



**CITY OF GOODLAND**  
**PLANNING COMMISSION AGENDA**  
TUESDAY, JANUARY 9th, 2024 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. Presentation on Housing discussion interviews with Community Matters, Inc.**

Staff will go over a presentation completed by Community Matters reviewing the topics brought up in the housing discussion interviews and going over the preparations for the joint meeting with the City Commission on January 29. Main goal of the project is to identify any possible changes to the city code that could facilitate new or additional housing in the City of Goodland. Staff will also request Planning Commissioners to complete a Housing Needs worksheet at the meeting.

**4. Reports**

- A. Planning Commissioners  
B. Staff

**5. Minutes**

- a. **October 10, 2023 Minutes**  
b. **November 7, 2023 Minutes**

**6. Adjournment**



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

## MEMORANDUM

TO: Planning Commissioners  
FROM: Kent Brown, City Manager  
Zach Hildebrand, Building Official  
DATE: January 9, 2024  
SUBJECT: Agenda Report

### **3. Presentation on Housing discussion interviews with Community Matters, Inc.**

The interviews with City Commissioners, Planning Commissioners and city staff were completed previously. Included in the packet are the following documents: A Memo to city staff and commissioners from Community Matters, Inc. on the Interview Results, a document that lists the Interview with all results final for distribution and finally an Overview by Community Matters, Inc. personnel of the Interview Results.

Building Official Hildebrand and City Manager Brown will present a powerpoint presentation as well as a Housing Needs worksheet for Planning Commissioners at the meeting on January 9. The Housing Needs Worksheet will have 7 questions with either multiple choice boxes (check all that apply) or check the box answers (for yes or no) requested. Staff will collect the worksheets from the Commissioners at the meeting and then Community Matters, Inc. will provide a summary at the joint meeting with the City Commission at the end of the month.

### **4. 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**

### **5. Minutes:**

#### **A. 10-10-2023 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 October 10, 2023.*

B. 11-7-2023 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 November 7, 2023.*



# Community Matters Institute

Tel: ++303 730 0396

[barbcole@communitymattersinstitute.org](mailto:barbcole@communitymattersinstitute.org)

## M E M O

**To:** City Commissioners, Planning Commissioners, and Staff  
**Through:** Kent Brown, City Manager  
**Date:** Tuesday, December 26, 2023  
**Re:** Interview Findings on Goodland's Housing Needs

---

Community Matters Institute (CMI) has a small contract with the City to determine if there are near-term actions and viable strategies to increase housing supply in anticipation of new and expanding industries in the area. The City Manager has asked us to facilitate a discussion regarding different housing options that could encourage and perhaps take down barriers to providing new or renovated housing units. The first step in this process was to interview each Commissioner and five staff members who understood housing issues and opportunities given current regulations and economic inquiries in Goodland, KS.

These confidential reconnaissance interviews were intended to ascertain what is important to the City and community, without the issues, opportunities, or concerns being attributable to any person. In smaller communities, it's often not what you say but who said it that is important. This confidential interview process is a mechanism to help us focus on **What** is important rather than who said what.

The results of the interviews demonstrate that the Commissioners and staff are generally in favor of land use code changes to remove the barriers to housing development and wish to encourage the infill of vacant lots. They also want to encourage a broader range of housing, both the type of housing and the cost of housing. Housing is needed for the influx of new workers and also for seniors who wish to stay in Goodland as noted in the themes from the interviews:

### Themes from the Interviews:

1. More Housing Units are Needed.
2. There needs to be a broader range of choices in the cost of housing, both owner-occupied and rental units.
3. Rental Housing is needed.
4. Consideration must be given to when the new units will be needed.
5. There are a wide variety of housing types that the community is willing to support. Diversity in housing unit availability is critical to supporting economic growth, particularly job growth which is desired by all.
6. There is an awareness that infrastructure capacity and cost to construct will become a larger issue with expected growth.
7. Most of those interviewed were open to changes to the City's zoning regulations but unclear what needed to be done and what regulations needed to be revamped to support the creation of more diverse livable housing units at a broader range of costs.

Attached please find a summary of the interview findings and the compilation of all interview results.

**CITY OF GOODLAND KS– UPDATING THE ZONING REGULATIONS TO  
ENCOURAGE MORE HOUSING CHOICES  
RECONNAISSANCE INTERVIEWS: ALL RESULTS  
DECEMBER 8, 2023**

**QUESTIONS:**

- 1) **What are the most important issues facing Goodland over the next 3-5 years?**
- If 2 plants get developed, there is a need for housing. Most existing housing is too expensive or in poor condition.
  - Development of downtown area – business owners getting to retirement age. A limited number of things to do downtown.
  - Pedestrian plan, both downtown and residential areas to make access easier – sidewalks missing, in need of repairs, or gaps/zig-zag (need to walk in the street).
  - Housing- tiny or tinier homes; affordable, okay with manufactured homes; need to think about housing for elderly and retirement; lots of opportunity for downtown housing but it's run down; the concept of moving upstairs from business.
  - Attitude issue- failure rate
  - No good labor force.
  - INFRASTRUCTURE- no investment in so many years- Kent is trying to address this- so many issues- we're maxed out on power; sewer, and water; City employees have been remiss in duties; need improvements to operate correctly. Power contract and power distribution.
  - Due to the COVID-19 influx, people were gouging people on the price of housing—willing to sell but at too high a price.
  - Housing needed now- 1 year to 1.5 years
  - Condition of streets. Busiest street (Eighth Avenue) has become the worst Street. It's paved but washboard-like.
  - Need new businesses on Main Street. The street is full of empty buildings.
  - Need to keep the focus on Recreational facilities... Lots of cooperation between the city and school district, that is good.
  - Stagnation and need for growth. Losing population.
  - Not getting quality homes. Not building new because they don't have the money.
  - Housing. Not enough depth in the housing stock.
  - Economic development. Need growth. Three prospects are on the horizon.
  - The community may not have a desire to change. My goal is to make it the best small community in the area, but there may not be that desire in the community.
  - Goodland is a small town with large families. New families are coming in and it needs to have new opportunities and resources.
  - Housing is a problem. Lots of houses but not the right types. Many are being used or misused as storage.
  - Strange neighborhoods: new houses next to derelict houses. No consistently nice neighborhoods.
  - It's a good town, but it lacks vision. There's too much "always done it like this" attitude. But the times are changing, and the town needs to change or die.
  - The infrastructure is pretty good. (Roads, sewer, power). There is continuity in the services.
  - Housing- there is nowhere to live.
  - Demand fueled now by Goodland Tech and College growth
  - Housing in general.
  - More people moving in.
  - Starter homes that are affordable, very few are left.
  - People selling rental properties, so units are no longer available for rent.

