

**MINUTES-SPECIAL MEETING  
WITH PLANNING COMMISSION  
CITY OF GODDARD  
118 NORTH MAIN, GODDARD, KS  
MONDAY, APRIL 9, 2018**

The Goddard City Council met in a special session at Goddard City Hall on Monday, April 9, 2018. Council President, Enrique Ramirez called the meeting to order at 7:00 p.m., followed by the Pledge of Allegiance and the invocation. Council members present were Joe Torske, Larry Zimmerman, Enrique Ramirez, Brent Traylor and Brook Brandenburg. Mayor Blubaugh was absent.

Also present were: Brian Silcott, City Administrator; Teri Laymon, City Clerk; Tim Johnson, Community Development Director; Fred Farris, Police Chief, Monte Barnickle, Community Development Specialist; and Harlan Foraker, City Engineer.

**DISCUSS FUTURE AREAS FOR DEVELOPMENT OF HIGHER-DENSITY HOUSING INCLUDING R-2 (TWO-FAMILY RESIDENTIAL DISTRICTS) AND R-3 (MULTIPLE-FAMILY RESIDENTIAL DISTRICTS).**

Tim Johnson, Community Development Director, provided a background of employment in Goddard and where Goddard residents work. Johnson stated the data points presented suggest the presence of an opportunity to expand the local economy and its wealth.

Johnson provided the following observations:

- Community sustainability is a function of several variables including a strong export base, and a broad range of housing types, sizes, and price points.
- Affordable Housing (HUD), housing for which the occupant pays no more than 30 percent of his or her income for gross housing costs, including utilities, often is thought of in a negative light, which intimates that consumers of this type of housing are in some ways undesirable.
- Affordable housing largely is consumed by younger, more transient people, those who are new to a community and looking for permanent housing, small families, people who do not want to spend the time and cost of maintaining their homes, and those wishing to downsize from larger homes.
- Rental housing provides a local pool of buyers of homes in the community.
- A lack of affordable housing (both rental and owner-occupied) makes it more difficult to attract new residents who are essential to the growth and sustainability of the economy and the community, and necessary to attract and retain businesses.
- Goddard generates much of its wealth through exportation of its residents' labor, but is missing an opportunity to grow and capture a portion of the large number of local jobs that are held by workers living outside the community.
- Increasing the population of Goddard by improving the quantity and variety of the housing stock makes the community more attractive to commercial investors, which in turn generate more jobs, increases the assessed valuation of the community, and increases local government revenues.

*City Council Minutes*  
*April 9, 2018*

Johnson presented a zoning map and a comprehensive plan map showing areas where multiple housing would be the most beneficial. Planning Commissioner President Doug VanAmburg opened the meeting for discussion.

Discussion ensued regarding the different areas that would not only be an ideal location for two family and multiple family residential districts but also areas that would come up against the least resistance.

It was the consensus of the Planning Commission and the City Council to focus on the parcels on the south side of 167<sup>th</sup> between Kellogg and Maple for zoning as R-2 Two Family and R-3 Multiple Family Residential Districts for future development.

**ADJOURNMENT**

**MOTION:** Councilmember *Ramirez* moved to adjourn the regular City Council Meeting. Councilmember *Torske* seconded the motion. The motion carried unanimously.

*Meeting adjourned at 8:15 p.m.*  
*Teri Laymon, City Clerk*