



SCOTT COUNTY PLANNING AND ZONING COMMISSION

August 6, 2013
7:30 P.M.

MEETING MINUTES

First Floor Board Room
Scott County Administrative Center

MEMBERS PRESENT: Kent Paustian, Carolyn Scheibe, Clayton Lloyd, Allan Kluever
Katherine Ion, Gary Mehrens, Linda Rivers

MEMBERS ABSENT: None

STAFF PRESENT: Timothy Huey, Planning & Development Director
Brian McDonough, Planning & Development Specialist
Chris Meeks, Intern

OTHERS PRESENT: Approximately fifteen (15) members of the public

1. **CALL TO ORDER:** Chairman Paustian called the meeting to order at 7:30 p.m.
2. **MINUTES:** It was moved by Scheibe, and seconded by Lloyd, to approve the July 16th, 2013 meeting minutes. **The motion carried unanimously.**

3. **DISCUSSION OF PERIODIC REVIEW OF THE SCOTT COUNTY COMPREHENSIVE PLAN:**
Chairman Paustian opened by explaining that the meeting is public, as are all Planning Commission meetings, but it is not a public hearing. However, he stated that the Commission would entertain comments at the end of the meeting in relation to the process for reviewing and updating the County's Comprehensive Plan. Paustian made it clear that the Commission would not take comments on specific items, but only comments in relation to the process, specifically any suggestions on how public input should be obtained.

Planning Director Timothy Huey addressed the Commission and public and laid out the format for the meeting. He introduced himself as planning director as well as introduced Brian McDonough, Planning and Development Specialist, and Christopher Meeks, Planning Intern. He

stated that staff would give two (2) presentations, with the first covering the current Comprehensive Plan, including the history of its adoption as well as a timeline of key land use planning events in the County. He explained that the second presentation would be in regards to an update of *Chapter 3 – County profile* of the Plan. Huey explained that after the presentations there would be discussion regarding the process for updating the Plan and regarding the next steps for the Commission. Huey quoted the current Comp Plan, *Chapter 11 – Mechanisms for Plan Implementation*, which states that the Comprehensive Plan “shall be reevaluated periodically to maintain a realistic relationship between the plan and current trends of development.” Huey briefly explained the process the County went through leading up to the adoption of the current version of the Plan in 2008. The comprehensive land use plan prior to 2008 was established in 1980. Huey explained the citizen input process that led to the adoption of the 2008 Plan. There were community outreach meetings held at various locations around the County to gather input from citizens. The overwhelming value expressed by Scott County residents was that of protecting prime Ag land. Huey explained the 1980 plan had done a good job of that, and many of those policies were carried over into the 2008 Plan. He stated that tonight’s meeting was the first in a series of work sessions and future citizen input sessions that the Planning Commission will hold in order to identify any areas of the Plan which need updating or amending. The final recommendations would be sent to the Board of Supervisors for their approval.

Huey presented, with the aid of a slideshow, information on the County’s current Comprehensive Plan as well as other planning events throughout Scott County’s history. He explained the planning process as being driven by public input which shapes County goals and values. He explained the process as a cyclical one, in which evaluation and reevaluation are ongoing processes. The planning process begins with data collection, identification of goals and values, and analysis, and then moves forward to gathering citizen input and formulating alternatives and recommendations, before final adoption of policies. Huey showed a graphic of the process with citizen involvement occurring at every stage. Key planning events in Scott County’s history were briefly presented, including adoption of the state’s first zoning ordinance (1949), adoption of subdivision ordinance, comprehensive plan, and zoning ordinance and map (1979-1981), adoption of future land use map (1998), and draft of new comprehensive plan (2007). The elements of the current Plan which Huey described as cornerstones were: protection of prime Ag land, protection of Ag operations, encouragement of appropriate development to occur inside cities, local government collaboration, limiting rural development to areas with adequate services, and endorsement of the state-formulated Iowa Smart Planning Principles. Huey also explained the Ag exemption from county zoning and building codes. Lastly, the next steps in the process were explained. An update of the Plan’s profile information would be presented at tonight’s meeting. It was explained that planning staff recommended inviting officials from the Bi-State Regional Planning Commission to present on the Comprehensive Economic Development Strategies for the Quad Cities Area at an upcoming meeting. It was also recommended that the economic development staff from Davenport, Bettendorf, Eldridge, LeClaire, Walcott, and any other towns be invited to layout their economic development plans and two-mile future land use maps at an upcoming meeting. Huey introduced Christopher

Meeks, the Planning Department intern, and turned the floor over to him to present on the update of the County Profile section of the current Comprehensive Plan.

