

**PLANNING & DEVELOPMENT**

600 West Fourth Street  
Davenport, Iowa 52801-1106  
Email: [planning@scottcountyiowa.gov](mailto:planning@scottcountyiowa.gov)  
Office: (563) 326-8643



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**SCOTT COUNTY  
PLANNING AND ZONING COMMISSION  
REVISED AGENDA  
Tuesday, April 21, 2026  
5:30 P.M.**

Eldridge Branch of the Scott County Library  
Room A/B  
200 North 6<sup>th</sup> Avenue  
Eldridge, IA 52748

1. **Call to Order**
2. **Approval of Minutes:** Approval of the February 17, 2026, meeting minutes, and April 14, 2026 joint P&Z/BOS/ZBOA meeting minutes.
3. **Public Hearing, Ordinance Text Amendment:** Application from Rily and Ardita Grunwald to revise the definition of “Snow Tubing Facility Concession/Warming Area” to expand the allowable food preparation activities.
4. **Old Business**
5. **Zoning Administrator’s Report**
6. **Public Comment**
7. **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, February 17, 2026  
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, Sean Eckhardt, Joan Maxwell, Steve Piatak, Lori Rochau (virtual)

**MEMBERS ABSENT:** Kurt Steward

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

**OTHERS PRESENT:** Kay & Jason Fix (applicants)  
Thirteen (13) members of the public

1. **Call to Order:** Chair Piatak called the meeting to order at 5:30 P.M.
2. **Approval of Minutes:** Consideration of December 2, 2025 meeting minutes. **Nelson made a motion to approve. Seconded by Maxwell. Vote: 6-0, All Ayes**
3. **Public Hearing, Ordinance Text Amendment:** Chair Piatak reintroduced the text amendment request as stated on the legal notice. **Schaapveld** provided a brief summary of the proposal to add “Canine and Feline Rescue and Sanctuary Operation” to the list of potential Special Permitted Uses in the “R-1” Single Family Residential Zoning District, presented location maps, and explained the text amendment approval process.

**Chair Piatak** invited the applicants to provide additional comments.

**Kay Fix** reintroduced herself and provided background on her work as a veterinarian at Precious Paws Veterinary Hospital in Bettendorf. She discussed her commitment to animal welfare, community involvement, and the rationale for selecting the subject property.

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**Jason Fix** acknowledged potential noise concerns and described measures they intend to implement to mitigate noise.

**Chair Piatak** opened the public hearing.

**Melissa Kallenberger**, 5145 306<sup>th</sup> St, Dixon, inquired about how the dogs would be housed. Kay Fix explained that the dogs would be kept indoors in a climate-controlled building located approximately 250 feet from the nearest adjacent dwelling. Outdoor time would be supervised and limited to the hours of 7:00 A.M. to 10:00 P.M. Kallenberger also asked whether staff would be present onsite at all times. Kay Fix confirmed that the animals would receive continuous, 24/7 care.

**Nancy Harrison**, 18470 249<sup>th</sup> Ave, Pleasant Valley, identified herself as a board member of Precious Paws and spoke in support of the proposed Rescue and Sanctuary. She expressed concern that opposition to the proposal could hinder efforts to care for animals in need.

**Kallenberger** reiterated concerns regarding potential noise impacts.

**Mike Blaes**, 5010 306<sup>th</sup> St, Dixon, spoke in opposition, citing concerns related to noise and waste management. While acknowledging the applicants' passion, he expressed the opinion that the number of dogs proposed was excessive. **Kay Fix** responded that a waste removal program would be implemented and clarified that no dogs would be west of the pond.

**Janet Swanke**, 5025 306<sup>th</sup> St, Dixon, spoke in support of the proposed Rescue & Sanctuary.

**Joe Ryan**, 1660 W Pleasant St, Davenport, also spoke in favor of the proposal.

**Chair Piatak** requested clarification regarding whether a private kennel would still be permitted on the property if the text amendment were denied. **Schaapveld** confirmed that a private kennel with no more than 10 dogs and cats would be allowed as an accessory permitted use.

**Chair Piatak** closed the public hearing and requested staff's recommendation.

**Schaapveld** indicated Staff recommends denial of the proposed text amendment to add "Canine and Feline Rescue and Sanctuary Operation" to the list of potential Special Permitted Uses in the "R-1" Single Family Residential Zoning District.