- Something to do (entertainment and recreation).
- Housing: There is a shortage of affordable in the middle, and there is an inventory on the higher end and low end. Lack of affordable housing is a problem in attracting workers.
- Need to attract young people back to the City, or then getting them to want to stay here.
- Farm income now is low, after a period when income was higher.
- New things moving in like Goodland Tech, crushing plant W. of town reopens need some housing.
- Need something here for people to do here like a bowling alley and community center. There are buildings that could be used for that, like an empty Safeway store.
- More events; would like to see an air show.
- Housing, water rights, and actual water; some extension of water and sewer lines needed for growth overall. Fire flow and pressure are good.
- Nothing to do—there is a rec center (GAC). Some things to do would be a bowling alley, arcade, and event center.
- “Goodland does not support Goodland.”
- Costs are rising for both citizens and the government.
- lots of possible projects.
- A lot of big things are happening- very exciting--canola plant could bring up to 200 more jobs.
- Goodland KS can move products in and out of town
- The airport is primarily for ag products.
- How are we going to handle this growth?

## 2) What about over the next 10-15 years?

- If we don't create more affordable housing, younger people will leave.
- A lot of the housing is for renters.
- If the downtown doesn't get developed, the town will start to decay.
- More things to do: Arcade, bowling alley, places to sit and eat. When there was the bowling alley, it was a center for many activities.
- Mentality- you're not a resident; you are not welcome.
- The issue with getting younger people/ newer residents to volunteer- same 8 people on Kiwanis-attitude of not volunteering.
- Housing- slumlords
- Modernize plants to keep employment. The city needs big business. Other cities such as Kearny, Grand Island, and Hawthorne, all in Nebraska have shown growth. (He is disappointed in the growth of Hays.) Goodland needs to diversify and not keep agriculture as its main business.
- We need skills in town. No cobblers or jewelers.
- Shortage of teachers.
- Keeping on attracting young people. The high school used to graduate 140 a year, now it is 45 or 50.
- Big increase in the Hispanic population, now at 15 to 18%.
- Goodland is on Mountain Time, and it should be on Central Time like the rest of Kansas, except for the four surrounding counties. (Does admit that a lot of commercial focus is on Denver and Colorado Springs. About the same distance as to Hays, but roads to Colorado are much worse. Need an interstate to Colorado Springs. Eastern Colorado shops at the Goodland Walmart.
- We need to raise median family incomes.
- We can't bring in jobs without housing availability.
- There's no healthy rotation of housing.

- People talk about water, but it's not high on the radar.
- We need a water master plan and an electricity master plan.
- The contract for electricity needs to be renegotiated but that cannot happen until 2026.
- Roads are in bad shape, but we have set aside sales tax revenue but that is only for 8th Street.
- The community is unnerved. Some projects didn't go well. The energy plant fell through as well as another development. Some people had investments and lost money. There doesn't seem to be a lot of information about what happened. A lot of people have become close-minded. It needs to change.
- The government needs to be more open and share information. It is critical to build trust with the community members.
- We have to figure out how to keep families here.
- The town has always been about agriculture and there's not much focus from people about anything else. Not interested in the airport or non-ag development. But water for agriculture is a problem, and kids don't want to be farmers, so we have to bring in other things or die.
- The same businesses are here that were here when he moved in about 25 years ago. Kids don't want to take over. He doesn't know what will happen when the owners retire.
- Need to think about sharing services with other towns. The Hospital is struggling. No longer has dialysis. Some people had to move from town to get daily dialysis.
- Losing the younger generation- if they're not in the AG world, there really aren't jobs.
- Lack of industry: Goodland is a farming community, it will need more businesses related to farming and not related to farming, which will lead to the need for more housing and infrastructure.
- Streets are in decent shape, currently no new streets where new housing could go.
- Utilities are kept up pretty well.
- If there was a new addition to the town, there would be a need for more rights to pump and for actual water.
- What does the education system look like; young teachers are attracted to more exciting places.
- Keeping schools strong, currently, school closure is not the problem it is in other towns.
- Aging hospital facility.
- See the airport expanded for Vo-tech: airframe and powerplant (A&P), pilot school.
- Some streets need to be revamped such as the turn at 16th coming off 27, the turn is tight for a truck.
- People are getting the Ogallala aquifer under control: rationing the water, more technology about pumping, and fines for overpumping.
- Same issues as in the short term.
- Bringing more businesses in. Goodland is turning into a retirement community with people moving here in the retirement age group—who don't have the workforce to take care of the existing community.
- The aquifer is still being drawn down.
- Hopefully, we will be able to support continued growth.

**3) Do you believe that more housing is needed in Goodland KS? If yes, what are the 3 most needed types of housing? If no, why not?**

- Starter homes.
- Patio homes and townhomes for people who don't want to maintain yards.
- Minimum lot size is 7,500 square feet. (CMI note: in 2001, the R-1 zone the minimum lot size was increased to 8,400 sq. ft. Historically lot size was only 5,000 sq. ft.
- Apartment buildings (2-3 stories) would be OK in the right location.

