

PLANNING & DEVELOPMENT

600 West Fourth Street

Davenport, Iowa 52801-1106

Email: planning@scottcountyiowa.gov

Office: (563) 326-8643



SCOTT COUNTY PLANNING AND ZONING COMMISSION AGENDA

Tuesday, September 2, 2025

5:30 P.M.

1. **Call to Order**
2. **Approval of Minutes:** Approval of the August 5, 2025 meeting minutes.
3. **Public Hearing, Final Plat, Minor Subdivision:** Application from **Baltic Property Holdings LLC** to review a sketch plan and final plat for a minor residential subdivision with four development lots to be known as **Baltic Property** totaling 21.60 acres, more or less, in Part of the SE ¼ of the NE 1/4 of Section 1 of Buffalo Township (Scott County Tax Parcel 720123001).
4. **Public Hearing, Ordinance Text Amendment:** Staff proposal to amend Chapter 6 of the Scott County Code of Ordinances to revise the minimum lot size in the “A-P” Agricultural-Preservation, “A-G” Agricultural-General, and “R-1” Single-Family Residential zoning districts.
5. **Public Hearing, Addendum to Comprehensive Plan Amendment:** Staff proposal to revise the Other Facilities/Services Objectives in Chapter 2 of the Scott County Comprehensive Plan to address public utility infrastructure.
6. **Public Hearing, Ordinance Text Amendment:** Application from **Central Iowa Power Cooperative** to amend Chapter 6 of the Scott County Code of Ordinances to add “Thermal Electric Energy Generation Facility” as a Special Permitted Use in the “A-P” Agricultural-Preservation zoning district.
7. **Old Business**
8. **Zoning Administrator’s Report**
9. **Public Comment**
10. **Adjournment**

Public Hearing/Meeting Procedure

- a. Chairman reads public notice of hearing.
- b. Director reviews background of request.
- c. Applicant /Representative provide any additional comments on request.
- d. Public may make comments or ask questions.
- e. Director makes staff recommendation.
- f. Applicant may respond or comment.
- g. Commission members may ask questions.
- h. Chairman closes the public portion of the hearing (No more public comments).
- i. Discussion period for the Commission members.
- j. Commission members make motion to approve, deny, or modify request.
- k. Final vote. Recommendation goes to Board of Supervisors.

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SCOTT COUNTY PLANNING AND ZONING COMMISSION Tuesday, August 5, 2025 5:30 P.M.

MEETING MINUTES

Scott County Library, Eldridge Branch
Meeting Room A/B
200 North 6th Avenue
Eldridge, IA 52748

MEMBERS PRESENT: Easton Armstrong, Joan Maxwell, Amy Nelson, Steve Piatak, Lori Rochau, Kurt Steward

MEMBERS ABSENT: Sean Eckhardt

STAFF PRESENT: Greg Schaapveld, Planning & Development Director
Caitie Leighton, Senior Administrative Assistant

OTHERS PRESENT: Steve & Angela Syler (applicants)
JoAnn & Kevin Barnier (applicants)
Kevin Condon (CIPCO representative)
Sam Honold (CIPCO representative)

1. **Call to Order:** Chair Piatak called the meeting to order at 5:30 P.M.
2. **Approval of Minutes:** Consideration of June 17, 2025 meeting minutes. **Rochau made a motion to approve. Seconded by Maxwell. Vote: 5-0, All Ayes (Armstrong arrived after the vote.)**
3. **Public Meeting, Site Plan Review:** Chair Piatak opened the public meeting. Schaapveld presented site maps and the submitted plan, outlining staff's evaluation of the review criteria for site plan submittals. The proposed restaurant is compatible with the zoning district and surrounding land uses. No additional off-street parking spaces are required. No additional landscaping or screening is required at this time.

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Schaapveld noted that as part of the building permit process, the applicant must submit an exterior lighting plan for the proposed deck. The plan must demonstrate compliance with the minimum illumination standards of the Building Code and the maximum levels allowed under the County's lighting regulations.

With no public comments, **Chair Piatak** closed the public hearing and asked for staff's recommendation.

Schaapveld indicated staff would recommend approval of the Site Plan for the proposed restaurant, including the construction of a 30' x 30' deck, with the following condition:

1. Prior to issuance of County building permits, the applicant shall submit a lighting plan showing compliance with County Building Code and Zoning Ordinance.

Chair Piatak inquired about the grease trap requirement. **Schaapveld** confirmed this would be addressed during the permitting process in coordination with the Health Department.

Armstrong made a motion to recommend approval of the Site Plan and construction of a 30' x 30' deck, with the stated condition, in accordance with staff's recommendation. Seconded by Rochau. Vote: 6-0, All Ayes

4. **Discussion - Amendment to the Planning & Zoning Commission Administrative Rules:**

The Commission discussed and adopted a minor amendment to the language in Section 2.0, *Meetings*, of the administrative rules.

Armstrong made a motion to approve the amendment. Seconded by Nelson. Vote: 6-0, Motion carried.

5. **Work Session, Ordinance Text Amendment:** The Commission revisited the proposed amendments to the Minimum Lot Size requirements and agreed to schedule a public hearing for the next meeting.

6. **Old Business:** *none*

7. **Zoning Administrator's Report:** **Condon & Honold**, representing CIPCO, provided an overview of a potential future text amendment application.

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8. **Public Comment:** *none*

9. **Adjournment:** With no further business to discuss, **Chair Piatak** adjourned the meeting at 6:54 P.M

Submitted by:

Caitie Leighton

Senior Administrative Assistant

DRAFT

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Minor Subdivision Checklist

*** **All materials must be *complete* at time of submittal for review to proceed.** ***

Date Received 08 / 08 / 2025

Name of Applicant Baltic Property Holdings, LLC (Dan Madden)

Address 3750 W River Drive City Davenport State IA Zip 52802

Phone (563) 607-1188

Subdivision Name Baltic Property Subdivision Township Buffalo

Sketch Plan/Final Plat application must have all of the following:

<u>✓</u>	Legal Description and total acreage
<u>✓</u>	Acreage of each lot minus right of way
<u>N/A</u>	Acreage of right of way
<u>✓</u>	Contour intervals <5', minimum of 2 contours per plat (if applicable)
<u>✓</u>	Existing property lines, surface features, easements, zoning
<u>✓</u>	Proposed property lines, easements, lot areas, contours
<u>✓</u>	Drainage arrows, show direction of surface water flow
<u>✓</u>	Location of existing subdivisions and streets
<u>✓</u>	Title of subdivision
<u>✓</u>	Name and address of owner(s)
<u>✓</u>	Name and address of subdivider(s)
<u>✓</u>	North arrow, scale, date
<u>✓</u>	Location map showing 2 mile radius neighborhood
<u>✓</u>	Full scale plat (scale not less than 1"=100')
<u>N/A</u>	Detailed Engineering Design-Construction Plans and Specifications
<u>N/A</u>	Erosion and Sediment Control Plan
<u>N/A</u>	Percolation Tests
<u>N/A</u>	Performance Bond, if necessary
<u>✓</u>	Certification and name of surveyor that prepared and is responsible for monumentation
<u>✓</u>	Property boundaries
<u>N/A</u>	Proposed street lines and width
<u>N/A</u>	Lines of adjoining roads and streets with widths and names
<u>✓</u>	Lot lines, lot and block numbers, with figures showing dimensions
<u>N/A</u>	Linear (expressed in feet and decimals of a foot) and angular dimensions necessary for locating boundaries of subdivided area, or of the lots, streets, easements and building line setbacks, and any other similar public or private uses.
<u>✓</u>	Radii, arc and chords, points of tangency, central angles for all curvilinear streets, and radii for rounded corners

