

July 26, 2004

Mr. Scott Michie, AICP
Project Manager/Senior Planner
Bucher, Willis & Ratliff Corporation
7920 Ward Parkway
Kansas City, MO 64114-2021

Dear Scott:

As you are aware, the Marion County Planning Commission has held a number of work sessions on the proposed changes for the zoning regulations. First, we worked from the memoranda you provided, then the first draft, and then last Thursday, July, 22, from the second draft copies. We have made a number of changes and corrections of which you either made notations when you were present or else David Brazil sent to you. On July 22 we fully expected to move forward to public hearing from this last draft. Unfortunately, very few of our corrections have been made in this document. Therefore, we could not in good faith state that it was in the form we want for public hearing. This causes us further delay in the process as we need to have this all completed and a resolution approved by the Marion County Board of Commissioners VERY soon.

Several of us have gone through this page by page and listed the changes that WE previously made that were not corrected by your office. Enclosed is a copy of the draft with corrections highlighted and notations made on each page. We feel it is your responsibility to prepare an accurate final draft.

We will expect a "cleaned up" copy to be sent very soon. At a public meeting our motion for public hearing will then be made so proper notification and publication can take place.

The Planning Commission will appreciate your timely attention to this matter.

Sincerely,



Eileen Sieger
Marion County Planning Commission Chair

CC: Mr. Leroy Wetta, Marion County Commission Chair
Mr. Howard Collett, Marion County Commissioner
Mr. Bob Hein, Marion County Commissioner
Mr. David Brazil, Marion County Planning and Zoning Director

July 28, 2004

Mr. David Brazil and Ms. Eileen Sieger
Marion County Planning Commission
P.O. Box 157
Marion, Kansas 66861

Re: "Clean-up" of the County Zoning Ordinance

Dear David and Eileen:

Thanks for the "kick in the pants" letter of July 26th, because it will serve the intended purpose of moving the project along to a public hearing. Allow me, however—by way of explanation—to defend myself on a couple of points. First, the expectation that BWR provide a "cleaned up" document was not in the agreement addendum:

"The Consultant will provide text amendments to the zoning regulations of Marion County that implement the goals and objectives of the Comprehensive Plan. The amendments will specifically apply adopted policies of the plan regarding such matters as zoning along growth corridors of the county, wind farms, communication towers, and related matters. The Consultant shall meet once with the planning commission and once with the county commission to discuss these amendments and the issues that pertain thereto. In addition, the Consultant shall attend one public hearing conducted by the County as required by state law prior to the County adopting the regulatory amendment."

Second, since we were to work with the county's current files "as is," we did cleaning-up only in a partial manner where we added amendments. Unfortunately, when we began to try and work with the files—for example, combining the separate chapters into one complete document—other formatting problems crept in. So in trying to work with the files, and improve them by making it more of a true "Word" document, we added to some of the formatting problems . . . and it became muddled who was "in charge" of the document. I regret not being clearer with David about whose responsibility that was. It became what we call "scope creep" in that I tacitly agreed to do more than originally expected; but, I was willing to do it because David has shouldered more than the expected amount of work on the zoning issues and made it easy for us to get that done. I hope this helps, and we will have a "cleaner" document to you by this Friday.

Sincerely,

BUCHER, WILLIS & RATLIFF CORPORATION



Scott A. Michie, AICP
Vice President