

# **Scott County**

## **Comprehensive Plan**



**January 2008**

Prepared by:



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# **Scott County Comprehensive Plan**

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# **Scott County Comprehensive Plan**

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## **Executive Summary**

A well-defined comprehensive plan with a vision statement, clear goals, and objectives is important to Scott County. To clarify a county vision, the Board of Supervisors has developed this Comprehensive Plan Update with the assistance of the Planning Commission, a Comprehensive Plan Advisory Committee, Plan Technical Committee, and Bi-State Regional Commission, as well as participation from the general public.

The Comprehensive Plan Advisory and Technical Committees were established to work with Bi-State Regional Commission for plan development, facilitation of public input, and to make a final recommendation to the Planning Commission. The Planning Commission was charged with reviewing the Comprehensive Plan, holding a public hearing for comments, and making a recommendation to the Board of Supervisors. The Board of Supervisors is the decision-making body that accepts, adopts, and implements the plan with its county partners.

The purpose of the plan is to outline the vision; existing conditions; future project needs; set goals and objectives; and recommend strategies for implementation. These plan components are summarized in the Introduction. The key elements of the county vision focus on agricultural preservation and conservation of natural resources, balanced with cooperatively supporting a vital countywide economy. Residents of Scott County can expect that the governmental leaders of Scott County will use these elements to guide decisions and make investments.

The Comprehensive Plan frames land use objectives from the perspective of preserving the County's agricultural resources by encouraging development to occur within existing cities and in areas with less productive agricultural soils. Development will be encouraged to be located where there is existing infrastructure or it is in close proximity to a proposal. The principles provide the foundation of this plan.

In addition to land use, the Comprehensive Plan provides a snapshot of Scott County through a community and natural resources profile. With a 2006 population estimate of 162,621 and having the third largest metropolitan area in the State of Iowa, Scott County boasts a strong economy with major employers including Genesis Medical Center, ALCOA, Kraft Foods, Inc., MidAmerican Energy, City of Davenport, and Davenport Community School District, each employing more than 1,000 employees. See the following page for more demographic highlights. An inventory of other county infrastructure is included in the plan related to roads, parks, buildings, and services. These are featured in Chapters 6–9.

While the goals of this plan provide guidance for decision-making, it is the strategies for implementation that chart the future course of Scott County. They are the steps or actions needing to be accomplished, either on an ongoing basis, in the short term, or in the years to come, to make the Scott County vision come to life. The final chapter of the plan provides a primer on land use development tools the County has at its disposal. These tools will be used to implement the vision.

# Scott County Comprehensive Plan

## Scott County Demographic Highlights

### Population

- From 1950 to 2000, Scott County had a population increase of 57.6%. In comparison, the State of Iowa had a population change of 11.6% during the same timeframe.
- Of the incorporated cities within Scott County, Riverdale had the greatest percent change in population from 1990 to 2000 with a 55.8% increase, and Eldridge followed with a 42.3% increase in population. In comparison, Bettendorf had an 11.1% increase in population, and Davenport had a 3.2% increase in population.

### Age

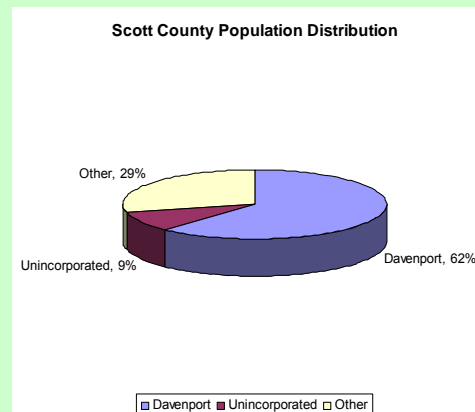
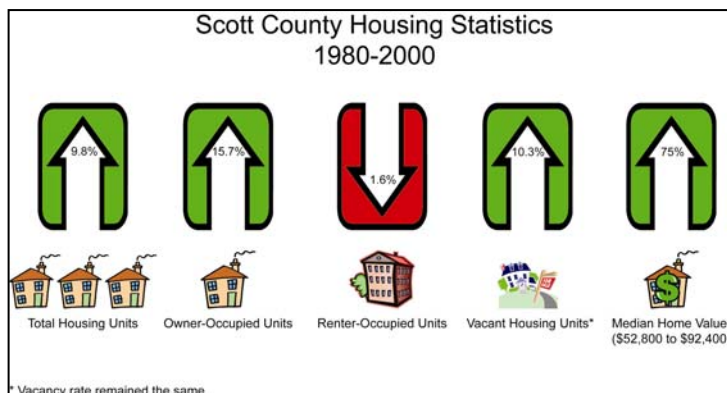
- In Scott County, the median age in 1980 was 27.9. In 2000, the median age increased by 26.9% percent to 35.4.

### Hispanic or Latino Origin

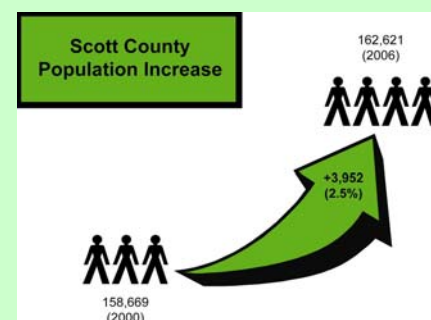
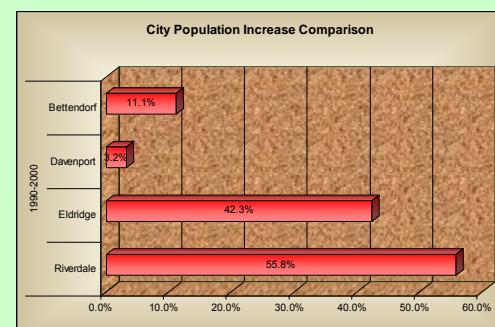
- The number of persons of Hispanic or Latino Origin (of any race) living in Scott County increased by 67.29% between 1990 and 2000. In 2000, this group represented 4.48% of the total county population.

### Housing

- During the time period between 1980 and 2000, total number of housing units in the county increased by 9.8%. The number of owner-occupied housing units increase by 15.7%, while the number of renter-occupied units decreased by 1.6%.
- During that same timeframe, the number of vacant housing units increased by 10.3%, although the rate of vacant housing remained the same.
- Also from 1980 to 2000, the median home value in Scott County increased from \$52,800 to \$92,400, an increase of 75%.



In 2000, less than 9% of the county's population resided in the unincorporated area, 62% resided in Davenport, and 29% resided in other cities.



Scott County's population in 2000 was 158,669. The 2006 population estimate for Scott County was 162,621, an increase of 3,952 (2.5%).

# Scott County Comprehensive Plan

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## **CHAPTER 1: INTRODUCTION**

Scott County is located on the border of eastern Iowa and western Illinois along the shores of the Mississippi River. Refer to Map 1.2 for the townships and cities located in Scott County. Davenport, Iowa is the largest community in Scott County with a population of 98,359. It is one of 14 contiguous communities comprising the Quad City Metropolitan Area. Scott County is within 160 miles of Des Moines, Iowa and approximately the same distance to Chicago, Illinois. Interstate 80 bisects the County from west to east along its lower one-third. Map 1.1 illustrates the location of Scott County, the Quad City Metropolitan Area boundary, and the cities within Scott County. The population of Scott County is currently 158,689 (2000 Census). Residents describe the County as their home, along with a place that treasures its farmland and natural resources while promoting economic vitality in its urban centers.



Scott County recognizes the importance of a well-defined comprehensive plan with a vision, clear goals, and objectives. To further the County vision, the Board of Supervisors has updated its plan with the assistance of the County Planning Commission, Comprehensive Plan Advisory and Technical Committee, focus groups, and citizen involvement. Bi-State Regional Commission assisted with plan facilitation and compiling of the document. This broad-based involvement offered opportunities from a diverse and comprehensive source of county and city interests. The purpose of the plan is to outline the vision, existing conditions, future needs, and land use identification as well as to set goals and objectives and recommend strategies for implementation.

### ***History of Zoning and Comprehensive Planning in Scott County***

Scott County is enabled by the State of Iowa under Chapter 335 County Zoning to adopt a zoning ordinance. Zoning is a police power utilized by a local government to ensure the health, safety, and welfare of its residents. The Iowa Code also requires that county zoning regulations should be made in accordance with a comprehensive plan, without defining what a comprehensive plan should contain. Although zoning applies to many land activities, Iowa Code exempts farm land, farm houses, and farm buildings from county zoning regulations as long as they are used for primarily agricultural purposes. The Iowa Code doesn't establish how counties should determine how farm land, farm houses, or farm buildings should be defined, leaving it to the counties to determine locally. Ultimately, Scott County has the ability to adopt zoning regulations and must have a comprehensive plan. Under state law, the county has the latitude to determine how these regulatory and guidance documents will be developed and utilized.

The first zoning ordinance for Scott County was adopted in 1949 and was followed by the adoption of the county subdivision ordinance in 1979. In 1980, the Scott County Development Plan and Land Use Policies document was adopted by the County Board. The land use policies were revised in 1997 and followed by the creation of a future land use map in 1998. The County also created an agriculture service floating zone as part of their zoning regulations in 1994. In an effort to routinely review the planning and zoning processes, the Scott County Board of



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Supervisors agreed in 2006 to undergo an update of the County's comprehensive plan under the advisement of the County Planning Commission. The planning process includes gathering of information and data, a public involvement process, and evaluation of the land use policies and future land use.

## ***Elements of the Comprehensive Plan***

This updated Comprehensive Plan is composed of several elements, from the county vision to implementation strategies. It is a valuable document with the following purposes: advisory, educational, guidance, coordination, and needs. The Plan declares the county purpose and policies. It informs the citizens of strengths and weaknesses. The Plan guides land use decisions and investments. It provides elements for joint efforts among community groups and organizations within and outside Scott County. The Plan also outlines areas for further study or planning. It documents community needs that will help the County pursue funding opportunities, such as grants, loans, public-private partnerships, etc. The planning process is just as important as the plan document. Gathering information and ideas, developing a framework to guide how decisions on land use and development are made, and prioritizing goals and strategies for implementation are essential for a successful plan document.

As an advisory document, the Plan's goals and objectives transform the county vision into achievable tasks or benchmarks. It provides the foundation for decisions on land use, public infrastructure and services, public facilities, growth, development, and level of public investment needed to meet future community needs.

The County Profile section of the Plan outlines existing socio-economic characteristics of the county by population, gender, income, housing, and educational attainment. It also outlines trends and projections for the future of Scott County. The Resources Profile inventories characteristics of the county related to agriculture, watersheds, floodplains, geology, slope, wildlife habitats, and historic and cultural facilities.

Land use defines where people live and where they work or play. Land use patterns shape the nature of the community by reflecting urban and non-urban activity through population, employment, dwelling units, school enrollment, etc. Some locations represent areas with a greater density of urban activity, from residential, commercial, industrial, institutional or recreational land uses, or a lesser density of activity that may include parks or recreation areas, agriculture, and open space. Natural resources affect land use patterns through development limitations due to slope, erosional surfaces, prime farmland, floodplain, wetlands, archaeological sites, etc. By planning for the arrangement and intensity of land uses, Scott County can reduce infrastructure costs, which often result when the long-range impacts of zoning, subdivisions, and site development decisions are not considered.

Public infrastructure and services provide the basic facilities and equipment needed by the County to serve its residents. The various land uses and their related activities create greater or lesser need for these facilities or services depending on the activities. While one acre of land with new houses generates more total revenue to a County than an acre of farmland, this does not provide the entire picture of the County's fiscal stability. In reality, there are times when it costs

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local government more to provide services to homeowners than these residential landowners pay in property taxes. In contrast, commercial and industrial land increases the tax base and help balance local budgets in order to provide a variety of public services. While one type of land use is not better than another, balancing a variety of land uses in the County and directing development toward existing communities provides reliable services and adds stability and quality of life for residents.

An extremely important section of the Plan is the Strategies for Implementation. This section is a summary of specific projects, tasks, and/or actions to be undertaken in the next 20 years. The implementation strategies are considered the means by which Scott County can address its needs and meet its goals. The course of action for implementation will require periodic review to assess needs, timing, and financial feasibility. In the implementation of projects, careful consideration will be given to full utilization of existing facilities and funding opportunities.

The final section of the Plan relates to mechanisms for Plan implementation. This section outlines development tools a county can utilize to implement its strategies for action.

## ***Public Involvement***

Comprehensive planning in Scott County began in 1980 with the adoption of the first county development plan. There have been subsequent updates and revisions. The current update allows for the review of these prior planning efforts and incorporates either new or enhanced information and/or confirms the appropriateness of the existing data and policies.

Public involvement is a critical component to building consensus in the planning process. Scott County provided three methods for public input into the initial planning process. Town hall type meetings—Scott County Analysis of Needs/Services (SCANS) Workshops- were held between February 1 and March 6, 2007 at five locations in Scott County, including Blue Grass, Davenport, LeClaire, Parkview, and Walcott. Participants were invited to share their opinions on what they liked about Scott County and its strengths. They also provided their input on needs for improvement for Scott County in 25 years. A summary of these meetings can be found in Appendix A. Additionally, focus group meetings were held from June through August 2007. Participants at these meetings were asked to help refine ideas from the SCANS workshops and identify strategies for action or implementation. Another opportunity for input involved the use of advisory and technical committees.

The Comprehensive Plan Advisory Committee represented a large, diverse group of interests in Scott County, including representatives from city planning commissions, fire chiefs association and emergency management, Farm Bureau, real estate developers, chambers of commerce and/or small business owners, school board members, homeowner associations, and environmental interests. The Advisory Committee was called on to help formulate and/or review a variety of issues and viewpoints in the development of the plan goals, objectives, and policies. The Comprehensive Plan Technical Committee met regularly to review the process and progress for plan development. The Technical Committee was comprised of representatives from the Board of Supervisors, Planning Commission, Zoning Board of Adjustment, Planning Director, Engineer, Health Department, Attorney, Conservation Board, Sheriff, Assessor, and GIS

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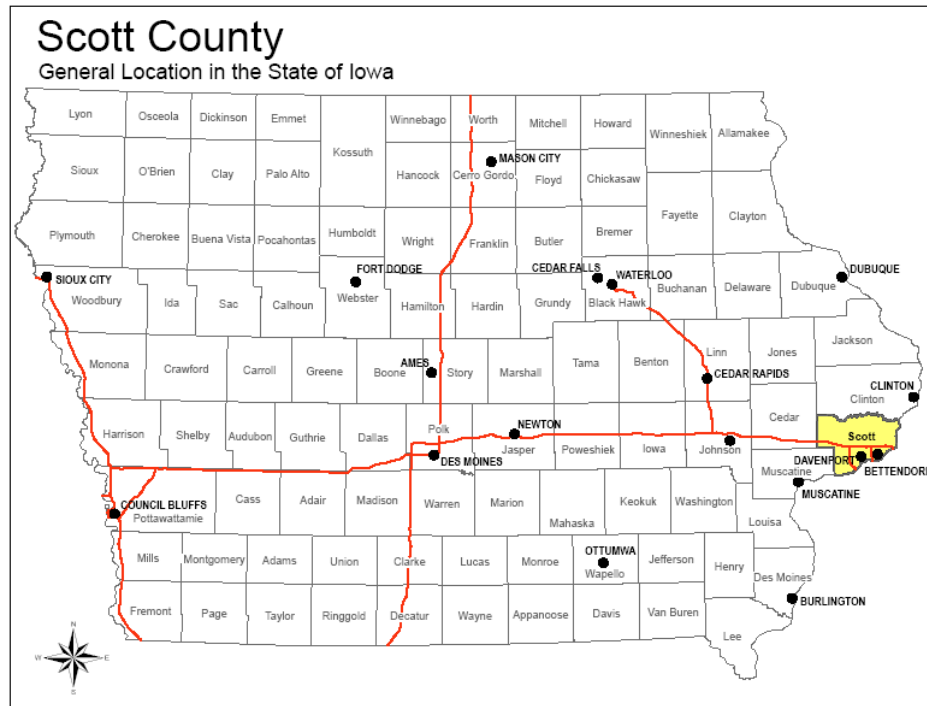
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Coordinator. Other representatives on the Technical Committee included the Natural Resources Conservation Service (NRCS) and Bi-State Regional Commission.

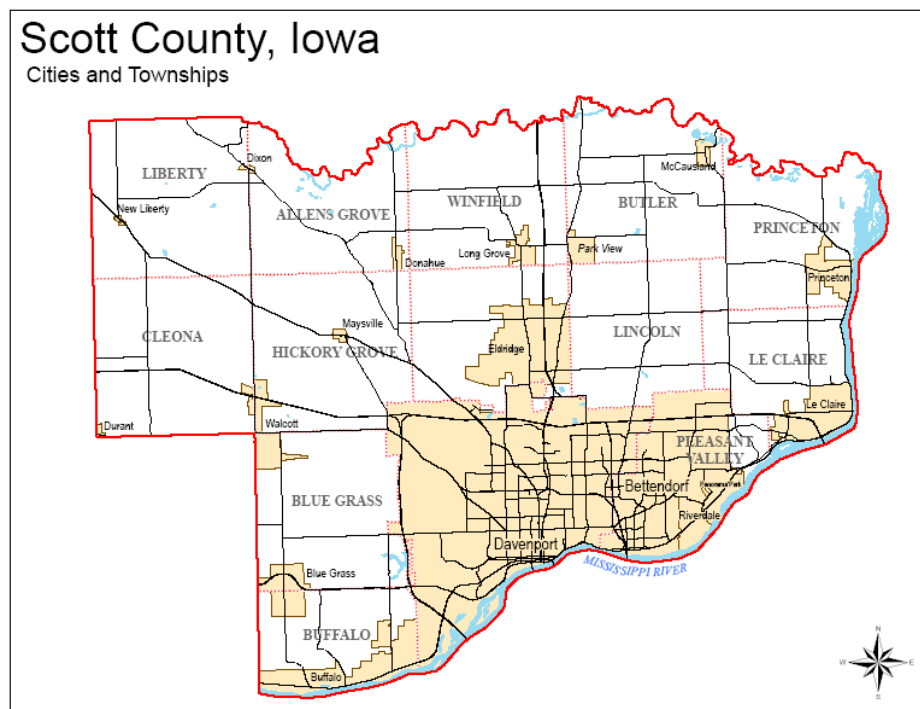
Each of these public involvement opportunities aided in the development of this Plan. The Advisory and Technical Committees presented a final draft of the Comprehensive Plan at a public hearing of the Planning Commission on November 20, 2007 to solicit additional comments and make recommendations to the County Board of Supervisors. County officials used the public comments to shape the final plan.

# Scott County Comprehensive Plan

Map 1.1



Map 1.2



# Scott County Comprehensive Plan

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## **CHAPTER 2: VISION, GOALS, AND OBJECTIVES**

Within Scott County, there is overwhelming support for farmland preservation in concert with an emphasis for land development to be located within municipalities. A Vision Statement has been formulated to capture the future view Scott County residents expressed through the public input process and in working with the Technical and Advisory Committees as well as the Planning Commission. A vision is a clear statement of what a county wants to become.

*“Scott County will be distinguished as a governmental leader by protecting its farming heritage and preserving its agricultural land within the unincorporated areas, by protecting its critical resource areas and promoting economic vitality within the County, and by fostering intergovernmental cooperation and applying well-defined land use policies.”*

### **County Goals**

Goals articulate this vision by setting the direction for Scott County as it changes over time. The Scott County land use goals are to:

- **Protect and conserve the natural, human, and economic resources** which are the basis of the agricultural economy and rural lifestyle of the Scott County.
- **Ensure orderly and efficient growth** of residential, commercial, industrial, public, and semi-public land uses while maintaining the general welfare of County residents.
- **Ensure a decent home and suitable living environment** for all families, present and future, living in Scott County.
- **Encourage cooperation and communication** among the County, other units of local government, and the general public to improve human development, economic development, and ecological preservation.

### **Land Use Objectives**

Objectives provide the framework to reach the county goals. For Scott County, the land use objectives work to ensure orderly and efficient growth while balancing the welfare of its residents.

**Objective 1.** Encourage the majority of future growth to occur within the boundaries of existing cities where adequate public services can be provided.

**Objective 2.** Encourage growth beyond municipal boundaries to locate on marginal agricultural and stable environmental land in locations identified by the Future Land Use Map.

**Objective 3.** Discourage development from locating on productive agricultural soils and other agricultural area when in conflict with efficient farming practices.

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**Objective 4.** Encourage the County and local governments to develop mutual agreements on preferred patterns of development, thereby enabling jurisdictions to operate with complementary growth policies.

**Objective 5.** Maintain a Future Land Use Map to graphically illustrate where the general areas for residential, commercial and industrial development within the unincorporated areas of Scott County may be appropriate and where areas are expected to be preserved for farmland, conservation or natural areas or recreation.

**Objective 6.** Review large scale industrial development opportunities by addressing such developments with separate policies. The purpose of these policies would be to establish guidelines in order to both take advantage of the significant economic benefits such developments would create for Scott County and the Quad Cities region. But also to address and minimize the significant environmental and public infrastructure impacts such developments also could be anticipated to create.

## ***Land Use Policies***

These objectives will be supported by specific land use policies. These policies will be used to evaluate land development decisions in Scott County and weigh whether changes are consistent with the vision, goals and objectives.

- Scott County recognizes and accepts that normal agricultural and environmental nuisances occur with rural living.
- While Scott County encourages development to locate within cities, the following are guidelines for reviewing proposed new development in the rural unincorporated area of the county:
  - in compliance with the adopted Future Land Use Map
  - on marginal or poor agricultural land
  - with access to adequately constructed paved roads
  - where public and/or private facilities and services are present or planned, including water, sanitary sewer systems, schools and parks; and in areas near existing employment centers and commercial areas, to discourage sprawling and unplanned scattered development
  - where it is least disruptive of existing agricultural activities
  - in areas of stable environmental resources
  - where it is sufficiently buffered from other less intensive land uses
  - where it can be shown that there is a recognized need for such development
  - where it can be developed in an efficient and compact manner
  - where the development will be supportive of energy conservation

## **Exception to address large scale industrial development opportunities**

- While Scott County anticipates that the majority of new industrial development will locate within the cities or be reviewed under the above established guidelines. Scott County also recognizes that there are rare opportunities for large scale industrial

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development for which the size and scope of the projected positive economic impact on the Quad Cities region outweigh the benefit of preserving prime farm land on which such a development would locate. Such large scale industrial developments shall be reviewed under the following considerations:

- where it can be shown that there is a recognized need for such development to locate outside of city limits in unincorporated Scott County
  - when adequate site design and technical information has been submitted and reviewed to address and limit the impacts of the development on the adjacent and surrounding property
  - where there is adequate road and highway and/or rail to handle the existing and anticipated additional traffic such development would generate or the resources to upgrade those facilities to meet those needs
  - where there is adequate infrastructure for utilities to serve the needs of such a development or the resources to upgrade those facilities to meet those needs
  - where the economic benefits to the Quad Cities region due to the size of development, the type and number of jobs created, the amount of capital investment and other factors are deemed significant enough that the project merits approval under these guidelines.
  - While it is difficult to predict the nature and scope of such large scale industrial development, these policies are intended for such opportunities that would require a significant amount of land for both the development and buffer areas, the jobs created would be high quality, and the majority at or above 100% of the laborshed wage, the capital investment would result in a 2.5% or greater increase in the taxable value of industrial land in Scott County or any combination of one or more of these factors.
- Scott County does not intend for these considerations to be used to allow smaller scale commercial or industrial developments. Such developments would continue to be reviewed under the established guidelines for such land uses.

The County will take these general land use policies and apply more specific criteria as part of the land development review process. Refer to Chapter 10 Strategies for Implementation on these suggested revisions or clarifications.

## ***Other Objectives in Scott County***

Although the primary emphasis of this Comprehensive Plan is to guide how land will be utilized in Scott County, there are components of a comprehensive plan that address other aspects of county facilities and services in addition to land use. The following goals and objectives provide a framework for decision-making by Scott County officials for these other aspects of county governance.

## ***Environmental Objectives***

These objectives work to protect and conserve the natural, human and economic resources that are the basis for the County's physical setting.

# **Scott County Comprehensive Plan**

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**Objective 1.** Discourage new development on soil types with severe constraints or over vulnerable geologic areas to protect water supplies and to ensure proper wastewater treatment. The development must also comply with sedimentation and soil erosion control regulations.

**Objective 2.** Encourage that all new developments be designed to create a minimum disturbance to natural drainage patterns, natural landscape, wildlife and habitat, vegetation, and the ability of the land to absorb rainfall and prevent erosion.

**Objective 3.** Ensure that all new developments address storm water retention capacity displaced by that development. Whenever possible, retention areas should be set aside for recreational use.

**Objective 4.** Develop risk assessment for vulnerable public facilities related to natural and man-made hazards and plan for reducing these potential unintentional and intentional risks.

## ***Parks, Open Space and Conservation Area Objectives***

Combining the second and third county goals, these objectives work to ensure that existing and future parks, open space and conservation areas and programming for these areas are meeting the needs of the residents and offer opportunities for visitors to the county.

**Objective 1.** Utilize the Conservation Board strategic plan to guide maintenance and development initiatives for County parks and conservation areas.

**Objective 2.** Encourage new trends in recreational and physical activity within the Scott County.

**Objective 3.** Encourage open space for active or passive recreation within residential subdivisions.

**Objective 4.** Work cooperatively with other jurisdictions on issues related to a countywide trail plan.

## ***Transportation Objectives***

To facilitate orderly and efficient growth, an effective and safe transportation network is needed. It should encourage a variety of modes of transportation to make possible the movement of goods and people.

**Objective 1.** Provide a clear traffic hierarchy of arterial, collector and minor streets to connect existing areas to new developments.

**Objective 2.** Maintain the existing roadways to ensure good condition and safety. Improve street system by upgrading existing roads in accordance with County Engineer Criteria.



# **Scott County Comprehensive Plan**

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## ***Other Facilities/Services Objectives***

The following objectives serve goals three and four by addressing a suitable living environment and encouraging cooperation and communication with other jurisdictions that may provide infrastructure or services to new developments in unincorporated Scott County.

**Objective 1.** Ensure proper maintenance of existing county facilities.

**Objective 2.** Assure that the existing facilities and services are not burdened by new development.

**Objective 3.** Promote compliance of rural addressing standards for all rural residences to ensure that emergency service providers are able to locate homes in an efficient manner.

**Objective 4.** Collaborate with emergency service providers to establish standards regarding water supply and availability with which future developments must comply.

## ***Administration Objectives***

Operating county facilities and services in an accountable manner and encouraging positive public relations with residents and other organizations work to support all four county goals.

**Objective 1.** Maintain and review administrative, management and personnel capacity for effective support and implementation of county activities.

**Objective 2.** Prepare and maintain an annual budget that implements county operations in a cost effective manner.

**Objective 3.** Encourage public involvement in county activities and seek ways to involve residents in policy-making and decisions on land use, county facilities and services.

**Objective 4.** Pursue a variety of revenue sources and/or cooperative arrangements with other agencies/governments to offset expenditures including but not limited to grants, user and impact fees, tax increment financing, development rights transfers, joint purchasing, mutual aid or equipment use, etc. and examine ways to reduce costs and increase fund balances for county facilities and services.

**Objective 5.** Maintain communication with local, state and federal governments in Scott County through conversations, meetings, associations, memberships or other forums that promote cooperation and effective county operations.

## ***Economic Development Objective***

Objectives for economic development reinforce all four county goals to ensure orderly and efficient growth, protecting resources and assets, ensuring suitable living and encouraged cooperation and communication among development leaders.

# **Scott County Comprehensive Plan**

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**Objective 1.** Promote a diverse regional economy and quality of life opportunities.

**Objective 2.** Enhance public-private partnerships to address economic development in the region.

**Objective 3.** Ensure appropriate infrastructure to support business retention and expansion.

**Objective 4.** Support programs that invest in the human capital through education, mental health and training opportunities.

## ***Industrial Development Objective***

These objectives for industrial development recognize the cooperative nature of attracting such development to the Quad Cities region. Scott County will continue its policies of preservation of prime land and encouraging development to occur within the established cities. Industrial development of significant size and economic impact in the unincorporated areas could be an exception to these guidelines and would be reviewed using the objectives established as separate and distinct land use policies for such industrial development.

**Objective 1.** Work in cooperation with other local governments and business attraction organizations to create and maintain a cultural and business climate in the Quad Cities region to retain and attract primary jobs and industries.

**Objective 2.** Periodically review the Future Land Use Map to identify areas in proximity to major highways and interstates that would be appropriate for industrial developments.

**Objective 3.** Amend Zoning Ordinance to establish a large scale industrial floating zone to allow for consideration of such development that would be reviewed under the land use guidelines for such large scale industrial developments.

# Scott County Comprehensive Plan

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## **CHAPTER 3: COUNTY PROFILE**

### ***Introduction***

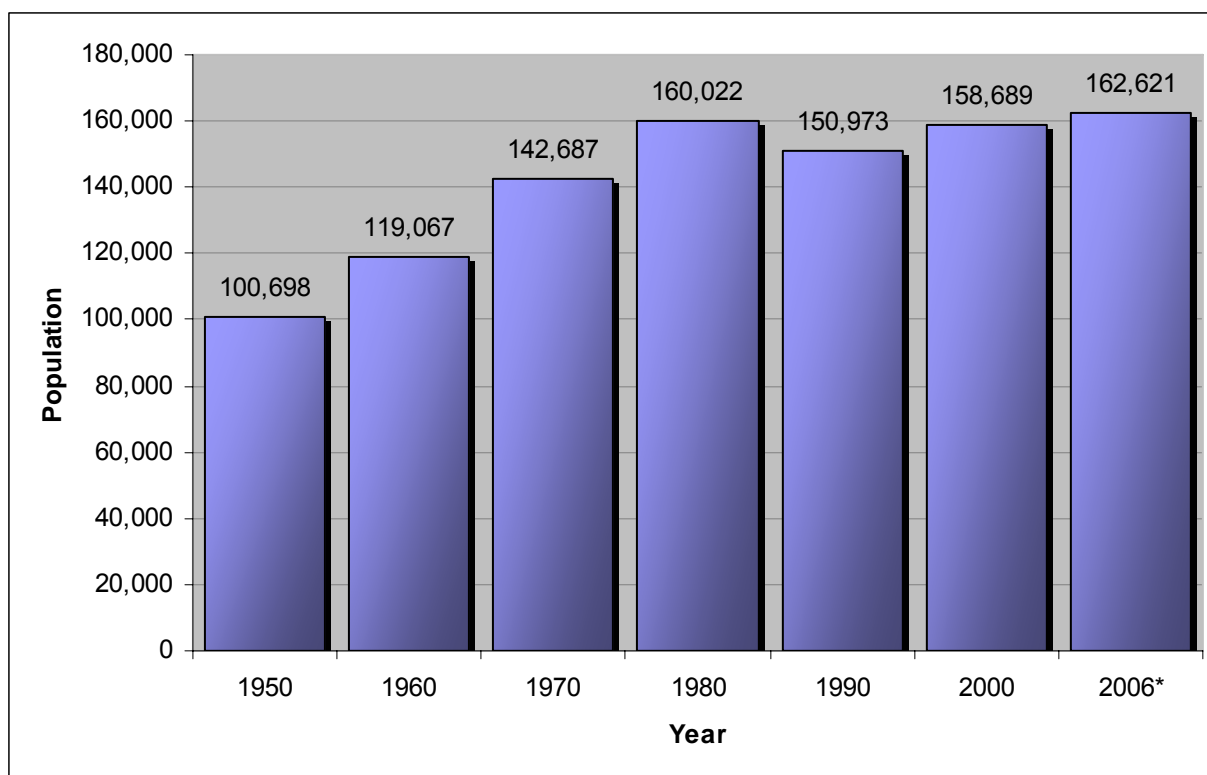
The chapter is intended as a data resource for Scott County officials and the general public when planning for both the short and long term needs of Scott County residents. This profile includes information on population, race, ancestry, ethnicity, age, gender, employment, income, the economy, education, and housing. Much of the data for this chapter comes from the 2000 Census and current labor reports issued by Iowa Workforce Development and the U.S. Bureau of Labor Statistics. To show the relevance and significance of the data presented, comparisons are made between Scott County and other areas including the Davenport-Moline-Rock Island IA/IL Metropolitan Statistical Area (DMRI MSA), Rock Island County in Illinois, the State of Iowa, and other Iowa counties that are geographically and situationally comparable to Scott County. Table 3.6 at the end of this chapter provides a comprehensive listing of demographic data for Scott County based on Census data.

### ***Population***

Scott County is the third most populous county among the 99 counties in the State of Iowa with a Census 2000 population of 158,669. Map 3.1 illustrates total population by county in Iowa. Reports from the U.S. Census Bureau dating back to 1950 show Scott County's population steadily increasing to its peak population level of 160,022 in 1980. Between 1980 and 1990, the regional economy, including that of Scott County, suffered a decline in the farm implement industry and a related loss of jobs in the manufacturing industry. Due in part to the bleak employment situation, Scott County lost 9,049 people resulting in a 5.7% reduction in population. Comparatively, the DMRI MSA lost 8.1% of its population between 1980 and 1990. As the regional economy began to improve during the 1990s, Scott County's population rebounded with a 5.1% increase from 1990 and 2000. Comparatively, the DMRI MSA gained 8,201 persons, thus growing by 2.3% during the 1990s, meaning that Scott County's population growth during the same timeframe far exceeded that of the surrounding area. Maps 3.2-3.4 show the population changes in Iowa by county between the years 1980-1990, 1990-2000, and 1980-2000. Maps 3.5-3.7 show population changes in Scott County by Census Tract between the years 1980-1990, 1990-2000, and 1980-2000. Map 3.8 shows population density for 2000. Census estimates for 2006 indicate that Scott County's population is the greatest it has ever been with 162,621 people. Figure 3.1 depicts Scott County's population during the last six decennial censuses as well as the 2006 inter-census population estimate.

# Scott County Comprehensive Plan

**Figure 3.1**  
**Scott County Population 1950 - 2006**



\* Population estimate from U.S. Census Bureau's American Community Survey  
Source: U.S. Census Bureau, compiled by Bi-State Regional Commission

Scott County has 17 municipalities, 16 of which are located entirely within the County's borders. Only a small portion of the City of Durant is located within Scott County, while the majority of Durant's population resides in Cedar County, IA. The most populous of Scott County's municipalities is the City of Davenport with a Census 2000 population of 98,359 people, which is 62.0% of the County's total population. The City of Bettendorf is the County's second largest municipality with 31,258 people or 19.7% of the County's total population. Residents of the City of Eldridge and the City of LeClaire total 3.0% and 1.8% of the County's total population respectively. All other municipalities individually comprise 1% or less of the County's population. Overall, more than 91% of the County's population resides in the incorporated municipalities, with the remaining 13,824 (8.7%) living in the unincorporated areas.

In addition to the incorporated municipalities, Scott County also has a Census Designated Place (CDP). A CDP is an unincorporated area with a concentration of population, housing, and commercial structures that is identifiable by name. As of Census 2000, CDPs no longer need to meet a minimum population threshold to qualify for the tabulation of census data. The CDP located in Scott County is Park View. Park View had a Census 2000 population of 2,169 people, which is included in the population figure for the unincorporated area. See Table 3.1 for a listing of historical population figures for the municipalities and unincorporated area within Scott County.

# Scott County Comprehensive Plan

**Table 3.1**  
**Population of Scott County Municipalities and Unincorporated Area**

	<b>2000 Population</b>	<b>% of County Population</b>
<b>SCOTT COUNTY</b>	<b>158,689</b>	<b>100.0%</b>
City of Bettendorf	31,258	19.7%
City of Blue Grass	1,169	0.7%
City of Buffalo	1,321	0.8%
City of Davenport	98,359	62.0%
City of Dixon	276	0.2%
City of Donahue	293	0.2%
City of Durant	1,677	*
City of Eldridge	4,807	3.0%
City of LeClaire	2,868	1.8%
City of Long Grove	597	0.4%
City of Maysville	163	0.1%
City of McCausland	299	0.2%
City of New Liberty	121	0.1%
City of Panorama Park	131	0.1%
City of Princeton	946	0.6%
City of Riverdale	653*	0.4%
City of Walcott	1,528	1.0%
Unincorporated Area	14,548	8.7%

\* The majority of Durant's population resides in Cedar County, IA

Source: U.S. Census Bureau, compiled by Bi-State Regional Commission

## ***Race, Ancestry, Ethnicity, Age & Gender***

Census data can show diversity within a population that is not always perceptible to the general public. During a decennial census, the Census Bureau records information on the gender, age, race, and ancestry of the nation's population. Race and ancestry of individuals are determined through "self identification questions" where respondents choose the race and ancestry to which they most closely identify. Census 2000 was the first in U.S. history to record information on multi-racial individuals. This change makes direct comparisons of race data from the 2000 and prior censuses somewhat inaccurate. Because of this, readers should use the following information on race as a general guide to the County's historical trends. The actual figures may vary slightly from what is presented in this section.

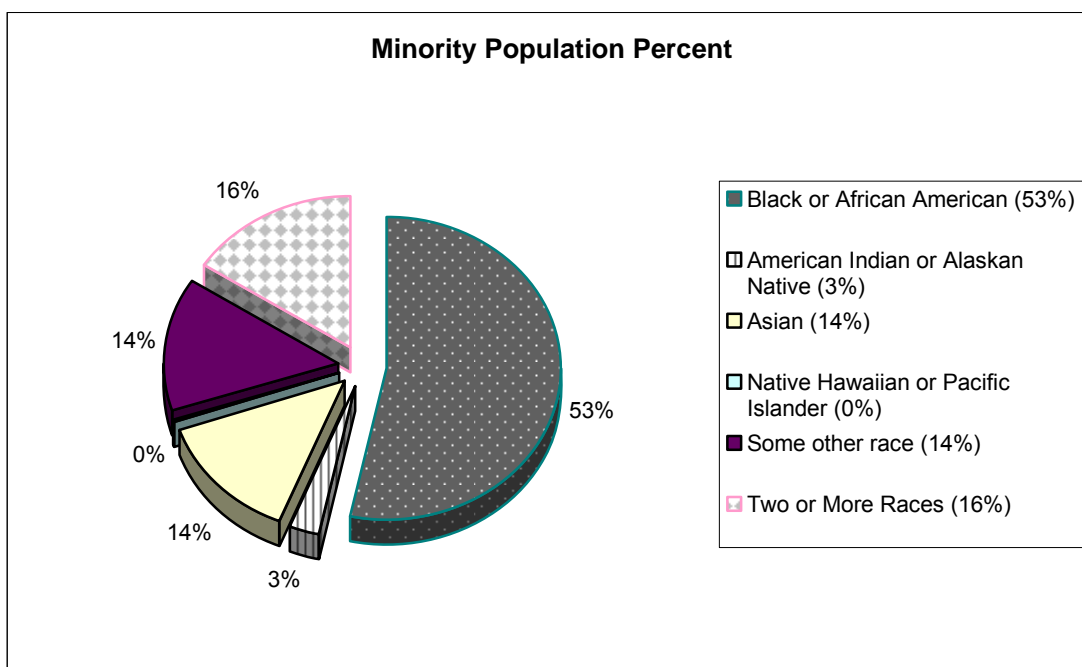
**Race.** The Census Bureau tabulates race data into the following broad categories:

- White alone
- Black or African American alone
- American Indian and Alaska Native alone
- Asian alone
- Native Hawaiian and Other Pacific Islander alone
- Some Other Race
- Two or More Races (Census 2000 only)

# Scott County Comprehensive Plan

Historically, African Americans are the County's most populous racial minority, averaging about 5.4% of the population over the last three decades followed by Asians at 1%. Racial minorities, including those self-identified as multi-racial, accounted for less than 11.5% of the County's population over the last three censuses. Figure 3.2 shows the County's minority population by race based on Census 2000 data and includes the relatively new cohort for multi-race persons.

**Figure 3.2**

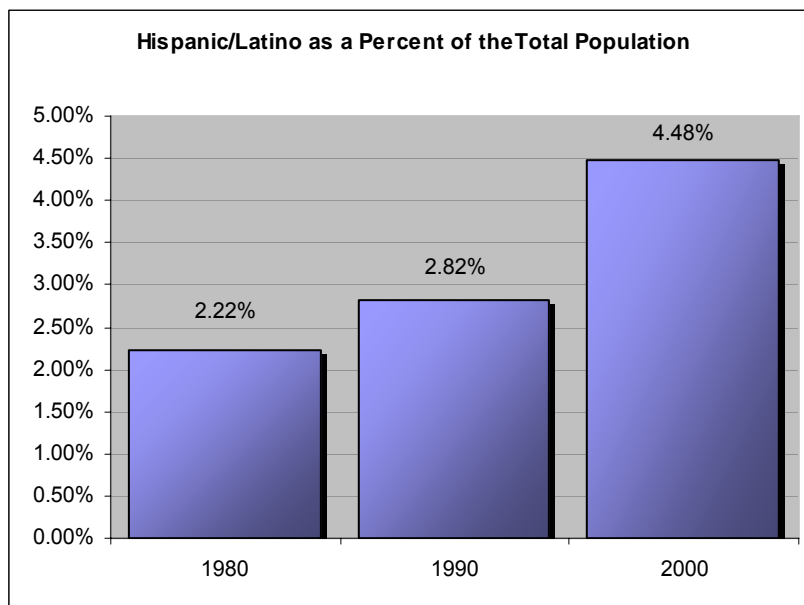


Source: U.S. Census Bureau, Census 2000

**Ethnicity.** Aside from race, respondents are asked to indicate if they have Hispanic or Latino ethnicity, regardless of what race or ancestry they have chosen. Individuals (of any race) identifying themselves as having Hispanic or Latino ethnicity totaled 4.1% of the population during the 2000 census. Table 3.6 displays the number of persons with Hispanic or Latino ethnicity residing in Scott County from 1980 to 2000. During that timeframe, the number of people identifying themselves as Hispanic or Latino increased by just over 100%, meaning that the population of those having Hispanic or Latino ethnicity doubled. Comparatively, the Hispanic/Latino population of Rock Island County, which is located directly across the Mississippi River and is also a part of the DMR MSA, had an increase of 77% of the Hispanic/Latino population during the same timeframe. Figure 3.3 shows the County's Hispanic/Latino percentage of the population over the last three decades.

# Scott County Comprehensive Plan

Figure 3.3



Source: US Census Bureau

**Ancestry.** The U.S. Census Bureau also records ancestry during the decennial census. Respondents can choose from dozens of ancestries such as Irish, German, Russian, and French and may pick more than one. A person's race or ethnic status has no bearing on the ancestries they may choose. More than half of Scott County residents most often identified themselves as German or Irish during the last census with the two ancestries accounting for 35.8% and 15.5% of the responses, respectively.

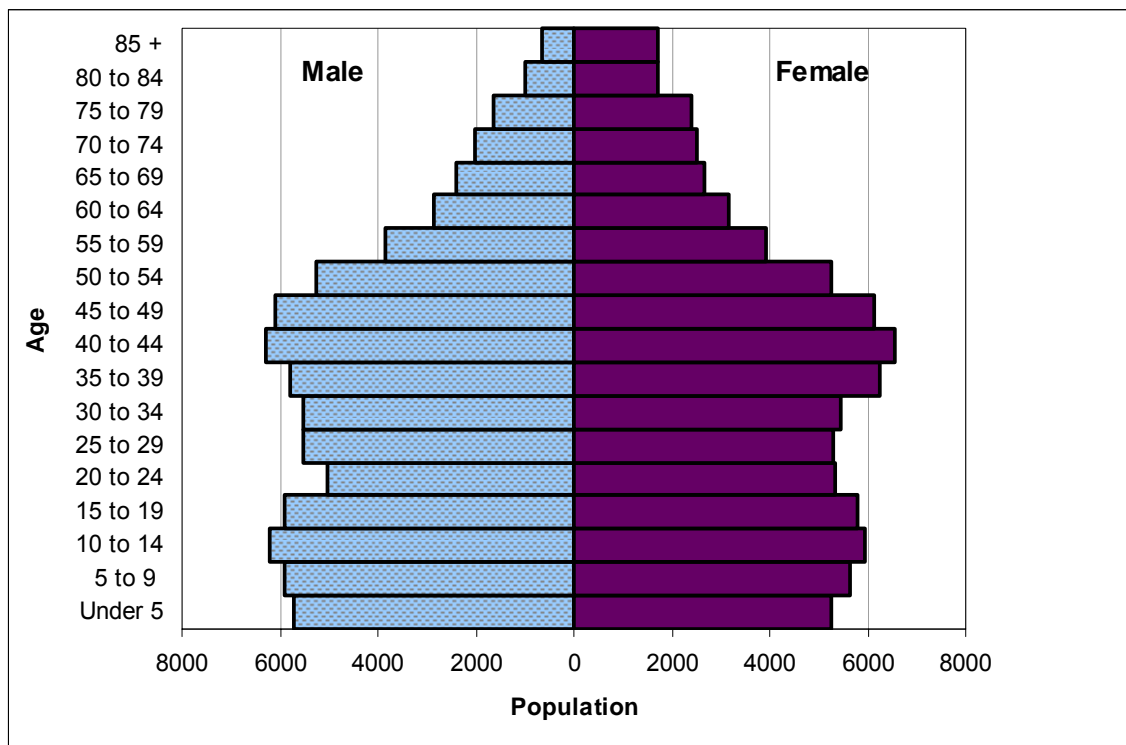
**Age & Gender.** The best gauge of a population's overall age is the median age. The higher the median age, the older a population, and conversely the lower the median age, the younger the population. Statistically, a median is the value that divides a distribution in half. In other words, a median age is the age at which half of the population is older and half the population is younger. The median age of the population in Scott County has been steadily, if not rapidly, increasing. Scott County's median age in 2000 was 35.4 years, seven and a half years older than in 1980 (27.9 years). Therefore, Scott County's median age has increased at an average rate of 0.94 years annually from 1980 to 2000, or a 26.9% increase overall. Some of this aging may be attributed to the loss of younger workers during the previously mentioned recession in the 1980s. In comparison, Rock Island County has also seen an increase in the median age from 29.9 years in 1980 to 37.8 years in 2000. Scott County's median age is slightly lower than the median age for the DMRI MSA, which reached 36.9 years in 2000. For additional peer comparisons of median age, see Table 3.5.

Comparing the 2000 and 1990 censuses shows that Scott County's population increase was largely due to a gain of population in the 45 to 54 years cohort. In 1990, persons 45 to 54 years of age totaled 15,607. In 2000, persons 45 to 54 years of age increased by 7,147 to 22,754, which is a substantial increase at 45.8%. The age cohorts with the greatest gains in population

# Scott County Comprehensive Plan

from 1990 to 2000 were 45-54 years (+45.8%), 75 years and older (+24.2%), and 10-19 years (+6.2%). The age group categories with the greatest decrease in population are 20 to 34 years (-10.3%), under 9 (-5.9%), and 65 to 74 (-4.2%). The population pyramid in Figure 3.4 depicts Scott County's total males and females across several age cohorts. The pyramid shows a large contingent of people between 35 and 49 years old, with significant narrowing starting at age 55. Also noticeable is the narrowing at age 20 to 24 for males in Scott County.

**Figure 3.4**  
**Scott County Population Pyramid**



Source: U.S. Census Bureau

## Population Projections

In order to be well prepared for the future needs of Scott County residents, it is important to make accurate projections concerning what, if any, growth and development will occur. An immense number of variables have the potential to affect the future growth and development of an area; therefore, relying on only one method of calculating population projections may be misleading. In this regard, several methods of calculating population projections were employed and compared for the most accurate representation of the future as possible. The models employed to predict Scott County's future population are:

1. Woods and Poole Economics, Inc.
2. Linear regression analysis
3. Relative proportion



# Scott County Comprehensive Plan

The Woods & Poole Economics, Inc. database contains more than 900 variables for every county in the United States for every year from 1970 to 2030. This comprehensive database includes detailed population data by age, sex, and race; employment and earnings by major industry; personal income by source of income; retail sales by kind of business; and data on the number of households, their size, and their income. All of these variables are projected for each year through 2030. The fact that the proprietary Woods & Poole economic and demographic projections rely on a very detailed database makes them one of the most comprehensive county-level projections available. For Scott County, Woods & Poole Economics, Inc. is projecting steady, continual growth through 2030, which is the furthest out the projections reach. For a breakdown on future projections by Woods & Poole Economics, Inc., see Figure 3.5.

The linear regression analysis method uses the County's historic census figures to calculate a "best fit" trend line of past growth. Once the trend line is developed, it is then extended to show projected future growth. The trend line assumes that Scott County's growth rate will continue at a rate similar to the past.

The relative proportion method assumes that the total population of a county can be projected based on the total population of the state. Using census records, a ratio of Scott County's population to the State of Iowa is calculated. This ratio is then applied to population projections developed by the U.S. Census Bureau for the State of Iowa to predict Scott County's future population. Table 3.2 shows Scott County's projected population using the three different methodologies.

**Table 3.2**  
**Scott County Population Projections**

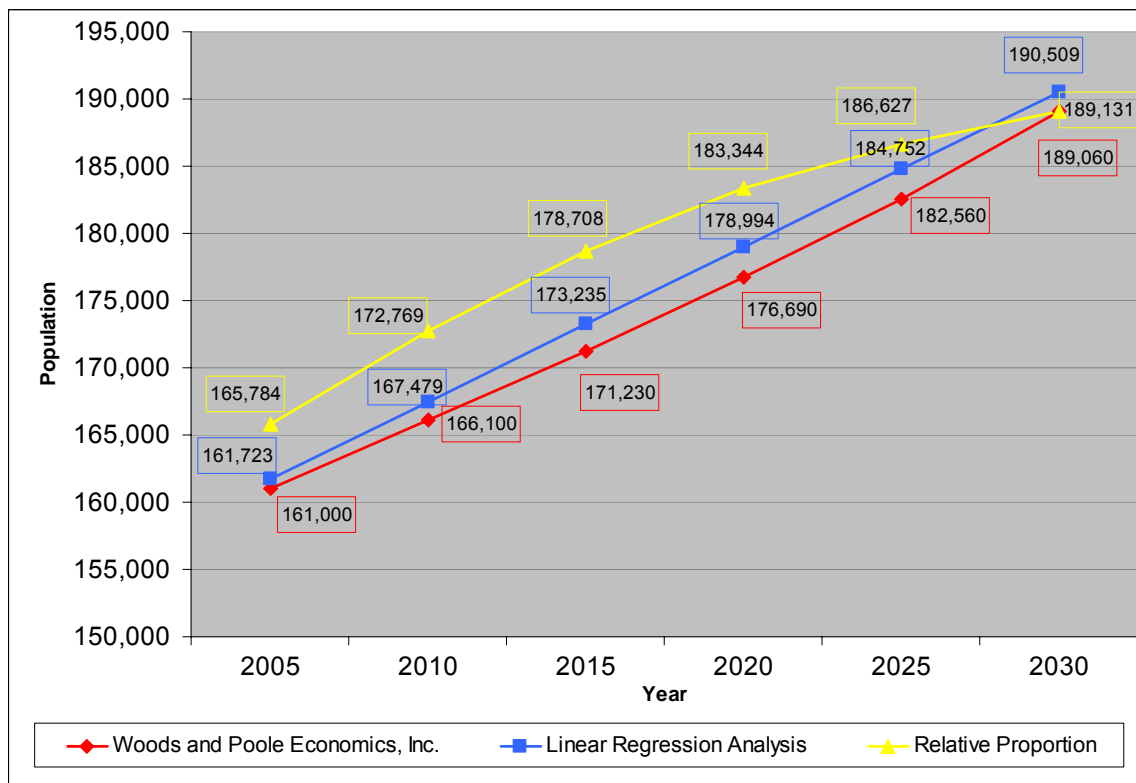
<b>Methodology</b>	<b>2005</b>	<b>2010</b>	<b>2015</b>	<b>2020</b>	<b>2025</b>	<b>2030</b>
Woods and Poole Economics, Inc.	161,000	166,100	171,230	176,690	182,560	189,060
Linear Regression Analysis	161,723	167,479	173,235	178,994	184,752	190,509
Relative Proportion	165,784	172,769	178,708	183,344	186,627	189,131

Source: Woods and Poole Economics, Inc., Data from the U.S. Census Bureau, and Bi-State Regional Commission

By the year 2030, Woods and Poole Economics indicates an increase of 19.2% from Scott County's 2000 population. The linear regression analysis predicts a percent increase of 20.1% by the year 2030 and the relative proportion method predicts an increase of 19.2%. A comparison of the three methods reveals a relatively consistent prediction. See Figure 3.6 for a perspective on how these population predictions compare to Scott County's historical population growth.

# Scott County Comprehensive Plan

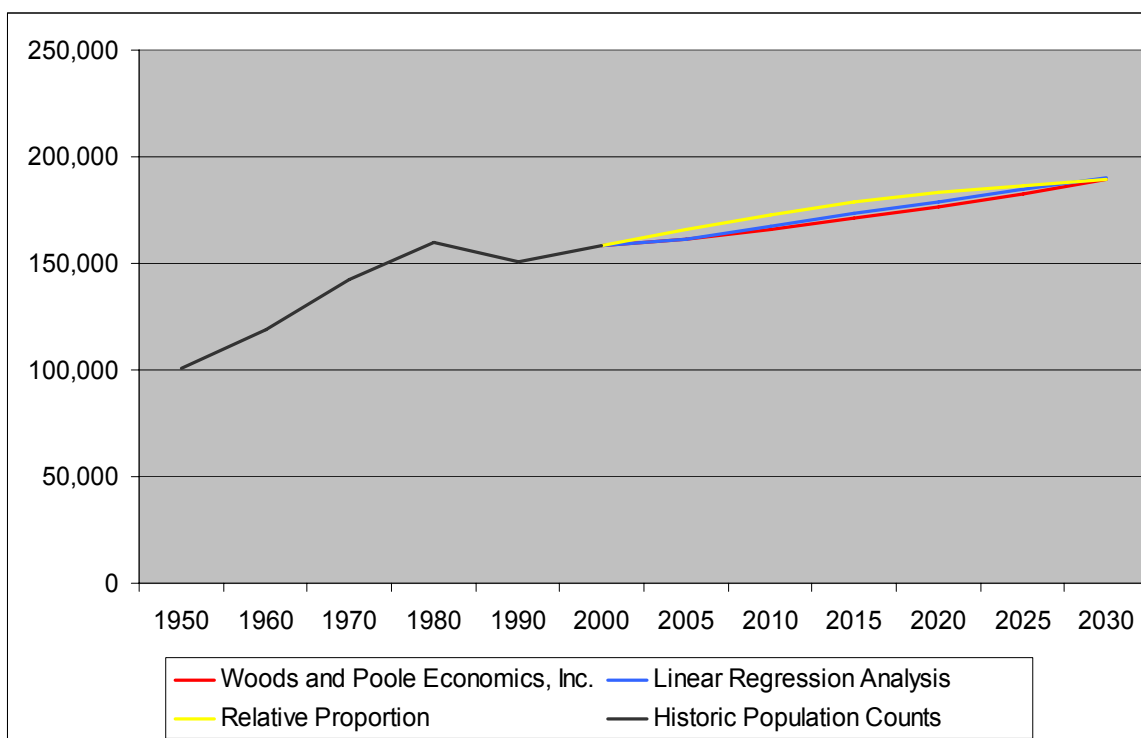
**Figure 3.5**  
**Scott County Population Projections**



Source: Woods and Poole Economics, Inc., U.S. Census Bureau, and Bi-State Regional Commission

# Scott County Comprehensive Plan

**Figure 3.6**  
**Scott County Population Projections and Historical Data**



Source: Woods and Poole Economics, Inc., U.S. Census Bureau, and Bi-State Regional Commission

## Employment

Iowa Workforce Development data show Scott County's 2006 annual average labor force to be comprised of 90,275 people with a healthy average unemployment rate of only 3.8%. Scott County's unemployment rate was similar to that of the state of Iowa at 3.7% for the year and lower than that of the DMRI MSA at 4.2%. Census 2000 data shows educational, health, and social services as the leading industry in Scott County, accounting for 20.1% of the employment base, followed by manufacturing at 17.0% and retail trade at 13.2%.

Scott County's largest employer is Genesis Health System, which operates multiple medical facilities in the Quad City area. The Genesis Medical Center Davenport facility functions across two Davenport campuses and the Bettendorf Plaza. It is a 502-bed medical center that employs more than 450 physicians, 3,100 staff members, and 1,000 volunteers. Other large employers located in Scott County include ALCOA, Kraft Foods, and Mid American Energy. Employer data were obtained through Dun & Bradstreet MarketPlace. Table 3.3 lists the largest employers located in Scott County.

# Scott County Comprehensive Plan

**Table 3.3**  
**Scott County Major Employers**

Employer Name	Approximate Employees
Genesis Health System	4,500+
ALCOA	2,500+
Kraft Foods, Inc.	1,500+
MidAmerican Energy	1,200+
City of Davenport	1,000+
Davenport Community School District	1,000+
APAC Customer Services, Inc	900+
CNH Global	900+
Isle of Capri	900+
John Deere Davenport Works	900+
Rhythm City Casino	700+
Bettendorf Community School District	600+
North Scott Community School District	600+
Sears Manufacturing	600+
Nestle Purina Petcare Co.	500+
United Parcel Service	500+
F B G Service Corporation	400+
Hy-Vee Food Stores	400+
Lee Enterprises	400+
Palmer College of Chiropractic	400+
Pleasant Valley Community School District	400+
Sivyer Steel Corp	400+
Von Hoffmann Corporation	400+
St. Ambrose University	300+
Tri-City Electric Co. of Iowa	300+
Von Maur Inc	300+
Wonder Bread-Hostess Cake	300+

Source: Dun & Bradstreet MarketPlace, 1st Quarter 2007; Quad City Development Group; Bi-State Regional Commission

## Income

Each year, the U.S. Bureau of Economic Analysis releases personal income data for various geographies. Per Capita Personal Income (PCPI) is an average obtained by adding the incomes of all people in a specific geography and dividing that income by the total population residing in that area. PCPI is reported in dollars for the prior year. For example, a 2000 PCPI is recorded in 1999 dollars.

Scott County's PCPI rose from \$10,969 in 1980 to \$33,054 in 2004. Observing only the total difference between the figures provides a misleading interpretation. A more meaningful comparison involves adjusting the 1980 figure for inflation. When adjusted for the inflation rate between 1979 and 2003, Scott County's 1980 PCPI becomes \$27,800. Therefore, Scott

# Scott County Comprehensive Plan

County's PCPI, when adjusted for inflation, grew by \$5,254 (18.9%) between 1980 and 2004. In comparison, the State of Iowa's PCPI in 1980 and 2004 was \$9,585 and \$31,058 respectively. When adjusted for inflation, Iowa's 1980 PCPI was \$24,292, showing an increase of \$6,765 (27.8%) to 2004. However, it should be noted that although Iowa's PCPI has increased at a faster rate than Scott County's, in 2004 Scott County's PCPI still exceeded Iowa's by more than 6%. Additionally, Scott County has consistently had the highest PCPI of the five counties in the Bi-State Region (Henry, Mercer, and Rock Island Counties, Illinois and Muscatine and Scott Counties, Iowa) since 2000.