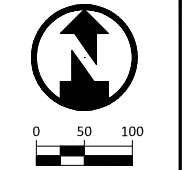
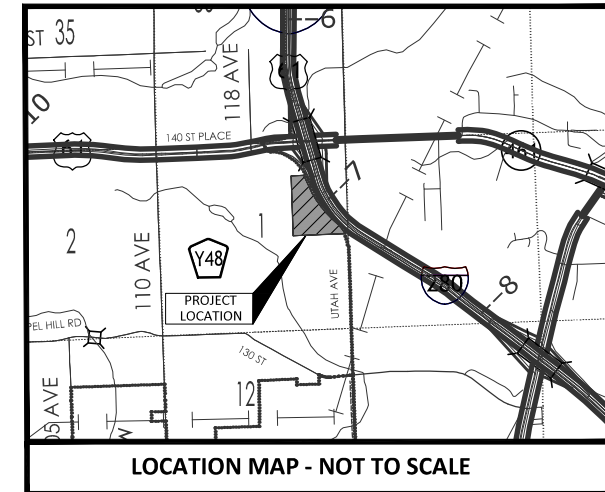
<u>N/A</u>	Accurate outline of all property which is offered for dedication for public use with the purpose indicated thereon, and of all property that may be reserved by deed covenant for the common use of the property
<u>✓</u>	Signed statements of telephone and power officials agreeing to the utility easements
<u>✓</u>	Signed statement of surveyor that plat complies with Chapter 355, <u>Code of Iowa</u>
<u>N/A</u>	Proprietors' statement of consent and dedication of land for public use
<u>N/A</u>	Mortgage or lien holders' statement of consent or substitute affidavit and bond
<u>N/A</u>	Attorney's opinion letter
<u>N/A</u>	Certificate of County Treasurer
<u>N/A</u>	Surveyor's Certificate
<u>N/A</u>	Auditor Certificate of Name Approval
<u>N/A</u>	Restrictive or Protective Covenants/Homeowners' Association documents (if applicable)

Fees

Minor Plats: Prior to the Planning and Zoning Commission considering the Sketch Plan and Final Plat, the subdivider shall deposit with the Planning and Development Department the following fees:

- o Sketch Plan - one hundred dollars (\$100);
- o Final Plat - fifty dollars (\$50).

BALTIC PROPERTY
SKETCH PLAN
SCOTT COUNTY, IOWA



BALTIC PROPERTY

BALTIC PROPERTY HOLDINGS, LLC

ISSUED FOR

COUNTY
SUBMITTAL

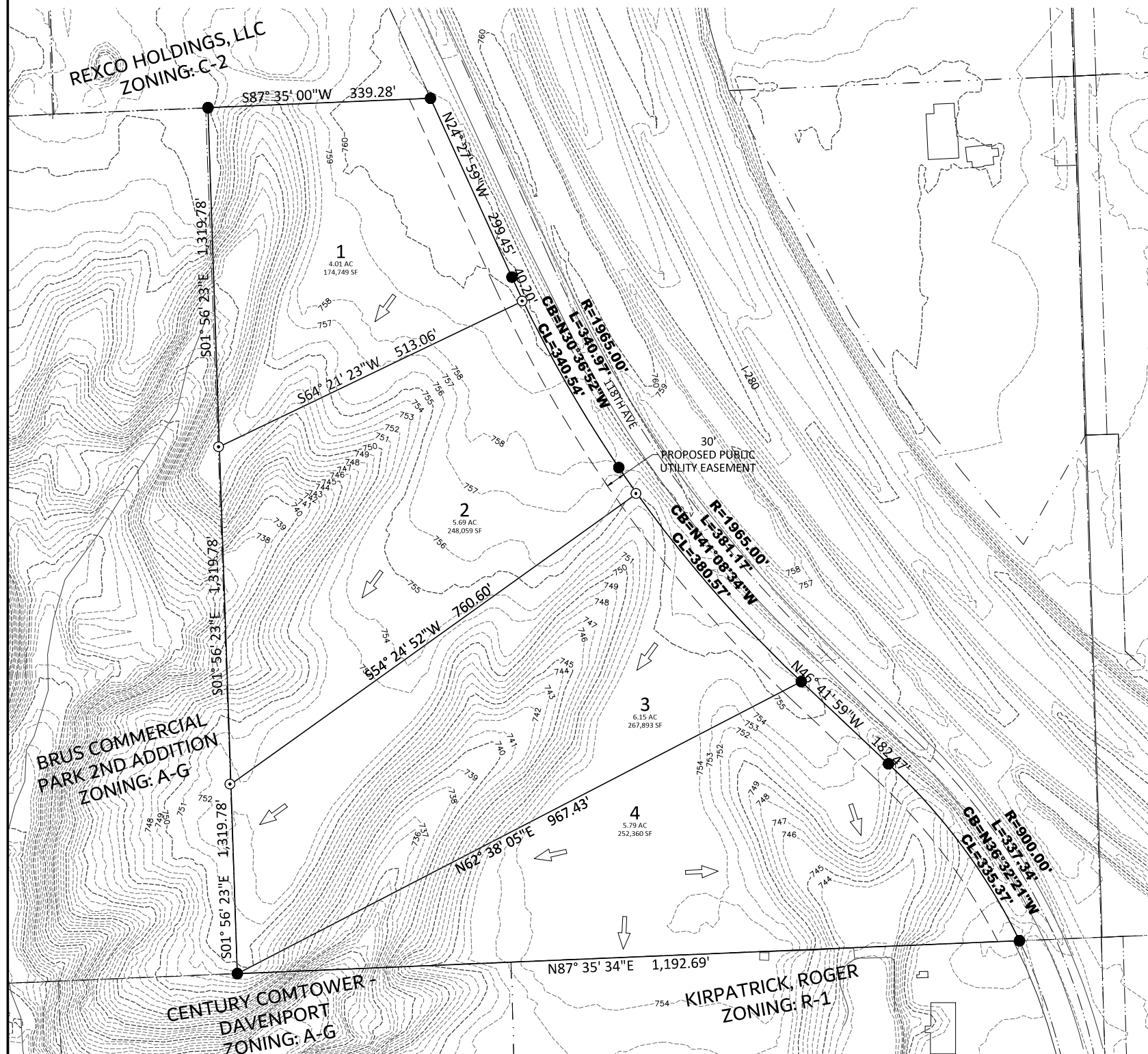
DATE	9-2-2025
DESCRIPTION	DATE

[illegible]

DESIGNED BY	AEW
DETAILED BY	BRG
CHECKED BY	BAB
PROJECT NO.	9016-10000
SHEET NAME	

SKETCH PLAN

1 OF 1



LEGAL DESCRIPTION

All that part of the Southeast Quarter (SE ¼) of the Northeast Quarter (NE ¼) of Section 1, Township 77 North, Range 2 East of the 5th/ P.M. lying West of I-280 as conveyed to State of Iowa by Warranty Deed dated May 3, 1967 and recorded in Book 306 of Deeds at Page 125, records of office of the Recorder of Scott County, Iowa described as:

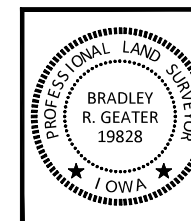
Beginning at the Southwest corner of the Southeast Quarter (SE ¼) of said Northeast Quarter (NE ¼); thence along the South line of said Northeast Quarter N87°35'34"E, 1,192.69 feet to the West right of way line of 118th/ Ave, thence 337.34 feet along said West line on a 900.00 foot radius curve concave Westerly (chord bearing N36°32'21"W, 335.37 feet); thence along said West line N46°41'59"W, 182.47 feet; thence 381.17 feet along said West line on a 1965.00 foot radius curve concave Northerly (chord bearing N41°08'34"W, 380.57 feet); thence 340.97 feet along said West line on a 340.97 foot curve concave Easterly (chord bearing N30°36'52"W, 340.54 feet); thence along said West line N24°27'59"W, 299.45 feet to the North line of the Southeast Quarter (SE ¼) of said Northeast Quarter (NE ¼); thence along said North line S87°35'00"W, 339.28 feet to the West line of the Southeast Quarter (SE ¼) of said Northeast Quarter (NE ¼); thence along said West line S01°56'23"E, 1319.78 feet to the Point of Beginning.