Chris Meeks presented an update to *Chapter 3 – County Profile* of the Comprehensive Plan. He introduced himself and stated that he was a student in Iowa State’s Community and Regional Planning program. He explained his coursework as it related to U.S. Census Bureau data collection and analysis. In his time with the Planning Department this summer he has worked continuously on updating the Census information contained in the 2008 Comp. Plan. At the time of the Plan’s adoption in 2008, only 2000 Census information was available. Now there is full availability to 2010 Census information. Chris presented demographic, economic, and social data on Scott County. He concentrated on population changes that have occurred within Scott County, and across the state, over the last decade. Specifically, Scott County has seen a 4.1% increase in population between 2000 and 2010. However, between 1980 and 2010 the County has only seen a 3.25% increase in its population. This is largely due to a decrease in population caused by the economic recession and farm crisis of the 1980’s. The County’s 2010 population is 165,224. The County’s population was 160,022 in 1980. When compared to the nine (9) urban counties in Iowa, Scott County has the 6th lowest growth rate.

Scott County has the 3rd highest median age, which reflects the overall age of the County’s residents. The unincorporated portion of the County has a 2010 population of 15,200. Chris further presented information on ethnicity, age, gender, and income of Scott County residents, as well as employment data. The County’s unemployment rate is 6.4% which is higher than the state average of 4.9%, but is the lowest of all other Counties in the Quad City Area. Educational, Healthcare, Social Assistance, Manufacturing, and Retail Trade continue to be the leading industries in the County. Educational attainment levels of County residents are higher than the state average, indicating a quality workforce. In regards to affluence, Scott County has seen a 7% increase in Per Capita Personal Income since 2000 and a 54% increase since 1980, when adjusted for inflation. Chris also presented housing stock statistics. He showed maps with the population of counties across the state as well as showing percentage change in population between 2000 and 2010, and also presented a number of charts and graphs categorizing the information gathered.

Huey thanked Chris for his work on this topic, and proceeded to explain the next steps involved in the process. He explained that tonight’s presentation was simply a draft, and that at a future meeting the data would be presented in a final draft format with hard copies available to the Commission members. Huey stated that with the Commission’s approval he would invite Mark Hunt from the Bi-State Regional Planning Commission to present to the Planning Commission on Comprehensive Economic Development Strategies which he has put together. He also suggested that the Commission invite economic development staff from surrounding cities to present their strategies and future plans.

Lloyd asked about the certified sites program that came up during the joint meeting with the Board Supervisors. He stated the concept was unclear at that meeting, and he would like to

know if the direction of that program would have any effect on what the Commission was considering with respect to updating the Comprehensive Plan. Lloyd wanted to be sure that the Planning Commission was informed of what other entities such as Quad City First or the Chamber may be doing in regards to certified sites, because it may overlap or affect what the Commission may consider during its updating process.

Huey responded that the certified sites program is separate from the Comp Plan update. He stated that certainly the County wants to be apprised of what the state or other entities may be considering in regards to selecting industrial or manufacturing sites, especially if they are considering a site in Scott County, but this update should be proceeding on its own without taking direction from another issue. Huey was concerned that focusing too much on the certified sites program could be problematic because there is no guarantee that a site will be chosen in Scott County, or even when such a decision might happen. Therefore, it would be hard to do this update if the Commission wanted to wait for results from the certified sites program.

Paustian stated that he was also unsure of the role which the certified sites program would play in the County's review of the Comp Plan.

Huey explained what he knew about the program. He described it largely as a marketing tool whereby property is identified for large scale industrial or manufacturing development. Essentially, willing sellers of land would be identified so that a proposal for a large scale project could be expedited. The program aims to identify mega-sites, in excess of 200 to 300 acres, and would likely not be looking for sites under 100 acres.