## Retail Sales

Retail sales data tracked by the Iowa Department of Revenue shows between 2000 and 2006 Scott County has increased its total retail sales from \$1.9 billion to \$2.2 billion in 2006, a 19% increase. Yet, while Scott County increased its retail sales, the total number of retail establishments has been declining. In 2000, Scott County had 3,878 retail establishments and by 2006 that figure had decreased to 3,570, an 8.6% decline. Scott County's largest retail sectors are general merchandise, food stores, and services. In 2006, general merchandise earned \$310.90 million in retail sales while food stores and services earned \$274.21 and \$259.52 million, respectively. Of the eight retail sectors in Scott County, apparel stores had the least amount of retail sales with 87.62 million in 2006.

**Table 3.4**  
**Scott County Retail Sales Statistics and Pull Factors**

Fiscal Year	Total Retail Sales (in millions - unadjusted)	Total Retail Sales (in millions - adjusted to 2006 dollars)	Number of Retail Firms	Sales Per Firm (adjusted to 2006 dollars)	Per Capita Sales (adjusted to 2006 dollars)	Pull Factor
2006	\$2,283.30	\$2,283.30	3,570	\$639,580	\$14,182	1.27
2005	\$2,220.57	\$2,286.45	3,545	\$644,978	\$14,279	1.26
2004	\$2,185.79	\$2,313.41	3,509	\$622,999	\$14,513	1.28
2003	\$2,049.64	\$2,210.79	3,551	\$577,159	\$13,898	1.21
2002	\$1,947.30	\$2,136.32	3,774	\$516,046	\$13,459	1.19
2001	\$1,961.64	\$2,191.36	3,870	\$506,883	\$13,805	1.19
2000	\$1,919.04	\$2,194.63	3,878	\$494,854	\$13,763	1.17
1995	\$1,571.66	\$1,957.63	4,040	\$484,562	\$12,545	1.17
1990	\$1,287.84	\$1,859.64	3,966	\$468,896	\$12,394	1.22
1985	\$985.00	\$1,693.08	3,887	\$435,575	\$10,834	1.12
1980	\$807.56	\$1,878.24	3,378	\$556,022	\$11,768	1.06

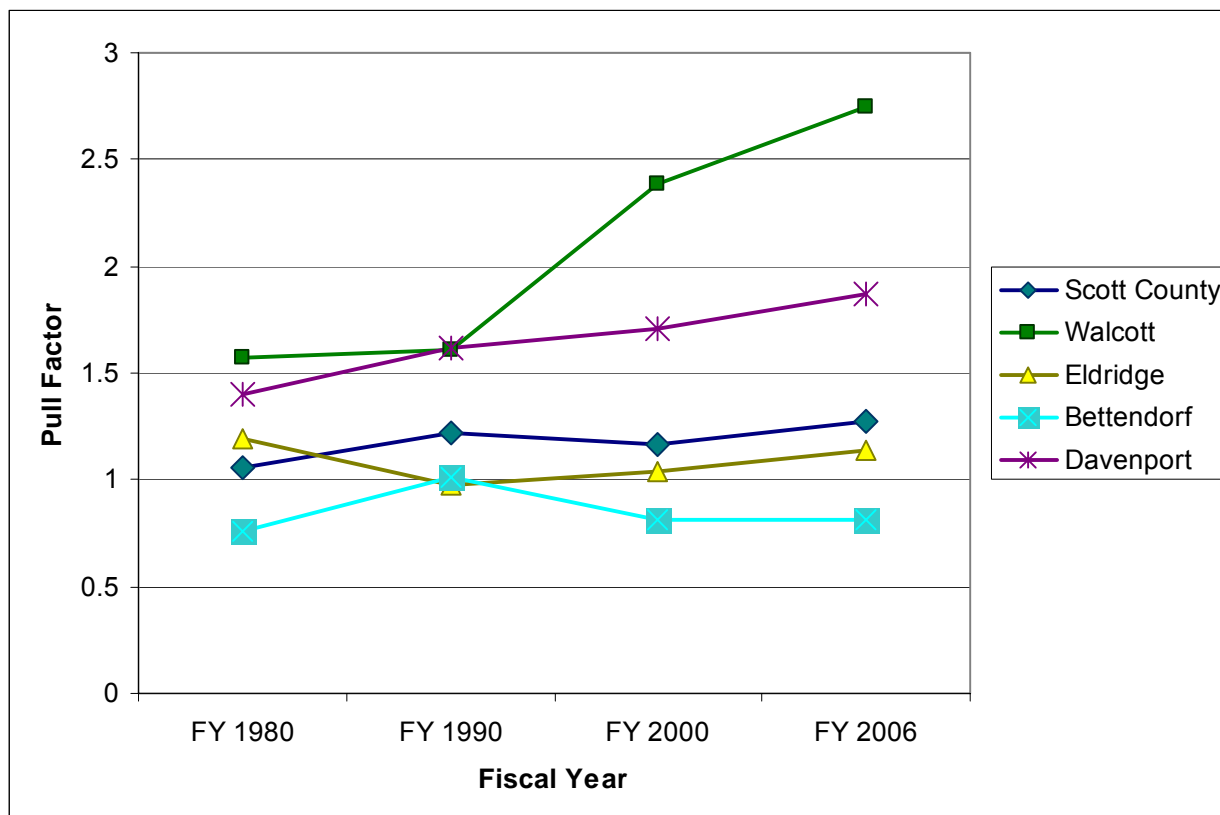
Source: Iowa State University, University Extension

Economists use a statistic called a pull factor to determine a city's effectiveness at serving the retail needs of its residents. Generally speaking, a pull factor is the ratio of a county's retail sales and population compared to the retail sales and population of some larger area, such as the state or region. A pull factor of 1.0 suggests that a community is meeting 100% of its residents' retail needs. Anything greater than 1.0 indicates the city is drawing customers from beyond its borders. Conversely, a pull factor of less than 1.0 indicates that a city is losing customers to retail establishments outside its borders. In 2006, Scott County's overall retail pull factor was 1.27

# Scott County Comprehensive Plan

according to Iowa State University. Similar to the County's pull factor, there are also pull factors for the individual municipalities within Scott County. Of all the incorporated areas, Walcott had the highest pull factor at 2.75 in 2006. Davenport, with a pull factor of 1.87, and Eldridge, with a pull factor of 1.14, were the only other municipalities in Scott County with a pull factor greater than one. See Table 3.4 for a listing of Scott County's retail sales statistics and pull factors from 1980 to 2006.

**Figure 3.7**  
**Scott County and Municipal Pull Factor Comparison**



Source: Iowa State University, University Extension

## Education

Census 2000 data for Scott County residents age 25+ show that 86.3% of Scott County's residents age 25 and over have a high school diploma/GED or higher. Of Scott County residents age 25 and over, 30.7% graduated high school or earned a GED, 23.3% attended some college without completing a degree, 7.4% earned an associate's degree, and 24.9% attained a bachelor's, graduate, or professional degree. Similarly, 86.1% of all residents in the State of Iowa have a high school diploma/GED or higher, and 21.2% hold a bachelor's degree or higher.

School district boundaries do not necessarily follow municipal boundaries, therefore, it is possible for a school district to be in more than one county or city. Scott County has the following school districts entirely within its boundaries: Bettendorf, Davenport, Pleasant Valley, and North Scott, and contains portions of Bennett, Calamus-Wheatland, and Durant school districts.

# Scott County Comprehensive Plan

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Scott County residents have access to a several colleges and universities. Accredited colleges and universities located within the DMRI MSA include Western Illinois University–Quad Cities Campus, St. Ambrose University, Kaplan University, Augustana College, Black Hawk College, and Scott Community College. Additionally, the Quad Cities Graduate Study Center (GradCenter) is co-located on the campus of Augustana College. The GradCenter is a consortium of 13 colleges and universities that offer more than 80 graduate and professional degrees in the Quad Cities.

## **Housing**

When analyzing housing data, it is important to note the distinction between households and housing units. As defined by the U.S. Census Bureau, housing units are the physical structures, such as house, apartment, mobile home, etc., occupied or intended to be occupied as living quarters, often referred to as housing stock. The term “household” refers to the person or group of people occupying a housing unit. These could be unrelated individuals or families.

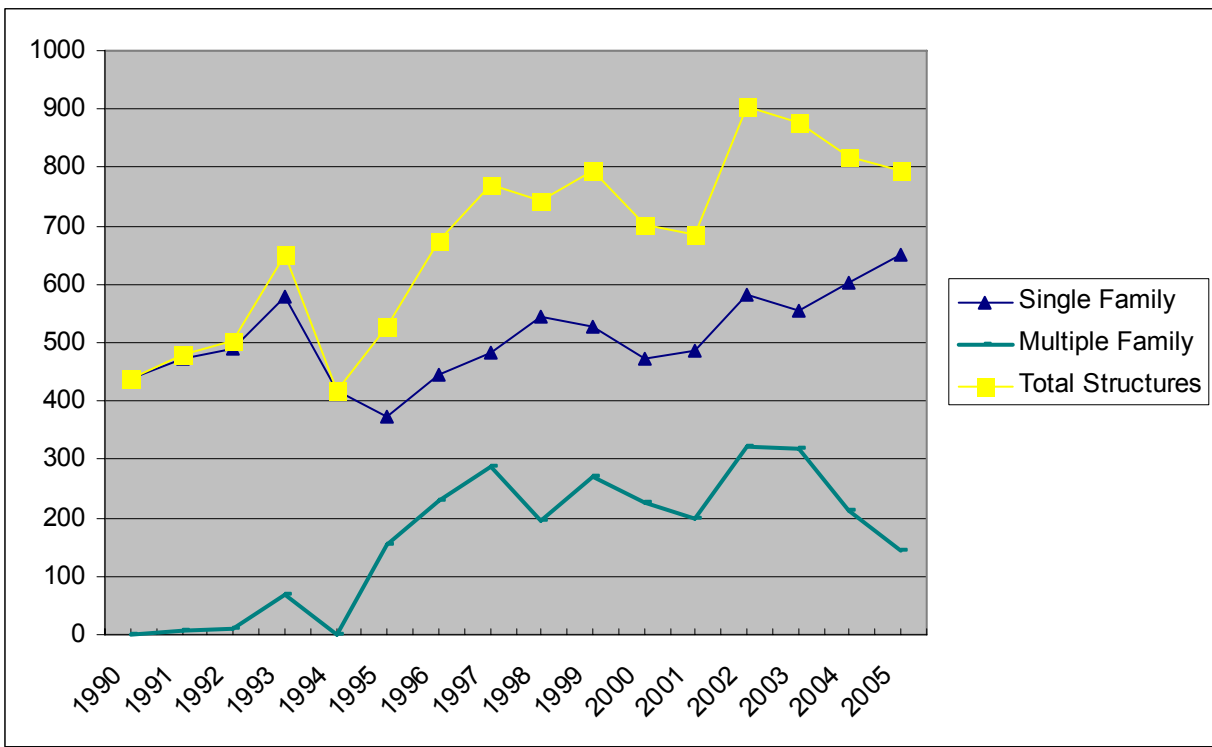
The average number of people living in a Scott County house, apartment, or other housing unit is decreasing. From 1980 to 2000, Scott County’s average household size decreased from 2.78 to 2.49 persons. Over the same time period, Scott County’s average family size dropped from 3.29 to 3.04 persons. Interestingly, while the average household size dropped in Scott County, the total number of households grew slightly, rising from 56,677 in 1980 to 62,334 in 2000, a 10% increase.

The amount of housing stock present in Scott County has steadily increased over the last three decennial censuses. From 1980 to 1990, Scott County’s housing stock increased 2.7% from 59,764 to 61,379 units in spite of the dropping population. From 1990 to 2000, the County’s housing stock increased 7.0% from 61,379 to 65,649 units. Overall percent change from 1980 to 2000 is a 9.8% increase in total housing units. While the number of housing units has increased, the number of owner-occupied housing units has increased even more. From 1980 to 2000, owner-occupied housing units grew from 38,018 to 43,979, an increase of 15.7%, while renter-occupied units declined by 1.6% over the same timeframe. The vacancy rate of housing units in 1980 was 5.0%. In 1990, as the population of Scott County declined, the housing vacancy rate increased to 6.4%. As the regional economy recovered and the population in Scott County once again began to rise, the housing vacancy rate once again dropped to the previous 5.0% rate in 2000. Comparing 1990 statistics of rental units to those in 2000, one can see a downward trend. During that timeframe, the total number of rental units decreased by 6.5%. The numbers for both occupied and vacant rental units decreased and the total vacancy rate for rental units declined from 8.4% to 7.3% between 1990 and 2000.

Figure 3.8 shows residential building permits issued in all of Scott County between 1990 and 2005. The overall trend is increasing with over 400 being issued annually since 1990. Figure 3.9 illustrates the total number of both single family and multi family building permits issued in the incorporated areas versus the number of building permits issued in the unincorporated areas.

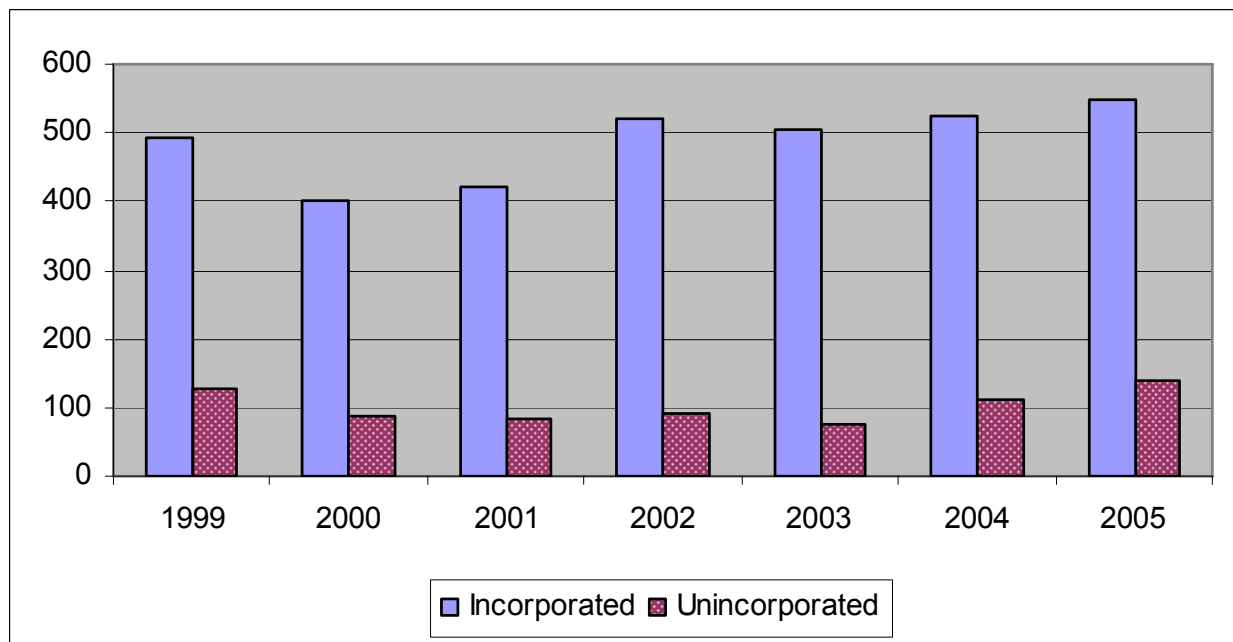
# Scott County Comprehensive Plan

**Figure 3.8**  
**Scott County Building Permits Issued**



Source: U.S. Census Bureau, Manufacturing and Construction Division, Building Permits Branch

**Figure 3.9**  
**Scott County Incorporated vs. Unincorporated Building Permits Issued**



Source: U.S. Census Bureau, Manufacturing and Construction Division, Building Permits Branch



# Scott County Comprehensive Plan

Map 5.3 illustrates graphically the distribution of new housing permits issued between 1993 and 2006 for Scott County. The majority have been issued in Buffalo Township as well as Butler and LeClaire Townships. Butler Township includes Park View (CDP) subdivision with over 2,000 residents.

## Peer City Comparison

Comparing Scott County to other counties in Iowa that have geographic and economic similarities can provide a revealing look at the County's current strengths and challenges relative to its "peers." The counties being compared to Scott County are similar in total population, and all are part of mid-sized metropolitan statistical areas. Refer to Table 3.5 for a peer county comparison.

**Table 3.5**  
**Peer Comparison**

	Total Population	% Non-White Diversity	Average Household Size	Median Age	% H.S. Grad / % Bachelor's or higher	% Vacant Housing Units	Median Household Income	% of Families in Poverty
Rock Island County, Illinois	149,374	14.50%	2.38	37.8	82.6% / 17.1%	5.9%	38,608	8.1%
Black Hawk County, Iowa	128,012	11.60%	2.45	34.4	86.5% / 23.0%	4.0%	37,266	7.9%
Johnson County, Iowa	111,006	9.90%	2.34	28.4	93.7% / 47.6%	3.8%	40,060	5.2%
Linn County, Iowa	191,701	6.10%	2.43	35.2	90.6% / 27.7%	4.7%	46,206	4.3%
Scott County, Iowa	158,668	11.50%	2.49	35.4	86.3% / 24.9%	5.0%	42,701	7.7%
Woodbury County, Iowa	103,877	12.50%	2.58	34.2	81.4% / 18.9%	5.4%	38,509	7.2%

Source: U.S. Census Bureau 2000

## Future Economic Trends

Numerous factors are shaping the economy and workforce of tomorrow. According to Dr. James Canton, Institute for Global Futures (2004), there are several key trends shaping the future workforce. These concepts can be applied to counties as well. As the world becomes more global, a county's ability to embrace multiculturalism will enhance its attractiveness to more groups of people and ideas. There will be a continued trend of more women in the workforce. This may equate to a need for childcare or eldercare services, personal or public transportation, and a variety of housing options for lifestyles and incomes. Dr. Canton projects a war for talent because there will be more jobs than people to fill them. As Baby Boomers age, their expertise will help offset the shortage of young talent. Drawing people to Scott County who have technical expertise will be important to compete globally. Understanding how a county and its workforce can connect to global supply chains will become more important for economic development. Dr. Canton predicts more sophisticated outsourcing will threaten industries that have not been as competitive on price and value. Home occupations and teleworking will grow

# **Scott County Comprehensive Plan**

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as organizations save on office space costs. Places that offer development friendly options, zoning, or high-tech telecommunications network for these situations will benefit in the future. Security issues in the post 9/11 era will continue as companies adapt to this reality and prepare for its potential. Smaller towns within medium-sized metropolitan areas may be less risky than larger metropolitan areas.

## POPULATION – SCOTT COUNTY, IOWA

Source: U.S. Census Bureau

# Scott County Comprehensive Plan

Table 3.6 - Continued

## INCOME AND EDUCATION – SCOTT COUNTY, IOWA

Per Capita Income		Families	1999
1980	\$10,969	Less than \$10,000	2,005
1990	\$18,757	\$ 10,000 to \$ 14,999	1,569
2000	\$28,157	\$ 15,000 to \$ 24,999	4,022
Median Household Income		\$ 25,000 to \$ 34,999	4,960
1980	\$20,767	\$ 35,000 to \$ 49,999	7,212
1990	\$29,979	\$ 50,000 to \$ 74,999	10,985
2000	\$42,701	\$ 75,000 to \$ 99,999	5,981
Median Family Income		\$100,000 to \$149,000	3,725
1980	\$23,812	\$150,000 to \$199,999	835
1990	\$36,160	\$200,000 or more	823
2000	\$52,045		
Income Type in 1999 (Households)		School Enrollment	2000
With Wage & Salary Income	51,306	Persons 3 yrs or Over	
Mean Wage & Salary Income (dollars)	51,956	Enrolled in School	44,556
With Social Security Income	14,584	Pre-Primary School	4,831
Mean Social Security Income (dollars)	11,703	Elementary or High School	28,901
With Public Assistance Income	2,258	College or Graduate School	10,824
Mean Public Assistance Income (dollars)	2,851		
With Retirement Income	11,014		
Mean Retirement Income (dollars)	17,405		
Income Households		Educational Attainment	2000
Less than \$10,000	5,141	Persons 25 years or older	102,149
\$ 10,000 to \$14,999	3,765	Less than 9th Grade	4,440
\$ 15,000 to \$ 24,999	8,354	9th to 12th Grade, No Diploma	9,539
\$ 25,000 to \$ 34,999	8,177	High School Graduate (includes equivalency)	31,372
\$ 35,000 to \$ 49,999	10,527	Some College, No Degree	23,780
\$ 50,000 to \$ 74,999	13,594	Associate Degree	7,610
\$ 75,000 to \$ 99,999	6,874	Bachelors Degree	17,069
\$100,000 to \$149,999	4,096	Graduate or Professional Degree	8,339
\$150,000 to \$199,999	934		
\$200,000 or more	905		

Source: U.S. Census Bureau

# Scott County Comprehensive Plan

Table 3.6 - Continued

## HOUSING – SCOTT COUNTY, IOWA

<b>Number of Housing Units</b>		<b>Median Value Owner-Occupied Housing Units</b>	
1980	59,764	1980	\$52,800
1990	61,379	1990	\$54,400
2000	65,649	2000	\$92,400
<b>Occupancy – 2000</b>		<b>Median Monthly Mortgage Payments</b>	
Occupied Housing Units	62,334	1980	\$386
Owner Occupied	43,979	1990	\$623
Percent Owner Occupied	70.6	2000	\$898
Renter Occupied	18,355		
Vacant Housing Units	3,315	<b>Median Monthly Rent Payment</b>	
		1980	\$224
		1990	\$286
		2000	\$496
<b>Persons Per Unit – 2000</b>		<b>Year Structure Built</b>	
Owner Occupied Units	2.63	<b>2000</b>	
Renter Occupied Units	2.17	1999 to 2000 (March)	1,057
		1995 to 1998	3,194
		1990 to 1994	3,038
		1980 to 1989	5,305
		1970 to 1979	14,705
		1960 to 1969	10,604
		1940 to 1959	13,065
		1939 or Earlier	14,681
<b>Units in Structure – 2000</b>			
1-Unit, Detached	145,450		
1-Unit, Attached	2,176		
2 Units	3,248		
3 to 4 Units	2,580		
5 to 9 Units	3,752		
10 to 19 Units	2,94		
20 or More Units	3,196		
Mobile Home	2,284		
<b>Selected Monthly Owner Costs as a Percentage of Household Income in 1989</b>		<b>Year Householder Moved into Unit</b>	
	<b>2000</b>	1999 to 2000 (March)	12,276
Specified Renter-Occupied Units	18,132	1990 to 1998	17,702
Less than 15.0 Percent	3,813	1990 to 1994	10,469
15.0 to 19.9 Percent	2,627	1980 to 1989	9,194
20.0 to 24.9 Percent	2,355	1970 to 1979	6,356
25.0 to 29.9 Percent	1,818	1969 or Earlier	6,337
30.0 to 34.9 Percent	1,287		
35.0 Percent or More	5,247		

Source: U.S. Census Bureau

# Scott County Comprehensive Plan

Table 3.6 - Continued

## LABOR FORCE AND EMPLOYMENT – SCOTT COUNTY, IOWA

### Labor Force

	<u>Male</u>	<u>Female</u>	<u>Total</u>
1980	49,845	37,863	87,708
1990	41,240	35,783	77,023
2000	43,952	39,975	83,927

### Not in Labor Force (Population 16+ Years)

	<u>Male</u>	<u>Female</u>	<u>Total</u>
1980	7,358	22,824	1,174
1990	12,412	23,617	1,527
2000	37,643	22,871	37,643

### Employment by Occupation and Industry in 2000

	<u>2000</u>	<u>%</u>
Total employed civilian population 16 years and over	79,475	100.0

#### Occupation:

Management, Professional, and Related Occupations	25,167	31.7
Service Occupations	12,270	15.4
Sales and Office Occupations	22,004	27.7
Farming, Fishing, and Forestry Occupations	200	0.3
Construction, Extraction, and Maintenance Occupations	6,435	8.1
Production, Transportation, and Material Moving Occupations	13,399	16.9

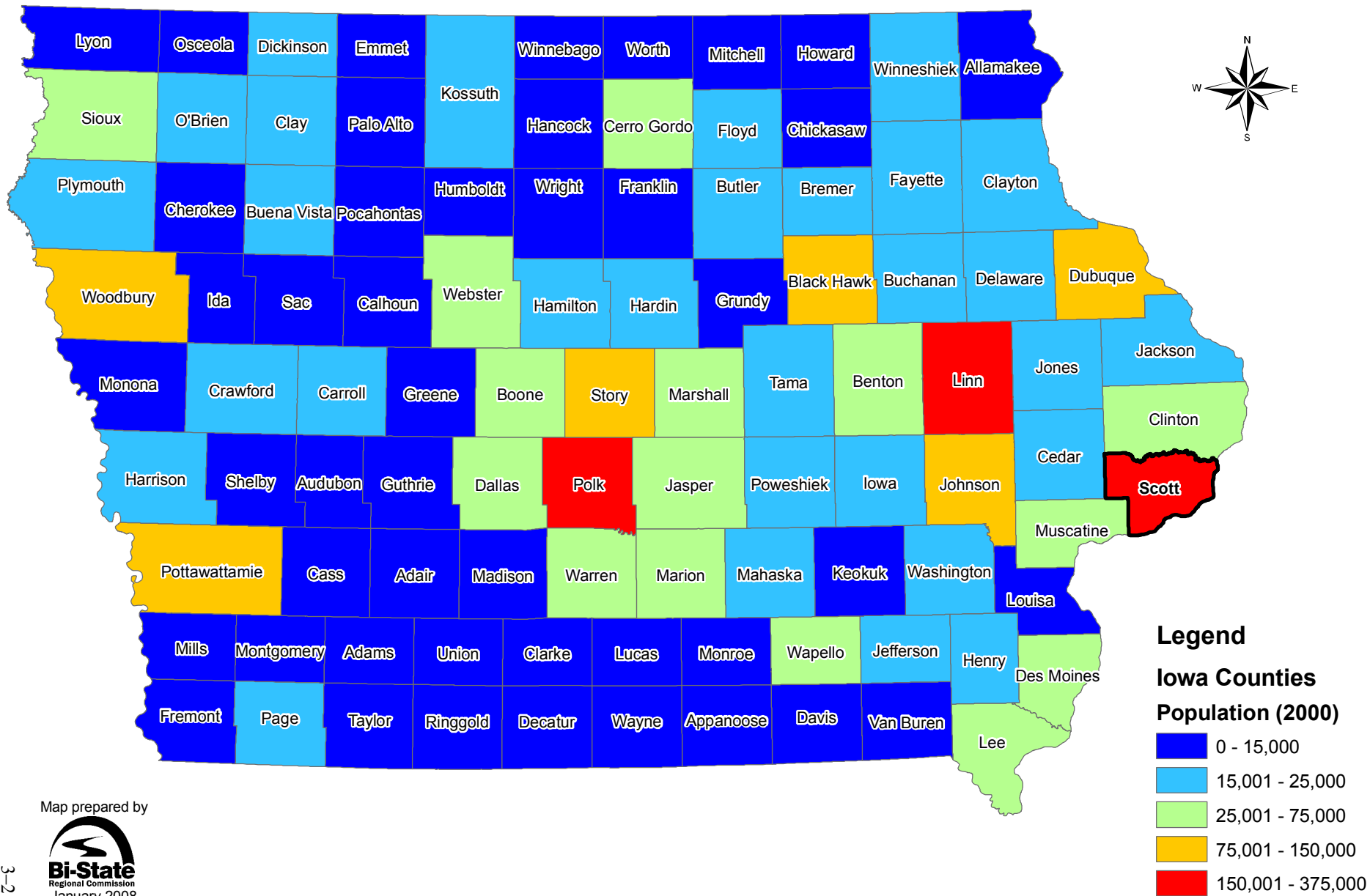
#### Industry:

Agriculture, Forestry, Fishing and Hunting, and Mining	726	0.9
Construction	4,848	6.1
Manufacturing	13,529	17.0
Wholesale Trade	3,460	4.4
Retail Trade	10,481	13.2
Transportation and Warehousing, and Utilities	4,380	5.5
Information	1,794	2.3
Finance, Insurance, Real Estate, and Rental and Leasing	4,645	5.8
Professional, Scientific, Management, Administrative, and Waste Management Services	5,563	7.0
Educational, Health and Social Services	15,945	20.1
Arts, Entertainment, Recreation, Accommodation and Food Services	7,252	9.1
Other Services (except Public Administration)	3,457	4.3
Public Administration	3,395	4.3

Source: U.S. Census Bureau

# Map 3.1 - Total Population of Iowa Counties

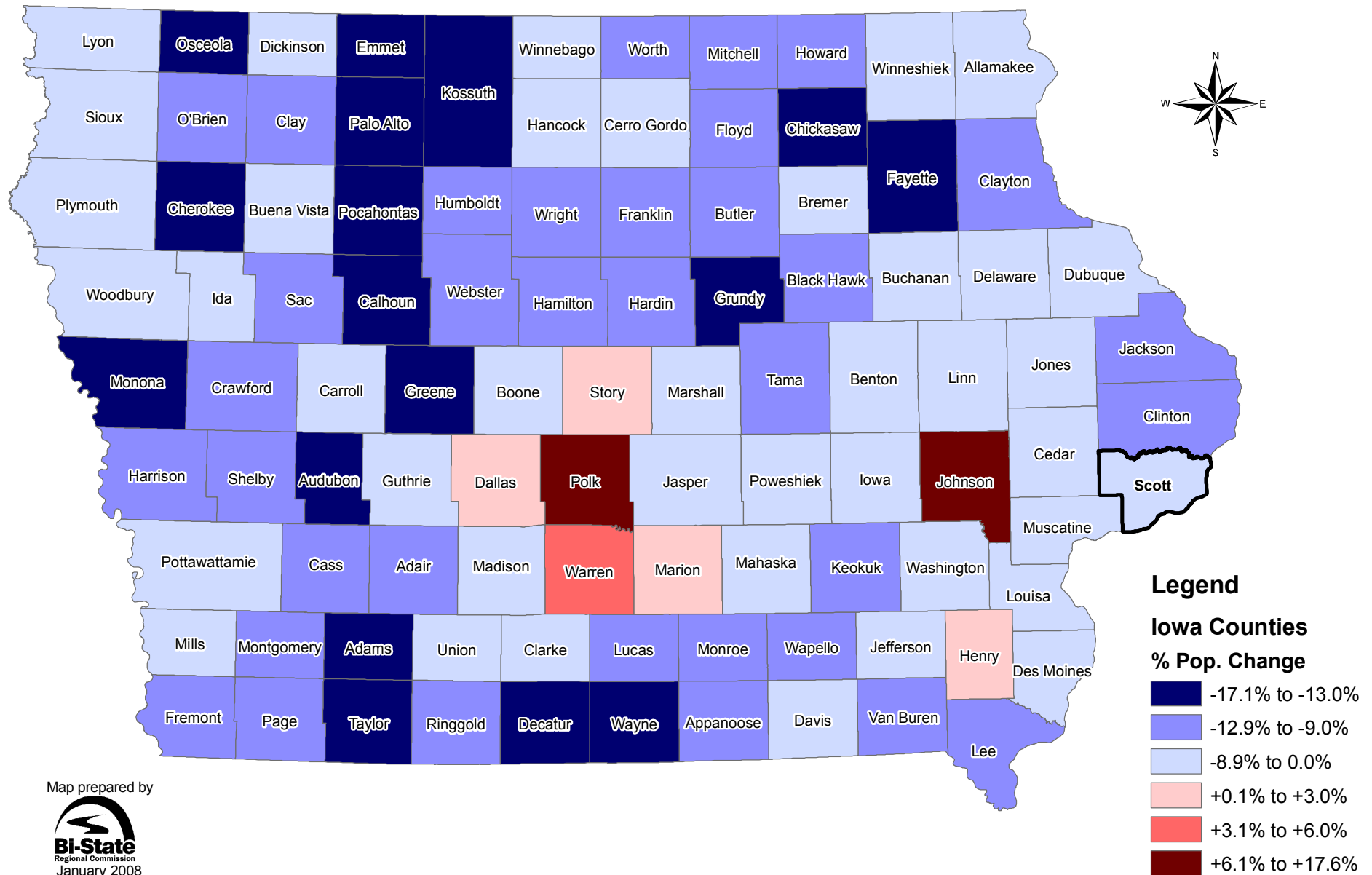
Census 2000



Map prepared by



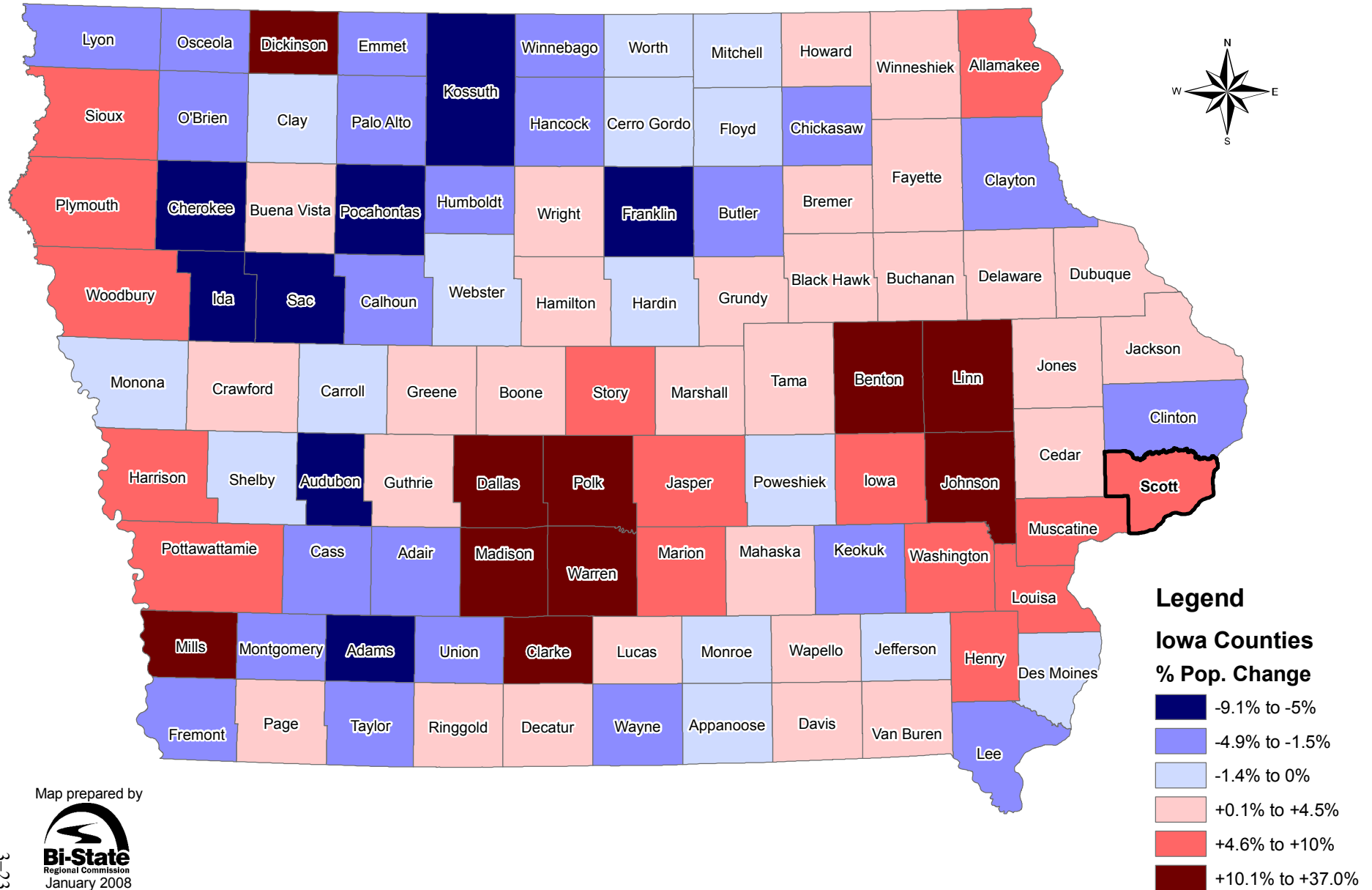
# Map 3.2 - Percent Population Change of Iowa Counties 1980 - 1990





# Map 3.3 - Percent Population Change of Iowa Counties

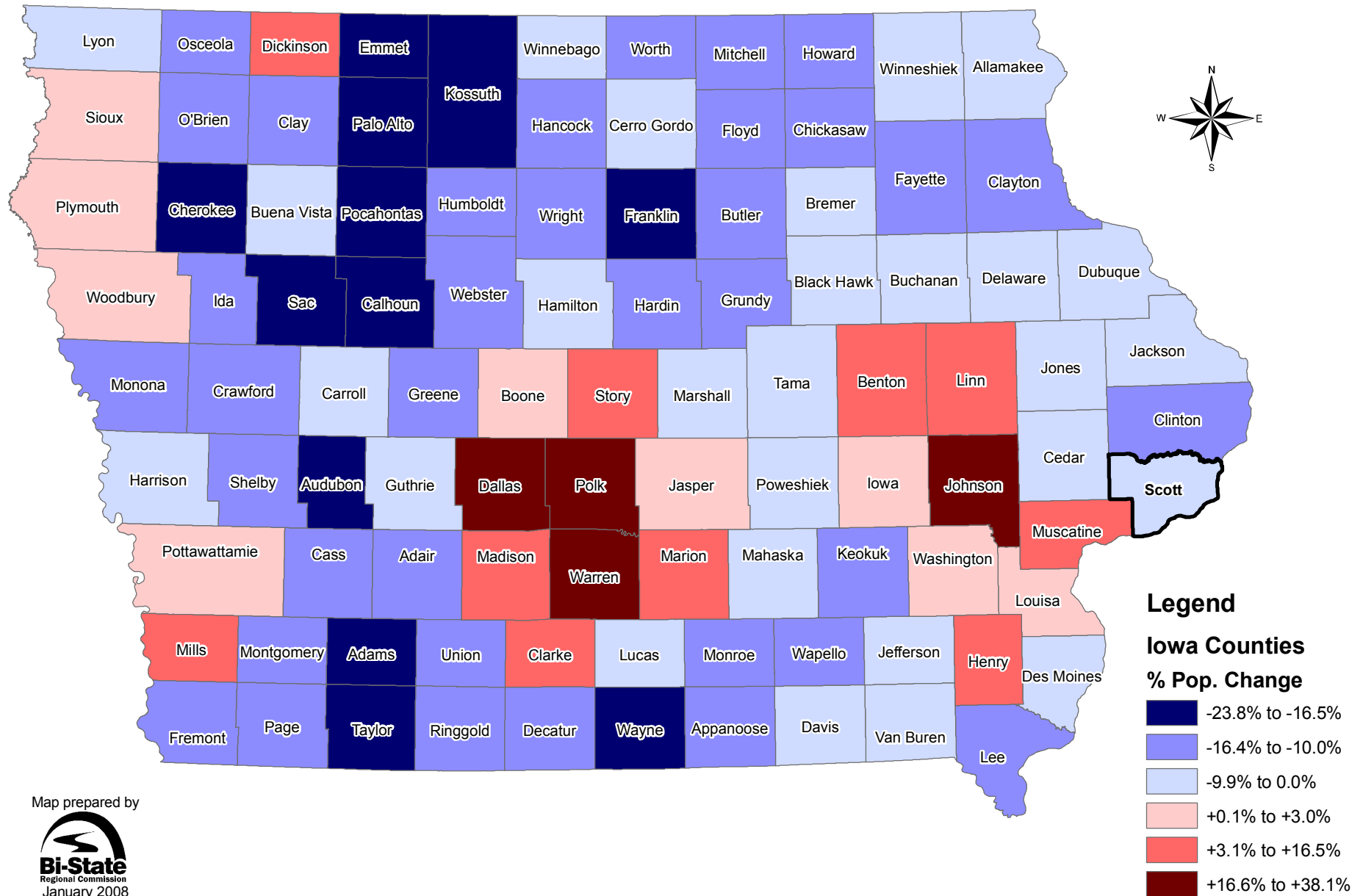
1990 - 2000



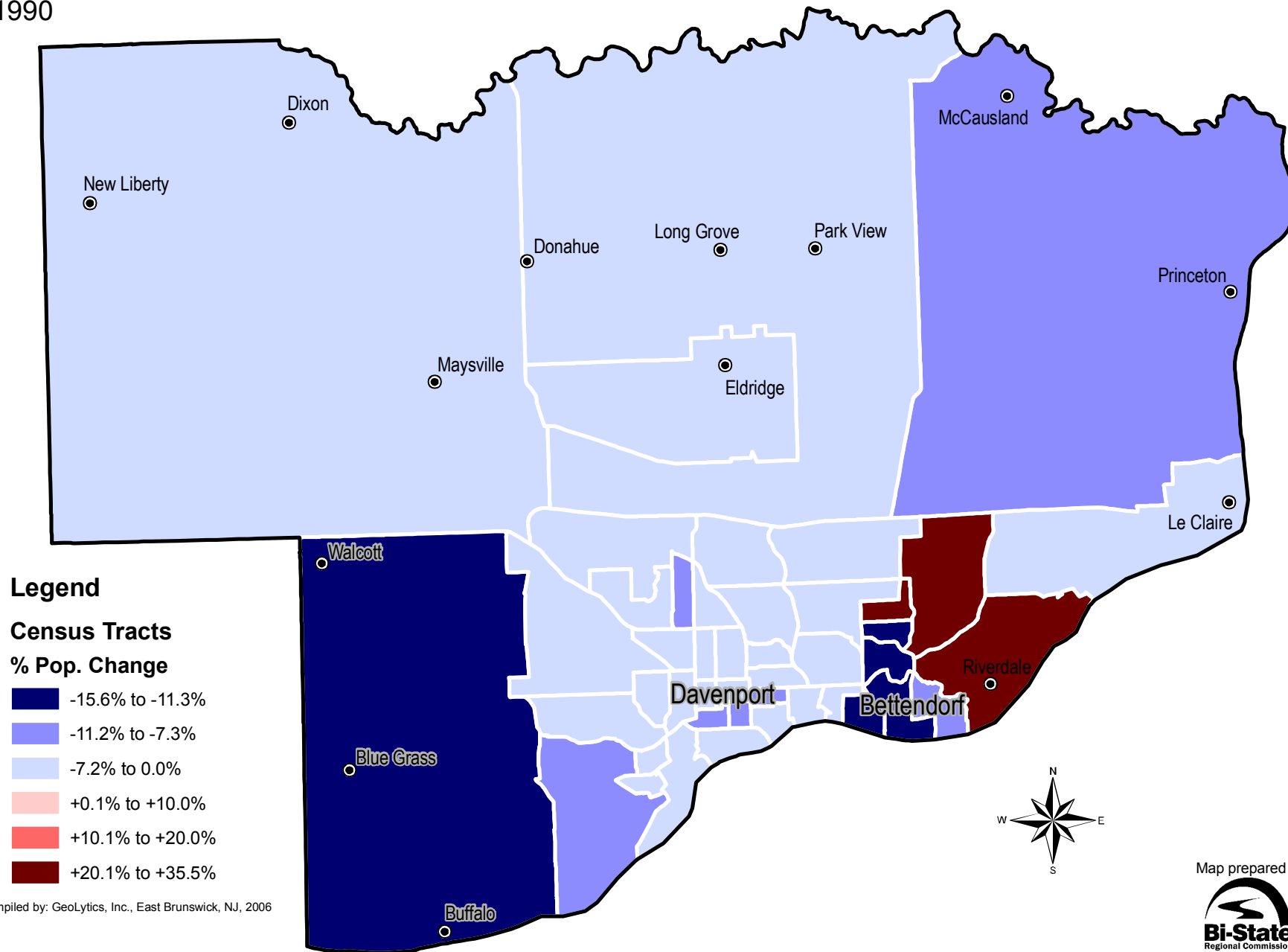
Map prepared by



# Map 3.4 - Percent Population Change of Iowa Counties 1980 - 2000



**Map 3.5 - Percent Population Change by Census Tract in Scott County**  
1980 - 1990

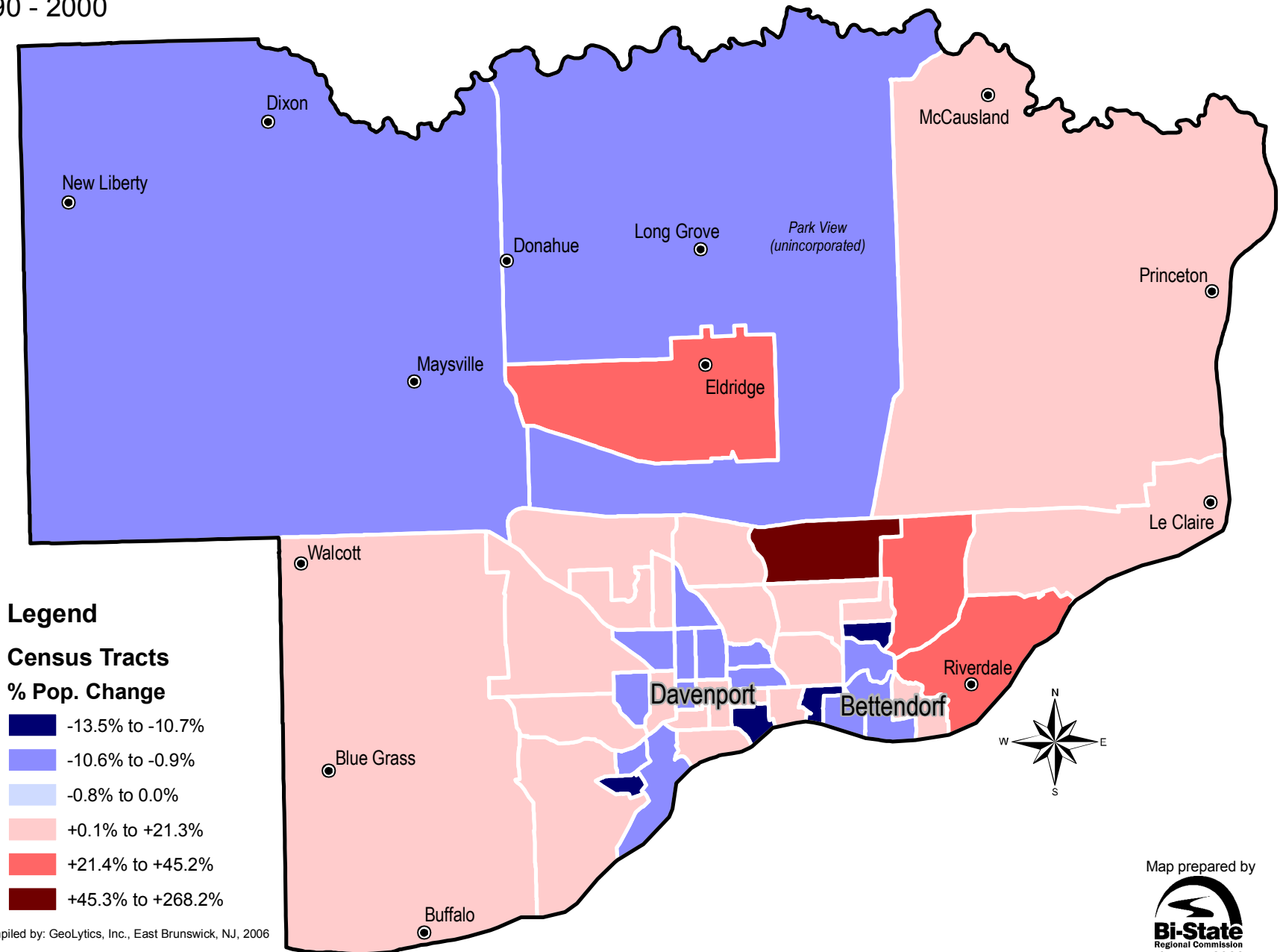


Data compiled by: GeoLytics, Inc., East Brunswick, NJ, 2006

Map prepared by

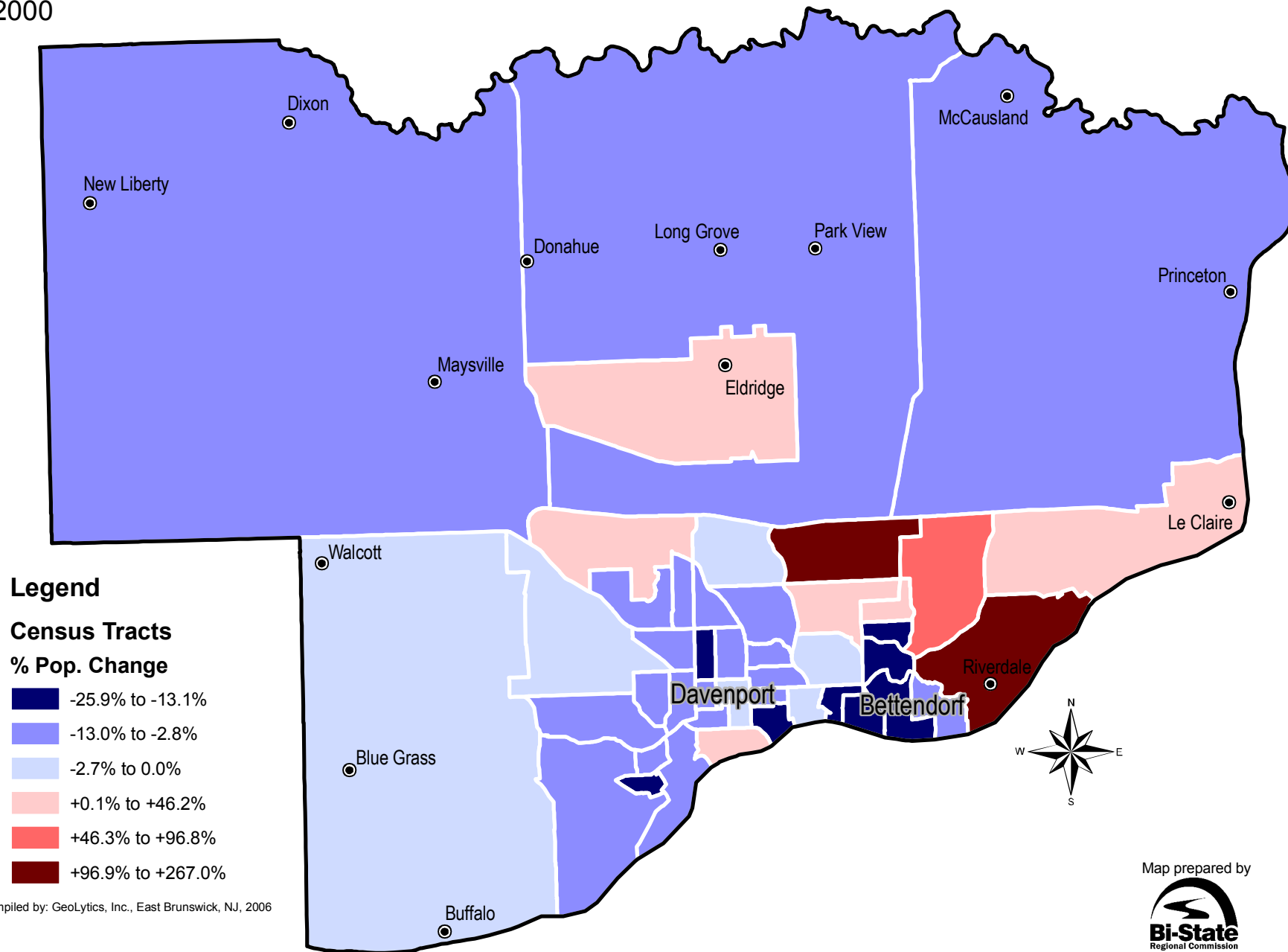


**Map 3.6 - Percent Population Change by Census Tract in Scott County**  
1990 - 2000



# Map 3.7 - Percent Population Change by Census Tract in Scott County

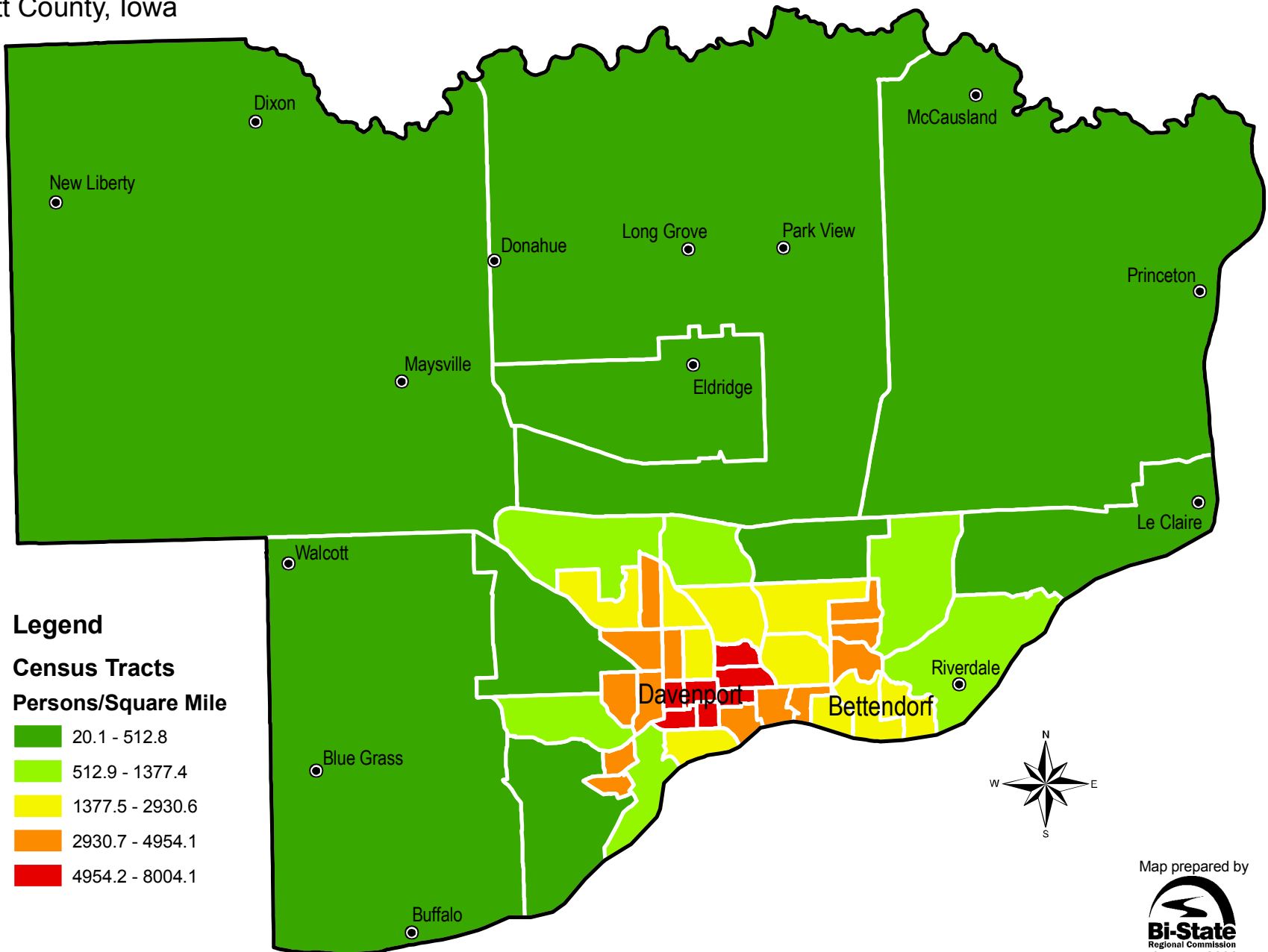
1980 - 2000



Data compiled by: GeoLytics, Inc., East Brunswick, NJ, 2006

# Map 3.8 - Population Density by Census Tract (2000)

Scott County, Iowa



Map prepared by



# Scott County Comprehensive Plan

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## **CHAPTER 4: RESOURCES PROFILE**

Scott County offers a variety of natural features from rolling hills to river bluffs, from woodlands to farmland, and from lakes to the Mississippi and Wapsipinicon Rivers. The total area of the County amounts to 299,900 acres. (Source: USDA-NRCS Soil Survey of Scott County, Iowa; 1996). Map 4.1 shows total acres in Scott County compared to other counties in Iowa.

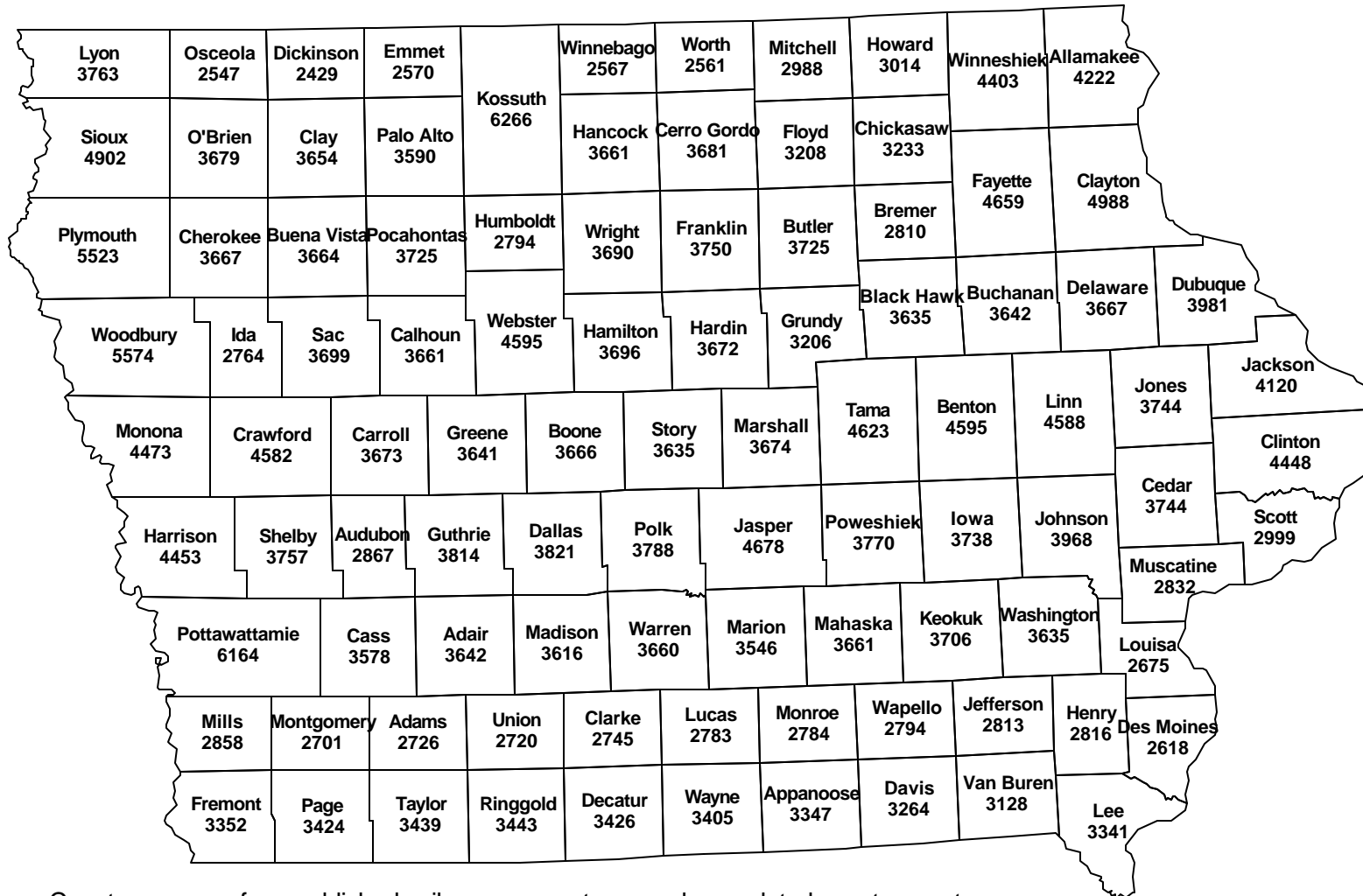
### ***Land Resources***

Scott County is located in two different landform regions, the Southern Iowa Drift Plain and the Mississippi Alluvial Plain. The Southern Iowa Drift Plain contains steeply rolling topography with moderate deposits of loess mantling weathered and fractured glacial tills. This landform can be vulnerable to groundwater contamination. (*Iowa Geology 1994*, Iowa Department of Natural Resources, Number 19, pages 20-21).