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**Nelson** requested clarification regarding whether the applicant was seeking a reduced setback compared to the requirements for a commercial kennel. **Schaapveld** confirmed this was correct.

**Maxwell** noted the relative distance of the proposed site from Davenport and raised concerns regarding the availability of volunteers. **Kay Fix** responded that she maintains a large following on social media. **Maxwell** commented that in her experience with other organizations, securing volunteers is still a challenge despite having large followings on social media.

**Eckhardt** made a motion to deny the request to add “Canine and Feline Rescue and Sanctuary Operation” to the list of potential Special Permitted Uses in the “R-1” Single Family Residential Zoning District. **Nelson** seconded the motion. **Vote: 6-0, All Ayes.**

4. **Old Business:** *None*
5. **Zoning Administrator’s Report:** **Schaapveld** provided brief update regarding CIPCO, a proposed State bill related to expanding local control of businesses based on agricultural land, the Scharff rezoning and subdivision previously approved by the Commission having not been forwarded to the Board of Supervisors at the applicant’s request, and the potential scheduling of a joint meeting with the Board of Supervisors and the Zoning Board of Adjustment in the coming months.
6. **Public Comment:** **Jerry Mohr**, 23785 130<sup>th</sup> Ave, Eldridge, inquired about the timeline for updating the Comprehensive Plan. A brief discussion followed regarding the history of the Comprehensive Plan, but **Schaapveld** noted there are no stated plans to revise the plan at this point.
7. **Adjournment:** With no further business to discuss, **Chair Piatak** adjourned the meeting at 7:17 P.M.

Submitted by:  
Caitie Leighton  
Senior Administrative Assistant



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**SCOTT COUNTY  
PLANNING AND ZONING COMMISSION  
Tuesday, April 14, 2026  
4:30 P.M.**

**MEETING MINUTES**

Scott County Administrative Center  
Board Room  
600 W 4<sup>th</sup> Street, Davenport, IA 52801

**MEMBERS PRESENT:** Easton Armstrong, Sean Eckhardt, Joan Maxwell, Amy Nelson, Steve Piatak, Kurt Steward

**MEMBERS ABSENT:** Lori Rochau

*Zoning Board of Adjustment*

**MEMBERS PRESENT:** Carrie Keppy, Myron Scheibe

**MEMBERS ABSENT:** Tom Dittmer, Patrick Dodge, Mary Beth Madden

*Board of Supervisors*

**MEMBERS PRESENT:** Ken Beck, Maria Bribriesco, Jean Dickenson, John Maxwell, Ross Paustian

**MEMBERS ABSENT:** none

**STAFF PRESENT:** Mahesh Sharma, County Administrator  
David Farmer, Budget & Admin Services Director  
Vanessa Wierman, HR Director  
Greg Schaapveld, Planning & Development Director  
Caitie Leighton, Senior Administrative Assistant

**OTHERS PRESENT:** Tony Knobbe, Scott County Treasurer  
Three (3) members of the public

1. **Call to Order:** Chair Piatak called the meeting to order at 4:30 P.M.

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2. **Joint Meeting:** A discussion was had touching on several topics, including Riverstone, CIPCO, Coonhunter's Road, Lake Canyada, fringe area agreements, the comprehensive plan, energy ordinance updates, and State legislature updates.
3. **Old Business:** *none*
4. **Zoning Administrator's Report:** *none*
5. **Public Comment:** **Joseph Vanden Boogard**, owner of Aequitas Logistics LLC, requested that Coonhunter's Road be renamed due to concerns regarding its potentially offensive racial connotations.
6. **Adjournment:** With no further business to discuss, **Chair Piatak** adjourned the meeting at 6:23 P.M.