Described area contains 21.65 acres and is subject to easements and other restrictions of record.

<u>PLAT PREPARED BY:</u>	<u>OWNER/SUBDIVIDER:</u>
AXIOM CONSULTANTS 300 S. CLINTON STREET, #200 IOWA CITY, IA 52240	BALTIC PROPERTY HOLDINGS, LLC 3750 W RIVER DRIVE DAVENPORT, IA 52802

NOTES:

1. BASIS OF BEARING IS GPS MEASUREMENTS IN THE IOWA PLANE COORDINATE SYSTEM SOUTH ZONE NAD 83.
2. UNLESS NOTED OTHERWISE, ALL DIMENSIONS ARE IN FEET AND HUNDREDTHS.
3. ERROR OF CLOSURE IS LESS THAN 1 IN 10,000



I HEREBY CERTIFY THAT THIS LAND SURVEYING DOCUMENT WAS PREPARED AND THE RELATED SURVEY WORK WAS PERFORMED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF IOWA.

BRADLEY R. GEATER, P.L.S., P.E.
LICENSE NUMBER 19828.
MY LICENSE RENEWAL DATE IS D
PAGES OR SHEETS COVERED BY T

DATE _____

DRAFT

FINAL PLAT
SCOTT COUNTY, IOWA

RECORDED'S INDEX

PREPARED BY: AXIOM CONSULTANTS, LLC, 300 S. Clinton St.
Unit 200, Iowa City, IA 52240 - PH# 319.519.6220



DALIC PROPERTY

BALTIC PROPERTY HOLDINGS, LLC

COUNTY
SUBMITTAL

DESCRIPTION	D
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DETAILED BY	BRG
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PROJECT NO. 9016-100

FINAL PLAT

1. *Journal of Management Studies*, 1991, 28, 1.

1 **2** **3** **4** **5** **6** **7** **8** **9** **10** **11** **12** **13** **14** **15** **16** **17** **18** **19** **20** **21** **22** **23** **24** **25** **26** **27** **28** **29** **30** **31** **32** **33** **34** **35** **36** **37** **38** **39** **40** **41** **42** **43** **44** **45** **46** **47** **48** **49** **50** **51** **52** **53** **54** **55** **56** **57** **58** **59** **60** **61** **62** **63** **64** **65** **66** **67** **68** **69** **70** **71** **72** **73** **74** **75** **76** **77** **78** **79** **80** **81** **82** **83** **84** **85** **86** **87** **88** **89** **90** **91** **92** **93** **94** **95** **96** **97** **98** **99** **100** **101** **102** **103** **104** **105** **106** **107** **108** **109** **110** **111** **112** **113** **114** **115** **116** **117** **118** **119** **120** **121** **122** **123** **124** **125** **126** **127** **128** **129** **130** **131** **132** **133** **134** **135** **136** **137** **138** **139** **140** **141** **142** **143** **144** **145** **146** **147** **148** **149** **150** **151** **152** **153** **154** **155** **156** **157** **158** **159** **160** **161** **162** **163** **164** **165** **166** **167** **168** **169** **170** **171** **172** **173** **174** **175** **176** **177** **178** **179** **180** **181** **182** **183** **184** **185** **186** **187** **188** **189** **190** **191** **192** **193** **194** **195** **196** **197** **198** **199** **200** **201** **202** **203** **204** **205** **206** **207** **208** **209** **210** **211** **212** **213** **214** **215** **216** **217** **218** **219** **220** **221** **222** **223** **224** **225** **226** **227** **228** **229** **230** **231** **232** **233** **234** **235** **236** **237** **238** **239** **240** **241** **242** **243** **244** **245** **246** **247** **248** **249** **250** **251** **252** **253** **254** **255** **256** **257** **258** **259** **260** **261** **262** **263** **264** **265** **266** **267** **268** **269** **270** **271** **272** **273** **274** **275** **276** **277** **278** **279** **280** **281** **282** **283** **284** **285** **286** **287** **288** **289** **290** **291** **292** **293** **294** **295** **296** **297** **298** **299** **300** **301** **302** **303** **304** **305** **306** **307** **308** **309** **310** **311** **312** **313** **314** **315** **316** **317** **318** **319** **320** **321** **322** **323** **324** **325** **326** **327** **328** **329** **330** **331** **332** **333** **334** **335** **336** **337** **338** **339** **340** **341** **342** **343** **344** **345** **346** **347** **348** **349** **350** **351** **352** **353** **354** **355** **356** **357** **358** **359** **360** **361** **362** **363** **364** **365** **366** **367** **368** **369** **370** **371** **372** **373** **374** **375** **376** **377** **378** **379** **380** **381** **382** **383** **384** **385** **386** **387** **388** **389** **390** **391** **392** **393** **394** **395** **396** **397** **398** **399** **400** **401** **402** **403** **404** **405** **406** **407** **408** **409** **410** **411** **412** **413** **414** **415** **416** **417** **418** **419** **420** **421** **422** **423** **424** **425** **426** **427** **428** **429** **430** **431** **432** **433** **434** **435** **436** **437** **438** **439** **440** **441** **442** **443** **444** **445** **446** **447** **448** **449** **450** **451** **452** **453** **454** **455** **456** **457** **458** **459** **460** **461** **462** **463** **464** **465** **466** **467**

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	SET 3/4" Ø PIPE OPC #19828
	SET PK/MAG NAIL
	FOUND-AS LABELED
OPC	ORANGE PLASTIC CAP
YPC	YELLOW PLASTIC CAP
RPC	RED PLASTIC CAP
	PROPOSED BOUNDARY
	EXISTING PROPERTY LINE
	PROPOSED EASEMENT
	EXISTING EASEMENT
	SECTION LINE



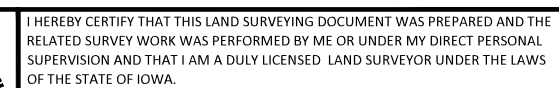
All that part of the Southeast Quarter (SE ¼) of the Northeast Quarter (NE ¼) of Section 1, Township 77 North, Range 2 East of the 5th/P.M. lying West of I-280 as conveyed to State of Iowa by Warranty Deed dated May 3, 1967 and recorded in Book 306 of Deeds at Page 125, records of office of the Recorder of Scott County, Iowa described as:

Beginning at the Southwest corner of the Southeast Quarter (SE $\frac{1}{4}$) of said Northeast Quarter (NE $\frac{1}{4}$); then along the South line of said Northeast Quarter N87°35'34"E, 1,192.69 feet to the West right of way line of 118th/ Ave, thence 337.34 feet along said West line on a 900.00 foot radius curve concave Westerly (chord bearing N36°32'21"W, 335.37 feet); thence along said West line N46°41'59"W, 182.47 feet; thence 381.17 feet along said West line on a 1965.00 foot radius curve concave Northerly (chord bearing N41°08'34"W, 380.57 feet); thence 340.90 feet along said West line on a 340.97 foot curve concave Easterly (chord bearing N30°36'52"W, 340.54 feet); thence along said West line N24°27'59"W, 299.45 feet to the North line of the Southeast Quarter (SE $\frac{1}{4}$) of said Northeast Quarter (NE $\frac{1}{4}$); thence along said North line S87°35'00"W, 339.28 feet to the West line of the Southeast Quarter (SE $\frac{1}{4}$) of said Northeast Quarter (NE $\frac{1}{4}$); thence along said West line S01°56'23"E, 1319.78 feet to the Point of Beginning.

Described area contains 21.65 acres and is subject to easements and other restrictions of record.