**Topography.** The Mississippi River borders Scott County on the east and south. The topography of the uplands along the Mississippi River consist of some bedrock outcroppings; steep side slopes; and flat, narrow foot slopes with alluvial bottomland extending to the river. These sloped soils were mainly formed under forest vegetation with the bottomlands formed in alluvium. The County is bordered on the north by the Wapsipinicon River. A river terrace parallels the Wapsipinicon, and the topography in this area is not as steep as along the Mississippi. The topography switches to gently rolling land away from the rivers in the central and western parts of the County. These soils are mainly glacial till plains covered with wind blown loess. These soils were primarily formed under prairie vegetation. About half the County drains to the Mississippi River and half to the Wapsipinicon, which flows into the Mississippi in the northeast corner of the County. Map 4.2 shows the topographic contours within Scott County.

**Soils.** Soils in Scott County are deep, silty or loamy, and nearly level to steeply sloping. Scott County has six major soil associations. The most prominent soil association is the Tama Association. This association makes up about 48% of the County. It is found on gently sloping to moderately steep, well-drained soils formed in loess on the uplands. The surface layer of Tama soils is very dark brown, friable silty clay loam about eight inches thick. The subsurface layer is very dark brown to very dark grayish brown, friable silty clay loam about 11 inches thick. The subsoil to a depth of about 60 inches is friable silty clay loam in which the upper part is brown and the lower part is a mottled brown and yellowish brown. There are several minor soil associations within the Tama association. The Tama soils are primarily used for row crops. The main management concerns in the Tama Association are erosion, fertility, and tilth.

**Map 4.1 - Total Acres in County  
(Multiply by 100)**



County acreages from published soil survey reports or newly correlated county reports.

Source: Iowa Cooperative Soil Survey, 1998

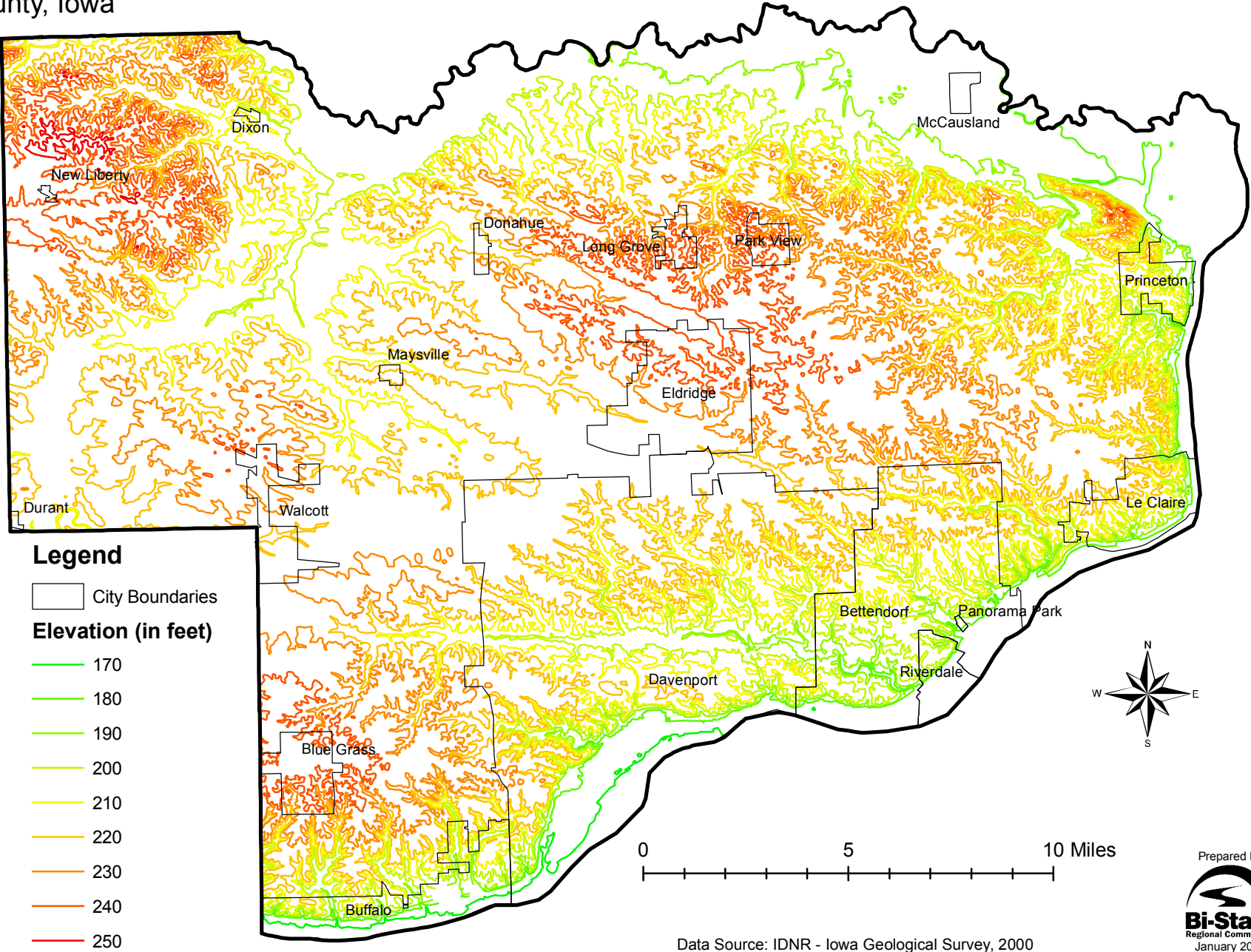
Total Acres in State: 35,922,600

Prepared by: Department of Agronomy, Iowa State University



# Map 4.2 - Topography

Scott County, Iowa



# Scott County Comprehensive Plan

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The Muscatine-Tama-Garwin Association consists of soils formed in loess that is more than 40 inches thick. This soil association consists of level to moderately steep, well drained to poorly drained soils on uplands. Waterways are smooth and broad in this association. This soil makes up 19% of the County. This association consists of about 36% Muscatine soils, 28% Tama soils, 20% Garwin soils, and 16% minor soils. The Tama soils are located on broad upland ridge tops and side slopes and are well drained. The surface layer is about eight inches thick and a very dark brown friable silty clay loam. The subsurface is about 11 inches thick and a dark brown to very dark grayish brown silty clay loam. The subsoil is about 60 inches deep and also a friable silty clay loam that is brown in the upper layer and a mottled yellow brown in the lower layer. The Garwin soils are on broad upland ridge tops that are nearly level. These soils are poorly drained with a nine-inch thick surface layer of a black, friable silty clay loam. The subsoil has a depth of about 60 inches and consists of dark gray, grayish brown, and light brownish gray, mottled, friable silty clay loam. The major soils of this association are suitable for row crops. Main management concerns are controlling water erosion and maintaining tilth and fertility. A tile drainage system is needed in some of the poorly drained areas.

The Downs-Fayette Association is gently sloping to steeply sloping on connected ridge tops and side slopes. These are well drained soils formed in loess on uplands. Drainage ways and streams form fingerlike networks throughout this association. Limestone bedrock outcrops occur in a few areas adjacent to major streams. This association also makes up 19% of the County. Thirty-five percent of the association is made up of Downs soils. The surface layer of the Downs is very dark grayish brown silt loam about eight inches thick. The subsoil is a friable silty clay loam about 45 inches thick. The upper part is dark yellowish brown, the next part is yellowish brown and mottled, and the deepest part is mottled brown and grayish brown. The substratum to a depth of 60 inches is mottled brown and grayish brown silty clay loam. The Fayette soils have a surface layer about six inches thick and made up of a brown friable silt loam. It is mixed with streaks of yellowish brown silty clay loam from the subsoil. The subsoil is friable clay loam to 49 inches thick. The layer ranges from dark yellowish brown in the upper part to yellowish brown and mottled on the lowest part. The substratum is yellowish brown to grayish brown mottled silty clay loam. The soils of this association found on ridge tops and side slopes are cultivated. Corn and soybeans are the main row crops. Alfalfa, red clover, and brome grass are the main forage crops. Some areas are used as permanent pasture or woodland. Steeper areas of this association are subject to erosion and are better suited to permanent pasture and woodland. Management concerns are controlling water erosion and maintaining tilth and fertility.

The Dickson-Sparta Association is found in about 4% of the County. This association consists of soils in the shape of dunes with intervening swales primarily along the Wapsipinicon River. Soils were formed in loamy and sandy eolian deposits on uplands and stream terraces. This association contains about 30% Dickinson soils, 24% Sparta soils, and 46% soils of minor extent. Dickinson soils are nearly level to moderately level and somewhat excessively drained. The surface layer is very dark brown and the subsurface is a very dark grayish brown. Both are about eight inches thick and a very friable fine sandy loam. The subsoil is also a very friable fine sandy loam about 31 inches thick. It is dark brown in the upper portion and goes to yellowish brown in the lowest portion. The substratum to a depth of 60 inches is yellowish brown loamy fine sand. The surface and subsurface layers of the Sparta soil are dark brown to very dark grayish brown very friable loamy fine sand. Surface layer is 12 inches thick and subsurface is 11

## **Scott County Comprehensive Plan**




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inches thick. The subsoil is very dark grayish brown, very friable fine sand about 13 inches thick. The substratum to a depth of 60 inches is dark brown and dark yellowish brown sand and fine sand. The soils in this association are used mainly for row crops. A few areas are used for hay and pasture and a few areas are in trees. The main management concerns are improving fertility and controlling soil blowing and water erosion. Most of these soils are droughty and crop yields are heavily dependant on amount and timeliness of rainfall.

The Richwood-Rowley-Flagler Association consists of nearly level silty soils on flood plains that are bounded by uplands and escarpments to the floodplains. This soil is found in 4% of the County. It is about 25% Richwood soils, 20% Rowley soils, 10% Flagler soils, and 45% minor soils. Richwood and Rowley are found on stream terraces. They are somewhat excessively drained. Richwood soils have a nine-inch surface layer and 14-inch subsurface layer of very dark brown to dark grayish brown friable silt loam. The subsoil is 35 inches thick and consists of dark yellowish brown, mottled friable silt loam and silty clay loam. The substratum to a depth of 65 inches is fine brown sand. Rowley soils have an eight-inch surface layer and 15 inch subsurface layer of black to very dark grayish brown silt loam. The subsoil is 34 inches thick and consists of grayish brown and light brownish gray, friable, mottled, silt loam. The substratum to a depth of 64 inches is fine brown sand. Flagler soils have a nine-inch surface layer and seven inch subsurface layer of dark brown to very dark grayish brown sandy loam. The subsoil is 14 inches thick. The upper section consists of dark yellowish brown and the lower section consists of dark yellowish brown, dark brown and brown, very friable, mottled, sandy loam. The substratum to a depth of 60 inches is yellowish brown and dark yellowish brown loamy sand and sand. It contains some fine gravel. The major soils are well suited to row crops. Corn and soybeans are grown intensively. The main management concerns are soil blowing and maintaining tilth and fertility. A tile drainage system is needed in poorly drained areas.

The final association is the Colo-Lawson-Nodaway association, which consists of nearly level, silty soils on flood plains. The soils are found in major stream valleys dissecting the uplands in various part of the County. This soil is found in 6% of the County. It is about 35% Colo soils, 12% Lawson soils, 12% Nodaway soils, and 41% minor soils. Colo soils are poorly drained and found on flood plains adjacent to upland soils formed under prairie vegetation. The surface layer is about 11 inches thick and subsurface about 20 inches thick. Both consist of black, friable silty clay loam. The subsoil to a depth of 60 inches is a friable, mottled silty clay loam, which is very dark gray to dark gray to grayish brown in the lower part. Lawson soils are somewhat poorly drained and found on flood plains along major streams and rivers. The surface layer of the Lawson soil is about eight inches thick and the subsurface is about 27 inches thick. Both consist of black to very dark gray, friable silt loam. The substratum to a depth of about 60 inches is a stratified very dark gray, black and dark grayish brown, mottled silt loam. Nodaway soils are moderately well drained and found near streams or on flood plains adjacent to upland soils formed under prairie vegetation. The surface layer is about 10 inches thick and consists of very dark grayish brown, friable silt loam. The substratum to a depth of 60 inches is stratified dark grayish brown, brown, dark brown, and very dark grayish brown, friable silt loam. The soils in this association are used for row crops, hay, and pasture. Most of the soils are subject to a seasonal high water table. The major management concerns are fertility and drainage. Protecting the soils from flooding by installing a surface drainage system can be beneficial in some areas.

**Table 4.1**  
**Key to Loess-Derived Soils of East-Central Iowa**

Parent Material	Loess" >60" Thickness						Loess: 40-60" over loam or clay loam till		Loess: 20-40" over loam or clay loam till	
Percent Subsoil Clay	18-27%			27-35%			27-35%		27-35%	
Native Plant Life	Prairie	Transition	Forest	Prairie	Transition	Forest	Prairie	Transition	Prairie	Transition
Organic Matter	 Decreasing Organic Matter			 Decreasing Organic Matter			 Decreasing Organic Matter		 Decreasing Organic Matter	
Internal Drainage										
 Decreasing Slope  Well to Moderately Well  Somewhat Poorly  Poorly  Very Poorly	Port Bryon sil (620)	Mt. Carroll sil (662)	Seaton sil (663)	Tama sicl (120)	Downs sil (162)	Fayette sil (163)	Dinsmore sicl (877)	—	Dinsdale sicl (377)	Waubeek sil (771)
	—	—	—	Muscatine sicl (119)	Atterberry sil (291)	Stronghurst sil (165)	Klingmore sicl (884)	—	Klinger sicl (184)	Franklin sil (761)
	—	—	—	Garwin sicl (118)	Walford sil (160)	Traer sil (164)	Maxmore sicl (982)	—	Maxfield sicl (382)	Ansgar sil (760)
	—	—	—	Sperry sicl (122)	—	—	—	—	—	—

(xxx) Denotes soil map symbol for soil series / soil type

# Scott County Comprehensive Plan

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Table 4.1 provides a key to the Loess-Derived soils of east-Central Iowa. Further details on soil descriptions, locations, suitability, limitations, and management for specified uses can be found in the Soil Survey of Scott County, Iowa issued September 1996 by the United States Department of Agriculture, Natural Resource Conservation Service.

## ***Agricultural Resources***

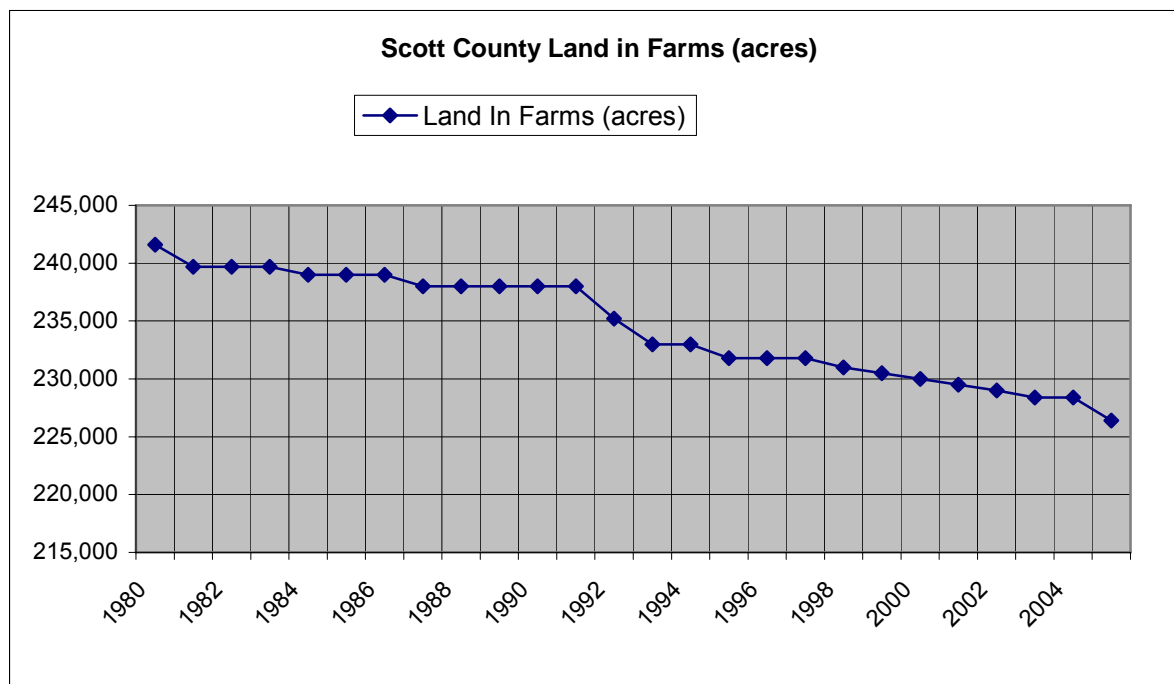
According to the Soil Survey of Scott County 1996, the County has been one of the most agriculturally productive counties in the State of Iowa for over 50 years. This activity continues to this day. The County also has some of the highest priced farmland in the state. However, the agricultural productivity is only a minor portion of the total economy of Scott County due to the large urban center located in the County. The soils of Scott County are naturally acidic and low in potash. This requires the careful application of lime and potash as well as fertilizer to sustain row crops. Very little irrigation is used in the County as most years have sufficient rainfall of 23 inches during the April through September growing season. Even with most years having sufficient rainfall, the County has not escaped some years of considerable drought. Acres in irrigation have increased since 1980 due to unreliability of moisture. Drought will quickly affect the crops grown in the sandier alluvial bottomlands of the Mississippi and Wapsipinicon Rivers. Flooding of these same rivers also has had impact on agriculture production on these bottomlands in many years since 1980. Very few acres of agricultural ground in Scott County are protected by a levee system.

Primary crops grown are corn, soybeans, and forage crops such as alfalfa and smooth brome. Wheat, oats, barley, sod, some vegetables, nursery stock, and orchard crops are also harvested. The soils and climate are also suitable for grain sorghum, sunflowers, potatoes, sugar beets, sweet corn, popcorn, pumpkins, canning peas and beans, and navy beans. Very few acres of these crops are harvested each year.

Agricultural land in Scott County totaled 241,600 acres in 1980 or nearly 80.5% of the total county acreage. Agricultural land decreased to 226,400 acres in 2005 or 75.5% of total county acreage. This is a loss of 15,200 acres or over 9% of the land in agricultural uses from 1980-2005. The County had 75,308 acres of incorporated area in 2005. Figure 4.1 illustrates these changes over time.

# Scott County Comprehensive Plan

Figure 4.1

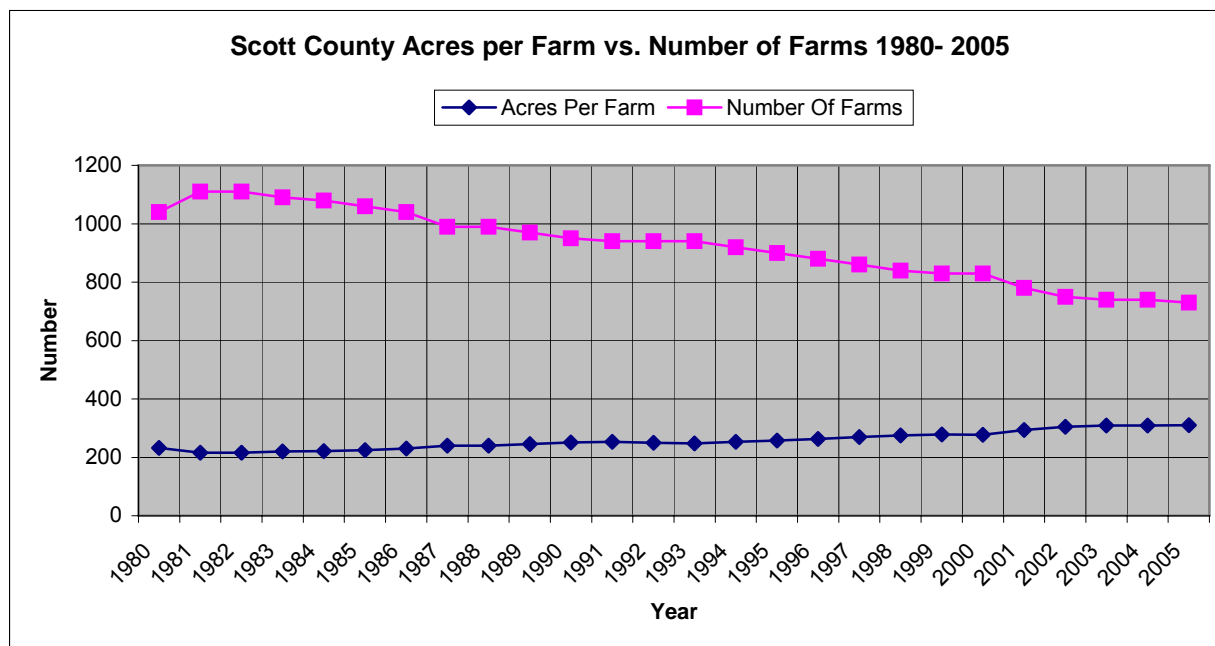


Source: USDA, National Agricultural Statistics Service

**Farms.** The Census of Agriculture defines farms as “agricultural places that produce and sell, or would normally sell, \$1,000 or more of agricultural products.” “Land in farms” is defined as agricultural land used for crops, pasture or grazing, woodlands, and wasteland not under cultivation, land in Conservation Reserve and Wetlands Reserve Programs. This land includes land owned and operated as well as land rented from others. Scott County had 1,040 farms in 1980, with an average of 232 acres per farm. By 2005, the number of farms decreased to 730 while the average size increased to 310 acres. This is a 29.8% decrease in total farms and a 33.6% increase in average acres per farm. This trend shows the consolidation of farms taking place in the rural areas of the County. Figure 4.2 illustrates the acres per farm versus the number of farms. The urbanization of agricultural ground within the city limits of Davenport, Bettendorf, Eldridge, and LeClaire and several small communities in Scott County is the primary contributing factor to the decrease in the number of farms as well as the total acres in farms. There has been very little urbanization outside of the corporate limits of cities in the County.

# Scott County Comprehensive Plan

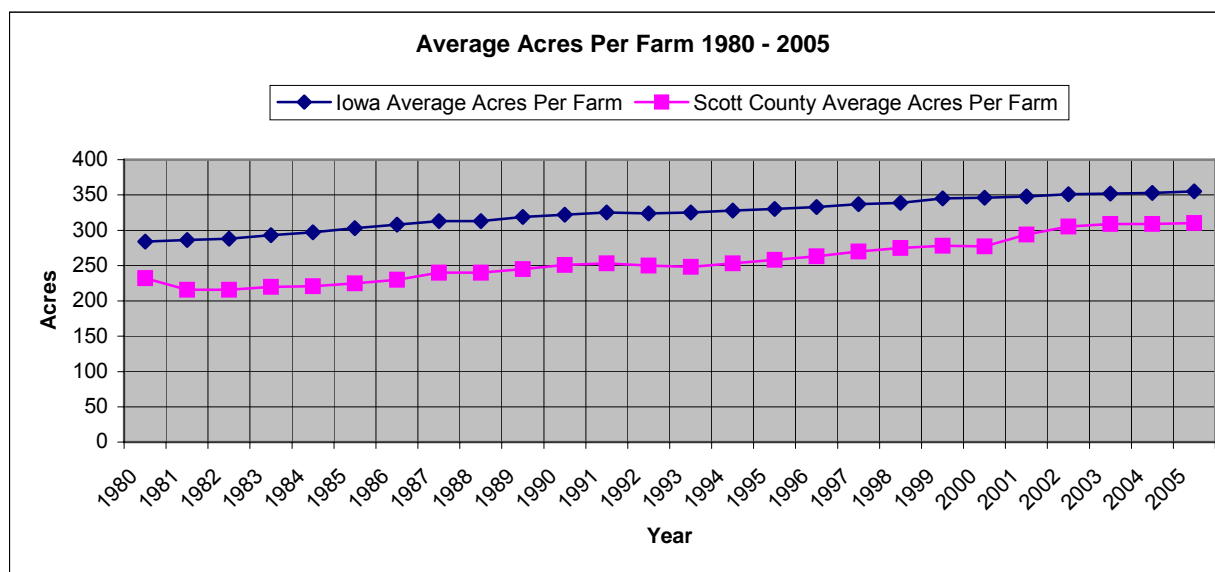
Figure 4.2



Source: USDA, National Agricultural Statistics Service

Figure 4.3 compares Scott County farm size to the average farm size for the State of Iowa. Even though the size of farms continues to increase in Scott County, farms size continues to remain below the State of Iowa average for farm size, but continues to parallel the State pattern.

Figure 4.3



Source: USDA, National Agricultural Statistics Service

# Scott County Comprehensive Plan

The data in Table 4.2 shows how farm patterns in Scott County are very closely following the trends for the State of Iowa.

**Table 4.2**  
**Farm Patterns 1980 – 2005**

<b>Year</b>	<b>Iowa Land In Farms</b>	<b>Iowa Average Acres Per Farm</b>	<b>Iowa Number Of Farms</b>	<b>Scott County Land In Farms</b>	<b>Scott County Average Acres Per Farm</b>	<b>Scott County Number Of Farms</b>
1980	33,800,000	284	119,000	241,600	232	1,040
1981	33,700,000	286	118,000	239,700	216	1,110
1982	33,700,000	288	117,000	239,700	216	1,110
1983	33,700,000	293	115,000	239,700	220	1,090
1984	33,600,000	297	113,000	239,000	221	1,080
1985	33,600,000	303	111,000	239,000	225	1,060
1986	33,600,000	308	109,000	239,000	230	1,040
1987	33,500,000	313	107,000	238,000	240	990
1988	33,500,000	313	107,000	238,000	240	990
1989	33,500,000	319	105,000	238,000	245	970
1990	33,500,000	322	104,000	238,000	251	950
1991	33,500,000	325	103,000	238,000	253	940
1992	33,400,000	324	103,000	235,200	250	940
1993	33,100,000	325	102,000	233,000	248	940
1994	33,100,000	328	101,000	233,000	253	920
1995	33,000,000	330	100,000	231,800	258	900
1996	33,000,000	333	99,000	231,800	263	880
1997	33,000,000	337	98,000	231,800	270	860
1998	32,900,000	339	97,000	231,000	275	840
1999	32,800,000	345	95,000	230,500	278	830
2000	32,500,000	346	94,000	230,000	277	830
2001	32,000,000	348	92,000	229,500	294	780
2002	31,800,000	351	90,600	229,000	305	750
2003	31,700,000	352	90,000	228,400	309	740
2004	31,700,000	353	89,700	228,400	309	740
2005	31,600,000	355	89,000	226,400	310	730

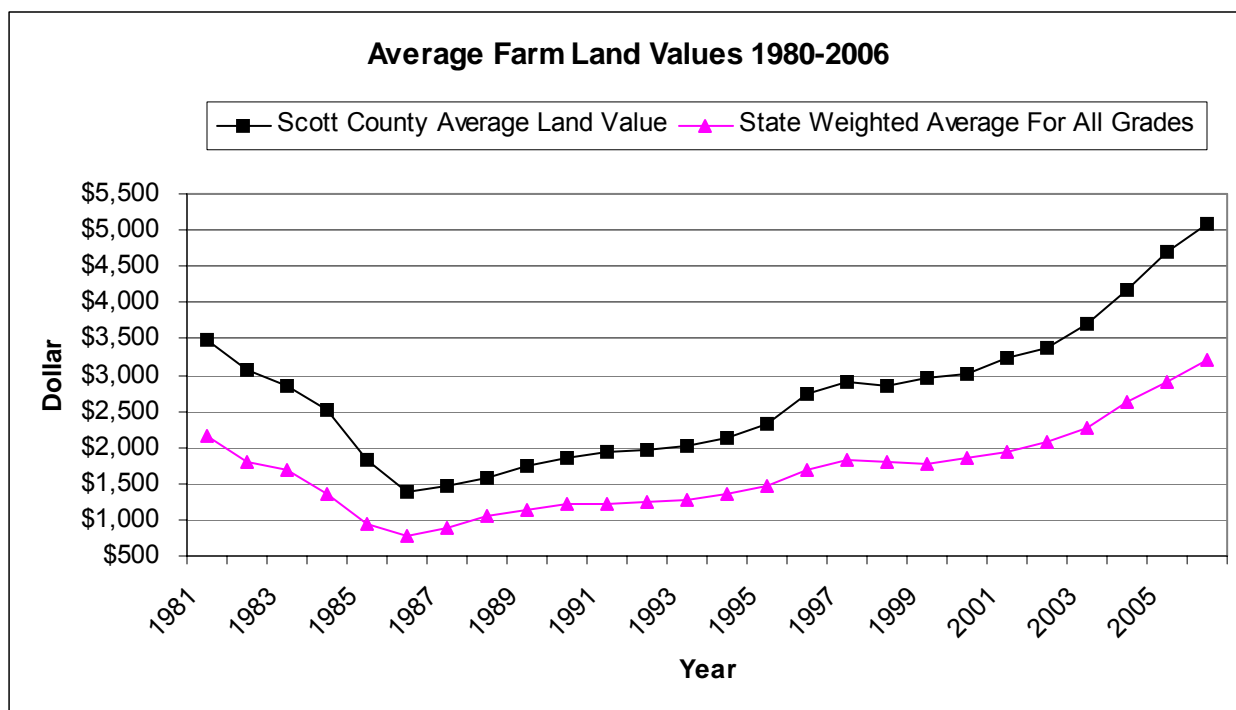
Source: USDA, National Agricultural Statistics Service



# Scott County Comprehensive Plan

**Farm Values.** Scott County farmland values had reached a peak in 1980. The values then decreased drastically during the mid-eighties, bottoming out in 1985 at \$1,376.00. Since 1985 there has been a steady increase in the value of farmland in the County. The recorded value in 2006 of \$5,073.00 per acre is the highest value ever recorded in Scott County. Scott County farmland values have considerably exceeded the average values for the State of Iowa for the entire period 1980-2006, as illustrated in Figure 4.4. Iowa's average farmland values bottomed out at \$787.00 in 1985 and have only increased to \$3,204.00 in 2006. Scott County had the highest average farmland value in the state in 2006, exceeding O'Brien County in northwest Iowa, its nearest county in land value, by over \$800.00 per acre.

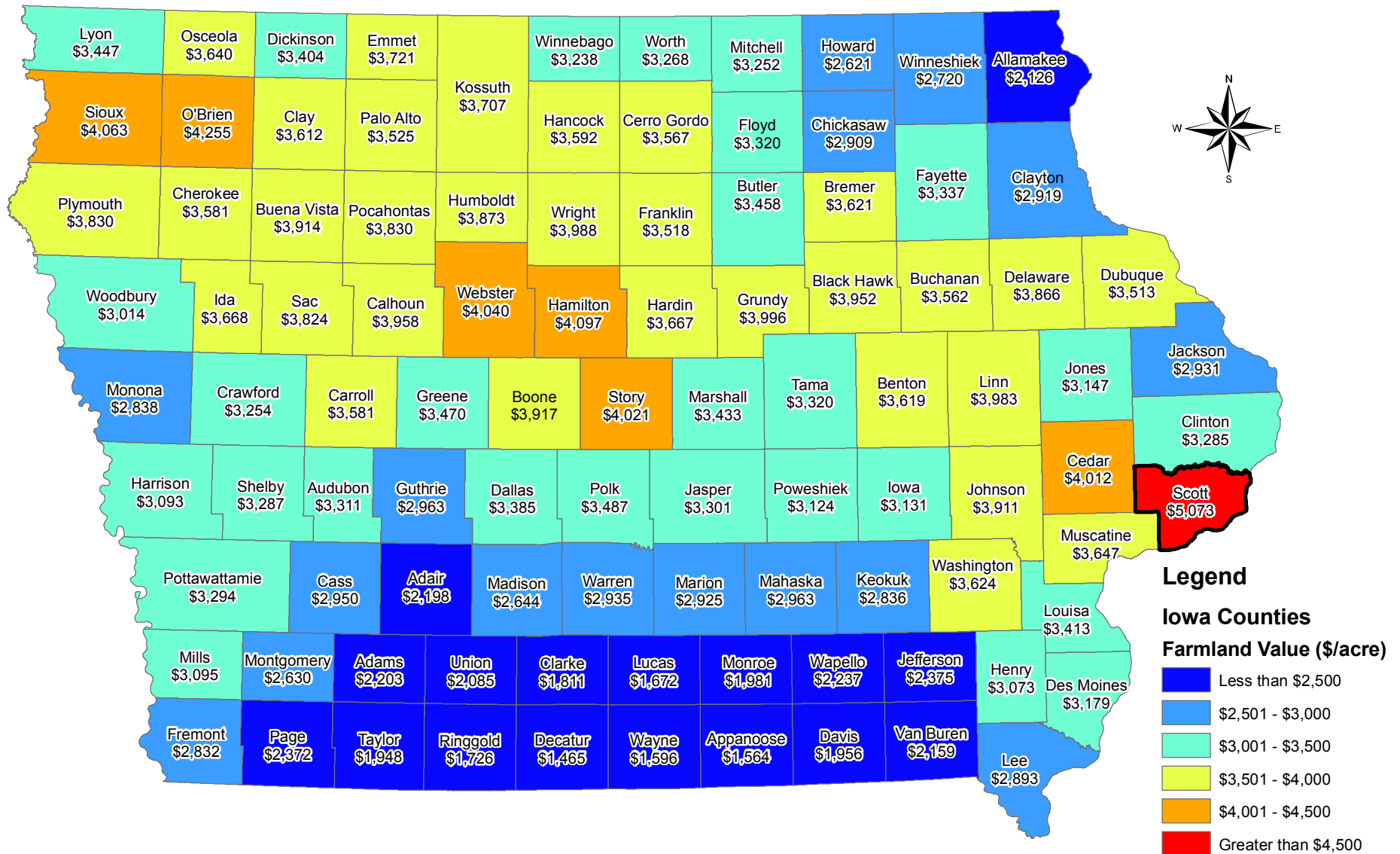
Figure 4.4



Source: Iowa State University Extension for Scott County, Iowa

Map 4.3 illustrates the value by county of farmland as determined by the Iowa Agriculture and Home Economic Experiment Station at Iowa State University. Since 2000, Iowa land values have increased 73% on average across the state. This is substantial, but not as much as in 1972-75 when there was a 125% increase. Today, the differences are the level of inflation, and more land is held without debt by older people. Positive factors for the increase in 2006 are: good crop yields, low interest rates, tax-free land exchanges, and the bio-fuel demand. The negative factors cited are: the recent up trend in interest rates, high input and machinery costs, and land prices are already too high. Fifty-one percent of survey respondents said farm sales were about the same in 2006, 26% said there were more sales, and 23% said there were fewer sales. Existing farmers were buyers 60% of the time, investors 35%, new farmers 35%, and other purchasers 2%.

# Map 4.3 - 2006 Farmland Value of Iowa Counties

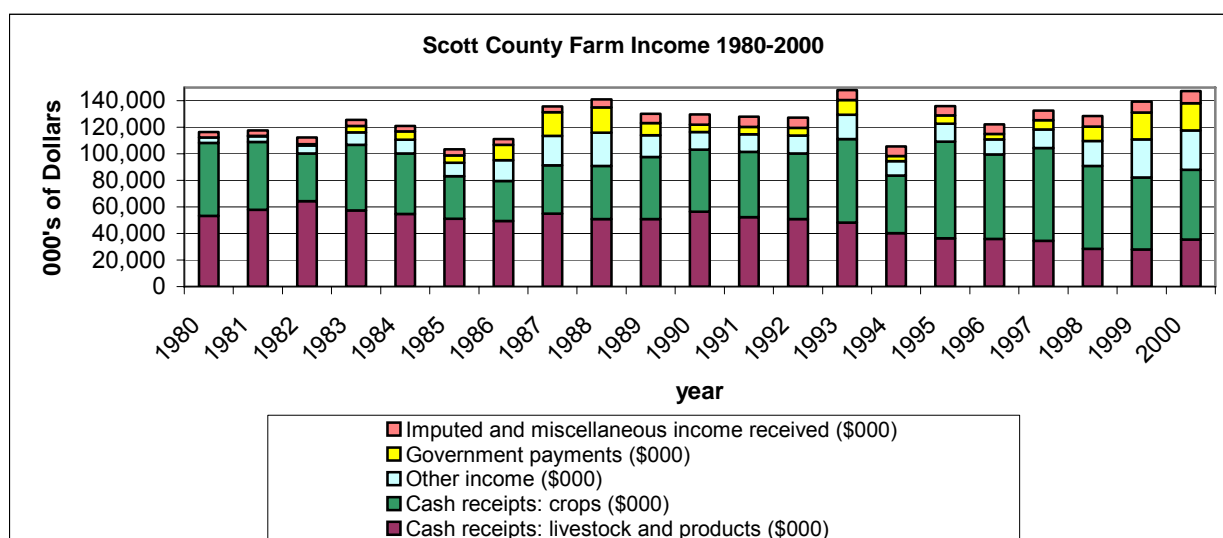


Source: 2006 Farmland Value Survey, Iowa State University, University Extension

# Scott County Comprehensive Plan

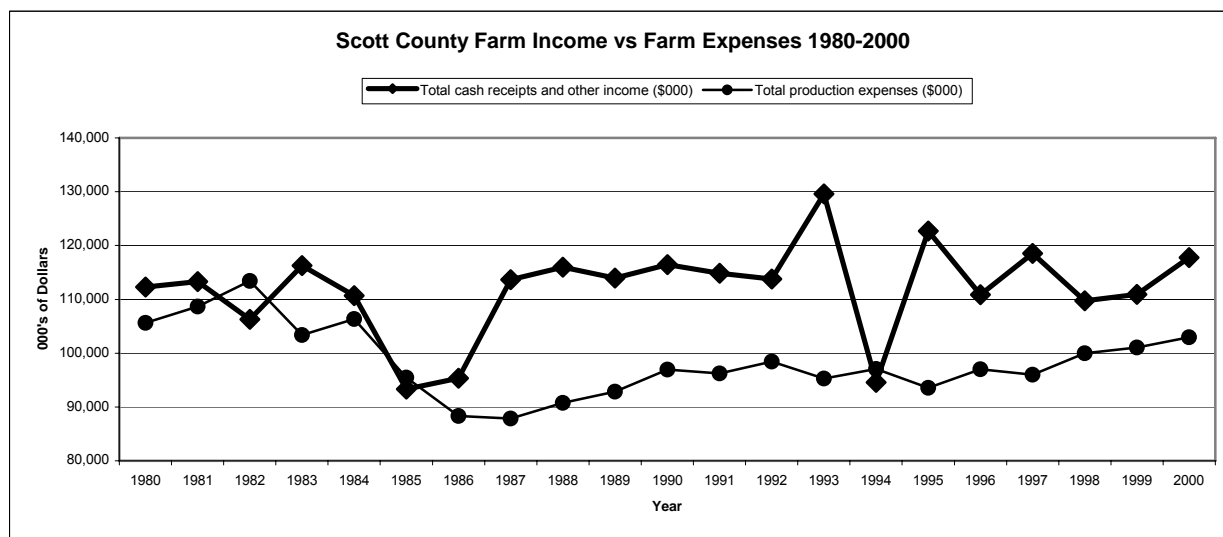
**Farm Income and Expenses.** It should be noted that expenses in this section are limited to those incurred in the operation of farm business. Property taxes paid by landlords are excluded as well as non-farm related activities, farm-related activities such as custom work for others, the production and harvest of forest products, recreational services, and household expenses. Operators producing crops under contract have a history of being unable or unwilling to provide the cost of production inputs furnished by contractors. As a result, extensive estimation is required for contract producers by the Census Bureau. As can be seen in Figure 4.5, Scott County's farm income has only fluctuated within a short range over the entire reporting period 1980-2000. Government subsidies for set-aside programs started in 1983. In 1980, the prime sources for farm income came from receipts for crops and livestock. By 2000, over a third of farm income was coming from sources other than crops and livestock.

**Figure 4.5**



Source: Department of Economics, Iowa State University, Ames, Iowa

**Figure 4.6**

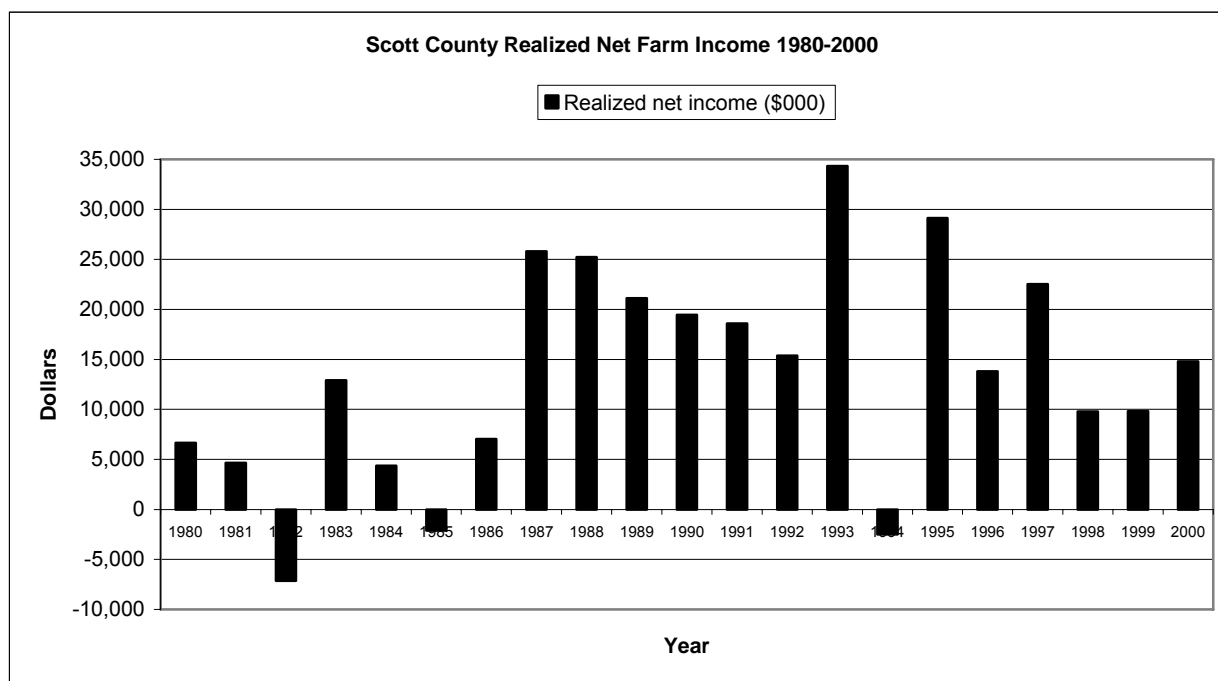


Source: Department of Economics, Iowa State University, Ames, Iowa

# Scott County Comprehensive Plan

Figure 4.6 shows average farm income and average farm expense for farms in Scott County. Income has been able to stay ahead of expenses in the majority of years since 1985. This is primarily due to a reduction in farm expenses, not an increase in farm income. Farm expenses are shown rising, however, in the more recent history on the graph. The Government Payments category includes: disaster payments, loan deficiency payment from prior participation, payments from Conservation Reserve Programs (CRP), Wetlands Reserve Programs (WRP), other conservation programs, and all other federal farm programs under which payments were made directly to farm operators. This category does not include Commodity Credit Corporation (CCC) proceeds and federal crop insurance payments.

**Figure 4.7**

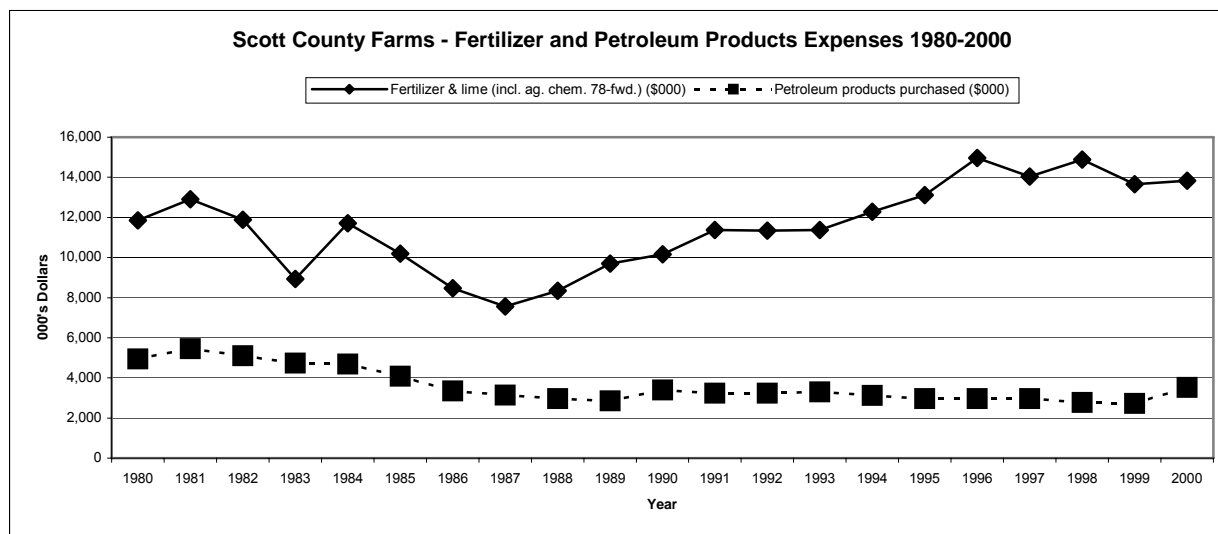


Source: Department of Economics, Iowa State University, Ames, Iowa

Figure 4.7 shows realized net farm income in Scott County from 1980 to 2000. This graph shows the “good years-bad years” reality and uncertainty that farmers in Scott County have to plan for if they want to maintain a viable farm operation and have any savings for retirement. The net farm income is what pays for the household expenses, pays the property taxes, puts the children through school, and is the farmer’s savings. If a farmer does not manage the farm business and household expenses, then lean years could be pretty dire and result in the loss or selling of the farm to another farmer for farming operations or to a developer for some other use.

# Scott County Comprehensive Plan

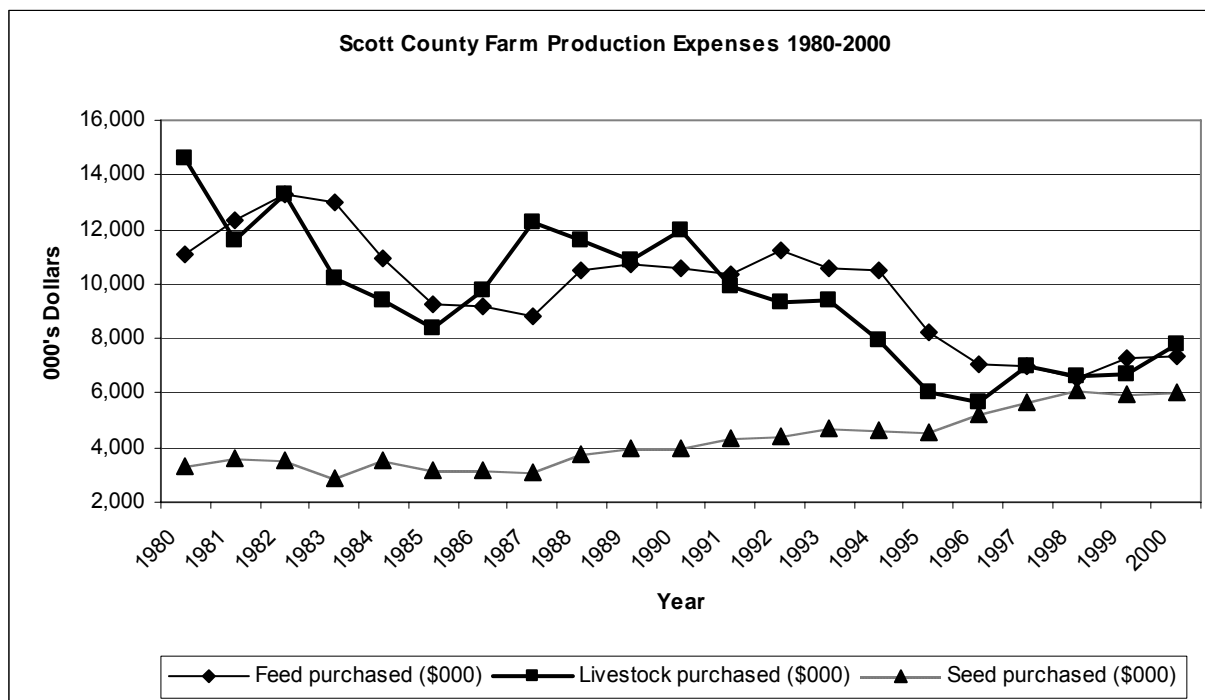
Figure 4.8



Source: Department of Economics, Iowa State University, Ames, Iowa

Figure 4.8 illustrates the fertilizer and petroleum product expenses from 1980 to 2000. The expense of fertilizer and lime reached a 20-year low in 1987 according to this chart and have seen a steady increase up to the levels in 2000. Petroleum expenses fluctuated in a tighter range during this same period. Both commodities have seen significant price increases since 2000.

Figure 4.9



Source: Department of Economics, Iowa State University, Ames, Iowa

## **Scott County Comprehensive Plan**

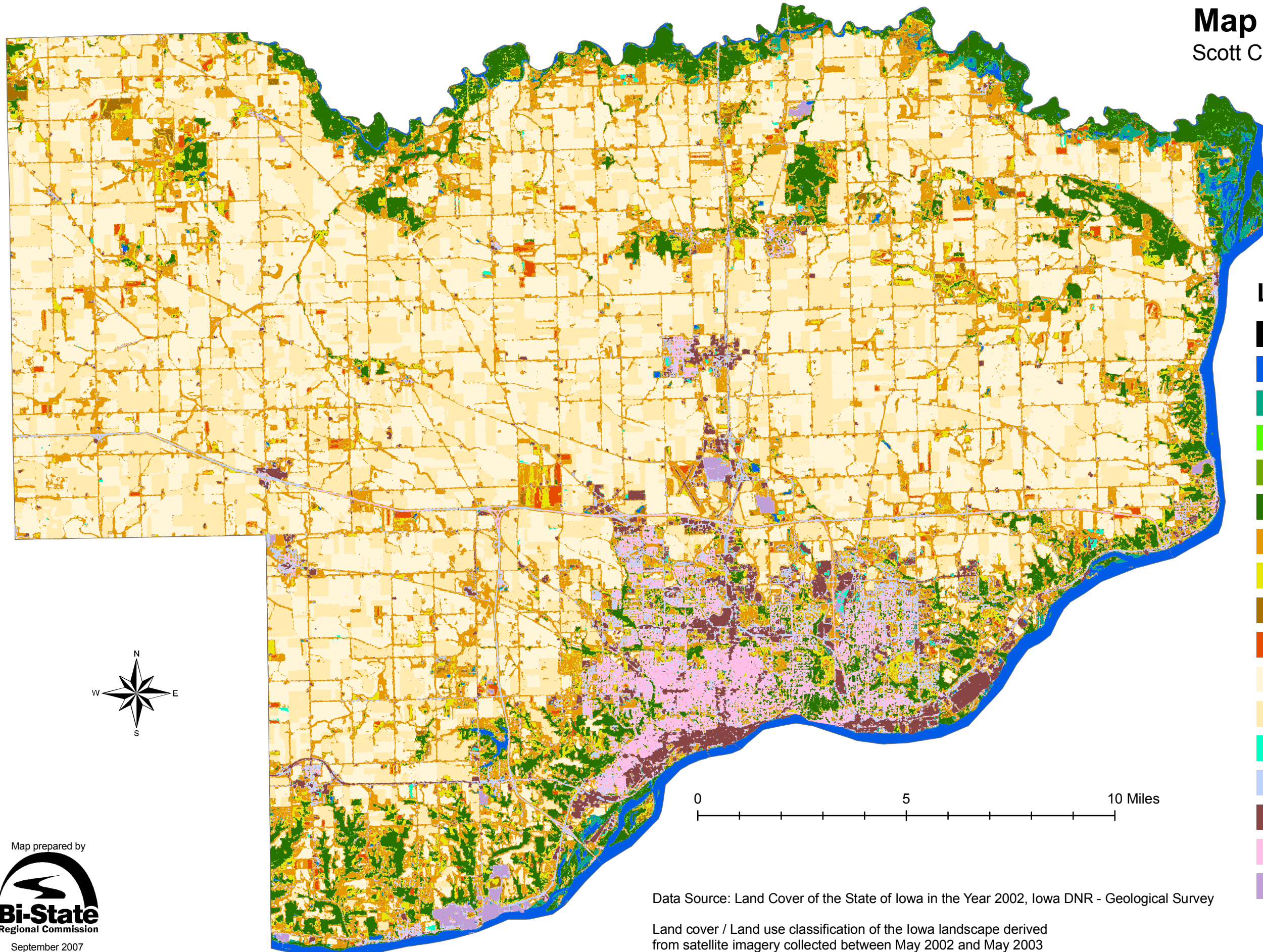
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Figure 4.9 illustrates the farm production expenses from 1980 to 2000. While the feed and livestock purchased expenses show a decline during this period, the expenses spent toward seed have increased.



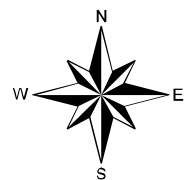
# Map 4.4 - Land Cover

Scott County, Iowa



## Legend

- unclassified
- water
- wetland
- bottomland forest
- coniferous forest
- deciduous forest
- ungrazed grassland
- grazed grassland
- CRP grassland
- alfalfa
- corn
- soybeans
- other rowcrop
- roads
- commercial industrial
- residential
- barren



0 5 10 Miles

Data Source: Land Cover of the State of Iowa in the Year 2002, Iowa DNR - Geological Survey

Land cover / Land use classification of the Iowa landscape derived from satellite imagery collected between May 2002 and May 2003



# Scott County Comprehensive Plan

**Commodities Produced.** In 1982, Scott County had 214,026 acres used for crops. This decreased to 210,317 acres by 2002. Woodland acres decreased from 5,834 acres in 1982 to 5,024 acres in 2002. Land in pasture also dropped from 18,448 acres in 1982 to 3,393 acres in 2002. Map 4.4 shows the 2002 Cropland Data Layers for Scott County.

Table 4.3 and Figures 4.10-4.18 illustrate commodities produced in Scott County. By number sold, the quantities of selected livestock have decreased steadily through 1997 with a slight upturn for hogs/pigs and cattle in 2002.

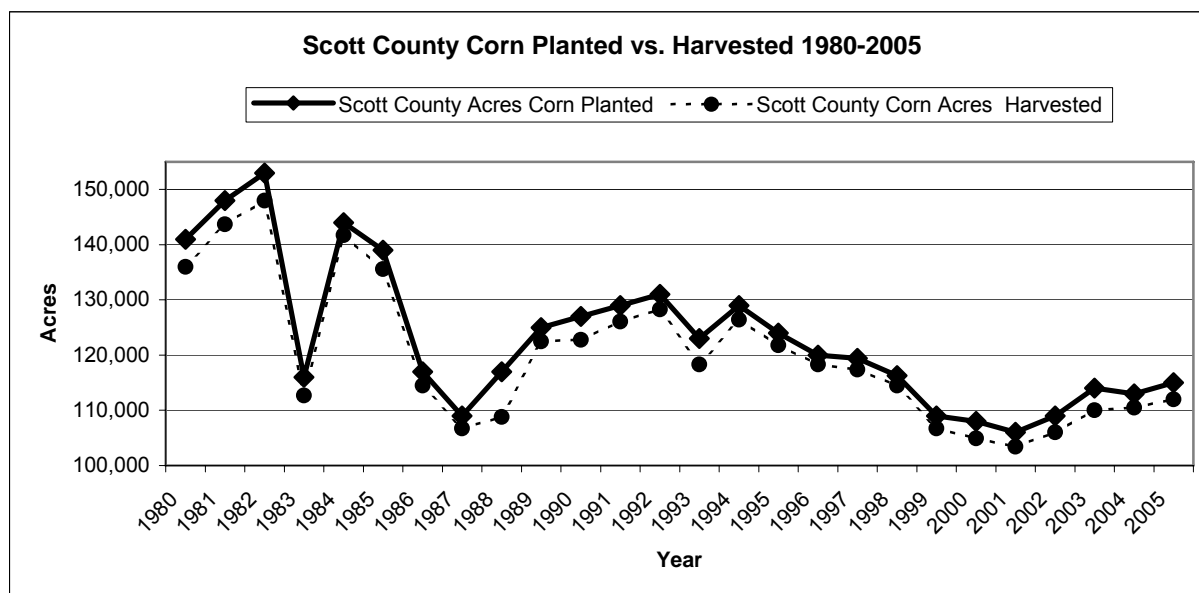
**Table 4.3**  
**Selected Livestock Sales, Scott County**

	Hogs and Pigs		Finished Cattle		Sheep and Lambs		Poultry	
	Farms Selling	Number Sold	Farms Selling	Number Sold	Farms Selling	Number Sold	Farms Selling	Number Sold
1978	591	239,647	377	32,181	NA	NA	NA	NA
1982	465	234,250	317	27,597	112	2,401	NA	NA
1987	353	218,118	268	24,293	105	2,518	NA	NA
1992	308	252,871	189	13,781	76	2,430	NA	NA
1997	162	171,920	147	9,717	56	1,562	NA	NA
Adj. 1997	163	169,755	152	9,733	56	1,577	17	(D)
2002	88	196,820	117	10,882	26	1,065	13	(D)

(D) Withheld to avoid disclosing data for individual farmers.

