



American Planning Association
Kansas Chapter
118 W Central Ave | Arkansas City, KS 67005
Phone: 620-441-4420

To: House Commerce Committee
From: Josh White, President, Kansas Chapter of the American Planning Association
Date: January 30, 2025
Re: HB 2088, Fast Track Permitting

The Kansas Chapter of the American Planning Association (KS APA) would like to provide written testimony in opposition to House Bill 2088.

This one-size fits all bill could have a detrimental effect on local municipalities and their planning and development services. The development plan and building construction permitting process is nuanced from one city to another and varies due to resources available in staffing and time that each city requires during the vetting process to ensure it means the jurisdiction's zoning provisions and adopted building codes. This process may require public notice (as required by Kansas State Statute 12-756) and public engagement depending on the size of the building project and locally prescribed policies and procedures. To accomplish this state-mandated regulation, public notice must be provided at least 20 days in advance of the public hearing that a commission or governing body may consider the approval of a development project, further complicating the review and often drawing from municipal staffing resources.

A review board or committee responsible for plan review may also need to consider the larger context of the surrounding area to determine whether traffic, stormwater, sanitary sewer, or utility infrastructure is adequate to support the development. These infrastructure considerations often require studies that are completed through independent firms and may take time to conduct depending on the requirements and capacity of the hiring developer or the chosen firm. This bill also does not account for human errors, either by the developer or by the review board, that can further complicate or delay the review process.

Finally, Home Rule in Kansas provides cities with local control to make the determinations regarding development that best suite their own priorities as outlined in area plans, local policies and initiatives, and a jurisdiction's Comprehensive Plan. These plans and guidelines are developed with and by the public within that jurisdiction who will be most affected by their outcomes. HB 2088 disregards a community's unique and context-specific demands.

Thank you for your consideration.

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Sincerely,

A handwritten signature in blue ink that reads 'Josh White'.

Josh White
President
Kansas Chapter of the American Planning Association
KansasAPA@gmail.com