AXIOM CONSULTANTS 300 S. CLINTON STREET, #200 IOWA CITY, IA 52240	BALTIC PROPERTY HOLDINGS, LLC 3750 W RIVER DRIVE DAVENPORT, IA 52802
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2. UNLESS NOTED OTHERWISE, ALL DIMENSIONS ARE IN FEET AND HUNDREDTHS.
3. ERROR OF CLOSURE IS LESS THAN 1 IN 10,000



DATE _____

MY LICENSE RENEWAL DATE IS DECEMBER 31, 2025.
PAGES OR SHEETS COVERED BY THIS SEAL: THIS PLAT

DRAFT

Aug 28, 2025 - 11:19am C:\Users\awagner\DC\ACCDocs\Ruekert & Mielke, Inc.\9016 - BalticPropH - Davenport Commercial\Project Files\02 Design\Plats\9016-10000 - FP.dwg



PLANNING & ZONING COMMISSION

STAFF REPORT

September 2, 2025



Applicant: Baltic Property Holdings, LLC

Request: Sketch plan review and final plat approval of Baltic Property, a minor subdivision

Legal Description: All that Part of the Southeast Quarter of the Northeast Quarter of Section 1, Township 77 North, Range 2 East of the 5th P.M. lying Westerly of tract conveyed to State of Iowa by Warranty Deed dated May 3, 1967 and recorded in Book 306 of Deeds at page 125, records of the office of the Recorder of Scott County, Iowa (Scott County Tax Parcel 720123001).

General Location: Where 118th Avenue becomes South Utah Avenue, southwest of the Interstate 280/Highway 61 interchange.

Existing Zoning: "C-2" Commercial and Light Industrial (recently rezoned from "A-G" Agricultural-General)

Surrounding Zoning:

- North:** "C-2" Commercial and Light Industrial
- South:** "R-1" Single-Family Residential and "A-G" Agricultural-General
- East:** Interstate 280/City of Davenport
- West:** "A-G" Agricultural-General

GENERAL COMMENTS: This request is for a four-lot commercial subdivision. The subdivision would create four development lots, each with a development right for a commercial business.

STAFF REVIEW: Staff has reviewed this request for compliance with the requirements of the Subdivision Regulations and Zoning Ordinances. This subdivision is classified as a minor plat because it creates less than five (5) lots and would not involve the extension of any new streets or other public services. In accordance with the subdivision ordinance, staff has allowed the applicant to combine the sketch plan review and final plat approval into a single item/meeting.

Zoning, Land Use, and Lot Layout

The property is situated south of existing commercial development, north of residential properties, and east of undeveloped timber. The proposal is to subdivide the approximately 21.60-acre parcel into four (4) lots. Lot 3 would be the largest at 6.15 acres, Lot 4 would be 5.79 acres, Lot 2 would be 5.69 acres, and Lot 1 would be the smallest at 4.01 acres. All four meet the minimum allowable C-2 Lot size of 1.00 acres.



PLANNING & ZONING COMMISSION

STAFF REPORT

September 2, 2025



Since the development is within two (2) miles of Davenport city limits, the City has extraterritorial review jurisdiction and will need to approve the final plat prior to consideration by the Board of Supervisors. It is our understanding the plat is scheduled for review by the Davenport Planning & Zoning Commission on September 2, 2025, and subsequently by the City Council.

Access and Roadways

The subject parcel is directly adjacent to 118th Avenue, a paved public road. Any future driveways would require City of Davenport coordination as the adjacent portion of 118th Avenue is entirely within Davenport City limits.

Storm Water Management

The County Engineer indicated that, as no subdivision-wide detention basin is proposed, stormwater management will need to be addressed on a lot-by-lot basis during future site plan reviews.

Erosion and Sediment Control Plan

As this subdivision process will result in no earth disturbance, the requirement for an erosion and sediment control plan can be deferred until future site plan reviews.

Wastewater Disposal and Water Provision

The Health Department believes the lots are sized sufficiently for septic systems, and notes the site's contours suggest soils on the more gently sloped areas are best suited for septic systems. The design, size, and jurisdiction for septic systems will depend on the operational scope of each business, which will be addressed during future site plan reviews.

For water service, the developer is encouraged to pursue a connection to Iowa American Water, which appears to be located approximately 700 feet north of proposed Lot 4. While private wells may be considered, their design and placement will be contingent on the scope of each commercial use. Again, this will be addressed during future site plan reviews.

Other Notified

A notice of this public hearing was published in the North Scott Press on August 20, 2025. Additionally a sign was placed on the property alerting passerby to this Hearing, and notices were mailed to property owners within 500 feet of the subject property. As of the date of this report no public comments have been received.



PLANNING & ZONING COMMISSION

STAFF REPORT

September 2, 2025



RECOMMENDATION: Staff recommends that the Final Plat for Baltic Property be approved with one (1) condition:

1. A drainage easement be added across Lot 4 to accommodate existing surface water runoff from parts northeasterly.
2. The applicant provide documentation of City of Davenport approval of this plat prior to its consideration before the Scott County Board of Supervisors.

Submitted by: Caitie Leighton, Senior Administrative Assistant - August 29, 2025

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August 29, 2025

To: Planning & Zoning Commissioners
From: Greg Schaapveld, Planning & Development Department Director
Re: Draft Ordinance to revise the minimum lot size for residential properties

At your September 2, 2025, Planning and Zoning Commission meeting a public hearing will be held on proposed changes to the minimum lot sizes in certain zoning districts. A notice of the public hearing was published in the August 20, 2025, North Scott Press, and as of this writing no comment has been received.

In 2023 Planning and Development staff received feedback from the Health Department that the current minimum single-family residential lot size of 30,000 square feet has proven problematic in some instances when a septic system needed replaced and most available land had been consumed by accessory dwellings. The Planning and Zoning Commission considered these concerns and ultimately recommended doubling to the minimum lot size of residential properties. However when presented to the Board of Supervisors in May 2023 the item was tabled and was not revisited by P&Z until earlier this year.

Those more recent discussions included consideration of what surrounding counties enforce as minimum lot sizes, which were found to range from 20,000 square feet to 3 acres. Additionally, you considered the impact that public water and/or public sewer availability might have on the necessary size of residential properties.

A draft of an ordinance to revise the minimum lot sizes in “A-P”, “A-G”, and “R-1” is included for your consideration. As previously discussed, it would require different lot sizes depending on the availability of public water and sewer:

- If neither utility is available, the minimum lot size would become 2.0 acres
- If one of the two utilities is available, the minimum lot size would be 1.5 acres
- If both utilities were available, the minimum lot size would be unchanged at 30,000 square feet

The only location in unincorporated Scott County where both utilities are currently readily available is Park View and immediately adjacent areas. Park View itself carries it's owned “CAD-R” zoning, with a minimum lot size of 8,000 square feet that is not proposed to change. But areas adjacent to Park View that already carry the “R-1” zoning designation, or are designated future residential on the Future Land Use Map, would under this proposed change still be allowed to develop as 30,000 square foot lots. Staff believes

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leaving the 30,000 square foot minimum in place in this instance is prudent, as allowing a more dense development where public utilities are available could help reduce the demand for residential development in other parts of the county where those utilities are not present.

In researching the existing parcels in unincorporated Scott County, using approximate numbers, there are:

- 11,000 parcels zoned "A-P," "A-G," or "R-1"
- 7400 of those are larger than 2.0 acres
- 2400 are 30,000 SF to 2.0 acres
- 1100 are under 30,000 SF

Note that any existing parcel that would not meet the updated minimum lot sizes would still retain it's developability, as the zoning ordinance affords "non-conforming" single-family residential properties the same rights as conforming properties, including the right to repair, replace, or enlarge a dwelling and construct accessory buildings. Staff would consider this "grandfathering" of a residential development right would also extend to the new state law on accessory dwelling units (ADU). That is, the state law requires we allow an ADU to the same extent that we allow a single-family dwelling, so if a "non-conforming" lot is configured such that an ADU can be added while still meeting the necessary setbacks, the ADU would be allowed.