Submitted by:

Caitie Leighton

Senior Administrative Assistant

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**Zoning Text Amendment Application**

Date 03 / 26 / 2026

**Applicant:**

Lost Oasis LLC - Rily & Ardita Grunwald  
\_\_\_\_\_  
\_\_\_\_\_

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

Section 6-5(107) SNOW TUBING FACILITY CONCESSION/WARMING AREA:

Current definition: A structure containing restroom facilities; a warming area limited to space for changing clothes or preparation for snow tubing and limited to a rated occupancy of no more than 150 occupants as determined by the Code Official in accordance with adopted County Construction Codes; and a concession area limited to the sale of pre-prepared foods with no food preparation that required and oven, hood or grease trap

Proposed definition: A structure containing restroom facilities a warming area limited to space for changing clothes or preparation for snow tubing and limited to a rated occupancy of no more than 150 occupants as determined by the Code Official in accordance with adopted County Counstruction Codes; and a concession area limited to the sale of foods which require no hood for preparation

**How will such an amendment Comply With the Scott County Comp Plan and Land Use Policies?**

This ammendement does not change the current use, but rather allow the occupants to offer a better experience for the current use allowed/  
\_\_\_\_\_  
\_\_\_\_\_

*Ardita Grunwald*

Signature

Lost Oasis- Ardita Grunwald

Name of Applicant (printed)

220 S 27th Ave

Mailing Address

City / State / Zip

Phone

*Rily Grunwald*

Signature

Lost Oasis- Rily Grunwald

Name of co-applicant

220 S 27th Ave

Mailing Address

City / State / Zip

Phone

Received by \_\_\_\_\_  
Zoning Staff





PLANNING & ZONING COMMISSION  
STAFF REPORT  
April 21, 2026



**Applicant:** Rily and Ardita Grunwald

**Request:** Revise the definition of “Snow Tubing Facility Concession/Warming Area” in Scott County’s adopted Zoning Ordinance to expand food preparation ability

**Legal Description:** N/A

**General Location:** N/A

**Zoning:** “C-R” Conservation-Recreation

**Future Land Use Map Designation:** N/A

**Surrounding Zoning/ Future Land Use Designation:** N/A

**GENERAL COMMENTS:** A new Scott County zoning district titled “C-R” Conservation-Recreation was approved by the Board of Supervisors on December 20, 2022. The general intent of that district is “to provide opportunities for residents and visitors to enjoy the natural resources and environmentally sensitive areas in the County.”

On May 11, 2023, the Supervisors approved an amendment to that district adding definitions for “Snow Tubing Facility” and “Snow Tubing Facility Concession/Warming Area.” “Snow Tubing Facility Concession/Warming Area” was defined thusly:

*An enclosed building, limited to 1,200 square feet, containing restroom facilities, a warming area limited to space for changing clothes or preparation for snow tubing, and a concession area limited to the sale of pre-prepared foods with no food preparation that requires an oven, hood or grease trap.*

The minutes of the March 21, 2023 Planning and Zoning Commission meeting, when the original definition of “Snow Tubing Facility Concession/Warming Area” was being considered, details a back-and-forth discussion on the allowable floor area of the Concession/Warming Area, but the only recorded discussion related to food service was limited to confirmation that the facility would not be allowed to operate as a restaurant unless a future request was made and approved. The meeting minutes indicate the applicant was comfortable with all staff-recommended language other than the building size.

The minutes of the subsequent April 25, 2023 Board of Supervisors Committee of the Whole meeting, April 27, 2023 Board of Supervisors meeting, May 9, 2023 Board of



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Supervisors Committee of the Whole meeting, and May 11, 2023 Board of Supervisors meeting, during which the amendment was considered and ultimately approved, do not note discussion related to food preparation restrictions.

The recording of the April 25, 2023 meeting includes staff noting the intent of the “Snow Tubing Facility Concession/Warming Area” definition is to preclude use of such a facility as a restaurant. A Supervisor noted the proposed text was restrictive and asked the applicant if the language would accommodate their proposed development. While the applicant’s initial response was inaudible due to microphone issues, the applicant later noted “our only concern with the text as its written is the 1200 square feet. We believe we can start there, depending on how the operation goes over the next few years. If we determine that 1200 square feet limits us literally to a building of restrooms that we will have to come back to see if we can have an adjustment of some kind, or maybe it’s a second building of 1200 square feet that we can break up our uses in the building.”

Later the applicant suggested the foods served would be limited to “a candy bar, or a bottle of water, a hot chocolate-type thing. It’s not intended to be a restaurant. We don’t have any plans to serve a full meal. We would limit it to what you can buy at a concession stand at a ball park, maybe hot dogs would be the limit, or a pretzel. But in general its going to be \$5 food over the counter type thing. So I believe we’re comfortable with everything as written.”

