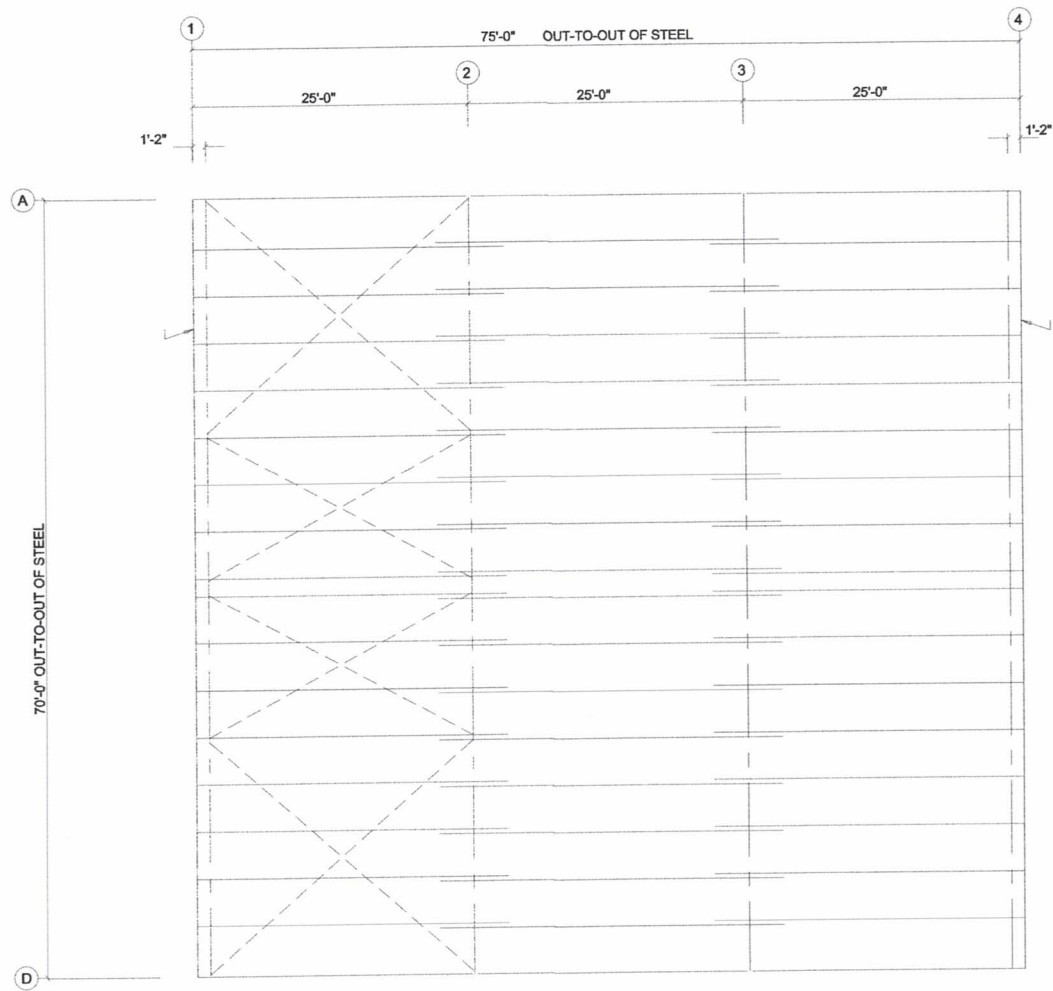
- Preliminary drawings for sales and estimating purposes only.
- Subject to change during order process.

**NOT FOR CONSTRUCTION**

Drawing	CROSS SECTION	
Buyer	Miller Construction Services, LLC	
Customer	Lohr Electric Goodland, KS 67735	
Project Name	Lohr	
	DATE DRAWN	QUOTE NO.
	10/27/22	FJ78801A

**CHIEF BUILDINGS**



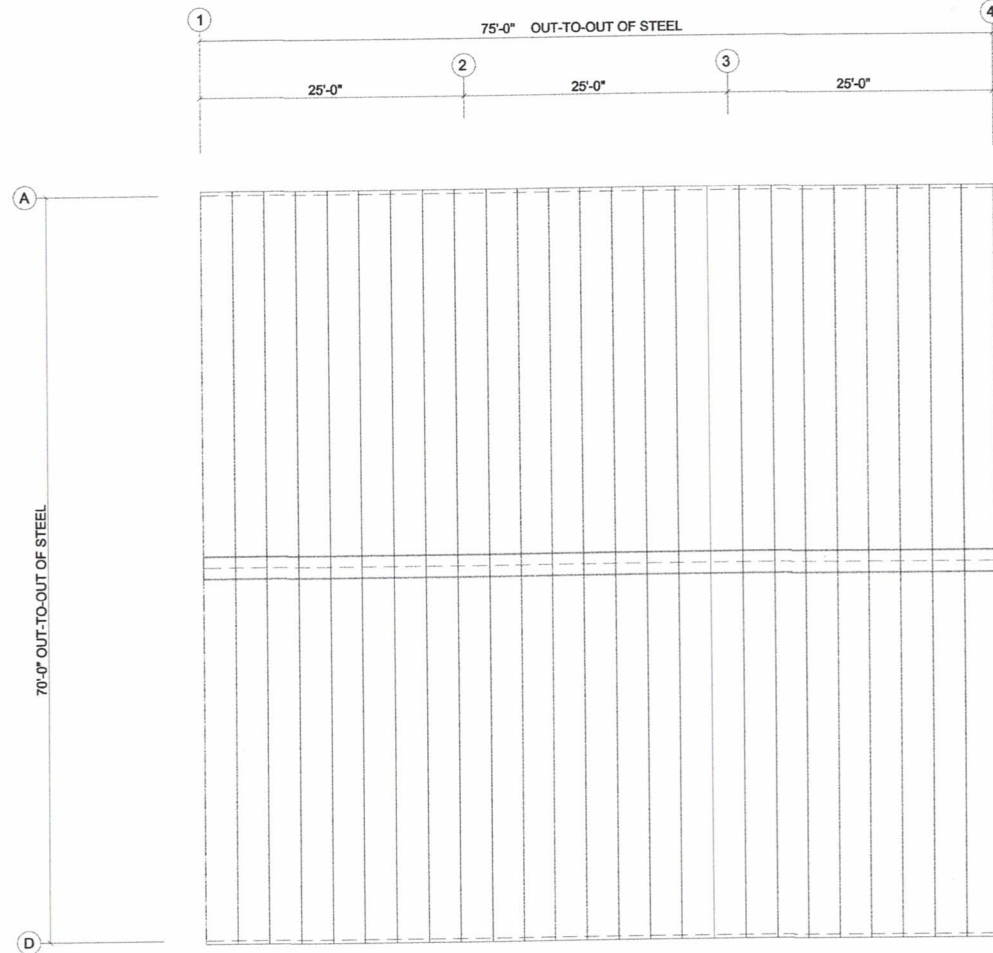


ROOF FRAMING PLAN


**PRELIMINARY**

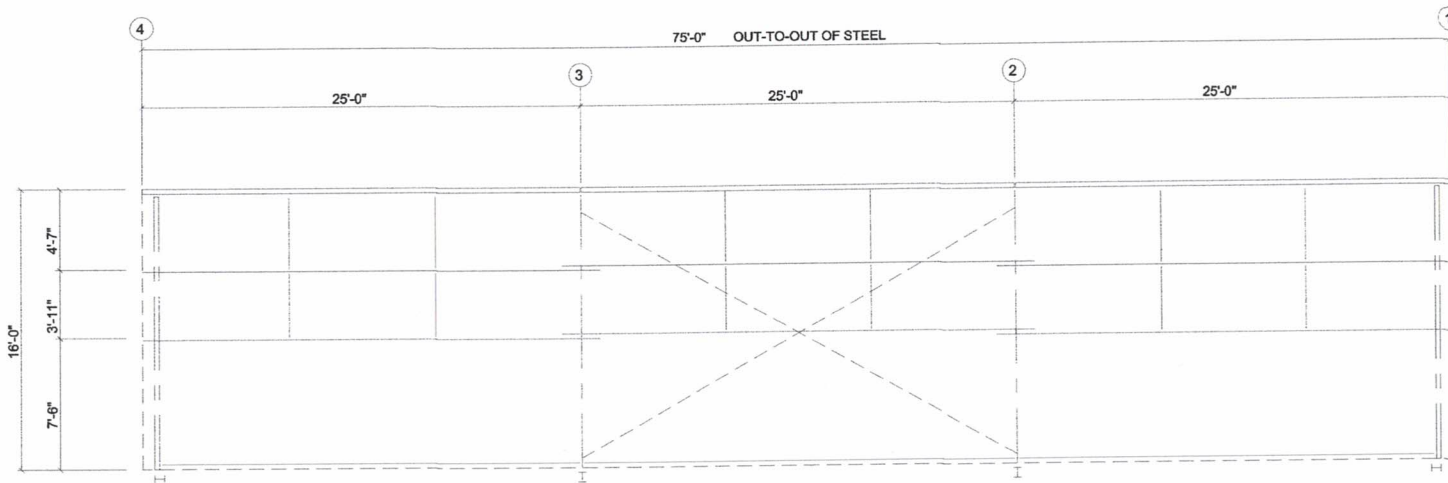
- Preliminary drawings for sales and estimating purposes only.
  - Subject to change during order process.
- NOT FOR CONSTRUCTION**

Drawing	ROOF FRAMING	
Buyer	Miller Construction Services, LLC	
Customer	Lohr Electric Goodland, KS 67735	
Project Name	Lohr	
	DATE DRAWN	QUOTE NO.
<b>CHIEF BUILDINGS</b>	10/27/22	FJ78801A

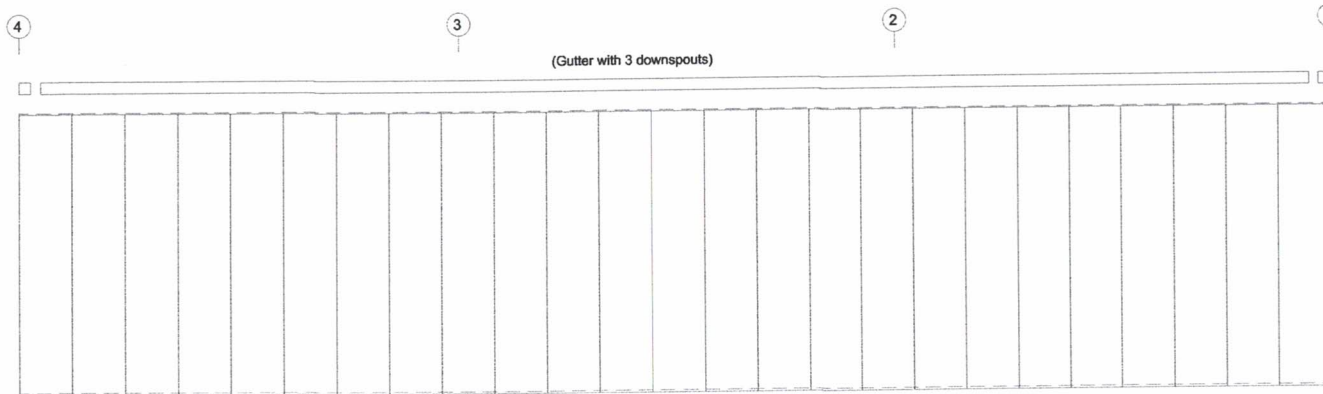


**ROOF SHEETING PLAN**  
 PANELS: 26 Ga. CS - Galvalume (GM)

<b>PRELIMINARY</b>		Drawing	ROOF SHEETING		
<ul style="list-style-type: none"> <li>• Preliminary drawings for sales and estimating purposes only.</li> <li>• Subject to change during order process.</li> </ul>		Buyer	Miller Construction Services, LLC		
		Customer	Lohr Electric Goodland, KS 67735		
<b>NOT FOR CONSTRUCTION</b>		Project Name	Lohr		
			<table border="1"> <tr> <td>DATE DRAWN</td> <td>QUOTE NO.</td> </tr> <tr> <td>10/27/22</td> <td>FJ78801A</td> </tr> </table>	DATE DRAWN	QUOTE NO.
DATE DRAWN	QUOTE NO.				
10/27/22	FJ78801A				