Staff recommends approval of the zoning ordinance text amendment as prepared.

SCOTT COUNTY ORDINANCE NO. 25-

AN ORDINANCE TO ADOPT AMENDMENTS TO CHAPTER 6 OF THE SCOTT COUNTY CODE TO AMEND CERTAIN REQUIREMENTS RELATED TO ZONING REGULATIONS.

BE IT ENACTED BY THE BOARD OF SUPERVISORS OF SCOTT COUNTY, IOWA:

Section 1. Amend the following sections of Chapter 6, SCOTT COUNTY CODE, 2022.

6-9	“A-P” AGRICULTURAL-PRESERVATION DISTRICT
6-10	“A-G” AGRICULTURAL-GENERAL DISTRICT
6-12	“R-1” SINGLE-FAMILY RESIDENTIAL DISTRICT

Section 2. Amend certain portions of Section 6-9 “A-P” AGRICULTURAL-PRESERVATION DISTRICT to read as follows:

REPLACE E to read as follows:						
E. Minimum Lot Area, Lot Width, Setback, & Maximum Height Requirements						
Principal Building						
No sewer or water						
Lot Area	Lot Width	Front Yard	Side Yard	Rear Yard	Max Stories	Max Height
2 acres	100 ft	50 ft	10 ft	40 ft	2½	35 ft
W/sewer or water						
Lot Area	Lot Width	Front Yard	Side Yard	Rear Yard	Max Stories	Max Height
1.5 acres	100 ft	50 ft	10 ft	40 ft	2½	35 ft
W/sewer & water						
Lot Area	Lot Width	Front Yard	Side Yard	Rear Yard	Max Stories	Max Height
30,000 sq ft	100 ft	50 ft	10 ft	40 ft	2½	35 ft
Accessory Building						
Lot Area	Lot Width	Front Yard	Side Yard	Rear Yard	Max Stories	Max Height
N/A	N/A	50 ft	10 ft	10 ft	2	35 ft

Section 3. Amend certain portions of Section 6-10 “A-G” AGRICULTURAL-GENERAL DISTRICT to read as follows:

REPLACE E to read as follows:						
E. Minimum Lot Area, Lot Width, Setback, & Maximum Height Requirements						
Principal Building						
No sewer or water						
Lot Area	Lot Width	Front Yard	Side Yard	Rear Yard	Max Stories	Max Height
2 acres	100 ft	50 ft	10 ft	40 ft	2½	35 ft
W/sewer or water						
Lot Area	Lot Width	Front Yard	Side Yard	Rear Yard	Max Stories	Max Height
1.5 acres	100 ft	50 ft	10 ft	40 ft	2½	35 ft
W/sewer & water						
Lot Area	Lot Width	Front Yard	Side Yard	Rear Yard	Max Stories	Max Height
30,000 sq ft	100 ft	50 ft	10 ft	40 ft	2½	35 ft
Accessory Building						
Lot Area	Lot Width	Front Yard	Side Yard	Rear Yard	Max Stories	Max Height
N/A	N/A	50 ft	10 ft	10 ft	2	35 ft

Section 4. Amend certain portions of Section 6-12 “R-1” SINGLE-FAMILY RESIDENTIAL DISTRICT to read as follows:

REPLACE E to read as follows:
E. Minimum Lot Area, Lot Width, Setback, & Maximum Height Requirements

Principal Building						
No sewer or water						
Lot Area	Lot Width	Front Yard	Side Yard	Rear Yard	Max Stories	Max Height
2 acres	100 ft	50 ft	10 ft	40 ft	2½	35 ft
W/sewer or water						
Lot Area	Lot Width	Front Yard	Side Yard	Rear Yard	Max Stories	Max Height
1.5 acres	100 ft	50 ft	10 ft	40 ft	2½	35 ft
W/sewer & water						
Lot Area	Lot Width	Front Yard	Side Yard	Rear Yard	Max Stories	Max Height
30,000 sq ft	100 ft	50 ft	10 ft	40 ft	2½	35 ft
Accessory Building						
Lot Area	Lot Width	Front Yard	Side Yard	Rear Yard	Max Stories	Max Height
N/A	N/A	50 ft	10 ft	10 ft	2	35 ft

Section 5. Validity and Severability

Should any section or provision of this Ordinance be declared by a court of competent jurisdiction to be invalid, such decision shall not affect the validity of the Ordinance as a whole, or any part thereof other than the part so declared to be invalid.

Section 6. Repealer

All ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

Section 7. Effective Date.

This ordinance shall be in full force and effective after its final passage and publication as by law provided.

Public Hearing _____,
First Consideration _____,
Second Consideration _____,

John Maxwell
Chairman, Board of Supervisors

Attested by: _____
Kerri Tomkins
Scott County Auditor

Published on _____.

PLANNING & DEVELOPMENT

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August 29, 2025

To: Planning & Zoning Commissioners
From: Greg Schaapveld, Planning & Development Department Director
Re: Public Hearing on a Comprehensive Plan Addendum

At your September 2, 2025, Planning and Zoning Commission meeting a public hearing will be held on a staff-initiated proposed addendum to the Comprehensive Plan, revising the "Other Facilities/Services objectives" contained within the Plan. A notice of the public hearing was published in the August 20, 2025, North Scott Press, and as of this writing no comment has been received.

This addendum is being proposed in response to Central Iowa Power Cooperative's request for a text amendment to the Zoning Ordinance to create a Special Use Permit within the "A-P" Agricultural-Preservation zoning district for a "Thermal Electric Energy Generation Facility." Such requests are considered in relation to the County's Comprehensive Plan, but in this instance the Plan is largely silent.

Chapter 2 of the County's Comprehensive Plan contains nine sets of objectives, specifically:

- *Land Use Objectives*
- *Environmental Objectives*
- *Parks, Open Space and Conservation Area Objectives*
- *Transportation Objectives*
- *Other Facilities/Services Objectives*
- *Administrative Objectives*
- *Economic Development Objective*
- *Industrial Development Objective*
- *Smart Planning Objectives*

As is evident there is no set of Objectives specific to energy production. In fact, the only mention of energy production in the Comprehensive Plan is contained within the third of the ten "Smart Planning Objectives." Those objectives were added to the Comprehensive Plan in response to a state law passed in 2010 that mandated Counties consider those ten items on all matters related to planning, zoning, development, and resource management. The third Smart Planning Objective reads as follows:

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“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.”

It’s relevant to note that in the years since the Smart Planning Objectives were adopted, the County has made some progress on that energy-related objective. 111 solar permits have been issued to property owners, including one issued to Scott County Conservation Department for a sizeable solar array at Scott County Park. And in 2022 a “US-F” Utility Solar-Floating zoning district was created to accommodate utility-scale solar installations.

However, there have been no large-scale energy developments of any kind. In fact, the only sizeable energy production facility in Scott County, a MidAmerican Energy peaking facility located within the City of Riverdale, was shuttered in 2021. And while reliable and comparatively low-cost electricity is still prevalent in Scott County and Iowa in general, CIPCO has studied their market area and determined that more energy production is or very soon will be needed in our area. As such, CIPCO is requesting an amendment to the Zoning Ordinance, and lacking guidance within the Comprehensive Plan on how to consider this request, staff is proposing an addendum to the Plan.

There is recent history of amending the Comprehensive Plan in response to a specific land use request from a private entity. In 2018, in response to a landowner requesting permission to construct a winery in unincorporated Scott County, the “Economic Development Objectives” were amended to give guidance on when and where a winery might be appropriate.

In the case of the CIPCO request, staff feels an amendment to the “Other Facilities/Services Objectives” is most applicable. Those objectives currently read as follows:

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.

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

Staff has prepared the following draft language for Commissioners to consider adding as a fifth "Other Facilities/Services Objectives" objective:

Objective 5. Promote the efficient design and siting of public utility infrastructure.