Lloyd agreed with Huey's early statement that the County should not be following the direction of the certified sites program, but should be aware if they are considering potential land in the County. Lloyd suggested bringing in a representative from Quad City First, the Chamber, or another entity aware of the certified sites program, to understand their approach.

Huey responded that the Commission could request information from Quad City First on this program. He mentioned that in addition to updating the Comp Plan, the County's zoning ordinance is also being considered for update and potentially a wholesale re-write. Huey explained that the Orascom proposal highlighted many successes and failures within the County when it comes to dealing with large scale development. Reviewing and updating the Comp Plan, revisiting the zoning ordinance, as well as other land use policies which impeded economic development in the County are all under consideration for review and revision.

Chairman Paustian opened the meeting to any members of the public who wished to speak.

Larry Seiler (5315 Friendship Dr #1, Davenport, IA 52804): Mr. Seiler addressed the Commission stating that he could not hear the presentation and discussion of the meeting thus far. He commented that the setup of the room was such that the center podium faced away

from the audience members, making it difficult to hear. He commented that the Plan is not broken in his opinion, and therefore it does not need fixed. **Huey** assured Mr. Seiler that a copy of the presentations would be mailed to him, and also that a microphone would be used at future meetings by the presenters.

Rivers responded to Mr. Seiler's comments by stating that the review and update of the Plan should be viewed as maintenance and not an overhaul of the Plan. She explained that it is being reevaluated, and not entirely re-written.

Member of the public (did not clearly state name and address): Stated his concern that Planning and Zoning was being changed and potentially eliminated in Scott County. He wanted to know if property owners would be notified of a rezoning anymore, and was also concerned that there was discussion of removing the Comp Plan entirely.

Paustian responded that the Plan was being reevaluated and updated; not rescinded. He stated that any updates or revisions to the Plan would not change the required public hearings and notices that have always accompanied land use decisions in the County.

Ty Arp (9795 210th Street, Walcott): Stated that he wanted to know more about mega site development in the County. He asked if the Plan was going to be changed to allow large scale industrial sites. Stated that he was not opposed to the Orascom rezoning last year, but did not think that it was the right location for that type of development. He stated that there are other potential sites in the County for large scale industrial development.

Cindy Diercks (Princeton, Iowa): Ms. Diercks questioned the validity of the data presented. She stated that her family does not respond to U.S. Census Bureau requests. She explained that it is her private property and no one needs to know her personal information. She stated that she is a small business owner and would like to see small businesses represented in the process. She asked if a commission would be formed with small business owners. She asked who allowed the Planning Commission to form, and what their collective occupations were. At this point **Chairman Paustian** stated that Ms. Diercks needed to keep her comments on point or be seated.

Royce Bare (10135 210th Street): Asked how public input would be obtained. **Paustian** responded that there would be public hearings at dates to be determined in the future. He explained that the Commission is open to suggestions on a format and location for public comment, which is why they are soliciting comments at tonight's meeting even though it is not an official public hearing.

Huey stated that staff and the Commission are open to any and all suggestions from Scott County residents that would make the public participation process more open and accommodating.

Kyle Arp (8331 Buffalo Avenue): Stated that he does not want to see the Plan changed. He agrees with its emphasis on protection of prime Ag land. He referred to the Orascom proposal and stated that the County did not follow the Comp Plan. He asked what good is a plan if it is not followed.

Dave Holst (Eldridge): Asked if the meeting with Bi-State and other cities would be during a regular Planning Commission meeting. **Huey** answered that yes it would be.

Royce Bare (10135 210th Street): Stated that he does not want to see the Plan changed to permit spot zoning, and would not be in favor of rezoning for industrial land occurring unless they were adjacent to other development.

Chairman Paustian ended the meeting with closing comments. He stated that this process should be understood as a review and reevaluation of the existing Comprehensive Plan. He explained that public comments on any proposed changes will occur before such recommended changes are forwarded to the Board of Supervisors for their approval. Paustian made it clear that this is an open and transparent process, and that everything is out in the open.

With no new business to discuss, Chairman Paustian entertained a motion for adjournment. It was moved by Scheibe, and seconded by Kluever to adjourn. The motion carried unanimously. The meeting adjourned at 8:40 P.M.