The applicant obtained a special use permit for a Snow Tubing Facility, located at the property now assigned the address 25291 240<sup>th</sup> Avenue, at the July 24, 2024 Zoning Board of Adjustment meeting. The minutes of the June 26, 2024, and July 24, 2024 Zoning Board of Adjustment meetings, during which the application was considered, do not note discussion related to food preparation restrictions.

The applicant applied for a second Zoning Text Amendment that came before the Planning and Zoning Commission on April 15, 2025. That amendment requested an increase in the allowable size of the Concession/Warming building to accommodate guests arriving prior to the start of their two-hour reservation, or school busses unloading students during field trips. The minutes from that meeting do not note discussion about desired changes to food preparation restrictions, or increased space to accommodate more food being consumed. The Commission voted to recommend approval of the amended language, which was taken up by the Board of Supervisors in May 2025.

The minutes of the May 6, 2025 Board of Supervisors Committee of the Whole meeting, May 8, 2025 Board of Supervisors meeting, May 20, 2025 Board of Supervisors Committee of the Whole meeting, and May 22, 2025 Board of Supervisors meeting, do not note



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discussion related to food preparation restrictions. The revised definition approved by the Board of Supervisors May 22, 2205 reads:

*A structure containing restroom facilities; a warming area limited to space for changing clothes or preparation for snow tubing and limited to a rated occupancy of no more than 150 occupants as determined by the Code Official in accordance with adopted County Construction Codes; and a concession area limited to the sale of pre-prepared foods with no food preparation that requires an oven, hood or grease trap.*

A revised Special Use Permit for a larger Concession/Warming building was approved by the Zoning Board of Adjustment at their May 28, 2025 meeting. The minutes note a Board member asked about food service plans, with staff noting a commercial kitchen was not permitted.

An email from the applicant dated March 9, 2026, notes: "After talking to the Department of Health and taking the SafeServ class, I realized that the current ordinance does not allow us any food service other than pre-purchased items."

An email from the applicant dated March 26, 2026 includes a copy of a list the applicant had previously submitted to the Health Department detailing a list of foods requested to be prepared and/or served at their Snow Tubing Facility, and the Health Department's response on the viability of those requests. The Health Department, being aware of the Zoning Code restrictions on food service for such facilities, consulted the Planning & Development Department before submitting responses (in red text) to those requests.

Related to the second Zoning Text Amendment now before the Commission, the revised language proposed by the applicant is as follows:

*SNOW TUBING FACILITY CONCESSION/WARMING AREA: A structure containing restroom facilities; a warming area limited to space for changing clothes or preparation for snow tubing and limited to a rated occupancy of no more than 150 occupants as determined by the Code Official in accordance with adopted County Construction Codes; and a concession area limited to the sale of foods which require no hood for preparation.*

The proposed language would relax the current prohibition on food preparation requiring an "oven, hood, or grease trap" to instead allow food preparation that requires an oven or grease trap. The prohibition on a hood is proposed to remain.



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**Interdepartmental/Public Feedback**

The County Engineer had no comment for this request, and no public comment was received in response to the Public Hearing Notice published in the April 14, 2026, edition of the Quad City Times.

The County Health Department, which will oversee the operation of the well and septic systems as well as food licensing and inspections, was also provided a copy of the application for review and comment. Because of the unique intermittent nature of the facility, the Health Department has agreed to allow the facility to operate without a fully constructed septic systems for two years/seasons of operations. During those first two seasons, all sewage will be directed to a holding tank. The volume of collected sewage will be monitored, recorded, and removed for treatment elsewhere by a licensed septic waste hauler. That is, for the first two years of operation there will be no conventional drainfield, discharging sand filter, or other source of onsite treatment. After the initial two years of operation the applicant will be required to install a septic system capable of treating the previously documented sewage flow. The Health Department voiced concerns that if an expanding food menu results in an expanded use of the facility and associated sewage flow it could cause difficulty in sizing a complete septic system.

From the perspective of food licensing, the Health Department voiced concerns an expanded menu could require additional fixtures in the concession building, including an additional/separate three-compartment sink or commercial dish washing machine, and hand sink. Staff notes the revised Special Use Permit granted by the Board of Adjustment on May 28, 2025 limits the Concession/Warming building to 2600 square feet of building area. As constructed, the building occupies 2530 square feet, leaving little room to expand the building footprint if additional required equipment necessitates more room.