Source: Iowa State University Extension; National Agricultural Statistics Services

**Figure 4.10**

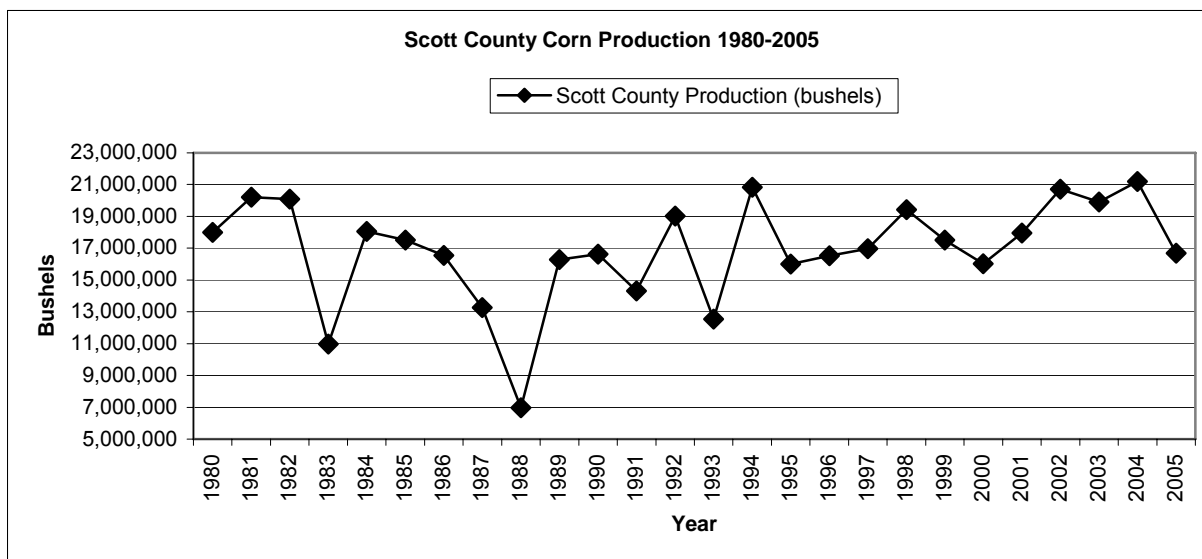


Source: Iowa State University Extension; National Agricultural Statistics Services



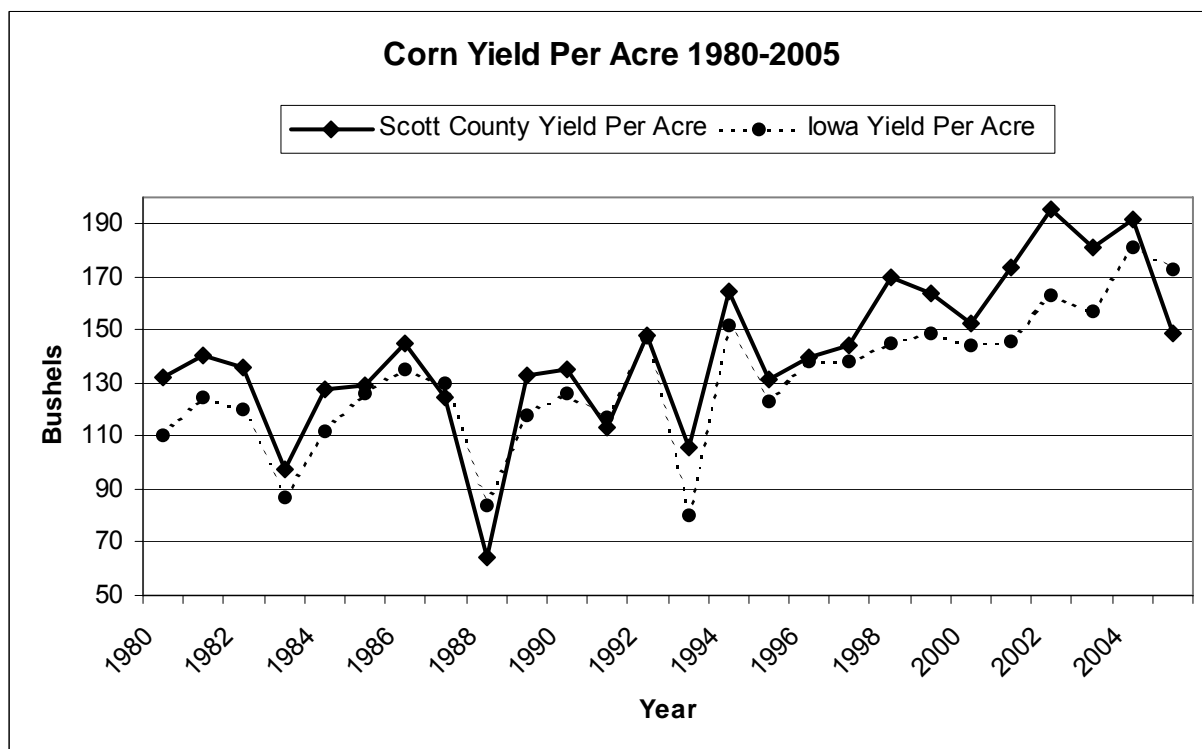
# Scott County Comprehensive Plan

Figure 4.11



Source: Iowa State University Extension; National Agricultural Statistics Services

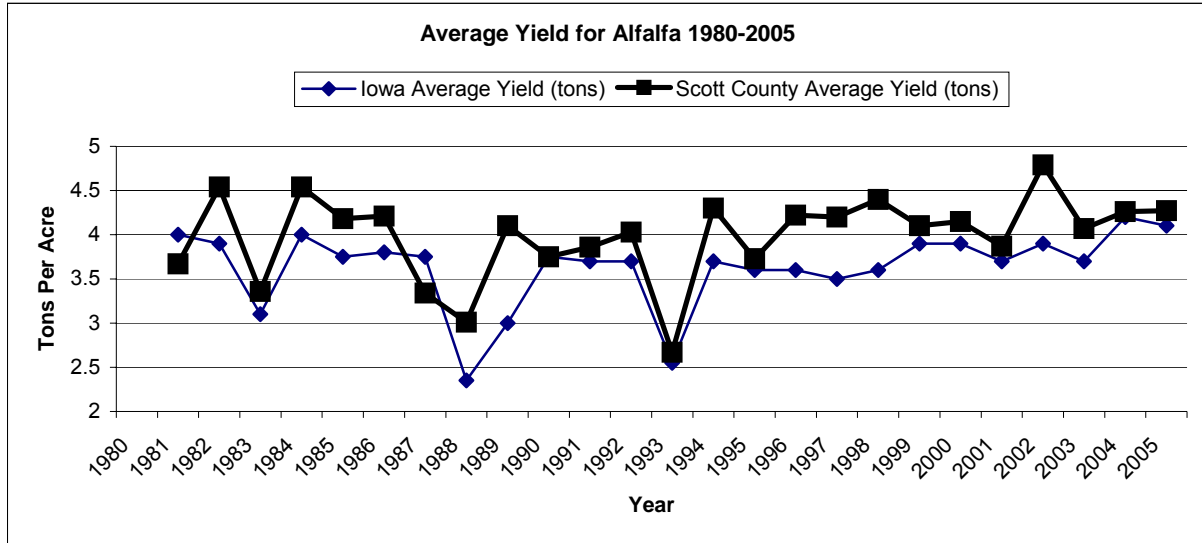
Figure 4.12



Source: Iowa State University Extension; National Agricultural Statistics Services

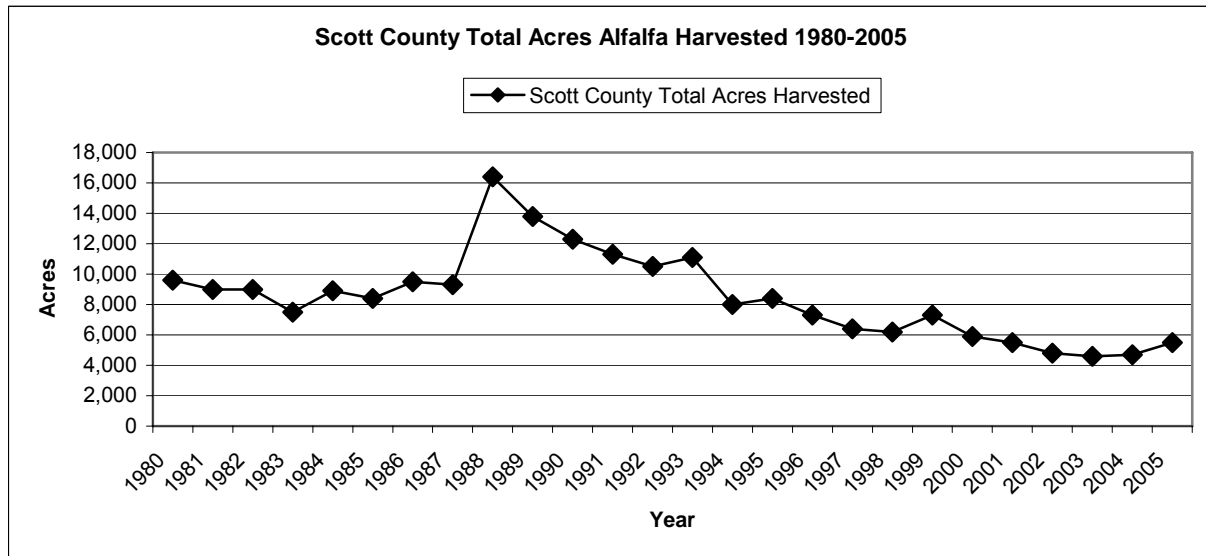
# Scott County Comprehensive Plan

Figure 4.13



Source: Iowa State University Extension; National Agricultural Statistics Services

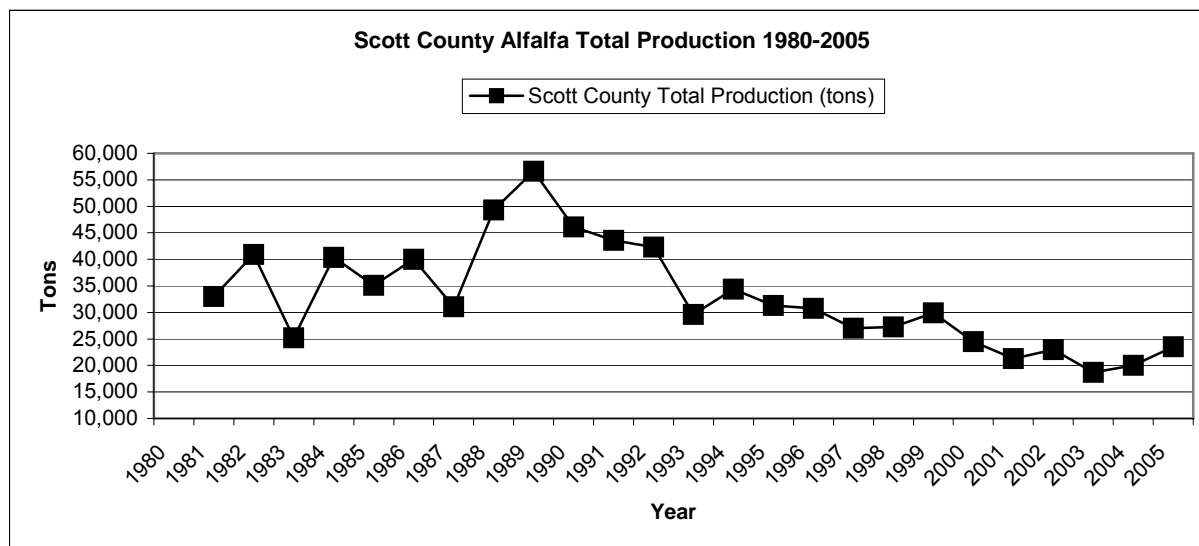
Figure 4.14



Source: Iowa State University Extension; National Agricultural Statistics Services

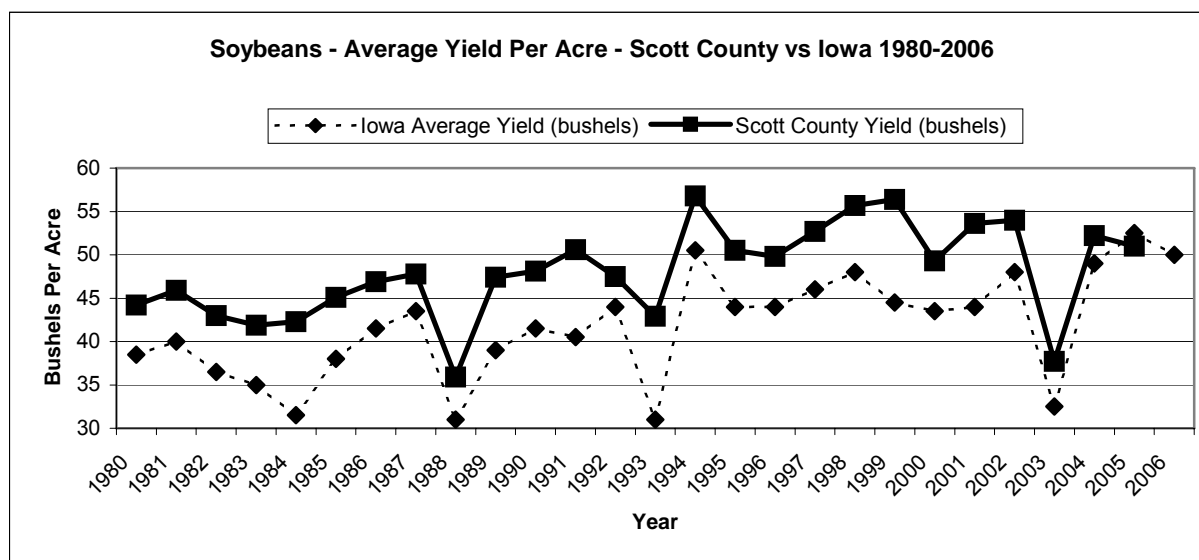
# Scott County Comprehensive Plan

Figure 4.15



Source: Iowa State University Extension; National Agricultural Statistics Services

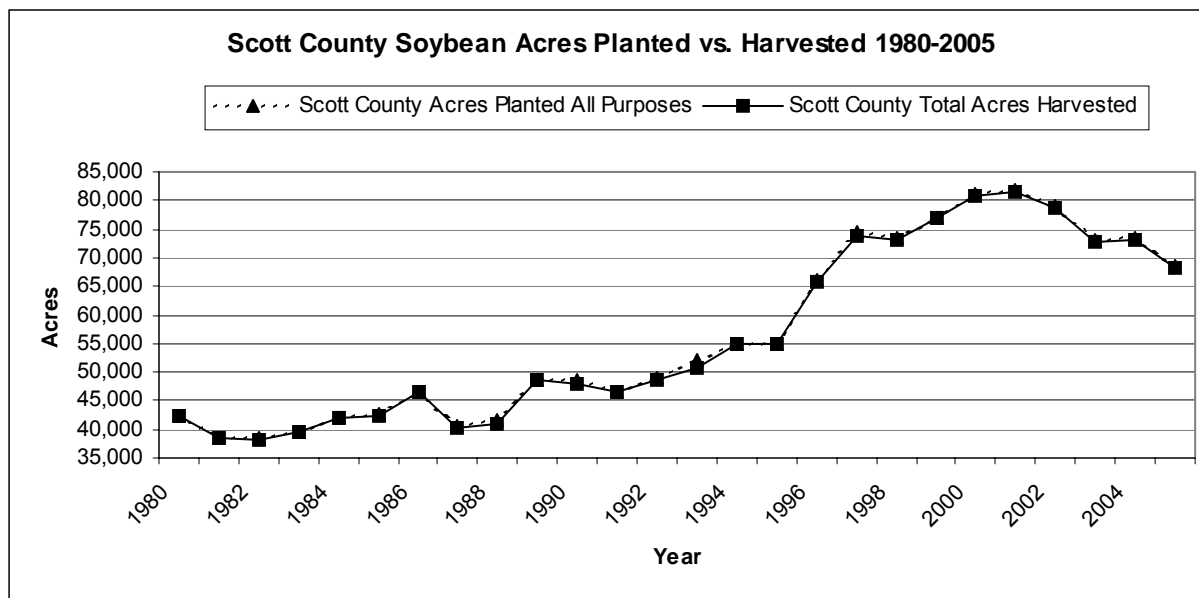
Figure 4.16



Source: Iowa State University Extension; National Agricultural Statistics Services

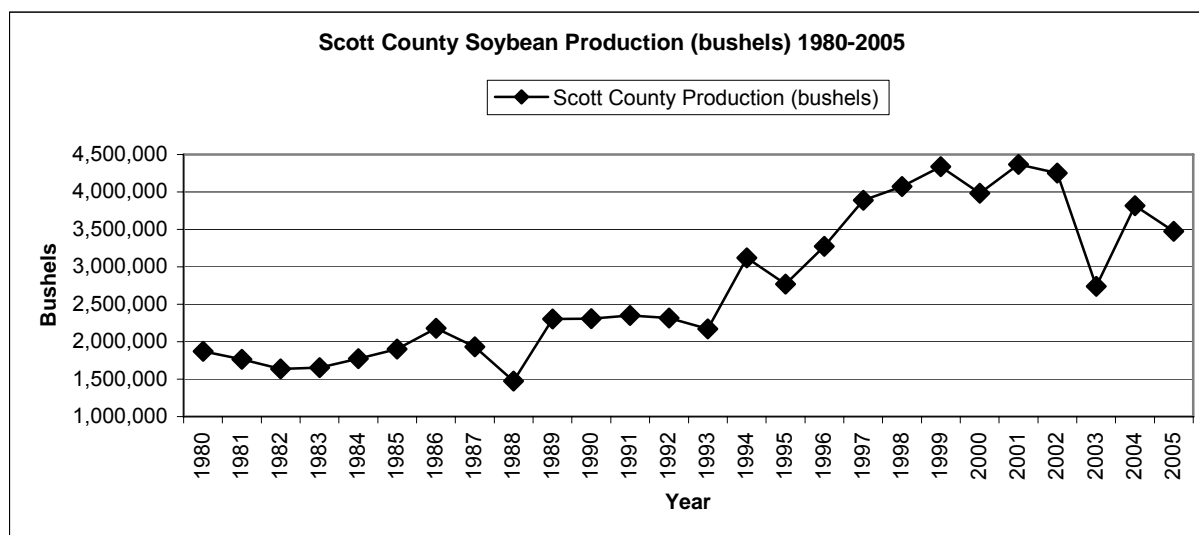
# Scott County Comprehensive Plan

Figure 4.17



Source: Iowa State University Extension; National Agricultural Statistics Services

Figure 4.18



Source: Iowa State University Extension; National Agricultural Statistics Services

The five-year average percent of Scott County farmland planted as corn for crop years 1999-2003 was 47.7%. The five-year average was 34.1% for soybeans.

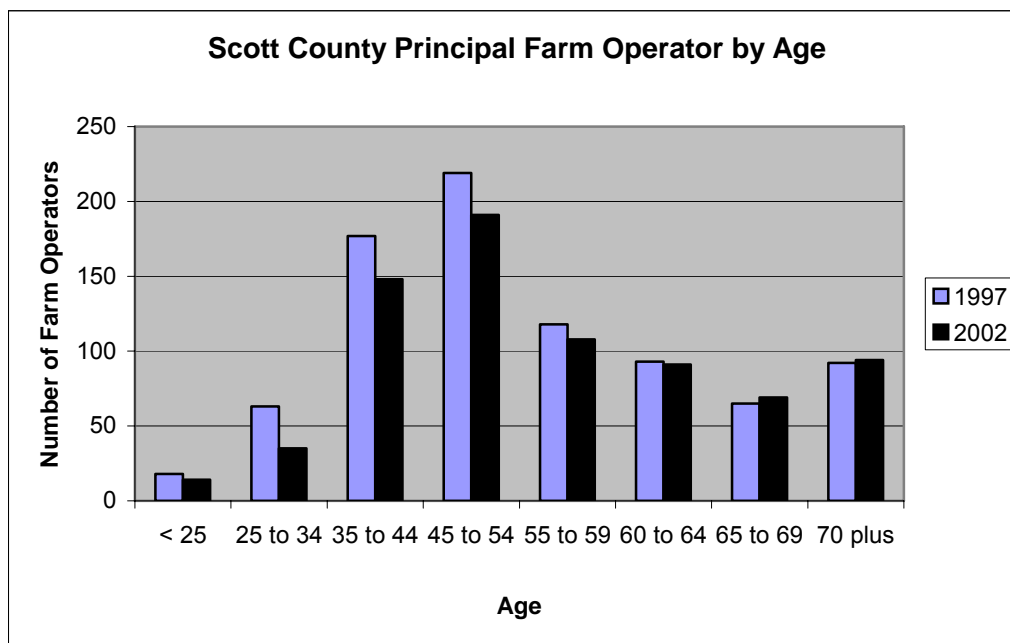
**Farm Operators.** As defined by the 1987 Census of Agriculture, “the term “Operator” designates a person who operates a farm, either doing the work or making day-to-day decisions about such things as planting, harvesting, feeding, and marketing. The operator may be the owner, or a member of the owner’s household, a hired manager, a tenant, a renter, or a

# Scott County Comprehensive Plan

sharecropper. If a person rents land to others or has land worked on shares by others, the individual is considered the operator only if the land is retained for the individual's operation. For partnerships, only one partner is counted as the operator. If it is not clear which partner is in charge, then the senior or oldest active partner is considered the operator. For census purposes prior to 2002, the number of operators was the same as the number of farms. In some cases, the operator was not the individual named on the address label of the report form, but another family member, partner, or hired manager who was actually in charge of farm operation. In 2002, the number of operators does not equal the number of farms. For the first time, this census collected information on the total number of operators, total number of woman operators, and demographic information for up to three operators per farm. Scott County had 750 farms in 2002 and 1,078 farm operators; 476 farms had one farm operator, and 233 had two farm operators. Only 42 farms had three or more operators. Scott County had 223 woman operators. The majority of second operators on a farm were woman/spouses.

According to the National Agricultural Statistics Service, U.S. Department of Agriculture, the average age of all U.S. principal farm operators in the 2002 Census was 55.3 years of age. The Iowa average was 54.3 years, and the Scott County average was 53.8 years. The national average has been more than 50 years of age since at least the 1974 Census of Agriculture and has increased in each census since 1978—usually by one year or more from one census to the next. In addition, the percentage of principal farm operators 65 or older has risen consistently since 1978 (when it was about 1 in 6) and reached 26.2% (more than 1 in 4) in 2002. At the other end of the spectrum, the percentage of principal operators with average ages of less than 35 years has been declining since 1982, when it was 15.9%, and was only 5.8% in 2002. (On a relative basis, the percent of principal operators who are 34 years or younger has dropped about 20% in each subsequent census since 1982.)

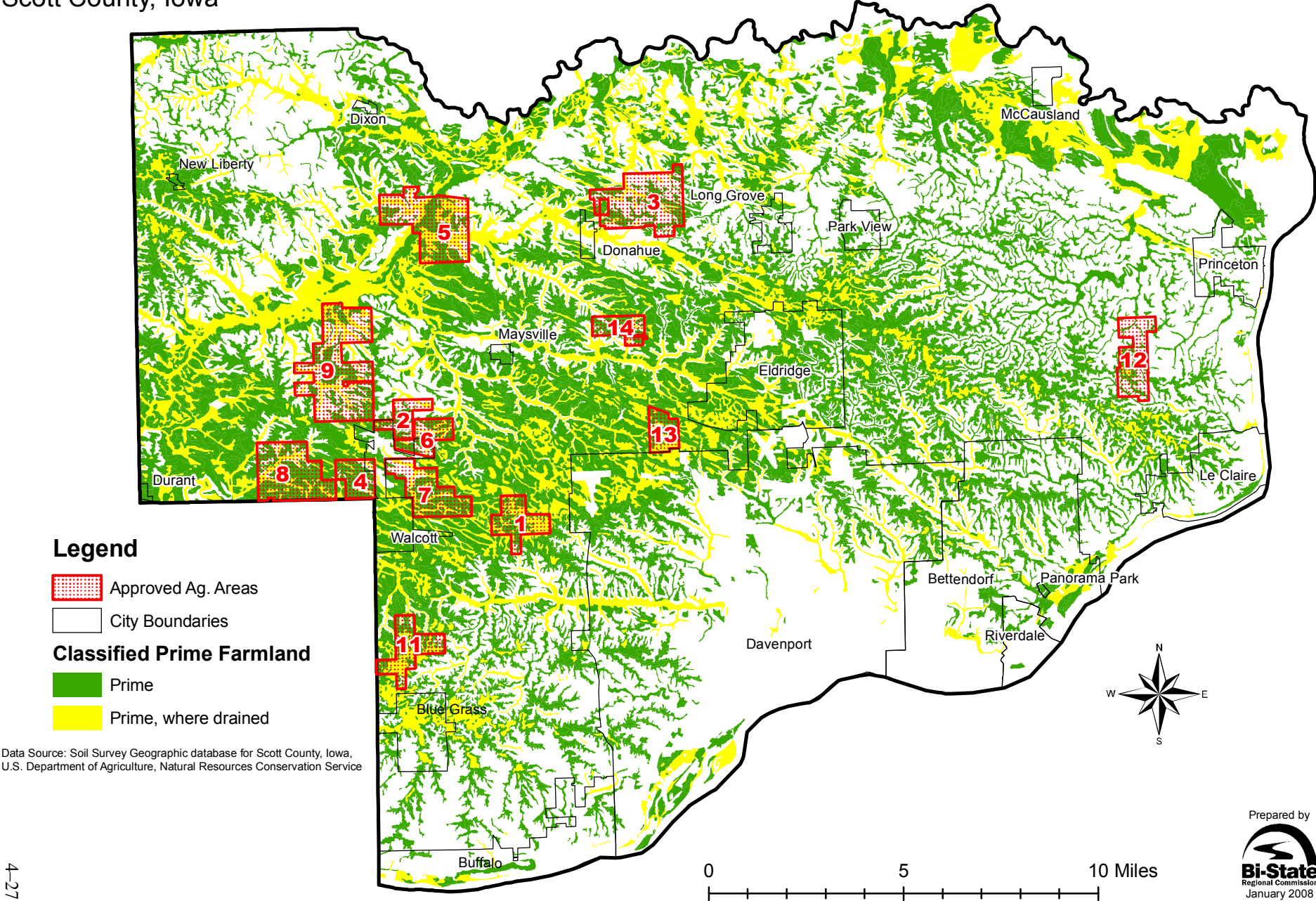
**Figure 4.19**



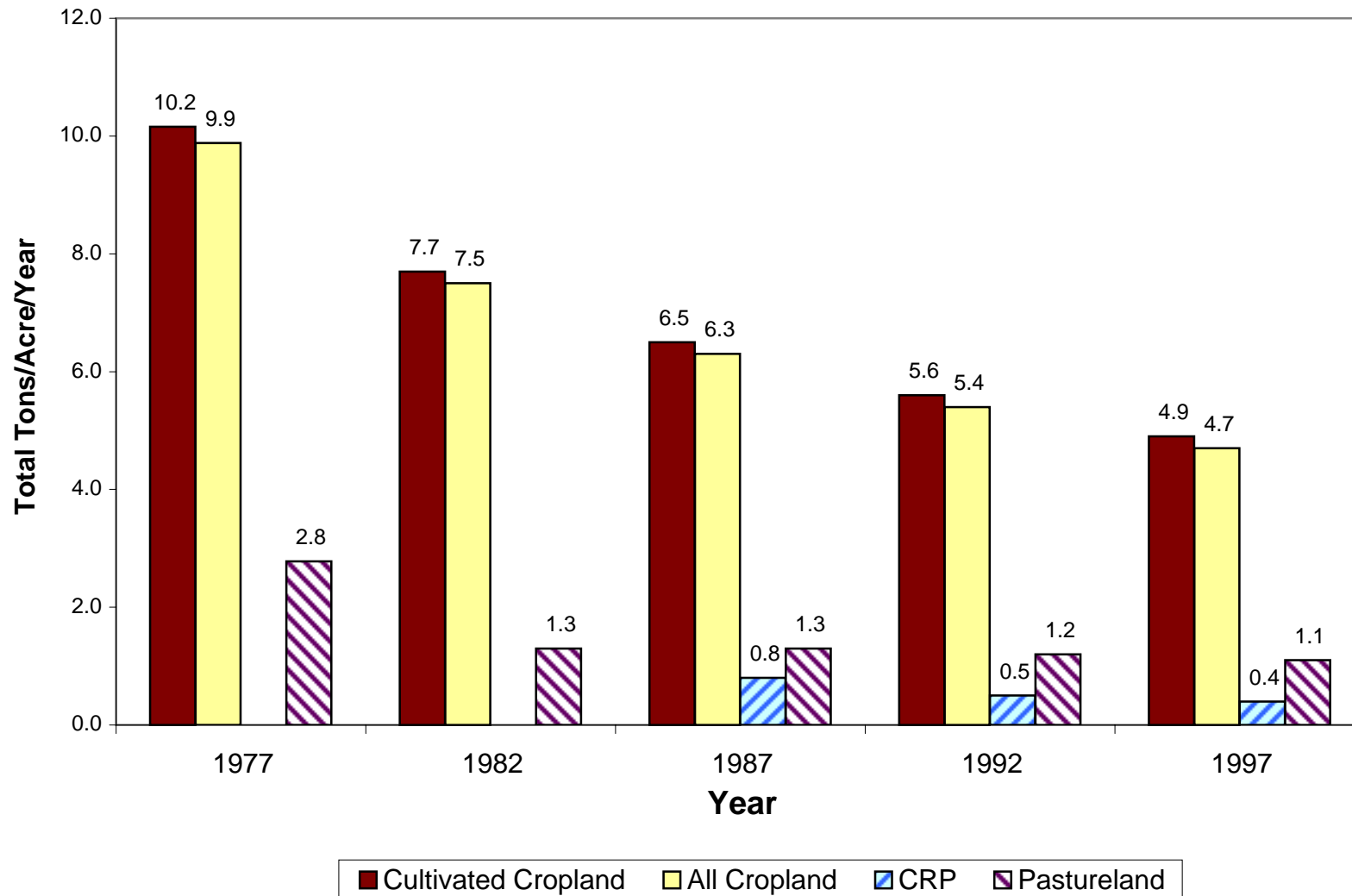
Source: USDA, National Agricultural Statistics Service

# Map 4.5 - Prime Farmland and Approved Agricultural Areas

Scott County, Iowa



**Figure 4.20**  
**Iowa Estimated Average Annual Sheet & Rill (Water) Erosion**



Source: USDA, National Resources Inventory  
Prepared By: Agronomy Department, Iowa State University

# Scott County Comprehensive Plan

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**Prime Farmland.** Defined by the U.S. Department of Agriculture (USDA), prime farmland is land that is best suited to food, feed, forage, fiber, and oilseed crops. It may be cultivated land, pasture, woodland, or other land, but it is not urban and built-up land or water areas. It either is used for food or fiber crops or is available for those crops. The soil qualities, growing season and moisture supply are those needed for a well-managed soil to produce a sustained high yield of crops in an economic manner. Prime farmland produces the highest yields with minimal inputs of energy and economic resources, and farming it results in the least damage to the environment. (Soil Survey of Scott County, Iowa, September 1996, Pages 80-81.) Map 4.5 identifies the prime farmland and farmland considered prime where it is drained in Scott County. This map also shows the Approved Agricultural Areas, which are discussed further later in this chapter.

**Farmland Preservation.** The following information and definitions are provided from the USDA Economic Research Service Report, Number 14, February 2006.

Farm operators who own their land or who expect to lease it year after year have a profit motivation to ensure that its quality and productivity do not deteriorate over time. Further, many farm operators live near their farms, giving them an incentive to reduce farming-related environmental degradation such as air, noise, and groundwater pollution. Nonetheless, farming remains an important source of sedimentation and nutrient loading in our nation's rivers and streams (Ribaud, 2000; Claassen et al., 2001). Figure 4.20 illustrates how the implementation of various conservation measures reduced the tons per acre of soil loss due to water erosion from 1977 to 1997 in Iowa. Some conservation practices require costly investments that can reduce farm profitability, particularly in the short run. In addition, much of the unintended environmental damage caused by farm production is felt far downstream or only after a considerable time lag. If the farm operator will not benefit enough from adopting conservation practices, farming-related environmental problems are less likely to be addressed. As an incentive to reduce both the onsite and offsite environmental impacts of farming, the federal government provides technical and financial support for farm conservation efforts. USDA's conservation programs share with farmers the cost of adopting conservation practices, but because these programs are voluntary, their cost and effectiveness depend on what farm operators demand in return for altering their farming practices. For the farmers, considerations other than profits and environmental outcomes, such as household budget constraints, farm structure and ownership, and personal goals, can affect the decision.

For specific crops, the U.S. Department of Agriculture lists three groups of conservation-compatible management practices. This list of management practices builds on research reported in USDA – Caswell et al. (2001) and Quinby et al.

The first group, which the department terms “standard practices,” consists of farming practices that do not require highly specialized management skills:

- **Conservation tillage.** Mulch-till, ridge-till, and no-till practices can maintain or enhance soil quality while reducing soil erosion associated with conventional tillage practices. [Mulch tillage allows at least 30% of crop residue to remain on the soil (Massey, 1997). Ridge tillage is a system in which ridges are formed during cultivation or after harvest,



# Scott County Comprehensive Plan

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depending on which crops are planted. Crop residue accumulates between the ridges (Reeder et al., 1992). No-till systems leave the soil relatively undisturbed, with 60-95% of the field surface covered with crop residue (Hoette, 1997).]

- **Crop rotation.** By interrupting the life cycles of some pests and reducing fertilizer needs, crop rotation can reduce the use of chemical inputs and soil erosion. [Conservation crop rotation is used in about 80% of conservation compliance plans (Claassen et al., 2004).]
- **Insect/herbicide-resistant plant cultivation.** Growing crops resistant to insects or tolerant of herbicides can reduce the need for chemical inputs. [Adoption of herbicide-tolerant plants can reduce the need for repeated applications of herbicides and can reduce the toxicity of herbicides that are applied (Fernandez-Cornejo et al., 2002).]

The second group, which we term “decision aids,” provides the farm operator with information needed to pursue farming practices that use moderate chemical input.

- **Soil testing.** This is a first step toward targeted fertilizer application rates that can reduce nitrate leaching and phosphorous run-off.
- **Pest scouting.** As a first step for integrated pest management systems, pest scouting can lead to reduced pesticide applications.
- **Soil mapping.** Information on the soil characteristics enables strategic placement and timing of inputs.

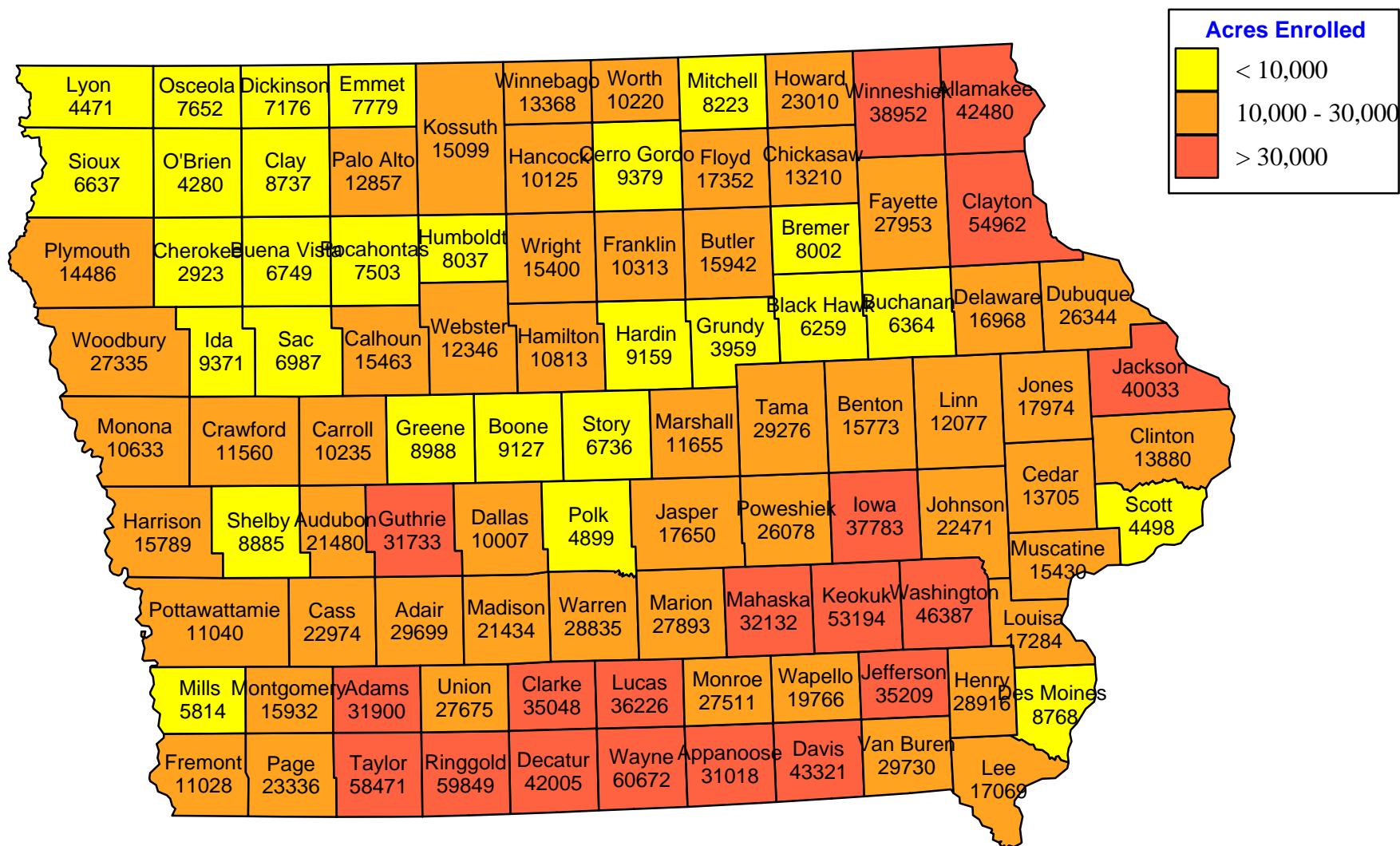
The third group, “management-intensive practices,” requires extra effort on the farm operator’s part to manage inputs. Operators who make this effort can be identified by their use of data, gathered through decision aids, to apply nutrients and chemicals for maximum effect.

- **Input placement and timing.** Variable-rate application of fertilizers, herbicides, and pesticides may indicate that farm operators are using the results of soil tests and pest scouting to target input applications.

The NRCS and the Farm Service Agency manage several voluntary conservation programs for private land with the objective of fostering good stewardship practices. Total federal funding for voluntary conservation programs was \$3.8 billion in 2006. Federal programs providing conservation funding directly to farmers and ranchers focus largely on either: (1) retiring environmentally sensitive farmland from production or (2) improving conservation practices on working farmland. The following conservation programs are examples provided by the USDA:

- **The Conservation Reserve Program (CRP)** was authorized by the Food Security Act of 1985 (the 1985 Act) to retire environmentally sensitive land from agricultural production for 10 to 15 years. In return for an annual rental payment and partial reimbursement for the cost of establishing and maintaining approved groundcover, participants agree to take enrolled land out of production and plant grasses, trees, and other conservation cover crops. Since 1996, producers have also had the option of enrolling land through a continuous signup program focused on developing riparian buffers and other working-land conservation structures. The program is limited mostly to cropland. According to

# Map 4.6 - CRP Enrollment as of April 2006

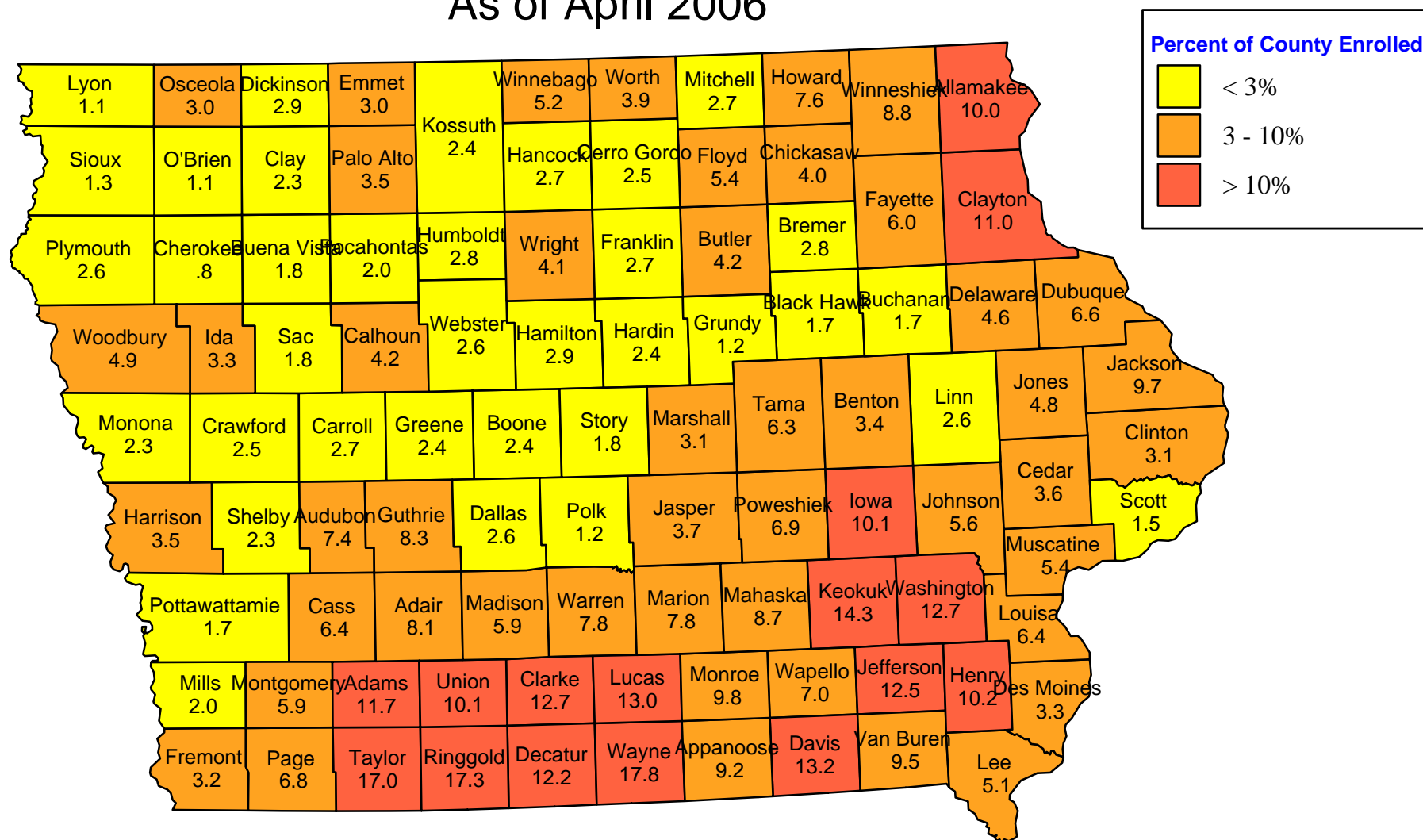


Source: U.S. Department of Agriculture -- Farm Service Agency

Prepared by Gerald A. Miller, Professor of Agronomy, and Brian Tiffany, System Support Specialist  
Department of Agronomy, Iowa State University, Ames, Iowa 50011

# Map 4.7 - Percent of County Enrolled in CRP

## As of April 2006



Source: U.S. Department of Agriculture -- Farm Service Agency

Prepared by Gerald A. Miller, Professor of Agronomy, and Brian Tiffany, System Support Specialist  
Department of Agronomy, Iowa State University, Ames, Iowa 50011

# Scott County Comprehensive Plan

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the USDA Economic Research Service, all CRP land is classified as cropland due to the difficulty of assessing the level of forest cover on CRP lands. The CRP is administered by USDA's Farm Service Agency with technical assistance from USDA's Natural Resources Conservation Service and Forest Service and from other technical service providers. Scott County had 4,200 acres enrolled in CRP as of March 30, 2007. This is a reduction of 298 acres from the amount shown on Map 4.6. In 2006, 1.5% of Scott County farmland was enrolled in CRP as shown on Map 4.7.

There are two primary ways for farmers and ranchers to participate in the CRP: general sign-up and continuous sign-up. Continuous sign-up includes the Conservation Reserve Enhancement Program (CREP) and the Farmable Wetlands Pilot Program.

- **General Sign-up.** Landowners and operators with eligible lands compete nationally for acceptance based on an environmental benefits index (EBI) during specified enrollment periods. Producers may submit offers below soil-specific maximum rental rates to increase their EBI ranking.
- **Continuous (Non-CREP) Sign-up.** Landowners and operators with eligible lands may enroll certain high priority conservation practices, such as filter strips and riparian buffers, at any time during the year without competition. In addition to annual soil rental payment and cost-share assistance, many practices are eligible for additional annual and one-time up-front financial incentives.
- **The Conservation Reserve Enhancement Program (CREP)** is a voluntary land retirement program, which the Department of Agriculture began funding in 1997 as a federal-state cooperative conservation effort. This program helps agricultural producers protect environmentally sensitive land, decrease erosion, restore wildlife habitat, and safeguard ground and surface water. Landowners and operators implement projects designed to address specific environmental objectives through targeted CRP enrollments. Sign-up is held on a continuous basis, general sign-up practices may be included, and additional financial incentives are generally provided. Like CRP, CREP contracts require a 10- to 15-year commitment to keep lands out of agricultural production. CREP provides payments to participants who offer eligible land.
- **State Areas for Wildlife Enhancement (SAFE)** is a new 500,000-acre Conservation Reserve Program practice to improve habitat for high-priority wildlife species, which was announced March 2007. State Areas for Wildlife Enhancement (SAFE) will be nationwide with acres allotted to each of the 50 states.
- **The Farmable Wetland Program (FWP)** is a voluntary program to restore up to 500,000 acres of farmable wetlands and associated buffers by improving the land's hydrology and vegetation. Eligible producers in all states can enroll eligible land in the FWP through the CRP. FWP is limited to no more than one million acres, and no more than 100,000 acres in any one state. Eligible acreage includes farmed and prior converted wetlands that have been effected by farming activities. The maximum acreage for enrollment of wetlands and buffers is 40 acres per tract. A producer may enroll multiple

## Scott County Comprehensive Plan

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wetlands and associated buffers on a tract as long as the total acreage does not exceed 40 acres.

Acreage must meet the following FWP eligibility requirements:

- Land must be cropland planted to an agricultural commodity 3 of the 10 most recent crop years and be physically and legally capable of being planted in a normal manner to an agricultural commodity.
  - A wetland must be 10 acres or less. Only the first five acres may receive payment.
  - A buffer may not exceed the greater of three times the size of the wetland or an average of 150 feet on either side of the wetland.
  - Participants must agree to restore the hydrology of the wetland to the maximum extent possible.
- **The Wetland Reserve Program (WRP)** was first implemented in the early 1990s to retire and restore wetlands that had been converted to cropland (Heimlich et al., 1998). The Farm Security and Rural Investment Act of 2002 (the 2002 Act) authorized enrolling slightly over two million acres in WRP. The WRP program restores and protects wetlands through cost-share assistance as well as 30-year and permanent easements. Since the beginning of the program, Scott County has had six permanent easements on 808 acres.
  - The Emergency Wetland Program was started after the 1996 flooding. Funding ran out after a couple years. Scott County has four permanent easement contracts on 478 acres along the Wapsipinicon River.
- **The Environmental Quality Incentives Program (EQIP)** provides financial and technical assistance to help participants install or implement conservation practices on eligible agricultural land. EQIP is a working-land program designed to help farmers institute conservation practices and integrate conservation structures into their farming operations. For structural or vegetative practices, EQIP can reimburse up to 75% of the installation costs. Producers can also receive incentive payments for adopting management practices. Since EQIP's inception in 1996, \$720 million in EQIP funds has helped nearly 46,500 ranchers and farmers improve air, soil, and water quality on private working land (USDA, 2005a). At least 60% of EQIP funds go to livestock producers, including large confined livestock operations.

The following are Scott County resource concerns to be addressed by EQIP:

- A.) **Water Quality:** Excessive nutrients and organics in surface waters, harmful levels of pesticides in surface waters, excessive suspended sediment and turbidity in surface water
- B.) **Soil Erosion:** Sheet and rill erosion, ephemeral gully erosion, classic gully erosion, streambank erosion

# Scott County Comprehensive Plan

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- C.) **Domestic Animals:** Inadequate quantities and quality of feed and forage, inadequate stock water
- D.) **Fish and Wildlife:** Inadequate cover/shelter, threatened and endangered species
- E.) **Water Quantity** – Inefficient water use on irrigated lands

These resource concerns address the following national EQIP priorities:

- 1.) Reduction of non-point source pollution, such as nutrients, sediments, pesticides, or excess salinity in impaired watersheds consistent with Total Daily Maximum Loads (TDMLs), where available, as well as the reduction of groundwater contamination and the conservation of ground and surface water resources
- 2.) Reduction in soil erosion and sedimentation from unacceptable high levels on agricultural land.
- 3.) Promotion of at-risk species habitat conservation.

The goal of the locally led group was to recommend a ranking system that rewarded and gave priority to those producers that help most to address the above resource concerns. The ranking will be completed for the specific practices to be applied through the EQIP contract. Sign-up is continuous at the NRCS field office. The ranking of the applications will be done periodically as funding allocations become available, announced through the NRCS Iowa State Office, and publicized by all levels of NRCS.

The local work group also recommended a list of conservation practices to be addressed and the cost-share rates and/or incentive payments that are the most cost-effective, longest duration, and help most to address these priority resource concerns in the district.

Since 1999, Scott County has received \$534,221 to address erosion and water quality concerns on 9,400 acres.

- **Emergency Conservation Program (ECP).** USDA Farm Service Agency's (FSA) Emergency Conservation Program (ECP) provides emergency funding and technical assistance for farmers and ranchers to rehabilitate farmland damaged by natural disasters and for carrying out emergency water conservation measures in periods of severe drought. Congress appropriates funding for ECP.

County FSA committees determine land eligibility based on on-site inspections of damage, taking into account the type and extent of damage. For land to be eligible, the natural disaster must create new conservation problems that, if untreated, would:

- impair or endanger the land
- materially affect the land's productive capacity
- represent unusual damage that, except for wind erosion, is not the type likely to recur frequently in the same area

## Scott County Comprehensive Plan

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- be so costly to repair that federal assistance is or will be required to return the land to productive agricultural use

Conservation problems existing prior to the applicable disaster are ineligible for ECP assistance.

- **The Conservation Security Program (CSP)** was authorized by the 2002 Act. It is a working-land program that rewards ongoing environmental stewardship and provides producers incentives to adopt additional conservation practices. But unlike EQIP, CSP can reimburse farmers for continuing conservation practices already in place. In 2004, the first year of the program, 2,200 farmers received \$35 million for conservation practices on roughly two million acres of working land (USDA, 2005a). NRCS has imposed eligibility requirements based on nationally selected priority watersheds. Only producers located within these watersheds will be eligible for a given sign-up. A majority of the agricultural operation must reside in the selected watershed. The watersheds are selected based on objective information from natural resource, environmental quality, and agricultural activity data. The watershed prioritization process considers several factors, including the vulnerability of surface and groundwater quality, the potential for excessive soil quality degradation, and the condition of grazing land in the watershed. Scott County has no watersheds currently enrolled in this program.

Land enrolled in the Conservation Reserve Program, Wetlands Reserve Program, and Grassland Reserve Program, as well as land converted to cropland after the enactment of the CSP legislation is not eligible.

- **Wildlife Habitat Incentives Program (WHIP)** is a voluntary program that provides cost share to private and public landowners to establish wildlife habitat. The Natural Resources Conservation Service (NRCS) works with participants to develop a wildlife habitat management plan. This plan becomes the basis for entering into a 5 to 10-year agreement with landowners to implement the plan. Projects that focus on establishing habitat for threatened and endangered species or declining species receive a higher priority. Applications are accepted through a continuous signup process at the local NRCS office. Scott County had one WHIP contract in 2006 for \$4,368 and 14 acres. WHIP Priority Area Maps for Scott County can be found at <http://www.ia.nrcs.usda.gov/Programs/WHIPmaps.html>

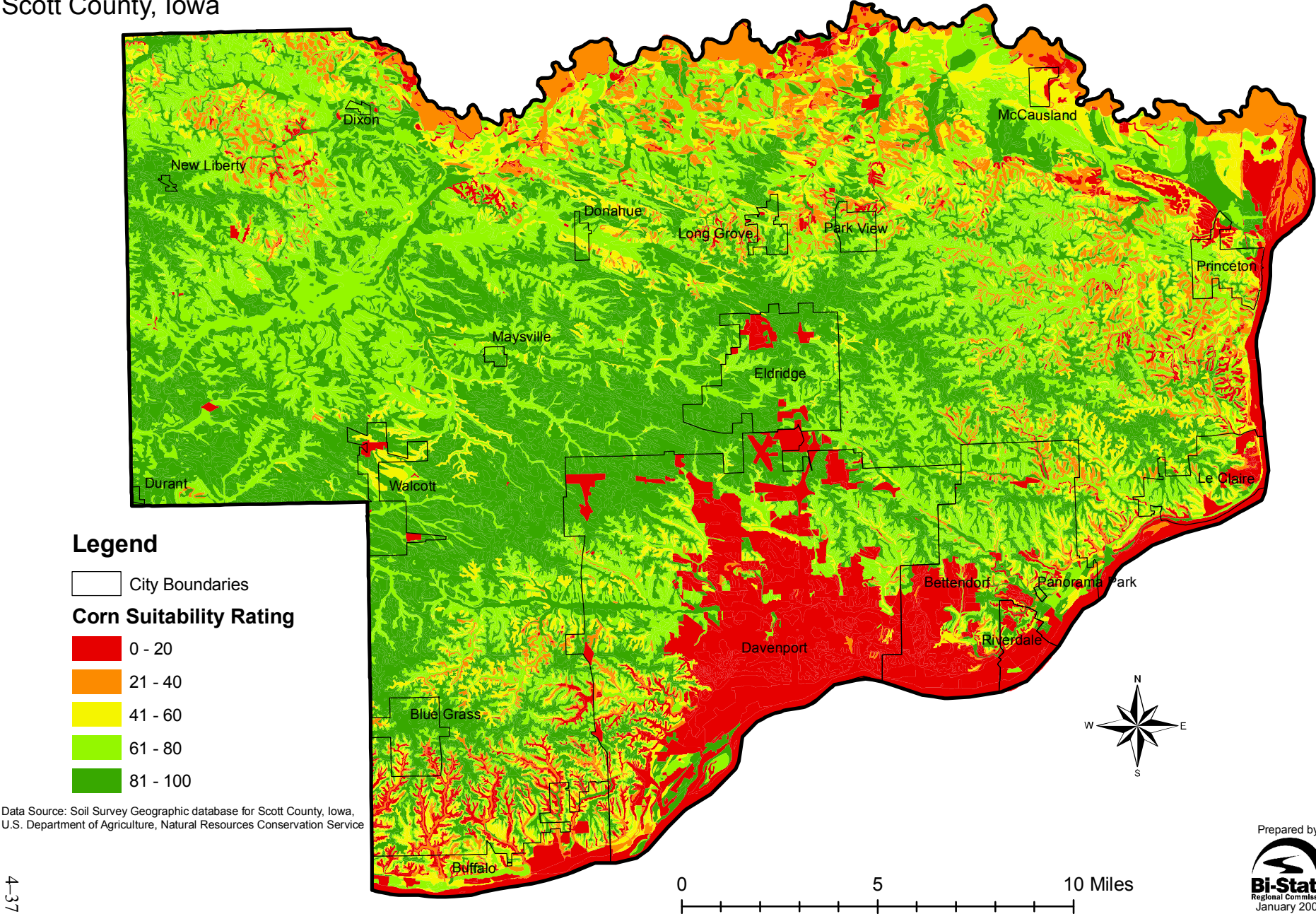
Other programs include the Farm and Ranch Lands Protection Program, the Grassland Reserve Program, and Agricultural Management Assistance. The 2002 Act provided a \$17 billion increase above the baseline spending for these programs over 10 years, with the major recipients being CRP, CREP, EQIP, and WRP (USDA, Lovejoy and Doering 2002).

**Corn Suitability Ratings.** According to the Iowa State University Extension, a Corn Suitability Rating (CSR) is an index procedure developed in Iowa to rate each different kind of soil for its potential row-crop productivity. Soil profile properties and weather conditions are the dominant factors that affect productivity.



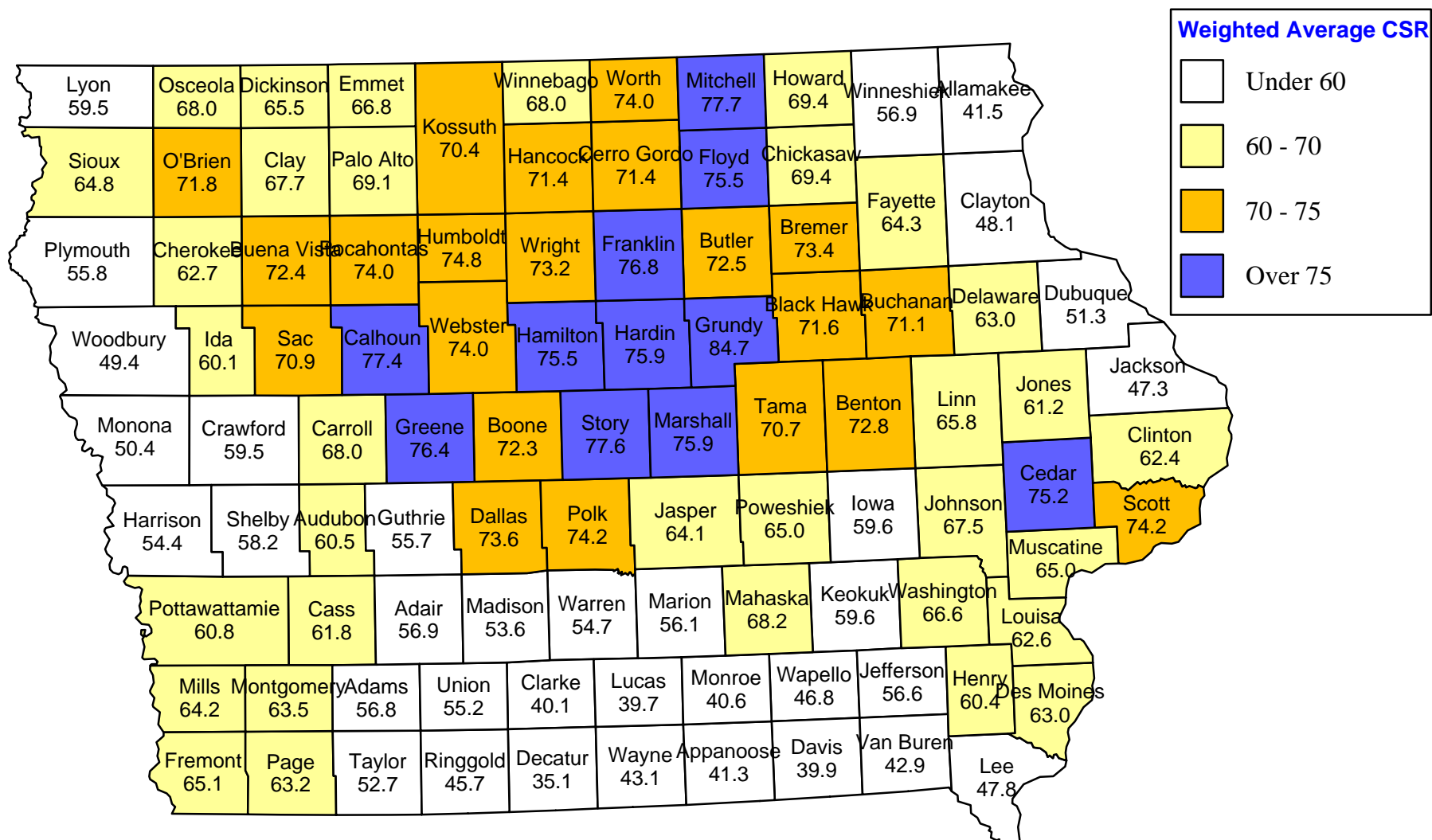
# Map 4.8 - Corn Suitability Rating

Scott County, Iowa





# Map 4.9 - County Weighted Average Corn Suitability Rating



Calculated from acreages and CSR's contained in ISPAID (Iowa Soil Properties and Interpretations Database)

As of November 1, 2006

Prepared by Gerald A. Miller and Thomas E. Fenton, Professors of Agronomy, and Brian Tiffany, System Support Specialist  
Department of Agronomy, Iowa State University, Ames, Iowa 50011

# Scott County Comprehensive Plan

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Slope characteristics are major factors that determine how land should be used. Slope gradient and slope length affect potential erosion rates, water infiltration, and ease and efficiency of machine operation. CSRs provide a relative ranking of all soils mapped in the State of Iowa based on their potential to be utilized for row-crop production.