- ADU's.
- 2nd-floor apartments downtown.
- Two houses on a large lot.
- Duplexes would not be an issue.
- Elderly non-assisted living.
- Student housing.
- Single-level housing for the aging community
- Middle income housing-\$100K-\$140K
- Affordable- tiny homes are more affordable- when asked these seem to be smaller homes- 2 bedrooms but not tiny homes on wheels.
- Need more rental properties- the new rentals at the old Junior High School (Section 8 housing) have had issues- related to property management.
- ADUS are okay—a majority are favorable to the concept.
- Plenty of housing. Need to fit the need to the existing housing stock.
- Lots of older houses need remodeling. The city needs to take care of dilapidated houses.
- Some homes have not had utility service for 10-13 years.
- The lack of tradespeople could be an issue. No architects in town, but some believe that the technical colleges could do the work.
- More folk don't see single-family homes as desirable.
- We need townhomes, patio homes, condos, tiny homes, and apartments.
- Young people have other priorities. If they spend too much on housing, they can't do other things.
  - Don't want to take care of the outside.
  - Outside is wasted space.
  - Student debt limits what they can spend.
- Housing is always a need. There may be plenty of structures but a lot of the wrong types.
- Some older homes are smaller than most new people want. There are newer bigger homes that are too expensive.
- Some of the older homes are run down and the younger people don't want to be burdened and involved in fixing them up.
- The town has some land banks, trying to create more affordable housing, but the lot sizes are usually too small. Modern families want more bedrooms and bathrooms.
- Tiny homes (this does not mean the tiny homes on wheels- it means smaller-sized dwelling units)
- Apartment complex: (the new lower-income apartments were built in the old Junior High School and a larger complex in Colby used the old hospital.)
- Modular homes cost less.
- Starter homes
- More use of apartments above Main Street businesses. There are some that exist but are currently not livable.
- Rental housing is needed- More rental because she doesn't know if people want to stay.
- Bought house for \$47K
- A large influx of people during COVID-19- prices skyrocketed. Quiet town.
- College is expanding and needs more housing- it has some housing- talk to Jason, they own a row of homes that were hotels. (?)
- Starter homes, apartments, duplexes, not condos
- Modular/manufactured housing is OK in the community.
- Not a specific need for the elderly.
- Need housing for students.
- No small homes (1100 sf) available on one-floor level.
- Housing in less than ¼ of the town needs rehab.
- The city has a program to fund 50% of weatherization, but there hasn't been a lot of activity.
- Always need a single family.



- Apartment-style living for renters, with amenities, could be up to 4 stories; young people don't want to be tied down to maintenance. There are apartments owned by the housing authority, but there are income restrictions. Up to a few stories would be OK.
- Older population wanting to downsize--homes on one level with no steps.
- Micro-apartments in a small project might be OK but only in certain locations.
- Remote work and willingness for longer commutes might have an impact.
- ADUs would be a good idea.
- Building a house now is too expensive relative to what the property is worth.
- Don't see as many houses for sale anymore.
- They are getting rid of junk houses.
- Retirement/downsize – already have a few facilities like an old folk's home.
- The population is coming up.
- Single-family homes: starter homes to get the younger generation coming back.
- Student apartments: 2-3 story buildings or dorm-type or even single-level housing.
- Non-assisted living elderly group housing.
- Many empty lots around town.
- Don't think ADUs are appropriate.
- Tiny homes are OK if they provide housing for middle- and lower-income persons.
- Need more moderate-income housing.
- Some homes are being torn down- a little bit bigger homes are needed.
- For the younger generation -Maybe tiny homes, and cheaper living.
- Trying to be open-minded.
- Homes sometimes take up 3 lots, maybe smaller homes on just 1 lot.
- Manufactured homes okay- if it looks like stick-built.

**4) What are the biggest obstacles to building new homes or renovating the existing housing stock?**

- Renovating
  - Many vacant houses are near 50% valuation.
  - Building limitations on corner lots due to setbacks.
  - Owners would like to build a duplex or triplex but don't want to go through the process to get a variance.
- New homes
  - Costs, don't want to pay tap fees.
  - Tradesman – currently 15 carpenters, 7 electricians, and 1 plumber (need more plumbers).
  - Materials – expensive, the nearest Home Depot is in Garden City.
  - Financing is not too difficult to get.
- Not a lot of contractors
- Contactors working under the 'radar'
- There seems to be a lot of fire and water damage issues- they took part of an old hotel and tried to turn it into college dorms
- Need three-bedroom houses. Lots of two-bedrooms, but too small.
- Remodeling could be done economically but there's a lack of trade people.
- Lots of existing possibilities for remodeling and adding on. Add on bedrooms, better kitchens, and importantly garages. There's a lack of garages in the older houses. We need garages. ("I miss my old two-car garage.")
- Multifamily is not a big deal. Junior high building was converted to 20 multifamily units, 4 to 5 are still vacant.
- Lack of money.
- Lack of trades.

- R1 zoning is for singles and duplexes. ADU is not explicitly permitted.
- Large lot size and most of town, 7,500 square feet.
- 130 vacant lots.
- There is housing on top of the retail on Main Street, but pretty run down. Not a lot occupied.
- R2 zoning allows multifamily but also allows single-family and duplexes. Single-family has filled up most of the limited R2 zoning in town.
- Junior High turn in the multifamily residence. It's on a large lot, but not properly zoned. Several single-family homes are also on the lot.
- Lots of legacy issues.
- Many of the houses are two-story, older people need one story if they are to stay in town. Ranch-style not split-level or two-story.
- More duplexes or multifamily like fourplex, but not large apartment complexes. Multifamily is good because younger families are not into spending a lot of time on maintenance.
- The upstairs above downtown shops should be used more for residents. (Doesn't know why it isn't being done.) Downtown is pretty long, about nine blocks. It's not on the main highway so it's reasonably quiet and easy to get around. (The town can hold parades without interfering with a lot of traffic.)
- Construction costs
- A belief that young people do not want to have yards or homes that they need to take care of.
- 2 homes on my street that are empty but maintained- the owner mows the lawn every week but not one lives there. Not sure why they do not want the income but may be concerned about renters.
- There are those homes that need to be fixed up, but the interviewee's perception is that people don't know how to fix things up.
- Some appetite to renovate
- Stigma about being a landlord- people will trash it out.
- Price of materials.
- Local construction: If you're good, you're busy—not necessarily a long lead time for a new home.
- There are workers in town for all the construction trades.
- If needed, I can go to Denver and Castle Rock for construction workers.
- #1 is people who do that work, one in town who builds homes, 1 year to get a start
- Need to upgrade houses, people ready to retire to something smaller.
- Long lead time if you want a new house constructed.
- Architects and engineers: in Garden City; there is a new design company in town and its next step is to get a license.
- 2 title companies, and several realtors.
- Finance is not a hurdle: 3 strong local banks, online businesses Rocket loans. There are FHA loans; USDA home loans are not active in the area.
- Water taps are not an issue; the status of the Ogallala aquifer has long-term importance for farming.
- Financing housing is an issue.
- Some need to go out of town for some trade skills, but Votech is doing training.
- Need to expand on persons with skills.
- Slowly getting rid of junk housing, some are dangerous, leaving empty lots.
- Previously did not allow structures, other than houses on these empty lots, that seems to have changed which is good. Need to change zoning to allow other structures on vacant lots, such as a commercial greenhouse.
- It would be worthwhile to fix up some of the older houses.
- Price of lots
- Trades: Only 1 plumber and a couple of others who do odds and ends; other plumbers have moved away.