The use of the word "efficient," as opposed to "energy efficient," is important to note. Energy-efficiency is already addressed and promoted in the fourth "Smart Planning Objective." This use of the word "efficient" elicits considerations beyond the mere conversion of fuel to energy; it extends into how the land and existing built environment can be used efficiently to produce energy while continuing to adhere to the County's long-standing vision, goals, and objectives related to agricultural preservation.

The use of "promote" is also intentional. Much of what a public utility does is beyond the control of local Zoning, instead resting in the hands of the Iowa Utility Commission. While we may not be able to use our Comprehensive Plan and Zoning regulations to control all that a public utility does, to the extent that we can *promote* efficient development of their facilities, this language would suggest that we should do so.

As this is the first discussion of the proposed addendum, Staff recommends any action be delayed until a future meeting, both for consideration of any public comment received and to allow staff to respond to any Commissioner questions or requests for more information.

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Zoning Text Amendment Application

Date: 08 / 08 / 2025

Applicant:

Andrew St. John, Chief Executive Officer

Central Iowa Power Cooperative (CIPCO)

Cedar Rapids, IA

Statement of proposed text amendment: Cite Section of Zoning Ordinance to be amended and requested changes:

CIPCO intends to request a special use permit to allow for a thermal electric energy generation facility to be constructed and operated on land zoned "A-P" Agricultural-Preservation. Thus, CIPCO is requesting that an amendment be made to Section 6-9.D by creating a new subsection (15) under "Special Permitted Uses" or another appropriate section recommended by the Planning and Zoning Commission.

How will such an amendment comply with the Scott County Comp Plan and Land Use Policies?

While CIPCO will provide additional information to this request, an amendment is in accordance with current policies as the energy generation development project will help provide additional capacity and reliability to the local electric grid by producing the most amount of energy on the smallest amount of land through technology that is currently economically viable. Furthermore, the location of the development project will be located where existing infrastructure the facility will depend on is in close proximity to the site which will avoid the need for additional or unnecessary construction and land use.

Signature

Andrew St. John

Name of Applicant (printed)

1400 Highway 13

Mailing Address

Cedar Rapids, IA 52403

City / State / Zip

800-373-8011

Phone

Signature

Name of Co-Applicant

Mailing Address

City / State / Zip

Phone

Received by _____

Zoning Staff

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NEW GENERATION MEANS DEPENDABLE POWER



Central Iowa Power Cooperative (CIPCO) is determined to supply our Member-owners with reliable energy that is derived from a diverse, but dependable, mix of resources. Since our inception in 1946, CIPCO has responsibly looked towards the future and made strategic decisions about how to safely, reliably and affordably generate and transmit power throughout rural Iowa. Nearly 80 years later, that emphasis and commitment to our Members has enabled our cooperative to adapt and grow within an ever-evolving industry. Research, planning and execution over the years has allowed CIPCO to invest in power generation resources that can only be described as “all the above.”

We are proud of the thoughtful decisions that have led our cooperative to where we are today in our power supply portfolio and are excited to announce our intention to further enhance energy security for our Members by building a simple-cycle natural gas combustion turbine generating facility in Scott County.

Decision Making Process

Organized as a not-for-profit electric cooperative, CIPCO's business model guarantees that the utility is governed and regulated by the very people who receive the power generated and consumed by its Member cooperatives. CIPCO is a generation & transmission (G&T) electric cooperative, and our Board of Directors is comprised of one elected member-consumer from each of the cooperative's 13 Member-owner distribution cooperatives and associations. No major decision is made without approval by the Board.

At the direction of the Board, CIPCO performed a thorough review of various resource planning metrics including current conditions, projected growth, and future energy market considerations. In the end, the Board determined that it is in the best interests of their fellow member-consumers to begin the process of constructing a **240 megawatt (MW) natural gas-fired electric generation facility**.

This historic decision by the Board will serve as a critical example of CIPCO's commitment to providing **always available resources to power** Iowans throughout the 58-county service territory.

Projected Project Timeline

- **Spring 2025**
Project Announced
- **Fall 2025**
Local and State
Regulatory Review
- **Spring 2027**
Plant Construction
Begins
- **Summer 2029**
Mechanical Construction
Largely Complete
- **Winter 2029**
Plant Commissioned

Proposed Project Facility Details

CIPCO is planning to construct a simple-cycle natural gas combustion turbine (CT) facility, investing an estimated \$400 million dollars to build the plant in rural Scott County. The facility is designed as a “peaking plant” that operates when our Member-owners need it the most. The goal of natural gas peaking generation is not to run all the time. Rather, it is designed to be available to run on short notice to provide energy and capacity when demand is high and when economics favor gas generation. Combustion turbines are not only fuel efficient, they can also respond quickly to supplement intermittent generation from wind and solar as a necessary component of our “all of the above” strategy.”

During construction of the high-performance, proven-technology facility, the project could result in the creation of 200 cumulative construction jobs and bring an additional 5-7 permanent jobs to the community to operate and maintain the generation plant.

What's Next?

CIPCO will continue working with local and state officials to ensure citizens of Scott County are informed about the project as well as where they can provide feedback to the cooperative. As the project moves forward, progress updates will be provided on the CIPCO website.

In addition to being governed and regulated by our Member-owner cooperatives, the Iowa Utilities Commission (IUC) is responsible for ensuring the project is properly sited and necessary to serve energy demand. CIPCO is a locally owned and governed utility that is committed to the ongoing wellbeing of the community. The facility will be designed and constructed to meet all environmental permitting requirements.

The Scott County project will consist of one combustion turbine generator with an exhaust stack that is expected to reach 150 feet high, which is about the height of large grain silos at an elevator. The footprint of the facility is expected to be placed on 30 acres of land including the substation equipment that will connect the generation station to the larger electrical grid.



Questions may be directed to:

Kevin Condon

Director, Public Affairs
Kevin.Condon@cipco.net
(515) 362-7698

Kerry Koonce

Comms & Corporate Relations
Kerry.Koonce@cipco.net
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Hickory Grove Generating Station FAQs

Central Iowa Power Cooperative (CIPCO) is determined to supply our Member-owners with reliable energy that is derived from a diverse, and dependable, mix of resources. Planning and development are underway for a new natural gas-fired generation facility to be located Eastern Iowa. Hickory Grove Generating Station will sit on 30-acres near Maysville, in rural Scott County.

This generating facility is critically needed to meet the power demands of members today and for the decades ahead. This facility will bolster CIPCO's "all-the-above" resource portfolio strategy and add to our diverse mix of energy resources and join the existing fleet of Iowa's dependable, and long-lasting, natural gas-fired power plants. Located near Maysville in Hickory Grove Township, CIPCO is excited to expand upon its presence in the region, having operated a dispatch and transmission facility in nearby Wilton for over 35 years, in addition to providing wholesale power to Eastern Iowa Light & Power REC, the local distribution electric cooperative serving large portions of rural Scott County.

This natural gas project will:

Generate safe and stable power

This power plant will be used during periods of critical peak demand, especially in the winter and summer months. This dispatchable resource is critically needed during those times to maintain reliable, cost-effective power supply for our members while providing stability to Iowa's electric grid.

Cost effectively preserves energy reliability

Many different types of responsive energy resources were exhaustively evaluated, and the results clearly show that adding natural gas peaking generation will bring responsible balance of economy, flexibility and dependability to CIPCO's resource portfolio.

Promote a positive impact on neighboring communities

CIPCO is dedicated to strong ties within the communities we serve. This commitment includes working with surrounding landowners, transparently addressing community concerns and being mindful of all those affected by a new generation asset in the region.

Fast Facts

- Efficient, powerful, simple-cycle combustion turbine technology
- Quick-start and around the clock capability
- Net output of 240 MW
- Generating station online late 2029
- Estimated total project cost of 350-400 million dollars
- Projected to create 200 cumulative jobs during construction
- Estimated to create 5-7 new permanent jobs

Frequently Asked Questions

Who is developing this project?

