

From: [Jeff Julian](#)
To: [Public Testimony](#)
Subject: Ordinance No. 230741
Date: Wednesday, January 31, 2024 8:42:05 PM

To whom it may concern,

I would like to give my opinion on Ordinance No. 230741. I respectfully disagree with transferring permitting for land development to Public Works and Water Services. While I am sure that there are many dedicated people in those departments, I feel that the Planning Department has the knowledge and expertise to supervise this permitting that would be in the best interests of the developers and the City of Kansas City, Missouri.

Our companies, Don Julian Builders and Julian Development have worked with the City for many years developing our subdivisions, Tiffany Greens, Staley Farms, Overland Ridge, and Forest Ridge Estates. I have always found the Land Development Division of the Planning Department to be excellent to work with. When approached with an open mind and the spirit of cooperation, they always have found ways to facilitate development while ensuring that we provide a product that will be built well for the city to maintain.

One example occurred with our subdivision Forest Ridge Estates. One part of the street of our newest phase was unable to connect to the gravity sewer due to its elevation. We had always heard that the city would not allow a low-pressure sewer system and had not for many years. However, we were able to work with the Land Development Division to design a system that would meet city requirements and not be a maintenance problem in the future. The city staff met with us on many occasions and was helpful and responsive in getting our land developed. Currently I have a 120-acre plot of land that also has issues with sewers. They have met with me and collaboratively worked together to help me make this project successful.

I believe that the Planning Department is the correct place for permitting these types of activities. I feel that they are best overseen by the people who do this all day every day for other types of permitting and inspections that go hand in hand with the land development activities. It makes sense to me that inspections would be in the hands of the inspections department. Additionally, I would say that Heath Perkins is an excellent example of the smart people with can-do attitudes in the Planning Department. I have worked through several difficult situations with Heath, and he always was responsive and helpful to resolve the issues at hand. At one time I had a business at Union Station in the attic area. As you might imagine, it was very challenging to get an unfinished space in a over 100-year-old building up to today's code. He took a very common-sense approach, and we were able to complete the project while protecting public safety at the same time.

Another person who has been very helpful and responsive is Diane Binkley. I have reached out to her multiple times when I needed help to work my way through some kind of issue. She has always been very responsive and had no problem facilitating a meeting between the parties and we were always able to work something out to the best interest of all parties involved.

We are very proud of our long association with the City of Kansas City, Missouri and we look forward

to continuing the relationship for many years to come. If there is any additional information I can provide or assistance that I can give in any way, please do not hesitate to contact me. My contact information is below.

Sincerely,

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