SIDEWALL FRAMING: FRAME LINE A



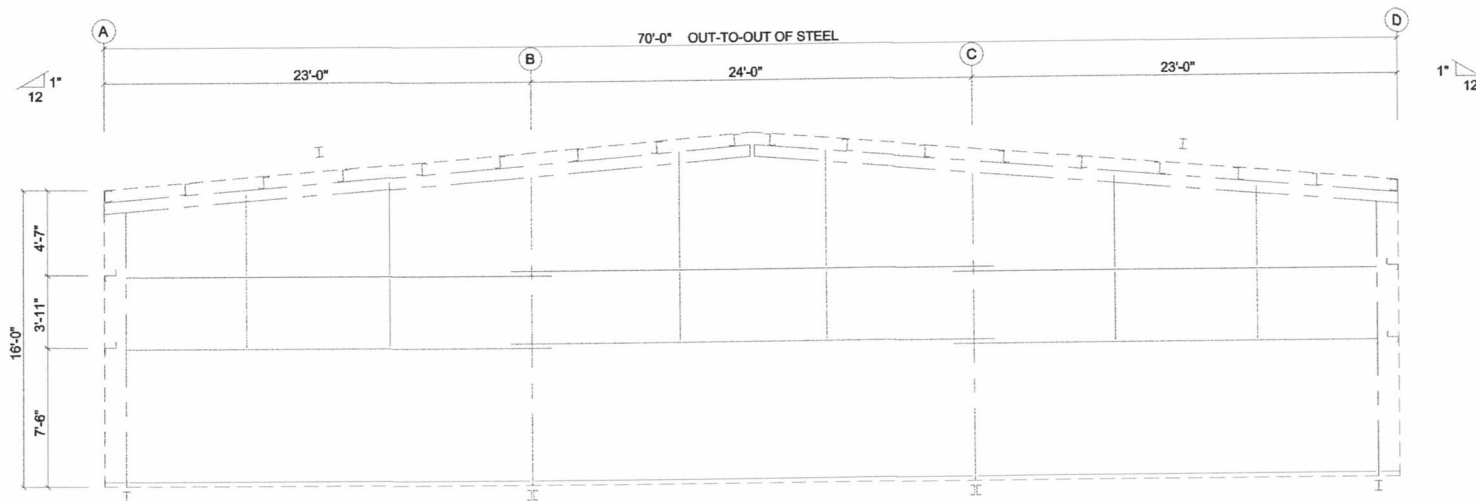
SIDEWALL SHEETING & TRIM: FRAME LINE A

PANELS: 26 Ga. CS - Std.PVDF-FEVE Finish

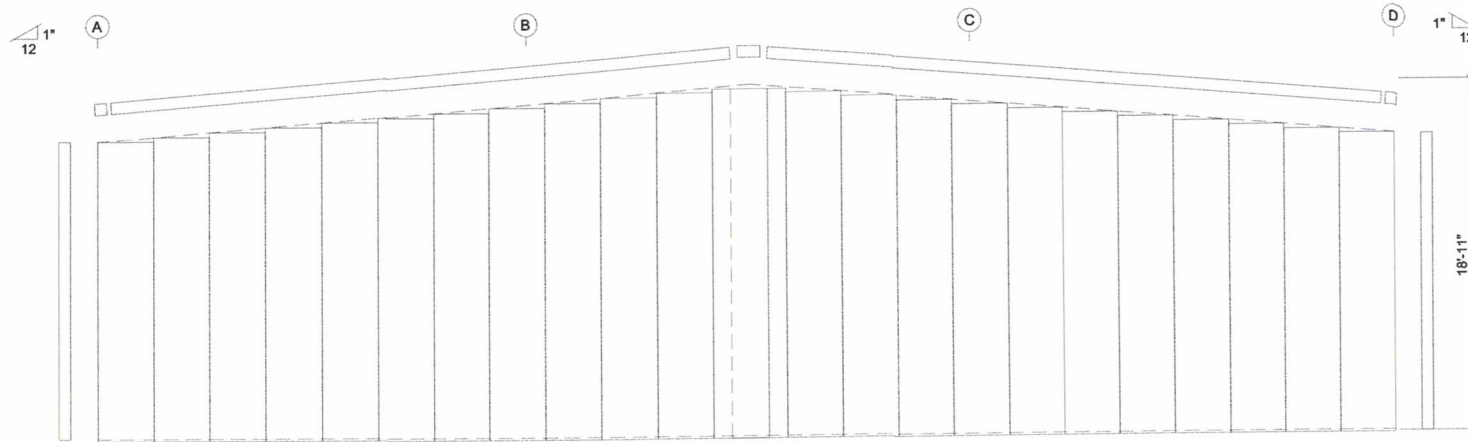
GIRT DEPTH: 8.00

<b>PRELIMINARY</b>		Drawing	SIDEWALL DRAWING	
<ul style="list-style-type: none"> <li>• Preliminary drawings for sales and estimating purposes only.</li> <li>• Subject to change during order process.</li> </ul>		Buyer	Miller Construction Services, LLC	
		Customer	Lohr Electric Goodland, KS 67735	
<b>NOT FOR CONSTRUCTION</b>		Project Name	Lohr	
			DATE DRAWN	QUOTE NO.
			10/27/22	FJ78801A





ENDWALL FRAMING: FRAME LINE 1



ENDWALL SHEETING & TRIM: FRAME LINE 1

PANELS: 26 Ga. CS - Std.PVDF-FEVE Finish

GIRT DEPTH: 8.00

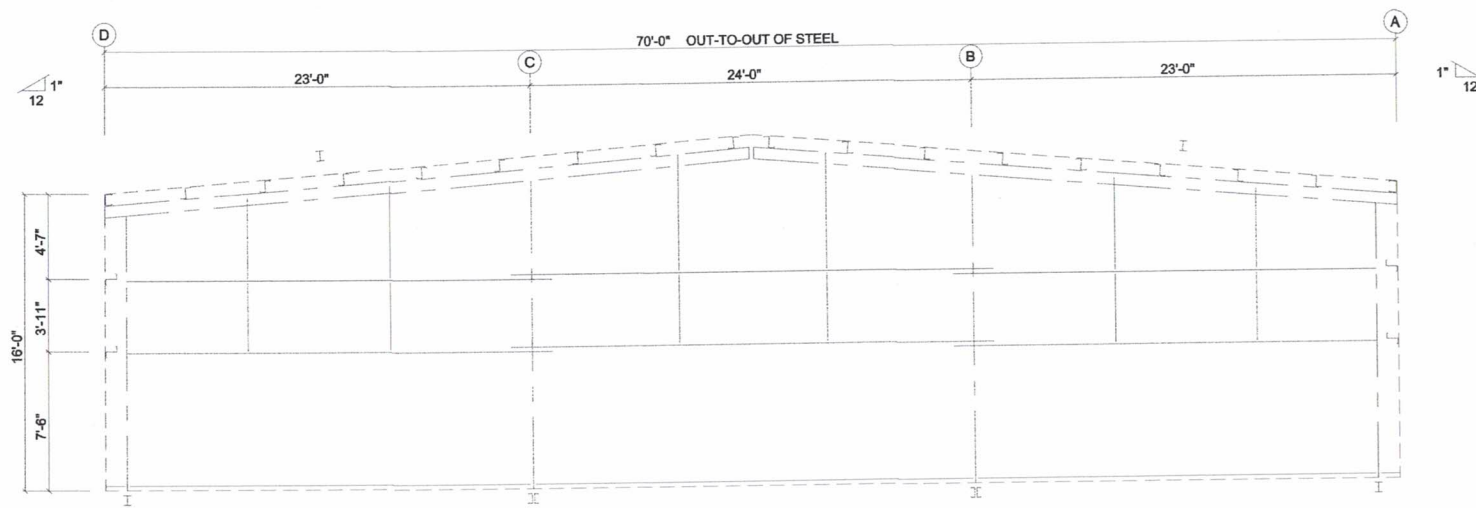
**PRELIMINARY**

- Preliminary drawings for sales and estimating purposes only.
- Subject to change during order process.

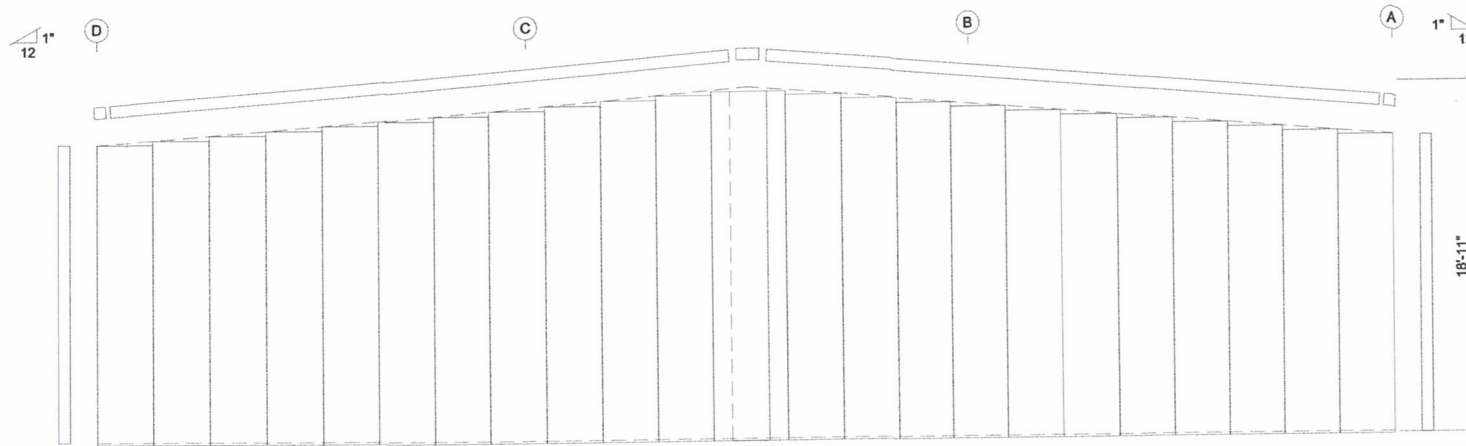
**NOT FOR CONSTRUCTION**

Drawing	ENDWALL DRAWING		
Buyer	Miller Construction Services, LLC		
Customer	Lohr Electric Goodland, KS 67735		
Project Name	Lohr		
	DATE DRAWN	QUOTE NO.	
	10/27/22	FJ78801A	





ENDWALL FRAMING: FRAME LINE 4



ENDWALL SHEETING & TRIM: FRAME LINE 4

PANELS: 26 Ga. CS - Std.PVDF-FEVE Finish

GIRT DEPTH: 8.00

**PRELIMINARY**

- Preliminary drawings for sales and estimating purposes only.
- Subject to change during order process.