- Water mains are in place but would need to be tapped for new buildings.
- 9 wells—with a total pumping of about 2100 gallons per minute (gpm)
- Need more wells for growth.
- Don't know if financing is a problem.
- There are some houses that need repair and some that need to be torn down.
- Zoning could change- infill of lots.
- Remote workers it's friendly and easy to live here, a lot moved from the front range.
- Probably have 100-110 empty lots
- Let's do infill first!
- Prefer to fix up homes and infill before developing on the edge of town.
- Does not think that ADUS will be favorably received. Not in my backyard.
- Second unit is okay, tiny homes, mobile home parks

## 5) **What needs to happen for this updating of the zoning regulations to succeed?**

- People 50-50 about change, good the community is going through a process so people can hear.
- Where are we going to put these people?
- Lots of vacant upstairs apartments.
- Need to address "I don't want that next to me."
- Nuisance issues- 30+ CATS
- HOUSING for the young people moving in
- 5,000 sq. ft. lots are big enough to build.
- ADUS- mostly favorable
- I don't really have anything to add about the regulations. Ensure that schools and housing are coordinated.
- We need better codes, but I don't know where.
- There's a problem with getting permits. Maybe it's a procedure problem, not a code problem.
- How can you use code to encourage people to build or renovate homes?
- Commission just passed a rule that would allow garages to be built on vacant lots without a principal residence. People don't want to combine lots. Say they may want to sell the second lot at some other time.
- We need to communicate better why we have regulations. What is their purpose? Otherwise, we have a mess. Goodland has a mess. Farmers are very independent. (Not like what he's used to. Grew up in the military, joint military.) They don't want the government to interfere without a good reason.
- Look at lot size but beware that people don't like change.
- Can people park their homes in the neighborhood on vacant lot? Don't know.
- A tiny home next to a nice house would not be right; tiny homes should be an area in town for that type of unit.
- ADU would be OK if parking is available; would not be popular in the newer part of town.
- Rental – needs to be affordable, 4 plex type of units.
- Apartments (such as 3-story apartment buildings) would be OK in the right area.
- Need homes available in \$175-250K, would still need to put in another \$50-75K or work.
- Hays has a Home Depot.
- Community awareness
- Planning Commission should work with persons on appeals, handling them with variances.
- Overall current zoning makes a lot of sense. Need to add a district that would allow a building to be both a business and a residence.
- Downtown parking is not an issue—two recent projects did parking studies.
- ADU: some large lots that could accommodate them.

- Smaller size lots: could happen – there would be a concern if that meant less than desirable housing such as trailers.
- There are existing small lots that might not meet setback requirements.
- Need to change some of the codes written in 2000.
- A lot of people would be in favor of it so the town can grow and change.
- The council is there to figure out if this is a good idea.
- The zoning committee is updating regulations—this is being worked on now and needs to be easier to build in Goodland. (I think this is the Building Code Committee)
- Contractor said Goodland is one of the hardest places to construct because of the paperwork.
- Putting garages on empty lots would not generate water and sewer revenue.
- Cost of housing, change zoning- I am more open to different types of housing
- Improving life in town and for the middle class.
- Success is accessibility to housing choices.

## 6) Anything else you would like to add or for us to know?

- A public zone is needed for public buildings.
- Mixed-use zone (commercial and residential).
- Need strategic planning
- New Commissioners are a plus.
- The Municipal League does good planning.
- Good relationship with Kent
- Julica is a go-getter but must answer to the City Commission and County Commission- issue over a new bed tax.
- Past Commission kept the budget the same- and never thought about longer-term- leadership in the past relied on the direction of the Mayor; the new Commission works better together.
- Zach does a great job- lots of code enforcement!
- Goodland is pretty conservative, but it needs to grow. It has good restaurants and theaters. Its strength is a really good banking system.
- Goodland has a good foreign exchange student program. It's a real strength. Son married a woman from India. Make schools the basis for growth.
- Kent Brown is doing a good job of moving Goodland in the right direction. He's bringing in experts to help Goodland move in the right direction.
- Northeast, homes 300 K+-wealthy, and farm family money. Only good homes in Goodland. Actually, may be in County.
- It's sort of the Wild West here. People believe they should not have rules. But then a Denver buyer bought a motel and wants to move 50 homeless people there. Everyone screaming that they want the rules to prevent that. We have a rule that hotel stays cannot be more than 30 days, but it's never been enforced.
- In some other communities, there is a lot of effort for historical preservation. Goodland is not as interested in that.
- Could do a better job with parks. Parks are a window to the community.
- Industrial parks could be a good location. But no facilities. We plan to add more water and streets out there.
- Goodland is a good place. Has good opportunities. Lots to offer. We need to build a vision. Provide more data.
- We're hurting for water.
- Need to find alternatives to agriculture.
- Lots of people do not want change.
- We now have a younger group of Commissioners- this is a positive.

