



TO: Chair Alley and the Senate Committee on Commerce
FROM: Paul Kramer, City Manager
DATE: March 5, 2025
SUBJECT: Opponent Testimony for HB 2088

Chair Alley and Committee Members,

Thank you for the opportunity to testify in opposition of HB 2088 on behalf of the City of Shawnee.

The City of Shawnee opposes efforts to restrict the local government's ability to regulate single-family residential developments within City limits. This one-size fits all bill would have a detrimental effect on Shawnee and our community development services as it creates uncertainty with overly broad language that will convolute the process and create unnecessary burdens for local governments. 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 meets 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.

The proposed deadline does not factor in the planning commission process, which is essential for public input. It ignores the statutory protest period which exists to provide citizens concerned with a project an opportunity to weigh in. As written, the bill would provide residents less time to express concerns with a project and reduce the public's ability to participate in the process. Further, the 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.

Finally, Home Rule in Kansas provides cities with local control to make the determinations regarding development that best suits 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.

Based on this testimony, the City of Shawnee respectfully requests that the Senate not advance HB 2088 to the full Senate. I thank you for your consideration on this matter. Sincerely,

Paul Kramer
City Manager | City of Shawnee