**NOT FOR CONSTRUCTION**

Drawing	ENDWALL DRAWING	
Buyer	Miller Construction Services, LLC	
Customer	Lohr Electric Goodland, KS 67735	
Project Name	Lohr	
	DATE DRAWN	QUOTE NO.
	10/27/22	FJ78801A



**ARTICLE 12  
SITE PLAN REVIEW**

The Building Official shall require that all applications for building permits for new buildings or expansion of any existing buildings in multifamily, commercial and industrial zoning districts be subject to Site Plan Review in accordance with these regulations. Developments shall implement the applicable regulations and requirements specified in the Zoning Regulations, and shall be encouraged to implement the objectives of the City's Comprehensive Plan to foster compatibility among land uses in the City of Goodland.

**The provisions specified for site plan applications within this manual are only intended to be a summary of the requirements specified in the adopted zoning regulations for the City of Goodland. Developers should consult the applicable zoning regulations for a complete list of submittal requirements for site plan applications.**

An application fee and deposit shall be paid at the time the site plan application is submitted. The deposit shall be used to cover expenses incurred by the city in the processing and review of the application. If the city's processing and review costs exceed the amount of the initial deposit, the applicant shall be required to pay the additional amount.

In order to request approval of a site plan application:

1. The applicant shall first meet with the Building Official, the Director of Streets, the Director of Utilities, the city's planning consultant, and all other applicable city staff members to receive a complete explanation of the zoning requirement in question, the site plan application procedure and the application form and to discuss all relevant issues relating to the site plan application.
2. The applicant shall submit a completed site plan application form along with 10 copies of the proposed site plan and payment of the appropriate application fee and deposit. The Site Plan shall include data, details, and supporting plans which are found relevant to the proposal as specified in Article 12 of the City of Goodland Zoning Regulations. The number of pages submitted will depend on the proposal's size and complexity. The applicant shall make notations explaining the reasons for any omissions. **An application shall not be processed unless it has been fully completed, the site plan submitted and the application fee and deposit paid.**
3. Site Plans shall be prepared at a scale of 1-inch equals 20 feet, or appropriate scale. In addition, the site plan is required to comply with, but are not limited to, the Landscape and Buffer Requirements specified in Article 8 of the City of Goodland Zoning Regulations.
4. Review of the site plan shall be performed by the Building Official or the city's planning consultant and submitted to the Planning Commission for approval. The Planning Commission shall perform their review of the site plan and staff findings at the next regularly scheduled meeting of the Planning Commission for which the item may be scheduled and shall adjourn and reconvene as is determined necessary.

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CITY OF GOODLAND, KANSAS, - PROCEDURES MANUAL

Article 12 – Site Plan Review

CITY OF GOODLAND, KANSAS  
SITE PLAN REVIEW

Return Form To:  
Inspections and Code Enforcement Department  
City of Goodland  
204 W. 11<sup>th</sup> Street  
Goodland, KS 67735-0059  
(785) 899-4550  
(785) 899-4532 (fax)

For Office Use Only  
Case No. \_\_\_\_\_  
Filing Fee: 0  
Deposit: 0  
Dated Filed: 2-6-23

APPLICANT INFORMATION:

Applicant: Zachary + Jessica Lohr Phone: 785-772-6100  
Address: 801 Texas Ave Goodland, KS Zip: 67735  
Owner: Same Phone: \_\_\_\_\_  
Address: Same Zip: \_\_\_\_\_

PROPERTY INFORMATION:

Address of Property: 821 W 19<sup>th</sup> Goodland, KS 67735

Legal Description: A portion of the SW 1/4, Section 19, T8S, R39W, 6<sup>th</sup> p.m.

Present Zoning Classification: C-1 General Business Acreage: 1.19 ±

Present Use of Property: Vacant Lot

Proposed Use of Property: Dry Materials Storage in a 70'x75'x16' Metal Building

ADJACENT ZONING AND LAND USE:

	Land Use	Zoning
North	<u>AG Storage (Scollar Comp.)</u>	<u>I2 - Heavy Industrial</u>
South	<u>Hotel</u>	<u>C-1 - General Business</u>
East	<u>Empty Lot</u>	<u>C-1 - General Business</u>
West	<u>Black Hills Energy Shop</u>	<u>C-1 - General Business</u>



**CITY OF GOODLAND, KANSAS, - PROCEDURES MANUAL**

*Article 12 – Site Plan Review*

Does the proposed site plan meet the following criteria? If yes, attach a separate sheet explaining why (To be completed by the applicant).		Yes	No
1.	Does the proposal conform with the provisions of the City's Zoning regulations?	✓SD X	
2.	Will the development be compatible with the surrounding area?	✓SD X	
3.	Does the proposal conform with the provisions of the City's Subdivision Regulations?	✓SD X	
4.	Does the proposal conform to the goals, objectives and policies of the Comprehensive Plan?	✓SD X	
5.	Does the proposal conform with the customary engineering standards used in the City?	✓SD X	
6.	Are the streets, paths, walkways, and driveways located such that they enhance safety and minimize any adverse traffic impact on the surrounding area?	✓SD only X street.	
7.	Have the proposed buildings, structures, walkways, roads, driveways, open space (if any), and parking lots been located to preserve existing off-site views and create desirable on-site views, conserve natural resources and amenities including prime agricultural land, minimize any adverse flood impact, ensure that proposed structures are located on suitable soils, minimize any adverse environmental impact, and minimize any present or future cost to the City and private providers of utilities in order to adequately provide public utility services to the site.	✓SD  X	

**ATTACHMENTS REQUIRED:**

- A. Site Plan Review Checklist
- B. 10 copies of site plan

  
 \_\_\_\_\_  
 Applicant's Signature

2/6/2023  
 \_\_\_\_\_  
 Date

CITY OF GOODLAND, KANSAS, - PROCEDURES MANUAL

Article 12 – Site Plan Review

CITY OF GOODLAND, KANSAS
SITE PLAN CHECKLIST

Return Form To:
Inspections and Code Enforcement Department
City of Goodland
204 W. 11th Street
Goodland, KS 67735-0059
(785) 899-4550
(785) 899-4532 (fax)

For Office Use Only:
Date Filed: 2-6-23
Date of Meeting: 2-13-23
Filing Fee: 0
Deposit: 0

- 1. Name of Project:
2. Location of Project: 821 W. 19th ST.
3. Name of Owner: Zachary + Jessica Lohr
4. Name of Person who Prepared the Site Plan: North Winds Surveys, Inc + Zach Lohr
5. Instructions:

The following checklist is to be completed by the Building Official. The Site Plan shall include the following data, details and supporting information which are found to be relevant to the proposal. All site plans shall be prepared by an architect or landscape architect registered in the State of Kansas, or by a professional engineer licensed in the State of Kansas. The number of pages submitted will depend on the proposal's size and complexity.

A. Site Plan Content Requirements: Does the Site Plan comply with or show the following?

Table with 2 columns: Question, Yes, No. Contains 5 rows of site plan requirements with handwritten checkmarks in the 'Yes' column.

no buildings on location

**CITY OF GOODLAND, KANSAS, - PROCEDURES MANUAL**

*Article 12 – Site Plan Review*

	<u>Yes</u>	<u>No</u>
6. The location of all present and proposed public and private ways, driveways, sidewalks, ramps, curbs and fences. Location type and screening details for all waste disposal containers shall also be shown.	_____	_____ ✓ <i>Private Drive</i>
7. The location of required parking areas including parking stalls, setbacks and loading and service areas.	_____	_____ ✓
8. The location, height, intensity, and bulb type (e.g., fluorescent, sodium incandescent) of all external lighting fixtures. The direction of illumination and methods to eliminate glare onto adjoining properties.	_____	_____ ✓
9. The location, height, size, materials, and design of all proposed signage.	_____	_____ ✓
10. A landscape plan showing all existing open space, trees forest cover and water sources, and all proposed changes to these features including the size and type of plant material. Water sources will include ponds, lakes, brooks, streams, wetlands, flood plains, and drainage retention areas.	_____	_____ ✓
11. The location of all existing and proposed utility systems including:		
a. sewer lines and manholes;	_____ ✓	_____
b. water lines and fire hydrants;	_____ ✓	_____
c. telephone, cable and electrical systems; and	_____ ✓	_____
d. storm drainage system including existing and proposed drain lines, culverts, catch basins, head walls, end walls, hydrants, manholes, and drainage swales.	_____ ✓	_____
12. Plans to prevent the pollution of surface or groundwater, the erosion of soil both during and after construction, excessive run-off, excessive raising or lowering of the water table, and flooding of other properties, as applicable.	_____ ✓	_____
13. Existing and proposed topography shown at not more than two-foot contour intervals. All elevation shall refer to United States Geodetic Survey (U.S.G.S.) datum. No building shall be located in the 100-year flood plain.	_____ ✓	_____

**CITY OF GOODLAND, KANSAS, - PROCEDURES MANUAL**

*Article 12 – Site Plan Review*

	<u>Yes</u>	<u>No</u>
14. Existing and proposed zoning district boundaries adjacent to the site's perimeter shall be drawn and identified on the plan.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
15. Traffic flow patterns within the site, entrances and exits, loading and unloading areas, curb cuts on the site and within 100 feet of the site.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
16. A detailed traffic study for mixed use and multi-tenant developments, or for developments in heavy traffic areas, if required by the Building Official, to include:		
a. The projected number of motor vehicle trips to enter or exit the site, estimated for daily and peak hour traffic level.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. The projected traffic flow pattern including vehicular movements at all major intersections likely to be affected by the proposed use of the site; and	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. The impact of this traffic upon existing abutting public and private ways in relation to existing road capacities. Existing and proposed daily and peak hour traffic levels, as well as road capacity levels, shall also be given.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>B. Design Standards:</b>		
1. Is the proposed development located in Downtown? <i>If the answer to letter B.1 above is no, go to letter C below.</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
2. Does the building roof top have at least two of the following features: Parapets concealing flat roofs and roof top equipment; overhanging eaves; sloped roofs; and three or more roof slope planes?	<input type="checkbox"/>	<input type="checkbox"/>
3. Except for meters, electric and telephone service pedestals, transformers, three-phase feeder lines, subtransmission and transmission lines (34.5kv and above), electrical substations and such other facilities as the utility may deem necessary to install utilizing "overhead" type construction, are all telephone and cable television lines, electrical services and distribution lines placed underground?	<input type="checkbox"/>	<input type="checkbox"/>
4. Are all gas meters in any front yards, located within three feet of the building foundation?	<input type="checkbox"/>	<input type="checkbox"/>
5. Is the form and proportion of buildings consistent or compatible with the scale, form and proportion of existing development in the immediate area?	<input type="checkbox"/>	<input type="checkbox"/>