The CSR is an index that can be used to rate one soil's potential yield production against another over a period of time. The CSR considers average weather conditions as well as frequency of use of the soil for row-crop production. Ratings range from 100 for soils that have no physical limitations, occur on minimal slopes, and can be continuously row-cropped, to as low as 5 for soils with severe limitations for row crops. The CSR assumes: (a) adequate management, (b) natural weather conditions (no irrigation), (c) artificial drainage where required, (d) soils lower on the landscape are not affected by frequent floods, and (e) no land leveling or terracing.

The CSR for a given field or farm can be modified by sandy spots, rock outcroppings, field boundaries, wet spots, and other special soil conditions. Predicted yields are expected to change with time, CSRs are expected to remain relatively constant in relation to one another. CSRs can be used to quantify the productivity potential for individual fields, farms, or larger tracts of land.

Map 4.8 illustrates the Corn Suitability Ratings across Scott County. A very large portion of the County is shown in green or CSRs of 81 to 100. Urbanized areas and deep ravines moving inland from the Mississippi River bluffs have CSRs of 0 to 20 as is to be expected for those areas.

Map 4.9 gives the County weighted average CSR for all counties in Iowa. Scott County has one of the highest weighted averages in the State of Iowa with a 74.2 rating. Only 12 counties exceed that rating in Iowa. The county with the highest weighted CSR is Grundy with 84.7, and the lowest is Decatur along the Missouri border in central Iowa with 35.1.

**Land Conversion.** In Scott County, when land is proposed to be converted from agricultural land to another use by a zoning amendment, a review is performed similar to a Land Evaluation and Site Assessment (LESA) to determine the merits of the conversion. This review performed by the County with input from Bi-State Regional Commission and others, evaluates projects based on: land use/agriculture; agricultural economic feasibility; land use regulations; alternatives to the proposed uses; impact on the environmental, surrounding area, and governmental burden; compatibility with municipal and County comprehensive plans; and the proximity to urban infrastructure. The County Zoning Board uses this information to determine agricultural land conversions. It is proposed that the County develop and adopt a formal LESA process and classification.

**Approved Agricultural Areas.** Between December 1991 and December 1994, 13 areas were approved as "agricultural areas" in Scott County. An agricultural area, at its creation, must include at least 300 acres of farmland. However, a smaller area may be created if the farmland is adjacent to an existing agricultural area. Land shall not be included in an agricultural area without the consent of the owner. Agricultural areas shall not exist within the corporate limits of the city. Agricultural areas may be created in a county that has adopted zoning ordinances.

# Scott County Comprehensive Plan

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Except as provided in this section, the use of land in agricultural areas is limited to farm operations.

1. The following shall be permitted in an agricultural area:
  - a. Residences constructed for occupancy by a person engaged in farming or a family farm operation. Non-conforming, pre-existing residences may be continued in residential use.
  - b. Property of a telephone company, city utility, or public utility.
2. The county board of supervisors may permit any use not listed in Subsection 1 in an agricultural area only if it finds all of the following:
  - a. The use is not inconsistent with the purposes set forth in this act.
  - b. The use does not interfere seriously with farm operations within the area.
  - c. The use does not materially alter the stability of the overall land use pattern in the area.

To join an established agricultural area, an adjacent landowner must simply follow the same procedure as the initial participants. However, there would be no acre minimum.

Agricultural land within an agricultural area is protected from special tax assessment such as sewer, water, lights, or nonfarm drainage improvements unless the benefit assessments or special assessments were imposed prior to the formation of the agricultural area, or unless the service is provided to the landowner on the same basis as others having the service.

## Incentives for Agricultural Land Preservation

1. *Nuisance restriction.* A farm or farm operation located in an agricultural area shall not be found to be a nuisance regardless of the established date of operation or expansion of the agricultural activities of the farm or farm operation. In 1993, the following sentence was added, “This paragraph shall apply to a farm operation conducted within an agricultural area for six years following the exclusion of land within an agricultural area other than by withdrawal as provided in Chapter 352.9.” The subsection does not apply if the nuisance results from the negligent operation of the farm or farm operation or from the violation of state or federal regulations. This subsection does not apply to actions or proceedings arising from injury or damage to person or property caused by the farm or farm operation before the creation of the agricultural area. This subsection does not affect or defeat the right of a person to recover damages for injury or damage sustained by the person because of the pollution or change in condition of the waters of a stream, the overflowing of the person’s land, or excessive soil erosion onto another person’s land unless the injury or damage is caused by an act of God.

The 1993 changes made two additional modifications in the nuisance restrictions. First, mediation as provided for in Chapter 654B of the *Iowa Code* must be utilized prior to proceeding with a nuisance claim. Second, the new law provides that if the defendant prevails, and if the court determines that the claim of nuisance is frivolous, the plaintiff shall pay court costs and reasonable legal fees incurred by the defendant.

2. *Water priority.* In the application for a permit to divert, store, or withdraw water and in the allocation of available water resources under a water permit system, the Iowa Natural

# Scott County Comprehensive Plan

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Resource Council shall give priority to the use of water resources by a farm or farm operations, exclusive of irrigation, located in an agricultural area over all other uses except the competing uses of water for ordinary household purposes.

(Source: Iowa State University Extension)

Map 4.5 shows the locations of the Scott County agricultural areas listed in the following table.

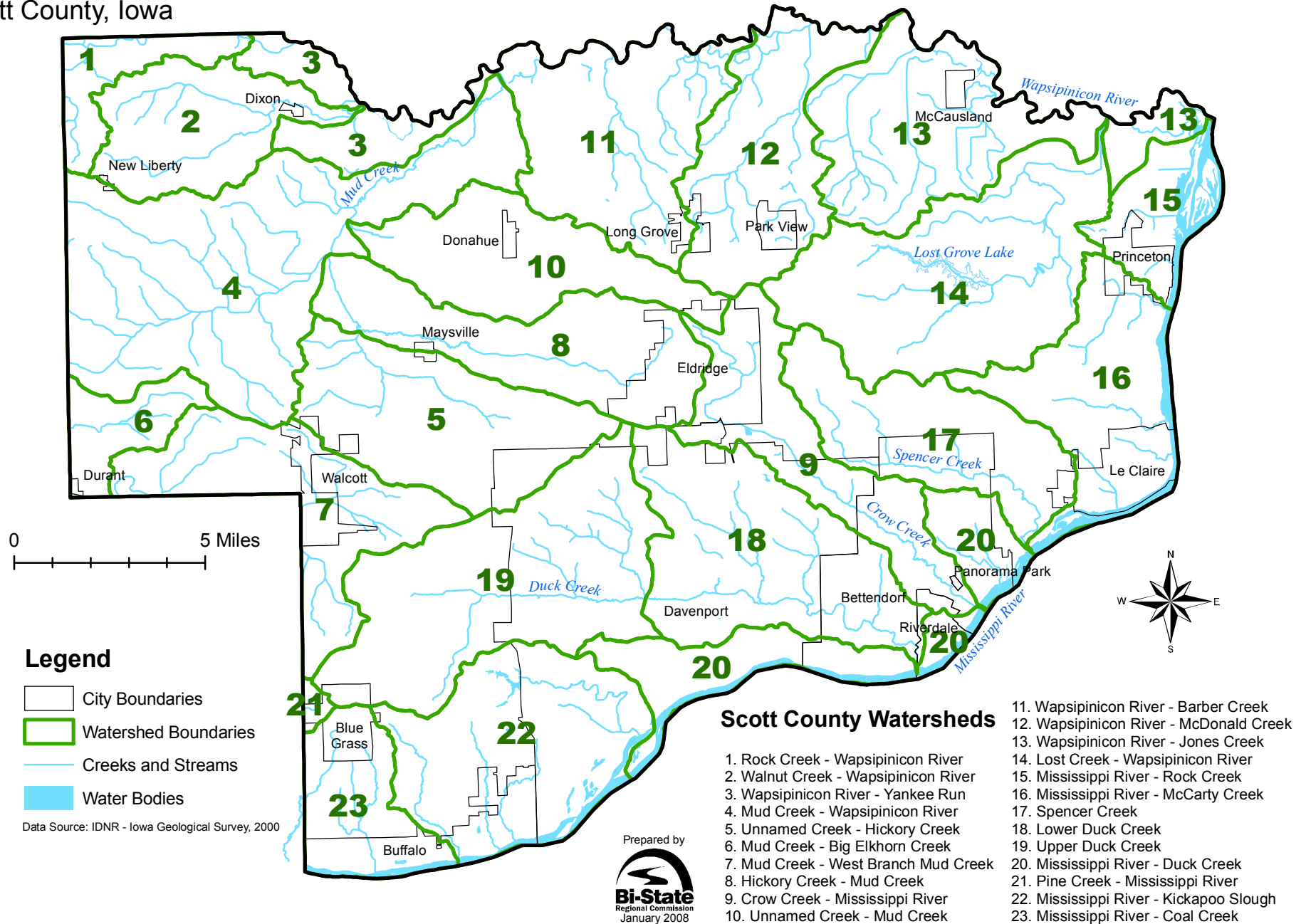
**Table 4.4**  
**Approved Agricultural Areas in Scott County**

Agricultural Area	Approved Date	Size (Acres)
#1	March 26, 1992	672
#2	December 19, 1992	638
#3	January 16, 1992	985
#4	January 16, 1992	510
#5	January 30, 1992	1,125
#6	February 11, 1992	635
#7	January 16, 1992	873
#8	January 16, 1992	1,644
#9	January 2, 1992	2,130
#10	Proposed 500 acres in Jan. 1992 – never approved.	
#11	January 30, 1992	1,115
#12	February 27, 1992	1,050
#13	December 15, 1994	399
#14	December 15, 1994	378

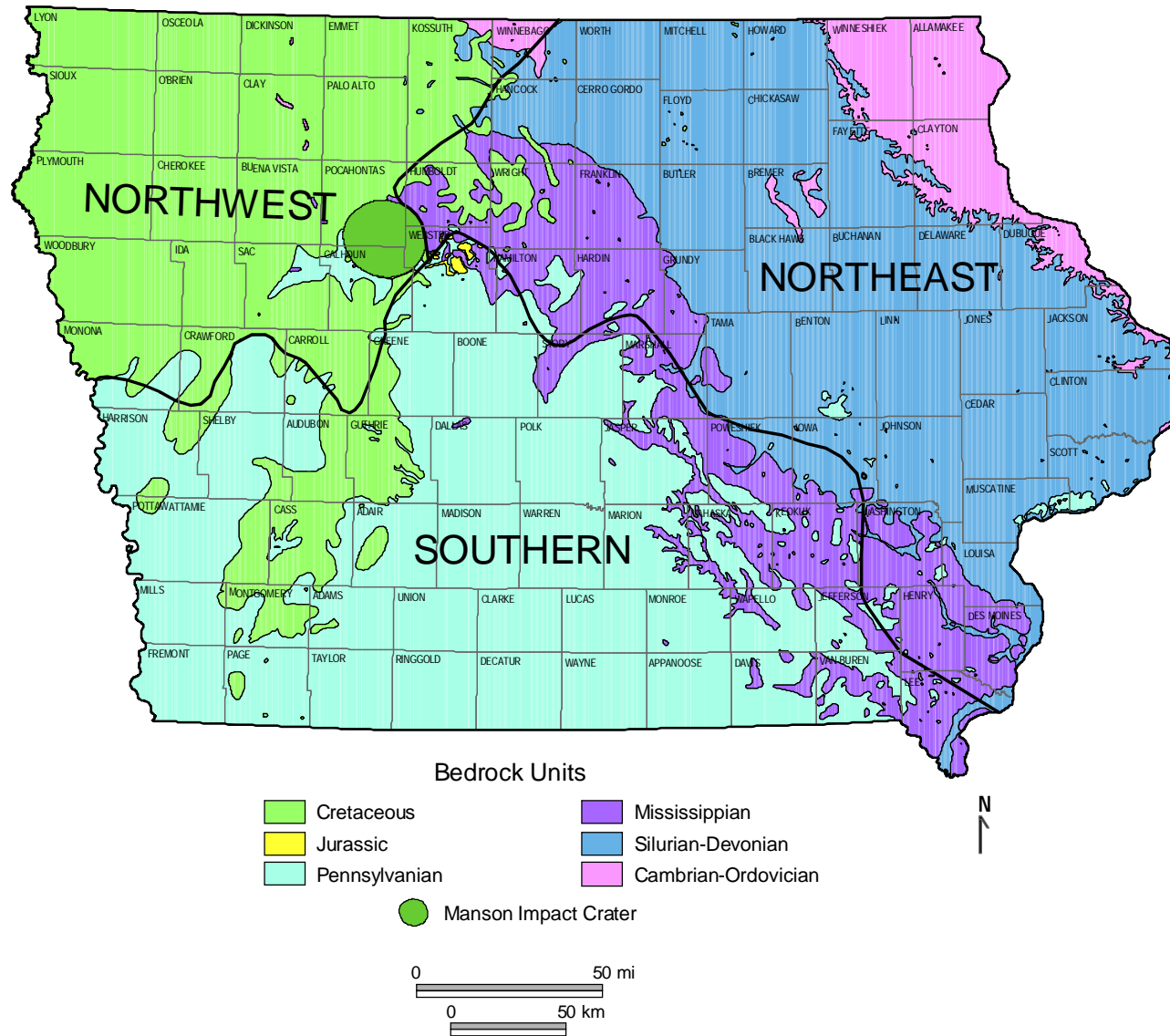
Source: Scott County Planning and Development

# Map 4.10 - Water Resources and Watersheds

Scott County, Iowa

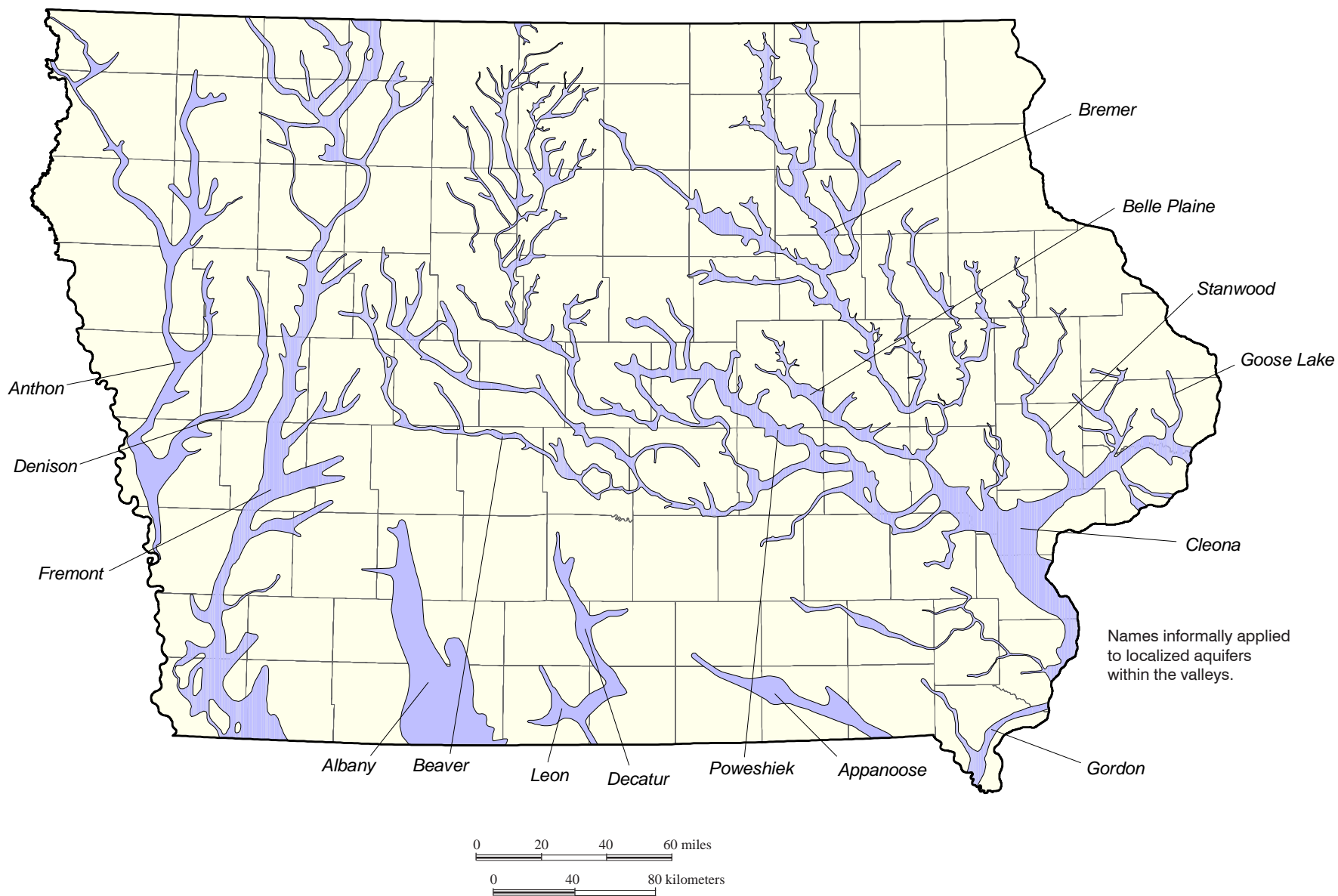


Map 4.11 - Groundwater Provinces of Iowa



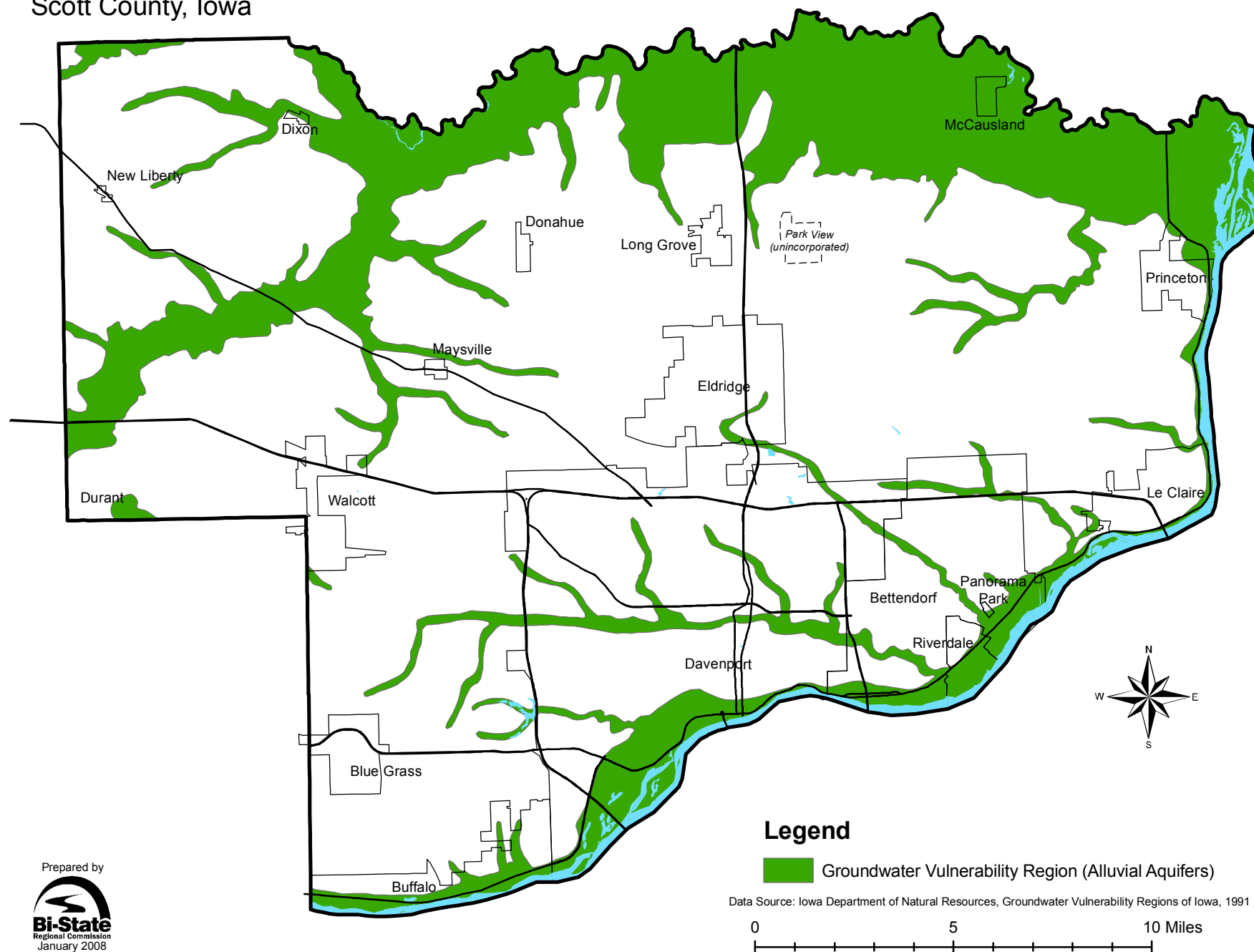


## Map 4.12 - BURIED-VALLEY AQUIFERS OF IOWA 2004



# Map 4.13 - Groundwater Vulnerability

Scott County, Iowa



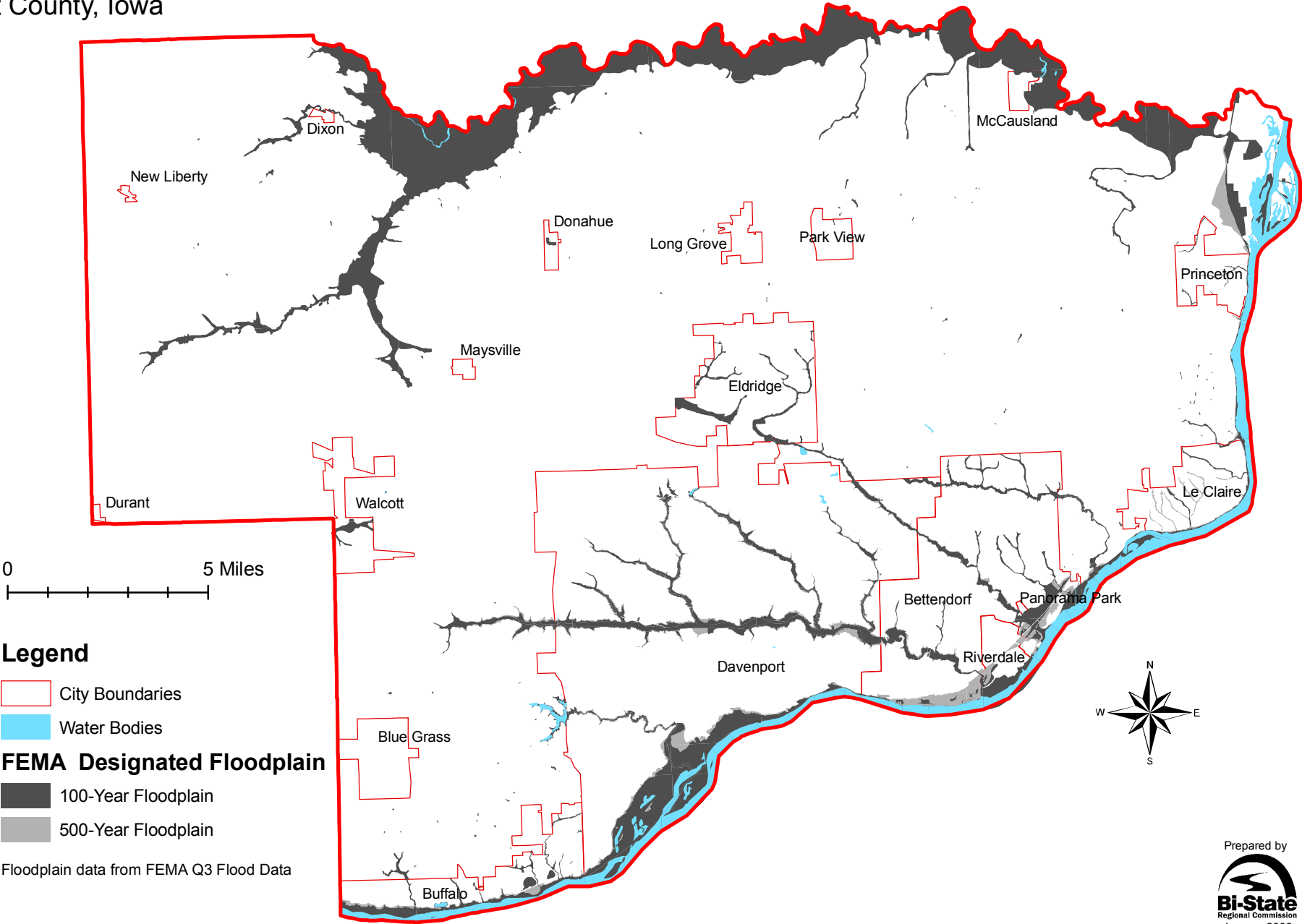
Prepared by





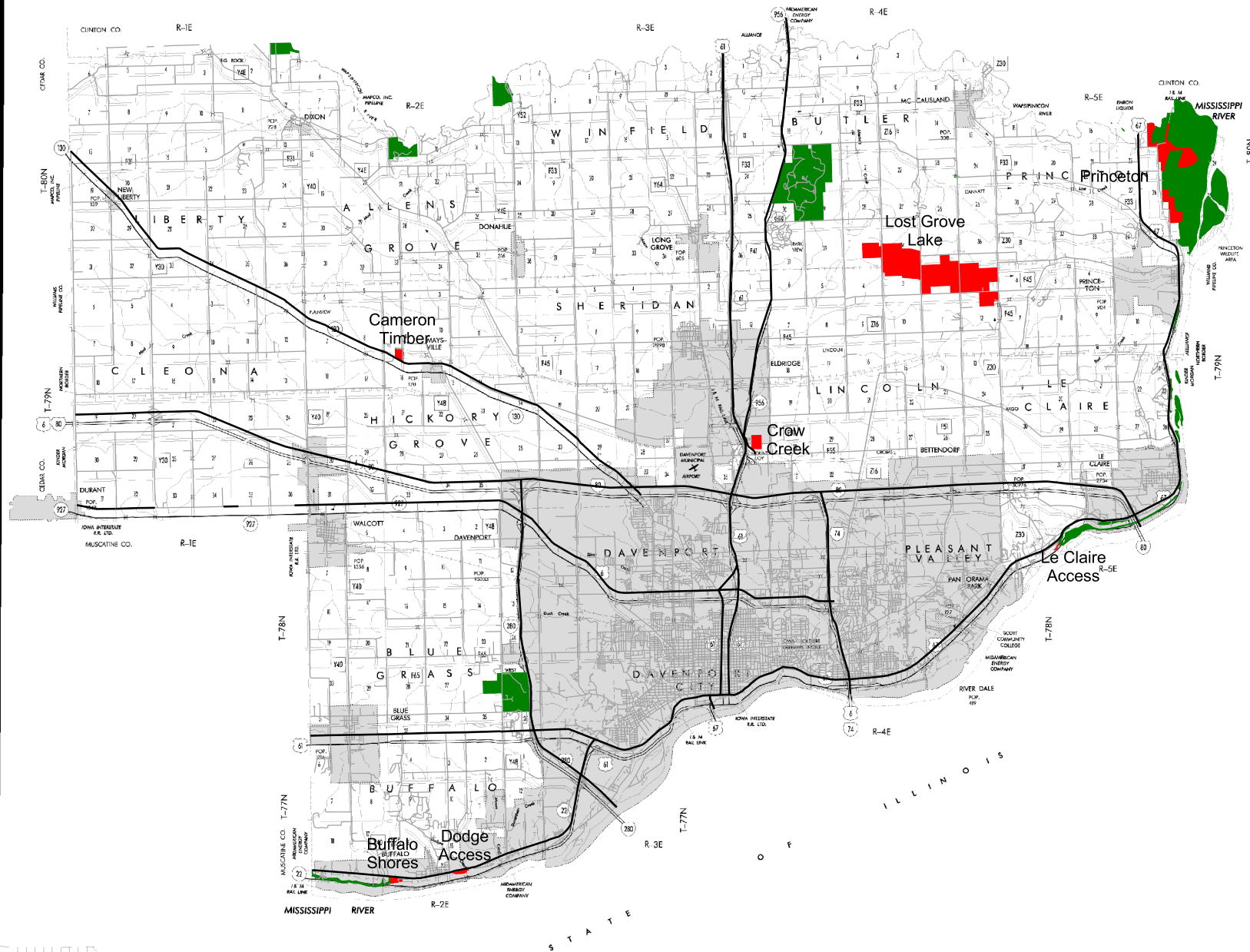
# Map 4.14 - Flood Hazard Areas

Scott County, Iowa



# Map 4.15 – Scott County Wildlife Management Areas

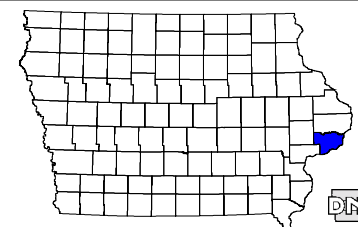
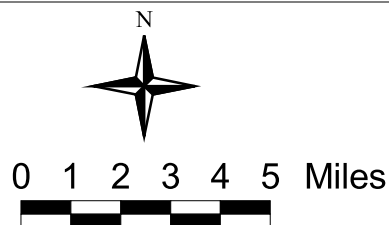
4-48



Wildlife Areas

Other Public Lands

\*Northeast District  
Office Phone: (319)-927-3276  
\*Biologist Phone: (319)-652-3132



# Scott County Comprehensive Plan

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## Water Resources

Scott County possesses a number of water resources including the Mississippi and Wapsipinicon Rivers and their tributaries. Refer to Map 4.10 for water resources and watersheds in Scott County. The Mississippi River is one of the County's greatest natural resources. Geological forces of uplift and erosion created the ancient river valley, which evolved through four major glacial periods to the present river of today. Present day lowlands are remnants of ancient pathways of the river, now occupied by smaller rivers and streams. These lowlands are very level and poorly drained. Bluffs flank the river corridor from 100-200 feet (30-60 m) in height. The bluffs are capped by unconsolidated sand and gravel, forming alluvial terraces, which rest on sedimentary bedrock, including sandstone, limestone shale, and dolomite. Many underground aquifers produce high quality groundwater yields. Map 4.11 illustrates the groundwater provinces of Iowa.

Map 4.12 shows the buried valley aquifers of Iowa. The Cleona aquifer dissects the County from the northeast above Princeton to McCausland and heads west. The County has restricted the digging of sandpoint wells in the area of this aquifer. Scott County Code states: *"Driven and direct push wells. Sandpoint wells are typically constructed in sandy areas with a high water table. Groundwater in these areas is often susceptible to contamination. This type of construction is not recommended for potable water supply. In areas where nitrate level is above 45 mg/l, administrative authority approval shall be obtained to construct a sandpoint well. Sandpoint wells shall meet the requirements of this chapter except for casing depth and grouting requirements."* Wells in these areas have been known to contain high nitrates and atrazine. Map 4.13 shows the restricted area for sandpoint wells in Scott County.

There are no wild and scenic rivers and no sole source aquifers designated in Scott County.

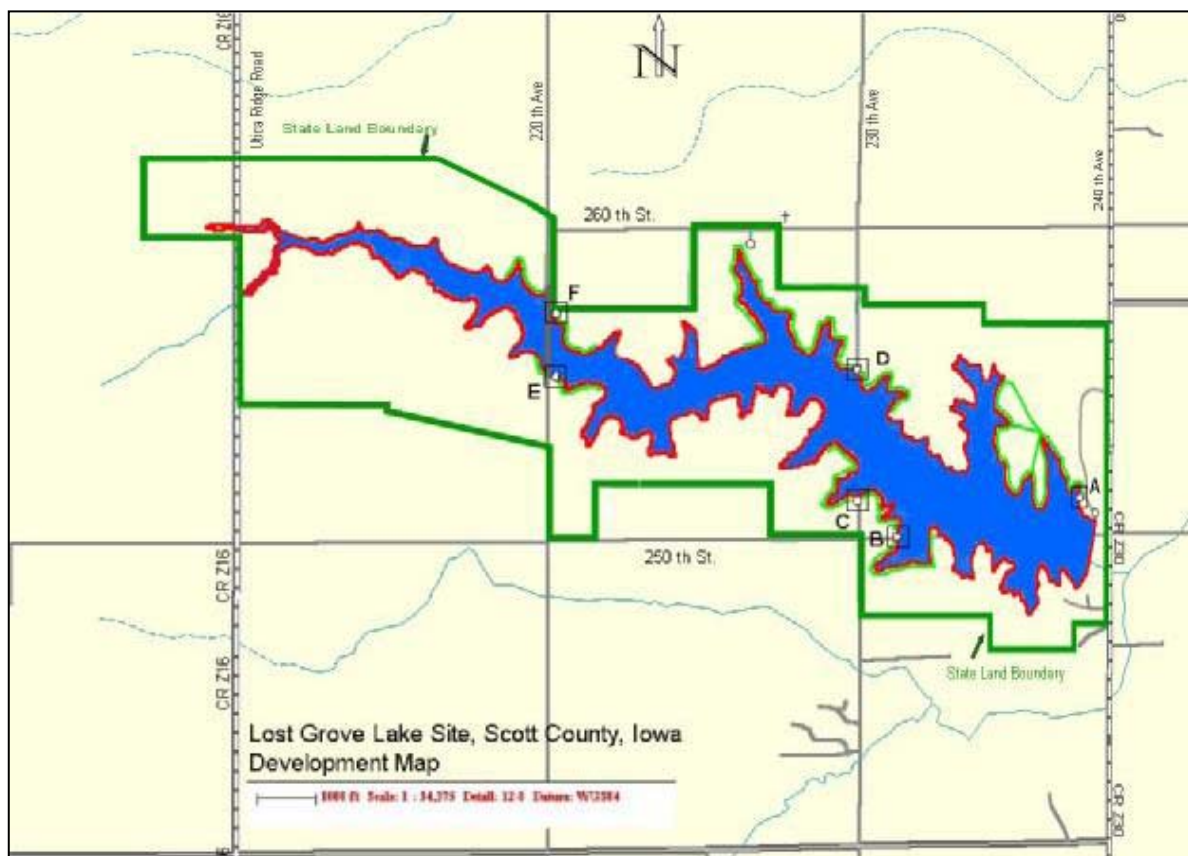
The Mississippi and Wapsipinicon Rivers and their tributaries overall provide relatively good drainage throughout Scott County. The Federal Emergency Management Agency (FEMA) has mapped Scott County for special flood hazard areas. There are a few communities protected by levees along the Mississippi River while others are not. It is important to examine how floodplains may impact land development. The U.S. Army Corps of Engineers regulates navigable waterways and should be consulted as development planning occurs in Scott County. Map 4.14 identifies flood hazard areas in Scott County.

Additionally, there are many wetlands in the County. Wetlands can be identified using U.S. Fish and Wildlife National Wetland Inventory Maps. Two of the largest wetlands are Nahant Marsh and the Princeton Wildlife Area. Map 4.15 shows the wildlife management areas in Scott County.

Lost Grove Lake located five miles northeast of Davenport is currently under construction. The feasibility study completed in 1987 determined it would be feasible and beneficial to Scott County to develop a 350-acre fishing lake. Between 1988 and 2003, 1,682 acres were purchased. The process of building the dam and relocating electrical lines in the basin started in August 2003, and the lake is currently filling. Map 4.16 shows the proposed Lost Grove lake shore and boat access areas.

# Scott County Comprehensive Plan

Map 4.16



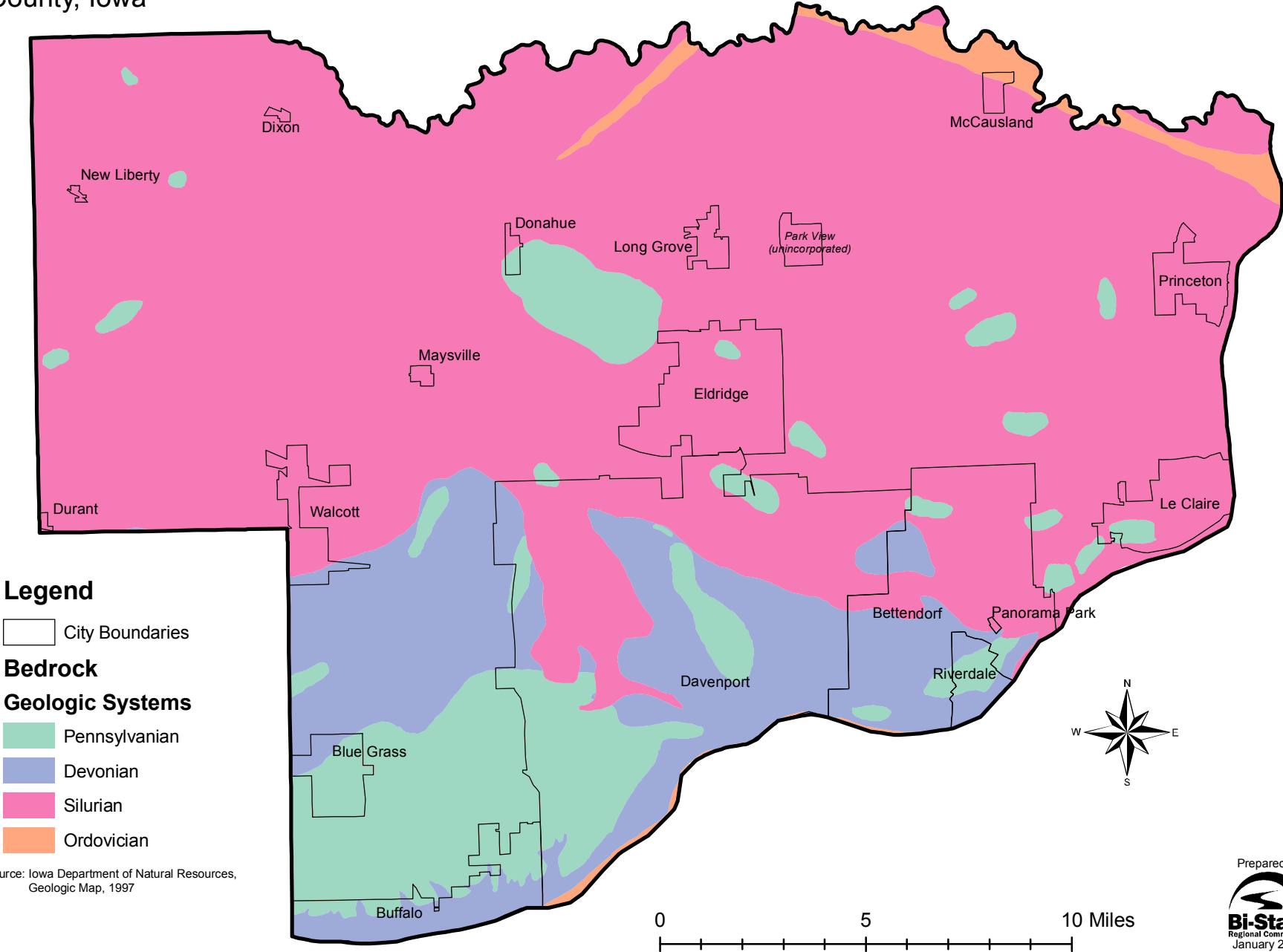
Proposed Lost Grove Lake shore and boat access areas.

## Natural Resources

The river setting provides critical resources for both humans and wildlife. The Mississippi River is a major water supply for several communities in Scott County. From a wildlife perspective, the Mississippi River is recognized as a “Nationally Significant Ecological Resource” by Congress. Area wetlands offer fish and wildlife habitats. The area of Scott County is part of the Mississippi Flyway for migratory birds. A significant population of eagles can be found wintering in the Quad City Metropolitan Area adjacent to the open waters of the Mississippi River and its tributaries. The river is also home to a tremendous variety of aquatic organisms. Extensive sport and commercial fishing activities occur in Scott County. The river contains over 30 species of freshwater mussels including the federally listed endangered Higgins’s eye pearly mussel. Other federal listed endangered species in the Quad City Metropolitan Area include at least 10 plants, 10 fish, 5 mammals, 2 insects, 2 reptiles, 7 birds, and 12 mussels.

# Map 4.17 - Bedrock Geology

Scott County, Iowa



Data Source: Iowa Department of Natural Resources,  
Geologic Map, 1997

# Scott County Comprehensive Plan

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## **Geology**

Map 4.17 shows the bedrock geology of Scott County. The County has had a long history of limestone and sand and gravel mining. The Silurian variety of limestone can be found in the eastern counties of Iowa including Scott County. The Linwood mine near Buffalo is the largest in the County and one of the largest underground mines in the country. According to the Linwood website “the quarry started in 1897 after high quality limestone deposits were uncovered in an existing quarry. Underground mining started in 1956. Two distinct ledges of operation yield high-calcium limestone. Both ledges meet Iowa's highest level of classification for concrete aggregates. In addition, the high purity of Linwood limestone makes it ideal for chemical production.

The Linwood mine operates 12 months a year and mines roughly 32 acres or 22 million tons annually. A proven limestone reserve of more than 400 million tons assures that Linwood will operate at high capacity levels into the 22nd century. In addition to limestone production, the mine also serves as a site for additional activities. A subterranean shop and office area allow for onsite equipment upkeep and careful monitoring of mining operations. Safety and corporate training also take place below, as well as fabrication and water storage.

There is some karst topography in Scott County in the area of the Linwood mine and in northwestern sections near New Liberty and Dixon. The Linwood mine area and nearby caves have also produced several types of crystals. The LaFarge quarry, west of the Linwood mine, contains Devonian-age Pinicon Ridge and Coralville Formations of barite, calcite (crystals, fluorescent), dolomite, marcasite (crystals), pyrite (iridescent), and sphalerite (Garvin 1998). The Linwood Mining and Minerals Corporation mine and quarry contains Devonian-age Pinicon Ridge and Otis Formations: barite (bladed, rosettes, dendritic), calcite (crystals), chalcopryrite (microcrystals, some included in calcite), dolomite, gypsum, marcasite, melanterite, pyrite, quartz, and sphalerite (Garvin and Crawford 1992; Dopier 1994). In quarries near Princeton in Silurian-age Niagarian Dolomite, pyrolusite (dendritic) has been found.

Some coal can be found in Scott County, but it has for the large part remained unmined. The coal seam is most likely the same as the Rock Island No.1 seam found in Illinois. Sand and gravel are also mined in several locations in Scott County.

## **Historic/Cultural Resources**

Scott County hosts a wealth of historic and cultural resources. There are areas of potentially archaeologically significant sites within Scott County. Native Americans historically lived along the shores of the area rivers and streams where remains of their culture can be found. There is a rich history of settlement as westward expansion of the United States created a crossroads of rail and river navigation in the heart of the Quad City Metropolitan Area. The first railroad bridge across the Mississippi River was located between Davenport and Rock Island. The Rock Island Arsenal was the site of Civil War activities, and there are many fine examples of Victorian era architecture among other building styles.

## **Scott County Comprehensive Plan**

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The area of Scott County was first settled in 1833 in a place called Valley City. Today it is an unincorporated area known as Pleasant Valley. By 1836, the first survey of public land in Iowa was called for, and by March of 1837, the Scott County area had been completely surveyed. Scott County was established in 1837 and was named in honor of General Winfield Scott, who presided at the signing of the treaty ending the Black Hawk War. The County's first elections were held in 1838 with the first courthouse being built by 1841. It was located on land donated by Antoine LeClaire in Davenport, at the same site as the courthouse today. The current courthouse was rebuilt in 1955 and continues to serve in a legal capacity. In addition to Mr. LeClaire and General Scott, another famous resident was William Cody who was born at the Cody homestead in rural Scott County in 1846 and became Buffalo Bill of wild west fame. (Source: <http://www.scottcountyiowa.com/history/> )

Today, Scott County residents can easily access cultural and recreation opportunities with the greater Quad Cities area including art galleries, botanical gardens, museums, an I-Max theater, historic sites, festivals, and professional sports venues such as John O'Donnell Stadium. Additionally, the 11,000-seat civic center, The iwireless Center in Moline, the Galvin Fine Arts Center, and the Alder Theater in Davenport provide settings for nationally touring plays, musicians, and other performance artists.

# **Scott County Comprehensive Plan**

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## **CHAPTER 5: LAND USE**

Land use, in very basic terms, defines where people live and where they work. It describes how and why the land is being used for a particular purpose. Examples include agricultural land used for farming or farmsteads, residential land used for homes, industrial land used for manufacturing of products or for operation of intensive resource recovery. Existing land uses are those in place at the time the information was recorded or surveyed. Future land use addresses land to be conserved for farming operations or to be developed as defined through the planning process within the planning period. Scott County's planning horizon is 20 years. This chapter outlines both existing and future land use for Scott County.

The land use chapter of a Comprehensive Plan provides the framework and statement of land use policy. The future land use mapped in this chapter provides guidance to local officials on the quality and character of land preservation and development that will likely take place in the next 20 years.

### ***History of Rezoning***

Important land use goals of Scott County are to ensure orderly, efficient, and managed growth of a variety of land uses and to protect and conserve productive agricultural land and other resources. By examining the history of rezonings in Scott County since the early 1980s, we can use rezonings as a performance measure of how well Scott County is doing to meet its land use goals. The number of approved rezonings in Scott County between April 1981 and July 2006 affected 4,066 acres or less than 1.3% of the land area of Scott County. Tables 5.1a and 5.1b illustrate the approved and denied rezonings by acre and by township. The greatest number of approved rezonings occurred in Blue Grass, Buffalo, and Butler Townships, accounting for 1,373 acres or 34% of the approved acres being rezoned. In Blue Grass Township, the rezoning occurred from Agriculture Preservation to Residential (R-1) or Agriculture General to Commercial (C-M). In Buffalo Township, the rezonings occurred from Agriculture General to Residential (R-1), Residential to Commercial (C-M) and 52 acres of down zoning from more intensive use to a less intensive use as Residential to Agriculture General.



**Table 5.1a**  
**Scott County Approved Rezoning by Acre**  
**(1981 – 2007)**

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Source: Scott County Planning and Development Office

**Table 5.1b**  
**Scott County Denied Rezoning by Acre**  
**(1981 – 2007)**

	<div><div></div><div>A-P to A-G</div><div>A-P to A-F</div><div>A-P to R-1</div><div>A-P to R-2</div><div>A-P to C</div><div>A-P to C-2</div><div>CAD to R-1</div><div>A-G to R-1</div><div>A-G to R-2</div><div>A-G to C-2</div><div>R-1 to R-2</div><div>R-1 To A-G</div><div>R-1 To C-2</div><div>R-1 To C</div><div>A-G to C</div><div>R-2 to C-2</div><div>Total</div></div>																	
Allens Grove	0	0	0	0	0	0	0	16	0	0	0	0	0	0	0	0	0	16
Blue Grass	40	0	48	0	0	4	0	32	0	0	0	0	0	0	0	0	0	124
Buffalo	57	0	0	0	0	0	0	142	0	0	0	0	7	0	0	0	3	209
Butler	0	0	40	0	0	0	12	0	0	0	0	0	0	0	0	0	0	52
Cleona	1	0	0	0	0	0	0	39	0	0	0	0	0	0	0	0	0	40
Hickory Grove	12	0	17	0	5	0	0	0	0	0	0	0	0	0	0	0	0	34
LeClaire	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Liberty	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Lincoln	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	1
Pleasant Valley	0	0	0	0	0	0	0	15	0	0	0	0	0	0	2	0	0	17
Princeton	223	0	21	0	0	0	0	0	0	0	0	0	0	0	0	0	0	244
Sheridan	23		0	0	0	0	0	0	0	0	0	2	0	2	0	0	0	27
Winfield	0	0	25	0	0	0	0	0	0	0	0	0	7	0	0	9	0	41
Total Acres Denied	356	0	151	1	5	4	12	244	0	0	0	2	14	2	2	9	3	805

Source: Scott County Planning and Development Office

# Scott County Comprehensive Plan

Map 5.1 illustrates the agricultural land conversions between 1981 and 2006, shown as upzoning from less intensive use and more intensive use.

## Existing Uses

Existing land uses of Scott County are illustrated on the Existing Land Use Map (see Map 5.2). Percentage of land use in each category can be found in Table 5.2. Land use was reviewed using aerial photographs and spot checked as needed. It represents a generalized view of existing land use in the county. Current land use is organized into several categories, including agriculture, recreation/conservation, residential, commercial, industrial and institutional. The County encompasses 299,900 acres or 468 square miles of land area. The County is divided into 15 townships and includes 16 municipalities. Interstate 80 bisects the County from west to east along its lower one-third of its geography. Most urban development has occurred south of this major transportation corridor, primarily along the Mississippi River. Incorporated areas account for nearly 78,000 acres or 26 % of the land within Scott County.

**Table 5.2**  
**Existing Land Use**  
**Unincorporated Scott County, Iowa**

Land Use Classification	Acres	Square Miles	Percent
Residential	5,439.95	8.500	1.82%
Commercial	197.24	0.308	0.07%
Industrial	365.96	0.572	0.12%
Institutional	91.33	0.143	0.03%
Recreational/Conservation Open Space	8,196.40	12.807	2.74%
Agricultural/ROW	207,332.30	323.957	69.20%
Incorporated Places	77,998.62	121.873	26.03%
Total	299,621.80	468.159	100%

Source: Bi-State Regional Commission, January 2007

Note: Land use values and percentages are general approximations and subject to inaccuracies of the base map used in this Comprehensive Plan.

**Agricultural/Right of Ways.** Agricultural land use and areas otherwise not classified include vacant property, farmsteads, roadways, mining, wetlands, utilities or rights-of-way, and undeveloped or farmed land. This type of land use is typically represented beyond the perimeter of a community in areas either to be farmed or to be developed as part of municipal planning areas. Within the unincorporated areas of Scott County, this classification accounts for 207,332 acres or about 69% of the land area. Adjacent to corporate limits, these agricultural land areas may offer potential growth through community annexations, may represent areas considered difficult to develop because of floodplain, high water table, or steep slopes, or may be areas ideal for farming.

# **Scott County Comprehensive Plan**

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**Recreational, Open Space, and Conservation.** Parks, recreational areas, and open spaces, including conservation areas, occupy 8,196 acres and nearly 3% of the County's land area. Scott County is located south of the Wapsipinicon River and north of the Mississippi River. Both rivers are subject to annual flooding. Both waterways are excellent outdoor recreation assets. With its natural setting between these two rivers and Mississippi River bluffs to the south, Scott County is ideal for outdoor recreation activities, such as fishing, boating, camping, hiking, and bicycling. The county's parks and recreational programming are more fully described in Chapter 7 related on recreational facilities and programs.

**Residential.** Residential development represents approximately 2% of the existing land use within unincorporated Scott County. Residential land use in unincorporated Scott County accounts for 5,440 acres of the land. Residential development has occurred either within corporate limits, in Parkview subdivision or in unincorporated areas along the Mississippi River. Scott County had approximately 62,334 occupied housing units in 2000 for both incorporated and unincorporated areas. The majority of the residential development within Scott County is characterized by homes built from 1970 or earlier. Over 14,800 housing structures were built in 1939 or earlier. Between 1993 and 2006, Scott County issued 1,001 new house permits. They occurred primarily in Buffalo and Bulter Townships and accounted for 530 new house permits. Bulter Township contains Parkview. Refer to Table 5.3 for the history of new house permits issued in Scott County and Map 5.3 for an illustration of their distribution across Scott County.

**Table 5.3**  
**New House Permits Issued in Unincorporated Scott County 1993-2007**

Township	1993	1994	1995	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005	2006	2007	Totals
Allens Grove	2	2	1	2	4	4	2	1	2	2	1	3	0	3	1	30
Blue Grass	2	4	2	5	4	2	2	0	2	3	17	16	9	22	15	105
Buffalo	35	40	25	40	23	28	32	27	13	18	9	13	14	8	18	343
Butler	9	16	13	10	13	18	15	7	9	19	14	27	19	16	14	219
Cleona	1	1	1	0	0	0	0	0	0	1	1	0	0	0	0	5
Hickory Grov	2	1	0	0	2	1	0	0	1	0	0	0	1	0	1	9
LeClaire	6	4	9	6	10	10	9	17	5	6	5	16	20	11	4	138
Liberty	0	1	0	1	5	3	2	1	1	0	1	0	1	0	0	16
Lincoln	0	0	1	0	1	1	4	1	1	3	1	2	2	1	3	21
Pleasant Val	9	3	3	9	10	4	7	5	10	11	5	4	2	2	8	92
Princeton	0	2	1	1	2	2	2	4	5	2	2	2	2	3	0	30
Sheridan	0	3	3	1	3	1	2	1	1	1	2	0	0	0	1	19
Winfield	6	1	8	9	6	7	5	4	4	3	3	9	3	1	3	72
<b>Sub Total</b>	<b>72</b>	<b>78</b>	<b>67</b>	<b>84</b>	<b>83</b>	<b>81</b>	<b>82</b>	<b>68</b>	<b>54</b>	<b>69</b>	<b>61</b>	<b>92</b>	<b>73</b>	<b>67</b>	<b>68</b>	<b>1099</b>
<b>Cities</b>	<b>1993</b>	<b>1994</b>	<b>1995</b>	<b>1996</b>	<b>1997</b>	<b>1998</b>	<b>1999</b>	<b>2000</b>	<b>2001</b>	<b>2002</b>	<b>2003</b>	<b>2004</b>	<b>2005</b>	<b>2006</b>	<b>2007</b>	
Dixon	0	1	0	1	1	0	0	0	1	0	1	1	0	3	0	9
Donahue	1	2	0	0	0	0	1	0	0	0	0	0	5	7	0	16
LeClaire	11	3	8	21	19	22	42	23	35	24	25	36	61	75	58	463
McCausland	1	0	2	3	2	1	0	1	1	0	0	1	1	0	1	14
Riverdale	0	0	1	1	1	1	1	0	0	0	0	0	2	0	0	7
Princeton									1	2	1	1	5	1	10	21
Panorama Park									0	1	0	0	1	0	0	2
<b>Sub Total</b>	<b>13</b>	<b>6</b>	<b>11</b>	<b>26</b>	<b>23</b>	<b>24</b>	<b>44</b>	<b>24</b>	<b>38</b>	<b>27</b>	<b>27</b>	<b>39</b>	<b>75</b>	<b>86</b>	<b>69</b>	<b>532</b>
<b>Grand Total</b>	<b>85</b>	<b>84</b>	<b>78</b>	<b>110</b>	<b>106</b>	<b>105</b>	<b>126</b>	<b>92</b>	<b>92</b>	<b>96</b>	<b>88</b>	<b>131</b>	<b>148</b>	<b>153</b>	<b>137</b>	<b>1631</b>

Source: Scott County Planning and Development Office

# Scott County Comprehensive Plan

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**Commercial.** Commercial land use is categorized by wholesale/retail sales and office land use, which relates to professional services and business activities. These areas are located sparingly in the County. Commercial land use in unincorporated Scott County comprises 197 acres or less than 1% of the total land use.

**Industrial.** Industrial land uses comprise less than 1% of Scott County's unincorporated existing land use, covering 366 acres.

**Institutional.** Government buildings, schools, churches, cemeteries, and health services comprise the institutional land use category. There are 91 acres or less than 1% of the County unincorporated land occupied by these uses. The majority of institutional land use is dispersed throughout the County. The County administrative offices, law enforcement, and services are located in Davenport.

## ***Proposed Uses***

In preparing for the future, consideration can be given to cultivating or refining several essential anchors that encourage or attract people to move to or remain in Scott County, as a whole. These important indicators provide stability over time. Successful ways to encourage long-term county residency are:

- Retain and encourage small, locally-owned businesses to locate in the county
- Encourage home ownership and provide a variety of housing options, preferably in cities
- Provide a quality school system
- Foster local clubs/associations that promote civic involvement

Each of these factors reinforces civic engagement and personal investment in the community where people call home. (Source: "How To Build Strong Home Towns," American Demographics, February 1997) From the SCANS workshops, residents identified a number of these factors as being strengths of Scott County, such as quality schools and higher education opportunities, affordable housing, well-managed government, good essential services from shopping to medical facilities, and a diverse economy.

The *Regional Strategy for Unified Growth 2005*, prepared for the Illinois Quad City Chamber of Commerce by AngelouEconomics, the *Economic Development Action Plan: 2010 Blueprint* calls for area communities to work on economic development strategies that lend support for the anchors noted above. More specifically, the trends point to a need to target talented young workers because of the predicted decline in the workforce (25-44 years old). To embrace this prospect, a county and its communities must look at its strengths, as well as future trends, to see where both can come together. Then using this information, the county and its communities can seek to attract new residents and provide for their needs through land use, infrastructure, and services.

In shaping the future of Scott County, community leaders will be required to visualize the next generation of residents within the County and what they value. Such amenities could include

## **Scott County Comprehensive Plan**

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countywide recreation trails, revitalized downtowns populated by entrepreneurs and vibrant businesses, and expanded recreation opportunities and attractions. These suggestions focus on the quality of life that a county has to offer. Assets Scott County has today of interest to the young talent and the future generations include its location as part of the Quad City Metropolitan Area, its interstate access, its natural setting, parks, access to arts/entertainment, relatively short commute times, and a variety of restaurants.