The Health Department also noted, as indicated in the previous responses to the applicant's list of additional food service requests, that it did not seem practical for a food establishment to rely solely on single service items (utensils) for food preparation and service in lieu of utensils that require washing and thus necessitate a grease trap.

**STAFF REVIEW:**

While it is publicly known that the applicants are currently constructing a Snow Tubing Facility and associated Snow Tubing Facility Concession/Warming Areas at 25921 240<sup>th</sup> Avenue, immediately east of Lost Grove Lake, it's important to note that any change to the ordinance text would be applicable to any and all Snow Tubing Facilities approved for operation in the County.

Per the above recap of the history of Snow Tubing Facilities in Scott County zoning, the current restrictions on food service were presented in 13 public meetings and deemed



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acceptable by the applicant each time asked. In the nearly two years since the first and only snow tubing facility was granted a special use permit, it has not opened for a full season, only opening for two weekend trial events/fundraisers. As such, staff cannot adequately gauge if the current restrictions on food service have proven problematic to the operation of such facilities. Encouragingly, staff *has* found that the current restrictions have not resulted in the facility being used as a restaurant or events center, which was discouraged throughout the previous processes.

Staff reminds the Commission that the “Snow Tubing Facility” Special Permitted Use resides within the “C-R” Conservation-Recreation Zoning District, which again is noted to have a general intent of providing “opportunities for residents and visitors to enjoy the natural resources and environmentally sensitive areas in the County. The standards are intended to define and conserve selected natural resource areas by either minimizing impact to them or allowing for responsible recreational uses within them.” Staff does not feel that an expanded food menu is necessary to enjoy the natural resources and recreational uses associated with snow tubing.

Additionally, the applicants’ request for revised language allowing an oven but still prohibiting a hood could prove problematic in achieving compliance with the County-adopted 2021 International Mechanical Code. That Code requires a Type I hood for any cooking appliance that produces grease or smoke as a result of the cooking process, and requires a less-robust Type II hood for appliances that produce heat or moisture but not grease or smoke. Note a Type II hoods can be omitted if another method of heat and moisture removal is employed, such as direct venting of the appliance to the outdoors.

Staff do not feel it a valid use of County time to monitor individual appliances to ensure compliance with zoning code, health code, and building code. The original intent of the ordinance, specifically the limitation to “pre-prepared foods,” conveys the County’s expectation that the primary use of such facilities be the snow tubing itself.

**RECOMMENDATION:**

Staff recommends that the request to amend the definition of “Snow Tubing Facility Concession/Warming Area” be denied in light of the previous actions of the Planning and Zoning Commission, Board of Supervisors, and Zoning Board of Adjustment noting an intent to limit the use of the facility to snow tubing activities, and the lack of a demonstrative issue with the current wording.

Submitted by:  
Greg Schaapveld, Planning & Development Director  
April 17, 2026



Prepared by: Scott County Planning & Development, 600 West Fourth Street, Davenport Iowa 52801

SCOTT COUNTY ORDINANCE NO. 26 - \_\_\_\_\_

AN ORDINANCE TO ADOPT AMENDMENTS TO CHAPTER 6 OF THE SCOTT COUNTY CODE TO AMEND CERTAIN DEFINITIONS RELATED TO ALLOWABLE SPECIAL USES IN THE CONSERVATION-RECREATION “C-R”. DISTRICT.

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.

6-5 DEFINITIONS

**Section 2.** Amend certain provisions of Section 6-5 DEFINITIONS to read as follows:

**Section 6-5(107) SNOW TUBING FACILITY CONCESSION/WARMING AREA:** A structure containing restroom facilities; a warming area limited to space for changing clothes or preparation for snow tubing and limited to a rated occupancy of no more than 150 occupants as determined by the Code Official in accordance with adopted County Construction Codes; and a concession area limited to the sale of foods which require no hood for preparation.

**Section 3.** The County Auditor is directed to record this ordinance in the County Recorder's Office.

**Section 4.** Severability Clause. If any of the provisions of this Ordinance are for any reason illegal or void, then the lawful provisions of the Ordinance, which are separate from said unlawful provisions shall be and remain in full force and effect, the same as if the Ordinance contained no illegal or void provisions.

**Section 5.** Repealer. All ordinances or part of ordinances in conflict with the provisions of the Ordinance are hereby repealed.