The Hickory Grove Generating Station (HGGS) to be located in rural Scott County is a project being developed by Central Iowa Power Cooperative (CIPCO). CIPCO is a generation and transmission (G&T) cooperative that is based in Cedar Rapids, Iowa, and was founded in 1946. As a G&T electric cooperative, CIPCO is wholly owned and governed by 13-member electric distribution cooperatives and associations, that receive wholesale power from the utility. Through those Member-owners, CIPCO provides electricity to 58 counties stretching from the southwest corner to the northeast corner of Iowa.

While CIPCO will be the owner and operator of the HGGS, the cooperative will hire various entities to perform design and engineering work as well as construction companies to prepare the site and construct the facility.

For more information about CIPCO, please visit the “About Us” tab on the cooperative’s website by [clicking here](#).

What are the basics of the project, and why it is needed?

The Hickory Grove Generating Station (HGGS) will be a natural gas-fired facility that is capable of providing 240 Megawatts (MW) of electricity when running at full capacity. The facility, located east of Maysville, Iowa, will sit on approximately 30 acres encompassing the generating station and the substation.

The need to establish the HGGS comes as a result of strategic planning conducted by the CIPCO Board of Directors and the professional staff that work for the cooperative. Like all other utilities, CIPCO performs this critical research to ensure that the cooperative is able to meet the power demands of our member-owners, all day, every day. CIPCO carried out an exercise

that is often referred to as integrated resource planning (IRP) that definitively acknowledged that additional generation resources would be required in order to meet current and future demands for electricity. Furthermore, the IRP process revealed that CIPCO's current power mix is responsibly derived from a diverse menu of generation resources and that a natural gas-powered facility would provide the most cost-effective and reliable resource to add to the cooperative's electricity portfolio.

The HGGs will be a "peaking" power facility that is not intended to run all the time. Rather, this power plant will typically be used during times when electricity demand is high and exceed the baseload power capacity that is available to serve the needs of member-consumers. CIPCO anticipates that the HGGs will operate less than 20% of the calendar year.

For more information about CIPCO's current generation portfolio, please visit the "Energy Portfolio" tab on the cooperative's website by [clicking here](#).

Why did CIPCO prioritize Scott County, Iowa, as the site location?

The location of the Hickory Grove Generating Station (HGGs) was chosen to be established near Maysville in Northern Scott County for many reasons. The CIPCO Board of Directors selected the location over other locations due to the area supplying the necessary infrastructure in addition to the proximity of the region where the cooperative is experiencing an increase in demand for electricity. The Hickory Grove site is uniquely positioned to provide economically feasible access to existing natural gas pipeline infrastructure in addition to being near current CIPCO-owned transmission lines that will provide efficient connection to the power grid. These characteristics of the Hickory Grove location will help minimize disruption for local landowners and keep costs of the project lower than other sites that were extensively evaluated.

Eastern Iowa continues to experience increased demands for power and like other utilities that serve consumers in the region, CIPCO is committed to meeting those needs through responsible additions to our energy offerings, like the HGGs.

Will this generating station run all of the time?

No. Hickory Grove Generating Station (HGGs) will be operated as a peaking facility to provide power when needed. The energy center will have quick-start capability to meet fluctuating energy demand, needing just 10 minutes to reach full capacity.

Peaking facilities reliably serve members during periods of peak energy use. Seasonal peak energy use typically occurs during very hot or very cold weather, while daily peaks tend to occur early in the morning and evening hours when people are at home and using larger appliances.

How will traffic and roadways be impacted?

During the construction of the Hickory Grove Generating Station (HGGS), a substantial uptick in traffic east of Maysville will be experienced. It is anticipated that a majority of the roadway traffic will be experienced utilizing Interstate 80 as construction crews and equipment travel to and from the site from the Quad Cities area.

CIPCO is committed to being a good neighbor during construction of the facility and beyond and we will work with State and County DOT officials to maintain safe passage for all of the area's commuters while using the same roadways.

Once construction of the facility is completed and the plant goes into operation, CIPCO expects minimal traffic flowing in and out of the HGGS consisting mostly of permanent staff and routine deliveries.

Will the generating station make a lot of noise, steam or light?

The Hickory Grove Generating Station (HGGS) is being constructed to serve as a peaking power plant which means the facility will not always be operational. When producing electricity, the operation of the facility will result in the creation of some audible noise from the equipment and exhaust emissions from the fuel source. The HGGS will be a state-of-the-art facility and be constructed to specifications that are meant to limit these emissions to the extent possible. For security reasons, and whether the plant is operating or not, there will be lighting at the facility that can be seen at night. CIPCO will work to mitigate any light pollution by using only necessary safety lighting and will position the installations to reduce the visibility of the beams seen by nearby landowners.

CIPCO is dedicated to continuing the cooperative's long history of being a respectful neighbor and an upstanding member of the North Scott community. CIPCO is committed to operating the HGGS in a way that minimizes any nuisances that may be experienced by those residing or conducting business nearby.

How visible will the generating station be?

The location of the facility was chosen in part due to the distance the HGGS will be located from nearby residences, farms and businesses. The unit will be set back from the road and other property boundaries by several hundred feet. In addition to the necessary lighting to ensure physical safety of the facility, the HGGS's exhaust stack will be visible from various distances and directions, which will be approximately 150 feet tall.

What career opportunities will be available at the generating station?

CIPCO expects work to be done at the site in multiple phases over the 3-year construction schedule. As the site is prepared for the building to begin, the amount of activity in the area will gradually increase and it is anticipated that approximately 200 construction workers (concrete pouring, carpenters, pipe/steamfitters, electricians, etc.) will be employed in the region at different times. When the facility begins normal operations, CIPCO expects to have between 5 to 7 full-time employees operating and maintaining the HGGS.

Who approves the generating station project to be built in Scott County?

The decision-making process, as well as the approval process with the establishment of the Hickory Grove Generating Station (HGGS), is lengthy and robust. Local, State and Federal officials will be involved in the approvals necessary to allow CIPCO to move forward with this energy and economic development project.

At the local level, the Scott County Board of Supervisors, based in part on the review and recommendation of the Scott County Planning and Zoning Commission, will be required to approve adding an additional category to the County's zoning ordinance that allows for a special use permit to be applied for by an entity looking to construct and operate an electric energy generation facility. Further, the Scott County Board of Adjustment will need to approve the application for such a permit following the Board of Supervisor's creation of the special use category for energy generation facilities. CIPCO will work with Scott County officials and staff to provide the necessary information about the HGGS in order to secure local satisfaction in proving the need for the project and the expected benefits to the North Scott community.

At the State level, the Iowa Utilities Commission (IUC) that provides regulatory oversight for electric utility projects in Iowa, will also play a role in approving the need for the HGGS by approving a generating certificate through a formal proceeding. The IUC will analyze the project to ensure that the natural gas facility is a needed and adequate power generation source, as well as review and verify the financial soundness of the project.

The Iowa Department of Natural resources will conduct required reviews for the issuance of air permits in accordance with both state and federal requirements.

At the Federal level, as an electric cooperative, CIPCO has access to entering into a familiar private-public partnership with the U.S. Department of Agriculture for partial funding of the facility. The USDA will be responsible for verifying that the facility is needed to meet the demand for electricity in the CIPCO system and our members and will be done so in a financially responsible manner.

Finally, as a generation and transmission electric cooperative, CIPCO's business model requires governance and decision-making for the utility to be made by the Member-owners of the cooperative. In CIPCO's case, the Board of Directors is made up of one representative of each cooperative or association that owns and decides how the utility will operate.

How safe is the generating station going to be?