## Goodland KS Increasing Housing Choices – Fall 2023

- Next to the old Junior high that was renovated, there is a huge vacant lot- a location for multi-family.
- When I owned a restaurant, I never had trouble finding help.
- Goodland in recent years has been against change, the community might be divided about zoning changes.
- The city is on the right track with surveys that have been done.
- Would like the City to be open-minded about what is needed.
- Right off-hand, I don't know.
- Nothing else, except something to keep the younger population in Goodland.
- 30% increase in empty houses.
- Empty houses are very run down, and some are not livable.
- Hard to find workers to do the work to fix or build homes.
- Lots of landlords in town
- A high population of low-income workers \$10-\$15 an hour
- Ag-related jobs vs. tech industry jobs- different wage scales

### **OTHER:**

- *Kent asked about the most important factor for attracting industry. I told him that providing an investor with a clear process for getting the necessary permits, simplify the permitting process, and perhaps providing a single point of contact would probably have the most impact.*

**Land Use Code Updates to provide needed Housing****Reconnaissance Interviews- All City Commissioners, all Planning Commissioners, and Five Staff**

## GOODLAND KANSAS HOUSING RECONNAISSANCE INTERVIEWS DECEMBER 2023

Community Matters Institute's scope of services is focused on zoning code updates that can encourage the development of much-needed housing. This was one of the strategies noted in the November 2021 "Sherman County Housing Assessment" that stated<sup>1</sup>: *"Removing Barriers: Codes and ordinance can sometimes be a barrier. Identifying those and removing them can make a substantial difference."*

As part of this scope, Community Matters Institute (CMI) completed 14 confidential reconnaissance interviews with City Officials and staff in mid-November 2023.

**THEMES FROM THE INTERVIEWS:****1. More Housing Units are Needed.**

- **Need.** All agreed that more housing is needed. As one interviewee noted: "We can't bring in jobs without housing availability."
- **Housing variety.** All agreed that a wider variety of housing types will be necessary to support the new workforce that will be moving to Goodland, and housing is also needed to support the aging community members who want one-level smaller homes. (25% of Goodland residents are over 60.) As one interviewee noted: "Lots of houses but not the right types."
- **Vacant lots.** Almost all interviewees mentioned the vast number of vacant lots, although the number of lots estimated slightly differed from between 100 to 130 vacant lots.
- **Housing conditions.** Many noted that there are a lot of homes in disrepair. Some stated that they are not livable and too costly to repair. Some homes have not been connected to utility service for 10-13 years. One mentioned that two homes on one street were vacant but maintained. Someone else mentioned that there has been a 30% increase in the number of empty homes, and another noted many vacant houses are near 50% valuation. (According to the Housing Assessment Overview, there were 337 vacant homes in Goodland in 2020.)
- **Vacancies.** The housing vacancy rate is over 15%. This could create opportunities to increase the supply of housing, but the condition of these vacant units may continue to be a deterrent without programs that can aid in offsetting the cost of repair, such as the creation of Rural Housing Incentive Districts, especially for upper-story apartments in the downtown area.

**2. There needs to be a broader range of choices in the cost of housing, both owner-occupied and rental units.**

- Most noted that the city needs more affordable housing, particularly for low to moderate-income workers.
- A few people noted that there is and will be a growing number of workers who make under \$15 an hour.
- It was also noted that there is going to be a growing disparity in the wage scales, particularly between agricultural workers and tech/industry jobs.
- There were many views regarding the cost of housing. One interviewee stated: "There is a shortage of affordable in the middle, and there is an inventory on the higher end and low end. "Lack of affordable housing is a problem in attracting workers."
- Some stated that middle-income housing is needed in the range of \$ 100K-\$ 140K. Yet another stated there was a need for higher-end housing- "Need homes available in \$175-250K, [but] would still need to put in another \$50-75K for work." Overall, those interviewed agreed that the housing that will be needed must match the income levels of those moving to the community.

<sup>1</sup> Note the "Sherman County Housing Assessment" figures utilized available census data from 2017 and 2019.

## Land Use Code Updates to provide needed Housing

### Reconnaissance Interviews- All City Commissioners, all Planning Commissioners, and Five Staff

- Overall, almost everyone talked about ‘affordable’ housing, but what is ‘affordable’ seemed to differ among those interviewed.

#### 3. Rental Housing is needed.

- There are fewer and fewer rental units available. “People are selling rental properties, so units are no longer available for rent.”
- The low-income Section 8 housing units in the old Junior High still have a few vacant units that are not occupied, but some suggested that was due to building damage and property management issues.
- The “Sherman County Housing Assessment” noted that the median contract rent in Goodland was \$549 per month and that Goodland’s median home value is approximately \$100,000 below the cost of a new construction. Most important, rent rates are well below the cost of new construction. This suggests that the utilization of older structures, including upper stairs apartments in the downtown and multi-unit modular housing, maybe the most expedient way to develop rental housing.

#### 4. Consideration must be given to when the new units will be needed.

- The estimates of job growth are staggering. Yet few talk about when these units will need to be available.
- In addition to continued growth and housing demand because of the Northwest Kansas Technical College and Goodland Tech, a few interviewees noted that new habitable units will be needed by Spring 2024, while one other interviewee stated 1-1.5 years.
- At least one of the growing industries has contracted with a modular builder to explore the development of modularly designed multi-unit housing complexes.

#### 5. There are a wide variety of housing types that the community is willing to support. Diversity in the housing unit availability is critical to supporting economic growth, particularly job growth which is desired by all.