**Section 6.** Effective Date. This Ordinance shall be in full force and effect after its final passage and publication as by law provided.

Public Hearing / First Consideration \_\_\_\_\_,

Second Consideration \_\_\_\_\_,

\_\_\_\_\_  
John Maxwell, Chair  
Scott County Board of Supervisors

Attested by: \_\_\_\_\_  
Kerri Tompkins  
Scott County Auditor

Published on: \_\_\_\_\_



**From:** [Schaapveld, Gregory](#)  
**To:** ["Lost Oasis"](#)  
**Subject:** RE: Lost Oasis Concession building  
**Date:** Friday, March 13, 2026 3:52:00 PM  
**Attachments:** [ZONING BOARD OF ADJUSTMENT APPLICATION.pdf](#)

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I think hot dogs in a microwave would fit within the current definition, it's not generating grease either in the appliance itself or presumably with serving utensils. But something like a hot dog roller, where grease needs cleaned off the appliance and/or utensils, then it's getting into grease trap territory.

To request an extension of the gravel parking lot allowance you'd need to amend the special use permit that was granted 7/24/24 using the attached form. Here's the wording of that permit from the 7/24/24 meeting minutes:

“Vote to approve a Special Use Permit to allow gravel parking lot surfacing for the proposed Snow Tubing Facility with the following conditions:

1. That the parking lot surfacing be allowed to be gravel or asphalt millings for two calendar years from the date of approval of this Special Use Permit, at which time it must be surfaced with flexible or rigid pavement, or the applicant will be required to re-submit a Special Use Permit application for consideration of extending or modifying the previously-approved Special Use Permit. “

I'm out of office next week but happy to talk more about this when I return on 3/23, thanks

Greg Schaapveld  
Planning & Development Director  
Scott County, Iowa  
600 W.4<sup>th</sup> St.  
Davenport, IA 52801  
O: 563.326.8643

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**From:** Lost Oasis <info@lotoasis.org>  
**Sent:** Friday, March 13, 2026 3:43 PM  
**To:** Schaapveld, Gregory <Gregory.Schaapveld@scottcountyiowa.gov>  
**Subject:** Re: Lost Oasis Concession building

**CAUTION - EXTERNAL EMAIL! Be skeptical of links and attachments!**

Hi Greg,

Thank you for the feedback. When we originally went through the snow tubing hill approval steps, we did not fully understand the constraint the restriction placed us in. After taking the SafeServ class, we realized that we would not be able to serve even foods (ex. hotdogs) that were mentioned in prior meetings. I have an email from the Department of Health that I plan to use for our explanation when we go in front of the board to request the change. We are trying to bring an experience for the community and feel that this restriction will hinder our chances at succeeding. Many event venues lack ovens, hoods, and grease traps and that does not stop them from being an event center. The building's size restrictions do not allow for an event venue there. Rily and i will discuss but we do think we want to move forward with putting an application in for the April 21st meeting. We can discuss further if we need to. I appreciate all the help and support you provide.

As far as the other items

1. The ZBOA decision that allowed gravel parking lot surfacing for two calendar years will expire this July 24- *This may have been a miss on our side, we were under the impression that the 2 years started from when we opened. I believe this was implemented because we lack a precise understanding of the traffic needs. The time allows for a study while also ensuring the parking lot is well-packed before we move forward with a hard top. What do we need to do to get an extension on this?*
2. The requirement for landscaping “of sufficient initial height and spacing to adequately screen the parking lot from 240<sup>th</sup> Avenue” remains unfulfilled- *yes we do know this is still open and plan to submit later this year.*

Thank you

Ardita

On Thu, Mar 12, 2026 at 10:00 AM Schaapveld, Gregory

<[Gregory.Schaapveld@scottcountyiowa.gov](mailto:Gregory.Schaapveld@scottcountyiowa.gov)> wrote:

Ardita,

Correct, the next submittal deadline is this Friday and that would put you on the agenda for the April 7 P&Z meeting. If that's too soon the next submittal deadline is Friday March 27<sup>th</sup> with a corresponding meeting date of April 21. The application form is attached, there is no fee to submit a text amendment request.

