



**SPECIAL JOINT MEETING OF CITY &
PLANNING COMMISSIONS
MONDAY, JANUARY 29, 2024
CITY HALL, 204 W. 11TH ST. – 6:00 P.M.**

AARON THOMPSON– MAYOR
JJ HOWARD – VICE MAYOR
JASON SHOWALTER – COMMISSIONER
BROOK REDLIN – COMMISSIONER
ANN MYERS – COMMISSIONER

A Special Meeting of the City Commission and the Goodland Planning Commission is hereby called to be held on Monday, January 29, 2024 at 6:00 P.M. in City Hall at 204 W. 11th St., Goodland, KS. The object of said special meeting is to discuss the following:

- 1. CALL TO ORDER**
 - A. Roll Call
 - B. Pledge of Allegiance
- 2. DISCUSSION ITEMS**
 - A. Creating more housing choices – with Barb Cole of Community Matters, Inc. Summary of worksheets and identification of items to address in city code.
- 3. ADJOURNMENT**

NOTE: Background information is available for review in the office of the City Clerk prior to the meeting. The Public Comment section is to allow members of the public to address the Commission on matters pertaining to any business within the scope of Commission authority and not appearing on the Agenda. Ordinance No. 1730 requires anyone who wishes to address the Commission on a non-agenda item to sign up in advance of the meeting and to provide their name, address, and the subject matter of their comments.

Signed:

Goodland KS Worksheet Results

	Staff (4)	Responses Officials (9)	Total	
Question # 1: What type of housing is needed in Goodland?				
Q1	100%	100%	100%	Single Family homes
Q1	100%	100%	100%	Single-level homes for the aging population
Q1	100%	78%	85%	Manufactured homes in any if design standards are met.
Q1	75%	89%	85%	Mixed-use buildings (such as downtown apartments on the second floor)
Q1	75%	78%	77%	More than six units stacked on top of each other (apartments)
Q1	75%	67%	69%	Accessory Dwelling Units (ADUs) An ADU is added to a lot that already has single-family dwelling.
Q1	75%	56%	62%	Two units with a common wall (duplex)
Q1	25%	56%	46%	Tiny homes on wheels in a designated area
Q1	75%	33%	46%	Three to six units with a common vertical wall (townhomes)
Q1	75%	22%	38%	Patio Homes
Q1	25%	22%	23%	Condominium (outside space managed by a single entity) A condominium is a form of ownership.
Q1	0%	22%	15%	RV's and house trailers in a designated area
Q1	25%	0%	8%	Other (please specify) _____
Question # 2: Who is in the most need of better housing choices?				
Q2	50%	78%	69%	Senior citizens, independent living
Q2	50%	67%	62%	New workers (lower income)
Q2	25%	67%	54%	Families with children
Q2	75%	44%	54%	People who currently work here (teachers, public sector, store clerks, hotel workers, etc.)
Q2	50%	56%	54%	Students
Q2	50%	44%	46%	New workers (moderate income)
Q2	0%	67%	46%	Low-income individuals and families
Q2	75%	22%	38%	Temporary workers (housing for a few months e.g. nurses, construction crews)
Q2	25%	44%	38%	Senior citizens assisted living.
Q2	0%	0%	0%	Other (please specify) _____

Question # 3: Accessory Dwelling Units (ADUs) and Duplexes.

Q3	100%	67%	77%	ADUs should be allowed as an accessory structure so long as it is not bigger than the single-family home
Q3	50%	89%	77%	ADUs including tiny homes that are moved on to a lot but set on a permanent foundation should be allowed
Q3	100%	56%	69%	Reduce lot size and lot width to encourage more duplexes. (revert to sizes pre-2001)
Q3	75%	44%	54%	ADU is allowed on a lot if the property owner lives in either the existing single-family dwelling or the ADU.
Q3	50%	56%	54%	ADUs should be allowed that are attached to the single-family home
Q3	50%	44%	46%	Add a provision to allow ADUS in R-1 and R-2- has a similar impact as a duplex
Q3	0%	22%	15%	ADUs including tiny homes that are moved on to a lot and NOT on a permanent foundation should be allowed

Question # 4: Multi-family Housing. (1)

Q6	100%	78%	92%	Utilize and advertise all housing programs offered by the Kansas Housing Resources Corporation,
Q4	75%	56%	62%	Multi-family housing (3 or more units) should be a priority for the City. (2)
Q4	50%	56%	54%	An area within the City that is 3 or more acres should be rezoned to allow multi-family housing (3)
Q4	25%	56%	50%	Any request for PD zoning should include a mix of uses, including multi-family housing (4)
Q4	75%	33%	46%	Multi-family housing should be encouraged on vacant non-residential areas of the City and such land should be rezoned for multi-family housing (5)
Q4	50%	44%	46%	The subdivision that was platted in the NW corner of the City should be replatted for multi-family housing (3 or more units).
Q4	75%	22%	38%	An area with vacant parcels in town should be used for multi-family housing (3 or more units) through the PD District procedures.
Q4	25%	33%	31%	Areas just outside the City limit should be considered for annexation and zoned for multi-family housing