- Apartments above downtown businesses.** Many of the interviewees mentioned the use of the mostly vacant upstairs apartments in the downtown area. All acknowledged that these units were in various states of disrepair but if renovated could fill the need for rental housing as well as owner-occupied units that most felt would be affordable. Comments included: “The upstairs above downtown shops should be used more for residents. It’s not on the main highway so it’s reasonably quiet and easy to get around.” When asked, most said that parking for these units could be provided at a reasonable distance from the apartment unit.
- New infill units on vacant lots or on lots with dilapidated homes that need to be torn down.** Many mentioned and supported the concept of promoting infill housing on vacant lots. “Zoning could change-infill of lots.” Some also mentioned that perhaps the minimum lot size could be reduced to the historic size of 5,000 sq. ft. to allow more units in single-family areas<sup>2</sup> (R-1 zone district). The one concern voiced was how smaller lots might impact the desirability of a neighborhood- “Smaller size lots: could happen – there would be a concern if that meant less than desirable housing such as trailers.” It should be noted that ‘trailers’ or mobile homes are now different than manufactured or modular homes, and per Kansas State Statute are allowed in all residential zone districts. The municipality can create ‘design standards’ to ensure compatibility between stick-built homes and modular or manufactured homes. It was also mentioned that the infrastructure is in place to support infill development. A question arose about whether a new tap fee would need to be paid.
- There was overwhelming support for multi-unit structures with no outside maintenance.** Most mentioned that it would be okay to have 2-3 story structures. Almost everyone supported duplexes or townhomes: “Two houses on a large lot”... “Duplexes would not be an issue”... “We need townhomes,

---

<sup>2</sup> Lot size in the R-1 district was changed to 8,400 and allows a duplex but each unit must have 4,500 sq. ft. The Zoning Code also allows for accessory structures if the lot coverage does not exceed 50%.

## Land Use Code Updates to provide needed Housing

### Reconnaissance Interviews- All City Commissioners, all Planning Commissioners, and Five Staff

patio homes, condos, tiny homes,<sup>3</sup> and apartments”... “Apartment-style living for renters, with amenities, could be up to 4 stories; “young people don’t want to be tied down to maintenance. “Young people do not want to have yards or homes that they need to take care of.” “There are apartments owned by the housing authority, but there are income restrictions” ... “Up to a few stories would be OK”... “Student apartments: 2-3 story buildings”... “Multifamily is not a big deal.” “Micro-apartments in a small project might be OK but only in certain locations.”

- **Accessory Dwelling Units (ADUs) are generally supported.** ADUs were noted as an easy way to add more housing options and, as noted in the AARP<sup>4</sup> presentation to the Planning Commission, can provide additional income and security to those wishing to age in place. “ADUs would be a good idea. “ADUs are okay—a majority are favorable to the concept.” One Commissioner noted that they are not appropriate. *(Zoning Code note from CMI: The current R-1 zone district allows duplexes as does the R-2 District- what is the difference between a duplex and a single-family home with an accessory dwelling unit? What has more impact on the neighborhood? There are no definitions in the zoning code, so what is considered an accessory structure? One could argue it could be a second unit if the dimensional requirement were met.)*
- **Manufactured homes and Modular Homes.** There did not seem to be any objections to manufactured or modular buildings, but many did not speak directly to that type of structure. They mostly mentioned the lack of tradespeople and architects as the biggest obstacle in providing needed housing units quickly. A few recognized that manufactured homes and modular homes would be one way of overcoming the lack of contractors and tradespeople. Some seemed to be concerned about how these would look and referred to them as mobile homes or trailers: “Smaller size lots: could happen – there would be a concern if that meant less than desirable housing such as trailers.” One interviewee stated that changes to the codes need to be addressed “I don’t want that next to me.” Lastly, a few people mentioned the time it took to get a permit. Modular and manufactured homes could aid in addressing this issue since this type of construction needs to meet strict HUD standards- “One contractor said Goodland is one of the hardest places to construct because of the paperwork.”

*(Note from CMI: The City’s current zoning regulations specifically allow manufactured homes in the Manufactured Home Parks District. This district is dated and speaks to mobile home parks rather than the newer manufactured homes and modular homes that can be designed to look like a one or multi-story stick-built home. There is no mention of whether manufactured homes are allowed in all other zone districts. This is problematic because Kansas State Statutes specifically state that you cannot prohibit manufactured homes in zone districts (12-763): “The governing body shall not adopt or enforce zoning regulations which have the effect of excluding manufactured homes from the entire zoning jurisdiction of the governing body. In addition, the governing body shall not adopt or enforce zoning regulations which have the effect of excluding residential-design manufactured homes from single-family residential districts solely because they are manufactured homes.”)*

- **More housing choices for the elders in the community.** As mentioned above, 25% of Goodland residents are over age 60 according to the Housing Assessment completed in 2021, and that figure has risen slightly to 25.74% in 2023. The type of housing most often mentioned for the elders in the community included smaller homes with no stairs. One person mentioned 1,100 square feet (sf) on one level, and another stated: “The older population is wanting to downsize—homes on one level with no steps.” Someone else noted “non-assisted living elderly group housing.” “Older people need one story if they are to stay in town. Ranch-style not split-level or two-story.” The awareness of the need for a wider range of elderly housing choices is an important component of the housing strategy.

## 6. There is an awareness that infrastructure capacity and cost to construct will become a larger issue with expected growth.

- **Cost to build new homes.** The cost of constructing new homes is challenging. Some don’t want to pay the tap fees. Tradespeople are thought to be in short supply. It was noted that there are “currently 15 carpenters,

<sup>3</sup> In Goodland tiny homes refers to small square footage and not tiny homes on wheels.

<sup>4</sup> Formerly named American Association of Retired Persons.



## Land Use Code Updates to provide needed Housing

### Reconnaissance Interviews- All City Commissioners, all Planning Commissioners, and Five Staff

7 electricians, and 1 plumber” but no licensed architects. The cost of building materials was also noted as a hindrance to new construction.

- **No investment in infrastructure for many years.** Most often mentioned were road conditions, the possible need for more water wells, and the cost of electricity. “We’re maxed out on power; sewer, and water.” “We need more wells for growth.” “We are maxed out on water.” Awareness and a better understanding of future infrastructure needs were voiced by several interviewees. “We need a water master plan and an electricity master plan.” However, some interviewees believed that the infrastructure was okay. “The infrastructure is pretty good. (Roads, sewer, power). There is continuity in the services.” Most realized that growth will impact infrastructure capacity and thus there was support for accommodating growth within the current City limits and not on the outskirts of town.
- Costs for all materials and improvements are rising for both the government and those attempting to renovate or build new units.

#### 7. Most of those interviewed were open to changes to the City’s zoning regulations but unclear on what needed to be done and what regulations needed to be revamped to support the creation of more diverse livable housing units at a broader range of costs.

