

Marion County Proposal
November 22, 1991
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In addition, I will provide Marion County with Subdivision Regulations designed to meet the County's needs. The Subdivision Regulations would not be included within the public hearings since a Comprehensive Plan must be adopted prior to adoption of Subdivision Regulations. However, the regulations would be ready when the County's Comprehensive Plan is completed. There would be no extra charge for the Subdivision Regulations.

COMPREHENSIVE PLAN

I have reviewed the 1972 Marion County Comprehensive Plan prepared by Oblinger-Smith. It is an excellent plan that fully addressed the issues facing the County 20 years ago. Many of these same issues are relevant today. As a result, it would be possible to complete an update to the 1972 Plan at a very reasonable cost.

I am prepared to contract with Marion County to update the 1972 Plan for a lump sum total of \$12,500.00. This would be completed within a 2-year period and I would propose to start the project about halfway through the preparation of the Zoning Regulations. This would mean that the Zoning Regulations would be adopted prior to adoption of the updated Comprehensive Plan. However, by approaching the project in this manner it allows for the continuous completion of the total planning and zoning program for Marion County without losing the focus of the project; and it provides the opportunity for the County to fund the total project over more than one budget year.

For the above stated price, I propose to completely update the 1972 Comprehensive Plan for Marion County using the 1972 Plan as a base document from which all material would be prepared. This would be supplemented with a field review of the physical development of the County and a review of the County's real estate records from the recent reappraisal. I would also base the update on a review of other studies, reports, and regulatory documents of the County, as well as discussions with key personnel within the County. All of the material would be presented to the Planning Commission for review and comment during the course of the project. The final document would consist of written and graphic material very similar to the 1972 Plan. The end result would be a new Comprehensive Plan for Marion County, consistent with the new statutes, that would address the current issues and concerns of the County.

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CONCLUSION

I have presented a proposal that provides for the preparation of Zoning and Subdivision Regulations for Marion County, as well as an update to the 1972 Comprehensive Plan. I am willing to meet with the County Commissioners to further discuss this proposal at the Board's convenience. If selected, I would prepare a project schedule for use by the County throughout the project.

I am also gathering copies of past work for the Board to review. I am sending the packet to you under separate cover and you should receive it shortly. I have apparently misplaced a couple of documents during my move and I am attempting to get replacement copies to send you.

I am very interested in working with you and the Commissioners in establishing a realistic planning and zoning program for Marion County. I look forward to the opportunity to discuss this matter with you and the Commissioners in person. Please feel free to call at my daytime phone of (316) 321-0335 or my home phone of (316) 321-6506.

Sincerely,

David L. Yearout
David L. Yearout, AICP

*1710
Prof coat
67042
El Dorado
James home,
send routine correspondence
to home address*

Marion County
RECEIVED

Date NOV 25 1991
Dept. of Public Health

November 22, 1991

Mr. Charles Penner
Marion County Health Department
Marion County Courthouse
P. O. Box 202
Marion, KS 66861

Re: Planning and Zoning Consulting Services

Dear Mr. Penner:

Thank you and the Board of County Commissioners for meeting with me on October 7th. I appreciate the opportunity to work with you and the residents of Marion County on this important project.

ZONING REGULATIONS

As I stated at the October 7th meeting, the new statutes enables Marion County to develop Zoning Regulations without having to update the Comprehensive Plan, as the new laws do not require a Comprehensive Plan prior to the adoption of Zoning Regulations. This provides an alternative approach that would allow the County to address the land use regulation issue at a much lower cost and update the Comprehensive Plan at a later time.

Further, the statutes give the County new opportunities to deal with land development issues, especially the regulation of manufactured or mobile homes, with greater flexibility than exists under present law. These opportunities can only be utilized by the adoption of Zoning Regulations for the County that take advantage of these new laws. The Zoning Regulations would be based on how the local residents wish the land development issues of Marion County to be regulated.

I am prepared to contract to write Zoning Regulations for Marion County, and prepare a Zoning District Boundary Map to accompany said Regulations, for a lump sum total of \$5,500.00, and complete the project with 1 year. This figure is based on meeting with the Marion County Planning Commission and County Commissioners a total of 10 times during the course of the project. I propose that the first 7 meetings be held with the Planning Commission to prepare the draft; followed by 2 public hearings held by the Planning Commission; and the final meeting held with the County Commissioners to finalize the Regulations prior to adoption. I would prepare the regulations and amendments as directed during the project; provide a total of 20 copies of the draft regulations for use at the hearings; provide a Zoning District Boundary Map using an existing County map; and provide 1 camera-ready copy of the Zoning Regulations for printing by the County upon adoption by the County Commissioners.