

**MINUTES-SPECIAL MEETING
CITY OF GODDARD
118 NORTH MAIN, GODDARD, KS
MONDAY OCTOBER 9, 2023 AT 7:19 P.M.**

The Goddard City Council met in a Special Session for a joint workshop with the Planning Commission at Goddard City Hall on Monday, October 9, 2023. Mayor Larkin called the meeting to order at 7:19 p.m. Council members present were Keaton Fish, Sarah Leland, Hunter Larkin, Brent Traylor, and Aubrey Collins.

Planning Commissioners present were Darrin Cline, Jamie Coyne, Justin Parks, Doug Hall, Shane Grafing, Ryan Walker and Daniel Hayden.

Also present were, Teri Laymon, City Clerk, Micah Scoggan, Community Development Director, Matt Lawn, Finance Director, Lance Beagley, Police Chief; Brooke Brandenburg, Public Works Director; and Ryan Peck, City Attorney.

NON-CONFIRMING LOTS IN OLD GODDARD

Goddard has subdivision regulations that dictate the built environment. From time to time reviewing the subdivision regulations helps to understand current regulations and how they can be improved moving forward to help the city grow and protect the existing built environment.

Recent conversation about non-conforming lots has been discussed with the Planning Commission on March 13, 2023, and it was decided it should be discussed during the joint workshop.

Some of the discussion revolved around the possibility of an overlay district. An overlay district functions as a supplemental district that overlaps an existing district and provides extra provisions to that specific area.

Micah Scoggan, Community Development Director reviewed Article 8, Nonconforming Lots, Structures and Uses, and Article 10, Variances from the Goddard Subdivision Regulations.

Scoggan explained that prior to a formal adoption of a change to the subdivision regulations, the city would need to publish an article in the city newspaper and wait 20 days before first bringing it to the Planning Commission and then the City Council for formal adoption.

Discussion ensued regarding the number of non-conforming lots and how an overlay could protect property owners in case of a special occurrence without the issuance of a variance.

DUPLEXES AND DUPLEX RATIOS IN NEW DEVELOPMENTS

Goddard has been experiencing significant residential growth and with that growth comes a variety of housing types. Some of those housing types include two-family dwellings which commonly come in the form of duplexes.

The request by developers to build duplexes has increased over the years and has led to many questions being asked by citizens, the Planning Commission and the City Council.

On March 13, 2023, the Planning Commission discussed duplexes and duplex ratios and it was decided it would be a good discussion item for the Joint Workshop.

Scoggan reviewed Article 2, Definitions of a Dwelling. The City Council discussed the current ratio of duplexes to single family homes and what would be acceptable to accomplish affordability to both homeowners and developers.

ADJOURNMENT

MOTION: Councilmember *Leland* moved to adjourn the special meeting. Councilmember *Collins* seconded the motion. The motion carried unanimously.

Meeting adjourned at 8:57 pm.
Teri Laymon, City Clerk