- **There was general support for updating the zoning code, but many noted that change is often challenging.** “Would like the city to be open-minded about what is needed.” “How can you use code to encourage people to build or renovate homes?” “People 50-50 about change, good the community is going through a process so people can hear.” “Need to change some of the codes written in 2000.” “Goodland in recent years has been against change, community might be divided about zoning changes.”
- **2001 Zoning Code Changes do not encourage the infill of vacant lots nor encourage the development of more housing.** CMI has reviewed the minutes of the City Commission in December of 2001 and what was adopted. We are unclear why the lot size was increased from 7,500 sq. ft. to 8,400 sq. ft. While some of the dimensional requirements (i.e., setbacks and lot coverage) were reduced, no one has been able to build duplexes in the R-1 or R-2 zone districts without a variance, even though this is an allowed use. Dimensional requirements need to be updated and respect the historic lot pattern of the city. Most were in favor of revisiting the minimum lot sizes in all zone districts which range from a high of 8,400 sq. ft. to no minimum lot size.
- **There has been inconsistency in the application of the zoning code.** “It’s sort of the Wild West here. People believe they should not have rules. But then a Denver buyer bought a motel and wants to move 50 homeless people there. Everyone screaming that they want the rules to prevent that. We have a rule that hotel stays cannot be more than 30 days, but it’s never been enforced.” There is a lot of confusion about the size of the lot that is necessary to build and what should or should not be allowed on a vacant lot.
- **Until recently, there was not a demand for any type of housing besides single-family homes.** Some mentioned that mostly single-family homes have been constructed in the R-2 zone- “R2 zoning allows multifamily but also allows single-family and duplexes. Single-family has filled up most of the limited R2 zoning in town.”
  - There is interest in creating or updating the zone districts to allow for mixed-use development. Need to add a district that would allow a building to be both a business and a residence.
- 

Living in, coming to, or returning to Goodland. (Not specifically asked, but some persons offered comments.)

Did ask something similar to “Why do you live in Goodland”: relatives, from the area

- a. Challenges: right type of available housing, things to do.
  - Large lot size and most of town, 7,500 square feet.

---

**Land Use Code Updates to provide needed Housing  
Reconnaissance Interviews- All City Commissioners, all Planning Commissioners, and Five Staff**

## City of Goodland Planning Commission Minutes

10/10/2023

### 1. CALL TO ORDER:

The October 10, 2023 meeting of the Planning Commission was called to order at 6:00 p.m. Planning commissioners in attendance: Grady Bonsall, Wallace Hansen and Matt McKenzie. Dennis Snethen was absent. Staff in attendance: Kent Brown, City Manager and Zach Hildebrand, Building Official. General public included April Hall, site plan applicant and Shaun Boden, KOA Campground.

### 2. Public Comment

There was no public comment

### 3. Site Plan - 811 E Hwy 24.

April Hall reviewed the site plan for 811 E. Highway 24. She reviewed the site of the rv parking spaces. The site of the storage building, electric utility connection, drainage, driveway, materials. April also reviewed the water and electric hookup for each rv parking pad. She provided pictures of one utility pad with 2 hookups from the nearby Smoky Gardens site. April then reviewed the utility connections for water, sewer at the northeast corner of the site. The dumpster site was also identified. She then reviewed the landscaping plan for the site.

The site does include dusk to dawn LED lighting.

Building Official Hildebrand then reviewed all the criteria on the completed site plan review document which was included in the packet. There is no signage to be included initially. He also reviewed the utility systems, property boundaries, traffic patterns, architectural design standards and exterior building materials for the storage building. Zach stated that his major concern was making sure the sewer didn't run beneath the building.

Commissioner Bonsall asked about turns and turning radius into the site. April reviewed the distances into the site.

Commissioner McKenzie moved, seconded by Commissioner Hanson, to approve the site plan review of 811 E. Highway 24. Motion carried unanimously.

### 4. Text Amendment to Chapter 9 – trailer camps and/or rv parks

Building Official Hildebrand presented a powerpoint on the proposed text amendment to replace trailer camps with rv parks and amend the language to eliminate trailer camps and replace it with rv parks in the city code. The powerpoint reviewed the changes to Sections 9-101 (Definitions), 9-102, 9-103, 9-104, 9-105, 9-106, 9-107, 9-108, 9-109, 9-110, 9-111, 9-112, 9-113, 9-114, 9-115, 9-116, 9-117, 9-118, 9-119, 9-120, 9-121, 9-123.

Building Official Hildebrand then reviewed the proposed changes to the zoning ordinance; specifically, Sections 19-202 (definitions), 19-502(t)(4), 19-502(t)(15) which was subsection (5), 19-502(t)(6,7, 10,11,12, 13, 14, 15, 16).

Chairman McKenzie appreciated the presentation. Commissioner Bonsall asked a question regarding the requirement for electricity and a post to prevent people from running into it.

After discussion, Chairman McKenzie stated there are a couple minor edits; but, would want to have the ordinance prepared and then recommended to the City Commission or should we provide the recommendation now. City Manager Brown stated it is up to the planning commission. It is not in ordinance form. There is not an urgency that it has to be approved immediately. Chairman McKenzie requested Building Official Hildebrand to bring it back in ordinance form to the next meeting.

## **5. Discussion**

### **Long Term Stays**

Shaun Boden, KOA Campground, stated that he has been approached by harvesters about staying over the winter. Shaun stated that they had been told that long term stays are not allowed with the current code. It does have in the code that the Building Official can approve for long term. Shaun stated that they would dedicate 8 to 10 sites for the harvesters. They would be in the expansion area of the KOA (north end). Planning Commissioner Bonsall asked if they would only be limited to harvesters. Shaun stated that they would open it; but, the primary consideration would be to the harvesters. City Manager Brown stated that staff had an application completed by KCN Campgrounds operating the KOA. Brown also stated there would be parameters on the number, location and who would be designated for long term stay. The extent of the long term stay would only be until they open up for regular business again in the spring.

