

Chair and Members of the Committee,

Thank you for the opportunity to provide written testimony regarding Senate Bill 146. My name is Arthur Dean Inscore, and I am a property owner in Osawatomie, Kansas. I respectfully oppose SB 146 as currently written and would only support the bill if it were amended to preserve local decision-making authority, transparency, and meaningful public involvement in land-use decisions.

As a property owner, I am directly impacted by decisions involving large-scale industrial and infrastructure development. Projects of this magnitude place long-term demands on water supply, wastewater systems, transportation networks, emergency services, and other local infrastructure. These impacts do not occur in isolation—they directly affect property taxes, utility rates, housing affordability, and the long-term stability of residential and rental properties within a community.

SB 146 raises serious concerns regarding state preemption of local governance. Local governments and residents are best positioned to evaluate whether existing infrastructure and natural resources can responsibly support high-impact development without transferring long-term financial and operational risks to property owners and residents. Removing or limiting local authority reduces accountability and increases the likelihood that communities will bear unintended consequences of decisions made without adequate local review.

Land-use and infrastructure planning are inherently site-specific. Communities vary widely in their capacity to absorb industrial development, particularly with respect to water availability and infrastructure readiness. When decisions are made without robust local oversight, public notice, and opportunity for input, the result can be long-term financial strain and operational challenges for municipalities and property owners alike.

I support responsible economic development in Kansas, but it must be balanced with accountability and local control. SB 146 should not move forward without amendments that protect a community's ability to regulate land use, require public notice and hearings, and ensure that infrastructure and water capacity are fully evaluated before approvals are granted.

For these reasons, I urge the committee to oppose SB 146 as written and to consider amendments that preserve local authority and protect the residents, property owners, and communities who will live with the long-term consequences of these decisions.

Respectfully submitted,

Arthur Dean Inscore