**CITY OF GOODLAND, KANSAS, - PROCEDURES MANUAL**

*Article 12 – Site Plan Review*

		<u>Yes</u>	<u>No</u>
6.	Pedestrian access shall be an integral part of the overall design of each multifamily, commercial, and industrial development.		
a.	Does the pedestrian access provide safe and convenient access to and from off-street parking areas?	_____	_____
b.	Does the pedestrian access connect with abutting properties and developments so as to create an alternative means of transportation for residents of the city?	_____	_____
c.	Do sidewalk widths meet those required by the Subdivision Regulations?	_____	_____
d.	Is there a continuous internal pedestrian sidewalk provided from the perimeter public sidewalk to the principal customer entrance(s)?	_____	_____
e.	Are sidewalks provided along the full length of the building along any facade featuring a customer entrance and along any facade abutting a public parking areas?	_____	_____
f.	Are sidewalks located at least five feet away from the building facade to provide planting areas for landscaping along the foundation of the building?	_____	_____
9.	Architectural design should create visual interest through the use of different textures, complementary colors, shadow lines and contrasting shapes.		
a.	Will the buildings have a variation of detail, form, and siting to provide visual interest?	_____	_____
b.	Are loading docks, trash enclosures, outdoor storage and similar facilities and functions incorporated into the over-all design of the building and the landscaping so that the visual and acoustic impacts of these functions are reduced to as great an extent as possible and are out of view from adjacent properties and public streets?	_____	_____
c.	Do building facades 100 feet or greater in length incorporate recesses and projections along at least 20 percent of the length of the building facade?	_____	_____
d.	Do windows, awnings, and arcades total at least 60 percent of the facade length abutting any public street?	_____	_____

CITY OF GOODLAND, KANSAS, - PROCEDURES MANUAL

Article 12 – Site Plan Review

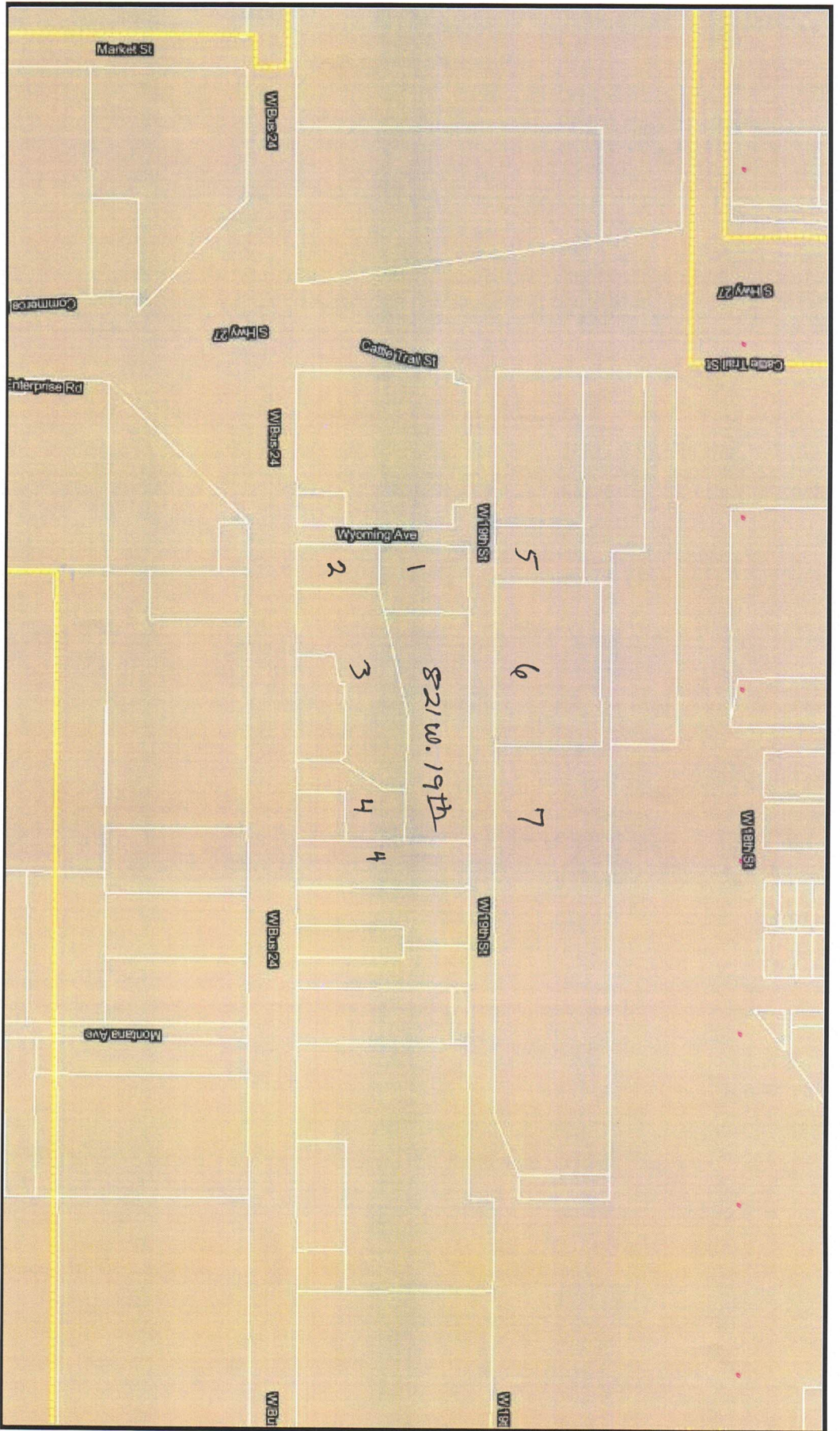
	<u>Yes</u>	<u>No</u>
e. Does any building facade 100 feet or greater in length abutting a residential district, have an earth berm of at least six feet in height installed between the building facade and the abutting residential district and is the earth berm landscaped with evergreen trees at intervals of at least 20 feet on center, or in clusters?	_____	_____
10. Minimum Exterior Building Material Standards: Does a minimum of 50% of each exterior wall consist of one or more of the following materials?:		
a. Masonry: Masonry construction which include solid cavity faced or veneered-wall construction, or similar materials.	_____	_____
b. Glass Walls: Glass walls shall include glass curtain walls or glass block construction.	_____	_____
c. Wood other than exposed plywood paneling.	_____	_____
d. Concrete finish or precast concrete panel (tilt wall) that has exposed aggregate, hammered, sandblasted or covered with a cement-based acrylic coating.	_____	_____
e. Metal panels with a depth of one inch or more; or a thickness of U.S. Standard 26 gauge or more.	_____	_____

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## Name and address of all owners of record of abutting parcels

1. BLACK HILLS/ KANSAS GAS UTILITY CO LLC / PO BOX 20 RAPID CITY, SD 57709-0020
2. HOPE'S PLACE, SCRpsc, INC / 902 W HWY 24 GOODLAND, KS 67735
3. CHHONA HOTELS LLC / 830 W HWY 24 GOODLAND, KS 67735-9601
4. NORTHWEST KANSAS TECHNICAL COLLEGE INC / PO BOX 668 GOODLAND, KS 67735-0668
5. GOODLAND ECONOMY LODGING INC / 2520 COMMERCE RD GOODLAND, KS 67735-9747
6. SHORT BROS LLC / 408 W 9TH ST GOODLAND, KS 67735-2702
7. SCOLAR COMPANY, THE / PO BOX 542047 OMAHA, NE 68154-8047





2/7/2023

# COMPREHENSIVE PLAN UPDATE

Submitted to:

City of Goodland, Kansas

October, 2000

Submitted by:

**BWR** BUCHER, WILLIS & RATLIFF  
CORPORATION



# CITY OF GOODLAND, KANSAS

## Comprehensive Plan

### Public Hearing Report

October, 2000

#### **CITY COMMISSION**

Chuck Lutters, Mayor  
Tom Rohr, Vice Mayor  
Rick Billinger, Commissioner  
Curt Hurd, Commissioner  
Jim Mull, Commissioner

#### **PLANNING COMMISSION**

Terry Imel, Chair Person  
Barbara Winston, Vice-Chair Person  
John Baker, Committee Member  
Bryce Cole, Committee Member  
Terry Richardson, Committee Member  
Steve Riebel, Committee Member  
Jack Sanderson, Committee Member

#### **CITY STAFF**

Ron Pickman, City Manager  
Mary Volk, City Clerk  
Jerry Nemechek, Building Official

#### **CONSULTANT**

**Bucher, Willis & Ratliff Corporation**  
7920 Ward Parkway  
Kansas City, Missouri 64114  
(816) 363-2696  
[www.bwrcorp.com](http://www.bwrcorp.com)

"This project was funded in part with a Community Capacity Building Grant from the Kansas Department of Commerce & Housing." Any written materials distributed to the media or public in conjunction with activities carried out under this grant will contain this acknowledgement.



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# CITY of GOODLAND, KANSAS

## Comprehensive Plan

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## **Executive Summary**

The City of Goodland has a long history of proactively addressing community issues. The community recognizes the importance of involvement of its members in major deliberations. This Comprehensive Plan represents a culmination of community interest and involvement in planning for the City as it enters the 21<sup>st</sup> century.

The City of Goodland has established and maintained public improvements to support its role as a regional center. This Plan will provide direction for future expansion of the necessary services to maintain the regional center role and to sustain the vitality of the community in the long term.

The City of Goodland has important transportation access to the region as well as to the rest of the State of Kansas and its neighboring states. The Plan seeks to capitalize on that access for economic development purposes.

The City of Goodland seeks to exercise extraterritorial land use regulation, as provided by state statute, to ensure compatible and appropriate fringe development. Infill development is also important to efficiently utilize existing services and infrastructure. Incentive programs and increased enforcement of codes are called for in the Plan. Strengthening the downtown viability and accessibility while accommodating commercial development along corridors from I-70 will be challenging.

The City of Goodland recognizes that it, like many other communities in Kansas, faces challenges due to an aging population base. Addressing the needs of the elderly will need to be balanced with providing employment opportunities for young people. A strong component for the long term will be activities that attract and maintain a labor force and the necessary employment opportunities.

An important adjunct to the Plan will be development of a Capital Improvement Program, zoning and subdivision regulations and a procedures manual. In addition, the City of Goodland recognizes that public-private partnerships will be required to fulfill many of the goals and objectives in its Plan.