Question # 5: Manufactured and Modular Housing Units				
Q5	75%	78%	77%	Rezone larger vacant parcels to a new residential zone district for small manufactured and modular home construction 3,000 square feet.
Q5	75%	67%	69%	Change zoning regulations to clarify that manufactured homes must be allowed in any residential district, provided that they meet certain established design standards. (6)
Q5	75%	67%	69%	Change lot size in MP zone to allow tiny homes/temporary units on wheels- 2,000 sq.ft.
Q5	50%	67%	62%	Allow the use of intermodal shipping containers as housing- either single-family or multi-family
Q5	25%	44%	38%	Create a new zone district for 'recreational vehicles' allow for longer stays
Question # 6: Housing Affordability				
Q6	100%	78%	85%	Participate in a county-wide housing affordability through the State's Neighborhood Revitalization plan.
Q6	50%	67%	62%	Adopt an incentive program allowing for more density and incentives for developments that include affordable housing
Q6	25%	33%	31%	Adopt rules for new developments to contain a percentage of affordable housing within them.
Q6	25%	22%	23%	Adopt rules for new developments requiring payments to offset increases in affordable housing demand
Question # 7 Other Changes to the City's current Land Development Code				
Q7	100%	44%	62%	Create a new mixed-use zone district
Q7	75%	56%	62%	Amend subdivision regulations to combine lots administratively
Q7	100%	33%	54%	Amend or remove lot split regulations as regulation is not currently workable
Q7	75%	33%	46%	Adopt an incentive program allowing for more density and incentives for developments that include affordable housing
Q7	50%	44%	46%	Create a Public District for all publicly owned land.
Q7	25%	44%	38%	Adopt rules for new developments to contain a percentage of affordable housing within them.
Q7	50%	22%	31%	Revise Chapter 9 Mobile Homes, Campers, and House Trailers to allow for the development of a temporary housing

Notes on next page

Notes:

- 1 One person not sure.
- 2 SW quadrant of town where old homes have been demolished, large open areas in NE quadrant West of Hoover St and N. of School
- 3 West of Grant Apartments (3), Vacant lots around 19th Street as well as Hwy 24
- 4 North of 8th on Caldwell 5th /Cherry 12th/Syracuse (West of Grant Apts) West side of cattetral
- 5 Multiple vacant parcels in the community that could be utilized for multi-family housing
- 6 One person said remove modular housing

Flexibility w/consistency; allow creativity for use of space but don't allow a free for all- If an owner can show a sound plan for 3 tiny homes on a 50 X 140 lot, let it happen. Changing zoning regulations and lot size requirements. Some lot sizes are too big for homes and could be divided to put multiple homes. Or requirements of home structures to land site could be adjusted. Emphasize new housing but be consistent with sizes and square footage. Develop all existing building lots. Lot size for SF and duplex- smaller more reasonablr; mixed use incentive- less parking requirements- 1-1.5 off-street spaces instead of 2; incentives for infill lots. Make things streamlined. Changing lot size, parking requirements should be less; lot coverage based on setbacks less restrictive, lot coverage on lot size to allow larger structures on smaller lots. RHID: Creating an RHID policy for both areas within the community and the upper story division.

Land bank Program: Utilizing the low hanging fruit of vacant lots within the community to help lower the cost of building due to the existing infrastructure. And being able to adapt/change the lots size requires to help maximize the use of these vacant lots. Less restrictions. Tax break incentives to encourage developer to invest in our community's housing needs. Improving tqaxes, allowing incentives to bring people in. I believe that allowing ADU's and lowering the minimum lot size requirements would make the biggest impact in providing more housing units. ADU's would be an avenue to generate many small homes. Many existing homes have large lots or garages that could support an ADU. By reducing the minimum lot size requirement, smaller affordable homes or duplex's could be built.

Participants

City Commission	Planning Commission	
Brooke	Wallace	Kent
Aaron	Dennis	Mary
Ann	Grady	Zach
JJ Howard	Matt	Julica
Jason S.		

Goodland KS Housing >50% Favorable Response

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Question # 2: Who is in the most need of better housing choices?				
Question # 3: Accessory Dwelling Units (ADUs) and Duplexes.				
Question # 4: Multi-family Housing. (1)				
Question # 5: Manufactured and Modular Housing Units				
Question # 6: Housing Affordability				
Question # 7: Other Changes to the City's current Land Development Code				
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