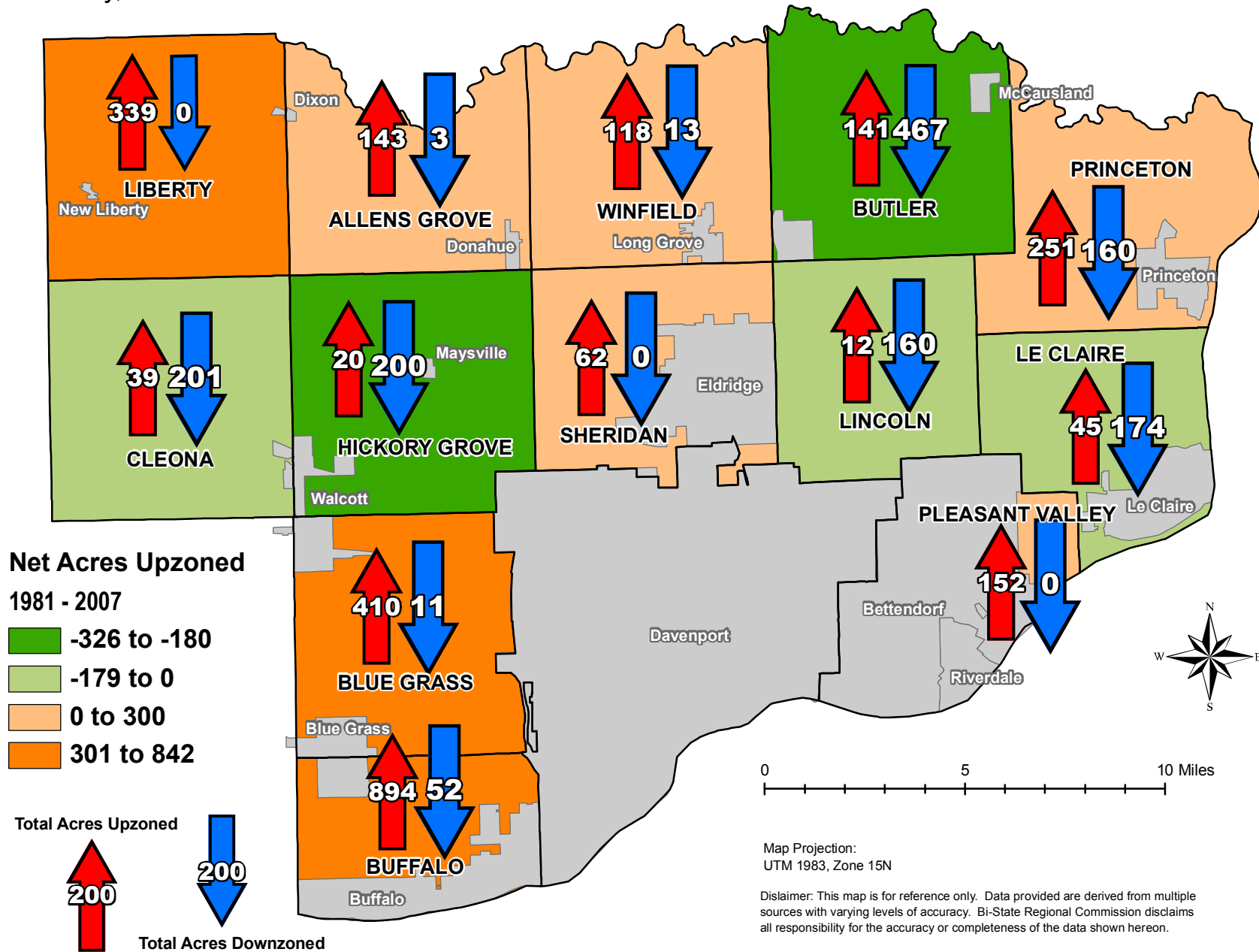
Using the input from the SCANS workshops, focus groups, and meetings of the Plan Advisory and Technical Committees, proposed land uses have been determined for Scott County for the next 20 years.

Map 5.4 and Table 5.4 illustrate future land uses within Scott County. The intent is to provide sufficient guidance and direction for land-use decisions on location and service areas. This level of specificity will provide enough general direction to allow sufficient flexibility in the market location choice, to insure that certain areas are reserved for preferred uses, to mitigate land use conflicts, and to implement an economic growth strategy focused on creating a sustainable community. Chapter 2, “Vision, Goals, and Objectives,” provides the policy directives associated with land use in Scott County.

The future land use map identifies both how the land is used today and areas where land use changes may be approved to allow for a specific purpose(s) in the future. The map clearly shows that the majority of unincorporated Scott County is and will continue to be used for agricultural production. The areas shown as recommended for consideration of downzoning from Ag-General to Ag-Preservation amounts to 4,035 acres or 6.3 square miles. The map clearly reiterates the county vision to preserve its agricultural resources and protect agricultural operations. In the agriculture-general category, the proposed land use amounts to 3,367 acres or 5.26 square miles. The last two future land uses identified on the map are commercial and residential. Additional commercial land use anticipated by the future land use map amounts to 94 acres or less than 0.2 square miles. These are expected to be small service centers serving the rural community. The final future land use category is proposed residential development. In the southwestern portion of Scott County, residential development is expected to occur south of U.S.61, in rural Buffalo Township. In the eastern portion of Scott County, residential development may occur along the bluff areas of the Mississippi River in Pleasant Valley and in/around LeClaire and Princeton. The unincorporated area known as Parkview has reached its development limits; however, there is some residential development that may be expected to occur in/around Long Grove. Future residential land use accounts for 6,185 acres or 9.7 square miles of land area.

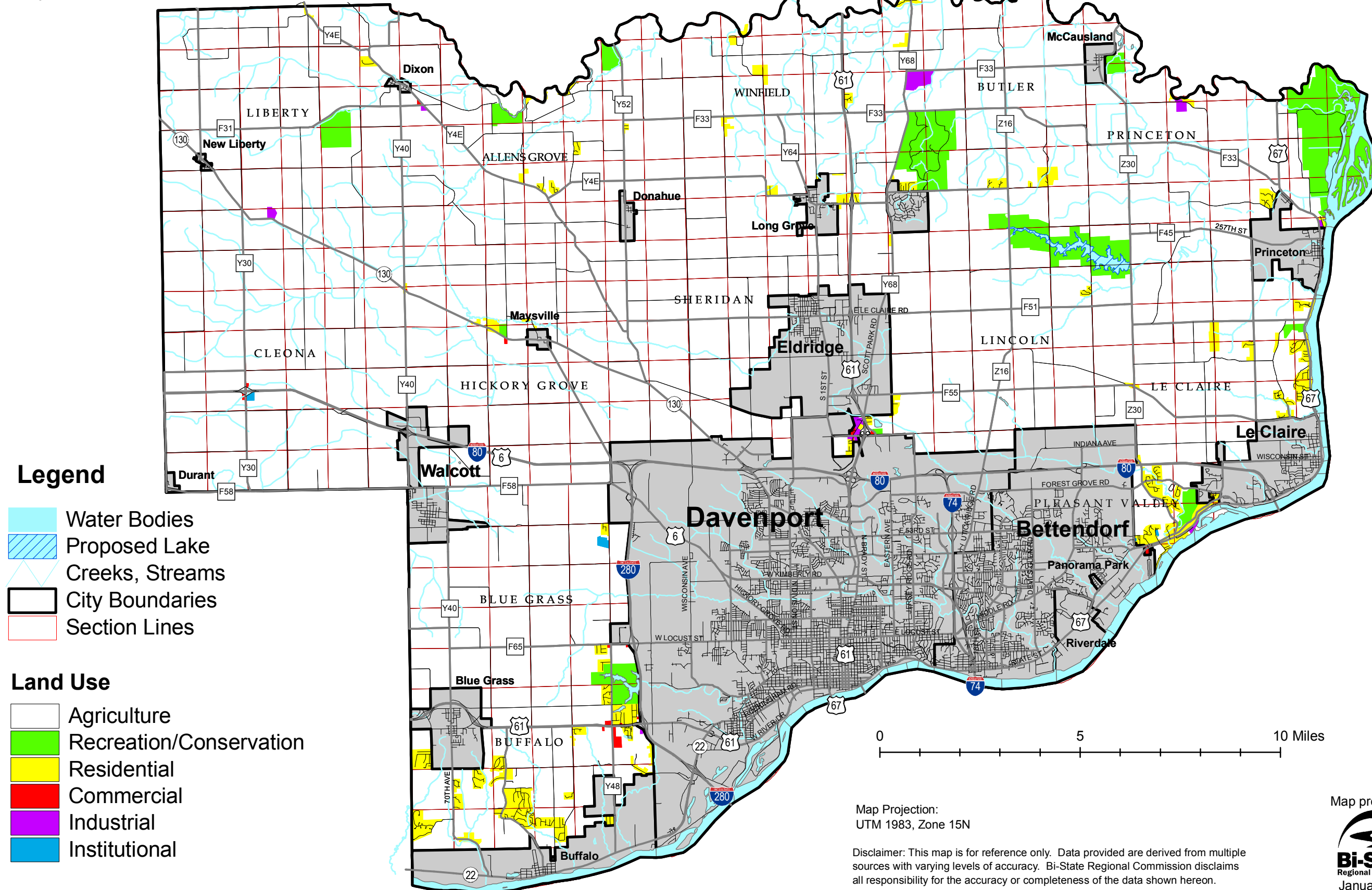
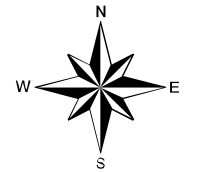
# Map 5.1 - Land Conversions: Upzonings and Downzonings (1981-2007)

Scott County, Iowa



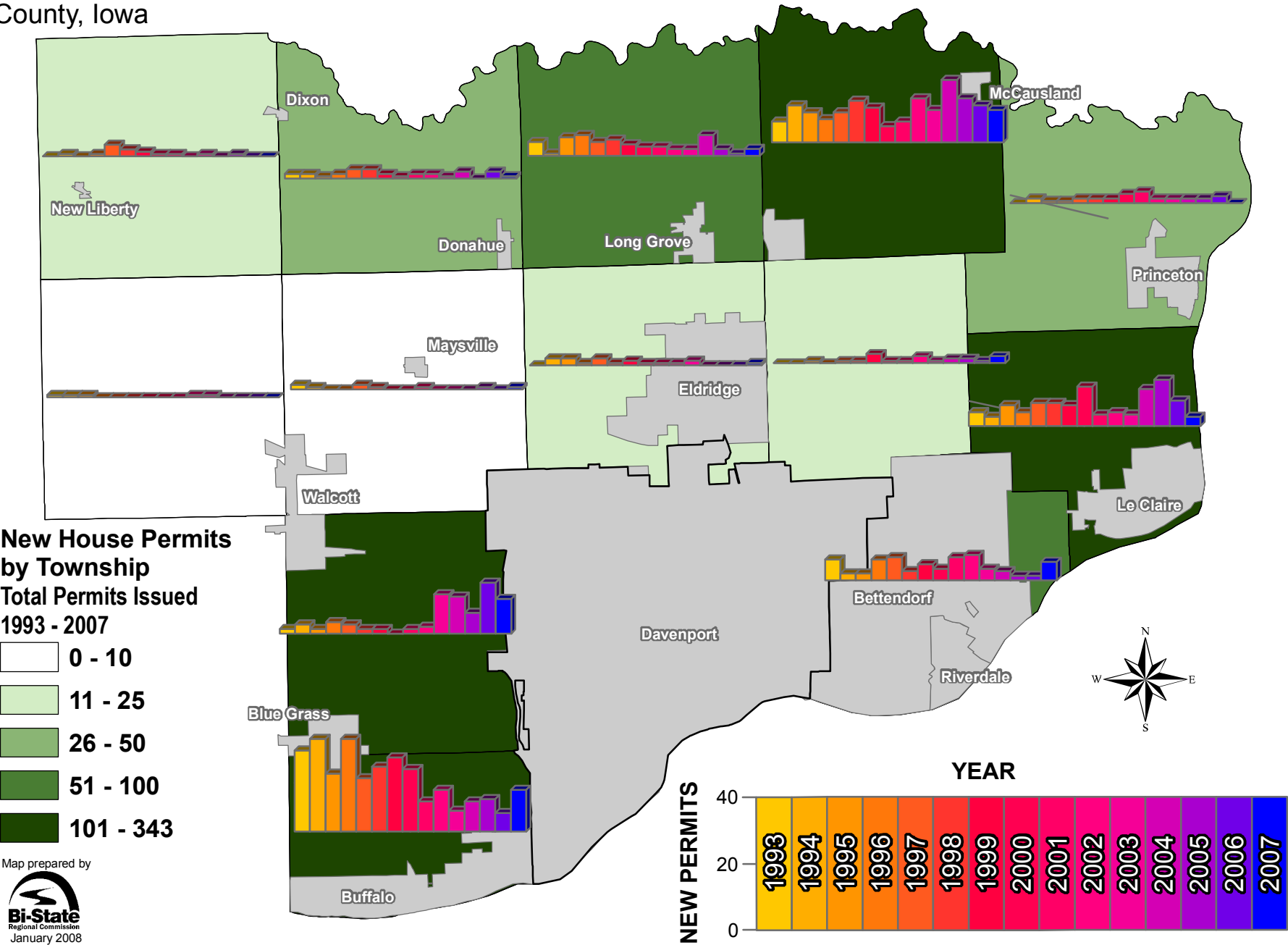


# Scott County, Iowa



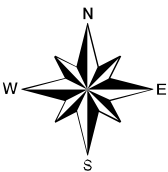
# Map 5.3 - New House Permits (1993-2007)

Scott County, Iowa



# Map 5.4 - Future Land Use

Scott County, Iowa



## Legend

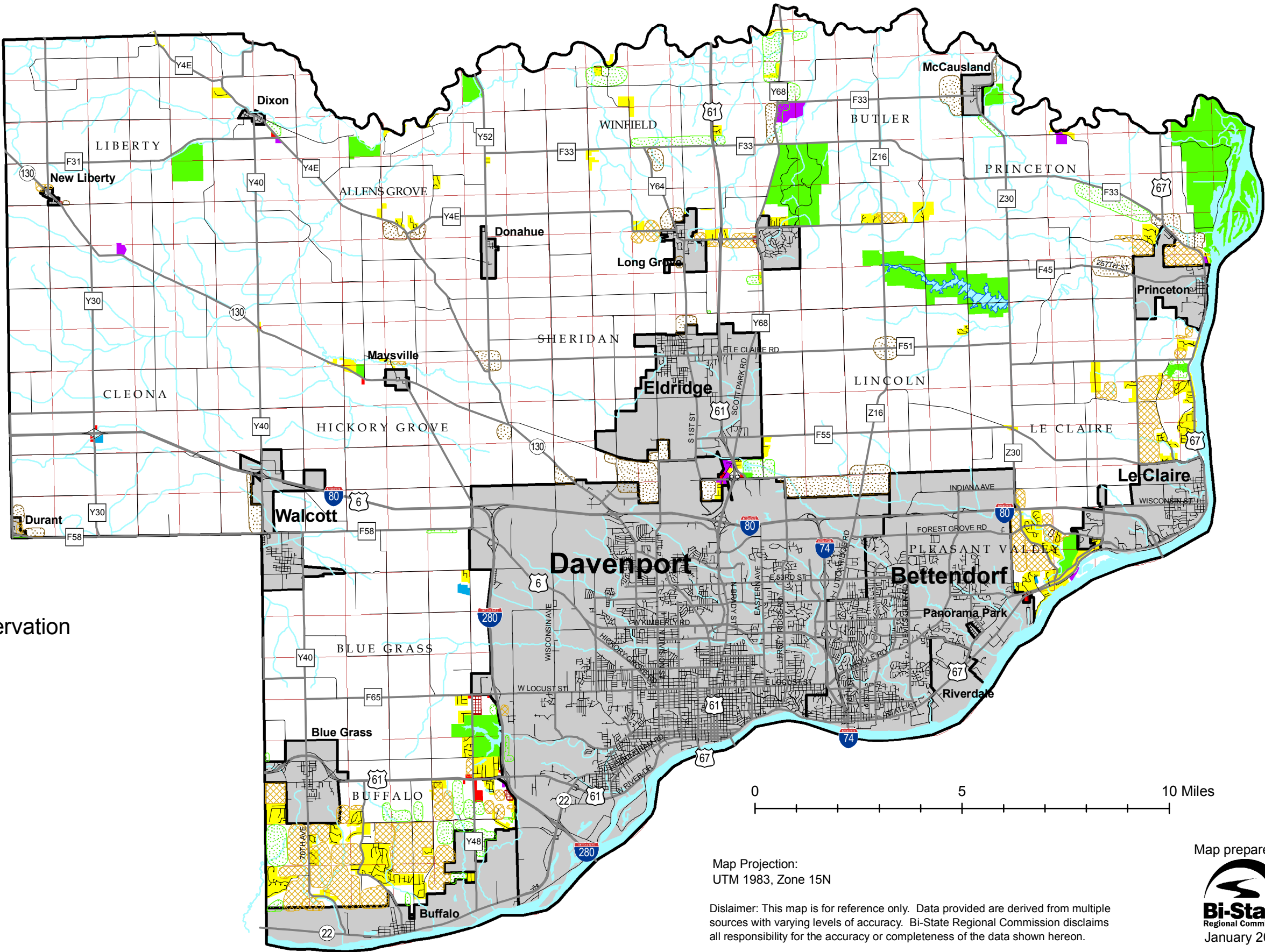
- Water Bodies
- Proposed Lake
- Creeks, Streams
- City Boundaries
- Section Lines

## Existing Land Use

- Agriculture
- Recreation/Conservation
- Residential
- Commercial
- Industrial
- Institutional

## Future Land Use

- AP
- AG
- CM
- R1



Map Projection:  
UTM 1983, Zone 15N

Disclaimer: This map is for reference only. Data provided are derived from multiple sources with varying levels of accuracy. Bi-State Regional Commission disclaims all responsibility for the accuracy or completeness of the data shown hereon.

Map prepared by



# Scott County Comprehensive Plan

## **CHAPTER 6: TRANSPORTATION**

### ***Existing Systems***

Transportation in Scott County is important for the movement of people and goods. As part of the Quad City Area, Scott County is well located geographically along the Mississippi River and Interstate 80 to take advantage of transportation from roadways, transit, rail, water, and air. Access to both federal and state routes and links to other transportation facilities makes Scott County ideal for transportation logistics businesses and are a key area identified for economic development in the region. The County has an excellent opportunity to utilize the regional transportation system for future development. The existing system is described below and is followed by a description of future plans and needs related to the transportation system.

**Highways/Roads.** Scott County has an abundance of roads. Total roadway mileage in Scott County is 521.17. Interstates 74, 80, and 280 frame the Iowa Quad Cities Metropolitan Area and carry some of the heaviest traffic in Scott County. Interstate 74 over the Mississippi River carries over 78,000 vehicles per day while Interstate 80 carries from 28,900 to 34,100 vehicles per day. U.S. Routes include 61 and 67. Traffic on these two federal routes ranges from 16,100 to 27,200 vehicles per day on U.S.61 and from 3,760 to 27,200 vehicles per day on U.S.67. Iowa State Route 22 connects western Davenport to Muscatine County. In addition to these arterials, there are more than a dozen county routes and numerous local roads. Refer to Table 6.1 for the range of average daily traffic on selected rural county roadway segments with greater than 1,000 vehicles per day. Map 6.1 illustrates the roadways by Federal Functional Classification and identifies current average daily traffic counts on major roads. Roads classified as collectors or higher may be eligible for federal transportation funding. Scott County is eligible to compete locally for urban and rural Surface Transportation Program (STP) funds. Map 6.2 identifies these roadways by surface type.

**Table 6.1**  
**Average Daily Traffic on Selected County Roads**

Selected Rural County Roadways	Range of Traffic Greater Than 1,000 AADT
Y40/60th Avenue/70th Avenue	1020-2120
Y52/115th Avenue	1020-2160
Old Route 6/200th Street	3470-5100
F65/160th Street	1670
Y48/110th Avenue	1980-3440
Scott Park Road	2000-3960
Z16/210th Avenue/Utica Ridge Road	1470-3260
Z30/240th Avenue	1060-1900
F45/240th Street	1420-1650
F55/210th Street	1490-4500

Source: Iowa Department of Transportation 2006 Annual Avenue Daily Traffic (ADT)

In addition to traffic, safety is important factor used to examine roadway efficiency and effectiveness. From 2001-2005, there were a total of 8,840 intersection crashes with 18 fatalities



## **Scott County Comprehensive Plan**

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countywide. The majority occurred within the metropolitan area. However, high accident corridors include the interstates, U.S.61, U.S.67, Y40 and Y48. The intersection of Y48 and U.S.61 is considered the worst intersection because of the number of crashes in recent years. The intersections of F45/240th Street and Z16/210th Avenue have also experienced a higher number of crashes. Outside the metropolitan area, only two fatalities occurred between 2001-2005 on these two same roadways, F45 and Z16.

**Transit.** Scott County is well-served by transit service. Residents are able to access two fixed-route transit systems, Davenport CitiBus and Bettendorf Transit, in the Iowa Quad City Area. River Bend Transit provides rural transit service.

Davenport CitiBus offers 13 fixed routes with weekday and weekend hours. Annual unlinked rides amount to 940,000. Bettendorf Transit offers 5 fixed routes with weekday and weekend hours. Ridership amounts to nearly 140,000 annually.

River Bend Transit is a not-for-profit corporation that has been designated as the regional transit provider for the Counties of Muscatine and Scott in Region 9, as well as Cedar and Clinton Counties in Region 8. Its service area covers 2,175 square miles and also includes trips to University Hospitals and Clinics in Iowa City. Annual ridership for River Bend Transit amounts to 220,000 rides.

River Bend Transit (RBT) utilizes a contractual relationship with counties, municipalities, social service agencies, and other organizational agencies within its service area to provide curb-to-curb paratransit service to appointments, work, school, and education trips. RBT operates 5:30 a.m. to 11:00 p.m. Monday through Friday. RBT, like all 5311 fund recipients, must provide equal access to the general public, although services can be designed around the needs of specific population subgroups. Revenue is a suggested donation based on trip mileage or fees per contract. Same-day service is possible, but RBT recommends clients schedule trips at least one day in advance. In addition to its regular hours of service, RBT has received supplemental funding to offer extended evening and Saturday service. Designed to aid the transition from welfare-to-work, the service coordinates with fixed-routes in Bettendorf and Davenport for rides to work, job training, and related activities, such as childcare. Priority for rides is given to persons referred by social service agencies that participate in the planning and implementation of this service.

**Rail.** Currently, there are a total of three rail companies operating in the Quad Cities. These lines are Iowa, Chicago & Eastern (ICE) (formerly I & M Rail Link); Burlington Northern Santa Fe; and Iowa Interstate. These railroads provide connections with other regional markets. Freight traffic on all the lines has increased over time. Public railroad crossings with the greatest number of trains per day are located at Concord Street and Wapello Avenue in Davenport with 36 and 28 daily trains. (Source: Federal Railroad Database) There are a total of 80 railroad crossings in Scott County. An important project underway is extending a rail spur to the Eastern Iowa Industrial Center. This spur will create rail freight transportation opportunities in northern Davenport and provide expanded economic development opportunities within Scott County.

# Scott County Comprehensive Plan

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There is no passenger rail service to the Quad Cities at this time. The closest passenger rail stations are located in Kewanee or Galesburg, Illinois. The two existing rail crossings over the Mississippi River are the Crescent Bridge and the Government Bridge, which are in excess of 60 and 100 years of age, respectively. The upper deck of the Government Bridge has been retrofitted for double-stacked railroad containers. A Quad City Rail Coalition has been formed to expedite the process of bringing passenger rail service to the Quad Cities and fulfilling one segment of the Midwest Rail Initiative from Chicago to the Quad Cities.

**Air.** There are two airports in the Quad City Area: the Quad City International Airport, for commercial aviation, and the Davenport Municipal Airport, for general aviation.

The Quad City International Airport is located in Moline, Illinois and provides full service Fixed Base Operations on the south side of the airfield and three fully instrumentized runway systems. The primary runway is 10,000 feet in length with two other runways at 7,000 feet and 4,500 feet.

The Quad Cities International Airport is the regional airport for western Illinois and eastern Iowa. It serves the area with over 60 daily flights and non-stop service to nine convenient hubs, connecting to multiple national and international destinations. Major air passenger carriers include: AirTran Airways, American Eagle, Delta Connection, Northwest Airlink, and United Express. The Quad City International Airport has reported record numbers of total passengers, over 875,000 annually since 2004. There are two air freight carriers currently at the Quad Cities International Airport handling over 4 million pounds of freight per year.

International trade services, which are provided in the Quad Cities, include an on-site U.S. Customs Port of Entry and a Foreign Trade Zone, located near the Quad City International Airport. Other amenities include Civil Air Patrol and ground transportation services including rental car, taxi, and livery services.

General aviation needs are met by the Davenport Municipal Airport in Davenport, Iowa. General aviation airports are important to businesses. They provide vital connections to their customers as well as access. The Davenport Municipal Airport provides basic transport with a full instrument landing system (ILS). The ILS runway is 6,066 feet long with 5,500 feet usable for landing. The secondary runway is 4,100 feet.

**Bicycle/Pedestrian Facilities.** Within the Quad City Area, there are a number of existing multi-purpose trails, including two national trails, American Discovery Trail and Mississippi River Trail. As waterfront trails are expanded, there will be a need for north-south connections in Muscatine County. Issues of signing and roadway maintenance are related to rural on-road trails. The Cody Trail is a signed on-road historical route featuring the movements of Buffalo Bill Cody through Scott County.

**River Navigation.** The U.S. Army Corps of Engineers completed the Upper Mississippi and Illinois Waterway System Navigation Study with a 50-year time horizon. River navigation is important to the local economy for the shipment of bulk commodities. Locally, there are two

# Scott County Comprehensive Plan

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locks and dams within the metropolitan area. These facilities may be effected by the results of the study, and future improvements are anticipated.

**Intermodal Connections.** Connectivity supports travel between the different modes. Safety issues come into play when trucks, having loaded from a barge terminal along the river, must cross at an at-grade railroad crossing to enter a highway. An industry sites a facility along a railroad and requires a spur to conduct business for movement of freight. When a pedestrian or wheelchair-bound traveler must cross a four-lane arterial with no sidewalks or inconsistent accessibility, the transportation system is not meeting goals of accessibility and mobility. When a barge must queue up behind several barges to lock through a lock and dam due to limited tow lengths, the economy and the environment are effected by these time delays and idling tows. Map 6.3 highlights the non-roadway transportation facilities in Scott County.

## ***Proposed Systems***

Scott County falls into two long range transportation planning areas, an urban and a rural. The metropolitan area is part of the 2035 Quad City Area Long Range Transportation Plan with a planning boundary that incorporates Bettendorf, Buffalo, Davenport, Eldridge, LeClaire, Panorama Park, Princeton, and Riverdale. The remaining areas of Scott County are covered by the Region 9 Long Range Transportation Plan. Each plan sets forth goals and addresses issues of congestion, access, safety, and mobility. The following transportation goals mirror those of the larger region and apply to Scott County:

### **Regional Transportation Goals**

**Movement.** Provide for the efficient movement of people and goods by coordinating the management and operations of all modes of transportation within Region 9 and the Quad City Area.

**Land Use.** Develop a transportation system that considers existing and future land uses, and encourages desired development patterns.

**Balance.** Develop a transportation system that balances all modes of transportation, protects and enhances the environment and supports both the rural and urban economic vitality in Region 9.

**Safety/Security.** Enforce and enhance programs designed to ensure the safe, secure operations and utilization of all transportation facilities/systems.

**Special Needs.** Strive to coordinate, develop, and maintain an accessible transportation system that promotes mobility for a variety of citizens, particularly those with special needs, such as the elderly, disabled, and low income persons.

**Modes.** Increase connectivity, accessibility, and mobility options to encourage the multi-modal aspects of the transportation system, such as bicycle/pedestrian, transit, air, and rail facilities and their integration.

# Scott County Comprehensive Plan

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As part of the planning process, there was a variety of input received related to roadways. Suggestions included considering an interchange at St. Ann Road and U.S. 61 and west of LeClaire on I-80 between the existing interchanges at Middle Road and the Mississippi River, pave and widen shoulders for bicycle traffic, work with Davenport on improvements to Utica Ridge Road, capitalize on the general aviation opportunities at the Davenport Municipal Airport, establish passenger rail service between Chicago and Omaha via the Quad Cities, and investigate how roads will be funded in the future. Additionally, there is long range interest in shifting the alignment of Slopertown Road to accommodate an extension of the airport runway. More detailed transportation projects are identified in the Long Range Transportation Plan noted above.

**Highways/Roads.** Maintaining the existing county road network will be a primary consideration for Scott County and examining areas where safety improvement may be needed. Criteria to address and prioritize future road improvements may include the following:

**Accessibility.** Driveway access to public roads should be carefully designed and considered for proximity to intersections and other driveways, for traffic volume, and for safety and conflicts with pedestrians or bicycles. These specifications should be reflected in subdivision ordinances or design specifications.

**Safety.** Number of accidents, accident severity, and accident rates may be used to evaluate the need for improvements. Separating heavy-duty truck traffic from primarily residential traffic may be accomplished using a truck route to further safety concerns.

**Level of Service.** Traffic volume and volume to capacity on a roadway may be used to evaluate the need for street improvements. Traffic signals may be warranted under certain traffic flow conditions.

**Surface Condition.** The condition of the pavement is another criterion that can be used to evaluate and prioritize street improvements. Scott County participates in the statewide pavement management system. Map 6.4 shows needs based on surface condition.

Top safety priorities identified by the Iowa Department of Transportation's 2006 Comprehensive Highway Safety Plan that apply to rural roads in Scott County include strategies to reduce lane departures, crashes at intersections, and raise awareness of the risks of driving on unpaved rural roads. To remedy lane departures, paved shoulders, rumble strips and stripes, higher reflective signage, and lighting are some of the suggested measures to improve safety. For crashes at intersections, details of the traffic patterns and crash statistics can be reviewed for potential geometric or other innovative solutions.

Unpaved roads generally perform at lower levels of service and lower volumes of traffic. They are less forgiving to less experienced drivers or those with slower reaction times. Education is an important safety measure for safe use of unpaved roads.



## **Scott County Comprehensive Plan**

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Projects that residents would like to see occur in the future noted at the opening of this section. These concepts will need to be examined for their feasibility and weighed with need and funding availability. Map 6.5 outlines the five-year road improvement program of Scott County Fiscal Years 2007-2012.

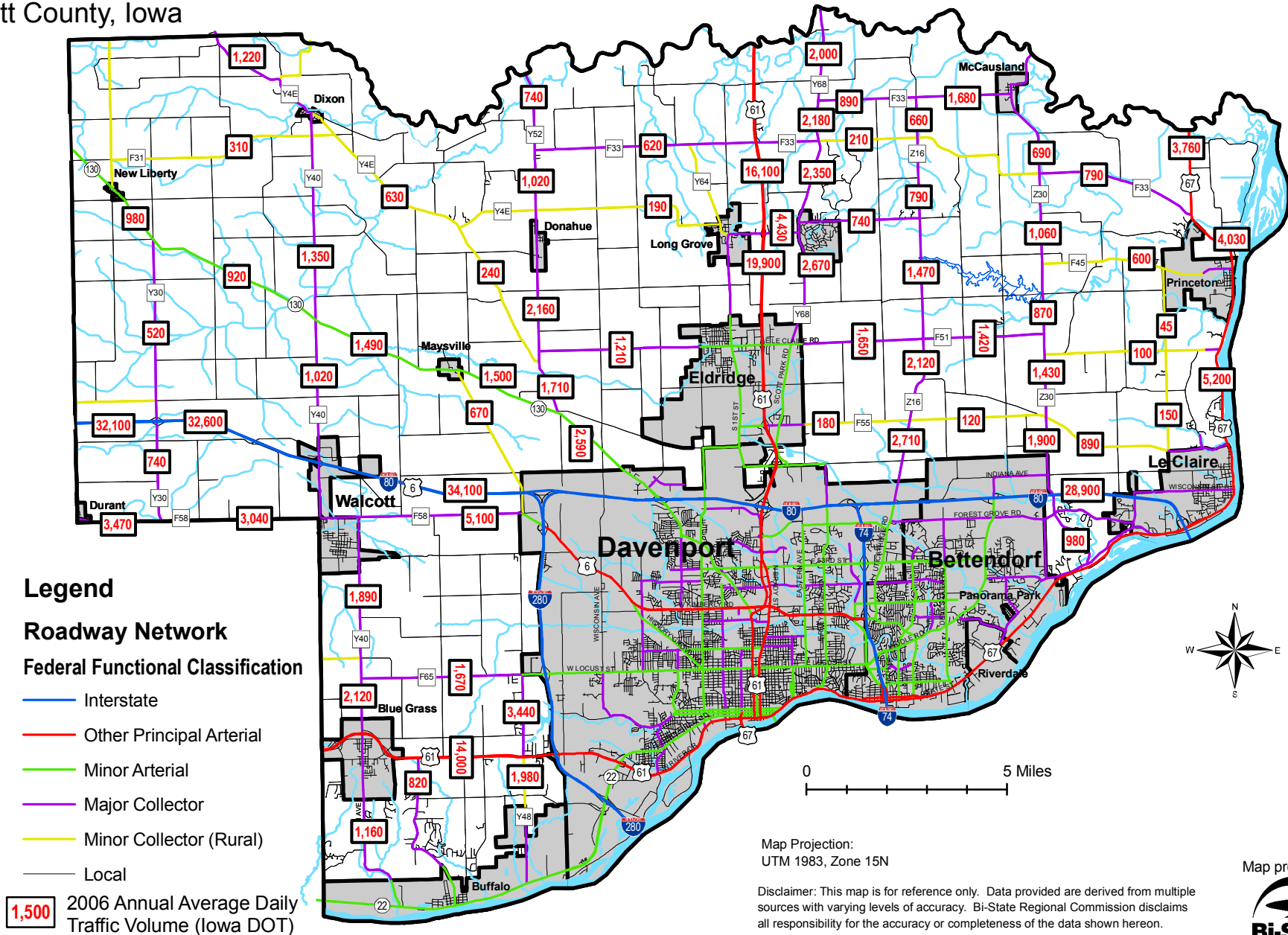
**Transit.** Improvements in passenger transportation mobility are outlined in the annual Bi-State Region Transit Development Plan, which includes Scott County. Transit service in the region is envisioned to be convenient, adequately financed to maximize coverage and diversity of customers, affordable, geographically distributed, considered as part of land use decisions, and safe. The policies of Scott County that encourage development to occur within corporate limits and in areas where a development supports greater transit ridership also support the region's vision for transit.

**Bicycle/Pedestrian Facilities.** The 2005 Quad City Area Greenway Plan and the 2035 Quad City Area Long Range Transportation Plan outline existing and proposed trails within Scott County, primarily in the metropolitan area. Scott County residents expressed interest in the development of a countywide trail plan to expand urban connections to the rural areas. Residents also noted pedestrian usage of county roads and concerns for safety of pedestrians on rural roads. Identifying high use corridors, developing a trail plan, and examining paved shoulder priorities may be ways to address these suggestions. In 2007, Scott County developed a policy to work cooperative on the development of trails and pledge a portion of the cost to match state or federal grants to construct trails in Scott County.

**Other Transportation Modes.** By maintaining its roads and access to other transportation modes, Scott County can strengthen the overall transportation system. Continued focus on the farm-to-market system will support the agricultural nature of the county. Safety will be an ongoing factor in weighing where improvements and/or enforcement are needed. Additionally, looking at railroad crossing safety will be important as rail traffic is growing, particularly north of Princeton and south of U.S.6. Ethanol production is expected to increase local roadway traffic as trucks transport grain directly to these industries or to rail or barge terminals. Input from County residents supported capitalizing on the general aviation airport in Davenport and looking at shared responsibility for the facility.

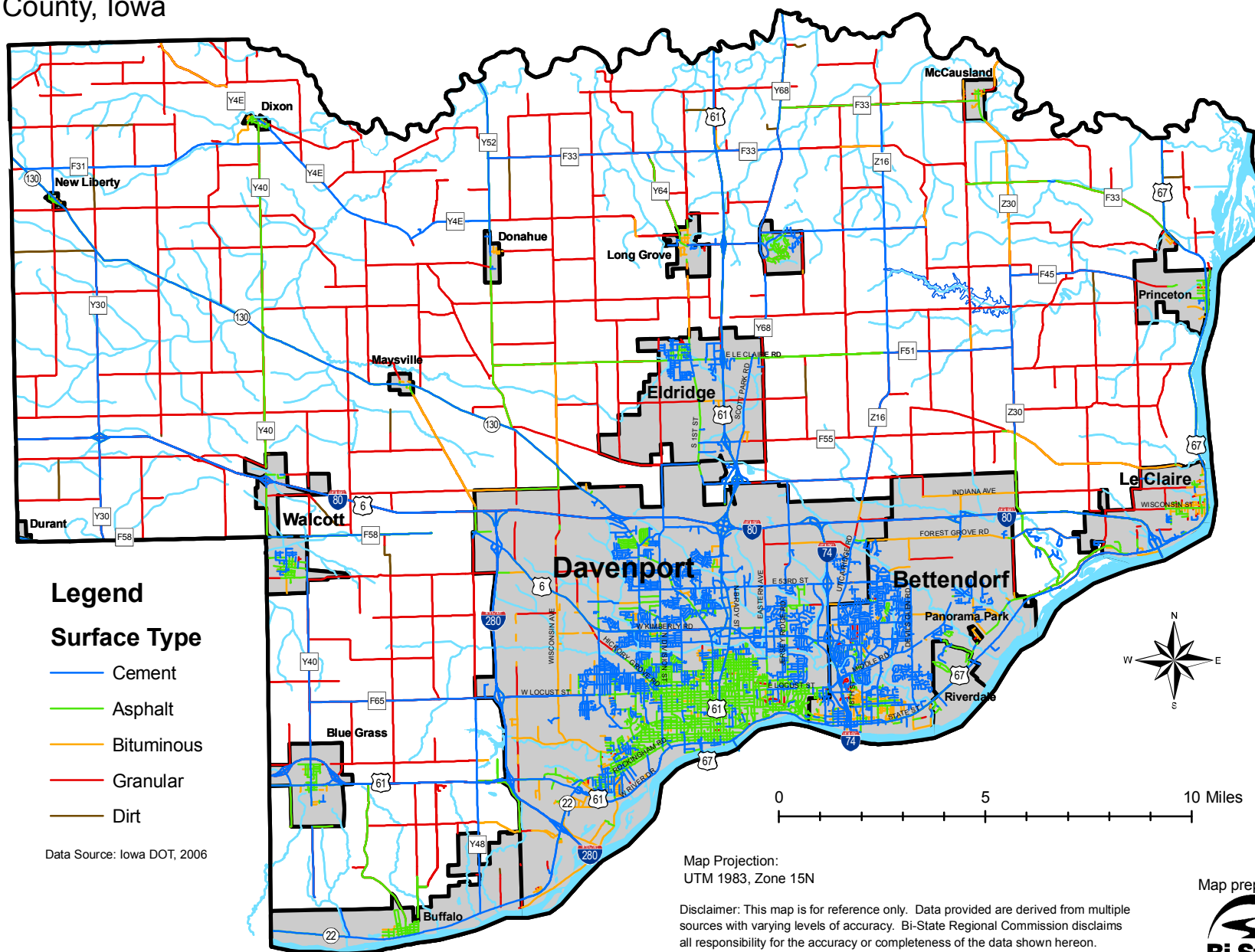
# Map 6.1 - Roadway Network

Scott County, Iowa



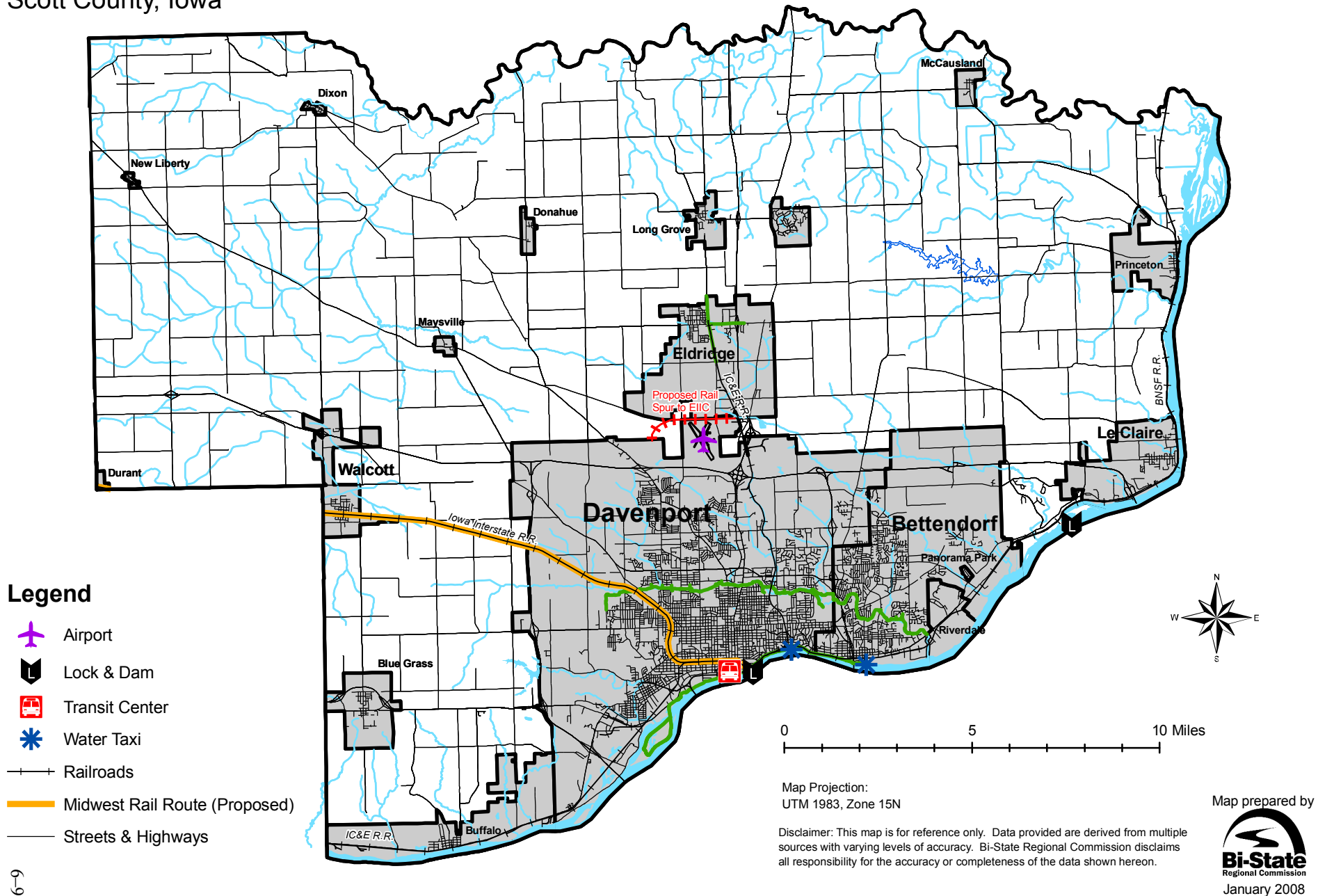
# Map 6.2 - Road Surface Type

## Scott County, Iowa



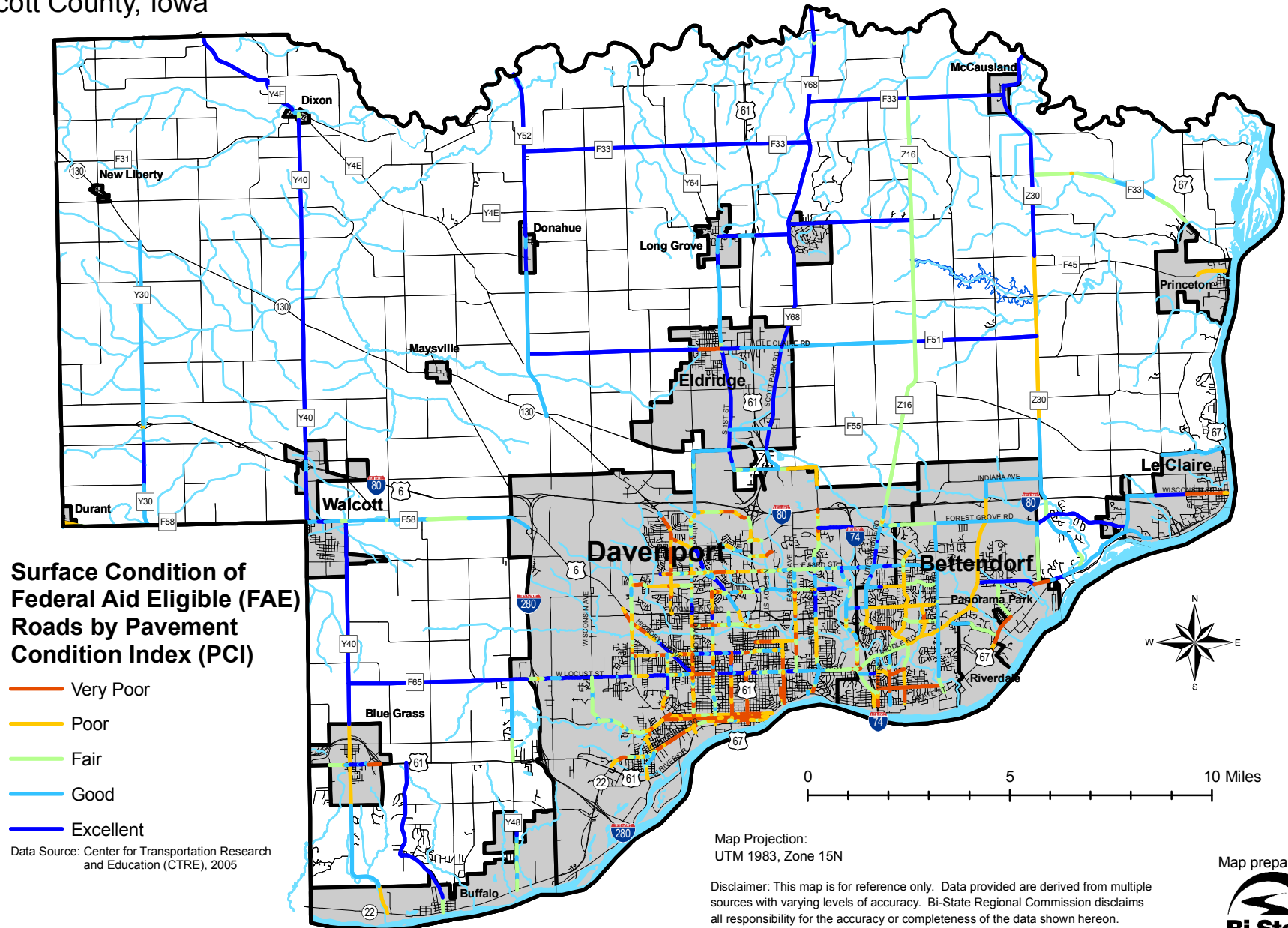
# Map 6.3 - Other Transportation Facilities

## Scott County, Iowa



# Map 6.4 - Surface Conditions By Pavement Management System

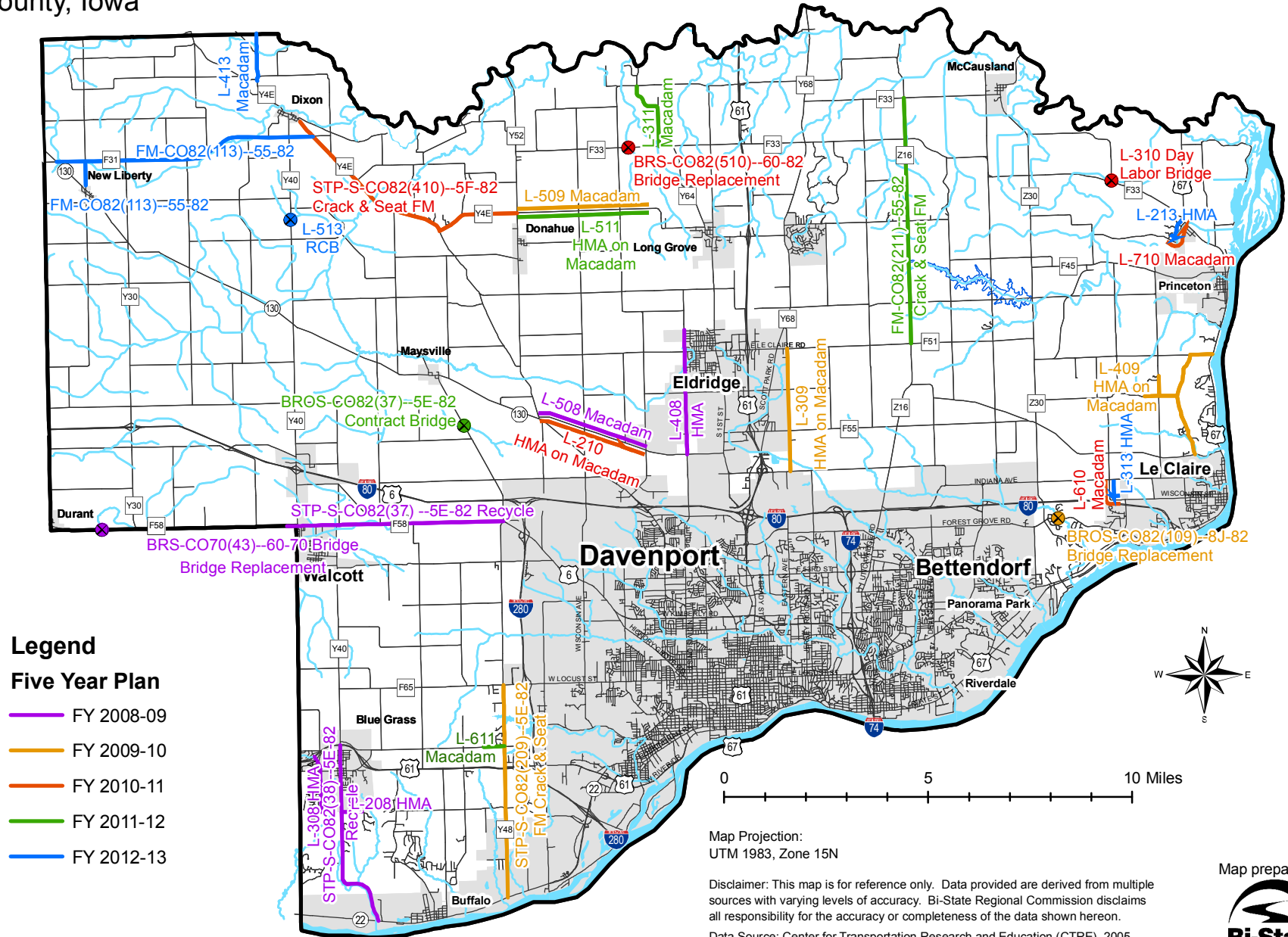
## Scott County, Iowa





# Map 6.5 - Proposed Roadway Improvements (FY 2008 - 2013)

Scott County, Iowa



# Scott County Comprehensive Plan

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## **CHAPTER 7: RECREATION**

### ***Introduction***

Recreational amenities offered in Scott County are invaluable to the local communities as they provide for a higher quality of life and continued economic vitality for the area. The quality of life for residents of Scott County is directly linked to the quality of the region's environment and all that it has to offer. Bordered in part by the Mississippi and Wapsipinicon Rivers, Scott County has a variety of recreational opportunities and scenic beauty that enriches the lives of those who reside here and make it a truly livable community. Not only do the County's recreational facilities and conservation areas provide numerous social and economic benefits to local residents, they also provide recreational opportunities for the non-resident tourists as well. By continuing to provide ample, well maintained park and recreational facilities, a richness of life is achievable while increasing opportunities for economic activity in the sector of recreational tourism.

### ***Social Benefits***

As a nation, we are growing increasingly aware of the benefits that can be gained through outdoor recreation, exercise, and leisure activities. Keeping with the national trend, citizens of Scott County have also shown a great deal of interest in these areas as demonstrated by resident comments submitted at a series of public input meetings. High public interest in recreational facilities, outdoor leisure activities, recreational tourism, and a variety of physical fitness opportunities was evident throughout a series of six public meetings hosted by Scott County. The County's leisure opportunities, park system, cultural activities, and bike trails were noted as strengths by various members of the public.

“Strong evidence shows that when people have access to parks, they exercise more. Regular physical activity has been shown to increase health and reduce the risk of a wide range of diseases, including heart disease, hypertension, colon cancer, and diabetes. Physical activity also relieves symptoms of depression and anxiety, improves mood, and enhances psychological well-being. Beyond the benefits of exercise, a growing body of research shows that contact with the natural world improves physical and psychological health.” (Trust for Public Land, “The Benefits of Parks,” 2006)

Approximately 65% of American adults are overweight or obese. The portion of children who are overweight has tripled in recent decades, resulting in 16% of those ages 6 to 19 being classified as overweight. Public Health officials are alarmed because being overweight is tied to many serious diseases and conditions. If trends continue, one-third of children born in 2000 are expected to become diabetic. All of these issues are closely tied to the quality of one's life. It is important that the residents of Scott County have access to the necessary facilities to support the endeavors of individuals who are striving for continuous good health and well-being.

According to the National Recreation and Park Association:

- People with access to recreational facilities are two times more likely to get the recommended level of physical activity than those without access.

## **Scott County Comprehensive Plan**

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- People living in areas without sufficient public outdoor recreation facilities are more likely to be overweight.
- People with the best access to a variety of built and natural facilities are 43% more likely to exercise 30 minutes most days of the week than those with poor access.
- Older people who bicycle, jog, or walk in parks are significantly healthier than those who don't, and report feeling "renewed" after using the park, with greater frequency of use linked to better health. These active users also report fewer physician visits.
- The closer people live to a bikeway, the more likely they are to use it.
- Older adults living near safe walking and bicycle paths, parks, recreation centers, and gyms are more likely to get enough activity.

### ***Economic Benefits***

Economic benefit can be derived through outdoor recreational facilities in a variety of ways. According to the 2001 National Survey of Fishing, Hunting, and Wildlife-Associated recreation (USDI Fish and Wildlife Service, and U.S. Department of Commerce, Bureau of the Census), \$823 million was spent on wildlife recreation in the State of Iowa in 2001. This money was spent on activities such as fishing, hunting, and wildlife watching. This survey provides insight into the importance of forest-based recreation and tourism to Iowa's economy, and therefore, in Scott County's economy as well. In 2001, more than 1 million individuals in Iowa at least 16 years old participated in wildlife-watching activities, which include observing, feeding, and photographing wildlife. It is overwhelmingly clear that Scott County's recreational facilities must continue to be maintained, upgraded, and expanded when needed to meet the demands of the market and to continue to capture its share of the dollars spent on recreation and tourism that will be filtered through the local community.

The three factors that tend to affect the way people recreate are income, education, and occupation. While there is no rule for calculating the exact effects of these differing conditions, a general analysis of the socio-economic makeup of the County aids in projecting recreation needs. Professional people and skilled craftsman, in general, participate most in outdoor recreation and farmers and farm workers participate in outdoor recreation the least. Scott County is an urban county with a high proportion of professional and skilled workers, and a declining farming population. These factors indicate outdoor recreation participation in Scott County should be high and should increase in the future with population trends. Also, considering that Scott County's 2005 Median Household Income was \$5,673 above the State Median Household Income, it is expected that recreation demands will be high and continue to increase in accordance with the higher levels of income.

The County also gains economic benefits from recreational facilities by their ability to attract and retain employees and members of the retired community. The availability of park and recreation facilities is an important quality-of-life factor for corporations choosing where to locate facilities and for well educated individuals choosing a place to live.

In "The Benefits of Parks" by the Trust for Public Land, it states that numerous studies have shown that parks and open space increase the value of neighboring residential property. Growing evidence points to a similar benefits on commercial property value.



# Scott County Comprehensive Plan

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## ***Rivers and Waterways***

The major rivers and numerous creeks in Scott County offer great potential for outdoor recreation. The largest and likely most influential of these waterways is the famous Mississippi River. The Mississippi River conjures up a variety of visual and mental images. Its dramatic natural force of flowing water has created the current landscape and is a life force for humans and wildlife alike. Literature has heralded its spectacular and dynamic characteristics, transforming the Mississippi River into a cultural icon. The river has also played a significant role in the local area as well as in the development and westward expansion of our nation. As a working river, the Mississippi is an essential corridor for commerce. As a cultural resource, the Mississippi River provides a plethora of recreational and tourist opportunities. The river is the heart and soul of the Quad Cities, the foundation for our economy, the center of our culture, and our greatest natural treasure.

The Mississippi River is a shared resource and offers recreational opportunities such as pleasure boating, water skiing, and jet skiing. On any summer day, sailboats, motorboats, rowboats, windsails, kayaks and rowing sculls can be seen between the locks, in addition to the tugs and barges. Its shoreline is a collection of public and private ownership with a variety of uses from industrial/commercial to residential to recreational. Access to and along the river continues to be a major concern, and available opportunities to allow pedestrians, bicyclists, and recreators access to the water should be pursued.

The Upper Mississippi River was recognized by Congress in 1986 as a nationally significant ecosystem. The Upper Mississippi River provides winter habitat for one of the country's most important icons, the American Bald Eagle. The local area surrounding the Mississippi River is situated in the famous Mississippi Flyway, which biannually sees the migration of 40% of North America's waterfowl and shorebirds. According to the U.S. Fish and Wildlife Service, the Flyway hosts over 300 species of migratory birds that traverse the River in the spring and fall, including up to five million waterfowl. These flights constitute an import economic and environmental resource. In addition to birds, there are 113 fish species in the river including carp, buffalo, channel catfish, walleyes, northern pike, bass crappies, bluegills, suckers, and bullheads. The recreational and ecological resources that the upper Mississippi River holds for the area are of tremendous importance to Scott County.

Other important water resources for Scott County include the Wapsipinicon River, Duck Creek, Mud Creek, and smaller waterways. These areas provide additional suitable localities for recreational opportunities such as camping and fishing, as well as more passive recreation like nature watching. The Wapsipinicon River, forming much of the northern border of Scott County, is one of Iowa's significant natural waterways and offers high recreation potential and opportunity.



Wapsipinicon River

## ***Scott County Conservation Board***

While Scott County has many naturally occurring opportunities for recreation, a great deal of time and resources are spent to maximize the potential of those areas. To direct those efforts of

# Scott County Comprehensive Plan

recreational development within the County, the Scott County Conservation Board was created. While the cities are the managers of local parks, trails, and open space lands in the incorporated areas, Scott County is the provider of local park trails and open space lands in the rural area. The Scott County Conservation Board was formed in 1956 and was the first county conservation board to be organized in Iowa. The mission of the Scott County Conservation Board is: “To improve the quality of life and promote and preserve the health, welfare, and enjoyment for the citizens of Scott County and the general public by acquiring, developing, operating, and preserving the historical, educational, environmental, recreational and natural resources of the County.” There are five members of the Conservation Board who are appointed by the Scott County Board of Supervisors to serve a five-year term. The Conservation Board’s primary task is to oversee, operate, and maintain the ten county parks.