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# Chapter 1

## The Planning Process

### ***INTRODUCTION***

A comprehensive plan is an official public document adopted by the Planning Commission and the City Commission as a policy guide to decisions about the physical development of the community. It indicates in general how the citizens of the community want the City to develop in the near-term as well as in the next 20 to 30 years.

The Goodland Comprehensive Plan (referenced hereafter as “the Comprehensive Plan” or “the Plan”) is the official plan for the development of Goodland. Long-range in nature, the Plan is intended to be a source of direction and guidance towards a desired end, rather than a static blueprint of future development of the City.

### **Purpose**

The primary purpose of the Plan is to provide a comprehensive, long-term, and general policy framework that will direct the future growth of the City. It is long-term because it represents the long-term vision of the future physical condition of the community and its socio-economic well being. It is general in order to accommodate the very dynamic nature of community planning. The Plan strives to ensure orderly, healthy and harmonious growth that maximizes public benefit while minimizing public cost.

The Plan also has a near-term focus. It provides a foundation for land use and development control regulations. Any proposals or actions that are not in conformity with this Plan are deemed inappropriate unless proper procedures are followed to amend the Plan. The development of the Plan itself serves another important function or purpose: to obtain public input through a public participation process in the identification of long-term community development policies. The policies represent the community’s common understanding of what growth they expect.

### **Planning Process**

This Comprehensive Plan marks an important step in an on-going process of comprehensive community planning. It is the result of the joint efforts of the City Administration, the Governing Body, the Planning Commission, the City Staff, other government and non-government agencies, interested groups and citizens. The Plan started with a survey of the perceptions of community stakeholders and City Staff about

existing city services and programs. This base of information was used in a public meeting where focus groups of volunteer citizens were charged with identifying the issues most critical to the growth of the City through the next 20 years. The process continued with a "policy charrette" to study the issues and evaluate proposals regarding the City's future growth areas, land development pattern, and strategies for adequate public infrastructure and services.

Finally, a series of workshops is being held, culminating in a public hearing, to continue citizen input. The comprehensive plan needs to be kept updated as an on-going effort. An annual review of the Plan should be conducted following its adoption and updates made as needed to reflect the changing values and characteristics of the community.

## Major Components

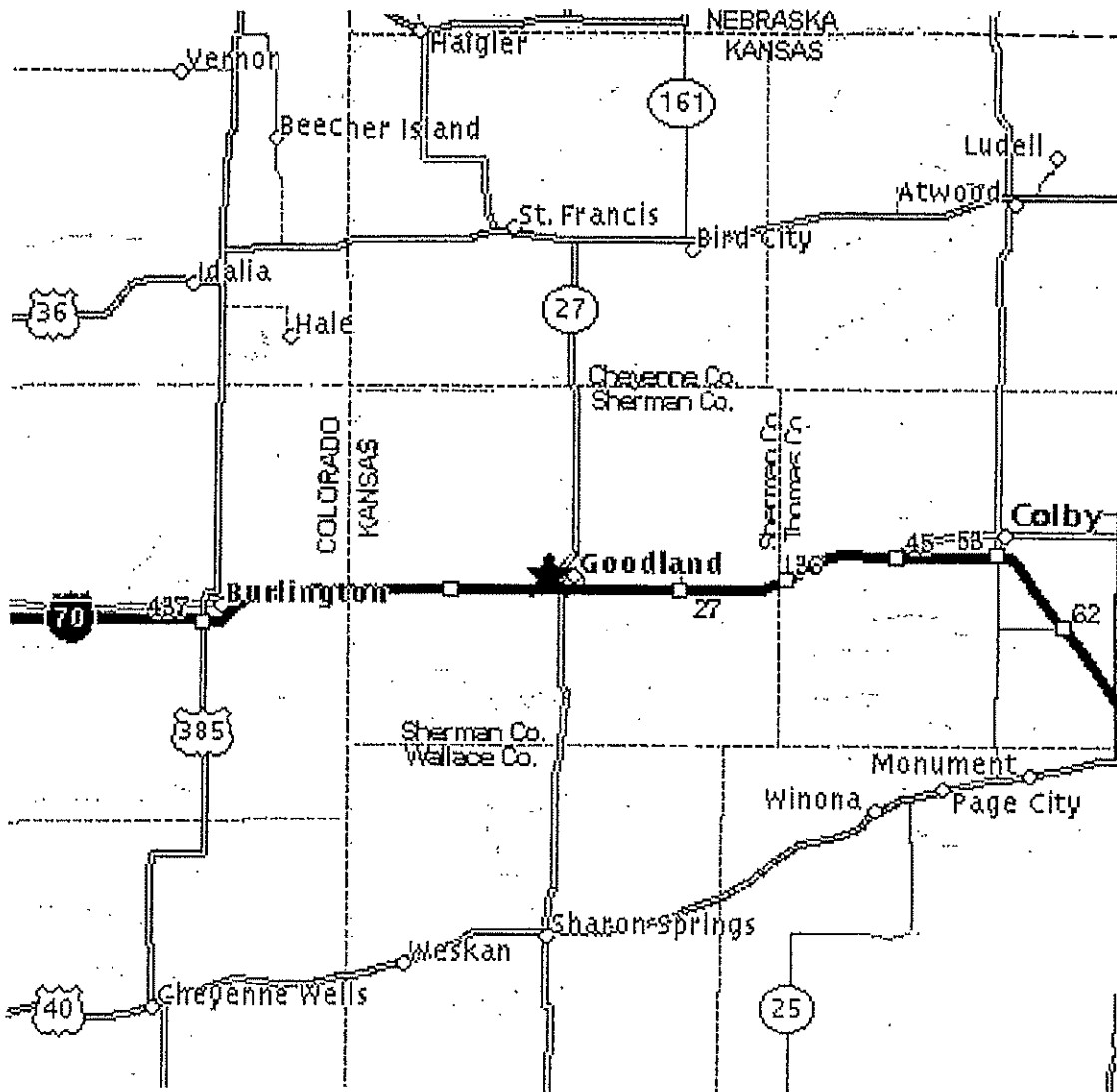
The Comprehensive Plan is a multi-faceted document that contains many components, each of which serves an intended function. These components and their major functions are summarized below:

- **Introduction and Roles of the Participants** explains the participants in the planning process and their responsibilities.
- **Analysis of Existing Conditions and Development Trends** contains analytical information that promotes an understanding of the existing services and opportunities that should be appreciated and taken advantage of and the constraints and problems that should be resolved. The section contains projections of population, households, and land use based on the analysis of the historic trends and the anticipated future growth pattern in a regional context. These projections help in the formulation of strategies to effectively adapt the community to the future possibilities.
- **Community Policies** outlines the type of living, working and business environment the community desires in the years to come and will devote its resources to achieve. These community issues and priorities were identified during a series of public planning sessions.
- **Future Land Use Plan** contains specific goals, objectives and policies as related to socio-economic development, land use pattern, public infrastructure improvements, and public service provision. These policies establish the foundation for the development proposals that follow. The future development proposals outlined in these sections represent the desired strategies for accomplishing the established goals. Some plans also include development standards and requirements to prevent undesirable design and construction of public facilities.

- **Plan Implementation** summarizes the strategies that ensure the proposals get implemented. This includes a Capital Improvements Program (CIP) process.

**Figure 1: Geographic Location Map of Goodland**

Goodland is located on the high ground in western Kansas, at the intersection of Kansas Highway 27 and Interstate 70. The City is the westernmost trade center in the State of Kansas.



## ***PLAN IMPLEMENTATION***

The healthy and orderly growth of a community relies on the successful implementation of a set of well-defined development policies that serve as guidelines for all development decisions at present and in the future. These development policies should be formulated around a well-structured scope of planning that looks ahead and even beyond a pre-set time horizon.

At the same time, near-term implementation is important. Regulation of land development is one way the Plan is implemented. The Capital Improvements Program (CIP) is another means of implementing the plan. Following are the implementation tools and roles played by key policy makers and administrators, and the relationship of the Plan to regulations.

### **Zoning Ordinance**

A zoning ordinance is a legislative tool used for implementing the comprehensive plan. It delineates the boundaries for land use districts to regulate:

- use;
- density of population;
- lot coverage; and
- bulk of structures.

The purpose of the zoning ordinance is to:

- encourage appropriate uses of land;
- maintain and stabilize the value of property;
- reduce fire hazards and improve public safety and safeguard the public health;
- decrease traffic congestion and its accompanying hazards;
- prevent undue concentration of population;
- create a comprehensive and stable pattern of land uses upon which to plan for transportation, water supply, sewers, schools, parks, public utilities, and other facilities;
- protect and promote the public health, safety, convenience, comfort and general welfare.

### **Subdivision Regulations**

Subdivision regulations are another legislative tool to implement the comprehensive plan by guiding the subdivision and development of land. Subdivision regulations provide

coordination of otherwise unrelated plans as well as internal design of individual sites. The City of Goodland needs to assess elements of subdivision regulations for amendment in response to planning issues, such as large-lot urban fringe growth.

The general purposes of the subdivision regulations are to:

- protect and promote the public health, safety, convenience, comfort and general welfare;
- guide the future growth and development;
- provide for the proper location and width of streets, roads, building lines, open space and recreation and to avoid congestion of population;
- protect and conserve the value of land, buildings and improvements and to minimize conflicts among the uses of land and buildings;
- establish reasonable standards of design for subdivision in order to further the orderly layout and use of land;
- insure that public facilities, including roads, water, sewer and drainage facilities, are adequate to serve the needs of proposed subdivisions.

## **Role of the Planning Commission**

The role of the Goodland Planning Commission in the planning process includes the following tasks:

1. Adopt a plan for the physical development of the incorporated areas of Goodland.
  - Before adopting or amending the Comprehensive Plan hold a public hearing.
  - After adoption, certify a copy of the adopted plan to the Goodland City Commission and City Clerk.
  - Record a copy in the Office of the Sherman County Register of Deeds office.
2. Act as Advisory body to the Goodland City Commission.
  - Hold public hearings to obtain public opinion regarding each rezoning application, special use permit application and each proposed text amendment.
  - Forward a recommendation to the Goodland City Commission on each rezoning application, each special use permit application and each proposed text amendment.
3. Approve or disapprove preliminary plats and final plats.



## **Role of the City Commission**

The role of the Goodland City Commission in the planning process includes the following responsibilities:

1. Enact and amend the zoning ordinance and zoning district map after considering the Planning Commission's recommendation.
2. Amend the subdivision regulations after considering the Goodland Planning Commission's recommendation. This responsibility does not include approving subdivision plats.
3. Accept or reject dedications of easements, rights-of-way and public lands on subdivision final plats after having been approved by the Goodland Planning Commission.
4. Approve engineering plans for construction of public improvements.
5. Approve financial guarantees or financing mechanisms to ensure construction of all public improvements within subdivision plats.

## **Role of the Board of Zoning Appeals**

The Goodland Board of Zoning Appeals is primarily a quasi-judicial body rather than an advisory or legislative body. The Board's role in zoning administration is limited to two types of tasks:

- The appeal of an administrative decision or interpretation where there is an ambiguous provision or an alleged error in the administration of the zoning regulations; and
- The granting of variances for cases of hardship.