In advance of submitting I'd recommend reviewing the staff report and meeting minutes from the 3/21/23 P&Z meeting (<https://www.scottcountyiowa.gov/planning/planning-zoning-commission/meetings?folder=planning-pz-meetings/2023/20230321>), the minutes and recordings of the 4/25/23 Committee of the Whole meeting

([https://www.scottcountyiowa.gov/board/board-meetings?folder=enclosures/2023/20230425\\_Committee\\_of\\_the\\_Whole\\_8AM\\_In-Person\\_and\\_Virtual](https://www.scottcountyiowa.gov/board/board-meetings?folder=enclosures/2023/20230425_Committee_of_the_Whole_8AM_In-Person_and_Virtual)), documentation from the 6/26/24 ZBOA meeting (<https://www.scottcountyiowa.gov/planning/zoning-board-adjustment/meetings?folder=planning-zba-meetings/2024/20240626>), and documentation from the 7/24/24 ZBOA meeting (<https://www.scottcountyiowa.gov/planning/zoning-board-adjustment/meetings?folder=planning-zba-meetings/2024/20240724>).

While I wasn't around for the 2023 discussions, it appears the inclusion of "pre-prepared foods with no food preparation that requires an oven, hood, or grease trap" was intentionally restrictive to minimize the likelihood that the venue be used as a restaurant or events center, and explicitly discussed. There was mention of hot dogs at the 4/25/23 meeting, but not specifically a hot dog roller, and that's relevant because of the current prohibition on a grease trap.

Honestly I believe it's going to be a hard sell that the restrictions weren't discussed and understood back when these definitions were adopted. And without the facility having been in operation I would anticipate questions along the lines of "what's changed since the language was originally adopted and accepted?"

Also just a reminder if the concession building is ready for a final inspection please call us at 563-326-8643 to get that scheduled.

Lastly, a reminder that per attached email and 7/24/24 ZBOA minutes there are site-related items yet to complete before the facility can be operated commercially. Two items to note specifically:

1. The ZBOA decision that allowed gravel parking lot surfacing for two calendar years will expire this July 24
2. The requirement for landscaping "of sufficient initial height and spacing to adequately screen the parking lot from 240<sup>th</sup> Avenue" remains unfulfilled

I'm out of office next week but will be around through this Friday if you have any questions.

Thank you

Greg Schaapveld  
Planning & Development Director  
Scott County, Iowa  
600 W.4<sup>th</sup> St.  
Davenport, IA 52801

O: 563.326.8643

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**From:** Lost Oasis <[info@lstoasis.org](mailto:info@lstoasis.org)>

**Sent:** Monday, March 9, 2026 3:05 PM

**To:** Schaapveld, Gregory <[Gregory.Schaapveld@scottcountyiowa.gov](mailto:Gregory.Schaapveld@scottcountyiowa.gov)>

**Subject:** Lost Oasis Concession building

**CAUTION - EXTERNAL EMAIL! Be skeptical of links and attachments!**

Hi Greg,

After talking to the Department of Health and taking the SafeServ class, I realized that the current ordinance does not allow us any food service other than pre-purchased items. I want to get the ordinance revisited to change this writing :

- *A structure containing restroom facilities; a warming area limited to space for changing clothes or preparation for snow tubing and limited to a rated occupancy of no more than 150 occupants as determined by the Code Official in accordance with adopted County Construction Codes; and a concession area limited to the sale of pre-prepared foods with no food preparation that requires an oven, hood or grease trap.*

Rily has handled this in the past, so I just wanted to make sure I am following the correct steps.

Do I need to submit an application to Rezoning & Subdivision/Site Plan Review for the public hearing on Tuesday, April 07, 2026, by March 13th? If so can you send me a link or a copy of this application? If this is not the right step, what do we need to do?

Thank you for your help and direction.

Ardita

**From:** [Lost Oasis](#)  
**To:** [Schaapveld, Gregory](#); [Rily Grunwald](#)  
**Subject:** Text Ammendment Application  
**Date:** Thursday, March 26, 2026 10:26:53 AM  
**Attachments:** [20260326 ZONING TEXT AMENDMENT APPLICATION.pdf](#)

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**CAUTION - EXTERNAL EMAIL! Be skeptical of links and attachments!**

Hi Greg,

Please find the application for text amendment attached. I have also attached a reply from the Health Department. This was a conversation I had with them while taking the SafeServ class. The foods listed below were on our ideal wish list I shared with them, however, we cannot serve anything due to the restrictions in the ordinance. We request permission to use an oven and a grease trap if needed (please note that we do have a private septic tank). We are ok with having the hood limitation on there as we will not be looking at offering foods that require a deep frier.