Shaun stated he would have someone come in for snow removal and managers would check on the occupants. There would be an emergency phone number. The units would have to be self contained units because the bathrooms would not be available.

Planning Commissioner Bonsall stated that 8 to 10 sites would fit in with the other application. Shaun stated that the electricity would be metered to the occupants.

Chairman McKenzie asked if there is any action needed from the Planning Commission. City Manager Brown stated that no action is needed. Just wanted feedback before Building Official Hildebrand made his decision. Chairman McKenzie was glad to see the application from KOA and their willingness to fill a need. The consensus of the commission was that they didn't see any problems with the application.

### **Sidewalks**

City Manager Brown stated that staff has come across language in the code that makes it difficult to regulate sidewalks. It is not completely clear in the code. City Manager Brown asked the commission which are the most important points in the code regarding sidewalks. Chairman McKenzie stated that what are the dimensions need to be. Commissioner Bonsall stated to clarify whose job is it to repair and replace sidewalks. Building Official Hildebrand reviewed the ADA requirements every 200 feet of sidewalk in order for 2 wheelchairs to pass each other.

Commissioner Bonsall asked whether every residence needs to have a sidewalk – or do we have a walking path on that road. After further discussion on the classification of streets and whether they require a sidewalk in the comprehensive plan on page 56. Chairman McKenzie stated that the city needs to call out what is arterial, collector and residential streets. Consensus was to come up with a way to have an organized discussion about this topic without having too many tangents. City Manager Brown stated staff would come back with a document to the Planning Commission.

## **6. Reports**

### **A. Planning Commissioners**

Chairman McKenzie asked if Commissioner Hansen had anything to report. Commissioner Hanson stated he had been asked about a person on Kansas Avenue who has 17 vehicles in his yard. Brown stated that staff is well aware of the property. Commissioner Hanson there is another property 3 blocks east of Cattletrail that has all their furniture on the outside. Brown stated that the city had gone through a process to remove one trailer that the person owned. The person had moved his items to the house. One trailer is removed and staff is starting to work on the house.

Commissioner Bonsall had nothing to report.

Chairman McKenzie had nothing to report.

### **B. Staff**

City Manager Brown stated that the city has contracted with Community Matters Inc. to do some work on the city codes regarding housing. As part of that project, they would interview the planning commissioners and the city commissioners on housing in the community. Once that is done, there would be a joint meeting with the city commission to have a facilitated discussion regarding city codes and housing.

Building Official Zach Hildebrand had nothing to report.

## **7. Minutes**

### **a. September 19, 2023 Minutes**

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

## **8. Adjournment**

Chairman McKenzie motioned to adjourn, seconded by Commissioner Bonsall. Motion passed unanimously. The meeting was adjourned at 7:26 p.m.

## City of Goodland Planning Commission Minutes

11/7/2023

### 1. CALL TO ORDER:

The November 7, 2023 meeting of the Planning Commission was called to order at 6:00 p.m. Planning commissioners in attendance: Grady Bonsall, Wallace Hansen and Matt McKenzie. Dennis Snethen was absent. Staff in attendance: Kent Brown, City Manager and Zach Hildebrand, Building Official.

### 2. Public Comment

There was no public comment

### 3. Proposed Ordinance to change the Textual Definitions in Chapter 9 regarding trailer camps and RV parks and the requirements for RV parks.

Zach Hildebrand, Building Official, presented the proposed ordinance. Zach stated he presented a powerpoint on the various changes to Chapter 9 regarding trailer camps and RV parks and the requirements for RV parks in the zoning code and use standards in Chapter 19. The Planning Commission had requested that the changes should be presented in the actual ordinance that would be recommended to the City Commission. The proposed ordinance in the agenda packet is the result. City Manager Brown stated that the ordinance restates the language for a number of sections while replacing the terms trailer camp with RV park. Almost every section of Chapter 9 had to be included for the language and verbage. Section 19-502(t) had to be included as well. City Manager Brown then reviewed each section of the ordinance as it referred to the City Code. After discussion, Commissioner McKenzie asked what was the proper motion. City Manager Brown stated that the motion should recommend that the ordinance be approved by the City Commission. Commissioner McKenzie moved to recommend the Ordinance to change the textual definitions in Chapter 9 regarding trailer camps and RV parks for approval by the City Commission. Building Official Hildebrand stated that the ordinance will be Ordinance 1768. Commissioner McKenzie amended his motion and moved, seconded by Commissioner Bonsall to recommend Ordinance 1768 for approval by the City Commission. Motion carried unanimously.

### 3. Update on Housing discussion interviews with Community Matters

City Manager Brown stated that all the Planning Commissioners present had been contacted for an interview with Community Matters. Commissioner Hanson said he had a good discussion with the interviewer. Brown stated that he was able to schedule a time for Commissioner Snethen who wasn't present at this meeting to be interviewed on housing issues. Brown stated that there would be a summary of all the interviews with the Planning Commissioners, the City Commissioners and staff members in a couple weeks. Then, because of the schedule for Barb Cole with Community Matters, the next part would not occur until January. Brown stated that a joint meeting of the Planning Commission and the City Commission would be scheduled probably in January. Commissioner Hanson confirmed with the other commissioners that the commissioners are on the same page regarding housing. Commissioner Bonsall stated he looked

at the original questionnaire and thought it would only take 20 minutes; but, the conversation took about an hour. Commissioner McKenzie stated that his conversation took about 45 minutes. Each commissioner stated it was a good conversation.

#### **4. Reports**

##### **A. Planning Commissioners**

Commissioner Bonsall had nothing to report.

Commissioner Hansen had nothing to report.

Chairman McKenzie had nothing to report.

##### **B. Staff**

City Manager Brown had nothing to report

Building Official Zach Hildebrand had nothing to report.

#### **5. Minutes**

##### **a. October 10, 2023 Minutes**

Chairman McKenzie stated that since all the commissioners may not have seen the minutes, it could wait to be approved at the next meeting.

#### **6. Adjournment**

Chairman McKenzie motioned to adjourn, seconded by Commissioner Hansen. Motion passed unanimously. The meeting was adjourned at 6:14 p.m.