CIPCO is proud of the safety culture that has been built and maintained by the cooperative for decades. Safety is and will remain our top priority. The Cooperative long ago established an internal safety program that educates and monitors employees across all disciplines to ensure that performing the duties of operating an electric utility are done with safety being top of mind.

Similarly, CIPCO is committed to not only building the Hickory Grove Generating Station with safe construction practices at the forefront, but also the operation and maintenance of the facility long after the concrete has been cured. CIPCO has a high standard of adhering to the creation of safe workspaces and a solid track record of meeting safety goals. The cooperative wholly owns and operates another natural gas-powered generation facility in the Creston area called the Summit Lake Generating Station and has a proven history of operating the plant with high safety standards.

How much water will the plant use?

The Hickory Grove Generating Station (HGGS) expects to use less than one million gallons of water annually. The peaking facility will house a natural gas-fired turbine but unlike other generation resources, the equipment used in this process does not utilize open loop cooling like a combined cycle facility, nuclear facility or large data center might require. The HGGS design includes two water retention ponds at the location but those are strictly for stormwater run-off to ensure the safety of the water from the facility that will eventually reach Hickory Creek.

Will the power from the plant benefit me?

Yes. Whether you are a member of an electric cooperative or if you are a customer of another electric utility, energy users in Scott County and beyond will benefit from the Hickory Grove Generating Station and the power produced there. While this facility will be 100% owned and operated by CIPCO and our member electric cooperatives, the reality is that electricity follows the path of least resistance and so power produced at the HGGs will be consumed by energy users across the entire region. This increased dependable and reliable energy resource will be a benefit to the entire Scott County community.

Beyond that direct benefit, HGGs will be a peaking facility, meaning that while it isn't expected to run 24/7/365, the quick-start capability of the plant will strengthen the electric grid as a whole by serving as a dispatchable resource facility in the event of weather-related disasters, physical or cyber-attacks on infrastructure, or unplanned outages occur at other generation facilities that were not expected to go offline. The HGGs will serve as a safety net for energy users at times when they need it the most.

Is this project connected to data center development?

No. The Hickory Grove Generation Station (HGGs) is not directly connected to the development of any one specific data center development nor dependent upon any single energy consumer. The purpose of this project is to ensure CIPCO continues to provide affordable, efficient and dependable power directly to our members and subsequently Scott County electricity users and those who rely on stable power coming from the regional electric grid. While the existence of the HGGs will undoubtedly benefit energy users from residential, agricultural, industrial and commercial classes; this project is not tied to any one individual user or other economic development project.

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August 29, 2025

To: Planning & Zoning Commissioners
From: Greg Schaapveld, Planning & Development Department Director
Re: Public Hearing on a Zoning Text Amendment Application

At your September 2, 2025, Planning and Zoning Commission meeting a public hearing will be held on a request by Central Iowa Power Cooperative (CIPCO) for a zoning text amendment to add "Thermal Electric Energy Generation Facility" to the list of potential Special Permitted Uses in the "A-P" Agricultural-Preservation Zoning District. A notice of the public hearing was published in the August 20, 2025, North Scott Press, and as of this writing no comment has been received.

Materials provided by CIPCO are included in the meeting materials. Note that, while the general location of the proposed project is indicated, a specific parcel is not identified. That is presumably intentional and acceptable at this juncture. If a zoning text amendment is ultimately approved, CIPCO would need to divulge a location, and a detailed design, for consideration by the Zoning Board of Adjustment as part of the Special Use Permit (SUP) approval process. So it is prudent that Commissioners consider other potential users of a Thermal Energy SUP if permissive language is ultimately adopted.

As noted in the agenda item that immediately proceeds this, amending the County's Comprehensive Plan would provide some clarity on this request. Additionally, a review of existing Special Use Permits in "A-P" zoning could also be beneficial. That list currently includes, in summary and paraphrased:

1. Communication towers and antennas
2. Sites for (periodic) music events, sports events, commercial exhibitions and carnivals
3. County or municipal facilities
4. Temporary asphalt and concrete mixing plants
5. Extraction, primary material processing and removal of coal, stone, gravel, sand, clay, topsoil

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6. Public stables
7. Bed and breakfast homes
8. Public and private schools
9. Solid waste transfer station
10. Private, non-commercial airstrips and helicopter landing zones
11. One attached or detached dwelling (*Note: this SUP predates the recent statewide allowance on Accessory Dwelling Units*)
12. Commercial kennels and veterinary businesses
13. Home occupations and home industries exceeding normal restrictions
14. Large wind generators

That is a long and disparate list of uses, with various impacts to adjoining properties potential depending on the size and scope of the proposed use as well as the use of adjacent lands. It is not realistic to expect all the possible considerations in siting such uses can be taken into account and distilled into a few sentences contained within the zoning code, so it's understandable that the special use permit language be somewhat vague with the specifics of each application left to the Zoning Board of Adjustment to consider.

The fifth item on the list, a quarry, offers similarities to CIPCO's request. Rock is an important component of almost all construction; it is needed in roads, bridges, and buildings. We are fortunate to have pockets of durable, commercially obtainable rock available within Scott County, because the alternative, bringing it in via truck or train, increases construction costs significantly. While Scott County's Comprehensive plan encourages development to occur within cities and not upon prime agricultural ground, a quarry being among the list of possible SUPs in "A-P" ground appears to be recognition that a combination of the seemingly random locations of "good" rock, the sheer size of land needed for a quarry, and the disruptive nature of extracting solid rock from the ground, leads to the possibility that the "best" location for such a use may well be on "A-P" ground in unincorporated Scott County. We don't necessarily know where the "good" rock is located and therefore don't have potential quarries located on the Future Land Use Map.

Electricity is a similarly important aspect of modern life, and the costs rise the further the source of production is from the customer. Because of the amount of land involved and general nature of producing energy it isn't as well suited to occur within developed areas as the more traditional residential, commercial, and even industrial development is. We can't necessarily pinpoint the locations of where energy generation is best suited to occur, so it won't necessarily show up on the Future Land Use Map. But we can limit its impact to farm ground by requiring it be sited close to the source of fuel and close to the source of output, which minimizes additional land disturbance.

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There are still curbs within the SUP language for quarries, though. Considerations on the impact of noise, dust, and other hazards are noted, as are CSR values, proximity to roads, and proximity to residential areas. Similar considerations could be put in place for Thermal Electric Energy Generation Facilities.

Staff has prepared the following draft language for Commissioners to consider:

Thermal Electric Energy Generation Facility where the primary purpose is converting heat into electrical energy to be transmitted offsite.

The Board of Adjustment shall consider the site's proximity to the primary source of fuel (pipeline, stockpile, or similar) and primary point of energy export (distribution line, transmission line, or similar) in relation to protecting farm ground.

The Board of Adjustment shall also consider the adequacy of the County roads subject to traffic generated by the facility during construction, operation, and decommissioning of the facility, and may require the applicant to agree to pay all costs of right-of-way acquisition, design, construction, and maintenance for County road improvements necessary to accommodate the added traffic.

The Board of Adjustment shall consider how the operation will minimize noise, dust, and disturbance to adjacent property owner. The nearest point of the energy generator enclosure and associated stacks, storage tanks, and support buildings shall be located not closer than 1,000 feet from an existing residential district or neighboring residence. Waste products of the generation may be stored on site no more than 30 days. The site shall be secured with fencing or other security measures to discourage outside access to non-public portions of the facility.

A decommissioning plan describing the anticipated life of the facility, the manner in which the project will be decommissioned, the anticipated site restoration actions, the estimated decommissioning costs in current dollars, and the method for ensuring that funds will be available for decommissioning and restoration. The decommissioning plan shall be put into action if the facility ceases to generate electric energy for transmission/distribution purposes for one year or longer.

As this is the first discussion of the proposed amendment, Staff recommends any action be delayed until a future meeting, both for consideration of any public comment received and to allow the applicant and/or staff to respond to any Commissioner questions or requests for more information.