The Board of Zoning Appeals is not involved in the administering of the subdivision regulations.

## **The Basis of Decision-Making**

As with other "police powers", the exercise of zoning and subdivision regulations is subject to certain legal limitations. One of the most important of these limitations requires that zoning and subdivision regulations cannot be applied in an "arbitrary or capricious" manner. Decisions regarding zoning and subdivision issues cannot be fixed or arrived at through an exercise of will or by caprice, without consideration or adjustment with reference to principles, circumstances, or significance.

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## Chapter 2 Demographics

### *Demographic Analysis*

#### Data Source and Methodology

Population trend projections from the Decisionmark Corporation have been used for the demographic analysis. These projections were developed using a proprietary method based on data from the most current U.S. Census updates and estimates including the "Consumer Expenditure Survey," "Current Population Survey" and the "Current Population Report." As the methodology for projections includes "shifting" or extrapolating the county's relative share down to the city level, some degree of error is expected. City figures derived from sources such as building or demolition permits are an important tool to balance the extrapolated data.

Data are reported from a variety of sources, including the U.S. Bureau of the Census 1990 files, estimates for 1997 and 1998, and projections for 2002. It is recognized that the data from the 1990 Census and the estimates based on the 1990 information are 10 years old. The 2000 Census data are being finalized. As the 2000 Census data are released, the more current information should be considered as part of the recommended annual Comprehensive Plan review.

#### City of Goodland Population by Age and Gender

United States Census Bureau figures and projections indicate that Goodland's overall population has decreased slightly since 1990. Projections indicate that the proportion of women to men will continue on a leveling trend.

Table 1: City of Goodland Population by Gender

Gender	1990*	% of Total	1997	% of Total	% Change 1990-1997	2002	% of Total	% Change 1997-2002
Female	2611	52%	2522	51%	-3%	2477	51%	-2%
Male	2372	48%	2401	49%	1%	2386	49%	-1%
<b>Total</b>	<b>4983</b>	<b>100%</b>	<b>4923</b>	<b>100%</b>	<b>-1%</b>	<b>4863</b>	<b>100%</b>	<b>-1%</b>

Source: Decisionmark Corp.

\* U.S. Census

# CITY of GOODLAND, KANSAS

## Comprehensive Plan

Census figures in 1990 reflected the population of Goodland to be spread across the age groups in a bell-shaped curve as shown in Table 2. The highest percentage of the total population in 1990 was the 25 to 34 years age group. However, estimates and projections indicate this age group to decline the most significantly in the future. The distribution of population is expected to shift slightly towards the older ages. The population aged 75 years and older is projected to continue to comprise 10% of the population of Goodland.

**Table 2: City of Goodland Population by Age**

Age	1990*	% of Total	1997	% of Total	% Change 1990-1997	2002	% of Total	% Change 1997-2002
0 to 5 years	469	9%	418	8%	-11%	398	8%	-5%
6 to 11 years	431	9%	479	10%	11%	475	10%	-1%
12 to 17 years	386	8%	375	8%	-3%	378	8%	1%
18 to 24 years	489	10%	450	9%	-8%	423	9%	-6%
25 to 34 years	679	14%	549	11%	-19%	475	10%	-13%
35 to 44 years	629	13%	681	14%	8%	685	14%	1%
45 to 54 years	509	10%	591	12%	16%	651	13%	10%
55 to 64 years	494	10%	503	10%	2%	501	10%	0%
65 to 74 years	465	9%	430	9%	-8%	403	8%	-6%
75 years and over	432	9%	449	9%	4%	473	10%	5%
<b>Total</b>	<b>4983</b>	<b>100%</b>	<b>4925</b>	<b>100%</b>	<b>-1%</b>	<b>4862</b>	<b>100%</b>	<b>-1%</b>

Source: Decisionmark Corp.

## City of Goodland Household Income and Educational Attainment

In 1990, 92% of Goodland's population reported a household income of less than \$50,000. Projections indicate that the percentage of Goodland households with income under \$50,000 will decrease slightly and households in the highest income brackets will increase slightly.

**Table 3: City of Goodland Household Income**

Household Income	1990*	% of Total	1997	% of Total	% Change 1990-1997	2002	% of Total	% Change 1997-2002
Less than \$15,000	813	40%	748	38%	-8%	721	37%	-4%
\$15,000 to \$24,999	455	23%	446	22%	-2%	426	22%	-4%
\$25,000 to \$34,999	342	17%	318	16%	-7%	290	15%	-9%
\$35,000 to \$49,999	249	12%	236	12%	-5%	207	11%	-12%
\$50,000 to \$74,999	102	5%	129	6%	26%	143	7%	11%
\$75,000 to \$99,999	60	3%	105	5%	75%	157	8%	50%
\$100,000 to \$150,000	0	0%	0	0%	0%	0	0%	0%
\$150,000 and over	0	0%	8	0%	0%	11	1%	38%
<b>Total</b>	<b>2021</b>	<b>100%</b>	<b>1990</b>	<b>100%</b>	<b>-2%</b>	<b>1955</b>	<b>100%</b>	<b>-2%</b>

Source: Decisionmark Corp.

The percentage of Goodland's residents who are projected to graduate from high school is expected to increase. The percentage with advanced degrees is expected to remain stable at around 5% of the total population aged 25 or over.

**Table 4: City of Goodland Educational Attainment Age 25 and Over**

Education	1990*	% of Total	1997	% of Total	2002	% of Total
Less Than High School	827	26%	691	22%	581	18%
High School	1110	35%	1134	35%	1031	32%
Some College	552	17%	912	28%	1031	32%
College	565	18%	319	10%	373	12%
Graduate Degree	143	4%	146	5%	174	5%
<b>Total</b>	<b>3197</b>	<b>100%</b>	<b>3202</b>	<b>100%</b>	<b>3190</b>	<b>100%</b>

Source: Decisionmark Corp.

## City of Goodland and State of Kansas Housing Occupancy

Of the occupied housing units in Goodland, 67% were owner-occupied in 1990. This proportion is expected to increase to 77% in 2002. This projection is consistent with the State of Kansas as whole, which also is projected to attain nearly a 77% owner-occupied proportion.

**Table 5: City of Goodland Housing Unit Occupancy Status**

Housing Unit Occupancy	1990*	% of Total	1997	% of Total	2002	% of Total
Unit Occupied by Owner	1375	67%	1438	72%	1507	77%
Unit Occupied by Renter	672	33%	551	28%	447	23%
<b>Occupied Housing Units</b>	<b>2047</b>	<b>100%</b>	<b>1989</b>	<b>100%</b>	<b>1954</b>	<b>100%</b>

Source: Decisionmark Corp.

**Table 6: State of Kansas Housing Unit Occupancy Status**

Housing Unit Occupancy	1990	% of Total	1997	% of Total	2002	% of Total
<b>Total Housing Units</b>	<b>1,042,307</b>		<b>1,105,412</b>		<b>1,131,846</b>	
Unit Occupied by Owner	640,731	67.9%	722,611	72%	789,599	76.8%
Unit Occupied by Renter	302,334	32.1%	279,874	28%	238,391	23.2%
<b>Occupied Housing Units</b>	<b>943,065</b>	<b>100.0%</b>	<b>1,002,485</b>	<b>100%</b>	<b>1,027,990</b>	<b>100.0%</b>

Source: Decisionmark Corp.

## State of Kansas Population by Age and Gender

The proportion of men to women in the State of Kansas as a whole is consistent with that of Goodland. Women slightly outnumber men, but the proportion is evening. The population of the State of Kansas is projected to grow slightly from the 1990 Census.

In 1990, the largest proportion of residents in Kansas was in the 25 to 34 age bracket. It is projected that in 2002, the largest percentage will be in the 35 to 44 age bracket. This is consistent with the demographic proportions in the City of Goodland.

Table 7: State of Kansas Population by Gender

Gender	1990	% of Total	1997	% of Total	% Change 1990-97	2002	% of Total	% Change 1997-2002
Female	1,260,594	51.0%	1,319,937	51%	4.7%	1,352,406	50.4%	2%
Male	1,212,675	49.0%	1,282,029	49%	5.7%	1,329,221	49.6%	4%
<b>Total</b>	<b>2,473,269</b>	<b>100.0%</b>	<b>2,601,966</b>	<b>100%</b>	<b>5.2%</b>	<b>2,681,627</b>	<b>100.0%</b>	<b>3%</b>

Source: Decisionmark Corp.

\* U.S. Census

Table 8: State of Kansas Population by Age

Population by Age	1990*	% of Total	1997	% of Total	% Change 1990-97	2002	% of Total	% Change 1997-2002
0 to 5 years	226,451	9.2%	232,860	9%	2.8%	232,735	9%	0%
6 to 11 years	231,020	9.3%	249,654	10%	8.1%	260,089	10%	4%
12 to 17 years	203,348	8.2%	222,278	9%	9.3%	235,310	9%	6%
18 to 24 years	248,930	10.1%	243,937	9%	-2.0%	241,188	9%	-1%
25 to 34 years	415,673	16.8%	382,808	15%	-7.9%	350,004	13%	-9%
35 to 44 years	363,309	14.7%	404,420	16%	11.3%	429,255	16%	6%
45 to 54 years	234,435	9.5%	290,367	11%	23.9%	337,005	13%	16%
55 to 64 years	208,167	8.4%	214,973	8%	3.3%	224,167	8%	4%
65 to 74 years	185,404	7.5%	183,519	7%	-1.0%	179,091	7%	-2%
75 years and over	156,532	6.3%	177,154	7%	13.2%	192,783	7%	9%
<b>Total</b>	<b>2,473,269</b>	<b>100%</b>	<b>2,601,966</b>	<b>100%</b>	<b>5.2%</b>	<b>2,681,627</b>	<b>100%</b>	<b>3%</b>

Source: Decisionmark Corp.

\* U.S. Census

## Chapter 3

### Issues

#### ***ISSUES IDENTIFICATION PROCESS***

The community members of Goodland, Kansas, desire to proactively chart the future of their city. Toward that end, the City of Goodland hired the consulting firm, Bucher, Willis & Ratliff Corporation, to facilitate the process that will culminate in a comprehensive plan. The process is inclusive with a high level of public involvement and participation. The plan will focus on key issues and will provide direction and guidance for activities of both the government and the community members at large as they embrace the future.

#### **Summary of Activities to Date**

The planning process began with activities designed to identify key issues, challenges and community attributes as a basis for the adoption of goals and objectives for future development. These activities included a strategic planning workshop with the Planning Commission, key person interviews, a community focus session and a planning charrette.

#### **Strategic Planning Session**

A strategic planning session with the Goodland Planning Commission was held October 27, 1999, at 6:00 p.m., at Goodland City Hall. The following people participated: Terry Imel, Chair, Steve Riebel, Barbara Winston, Diana Spinney, Jack Sanderson, Brian Hatcher, Jerry Nemechek, Goodland City Building Official, and Price Banks and Deborah Divine from Bucher, Willis & Ratliff Corporation.