The County parks include Allen’s Grove, Buena Vista, Buffalo Bill Cody Homestead, Buffalo Shores, Cameron Timber Preserve, Scott County Park, Dan Nagle Walnut Grove Pioneer Village, Glynns Creek Golf Course, Wapsi Environmental Education Center, and West Lake Park. Also within Scott County are two recreational areas, Crow Creek Lake and Princeton Wildlife Area, which are maintained by the Iowa Department of Natural Resources and a third recreational area, Lost Grove Lake, which is currently under development. See the Table 7.1 for a more detailed listing of the County parks.

**Table 7.1**  
**Scott County Parks**

<b>Facility Name</b>	<b>Size</b>	<b>Location</b>	<b>Amenities/Special Features</b>
Allen's Grove Park	157 acres	Four miles north of Donahue on County road Y52	Boat ramp for access to the Wapsipinicon River, 147 acres for wildlife and public hunting area (No rifles).
Buena Vista Public Use Area	165 Acres	Two miles east of Dixon on the Wapsipinicon River	Wildlife timber area used primarily by fisherman & bow-hunters.
Buffalo Bill Cody Homestead	3.5 acres	Two miles southwest of McCausland on F33	Boyhood home of Buffalo Bill, including the restored house built by his father in 1847 that is furnished with antiques, and a pasture with live buffalo and Texas longhorn cattle. Souvenir shop and tours available.
Buffalo Shores Access Area	25 acres	At the western edge of Buffalo off of State highway 22	65-site campground, sand beach shoreline on river, double boat ramp and docks, picnicking with grills, tables, sand volleyball, and horseshoes.
Cameron Timber Preserve	33 acres	One mile west of Maysville on State Route 130	State Forest Preserve containing primarily hardwood trees and a variety of spring floras and bird species.

# Scott County Comprehensive Plan

Facility Name	Size	Location	Amenities/Special Features
Glynn's Creek Golf Course	18 hole course	On the northeast corner of Scott County Park	Championship golf course with five sets of tees at each hole, fully stocked clubhouse offering merchandise and concessions. PGA Golf Professionals available for lessons, clinics, or outing needs.
Scott County Park	1,280 acres	Nine miles north of Davenport on US 61	Historic Pioneer Village, five separate campgrounds, five reservable picnic shelters with tables and grills, Olympic-sized heated swimming pool with lifeguards and concession area, cabin and lodge rentals, multi-use trails ideal for hiking or cross county skiing, and radio controlled airplane field.
The Dan Nagle Walnut Grove Pioneer Village	Within Scott County Park	On the north side of Scott County Park	Eighteen original and replica historic buildings including Olde St. Ann's Church, a restored 1870's church ideal for weddings. Special events featuring period re-enactors demonstrating pioneer life and craft making.
Wapsi Environmental Education Center	225 acres	One mile west of Dixon off of county road Y-42E	Provides environmental education for school groups and the general public with an emphasis on resource protection. Education facilities include; the Eagle View Eco Center, an interpretive nature center overlooking an eagle roosting site, the Monsignor Menke Astronomical Observatory, an aquatics lab, and a teams course. Overnight rental facilities, the W.R.E.N., a quarterly newsletter on environmental topics, trail system for hiking, snowshoeing, and cross-county skiing.
West Lake Park	620 acres	West of I-280 off of US 61	Four lakes (two with boat ramps and handicapped accessible docks), two modern campgrounds, five reservable picnic shelters, sand beach with volleyball, food concessions, fenced children's area, and certified lifeguards, paddle boat rental, hiking, and fishing.

In addition to the park facilities, there are a variety of recreation program opportunities available in the County through the Conservation Board, such as American Red Cross swimming lessons in the newly heated Olympic-sized pool in Scott County Park and day or overnight field trips, teacher workshops, and internship opportunities through the Wapsi Environmental Education Center.

# **Scott County Comprehensive Plan**

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Each of these county run facilities requires routine maintenance to ensure that they are operationally sound and can provide a safe, quality experience for the user. The Scott County Conservation Board must also constantly monitor the market to determine if additional facilities are needed to meet the demands of their customers, and if so, what type of facilities are required. In an effort to assess and prioritize these needs, the Conservation Board has developed a strategic plan. The plan outlines each of the recreational facilities and lists what, if any, maintenance and development, is planned for the future of the facility. Also included in the plan is an estimated budget that puts into perspective the timeline and funding that would be required to achieve the desired goals of the Conservation Board.

In addition to the Strategic Plan, Scott County's Conservation Board completed a visioning project in September of 2006 with assistance from the University of Northern Iowa. The purpose of the project was to generate a visioning process to guide the Conservation Department and allow the Conservation Board to direct future expansion of services and prioritize maintenance of existing facilities based on the perceptions of residents, users, and staff. Two questionnaires were developed at the beginning of the visioning project—one for residents of Scott County and the other for users of the Conservation Departments facilities. The response to the questionnaires assists in identifying trends in recreational facility usage, satisfaction with services, and preferred future improvements to the parks, facilities, and services provided by the Conservation Board. The resulting analysis of this visioning process will guide future decisions of the Conservation Board. A copy of the Scott County Conservation Board Visioning Project and the Scott County Conservation Board Strategic Plan can be obtained through the Conservation Department.

In addition to the Scott County Conservation Board and the local municipalities' park and recreation departments operating in the County, the Iowa Department of Natural Resources (IDNR) manages several recreation areas within the County. The Princeton Wildlife Area, Crow Creek, and Lost Grove Lake, which is currently in the final stages of development, all fall within the operations of IDNR. Also recreationally related are lock and dam 14 and 15, which are owned and operated by the U.S. Army Corps of Engineers.

## ***Existing Trails***

As part of the planning process, trails are typically classified as a mode of transportation and, as such, are addressed as part of the transportation network. However, during the public input process for Scott County, trails were often discussed in relation to recreational facilities and, therefore, are being addressed as part of this recreation chapter. Comments from the public input process noted the trail system within Scott County as both a strength and an area for improvement. Scott County and the municipalities within Scott County are the home of a growing network of trails that extends throughout the County with some trails reaching national proportions. The following is a list of existing trails in the County:

- **Duck Creek Parkway Trail** – The Duck Creek Parkway Trail currently extends approximately 15+ miles west to east from Davenport's Emeis Park through Bettendorf to Riverdale. This separated corridor hard-surfaced trail is primarily utilized for recreation activities, but does serve the community as a transportation link between neighborhoods,

# Scott County Comprehensive Plan

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commercial districts, recreation areas, and major transportation corridors. The Duck Creek Trail was one of the first separated multipurpose trail facilities in the Quad City metropolitan area. Extension of this trail is planned from Emeis Park to Interstate 280, approximately 3 miles on the west, with the potential of linking to West Lake Park. On the east, the trail is planned to connect to the Mississippi Riverfront Trail.

- **Mississippi River Trail (MRT)** – The Mississippi River Trail extends about 7.6 miles along the riverfront from Credit Island in Davenport on the west end to 17<sup>th</sup> Street in Bettendorf on the east end. The hard-surfaced separated corridor trail is primarily used for recreation but does serve the community as an important transportation link. An extension of this multipurpose trail is planned on the west to connect with the City of Buffalo's proposed Riverfront Trail. Additionally, there is a planned extension of the trail from Bettendorf up-stream through Riverdale to LeClaire and Princeton. This would complete a major section of the coast-to-coast, American Discovery Trail (ADT). The northern route of the ADT will pass through the Quad City Metropolitan Area. In August of 2005 the ADT crossing of the Mississippi River, via Arsenal Island, was officially designated and opened for use. This new trail crossing also provides a link between the Iowa and Illinois portions of the MRT. The western extension of the MRT is 4.2 miles to the corporate limits of Davenport and includes a proposed bridge from Credit Island to South Concord Street.
- **Cody Trail (Eldridge to LeClaire)** – The Cody Trail is a 25.5 mile shared access trail named after Buffalo Bill Cody. The trail extends from North First Street in Eldridge to the riverfront City of LeClaire. The trail is primarily labeled as a recreational and historical tour providing a glimpse of Scott County heritage. Recently, Eldridge developed a multipurpose trail from North 1<sup>st</sup> Street east to North 16<sup>th</sup> Street. This 16-block section of separated corridor trail parallels LeClaire Road and provides safe access under Highway 61. The City plans to continue extending this trail further east potentially connecting to the proposed Lost Grove Lake. The City is also looking at a possible extension to the south, along the railroad corridor. A separated corridor trail following the alignment of the existing rail track would provide a connection to the Duck Creek Parkway Trail through Davenport, Bettendorf, and Riverdale. In addition, the City is considering utilizing utility easements for intra-city connections.

## Proposed Trails

The following is a list of proposed trails in the County:

- **Mississippi River Trail/American Discovery Trail (Buffalo)** – The Mississippi River Trail (MRT)/American Discovery Trail (ADT) through Buffalo is an approximately 7-mile planned trail along the Mississippi River from the intersection of Highway 22 and Utah Street on the east to the Scott and Muscatine County line downriver to the west. Completing the Buffalo section of the MRT/ADT would be a significant accomplishment in the continuing development of both national trail systems. It would also be a giant leap towards linking Davenport to the City of Muscatine via an alternative transportation mode. An ancillary benefit would be the improved aesthetic nature of the scenic byway for motorists and trail users alike. The Mississippi Trail is being planned to connect the Iowa Quad City metropolitan area up-river to Lake Itasca in Minnesota and down-river to the Gulf of Mexico.

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This trail will span the entire eastern boundary of Scott County along the length of the Mississippi River shoreline.

- **Main Street Corridor and Trail (Davenport)** – The Main Street Corridor, dubbed Avenue of the Fountains, is a planned 2.5-mile multipurpose trail from the heart of the Davenport Riverfront to VanderVeer Park, one of the most historic parks in the Quad City Metropolitan area. The proposed trail will follow a recreated allee, an original component of the park. The Main Street Corridor will continue north connecting to the Duck Creek Parkway Trail. This corridor will enhance the transportation, recreation, cultural, historical, and economic elements of the community.
- **Kimberly Road Trail (Davenport)** – The Kimberly Road trail is a potential 4.5-mile corridor running parallel to Kimberly Road. This proposed corridor would provide links to numerous commercial and residential areas. Included would be four possible crossing points to accommodate newly developed north/south trails and to improve pedestrian safety and accessibility. The development of this trail would create an alternative transportation system and access to amenities, such as the Duck Creek Parkway Trail and the Mississippi River Trail.
- **Blackhawk Creek Greenway Trail (Davenport)** – The Blackhawk Creek Greenway Trail is a potential 5.7-mile corridor that would trace the path of Blackhawk Creek. This trail would link neighborhoods, recreation areas, such as Southwest Park, and major transportation corridors including U.S. 61 with Telegraph and Rockingham Roads between West Lake Park and the Mississippi River. Proposed development of this trail includes a bridge connection from Credit Island Park across to South Concord Street with a link to the Nahant Marsh.
- **Silver Creek Greenway Trail (Davenport)** – The Silver Creek Greenway Trail is a potential 5.1-mile corridor along Silver Creek and linking neighborhoods, recreation areas such as the Duck Creek Parkway, commercial districts, and major transportation corridors including Kimberly Road/U.S. 6 between northwest Davenport and Duck Creek.
- **Goose Creek Greenway Trail (Davenport)** – The Goose Creek Greenway Trail is a potential 6.6-mile active greenway corridor path mirroring the flow of Goose Creek. Development of this trail would result in the connection of neighborhoods, commercial districts, recreation areas such as Duck Creek Parkway, industrial areas, and major transportation corridors including 53<sup>rd</sup> Street, Brady Street, and Kimberly Road between north-central Davenport and Duck Creek.
- **Utica Ridge Road Trail (Davenport)** – A multipurpose trail is proposed along Utica Ridge Road extending south to 67<sup>th</sup> Street. The City is also planning a western connection to the proposed Goose Creek Greenway Trail and possibly east, into the City of Bettendorf, linking to the Crow Creek active greenway trail system. Development of this approximately 7-mile trail would link neighborhoods, commercial areas, recreational areas, and future development zones. In addition, it would connect rural areas of Scott County to the urbanized area's trail network and afford an opportunity to connect into the proposed north-south separated corridor trail along the railroad from Eldridge.
- **Wisconsin Avenue Trail (Davenport)** – This potential 5.5-mile trail would serve as a north-south connection from the developing areas of northwest Davenport to the proposed Blackhawk Creek Greenway Trail. The Wisconsin Avenue Trail would essentially link neighborhoods, recreation areas, and major transportation corridors. Furthermore it provides a vital connection to both the American Discovery Trail (ADT) and the Mississippi River

# Scott County Comprehensive Plan

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Trail (MRT). As this area of the community continues to grow, many other opportunities exist for separated corridor development along easements or within active greenway corridors.

- **53<sup>rd</sup> Street Corridor Trail (Davenport and Bettendorf)** – The 53<sup>rd</sup> Street corridor is identified for the potential placement of an approximately 5-mile multipurpose trail. This trail would link the cities of Davenport and Bettendorf. It would provide alternative transportation options and access for users to one of the most economically vibrant areas within Scott County. Connections could be established to other proposed multipurpose trails and existing transportation corridors. Access to and from residential, commercial, cultural, recreational, and other areas would be benefits derived from the development of this corridor. Safe crossing locations for cyclists and pedestrians will need to be considered as this route develops.
- **6<sup>th</sup> Street/Elmore Avenue Trail System (Bettendorf and Davenport)** – This potential 3.5-mile, north-south corridor would serve as a link between communities, neighborhoods, recreation areas, commercial areas, and major transportation corridors such as Kimberly Road, 53<sup>rd</sup> Street, Locust Street, and U.S. 67. In addition, this planned route would provide access to the MRT.
- **18<sup>th</sup> Street Trail (Bettendorf)** – The 18<sup>th</sup> Street Trail is a proposed 3-mile, north-south multipurpose trail connecting to major transportation corridors such as 53<sup>rd</sup> Street, Middle Road, and U.S. 67. This trail would provide links from residential neighborhoods, commercial districts such as Cumberland Square, and recreation areas such as Middle Park, to riverfront amenities and the MRT. It would also serve as an alternative mode of transportation into the heart of the proposed riverfront redevelopment district.
- **Middle Road to Spencer Creek Trail (Bettendorf)** – The City of Bettendorf is proposing a 4.5-mile multipurpose trail in the vicinity of Middle Road. This north-south trail would provide a connection from Middle Park, near Spruce Hills Road, to Spencer Creek near the I-80 Middle Road interchange. It would serve as a link between the urban and rural areas of the community. This strand would connect commercial, residential, retail, and recreational areas. The City has also identified a possible intra-city loop heading back towards the Mississippi River and the MRT along the Spencer Creek greenway. This would also allow a viable alternative transportation connection to the City of LeClaire.
- **Devils Glen Road Trail (Bettendorf)** – This potential 4-mile multipurpose trail would link the riverfront to other commercial residential and recreational amenities in the community. It would serve as a north-south connector to other transportation arteries within the city, including State Street, Middle Road, 53<sup>rd</sup> Street and the existing Duck Creek Parkway Trail.
- **Pigeon Creek Greenway Trail (Bettendorf)** – This proposed ¾ mile trail along an identified greenway corridor would follow Pigeon Creek and connect Pigeon Creek Park along the Mississippi River to the Mississippi River Trail in Bettendorf.
- **Crow Creek Greenway Trail (Bettendorf)** – The Crow Creek Greenway Trail is a potential 6.3-mile corridor along Crow Creek linking neighborhoods, commercial districts, and recreation areas. This active greenway and multipurpose trail would intersect major transportation corridors including Devils Glen Road, Middle Road, and River Drive/U.S. 67. It would serve as an alternative transportation mode and recreation corridor between Forest Grove Drive and the Mississippi River Trail.
- **Wisconsin Street Trail (LeClaire)** – The City is planning collectively with Pleasant Valley Junior High School to establish devoted bicycle lanes or a multi-purpose trail along

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Wisconsin Avenue. This would provide a viable alternative transportation link from the MRT on LeClaire's levee through the City and west to the junior high school. The proposed trail route would also utilize 35<sup>th</sup> Street South West turning onto Forest Grove Drive. The route then follows Forest Grove Drive west to Spencer Creek where it would connect into the Bettendorf trails system.

This network of trails will provide important connections both within communities and between communities, and at times portions of these trails will be located in the unincorporated areas of Scott County. A comprehensive master plan of proposed trails in the County would be advisable in order to prioritize trail needs in the County and to better assess future funding needs for trails.



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## **CHAPTER 8: COUNTY FACILITIES AND SERVICES**

This chapter contains information on Scott County's water supply systems, sanitary sewer and wastewater treatment systems, gas and electric utilities, communications, public safety and emergency services, health and human services, planning and development, and the County's library system.

### ***Water Supply Systems***

The Iowa American Water Company maintains the largest water supply system in Scott County. The Iowa American Water Company serves about 135,000 people in the communities of Bettendorf, Davenport, LeClaire, Riverdale, and Panorama Park as well as some of the surrounding rural areas of Scott County. Treatment capacity is 30,000,000 gallons per day with an average demand of 17,990,000 gallons per day. Peak demand has been 31,931,000 gallons per day. The company has a storage capacity of 11,500,000 gallons. According to the Iowa American Water 2006 Water Quality report, water for the Iowa Quad Cities is taken from the Mississippi River and treated in Iowa American Water's state-of-the-art East River Station treatment facility in Davenport. This high-tech water treatment plant uses some of the best equipment and technology available to the water industry. The treatment process utilizes conventional coagulation and settling processes, followed by granular activated carbon filtration. The granular activated carbon filtration process is cited by the U.S. Environmental Protection Agency as one of the most effective treatment technologies for the removal of organic chemicals, such as farm pesticides and industrial wastes. It is also highly effective in eliminating many taste and odor problems.

In the last few years, Iowa American Water has invested more than \$6.6 million in routine, recurring construction projects to improve water quality and water service. This investment included the following projects in 2006:

- Installation of 13 miles of new and replacement water main throughout the Scott County service area will provide water service to new customers and improve service in other areas of the community. New water main installation included more than 4 miles of new water mains costing more than \$1.9 million to reinforce service on the west side of Davenport. The West Davenport Project will continue in 2007 with construction of a \$2 million, elevated storage tank with a one million gallon capacity. These improvements will help improve water pressure and fire flow to homes and businesses in western Davenport.
- Security of their facilities is very important to Iowa American Water. The company continues to make significant expenditures to enhance security and to safeguard the water supply in all communities served.

The Cities of Blue Grass, Buffalo, Dixon, Donahue, Eldridge, Long Grove, Maysville, New Liberty, Princeton, and Walcott all have municipal water supply systems. Water sources for these systems are groundwater wells. Private wells serve the residents in the rest of rural Scott County. See Chapter 4 and Map 4.13 for information on ground water sources and restricted areas for sand point wells in Scott County.

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## **Sanitary Sewer Systems and Waste Water Treatment**

The U.S. Environmental Protection Agency has provided the following information regarding the levels of wastewater treatment discharge. The present design level of effluent and projected design level of effluent describe the general level of effluent quality that a facility is currently designed and projected to discharge. Below is a summary of possible treatment levels:

- **Raw Discharge.** Wastewater discharged without receiving any form of treatment. Pollutant concentrations in a raw discharge can vary depending on the source of the pollutant(s).
- **Primary Treatment.** Wastewater discharged after receiving some preliminary and/or primary treatment (e.g., screening, grit removal, primary settling). A wastewater treatment plant with a 5-day biochemical oxygen demand (BOD5) concentration greater than 45 mg/l (30-day average) in its National Pollutant Discharge Elimination System (NPDES) permit is considered to be providing primary treatment.
- **Advanced Primary Treatment.** Wastewater discharged after receiving extensive primary treatment (e.g., screening, grit removal, primary settling). A wastewater treatment plant with a BOD5 concentration greater than 30 mg/l but less than or equal to 45 mg/l (30 day average) in its NPDES permit is considered to be providing advanced primary treatment.
- **Secondary Treatment.** Wastewater discharged after receiving biological and/or physical/chemical treatment, including lagoons and trickling filters. A wastewater treatment plant using biological and/or physical/chemical treatment other than lagoons or trickling filters with a BOD5 concentration greater than or equal to 20 mg/l but less than or equal to 30 mg/l (30 day average) in its NPDES permit is considered to be providing secondary treatment. A wastewater treatment plant using lagoons or trickling filters as the main means of treatment might have actual permitted BOD5 concentrations greater than 30 mg/l, but is still considered to be providing secondary treatment.
- **Advanced Treatment I.** Wastewater discharged after receiving biological and/or physical/ chemical treatment. A wastewater treatment plant with a BOD5 concentration greater than or equal to 10 mg/l but less than 20 mg/l (30 day average) in its NPDES permit is considered to be providing Advanced Treatment I.
- **Advanced Treatment II.** Wastewater discharged after receiving biological and/or physical/chemical treatment. A wastewater treatment plant with a BOD5 concentration less than 10 mg/l (based on 30 day averages) in its NPDES permit is considered to be providing Advanced Treatment II. To further clarify the treatment level, the state should indicate whether the facility currently uses any processes to remove nutrients (nitrogen or phosphorus) from its effluent. Note that the addition of nutrient removal is considered to be an improvement in effluent quality (e.g., secondary effluent with nutrient removal represents higher quality effluent than secondary effluent without nutrient removal).

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Unincorporated Park View has a secondary sanitary sewer system consisting of a sewage lagoon. The system served 2,800 residents in 2000 and has future capacity to serve 4,706. The system consists of a semi-automated, custom-built plant and stabilization pond. Additional information on public wastewater treatment facilities found in Scott County is in Table 8.1.

**Table 8.1**  
**Population Served and Flows for Publicly Owned Wastewater Treatment Facilities**  
**in Operation in Scott County, Iowa in 2007**

Facility Name	Treatment Type	Present Population Receiving Collection	Future Population Receiving Collection	Existing Flow	Present Design Flow	Future Design Flow
				Gallons per day		
BlueGrass STP	Aerated Lagoon	1,214	1,953	180,000	260,000	454,000
Buffalo STP	Activated Sludge	1,260	2,603	130,000	272,200	293,700
Davenport Sewage Treatment Plant (STP)*	Activated Sludge	127,142	132,465	19,020,000	26,000,000	40,000,000
Dixon STP	Waste Stabilization Lagoon	202	422	20,000	37,000	45,000
Donahue STP	Waste Stabilization Lagoon	316	376	20,000	32,000	32,000
Eldridge STP (Buttermilk)	Aerated Lagoon	3,357	10,356	476,000	586,000	1,198,000
Eldridge STP (South Slope)	Sequencing Batch Reactor	3,617				
LeClaire WWTP	Sequencing Batch Reactor	2,734	2,258	370,000	400,000	500,000
Long Grove STP	Aerated Lagoon	605	422	60,000	50,000	100,000
McCausland STP	Waste Stabilization Lagoon	308	281	40,000	25,000	25,000
Maysville	Private Septic	170	198	—	—	—
New Liberty STP	Waste Stabilization Lagoon	139	170	17,000	21,000	21,000
Park View	Aerated Lagoon	2,800	4,706	210,000	492,000	500,000
Princeton STP	Waste Stabilization Lagoon	806	941	70,000	56,000	80,000
Walcott STP (North)	Aerated Lagoon	185	185	20,000	143,000	254,000
Walcott STP (South)	Aerated Lagoon	1,356	1,882	110,000	285,000	437,000
<b>Total</b>		<b>146,211</b>	<b>159,218</b>	<b>20,743,000</b>	<b>28,659,200</b>	<b>43,939,700</b>

\* Davenport STP serves Davenport, Bettendorf, Panorama Park, and Riverdale

Source: Iowa DNR, 2007

The rural areas of Scott County rely on private, on-site septic systems for sewage disposal. The Scott County Health Department regulates the design, construction, and installation of all private on-site treatment systems; samples private, on-site treatment systems; and provides assistance with complaints relating to sewage treatment and disposal systems.

According to the Iowa DNR, a properly designed, sized, installed, and maintained on-site wastewater treatment system should safely remove and treat wastewater from a home. Untreated or improperly treated wastewater is a disease risk to people through direct contact with sewage

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or animals (flies, dogs, cats, etc.) that have been in direct contact with sewage. Also, untreated or improperly treated wastewater is a threat to human health and the environment when it pollutes surface water or groundwater.

After determining where the on-site wastewater treatment system and reserve area will be located, the area should be marked and fenced so it will not be disturbed during building construction. This is especially important for an effluent treatment system such as a drain field or mound, since *compaction can seriously impair the soil's ability to treat wastewater*. It is wise to determine where to place the on-site wastewater treatment system, as well as the future replacement system, prior to building a home. Consider increased lot sizes and reduction in number of lots in a rural subdivision where private septic systems will be installed. New developments already may have designated areas for the system and reserve system.

Poorly functioning on-site wastewater treatment systems also can affect the surrounding environment. On-site systems can release nitrogen from human waste into groundwater and surface water. They also can release phosphorous, found in some household detergents and water conditioners, as well as human waste, into surface water. These nutrients promote algae and weed growth in lakes and streams. These plants eventually die and settle to the bottom where they decompose. This decomposition process depletes oxygen that fish and other aquatic animals need to survive, which may result in the death of fish and other aquatic organisms. Cleaning products, pharmaceuticals and other chemicals dumped down the household drain also enter the wastewater treatment system. Some of these materials can be dangerous to humans, pets, and wildlife. If allowed to enter a system, many of these chemicals will pass through without degrading and may contaminate groundwater, surface water, and/or soil.

## Utilities

**Electricity and Natural Gas** – Scott County is served by three utility companies MidAmerican Energy, Alliant Energy, and Eastern Iowa Light and Power Coop (REC), Wilton.

MidAmerican Energy provides electric and natural gas service to parts of Scott County. It has a history of providing reliable service at competitive prices. MidAmerican has employed cost reduction strategies to assure stable rates for many years while still maintaining high-quality service. MidAmerican Energy recently instituted an energy-efficiency program in its Iowa service area. This program helps commercial and industrial customers reduce energy consumption. Programs include new building construction services and rebates or financing options on high-efficiency equipment.

### ELECTRICITY

- The current electric generating capacity of 4,387 MW is sufficient to meet new customer needs until well beyond the year 2000. Current system peak demand is 3,833 MW.
- MidAmerican Energy has a low cost, highly diversified electric generating fuel base. About 63% is generated by low-sulphur western coal and 37% by nuclear fuel.
- Recognizing the importance to industrial customers, MidAmerican Energy has been able to implement through regulatory commissions better cost-of-service pricing.
- MidAmerican Energy industrial prices are below the national average.

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## NATURAL GAS

- In the new unregulated environment of purchasing natural gas directly from producers and brokers, MidAmerican Energy has developed a low-cost portfolio through aggressive purchasing practices.
- MidAmerican Energy has increased system diversity through multiple pipeline access (ANR Pipeline, Natural Gas Pipeline of America, Northern Natural Gas Pipeline, and Northern Border Pipeline) thereby providing industrial customers with more favorable operating requirements.
- MidAmerican Energy revised rate structures for transportation customers who buy their own gas to give better control over the gas distribution system.
- MidAmerican Energy's gas prices have consistently remained in the lowest 20% among utilities nationwide. (*Source: Quad City Development Group*)

Alliant Energy Corporation is a public utility-holding company serving approximately one million electric and more than 400,000 natural gas customers. In Scott County, Alliant Energy serves Dixon, Donahue, Maysville, McCausland, New Liberty, Park View, Walcott, and the surrounding rural area with electricity. Providing its customers in the Midwest with regulated electricity and natural gas service is the company's primary focus.

As Iowa's largest distribution electric cooperative, Eastern Iowa REC serves a diverse membership that includes traditional farm operations, rural housing areas, industrial and commercial developments, and recreational facilities. The Eastern Iowa rural service area covers all or portions of 12 counties, stretching along the Mississippi River, from Sabula in the north to Burlington in the south and west to Iowa City. Eastern Iowa has offices in DeWitt, Lone Tree, and Wapello. The headquarters office complex is located in Wilton.

Propane is used in rural areas of Scott County not served by natural gas. The propane is used for heating and drying of farm products. Propane is stored in above or below ground tanks.

**Pipelines** – Pipelines provide a relatively low-cost method of transporting bulk commodities that are often classified as hazardous materials. These facilities commonly bisect urban areas across a variety of land uses, from agricultural to residential. The relationship between land use and transportation is particularly critical for pipelines. According to a special report by the Transportation Research Board (2004), energy demands have increased by about 35 percent, and recent estimates indicate that the demand for energy fuels may increase another 36 percent between 2002 and 2010. Distribution of energy fuels by pipeline is widespread across the United States. As urban areas grow and develop, the need for fuels and access to pipelines also increases. Land use around pipelines then becomes important for public safety and the environment. Large diameter, high-pressure transmission pipelines, although benefiting an urban area economically, can pose significant public safety and environmental consequences without knowledge of their location and the risks associated with them.

The U.S. Department of Transportation (DOT), Office of Pipeline Safety, regulates pipeline safety. The Pipeline Safety Improvement Act of 2002 required the DOT and Federal Energy Regulatory Commission (FERC) to conduct a study of population encroachment on rights-of-way. Ultimately, a report was published called the 2004 Transportation Research Board

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Transportation Pipelines and Land Use: a Risk-Informed Approach Special Report 281. The report concludes that judicious land use decisions can reduce the risks associated with transmission pipelines through land use policies affecting siting, width, and other characteristics of new pipeline corridors and new development areas encroaching on existing corridors.

In Scott County, pipelines bisect the Cities of Eldridge, south side of Long Grove, and run through Bettendorf, Blue Grass, Davenport, and Princeton. Alliance Pipeline, Kinder Morgan Pipeline, Magellan Pipeline Co., MapCo. Inc. Pipeline, Mid American Energy Pipelines, and Northern Border Pipeline are all located in or run through Scott County. Consideration should be given to reviewing land use policies related to buffering transmission pipelines on a risk-based approach where intensity of the land use is considered to prevent damage of the pipeline and for public safety. See Map 8.1 for general locations of major pipelines in Scott County.

# NATIONAL PIPELINE MAPPING SYSTEM

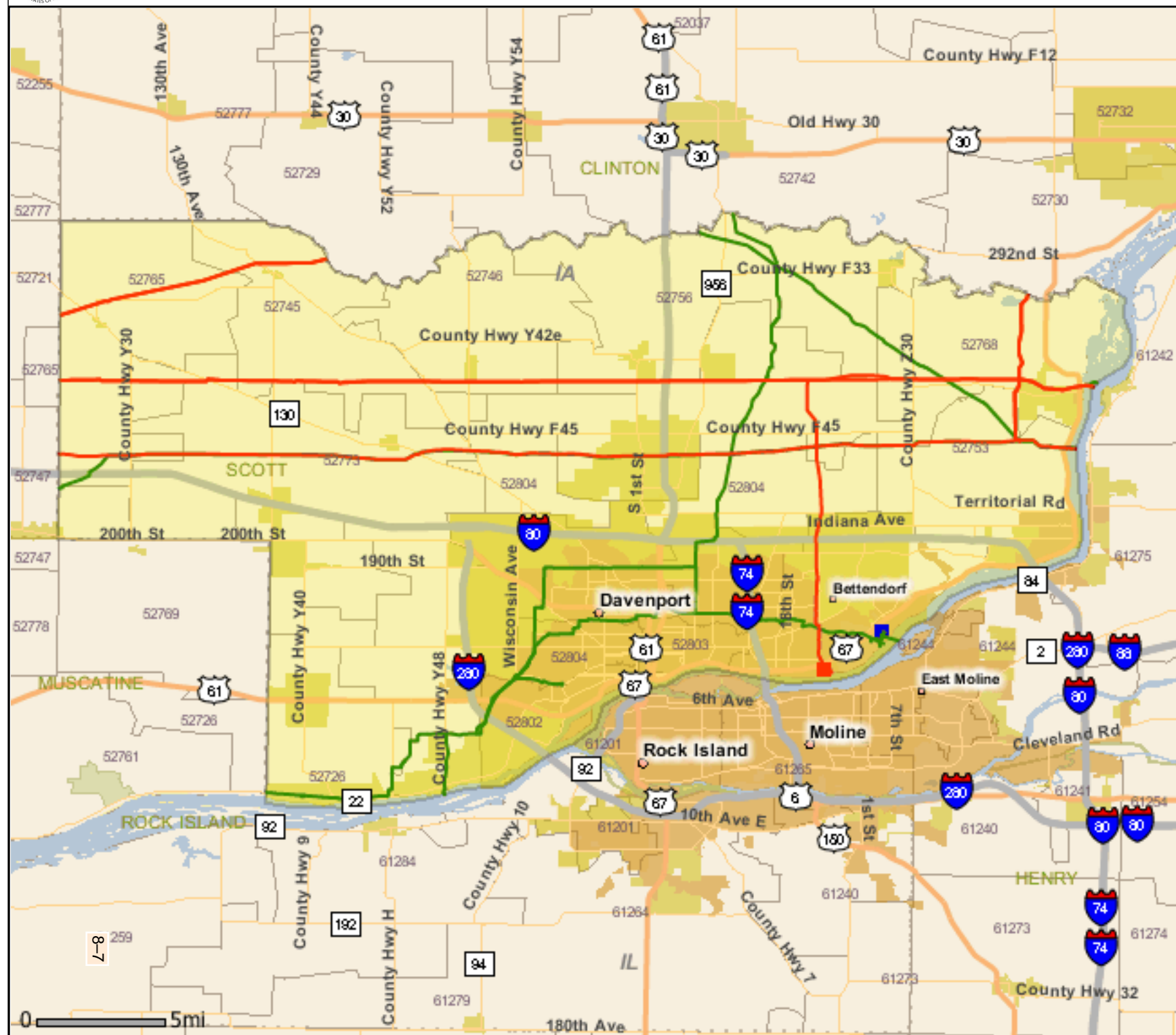
## Layer List

### NPMS Data

- Gas Transmission
- Hazardous Liquid
- LNG Facilities
- Break Out Tanks

### High Consequence Areas

- High Population Areas
- Other Populated Areas



Pipelines depicted on this map represent gas and hazardous liquid transmission pipelines only. Gathering and distribution systems are not represented.

This map should never be used as a substitute for contacting a one-call center prior to excavation activities. Please call 1-888-258-0808 before any digging occurs.

Questions regarding this map or its contents can be directed to [npms-nr@mbakercorp.com](mailto:npms-nr@mbakercorp.com).

Projection: Geographic  
Datum: NAD83

U.S. Department of Transportation  
Pipeline and Hazardous Materials Safety  
Administration  
National Pipeline Mapping System

# Scott County Comprehensive Plan

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**Communications** – Major local service providers include Qwest Communications, Central Scott Telephone Company, Iowa Telecom, Verizon, and McLeodUSA.

## CAPABILITIES

- Redundancy
- Direct Digital Service (DDS)
- Direct Hi-Cap Service transmits data up to 45 Mbps
- Data transmissions can be processed in excess of 135 Mbps
- Digital Subscriber Line (DSL)
- Digital 5 ESS switching centers
- Northern Telcom DMS 100
- DMS 500 Switch
- 5 E Tandem switching centers
- T-1 and T-3 Lines
- Multiple point of presence security
- Integrated Service Digital Network (ISDN)
- One stop equipment service: PBX (Private Branch Exchange) CC (Centron Centrex)
- Intra & inter city fiber optic networks

**Fiber Optic Network** – SBC, Qwest Communications, McLeod USA, and Mediacom maintain a fiber optic network ringing the Quad Cities. The network assures uninterrupted service to telephone company fiber optic users. In the event of damage to any portion of the cable, state of the art technology routes communications in a reverse direction on the ring. Customers are never aware of any cable damage. Key to the loop is the installation of conduit systems to house fiber optic cabling on all the bridges connecting the Iowa-Illinois Quad Cities. The installation helped bring the Quad Cities into the Information Age. With fiber technology, information is transmitted at the speed of light without errors, accommodating high volume data like stock market transactions, payrolls, inventory reports, etc. Fiber optic technology also plays a key role in providing a wide range of interactive communications services to businesses and homes such as shopping, banking, making travel arrangements, and much more. (Source: Quad City Development Group)

## LONG DISTANCE CARRIERS POINTS OF PRESENCE

AT&T	528 Main Street, Davenport, IA
MCI Worldcom	201 West 2nd Street, Davenport, IA
McLeod USA	5617 West Locust Street, Davenport, IA
	201 West Second Street, Davenport, IA
Sprint	201 West 2nd Street, Davenport, IA

Other forms of communication in Scott County include:

**Newspapers:** Daily & Sunday - 4, Weekly - 4

**Radio Stations:** 21

**Television Stations:** ABC, CBS, NBC, FOX, PBS, plus educational & digital cable

**Cellular Service:** US Cellular, GTE MOBILNET, Verizon, I-Wireless, Sprint, Nextel, AT&T



## **Scott County Comprehensive Plan**

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**Mail Service:** The Quad Cities Regional Processing and Distribution Center and the recently expanded Federal Express hub are both located at the Quad City International Airport. United Parcel Service operates two distribution centers in the Quad Cities. The Davenport Center is considered to offer a service level among the highest in the U.S. (Source: Quad Cities Development Group.)

### ***Waste Disposal***

**Solid Waste Disposal.** Scott County and the Waste Management Commission of Scott County are part of the Bi-State Region Comprehensive Solid Waste Management Planning area. The region consists of the five 28E agencies/commissions established for waste management and their member cities and counties in Cedar, Clinton, Jackson, and Muscatine Counties, Iowa. The original Solid Waste Comprehensive Plan was developed in November 1990. The Iowa Department of Natural Resources in December 2004 approved a current Subsequent Comprehensive Plan update for the Iowa counties. The Comprehensive Plan 2004 is the fourth update since the original Plan in 1990. The Iowa Region has achieved 43% reduction in landfilled waste based on FY2004 figures. This surpasses the 25% recycling and reduction goal set in 1994. These Iowa counties continue to work toward the State of Iowa 50% reduction goal in a fiscally responsible manner. Curbside collection of recyclable items is offered in Davenport and Bettendorf, as well as smaller communities with contracted services. More detailed information on programs and facilities can be found in the Comprehensive Solid Waste Management Plan 2004.

The Waste Commission of Scott County operates the Scott Area Sanitary Landfill. The facility is a municipal landfill. Estimated years of capacity in 2004 was 45 years. The permitted capacity was 15 years. A scale was installed at the landfill in 1996.

The Waste Commission of Scott County also operates the Scott Area Recycling Center that receives all recyclables collected from Scott County residents. Recycling trucks haul materials to the center for processing. Paper, glass, plastic, and metal cans are sorted, baled or crushed, and marketed. The facility also collects appliances, tires, and electronics known as e-waste. Others also collect household hazardous waste for disposal or use if possible.

Application of yard waste on farm fields is utilized by Scott County. Scott County has also developed an enclosed composting facility. The Scott County landfill has 48 years of reported life left as of 2006. The Waste Commission of Scott County is a 28-E Agency that plans and implements waste management alternatives within the County.

In addition to services provided by Scott County, the City of Davenport operates a composting facility. This facility combines municipal sewage sludge with landscape waste to form compost.

### ***Public Safety and Emergency Services***

The Scott County Emergency Management Agency is located at 1609 State Street, Bettendorf, Iowa 52722. An agency coordinator works for a local commission and coordinates emergency management services for the County. Although primarily responsible to the Commission, the

# Scott County Comprehensive Plan

EMA coordinator also works with the Iowa Homeland Security & Emergency Management Division, FEMA Region VII, and the Department of Homeland Security.

**Law Enforcement** – The County Sheriff's Department provides 24-hour police patrols throughout the County. Bettendorf, Buffalo, Davenport, LeClaire, and Princeton also provide their own police protection.

**Scott County Jail** – The County Sheriff's Department operates the County jail, located in the City of Davenport. The older portion of the jail (the north section) was built in 1898 and originally was lit with gas lamps. Scott County has renovated the facility numerous times in the last 109 years. In 1983, an addition was added to the building, attaching it to the courthouse to the south.



The entire structure (excluding the Tremont annex) is approximately 45,000 square feet on four floors. This downtown facility has a licensed capacity of 134 beds. This facility has a unique "outdoor" recreation yard, not visible or accessible to the outside.

A new addition to the current jail has recently been completed after Scott County voters approved the County Jail & Alternatives Advisory Commission's (CJAAC) jail facilities solution at the November 2, 2004 general election. Fifty-eight percent voter support allowed the project to begin in a timely fashion. Phase 1 is completed. The Sheriff's Office has moved jail operations to the newly constructed area, and the renovation of the existing buildings is underway. The entire project will be completed by the spring of 2009. The Scott County Jail is the main detention facility of Scott County, designed to accommodate the division and offices related to the county criminal justice system. The jail accommodates not only the County system but also the 7th Judicial District and adult and juvenile incarceration.

The Scott County Jail is located behind the Scott County Courthouse at 400 West Fourth Street, Davenport, Iowa 52801. Hours of Operation are seven days a week, twenty-four hours a day. Office hours are 8:00 a.m. to 4:00 p.m. Monday through Friday. Visitor's hours are set by appointment only.



*Tremont Substation Facility*

The **Tremont Substation Facility** was originally built in 1975 as a light manufacturing facility. The entire facility is 40,000 square feet and sits on a little over four acres of land in a commercial park setting.

The County purchased the building in 1991 and converted approximately half of it into a minimum-security jail annex that the State of Iowa licenses for 80 beds. The remainder of what once was the manufacturing area is used as a warehouse

and storage facility. In 1994, the County renovated and converted 4,000 square feet of office space for use by the Scott County Sheriff's Office, Patrol Division. The Scott County Tremont Facility is located at 4715 Tremont Avenue, Davenport, Iowa 52806.

## **Scott County Comprehensive Plan**

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The length of incarceration at the County level is relatively short. According to Iowa State Statute, no one may be incarcerated in a county jail for more than one (1) year. This limits the types of intervention possible at the Scott County Jail.

**The Scott County Juvenile Detention Center** is a short-term, 16-bed co-ed facility. The Center began taking youth for detention on December 1, 1980, with occupancy of five youths; in FY 86/87 it was expanded to six beds. Again in 1994, it was necessary to expand the Center, this time to 10 beds.

The Center offers more than short-term security. In compliance with laws and standards established by the State of Iowa, the program is designed to define limits on behaviors and hold youth accountable for their behaviors.

The most recent expansion of the Juvenile Detention Center's was finished in 2003. Staff is pleased with the new facility that will be safer and more secure. Among the changes, the center has increased capacity by another six beds.

**Scott County Public Safety Authority** – The Authority was created by joint action of the Davenport City Council and the Scott County Board of Supervisors in June 2004. This Authority was created pursuant to Iowa Code Chapter 346.27 in recognition of the joint efforts being made by both the City and County in exploring joint services and space areas in the County's jail project and the City's new Law Enforcement Center project.

The areas of potential joint services include centralized booking, communications, property and evidence storage, building connection, forensic lab, warrants, records, and fingerprinting services.

**Criminal Investigations** – The evidence technician for the Scott County Sheriff's Office is responsible for all crime scenes that occur in Scott County. This includes securing the crime scene and identifying critical and supporting evidence within the crime scene.

The technician's duties also include but are not limited to photography, documentation, collection, packaging, and processing of all crime scene evidence. The processing of physical evidence includes but is not limited to the disciplines of latent fingerprint development, footwear and tire marks, tool marks, biological (DNA), and trace (hairs, fibers, and soil).

Scott County Sheriff's Office Evidence Technicians work closely with many specialists in the forensic science community. These specialists include criminologists, forensic pathologist, forensic entomologist, blood pattern analysts, latent fingerprint examiners, biologists, and engineers to name a few. After evidence has been collected and all scientific information has been compiled, the Scott County Sheriff's Office Evidence Technician works closely with the Scott County Attorney's Office and provides courtroom testimony in criminal trials.

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**Project Lifesaver** is a program that provides a tracking system to locate individuals who have the tendency to wander and become lost. Persons with dementia and related disorders are candidates for the bracelets, as well as children with Down's syndrome, autism, and other related disorders and medical conditions. Project Lifesaver Scott County, Iowa is a partnership of the following Police Departments: Bettendorf, Blue Grass, Buffalo, Davenport, Eldridge, Scott County, and Walcott.

**Triad Program** – Triad is a community-based partnership between law enforcement agencies and agencies and individuals involved in elderly issues. The goal of Triad is to reduce criminal victimization of the elderly by bringing together community agencies to form a relationship of trust with the elderly, enabling them to jointly recognize and solve problems.

The AARP, National Sheriff's Association, and the International Association of Chiefs of Police have sponsored the Triad Program nationally for the last 10 years.

Triad improves and enriches the quality of life for older Iowans in the present.

A Triad consists of a three-way effort among

- The sheriff
- The police chief(s) in the county
- AARP or older/retired leadership in the area who agree to work together to reduce the criminal victimization of older citizens and enhance the delivery of law enforcement services to this population.

Triad provides the opportunity for the exchange of information between law enforcement and senior citizens. It focuses on reducing unwarranted fear of crime and improving the quality of life for seniors. A Triad is tailored to meet the needs of each town/city/county and is governed by a senior advisory council (S.A.L.T.). Triad is an integral part of community policing.

**Drug Awareness Resistance Education (DARE)** – DARE is an educational program presented by sheriff's deputies to show the harmful effects of drug abuse to 6th grade students. Presently, three deputies are certified to instruct the County's D.A.R.E programs. The Sheriff's Office is very proud of this program, and this enthusiasm is carried into the classrooms.

**Crime Prevention** – Numerous crime prevention programs are offered to educate businesses, schools, civic groups, and community residents on effective ways to help reduce the risk of crime. One popular program is the Neighborhood Watch Program, which allows citizens to work together for the protection of their neighborhood. Community Oriented Policing and Problem Solving Program (COPPS) deputies teach these programs. COPPS is a program that utilizes all available resources to combat crime. Many public concerns about crime can be alleviated by police interaction with residents.



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**Sheriff's Reserves** – The Sheriff's Reserves is a 40-member volunteer force that was originally started in 1965. Members are on call 24 hours a day to respond to emergencies in Scott County. These reserve deputies have the same authority as their full-time counterparts. During the course of a year, they provide more than three thousand hours of community and law enforcement services at no cost to the County taxpayer.

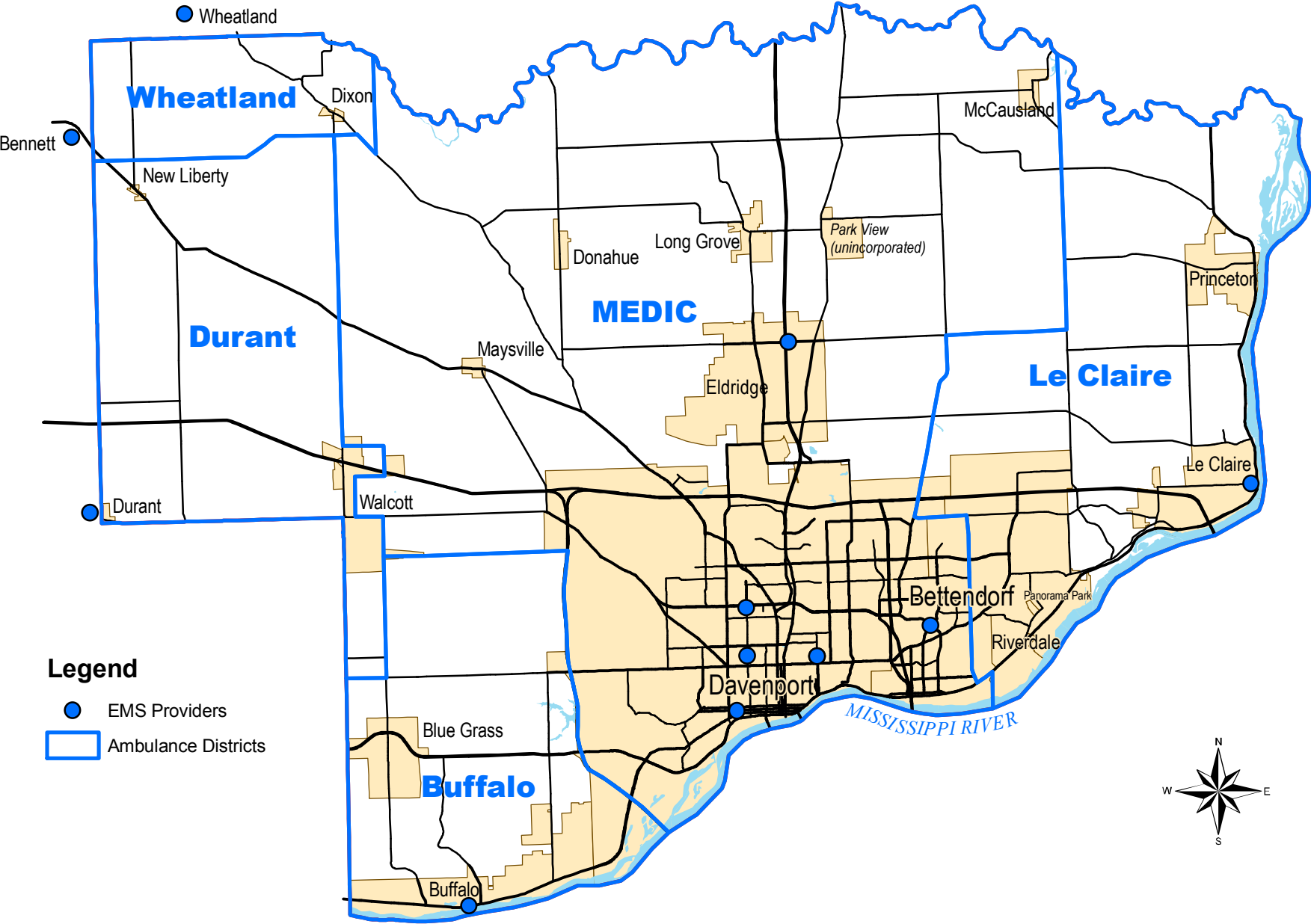
**Emergency Medical Services** – Scott County EMS is the coordination of ambulance service providers, fire departments, health care, and government to better prepare the hundreds of volunteer and paid EMS service providers in the County.

There are five ambulance districts serving Scott County including Buffalo, Durant, Bennett, and Wheatland Ambulances and MEDIC Emergency Medical Services with 16 ambulances distributed in Bettendorf, Davenport, Eldridge, and LeClaire. Also, DeWitt Ambulance Service is able to backup MEDIC in the north-central part of the County. Scott County also has Med Force (air evacuation services) located in Colona, Illinois. Burlington, Iowa Med Force also serves the area if needed. Map 8.2 shows the location of EMS providers and ambulance districts.

**Fire Protection** – Scott County is divided into 13 fire protection districts. The districts include: Bettendorf, Blue Grass, Buffalo, Davenport, Dixon, Donahue, Eldridge, LeClaire, Long Grove, McCausland, Princeton, Riverdale, and Walcott. The largest department is the Davenport Fire Department. The districts all coordinate efforts under a mutual aid agreement. Davenport is the only department with all full-time, paid, career firefighters. Davenport currently has 142 full-time firefighters and seven fire stations. The Bettendorf Department is a mix of 18 paid career firefighters and 25 volunteer firefighters. Bettendorf has four fire stations. The rest of the departments in Scott County rely on volunteer firefighters. Map 8.3 shows the location of fire districts on Scott County. The Scott County Emergency Services Resource Directory, June 2005 is a complete resource for personnel and equipment available for emergencies in Scott County.

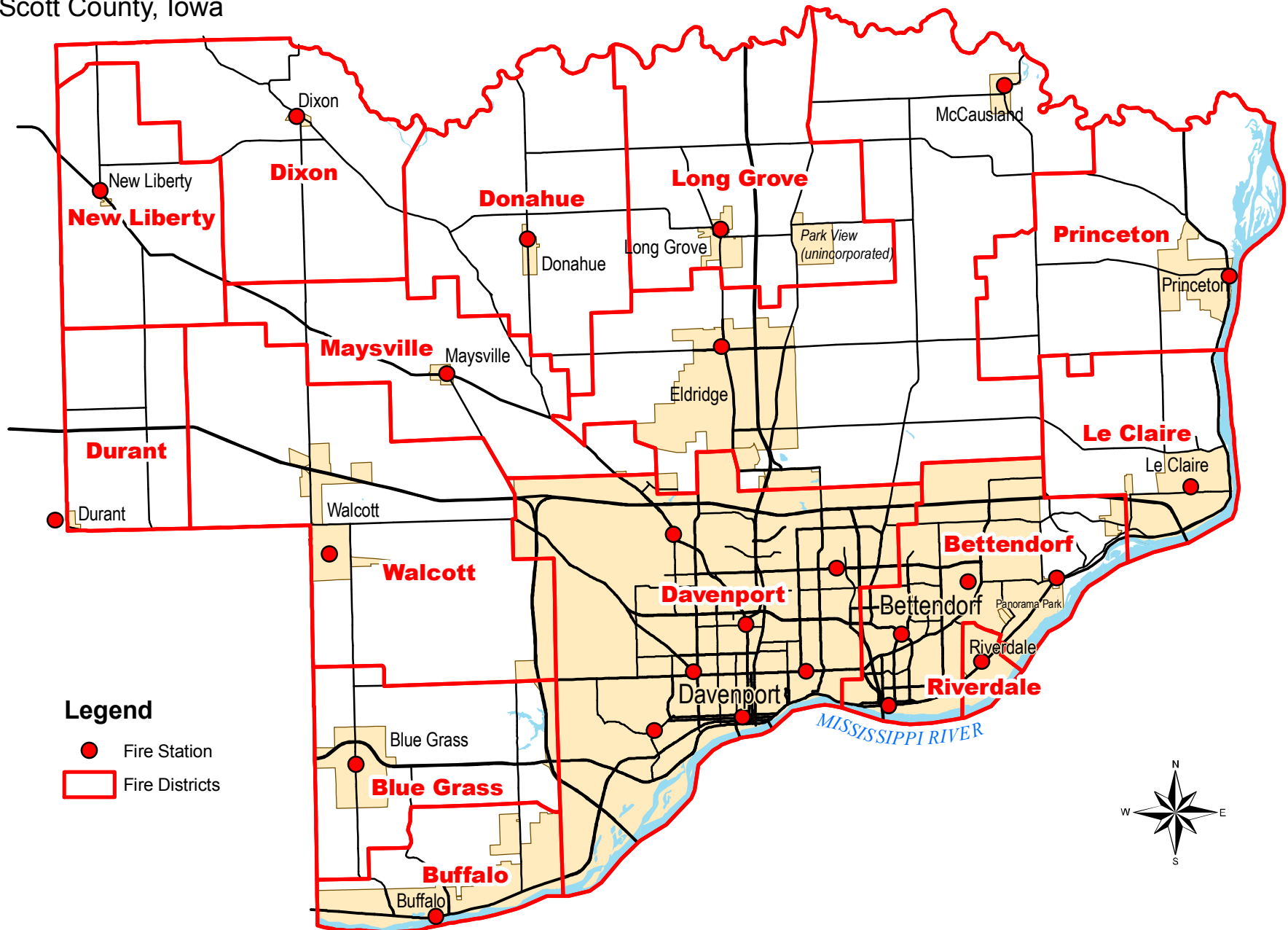
# Map 8.2 - EMS Providers and Ambulance Districts

Scott County, Iowa



## Map 8.3 - Fire Protection Districts

Scott County, Iowa





# Scott County Comprehensive Plan

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## **Emergency Communications**



The Scott County Sheriff's Office Communications Center is one of three PSAPs (Public Safety Answering Points) located within Scott County. Calls for emergency service are answered 24 hours a day, seven days a week. The center provides dispatch services for the Scott County Sheriff's Office, eight local police departments, Scott County Conservation, Scott County Emergency Management, five ambulance services, 14 fire departments, and the Sheriff's Reserves Unit.

Thirteen full-time employees staff the Scott County Sheriff's PSAP. This includes one part-time public safety dispatcher, three lead dispatchers, and one communications supervisor. The center is equipped with an 800 MHz trunked radio system, AVL (automatic vehicle locator), computer-aided dispatch, and various other technology to provide professional and efficient services.

All communications personnel are certified in IOWA (Iowa On-line Warrants and Articles), NCIC (National Crime Information Center), and CPR. In addition, all personnel are certified in Emergency Medical Dispatching by the National Academy of Emergency Medical Dispatch and provide prearrival instructions to callers in need of medical assistance.

The Sheriff's Communications Center answers approximately nine thousand emergency and non-emergency telephone calls on both 911 and seven-digit lines, handles approximately 85 EMD calls, completes approximately 42,000 CAD transactions, enters approximately 150 warrants, and validates approximately 125 warrants on a monthly basis.

Future plans for the Sheriff's Communications Center include Phase II wireless 911 upgrades and participation in regional training programs for telecommunications personnel.

**Consolidated Dispatching** – Currently, within Scott County the three primary PSAPs and one secondary PSAP serve a population of roughly 160,000. These PSAPs are operated by multiple jurisdictions/agencies and utilize various types of Records Management Systems (RMS) and Computer-Aided Dispatch (CAD) systems. In some cases, these systems are more than 20 years old.

Over the past two years, local governments and emergency response agencies within Scott County have been planning for the consolidation of the four PSAP centers into one primary location and one secondary location. The proposed consolidation would include a complete update of the CAD, RMS, consoles, 911 equipment, and other essential items.

Consolidation of the PSAPs within Scott County will result in improved operational capability of dispatch services throughout the county. This will include improved radio communications, increased ability to share data such as police reports, arrest records, and prisoner information



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across jurisdictions, all of which can be achieved at a reduced operational cost compared to current expenditures.

Projected completion of the joint dispatch system is January 1, 2009. Davenport has spent \$500,000 to create a temporary dispatch center in the Scott County Courthouse until the consolidated dispatch center comes on line. This temporary radio room will eventually become the new consolidated dispatch center's emergency backup.

**Public Safety Radios** – A local government two-way radio systems study is currently underway for Scott County, Iowa local governments, and EMS services. This study is for all public safety and local government in Scott County and includes school operations. More detailed information on current radio communications and proposed future radio communications can be found in the “2007 Local Government Two Way Radio Systems – A Needs & Options Analysis for Scott County, Iowa Local Government & EMS Services” report, prepared by GeoComm Corporation.

Scott County is currently investing more than \$12,000 in radio equipment to be housed in a tower near Five Points on Locust Street in Davenport. This equipment will replace the more than 30-year-old equipment used for communications between the dispatchers and safety officers patrolling much of the Iowa Quad Cities.

In addition to established radio systems, equipment geared toward allowing different types of radio systems to communicate with each other has grown in the Quad Cities sub-area. Communications gateways can link UHF, VHF, 700 or 800 MHZ trunk signals, telephone calls and e-mails transmitted through the Internet.

As of April 2007, seven Raytheon ACU communications gateways had been located in Scott and Rock Island Counties.

**Fiber Optic Network** – Scott County and the greater Quad Cities MSA have received a federal grant to implement a region-wide interoperable communications network. The Quad Cities MSA Interoperable Communications Consortium (QC-ICC) was formed. This consortium consists of two states, four counties, and 57 municipalities. It encompasses 2,314 square miles and an overall population of 380,000. This strategy promotes planning and local coordination coupled with the installation of a fiber-optic network around the Quad Cities area to achieve fully interoperable communications. This project currently is in the planning stages with an estimated completion date of September 2008. When completed, the communications system will create true voice and data interoperability across the region for the first time.

