



**Planning & Development
Scott County, Iowa**

Chris Mathias, Director

Email: planning@scottcountyiowa.com
Office: (563) 326-8643
Fax: (563) 326-8257

Administrative Center
600 West Fourth Street
Davenport, Iowa 52801-1106

June 22, 2022

To: Planning & Zoning Commission
From: Alan Sabat, Planning and Development Specialist
Re: Planning & Zoning Commission July 5th Work Session

Commissioners will convene at their regular meeting on July 5, 2022 at their new regular meeting time of 5:30 PM for a public Work Session on the ordinance text for a proposed "Utility Solar – Floating" (US-F) zoning district.

The Work Session will include an in-depth discussion of each section of a draft ordinance that will provide time and space for Commissioners to ask clarifying questions, request information, and come to an agreement on the portions of the text they feel comfortable with as currently proposed by staff. In its presentation, staff is also providing guidance on the more technical and objective regulations proposed in the draft ordinance, like building setbacks from other zoning districts and CSR calculations. The Power Point file that will be presented, which includes every section of the proposed ordinance text with alternatives and explanations, is enclosed.

Also enclosed is another Power Point that responds to Chair Scheibe's proposal regarding the "Area of Interest (AOI)" delineation spelled out in the CSR2 calculations section. Chair Scheibe and other Commissioners agreed that the AOI should include only the areas to be developed with arrays, structures, and other infrastructure, and not the entire area owned or leased by the applicant. Staff chose three large sites, at random, based off of mostly 40-acre parcels from the "CSR2 of 50 and under" map presented by staff. Each site was analyzed for weighted average CSR2 using the USDA resources in the draft ordinance. To be clear, there are no development proposals for any of these sample sites.

First, each site was calculated with an AOI including only full parcels, or presumably the "entire area owned or leased by the applicant regardless of what portion(s) will be developed." Each site was then calculated with an AOI "to reflect the precise, contiguous land area being developed with arrays, buildings, and utility and access infrastructure, and shall not include land area set aside for conservation or agriculture, or land otherwise undisturbed by development," which is the alternative ordinance language proposed by staff. Staff attempted to create "precise, contiguous" sites by avoiding ravines, waterways, and steep topography, which would presumably be avoided by site developers. You will observe the weighted average CSR2 ratings are, indeed, different and often higher when only the (probable) areas to be developed are delineated as the AOI.

Please feel free to forward any questions you may have at this point, otherwise we will discuss all of the above and more at the Work Session.