Following introductions, Price Banks described the comprehensive planning process and what steps are involved leading to the completion of the comprehensive plan. Deborah Divine then led the group in a strategic planning brainstorming session to identify Goodland's strengths, weaknesses, opportunities and threats (SWOT). The issues and concerns were identified, as summarized on the following pages.



## **Strengths**

The Goodland Planning Commission members indicated that Goodland's strengths consist of:

- Airport
- Vo-Tech School with its new degree program
- Hospital
- Access via the Interstate and the rail system
- Agriculture base
- Water supply
- Clean air
- Good climate
- Location - proximity to Denver, Colorado Springs
- Telecommuting potential
- Solid financial community
- Wealth of land
- NOAA Weather station
- People – nice, welcoming, work force, work ethic
- Bean factory
- Sunflower plants – both oil and confectionery
- Agricultural support – elevators, grain, implement dealers
- City-owned utility plant
- Natural gas wells
- Solid waste under control
- Great law enforcement
- No major (murder) crime
- Low unemployment
- Low cost of living, affordable housing
- Trees
- Golf course.

## **Weaknesses**

The Planning Commission then listed the following attributes as weaknesses of the community:

- Aging community
- Lack of jobs for young people
- No major draw
- No competition for employment (low wages)
- No major industry
- Unskilled labor force
- No skilled jobs
- Aging school buildings

- Street/storm drainage condition
- Declining condition of downtown buildings
- Outside ownership
- Exposure to I-70 drug traffic
- Ripple effect of low agricultural prices
- One-industry economy.

The members of the Commission also added three elements they considered interesting with both positive and negative qualities:

- Wal-Mart
- Small middle class - "lots with a lot, lots with a little"
- Large number of minimum wage earners.

### **External Opportunities**

A discussion about external opportunities resulted in the following listing:

- Flight from urban areas
- Telecommuting
- Vo-Tech expansion
- Corporate contributions to the Vo-Tech (e.g., Sprint, MCI, etc.)
- Tourism – motels, gas stations, other support services for Interstate travelers
- Possibility of sunflower artist creating 20' x 40' sunflower artwork in Goodland Museum
- Golf course available to visitors
- Air traffic – private jets, military, scheduled service
- Economic development activity – buildings and land available
- Wealth
- Attractive for ag-based, value-added industry, e.g., Sunflower plants
- Potential for manufacturing and distribution with good transportation access.

### **External Threats**

The following external threats were identified:

- Agricultural commodity pricing
- Embargoes
- Shrinking world market
- Government mandates
- Nationalization, mergers, megacorporations (think this can be turned around and capitalize on it)
- Corporate farming
- Small business squeeze
- Dependence on Social Security and Medicare.

## **Key Person Interviews**

On October 28, 1999, the consultant interviewed six individuals representing diverse Goodland interests. Each of the persons interviewed lives and works in or near the City. Each is concerned about the future of the community and will be involved in shaping that future. Following is a summary of the issues, challenges and community attributes identified during these interviews.

**Agricultural Economy:** All of those interviewed discussed the strengths and weaknesses of the agricultural economy. The area has excellent farmland and has demonstrated the ability to diversify agriculturally. The area has a strong base of traditional high plains farm products, including wheat, milo, beef and dairy, but has also successfully diversified into non-traditional crops. For many years the sugar beet industry was strong, and when a local sugar plant closed, many farmers changed to sunflower production. Both oil and confectionery sunflowers are now important area products and both are processed in local factories. Goodland is one of two sunflower market centers recognized by the U.S. Department of Agriculture. The other is Fargo, North Dakota.

Pinto beans, black beans, anola beans, myacopa beans and garbanzo beans have also found their way into the Goodland economy. Nevertheless, there is a strong dependence on agriculture and there is a need to diversify into other industries to avoid a boom bust economy.

Diversification should occur in a manner that would provide quality jobs to retain citizens in the area, and to generate population growth. Most of the interviewees identified the excellent fiber-optic facilities available as resources for economic development.

**Regional Center:** Goodland is perceived as a regional center that draws shoppers from long distances. The community should exploit and enhance its status as a mechanism to promote growth.

**Transportation:** Goodland has good transportation resources. The location on Interstate 70, excellent rail connections and an airport with scheduled commercial service were all listed as attributes of the community.

**Local Government:** City Government and the School District were cited as being well managed and aggressive. They are providing the necessary services and are continually improving both services and infrastructure.

**Community Pride:** Each person interviewed believed that citizens, in general, were proud of their community. There is a small element of negativity, or complacency and a need for more involvement in the community. Nevertheless, most people are very positive and are willing to work together to improve the area.

**Infrastructure:** Deteriorated municipal infrastructure was identified as problematic, however, those interviewed indicated that major efforts were underway to improve it. Main Street curbs and utilities, storm sewers, and sidewalks were all listed as facilities needing improvement. Electricity is expensive and is seen as having an impact upon economic development.

**Housing:** There is a housing shortage in Goodland that impacts all income levels and makes it difficult to attract new citizens.

**Blight:** Blight is a problem in residential areas and in some commercial and industrial areas. Deteriorated housing and junk is evident on the south side of town in residential neighborhoods. The entrances to the City need to be cleaned up, and a feeling of pride instilled in property owners in these areas.

## Group Focus Session

The City of Goodland desired input from residents, landowners and business leaders to identify issues critical to the community. The session was advertised in the newspaper and was open to the public. Nineteen members of the Goodland community gathered at 6:30 p.m. December 9, 1999, in the City Commission meeting room to engage in a focus group session regarding the issues and concerns for the future of Goodland. Price Banks and Deborah Divine, Bucher, Willis & Ratliff Corporation, facilitated the discussion.

A structured idea-sharing process was used for issues identification. Participants were asked to pair off and interview each other for five minutes. Then they were to introduce their respective partner and his/her main issues and concerns. When the interviewers reported back, the comments were grouped into four main categories. The four categories are:

- **Future Land Use:** issues related to the location, type and quantity of land uses as Goodland grows.
- **Economic Development:** issues related to business and industrial growth in Goodland and the surrounding area.
- **Quality of Life:** issues that affect the attractiveness of Goodland as a place to live and work.
- **Public Facilities:** issues related to the quality and adequacy of Goodland's infrastructure such as streets, water supply and community access.

The following issues were identified (rankings shown in parentheses are for that issue category only):

### *Future Land Use*

Enforcement of zoning laws – 6 comments (ranked 1st – 7 dots)

Large equipment in residential areas  
Housing numbers and levels  
Recreation  
Boundary of city (hog farms)  
Utilize vacant lots  
Future land development (ranked 2<sup>nd</sup> -1 dot)

***Economic Development***

Downtown vitality – 5 comments (ranked 2<sup>nd</sup> - 6 dots)  
Good agriculture base  
Promotion of airport and its advantages  
Opportunities in tourism development  
Need industries to attract young people – 5 comments (ranked 1<sup>st</sup> - 8 dots)  
City and county work together to attract industries the citizens want (tied for 5<sup>th</sup> – 1 dot)  
Technology and its opportunities  
Housing – numbers and levels  
New business development and retention of existing business (ranked 3<sup>rd</sup> – 5 dots)  
Must be and stay a trade area hub  
Develop industrial park at exit 19 (tied for 5<sup>th</sup> – 1 dot)  
Recruit computer-based industry  
Improve job base (tied for 5<sup>th</sup> – 1 dot)  
Growing our own businesses  
Promote Goodland's assets (ranked 4<sup>th</sup> - 2 dots)  
Diversify away from agriculture economy (tied for 5<sup>th</sup> – 1 dot)

***Quality of Life***

Perception of Goodland from outside  
Make community more attractive for retirees – 3 comments (tied for 3<sup>rd</sup> – 2 dots)  
Educate folks to work together  
Expansion of housing  
Water quality – 4 comments (ranked 1<sup>st</sup> – 4 dots)  
Housing numbers and levels – 2 comments  
Infrastructure expansion and maintenance  
Retention of youth – 3 comments (ranked 2<sup>nd</sup> – 3 dots)  
Education (tied for 8<sup>th</sup> – 1 dot)  
Health care; retain services and doctors – 2 comments  
Assisted and independent living  
Housing for middle incomes (tied for 3<sup>rd</sup> – 2 dots)  
Keep youth in pro-community mode (tied for 8<sup>th</sup> – 1 dot)  
Arts and music  
Child care (tied for 3<sup>rd</sup> – 2 dots)  
Youth alternatives (tied for 3<sup>rd</sup> – 2 dots)  
Resource planning  
Historic preservation (tied for 3<sup>rd</sup> - 2 dots)

***Public Facilities***

Streets, sidewalks, lighting

Access to community – 4 comments (tied for 1<sup>st</sup> – 5 dots)

Drainage – 3 comments (tied for 6<sup>th</sup> –1 dot)

Power lines – move underground

Airport – terminal appearance, entrance beautification, lighting, building maintenance (tied for 6<sup>th</sup> –1 dot)

Water system

Long range water supply – 3 comments (5<sup>th</sup> –2 dots)

Z entrance to Goodland (tied for 6<sup>th</sup> –1 dot)

Cleaning up the city

Trash and sanitation (tied for 6<sup>th</sup> –1 dot)

Transportation system – highway, rail, air (3<sup>rd</sup> – 4 dots)

Housing level and numbers

Infrastructure expansion and maintenance – 4 comments (tied for 1<sup>st</sup> – 5 dots)

Community Center/Conference Center – 2 comments

Year-round swimming pool (tied for 6<sup>th</sup> –1 dot)

Electric power expansion and existing capacity (4<sup>th</sup> – 3 dots)

Quality personnel

Streets

Pedestrian circulation

The rankings were made using the “green dot” voting technique. Each participant was given 4 green dots with which he/she could vote for top issues. They were instructed they could vote all 4 dots on one issue or any combination of their dots.

***Top Ranked Issues Across All Categories***

1. Need industries to attract young people (8 dots)
2. Enforcement of zoning laws (7 dots)
3. Downtown vitality (6 dots)
4. Access to community (5 dots)
5. New business development and retaining existing business(5 dots)
6. Infrastructure expansion and maintenance (5 dots)
7. Water quality (4 dots)
8. Transportation system – highway, rail, air (4 dots)
9. Retention of youth (3 dots)
10. Electric power expansion and existing capacity (3 dots)
11. Promote Goodland’s assets (2 dots)
12. Make more attractive to retirees (2 dots)
13. Housing for middle incomes (2 dots)
14. Childcare (2 dots)
15. Youth alternatives (2 dots)
16. Historic preservation (2 dots)

17. Long range water supply (2 dots)
18. City and county work together to attract industries the citizens want (1 dot)
19. Improve job base (1 dot)
20. Develop industrial park at exit 19 (1 dot)
21. Diversify away from agriculture economy (1 dot)
22. Airport – terminal appearance, entrance beautification, lighting, building maintenance (1 dot)
23. Education (1 dot)
24. Keep youth in pro-community mode (1 dot)
25. Future land development (1 dot)
26. Drainage (1 dot)
27. Z entrance to Goodland (1 dot)
28. Trash and sanitation (1 dot)
29. Year-round swimming pool (1 dot)

## **Planning Policy Charrette**

The nineteen members of the Goodland community then participated in a charrette session to further define and delineate the issues. The participants were divided into four teams: two of the teams focused on future land use and public facilities; two teams focused on quality of life and economic development. The teams used maps and notebooks to record their visions for the future. Each team was given a set of standard questions to direct their deliberations. (See attached.)