### **Animal Control**

The Humane Society of Scott County Animal Control Office works to protect stray, injured, abused, and unwanted animals. They also help the public deal with problems caused by animals.

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The animal control officers respond to calls about neglected or lost animals. They are the first people to provide comfort and compassion to animals in need. Some of the services the animal control officer provides are:

- Rescuing injured animals
- Controlling stray and potentially dangerous animals at large
- Bringing lost pets to the Humane Society of Scott County where their owners can reclaim them
- Investigating animal mistreatment and neglect

## **Health and Human Services**

The Scott County Health Department is responsible for the day-to-day safety and health of the public. The following is a list of programs offered by the Scott County Health Department:

- Air quality monitoring
- Animal bite/rabies
- Animal feeding operations
- Childhood lead poisoning & prevention
- Consumer product safety
- Food safety inspections
- Hotel/motel licensing
- Mosquito surveillance
- Public swimming pools & spas
- Solid waste & recycling
- Tanning & tattoo
- Water quality testing and monitoring
- Communicable diseases
- Food-borne illness investigation
- Head lice education and prevention
- HIV testing
- Immunization
- Non-public school nursing
- STD education and prevention
- Public Health Nuisance Investigation & Enforcement Program

**Public Health Preparedness (PHP)** is responsible for all the planning activities that allow for a safe and prepared community. Operating through a grant from the Iowa Department of Public Health, Public Health Preparedness develops plans and ideas to help protect the community against threats such as pandemic influenza, biological or chemical agents, and natural disasters.

## **Planning and Development Department**

This department provides services related to current and future land uses in all unincorporated areas of Scott County. Through an intergovernmental 28E Agreement, the department also issues building permits for the cities of Dixon, Donahue, LeClaire, McCausland, Panorama Park, Princeton, and Riverdale. Other services provided by the department include: administering the

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rural address system and maintaining the rural address map; selling tax deed properties; abatement of noxious weeds on private property; promoting and coordinating economic development and tourism; and providing staff assistance to the Planning and Zoning Commission, the Board of Adjustment, and the Building Board of Appeals.

The Countywide Rural Address System was officially implemented on October 1, 1987. The system provides an address for all residential buildings and businesses outside of city limits. A street name or number is assigned to every public and private road in the unincorporated area of Scott County. The Countywide Rural Address System was developed to provide uniform addressing for the whole County and to support the 911 emergency telephone system program. The U.S. Postal Service has also adopted this addressing system.

### **Library Systems**

Four library systems provide easy access to resources in Scott County.

- The Scott County Library is the oldest county library system in the State of Iowa. The library system conveniently serves the entire County at six locations and via its traveling bookmobile. Only two counties in Iowa have county library systems. The Scott County Library System has taxing authority. It determines its budget and divides that by the population it serves, then levies a per-capita tax. The main library is located in Eldridge with branch locations in Blue Grass, Buffalo, Durant, Princeton, and Walcott.
- The Davenport Public Library is the third largest public library in the State of Iowa and the largest in the Quad Cities. The library has two locations, one in downtown Davenport on Main Street and one at 3000 N. Fairmount Street. It is considered the library for research, particularly local history and genealogy, and for reference in the Quad Cities area. The 7,800 square foot Richardson-Sloane Special Collections Center is located in the lower level of the downtown location. The center supports three major areas of activity, including genealogy, local history, and government documents. This library provides many programs for youth and adults. The first floor of the Main Street location will undergo a renovation in September 2007. Plans are currently being finalized for a second branch to be located near Eastern Avenue and 60th Street in northeast Davenport.
- The Bettendorf Public Library is a full-service facility. It's part of The Learning Campus, which includes the Family Museum of Arts and Science.
- The LeClaire Community Library is located at the corner of Wisconsin and Third Streets in LeClaire. This library opened on July 2, 2004. The LeClaire Library is owned and operated by the City.

The study *Weighing the Options: Libraries in Scott County, Iowa* prepared by Consensus for Libraries Together in Scott County in January 2006 gives much information on the four library systems in Scott County. According to this report: "The libraries have benefited from belonging to a regional consortium of Illinois libraries. Scott County libraries belong to the Prairie Area Library System [PALS], which includes 26 counties (23 in Illinois and three in Iowa) and 390

# Scott County Comprehensive Plan

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member libraries of a variety of types. PALS provides its members with daily van delivery, continuing education, communications, and committee activity. Through PALS, libraries also contract for access to Quad-LINC [now PrairieCat], an automated circulation system. Quad-LINC is one of three automated circulation systems within PALS; the three are expected to merge in 2007.” The complete report can be found at [www.librariestogether.org](http://www.librariestogether.org).

## **Other Services**

**Geographic Information System (GIS)** –Scott County is developing a GIS to support and improve county business processes. The GIS will be designed as a ‘federated’ system, centrally managed and supported in key areas but distributed to the various offices and departments for access/analysis of enterprise data and maintenance of department-specific layers.

Acquisition of file/application servers, software, printers, workstations and mobile devices have steadily augmented county technology in preparation for the countywide GIS. Modernization and investment in critical Scott County information technology infrastructure such as storage and backup have also been developed in support of GIS.

Major data components of the Scott County GIS are the aerial orthophotos, digital parcel fabric, geodetic control, and countywide addressing layers. These key layers will be used in conjunction with existing county databases and other spatial data to form a framework of information that is accurate, complete, centrally managed, accessible, and consistently maintained. With improved spatial data management, process improvement practices, and the necessary GIS skills and software tools, the county and other agencies will realize savings and improvements in time, productivity, communication and collaboration, decision making, and resource management for the benefit of Scott County citizens.

Future applications will include automated parcel management, integration with Computer Aided Dispatch, web access to maps and data, mobile mapping, GIS-supported land assessment, growth and land use management, automated map book generation, crime mapping, environmental assessment, conservation planning, and many others. The technology, when properly implemented, will support the activities of nearly every department or office within the County. The GIS data can also be leveraged by other government agencies, business, public or private organizations, non-profits, and the general public.

The county will continue to plan and coordinate GIS development, guided by the Scott County Board of Supervisors, GIS Steering Committee, GIS Technical Committee, Scott County Administrator, GIS Coordinator, and other county and community leaders as appropriate. Major goals and strategies are outlined in the GIS Strategic Plan and Parcel Management Re-engineering report. Copies of these reports may be found on the Scott County website or by contacting the Information Technology Department.

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## **CHAPTER 9: FINANCE, INTERGOVERNMENTAL RELATIONS, AND IMAGE**

This chapter summarizes information on county finance, intergovernmental relations, and image. These factors influence the county government's ability to serve its citizen efficiently and effectively. Citizen support for programs, services, and projects allow county government to meet needs and achieve its goals and objectives. This support can be accomplished by thoughtful policies, good decision-making, and quality customer service. Clear and consistent communications can also influence how county government is perceived by its citizens. The public input workshops held as part of this comprehensive planning process recognized Scott County as a well-managed government and a great place to call "home."

### ***Finance***

Scott County is highly regarded for its fiscal responsibility. The County operates on a Fiscal Year beginning July 1st and ending June 30th. The Fiscal Year 2008 Budget amounts to \$70,816,565. Public safety and legal services is the largest single expenditure of the County and represents 27.2% of the budget. This service area is followed by the state-mandated mental health service area, which represents 21.9% of the expenditures. The budget includes the following service areas:

- Public Safety and Legal Services
- Physical Health and Social Services
- Mental Health, Mental Retardation, and Developmentally Disabled Services
- County Environment and Education Services
- Roads and Transportation Services
- Government Services to Residents
- Administration Services
- Debt Service
- Capital Improvements

While Scott County ranks third in size to other counties statewide, it ranks lowest among the eight largest metropolitan Iowa counties in the urban area tax levy rate for Fiscal Year 2006-07 at \$5.41. Scott County ranked second lowest among the eight metropolitan Iowa counties in its rural levy rate of \$8.53 in Fiscal Year 2006-07. Additionally, Scott County has the third lowest county property tax amount per capita of all counties statewide. The Scott County property tax per capita is \$218 (FY07). It is 31% below the statewide average (\$315 per capita). (Source: Summary of Administration Recommendation on the Scott County FY08 Budget, January 25, 2007).

The County completes an audit of its financial statements annually. Scott County has received 17 consecutive Certificates of Achievement for Excellence in Financial Reporting by the Government Finance Officers Association (GFOA) for its comprehensive financial report through the fiscal year ending June 30, 2005. This achievement required the County to publish an easy to read and efficiently organized financial report that satisfied both accounting principles generally accepted in the United States and applicable legal requirements. Additionally, the

## **Scott County Comprehensive Plan**

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County received GFOA's Distinguished Budget Presentation Award for its annual budget document dated March 7, 2006, judged on its proficiency as a policy document, financial plan, operations guide, and communications device. Both documents can be easily found on the County website.

The FY08 Budget appropriates \$7.4 million for capital projects in Fiscal Year 2008. This represents approximately 10.5% of the expenditures. The budget also outlines a five-year capital project plan with unprogrammed needs of \$7.5 million through FY11. The largest expenditures for capital projects in FY08 are within the equipment acquisition and building and grounds categories, followed by secondary roads. The FY09 budget will see the conclusion of \$29.7 million renovation/expansion of the existing jail facilities. This was another intergovernmental project through the creation of the Public Safety Authority by action of the Board of Supervisors and Davenport City Council.

Whenever possible and appropriate, county officials will work with other public and private entities to share costs and services. In addition to taxes, other funding sources may help defray or pay for facilities and services, such as grants, user fees, impact fees, special assessments, memorials, trusts, etc. A sample listing of grants is outlined below that may provide funding sources for county projects.

### **Sample Listing of Available Grants**

- **Assistance to Firefighter's Grant – Federal**
- **Community Development Block Grants (CDBG) – Federal**
- **Community Attraction and Tourism Program – State**
- **Community Economic Betterment Account (CEBA) – State**
- **Community Orienting Policing Programs (COPS) – Federal**
- **Enhancement Fund – State and Region 9 Area**
- **Iowa Clean Air Attainment Program (ICAAP) – State**
- **Iowa Community Development Fund – State**
- **Iowa Traffic Engineering Assistance Program (TEAP) – State**
- **Land and Water Conservation Fund – Federal**
- **Living Roadway Trust Fund – State**
- **Pedestrian Curb Ramp Construction Program – State**
- **Recreation Enhancement and Protection Projects (REAP) – State**
- **Recreational Trails Fund – State**
- **Revitalization for Community Improvement (RACI) – State**
- **Revitalize Iowa's Sound Economy (RISE) – State**
- **Rural Business Opportunity Grants – Federal**
- **Solid Waste Assistance Program (SWAP) – State**
- **Surface Transportation Program (STP) – Region 9 Area**
- **Traffic Safety Improvement Program – State**

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- **Volunteer Fire Assistance – Federal**
- **USDA – Rural Development Grants and Loans - Federal**

## ***Intergovernmental Relations***

Scott County actively participates in a number of intergovernmental activities for emergency services, solid waste management, and tourism, among others. It is a member of the Scott County Emergency Management Commission, Scott County Library Board, Waste Commission of Scott County, Quad City Development Group, Quad Cities Convention and Visitors Bureau, Scott County Blue Ribbon Committee, Scott County Resource Enhancement and Protection (REAP) Committee, Seventh Judicial District Court Services Board, Vera French Mental Health Center Board, Work Force Development Board, as well as Iowa State Association of Counties (ISAC). Scott County is also a member of Bi-State Regional Commission, which provides assistance with planning, technical support, grant writing, etc.

As the County develops over time, leaders are encouraged to continue interagency and intergovernmental cooperation. Coordination between local groups and organizations and local, state, and federal agencies and governments will be key to remaining a vital and sustainable County.

The County will periodically review the potential for intergovernmental agreements to provide more efficient, cost-effective public services. It is suggested that Scott County maintain communication with local, state, and federal governments and organizations through conversations, meetings, associations, memberships, and other forums that promote cooperation and further community goals.

Another intergovernmental opportunity for the County is to work closely with the local community college system to further educational and economic goals within the County and region. Recreational facilities may be developed in partnership with the Iowa Department of Natural Resources, as well as recreational programming.

With greater awareness for the need to develop plans for safety and security related to emergency response. The County will need to examine its emergency response and evacuation planning in cooperation with city and state officials to address unintentional and intentional hazards related to vulnerable facilities, whether they are roads, buildings, or utilities. The purpose of this planning effort would be to ensure the safety of the County residents from natural, man-made, and biological hazards. This will require coordination with multiple law enforcement, emergency response agencies, and health officials in Scott County.

## ***Image***

**Vision.** Within Scott County, there is overwhelming support for farmland preservation and an emphasis for land development to be located within municipalities. A vision statement has been formulated to express a clear statement of what a county wants to become.

## Scott County Comprehensive Plan

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*“Scott County will be distinguished as a governmental leader by underscoring its farming heritage and preserving its agricultural land within the unincorporated areas, protecting its critical resource areas and cooperatively promoting economic vitality within the County through well-defined land use policies.”*

**Civic Involvement.** To foster the vision, the County can encourage public participation in county government. There are a variety of opportunities for civic involvement in Scott County, both public and private, such as the Board of Supervisors, County Assessor Board of Review, Planning and Zoning Commission, Board of Adjustment, Conservation Board, Board of Health Mental Health Planning Council, Veterans Commission, Civil Service Commission, and Compensation Board and other groups, as well as other clubs/associations. Youth involvement is another aspect to encourage long-term residency in the County. Partnering with the school districts and/or community colleges to develop a youth leadership, as a way to “grow” the young leaders, may provide a vehicle to encourage greater participation in county government. By encouraging youth involvement, the County leaders are drawing in the involvement of their families and cultivating future leaders of the Scott County. This type of anchoring encourages stronger ties to the county which are important for long-term residency.

**Marketing.** Scott County utilizes various media to communicate its policies, programs, and services. The County brands itself with a logo and emphasizes professionalism, responsiveness, involvement, dedication, and excellence. It also promotes: Doing it Right, Doing it Now, Doing it Together, Doing it with Commitment, and Doing it Well. It supports an extensive website and produces a comprehensive government guidebook. There are department level brochures, documents and materials used daily that also provide information on Scott County. Ongoing review of county communications for consistency with these messages will further the Scott County vision where the government is distinguished as a leader.

**Ordinances.** An objective within the goals section of the plan indicates: “Promote a diverse regional economy and quality of life opportunities.” The county image can be managed through marketing, governmental and intergovernmental relations, and civic involvement. Another way the image of Scott County and its physical appearance can be managed is through a review of the County ordinances on litter, weed control, disabled vehicles, parking, signs, and landscaping. Reviewing development and nuisance controls and ensuring effective enforcement will aid the county in achieving a quality image. County development codes or book of ordinances can also be used to help protect and enhance the environment by protecting its natural areas, such as the bluffs, drainage ways, forested areas, farmland, and the riverfront.



# **Scott County Comprehensive Plan**

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## **CHAPTER 10: STRATEGIES FOR IMPLEMENTATION**

There is overwhelming support for farmland preservation in concert with an emphasis for land development to be located within municipalities as indicated by the citizens of Scott County. A vision statement has been formulated to capture the future view Scott County residents expressed through the public input process. The vision states what the County wants to become.

***“Scott County will be distinguished as a governmental leader by protecting its farming heritage and preserving its agricultural land within the unincorporated areas, by conserving its critical resource areas and promoting economic vitality within the County, and by fostering intergovernmental cooperation and applying well-defined land use policies.”***

To achieve its vision, Scott County’s leaders will need to embrace and make progress toward the goals, objectives, and land use policies listed in Chapter 2. On the following pages are some of the ongoing, short term, and long term activities necessary for Scott County to accomplish these goals and to achieve the shared vision. Short-term activities are anticipated to be achieved within the next five years, while long-term activities will take six or more years to accomplish. It will be up to the County leaders to decide the order in which to address these goals and activities.

County officials should understand that the strategies set forth in this chapter are progressive in nature. They provide framework for meeting the County goals. Other tasks and requirements may be required of the County in addition to those listed on the following pages. Any updates to this comprehensive plan should include updates to the strategies for implementation.

Many activities can be done without large investment by the County. Yet other activities will require significant time and funding investment from public and private interests. In the implementation of future projects, careful consideration should be given to the full utilization of existing facilities and funding opportunities.

# Scott County Comprehensive Plan

## Land Use

Chapter 2 outlines the land goals, objectives, and land use policies. The following implementation activities are recommended to either facilitate continuation of orderly and efficient growth and development and/or refine how the goals, objectives, and land use policies are interpreted and implemented.

Timeframe	Implementation Activities
Ongoing	Review and reaffirm the Comprehensive Plan periodically. Revise as needed.
Ongoing	Review subdivision and zoning ordinances periodically for consistency with the Comprehensive Plan. Revise as needed.
Ongoing	Leverage Geographic Information Systems data and technology for improved land information analysis and visualization in the land use decision-making process.
Short Term (0-5 years)	Adopt six month moratorium on zoning and subdivision applications to allow consideration of short term land use implementation activities.
Short Term (0-5 years)	Map undeveloped areas of Scott County currently zoned for residential development and identify the type of wastewater treatment systems is appropriate based on soil types and geologic/hydrologic vulnerability. Use as tool for plat review process.
Short Term (0-5 years)	Amend stormwater ordinance to require capture of runoff from 100-year rainfall event and clarify the release rate is not more than 5-year flow at pre-developed state.
Short Term (0-5 years)	<p>Revise subdivision ordinance for the following issues:</p> <p>To clarify subdivisions with single entrances and regulations of the maximum number of lots on a cul-de-sac. Review best practices related to density, entrance length, and topography.</p> <p>To require municipal water systems be extended if a subdivision is within ½ miles of water mains.</p> <p>To require submittal of soil profile and septic drainfield location before building permits for new houses are issued.</p> <p>To require common wastewater treatment facilities in any subdivisions with greater than 30 lots, when median lot size is less than 1 acre, allow on-site systems in subdivisions with more than 30 lots when 90% or more of the lots are greater than 1 acre in size.</p>
Long Term (6-20 years)	Review and update the Comprehensive Plan within five to ten year cycles or coincide with decennial census.

# Scott County Comprehensive Plan

## Environment

These strategies address protecting and conserving the natural, human, and economic resources of Scott County. A healthy environment sets the foundation for a quality life in Scott County.

Timeframe	Implementation Activities
Ongoing	Continue to participate and partner with organizations established to improve the environmental health of Scott County, such as the Iowa Department of Natural Resources, Partnership for Scott County Watersheds, Quad Cities Air Quality Task Force, Waste Commission of Scott County, River Action Inc., etc.
Ongoing	Examine Scott County's development regulations, e.g. zoning, subdivision, floodplain management, other county codes or building code regulations in relation to minimizing impacts to the natural environment.
Short Term (0-5 years)	Identify and create guidance to allow new development to be designed to create a minimum disturbance to natural drainage patterns, natural landscape, habitat vegetation, and the ability to absorb rainfall and prevent erosion.
Short Term (0-5 years)	Consider green building principles and energy conservation measures/equipment by the County when initiating new construction or making equipment purchases.
Short Term (0-5 years)	Develop a risk assessment for vulnerable public facilities related to the natural and man-made hazards. Plan for mitigation of these hazards. Complete countywide evacuation plan.

## Parks, Open Space and Conservation Areas

Key elements of these strategies are to meet the recreation and open space needs of residents and offer opportunities to visitors to Scott County.

Timeframe	Implementation Activities
Ongoing	Continue to partner with and support with organizations promoting health through recreation, open space, and conservation practices as well as those welcoming visitors to Scott County, such as the Quad City Area Recreation Directors, Quad Cities Convention and Visitors Bureau, among others.
Ongoing	Implement activities within the Conservation Board Strategic Plan and re-evaluate the plan on a periodic basis.

# Scott County Comprehensive Plan

Timeframe	Implementation Activities
Ongoing	Examine open space needs and opportunities within Scott County. Participate in implementation of Quad Cities, Illinois-Iowa Metropolitan Area Greenway Plan, particularly for passive greenways located along the numerous creeks in Scott County. They are valued for conservation, slope protection, and floodplain management.
Short Term (0-5 years)	Participate in issues related to a countywide trail plan.
Short Term (0-5 years)	Complete upgrade to Scott County pool.
Long Term (6-20 years)	Partner with municipalities in creating a trail network. Look for opportunities to create or enhance scenic overlooks of the Mississippi River within Scott County.

## Transportation

Timeframe	Implementation Activities
Ongoing	Review priorities for roads to be upgraded and the type of road surface needed.
Short Term (0-5 years)	Establish criteria and quantitative standards to determine adequacy of roads to handle additional traffic generated by new development.
Long Term (6-20 years)	Monitor status of roadway funding sources. Seek ways to provide a quality roadway system in Scott County.

## Other Facilities/Services

Timeframe	Implementation Activities
Ongoing	Continue to participate and partner with organizations established to improve the environmental health of Scott County, such as the Iowa Department of Natural Resources, Partnership for Scott County Watersheds, Quad Cities Air Quality Task Force, Waste Commission of Scott County, River Action Inc., etc.
Ongoing	Examine Scott County's development regulations, e.g. zoning, subdivision, floodplain management, other county codes or building code regulations in relation to minimizing impacts to the natural environment.
Ongoing	Consolidate and improve communication capabilities for emergency services providers.

# Scott County Comprehensive Plan

Timeframe	Implementation Activities
Ongoing	Continue to support the development and ongoing maintenance of the Scott County GIS system as outlined by the GIS Strategic Plan and Parcel Management Re-engineering report and with regular guidance and/or oversight from the Scott County Steering Committee, Scott County GIS Technical Committee, County Administrator, Board of Supervisors, and GIS Coordinator.
Short Term (0-5 years)	Identify and create guidance to allow new development to be designed to create a minimum disturbance to natural drainage patterns, natural landscape, habitat vegetation, and the ability to absorb rainfall and prevent erosion.
Short Term (0-5 years)	Consider green building principles and energy conservation measures/equipment by the County when initiating new construction or making equipment purchases.
Short Term (0-5 years)	Develop a risk assessment for vulnerable public facilities related to the natural and man-made hazards. Plan for mitigation of these hazards. Complete countywide evacuation plan.

## Administration

Timeframe	Implementation Activities
Ongoing	Review administrative, management and personnel issues, establish County priorities, target issues, and management plan through bi-annual goal setting process with supervisors, elected department heads, court administrator and appointed department heads.
Ongoing	Prepare and maintain an annual budget that maintains County facilities, implements County operations, and provides County services in a cost effective manner.
Ongoing	Maintain leadership in issues related to the Quad Cities and continue participation in regional organizations that promote intergovernmental cooperation and communication.

## **Scott County Comprehensive Plan**

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### ***Economic Development***

<b>Timeframe</b>	<b>Implementation Activities</b>
Ongoing	Continue participation with regional planning, economic development, environmental, and tourism organizations.
Ongoing	Encourage and support the development of appropriate infrastructure to support business retention and expansion.

# **Scott County Comprehensive Plan**

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## **CHAPTER 11: MECHANISMS FOR PLAN IMPLEMENTATION**

The Scott County Comprehensive Plan contains plans and proposals of what is believed to be necessary to make the County function better and to be a better place to live. On the basis of the plan, thousands of dollars worth of local, state, and federal funds will likely be spent for transportation and various other county facilities, both public and private. Those facilities have been intended to serve the planned pattern of residential, commercial, and industrial development. The efficiency with which future development is served will depend on the coordinated implementation of all elements of the plan.

### ***Use of the Comprehensive Plan***

The analysis and proposals contained in this Plan guide present and future decisions. They are to be used by county and city officials, other groups, and private individuals interested in the future development within Scott County. The Implementation Strategies section of the plan indicates what actions or activities must be done to implement the plan or to ensure that the plan is followed on a day-to-day basis as decisions concerning land development are made.

If planning is to be effective with the goal of improving the County, the Comprehensive Plan must be prepared in concert with a zoning ordinance, subdivision regulations, official map, building and housing codes, utility specifications, and a capital improvements program or other project programming tools. The County's plans and ordinances governing development are interrelated. If the ordinances are varied to allow development to occur differently than proposed, then streets, county facilities, and utilities may not be adequate to meet County needs.

Carrying out the plan is the responsibility of the County Board of Supervisors. An official map can be used to reflect all proposed streets, parks, schools, and other public facilities indicated in the Comprehensive Plan. The zoning ordinance and subdivision regulations are designed to guide development of land according to the plan. A capital improvements program outlines major County expenditures according to priorities and locations specified by the plan. A building code, and utility specifications promote high quality development and guard against deterioration of the residential developments. These development tools are adopted by ordinance and as such become law, whereas the "Comprehensive Plan" and the "Capital Improvements Program" documents are adopted as advisory documents and support decisions related to the ordinances that might be legally challenged. The Comprehensive Plan should be used as the manual for relating all items pertaining to the development of County. Awareness that a plan exists is the first step in gaining the broad support, without which any plan is rendered ineffective.

The plan should be reevaluated periodically to maintain a realistic relationship between the plan and current trends of development. Revisions may be required as unforeseen development opportunities occur or more thorough analysis of development issues become available.

# **Scott County Comprehensive Plan**

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## ***Coordinated Use of Development Controls***

A zoning ordinance, subdivision regulations, storm water and erosion control regulations, official map, building code, and utility specifications are commonly referred to as development controls. The adoption and amendment of these controls are the responsibility of the County Board of Supervisors, which acts after reviewing recommendations from the County Planning Commission. Administration of the regulations is entrusted to an administrative officer.

The importance of administration of development controls cannot be over-emphasized. Even the best regulations are meaningless without strong enforcement. The County and future County residents have much to lose from improper lot layout or substandard construction of structures, streets, or utilities. The best way to avoid such problems is for the County Board of Supervisors to retain a knowledgeable person to coordinate the enforcement of all development controls and to assign that person sufficient resources to carry out these responsibilities.

**Zoning Ordinance.** The purpose of a zoning ordinance is to eliminate conflicts between land uses and to prevent over-building on a particular building site. Lot size, building height, building setbacks, parking requirements, and a list of permitted uses are specified in the ordinance for each of a series of internally compatible zoning classifications called districts.

The zoning ordinance, unlike many other ordinances, requires constant attention to its administration. The individual primarily concerned with the day-to-day administration of the zoning ordinance is the zoning administrator.

It is important that the Planning Commission and County Board of Supervisors evaluate requested zoning changes in light of the Comprehensive Plan. The County's plans for traffic circulation and other services and for regulation of water supply and wastewater disposal have all been based on the Comprehensive Plan. Any deviation from that plan might lead to septic systems, water supplies, or streets being inappropriately sized or misplaced. Zoning changes not in conformance with the plan will require revisions of the entire plan or an amendment and may result in increased cost to the County due to these land use changes. If the Planning Commission feels a requested change is in the best interest of the community and consistent with the plan, it recommends that the County Board of Supervisors adopt the proposed change.

The County Board of Supervisors, after review of Planning Commission findings and recommendations, then makes decisions on requested zoning revisions. Special zoning regulations are applied to development in a flood plain to reduce flood hazards. Flood plain zoning is a special type of ordinance, or can be a set of provisions that can be incorporated into the Zoning Ordinance or stand alone. The provisions include the designation of floodways for overland flow of floodwaters and for other limited uses that do not conflict with that primary purpose. The regulations also provide that development outside the floodway, but still within the flood plain, must be constructed above a designated elevation.

Since Scott County has many watersheds, a flood plain zoning ordinance and its provisions are important to enforce in order to protect property and ensure public safety.



# Scott County Comprehensive Plan

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**Subdivision Regulations.** A subdivision ordinance typically applies to new growth and specifically applies to land that is being platted or divided into lots. The primary objectives of a subdivision ordinance are threefold. First, the subdivision ordinance clearly outlines the basic standards to be employed in the preparation of the subdivision plat. Second, the design standards for planning the subdivision are provided so that the general intent and purposes set forth in the Scott County Comprehensive Plan can be carried out. Third, standards for required public improvements such as street surface, curb, gutter, sidewalk, sewer, and water are referenced and discussed.

Under the procedures outlined in the subdivision regulations, a developer first submits a sketch plan, then a preliminary plat, and finally a final plat to the Planning Commission and the County Board of Supervisors showing the intentions for the land development.

When reviewing the sketch plan and preliminary plat, the Planning Commission should check the County's official map to determine whether any projects have been proposed in the area intended to be subdivided. If such a project has been proposed, the Planning Commission should inquire whether the responsible agency, such as the County Board of Supervisors, city or school board is interested in the site or has comments on the development. If the agency is interested in the site, and if the subdivider and the agency can reach a mutually acceptable agreement, the Planning Commission will have been successful in its advisory and coordinating capacity.

**Official Map.** Planned public improvements may be indicated by ordinance on an official map. The primary objective of the official map is to improve the coordination of planned projects and subdivision growth and to accomplish this on a sound basis. Frequently, a very carefully located site for proposed storm drainage trunk line or major road site is lost because development proceeds too rapidly for responsible agencies to begin acquisition efforts.

The official map gives the County adequate time for the appropriate governmental agency to acquire the particular site and thereby implement the plan, or to inform the subdivider that the agency is no longer interested in acquiring the site. The fact that such projects are indicated on an official map can restrain the subdivider from developing the proposed project site for a period of one year (from time of application for subdivision approval), during which the agency responsible for such project has the opportunity to commence negotiations or proceedings to acquire the site.

In review of a subdivision, one of the first responsibilities of the Planning Commission is to determine whether any projects indicated on the official map fall in the area of the proposed subdivision. In some cases where an additional right-of-way may be needed for a major street improvement in the future, or where a planned project may be located within a proposed subdivision, the Planning Commission can require the additional right-of-way to be designed in such a manner so as to leave the site available for acquisition by the appropriate agency.

**Building Code.** A building code establishes good development standards and ensures minimum standards for residential, commercial, and industrial development. A building code is needed to

## **Scott County Comprehensive Plan**

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properly regulate building materials and structural conditions. Building codes deal with the structural arrangements of materials, and the codes apply to all new construction in the County.

**Utility Specifications.** Detailed policies and specifications relating to the design and construction of streets, sanitary sewers, water lines, storm sewers, and sidewalks are needed to supplement subdivision regulations. These standards should be in the form of specifications uniformly applied throughout the County. The only way residents of Scott County can be assured of uniform high quality roadway and utility construction is to adopt and enforce standards that are applicable to all development.

### ***Programming of Capital Improvements***

While development controls are effective in guiding private development, they do not provide for construction of public facilities indicated in the plan. An important means of guiding future development of public facilities is a capital improvements program. A capital improvements program is a suggested schedule for construction of public improvements and the financing of proposed projects. Capital improvements programming carries the Comprehensive Plan projects toward the construction of public facilities proposed by the plan. The program is a tool for translating long-term objectives and plans into implementation; whether they are roads, public safety buildings, parks, libraries, schools, or other public facilities.

A capital improvement program, when used by County officials, assures that attention is being given to the community's needs and that logical steps will be taken to satisfy these needs. Some of the advantages of capital improvements programming include: stabilization of the tax rate over a period of years, provision of adequate time for planning and engineering of improvements, assurance that projects will be carried out in accordance with predetermined needs and the community's ability to pay, and coordination among all agencies having responsibility for public facility construction.

For the capital improvements program to be effective, it must be updated annually. This should occur prior to the consideration of the County's annual budget, so that information contained in the program can be utilized in making decisions on items proposed for inclusion in the budget. Annual updating will assure greater accuracy and will also allow a continuous schedule of public improvements. As projects listed in the capital improvements program approach a construction date, the County Board of Supervisors should initiate detailed planning and feasibility studies. In order to promote the construction of public facilities in a manner that best serves the needs of the people of Scott County, it is strongly recommended that the County Board of Supervisors, with the assistance of the Planning Commission, establish procedures for continuing the Capital Improvements Program in future years.

### ***Cooperation and Assistance of Other Governmental Agencies***

A number of agencies must cooperate in order to implement the Scott County Comprehensive Plan. The County, school districts, fire districts, drainage districts, municipalities, adjacent counties, and state and federal officials should be aware of the interdependency of each jurisdiction of government and the benefits that cooperation holds for all area residents.

# **Scott County Comprehensive Plan**

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The County should pursue plan implementation assistance available from various governmental agencies. Federal financial assistance is available for roads, park development, and public safety among other programs. Monies available under such programs will vary over time and the responsible agency should be contacted for specific project eligibility.

# **Appendix A**

## **Scott County Comprehensive Plan List of Public Input Opportunities 2006-2008**

11/16/06	Kick-Off with Scott County Planning Commission
2/1/07	Comprehensive Plan Advisory Committee – SCANS Kick-Off
2/15/07	Scott County Analysis of Needs/Services (SCANS) Workshops
2/22/07	
2/27/07	
3/1/07	
3/6/07	
5/1/07	Comprehensive Plan Advisory Committee
6/12/07	Agricultural Land, AG Preservation and AG Exemptions Workshop
7/10/07	Development Standards and Infrastructure Requirements Workshop
7/31/07	Facilities, Utilities, Emergency Response, and Telecommunications Workshop
8/14/07	Parks, Open Space and Recreational Trails Workshop
10/11/07	Comprehensive Plan Advisory Committee
11/20/07	Public Hearing of Scott County Planning and Zoning Commission
1/10/08	Public Hearing of Scott County Board of Supervisors (Proposed)
1/24/08	Consideration of Adoption Scott County Board of Supervisors (Proposed)

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Scott County Planning and Zoning Commission – regular reports/presentations at meeting between 11/06 through 12/07; provided progress communications to the Board of Supervisors.

Comprehensive Plan Technical Committee – ongoing meetings between 8/06 through and 5/07; provided technical direction and review of draft plan.



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## SERVICE REPORT

**COUNTY/COMMUNITY:** Scott County, Iowa

**DATE:** February 1, 15, 22, 27, 2007 and March 1, 6, 2007

**FILED BY:** Gena McCullough

**MEETING:** Scott County Analysis of Needs/Services (SCANS) Workshops Summary –  
(Comprehensive Plan Advisory Committee)  
Parkview, Davenport, Blue Grass, Walcott, LeClaire, Iowa

**PRESENT:**

**County/Community**  
(Refer to attached sheets)

**Bi-State**  
Gena McCullough  
Patty Pearson  
Ellen Milliron

**Others**  
Tim Huey

**Copies to:**  
Planning Commission  
Other Committees

Scott County Analysis of Needs/Services (SCANS) meetings were held at various times and locations in Scott County to solicit input on county strengths and weaknesses. Tim Huey provided the opening remarks at the meeting.

Participants were asked to introduce themselves. They were asked either about their favorite site, park, or fact about Scott County. The meeting was framed as an opportunity to refine the existing plan as well as county services. Participants were challenged to think of Scott County, both locally and globally, to guide future decisions and investments. Sites or aspects noted for Scott County were:

- Lost Grove Lake and causeway area
- Vander Veer Park
- Scott County Park
- North Scott School Campus
- Mississippi River waterfronts/panoramas
- Area/family farms
- Blue Grass and Sheridan Townships
- Route 1 driving west
- Golf courses
- Village of East Davenport
- Parks countywide
- West Lake Park
- Was the place where former local builder Charles Stein, now buried in Blue Grass, built a house in Village of East Davenport where the current County planning director resides.

- Is the only place with a city named Princeton to be located on the Mississippi River.
- Has 50 tanning facilities.
- Has the highest agricultural land values in Iowa.
- Has the nicest kids in the country.
- Is the only place where the Mississippi River runs east to west.
- Hosts at least one family with a 4<sup>th</sup> generation farm.
- Had former Board of Supervisor Maggie Tinnnsman in office when the first comprehensive plan was adopted.
- Has the best comprehensive plan in the State of Iowa.
- Has good environmental resources.
- Has another family farm first cultivated in 1839.
- Was settled because businesses found a good groundwater supply.
- Has an excellent park system that is considered a hidden gem.
- Cemetery in northwest Scott County
- My home
- South of Walcott
- City limits of Maysville
- Any place where you can go fishing
- My parent's farm
- Anywhere there is farm ground
- North side of West Lake Park
- My home
- Change of seasons
- Bluffs over Mississippi River
- My farm
- Duck Creek bike path
- Timber area on Wapsi
- My mother's house
- Parks and golf courses

The two hour meeting began with a brief presentation on the history of planning within Scott County, the purpose and need for a land use plan, plan content, existing county goals, and data/trends. This introduction was followed by asking each participant to speak on the following, being brief as possible:

- ✓ What are the positive selling points of Scott County? or What are the strengths?
- ✓ What would make Scott County better?
- ✓ How would you see Scott County in ten to twenty years?
- ✓ What are the opportunities?

The following information summarizes the input received:

**Table 1A**  
**Scott County Strengths**

Leisure opportunities	Large diverse employment background
Affordable housing	Good public safety services
Good schools	Non-boring climate
Good public facilities	Best rural roads
Mississippi River	Access to good markets
Well run County	Barge access and system to move goods
Good cooperation between city and county government	Good higher education opportunities
Make haste slowly	Good location in the U.S.
Strong agriculture base	Protection of livestock feeding opportunities
Excellent farmers in County	Culture is diverse
Park & trails are great	Cultural activities
Good regional shopping	Low crime
Good medical facilities & access in region	Scenic areas
Good interstate transportation & access	
Davenport Municipal Airport – General Aviation – asset for business	Plan that limits residential around parks and specified areas
Interstate 80	Stewardship of agricultural land and Mississippi River

**Table 1A**  
**Scott County Strengths (continued)**

Diversity – land use, economy, cultural	Mississippi River and Wapsi River/Natural Resources
Affordable cost of living	Location on eastern edge of Iowa
Good infrastructure	Access to quality education
Good plan that provides areas for residential development	Fertile soils
Parks (variety)	Well managed government
Access to goods and services	Cooperation between county and cities and directing development into cities



**Table 1B**  
**Scott County Strengths – Weighted**

<b>Strengths</b>	<b>Highest</b>	<b>Middle</b>	<b>Lowest</b>	<b>WEIGHTED TOTAL</b>
Preserving farm land	30	6		36
Natural resources, rivers, slough (use as a draw for tourism)	9	2	2	13
Protection of prime agricultural land and strong zoning	3	4	3	10
Public health	9		1	10
Proximity to Quad Cities	9		1	10
School system		2	5	7
Great farm land and agricultural markets	3	4		7
Good comprehensive land use planning	6			6
Road system and bridges	6			6
Mighty Mississippi – working river		6		6
Inter-state network		4	2	6
Bike trails	3		2	5
Economic development system	3	2		5
Farm ground – prime		4	1	5
Affordability of homes		2	2	4
Good roads for access to farm land and work, etc. (farm to market roads)		4		4
Strong agricultural economy	3		1	4
Park system		4		4
Road infrastructure is good		4		4
Park system – Great!		2	1	3
Water Rights – Not a “good thing” which is a good thing issue. Water – good sources, such as Mississippi River, or aquifer (deep vs shallow wells), Jordan Aquifer 2,000 feet in depth	3			3
Good place to recruit for employment	3			3
Mississippi River	3			3
Low tax rates	3			3
Park system is good	3			3
Schools	3			3
Library system	3			3
Good colleges	3			3
I-80 (location, movement of goods/services)			2	2
Rural atmosphere within easy access to urban services		2		2
Diverse cultural population		2		2
Access to an international airport			2	2

**Table 1B**  
**Scott County Strengths – Weighted (Continued)**

<b>Strengths</b>	<b>Highest</b>	<b>Middle</b>	<b>Lowest</b>	<b>WEIGHTED TOTAL</b>
Attractions/activities		2		2
Cultural diversity – variety			2	2
Best farmland in state		2		2
Some of best farm land in world			1	1
Short commute times			1	1
Educational opportunities			1	1
Good cooperation between county and cities			1	1
Mississippi River				
Variety of retail/businesses and services				
Unique historical sites				
Good road system – maintenance				
Good work ethic				
Great variety of towns				
State universities are close				
Highly productive soils				
Caring, giving, hard working residents				
Planning for growth				
Expecting growth				
Protective services, i.e. police, fire				
Strong parks system				
Waste management system (offers recycling of hazardous waste)				
Strength of the faith community				
Progressive with services				
Residents supportive of government decisions				
Good health systems				
Good cultural/multi-cultural events				
Strong connection between rural and urban				
Proximity to major metro area				
Strong employers such as Rock Island Arsenal				
I-80				
Shopping				
Rural road network				
Available housing (abundance)				
RDA money into community				
Strong, diverse schools				
Adaptable government				
Low taxes				
Low unemployment				
Job stability				
Higher education				
Attraction – fun stuff				

<b>Strengths</b>	<b>Highest</b>	<b>Middle</b>	<b>Lowest</b>	<b>WEIGHTED TOTAL</b>
Public safety and enforcement				
Medical services				
I-80 and Hwy 61				
Well trained workforce				
Good farm markets				

**Table 2**  
**Scott County Needs for Improvement**

<b>Improvement</b>	<b>Priority 1</b>	<b>Priority 2</b>	<b>Priority 3</b>	<b>WEIGHTED TOTAL</b>
Clear rules for future land use and development	21	8	2	31
Retaining "Grads"	24	2		26
Improve gravel roads – properties pay for dust control, paving program	12	10	2	24
Flat growth vs. expanded services; work with cities to redevelop "core" company partner w/cities	12	10		22
Strike a balance – Why do we have to grow?	6	14	2	22
Moderate residential growth on the fringe areas	18	4		22
Urban sprawl	15	4	1	20
Promote tourism, golf courses, sailing, canoeing	9	8		17
West Davenport sewer tunnel to facilitate growth in West Davenport	9	2	4	15
Air quality	6	4	4	14
Jobs for those > 50 years; keeping people here who are nearing retirement – utilize this resource	3	10	1	14
Programs to rehab housing/provide financial incentives for improvements	6	8		14
Offer more assisted living programs so that elderly can stay in their communities	12	2		14
Property tax reform	9		4	13
Good new housing – affordable	9	2	2	13
Emergency response – education; too few people to cover	6	6		12
Too much emphasis on gambling	9	2	1	12
High speed internet in rural areas	9	2	1	12
Plan for housing in rural areas	6	4	2	12
Less crime	6	6		12
Adequate infrastructure prior to developments being approved	12			12
Need to be destination for new industry	3	6	2	11
Separated areas for bike traffic (more opportunities for bike paths)		8	3	11
More black top roads instead of gravel	9	2		11
Consideration of unannexed areas bordering cities and opening dialogue for annexation	3	6	1	10
Continue park recreation efforts; leverage monies by working together	3	4	2	9
State park on Mississippi River	6		3	9
Adopt "green" development standards	6	2	1	9
Provide overlooks on river	3		6	9
St. Annes Road and U.S. 61 interchange	3	4	1	8
Pave/widen shoulders for bike traffic		8		8

<b>Improvement</b>	<b>Priority 1</b>	<b>Priority 2</b>	<b>Priority 3</b>	<b>WEIGHTED TOTAL</b>
Mental health support – substance abuse treatment	6	2		8
Capitalize on Davenport Municipal Airport (dialogue with other jurisdictions on shared responsibility)	3		4	7
Revisit metro-authority to increase efficiencies	6		1	7
Provide incentives for small businesses	6		1	7
Promote industrial employment for better jobs		4	3	7

**Table 2**  
**Scott County Needs for Improvement (Continued)**

<b>Improvement</b>	<b>Priority 1</b>	<b>Priority 2</b>	<b>Priority 3</b>	<b>WEIGHTED TOTAL</b>
Waterfront properties and retirement or vacation homes – e.g. Lost Grove Lake Flip side – Corps of Engineers seasonal homes and problem properties or Buy property and create lake	6			6
Concern about turn-over of larger homes	3	2	1	6
How will roads (improvements) be funded?		6		6
Department of Transportation interchange on I-80, LeClaire	3	2		5
More incentives for private industry to provide services	3		2	5
Rails to trails (?) 110th Avenue (?); more interconnection of trails; network of trails		4	1	5
Pedestrian/bike alternatives on higher use roads – coon hunter's road; paved shoulders or as subdivision		4	1	5
MHDD Funding (Mental Health Funding)	3	2		5
Loss of agricultural businesses/markets for agriculture producer – Oscar Mayer; Davenport shift in image – arts/entertainment	3	2		5
Sub-divisions be served by their own sewer systems	3		2	5
Planning for elderly living/residents	3	2		5
Improve urban areas; prevent sprawl as done in past	3	2		5
Improve air quality		4	1	5
“Make haste slowly” – not recognized by rest of state			4	4
Joint administration for school districts, e.g. buses		4		4
Encourage food systems to keep consumer dollars in the local economy	3		1	4
Improve water distribution (major water main break on River Drive)		4		4
Free internet access	3		1	4
Dependable electric service		4		4
Environmentally sensitive utility placement – discuss with landowners		2	2	4
Image problems within towns		2	1	3
Pipeline safety – mapped & land use regulations; education – like mines (covenant)	3			3
Passenger rail from Scott County to Chicago and other areas	3			3
Telecommunication – cable and internet – more opportunities	3			3
Roads to accommodate emergency vehicles	3			3
Take advantage of riverfront		2	1	3

<b>Improvement</b>	<b>Priority 1</b>	<b>Priority 2</b>	<b>Priority 3</b>	<b>WEIGHTED TOTAL</b>
Require central sewer systems in rural subdivisions	3			3
Less emphasize on gambling			3	3
Trail system – recreational		2	1	3
River amenities – access			3	3
Improve telecommunication access	3			3
Secure and reliable communications	3			3
Extremely disadvantaged – impoverished – Monetarily, Culturally, socially			2	2
Rural water system			2	2

**Table 2**  
**Scott County Needs for Improvement (Continued)**

<b>Improvement</b>	<b>Priority 1</b>	<b>Priority 2</b>	<b>Priority 3</b>	<b>WEIGHTED TOTAL</b>
Develop senior programs – housing			2	2
Reduce the brain drain		2		2
Lower taxes		2		2
Zoning as relates to building downstream of Lost Grove Lake		2		2
♦ Property acquisition				
♦ Downstream farm houses				
♦ New standards for dam construction				
More guidance for industry related to pollution			2	2
High school for the western part of the county		2		2
Plan for storm water runoff and green space		2		2
If more roads are black topped, should development along those roads be encouraged			2	2
New revenue sources for government			1	1
Control light pollution			1	1
Quality of health care declining			1	1
Utica Ridge Road, north Davenport (poor pavement)			1	1
Improve water quality in creeks and streams			1	1
Increase citizen participation in political process			1	1
More involvement of youth in community			1	1
Less “dusty” gravel roads			1	1
Hoops for needy – need money and time for rehabilitation (social services needs)				
Examine tax structure on pensions (tax structure for retirees)				
Capitalize on strategic location for growth				
Hire an additional building inspector				
Revisit reliability of utility delivery system				
Farms for sale				

At the conclusion of the meeting, participants were asked to prioritize their top three issues of most importance for improvements needed in Scott County. (Note: Participants were given two colored stickers each in red-highest priority, orange-medium priority, and green-lower priority.) The results are indicated in tables above, ranked from highest to lowest priorities. Participants were invited to the other SCANS workshop.

Additional Comments Received:

- A clearer definition of a farm and/or farmer
- It is absolutely critical that the agriculture preservation areas remain protected from development. Recently returned to QCA from out of state and want to make sure rural culture is preserved.
- County government has received recognition a number of years for its financial efficiency.
- Make sure the infrastructure is adequate for that project and future extensions into area considered



- Insist on “green” inclusion into plan to assist in run-off problems, etc.
- Clean-up the blighted areas in town and redevelop these into nice neighborhoods that are already connected to infrastructure
- Establish plans for trails for various types of recreation, not after concrete is laid

# Scott County Comprehensive Plan

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## **CHAPTER 2: VISION, GOALS, AND OBJECTIVES**

### **ADDENDUM A**

#### ***Smart Planning Objectives***

This addendum is adopted to incorporate the Iowa Smart Planning principles into the Scott County Comprehensive Plan. The principles were adopted by the Iowa legislature as part of Senate File 2389 and signed into law by the Governor on April 26, 2010. Even though many of these principles are similar in wording and intent to the established goals and objectives of the existing Comprehensive Plan and may even be considered redundant or duplicative of the existing objective Scott County includes them in this addendum to ensure clear compliance with the requirements of State law. These ten principles will be considered in the review, recommendations and decisions made on all matters related to planning, zoning, development, and resource management. These ten smart planning principles are adopted as objectives of the Scott County Comprehensive Plan as follows:

**Objective 1. Collaboration:** All interested governmental, community, public sector, private sector, and individuals are encouraged to work with Scott County in making land use and resource management decisions. All interested parties are encouraged to provide input and comments during Scott County's deliberation of planning and zoning issues. Scott County will endeavor to incorporate and consider those comments in its decision making process. One of Scott County's stated County Goals is to: *Encourage cooperation and communication among the County, other units of local government, and the general public to improve human development, economic development, and ecological preservation.*

**Objective 2. Efficiency, transparency and consistency:** Scott County encourages that planning, zoning, development, and resource management be undertaken in a manner that is efficient, transparent, and consistent. Individuals, communities, regions, and governmental entities in Scott County and the Quad City Area should share in the responsibility to promote the equitable distribution of development benefits and costs.

**Objective 3. Clean, renewable, and efficient energy:** Scott County encourages that planning, zoning, development, and resource management be undertaken in a manner that promotes clean and renewable energy use and increased energy efficiency

**Objective 4. Occupational diversity:** Scott County encourages that planning, zoning, development, and resource management should promote increased diversity of employment and business opportunities, promote access to education and training, expand entrepreneurial opportunities, and promote the establishment of businesses in locations near existing housing, infrastructure, and transportation.

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**Objective 5. Revitalization:** Scott County encourages that planning, zoning, development, and resource management facilitate the revitalization of established town centers and neighborhoods by promoting development that conserves land, protects historic resources, promotes pedestrian accessibility, and integrates different uses of property. Remediation and reuse of existing sites, structures, and infrastructure is recommended whenever feasible rather than new construction in undeveloped areas, particularly on prime farm land.

**Objective 6. Housing diversity:** Scott County encourages that planning, zoning, development, and resource management should create diversity in the types of available housing, support the rehabilitation of existing housing, and promote the location of housing near public transportation and employment centers.

**Objective 7. Community character:** Scott County encourages that planning, zoning, development, and resource management should promote activities and development that are consistent with the character and architectural style of the community and should respond to local values regarding the physical character of the community.

**Objective 8. Natural resources and agricultural protection:** Scott County encourages that planning, zoning, development, and resource management emphasize the protection, preservation, and restoration of natural resources, agricultural land, and cultural and historic landscapes, and should increase the availability of open spaces and recreational facilities.

**Objective 9. Sustainable design:** Scott County encourages that planning, zoning, development, and resource management promote developments, buildings, and infrastructure that utilize sustainable design and construction standards and conserve natural resources by reducing waste and pollution through efficient use of land, energy, water, air, and materials.

**Objective 10. Transportation diversity:** Scott County encourages that planning, zoning, development, and resource management promote expanded transportation options for residents of the community. Consideration should be given to transportation options that maximize mobility, reduce congestion, conserve fuel, and improve air quality.

# Scott County Comprehensive Plan

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## **CHAPTER 11: MECHANISMS FOR PLAN IMPLEMENTATION**

### **ADDENDUM A**

#### ***Criteria for determination of agricultural exemption to County Zoning Ordinance and Building Codes and explanation of farmsteads split in agricultural zoning districts.***

This addendum is adopted to establish criteria to be used in making determinations of when land and buildings are exempt from Scott County Zoning and Building Codes. It is also intended to clarify when a farm house can be split from the adjacent farm land.

#### **State Law**

Iowa Code Chapter 335 County Zoning allows Counties to adopt and implement zoning regulations in the unincorporated areas of a County. However Section 335.2 states:

*Except to the extent required to implement Section 335.27 (which deals with agricultural land preservation), no ordinance adopted under this chapter applies to land, farm houses, farm barns, farm outbuildings or other buildings or structures which are primarily adapted, by reason of nature and area, for use for agricultural purposes, while so used. However, the ordinances may apply to any structure, building, dam, obstruction, deposit or excavation in or on the flood plains of any river or stream.*

Iowa Code Chapter 331 County Home Rule Implementation allows Counties to adopt and implement building codes in the unincorporated areas of a County. However Section 331.304(3)(b) states:

*A county building code shall not apply to farm houses or other farm buildings which are primarily adapted for use for agricultural purposes, while so used or under construction for that use.*

As stated in 332.2 farm land and farm structures are not exempt from the County Floodplain Development Ordinance. Additionally farm land and farm structures are not exempt from Scott County Health Codes related to the installation of wells and wastewater disposal systems such as septic tanks and drain fields nor are they exempt from any State regulations related to electrical, mechanical or plumbing codes that are deemed to apply to farm structures.

#### **Background**

Scott County, with the adoption of the original Development Plan in 1980, the Revised Zoning Ordinance in 1981 and the current Comprehensive Plan in 2008, continues to have the protection and preservation of prime farm land and farming operations as one of the primary land use goals of Scott County. One of the main tools used to implement these goals is the Scott County

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Zoning Ordinance and Subdivision Regulations. In order to help ensure that the State mandated exemption to County Zoning Ordinance is not used to void Scott County's agricultural preservation land use policies the following criteria are established to make determinations on when the above stated exemption to the County Zoning and Building Codes apply. Additionally, since agricultural land is not exempt from County Subdivision Regulations it is the intention of this addendum to clarify under what conditions a farm house and/or farmstead can be split from the farm land in agriculturally zoned areas of the County.

In order to qualify for an agricultural exemption from both Scott County Zoning and Building Codes an applicant must show how the land, building, structures or house are:

***“Primarily adapted, by reason of nature and area, for use for agricultural purposes, while so used”***

**Determination of Agricultural Purposes:** The Scott County Zoning Ordinance defines Farming as:

*The science or art of producing agricultural products which involves cultivating the soil and producing crops for food, fiber, fuel or consumer products, or the raising of livestock for food or other consumer products. Farming does not include residential gardening or the raising of livestock for recreational or hobby purposes.*

Traditionally agricultural purposes in Scott County have involved the cultivation of corn, soybeans or other grains as well as the raising of beef & dairy cattle, hogs, and poultry. However agricultural purposes can also include the raising of fruits and vegetables, sheep and goats, even fish. Prior to 1963, Section 335.2 included a requirement that in order to be exempt from County Zoning the agricultural purposes had to be the primary livelihood of the individual claiming the exemption. However in 1963 the Section 335.2 was amended to delete that requirement and it currently reads as cited above. This broadened the exemption to include agricultural purposes that were not the primary livelihood of those claiming the exemption. However in order to enforce and apply the adopted land use policies related to agricultural preservation in Scott County, individuals claiming this exemption must show how the land and buildings are primarily adapted for agricultural purposes. Furthermore, in the case of farm houses, the occupant of the farm house must demonstrate how they are actively involved in farming the land where the house is located, mere ownership of agricultural land does not qualify the owners to be able to build a farm house on their farmland. Agricultural exemptions will not be approved in cases where the agricultural purposes are determined to be incidental to the primary use of the land. Such exemptions will also not be approved where the uses are commercial uses related to or in support of agricultural operations but not “agricultural” themselves.

Specifically the following criteria are established to evaluate requests for agricultural exemptions:

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**Farm Land:** An individual must show that the land and buildings are primarily adapted and used or intended to be used for agricultural purposes. This would include the production and storage of agricultural products on the land or the raising of livestock on the land. This would not include conservation areas, wildlife preserves, forest land, parks or recreation areas.

**Farm Buildings:** An individual must show that the buildings would be primarily adapted and used for agricultural purposes, which would include but not be limited to the storage and maintenance of vehicles and equipment used on the farm, the storage of materials grown on the farm or for the shelter and care of livestock raised on the farm. Commercial operations not directly part of the farming operation such as trucking and excavation, vehicle and equipment repair for others, seed or fertilizer sales, commercial dog kennels and commercial horse stables, or other commercial operations not related to the operation of the farm would not be considered exempt. Such uses may very well be permitted as primary, secondary or special uses under the zoning ordinance and allowed to be conducted on the property but be required to meet all County Code requirements.

**Farm House:** An individual must show that the house or dwelling would be or is occupied by the individual farming the land on which the residence is located. The ownership of the farm land, which is rented to others who conduct the farming of the property, does not qualify the owner of the property to have a residence on the property considered a farm house and exempt from Scott County Zoning and Building Codes. Residences solely occupied by family members not actively involved in the farm operation would also not qualify to be considered a farm house. However the agricultural exemption would apply to someone who is retired from farming when it relates to a farm house on the land the retired farmer formerly farmed.

## **Sufficient information required for determination of Ag exemption**

It is the responsibility of the individual claiming an agricultural exemption to submit sufficient information and documentation to the Scott County Planning Director that the land, farm buildings and/or farm house are primarily adapted, by reason of nature and area, for use for agricultural purposes, while so used. Such information should include number of acres farmed, type of crops, livestock or agricultural products produced, inventory of farming equipment used in farming the land, amount of time devoted to such farming practices, if income is derived from such farming practices and any additional information deemed necessary to make a determination of agricultural exemption. The Board of Adjustment will hear any appeal of the Planning Director's determination filed in accordance with the requirements of the Zoning Ordinance.

## **Subdivision Regulations**

Even though State Code exempts farm land and farm buildings from County Zoning and Building Codes it does not exempt farm land from subdivision regulations. All subdivisions of land must be reviewed by the Scott County Planning and Zoning Commission for compliance with the Scott County Subdivision Code and approved by the Scott County Board of Supervisors prior to being recorded with the Scott County Recorder's Office.

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Scott County Code Chapter 9 Subdivisions defines subdivision as the repeated or simultaneous division of a lot, tract or parcel of land into three or more lots or tracts, for immediate or future sale, transfer or building development. The following shall also be considered subdivisions within the meaning of this ordinance: (1) divisions of property via probate procedures; and (2) divisions of property upon applications for court orders, including but not limited to judgments of foreclosure and equitable distributions of property pursuant to dissolution of marriage proceedings. The term includes re-subdivision and when appropriate to the context shall relate to the process of subdividing or the land subdivided.

Scott County has established its agricultural preservation land use policies, along with its zoning and subdivision regulations to limit the encroachment of non-agriculturally related development in the areas of prime farm land. Subdivisions for the purposes of residential or commercial development in the agriculturally zoned areas of the County would not comply with these land use policies or the zoning regulations.

## **Splitting the farmstead from the surrounding farm land**

When an individual wishes to split a farmstead from the surrounding farm land in agriculturally zoned areas of rural Scott County for mortgage, estate planning or other purposes it can be done only if no other splits from the aliquot part have been made since the adoption of the Scott County Development Plan; December 23, 1980. Following approval of a Plat of Survey for the initial split of a farmstead from the farm parcel, any subsequent split of land would have to be approved as a subdivision plat. Such a plat would only be approved if it was determined to meet Scott County land use policies. This allows a onetime split of a farm house from the farm land but not the repeated subdivision of other farm houses on the same farm parcel.

## **Appendix B**