Once the teams had completed their tasks, they reported back to the whole group. The comments regarding color refer to map coding. Comments during the report-back period were as follows:

### **Future Land Use and Public Facilities**

#### **Team 1**

**City size.** The group was asked to map the city limits in 10 years. A new boundary was drawn. Other ideas concerning the city size include:

- Need to exploit and improve airport appearance
- Extend runway
- Cemetery expansion on north
- Residential on west and east
- South – commercial and industrial.

**Agriculture.** Shown in green outside yellow line on the team map. The city should have control over what borders the community, including zoning, and some agricultural uses (such as hog confinement farms, etc.). This control will help to protect such critical community issues as water quality.

**Housing.** The group felt that because the community needs houses for job creation and jobs for more homes, there is a chicken/egg dilemma. A demolition program funded by grants would be beneficial. Identification and marketing to fill middle income housing needs should be encouraged. The areas identified for residential development include:

- West and north, some east, where there is current infrastructure and able to extend utilities.
- Brown indicates vacant lots.

**Infrastructure.** Areas that need improvement include:

- City entrances; Y and up to 17th to Main, out 8th to the east
- Caldwell north to the north city limits
- Armory Road and Main
- 12<sup>th</sup> Street
- Cattle Trail, grain elevator access
- 25<sup>th</sup> and Market St – rec complex, future industrial and commercial area
- New Cherry, new SW-east of 27<sup>th</sup>
- New streets in new housing subdivisions.

**Public Lands.** The group discussed where parks, schools or other public facilities should be located. Ideas include:

- Major recreation facility to the southwest
- Hike/bike trails at Y and on to Stevens Park up to north school
- Parks, Art Center, Library, Courthouse should improve as a source of community pride
- Arts and culture are important for community growth.

**Commercial/industrial.** The group discussed where these types of development should occur and what incentives, if any, should be offered to attract them.

- Industrial/retail – to the southwest of town
- Need a grocery store
- Retail downtown: We should identify needs and investigate specialty shops
- Southwest area retail is more specialized by I-70, could use a “Cabella” type store (big sporting goods)
- Sit down restaurants in downtown for lunch business.

**Industrial development.**

- Several small enterprises; i.e. 10 companies with 5 employees rather than 1 with 50 employees
- Use incentives to bring in a little development at a time
- Discussed importance of zoning, both inside and outside city limits.

**Added Comments.**

Grant School is blocked by 5 homes both front and back – could relocate.



The team discussed the community's pride in the FAA, NOAA, National Guard, ADM and Sunflower plants, and that Goodland's airport can handle Lear jets.

## **Future Land Use and Public Facilities**

### **Team 3**

**City size.** The group was asked to map the city limits in 10 years. A new boundary was drawn to annex along 24, east of the Vo-Tech School and on the west side. The group discussed the availability of land.

**Agriculture.** Need agricultural land around the airport in the runway protection zone.

**Housing.** The group suggested two places for additional housing:

- Behind the Paxton addition
- To the west

There are some lots in the southwest corner of the city but there may be some problems with lot sizes.

**Infrastructure.** Orange dots on the team map indicate infrastructure areas that need improvement. Other areas include:

- 19th Street and the new street through the Y and Main St need re-work
- Cattle Trail (should develop to the west one day) needs curb and gutter
- Cottonwood
- Eustis

**Public lands.** The group did not discuss where parks and other public areas should be developed.

**Commercial/industrial.** The group discussed where these types of development should occur and what incentives, if any, should be offered to attract them. More commercial development was discussed, particularly near the original Industrial Park, around the south side and to the north by the airport.

**Other Concerns.** Drainage is a significant issue for new developments. The city at-large should not bear the cost; as it is part of the price of development. A plan should be required of the developer.

## **Quality of Life and Economic Development**

### **Team 2**

**Community Pride.** The group indicated positive features on the team map with a plus sign (+). These areas include:

- Downtown area (Goodland's persona) but it's hard to get to
- Airport, but it needs better public access
- Area public schools

- WalMart (both a + and -) has provided impetus for others to improve and brings traffic into town
- Work on east entrance from I-70.

**Safety.** The group felt that overall, safety was not a concern but indicated several areas in need of improvement:

- Transportation project on Hwy 27 is in the works but the whole route needs attention
- The "pretzel" north of the airport.

**Education.** The group felt that the Grant Junior High school may need attention. Positive aspects include:

- The Vo-Tech facility is a plus to the community
- Max Jones Fieldhouse and others
- The hospital brings and keeps folks to the trade area.

**Recreational.** Activities currently available to the community include:

- GAC
- Carnegie Arts
- Ball diamonds
- Golf course
- Hunting
- Smoky Gardens.

The group discussed other minor improvements to the community recreational facilities, including:

- New pool
- Bike path
- Ball park improvements
- Roller blade of skate board park.

**Economic Development.**

- Good out-of-town draw
- Goodland is ranked #6 in bringing folks in
- Vo-Tech, Airport, I-70 proximity
- First impression needs improvement: east, airport and Hwy 27 entrances need work (hard to get downtown)
- Goodland is the best kept secret in KS
- Chamber, City and County should be involved and think they are.

**Commercial Centers.** The group felt the community has a demand for a sit-down restaurant at I-70, a grocery store, and a meat market with locally supplied meats.

**Environmental Programs.** These programs or concerns include:

- A new landfill for the 21st Century

- A recycling program
- A water supply protection program
- A clean up plan for the Southwest part of town.
- The Jr. High building needs remodeling or rebuilding.

**Public/Private Partnership.** The group discussed partnerships in order to achieve the following:

- Broaden the tax base
- Promote improved relations with downtown businesses
- Compete with on-line services and shopping.

## **Quality of Life and Economic Development**

### **Team 4**

**Community Pride.** The group discussed the features of the community they were most proud of. Features have been indicated on the team map with brown dots and include:

- Schools
- Parks
- The courthouse
- The library
- Topside Territory
- GAC
- Hospital
- Shopping
- Arts center
- Airport

The group also discussed elements that can be considered both assets and liabilities. These include:

- The east entrance to the town from the interstate.
- The Y entrance, which is being replaced.
- Rest Home – expanding extended care will help.
- Grocery store – need to fill this niche.

The group discussed how to enhance specific areas in the community. These areas are mapped with purple dots on the team map and include:

- A new Cherry Street walking path. Extending the path for recreation will separate walkers from traffic (Goodland's sidewalks vary greatly and are not pedestrian friendly).
- The museum is an opportunity to attract visitors, but may need to move to the entrance of town or build new facility.
- Keep technology facilities up to date in the schools such as wiring, hardware, etc.

**Safety.** Areas of concern include:

- Highway 27 from 24th south past the truck stops (south of interstate) and should involve a plan for the future.
- The Z entrance.
- Cattle Trail on the west side of town.
- Streets around the Vo-tech and other schools.

**Education.** The group felt that the area schools are adequate, and emphasized the quality of school personnel. Other factors include;

- Access to technology
- Expansion of Vo-Tech cooperation with other state universities.

**Recreation, Arts and Culture.** Current programs or activities available to residents include:

- The arts center
- The WPAA
- The Hike/Bike Trail.

**Economic Development.** The group discussed the factors that make Goodland attractive to developers including clean air, cheap labor, proximity to I-70 and the airport.

**Commercial Centers.** Current opportunities include an up-scale restaurant, a grocery store, and senior housing.

**Environmental.** Areas of concern include:

- Recycling program is a must, but probably must be subsidized.
- The landfill is at critical stage. Need to reduce the stream of trash flow.

**Public/Private Partnerships.** The group felt partnerships could be initiated to achieve better child and adult day care facilities.

## *Synthesis of Results*

The results of the discussions from these meetings and interviews were compiled. This synthesis is based largely on the frequency that the issues were mentioned throughout the deliberations and also on the priority they were given during the "green dot" ranking exercise. Other issues may merit inclusion in the plan at a later time.

### **Identification of Specific Issues**

The following issues were identified as the key issues upon which to focus the comprehensive plan.

#### **Land Use**

**Housing:** Need to provide good stock mix of both affordable and upscale homes. New development areas are available and in-fill should be encouraged.

**Blight:** Need to improve southside neighborhoods and city entrances. Goodland's attractiveness can be improved with a program to rehabilitate and/or demolish blighted areas. In addition, city entrances need to be attractive.

**Land use compatibility:** Need to enact and enforce zoning regulations. Processes should be in place to provide for the orderly development of the community.

#### **Economic Development**

**Downtown vitality:** aging structures, aging owners, access. The concerns centered on maintaining the viability of downtown Goodland by improving access and visibility of downtown, rehabilitating aging structures, finding and keeping retail tenants (e.g., grocery store, meat market), improving customer service.

**Single industry economy:** diversification, telecommuting infrastructure. The concerns focused on expanding the economic base from a solely agriculture base. Continue expansion of the agricultural base as has already occurred with the sunflower and bean commodities.

**Labor pool:** lack of jobs, lack of skilled jobs, unskilled labor force. A cyclical problem exists of not enough jobs to keep youth and attract new workers coupled with inadequate housing stock. In addition, the labor force skills need continuous upgrading.

**Accessibility:** interstate, railroads, airport. Goodland has good access to transportation systems and wants to capitalize on that strength.

**Industrial parks:** airport and southwest sites. Several industrial parks are in place and ready for industry.

**Tourism:** destination, pass through. Goodland's location on the interstate attracts overnight visitors. Goodland as a destination itself needs development.

## Quality of Life

**Population decline:** aging population, retaining youth. An aging population gradually shrinks if young people do not stay or return. Providing retirement facilities for the older population and being attractive to young people are important.

**Recreation:** golf, trails, swimming pool, ball fields, parks. Goodland needs to maintain and improve its recreational facilities.

**Education:** aging school buildings, Vo Tech asset, day care. The education system is good but the buildings need attention. The Vo Tech is an asset that should be attractive to industry. Quality day care is an important component.

**Historic preservation:** history of community. A community that remembers its heritage can advance in the future. While some building blight will require demolition, other historic structures need preservation.

**Retirement living:** medical facility, tiered-living retirement center. Good medical and retirement facilities can make Goodland more attractive.

**Culture:** awareness of culture, arts, etc. Goodland Art Center is a source of pride and more people should take advantage of its offerings.

## Public Facilities

**Utilities:** power plant. Expand capacity of electric power plant.

**Infrastructure:** utilities, water, sewer, stormwater, streets, sidewalks, solid waste, airport runways and terminal. Assure adequate infrastructure exists and is maintained to accommodate residential and economic development and future expansion of the city.

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