Please let me know if there is anything that we need to provide you with, and if we need to put together a presentation for the meeting.

We appreciate your support and guidance in this.

Thank you,  
Rily & Ardit

hot food		
Ideally Homemade- but can purchase and heat and serve	Soup, Chicken noodle	Only if prepared and served in a way that requires no utensils or kitchen equipment in need of cleaning; so single-serve microwaveable containers and plastic utensils are OK, but crock pots and ladles, reusable bowls and/or silverware are not
Ideally Homemade- but can purchase and heat and serve	Soup, Chili	Only if prepared and served in a way that requires no utensils or kitchen equipment in need of cleaning; so single-serve microwaveable containers and plastic utensils are OK, but crock pots and ladles, reusable bowls and/or silverware are not
Cooked in a hot dog roller	Hot Dog	Not allowable, hot dog roller requires regular cleaning of equipment and utensils that would necessitate a grease trap, which is specifically forbidden
Boiled and cooked in a hotdog roller (may be able to just cook in hot dog roller)	Brats	Not allowable, hot dog roller requires regular cleaning of equipment and utensils that would necessitate a grease trap, which is specifically forbidden
Air fryer or oven if added to plans, Deep fryer if cooking hood allowed	Mini Corn Dogs	Not allowable; air fryer is a form of an oven that could also require a hood, both of which are specifically forbidden, air fryer and the serving utensils require regular cleaning that would necessitate a grease trap, which is specifically forbidden
Air fryer or oven if added to plans, Deep fryer if cooking hood allowed	Cheese sticks/balls	Not allowable; air fryer is a form of an oven that could also require a hood, both of which are specifically forbidden, air fryer and the serving utensils require regular cleaning that would necessitate a grease trap, which is specifically forbidden
Air fryer or oven if added to plans, Deep fryer if cooking hood allowed	French fries	Not allowable; air fryer is a form of an oven that could also require a hood, both of which are specifically forbidden, air fryer and the serving utensils require regular cleaning that would necessitate a grease trap, which is specifically forbidden
Oven would be needed	Bread bowls	Not allowable, oven is specifically forbidden
Oven would be needed	Fresh Bread	Not allowable, oven is specifically forbidden
Oven would be needed	Bread sticks	Not allowable, oven is specifically forbidden
Ready to use meat heated- ideally would cook in the facility	Walking Tacos	Only if prepared and served in a way that requires no utensils or kitchen equipment in need of cleaning; so single-serve microwaveable containers and plastic utensils are OK, but crock pots and ladles, reusable bowls and/or silverware are not
Ready to use meat heated- ideally would cook in the facility	Loaded Nachos	Only if prepared and served in a way that requires no utensils or kitchen equipment in need of cleaning; so single-serve microwaveable containers and plastic utensils are OK, but crock pots and ladles, reusable bowls and/or silverware are not
See previous Chili and Fries line	Chilli Fries	See previous chili and fry responses
See previous Chili and Fries line	Chilli Fries	See previous chili and fry responses
Pretzel warmer	Pretzels	Only if prepared and served in a way that requires no utensils or kitchen equipment in need of cleaning, so single-serve containers in a purpose-built warmer with no regular cleaning requirements are OK, but a toaster oven with unwrapped pretzels on racks/trays and utensils used to retrieve and serve are not
Oven/Pizza oven would be needed	Pizza	Not allowable, oven is specifically forbidden

**From:** [Marriott, Tara](#)  
**To:** [Hoskins, Jack](#); [Schaapveld, Gregory](#)  
**Cc:** [Kersten, Angela](#); [Petersen, Sherrie](#)  
**Subject:** Re: Lost Oasis  
**Date:** Thursday, April 16, 2026 4:26:02 PM

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Hi Greg,

From the food licensing perspective, we also have concerns regarding continued modifications to their proposed menu items. As Jack stated, if they get approved to expand their menu to include food products that contain animal fats, the concern lies with whether or not a grease trap will need to be installed as all utensils and equipment used during food preparation and service are required to be properly washed, rinsed, and sanitized. We do not think it is practical for a food service establishment to strictly use all single service items for preparation and service. When Sherrie and I completed a walkthrough of the space with the owners a couple of weeks ago, they were inquiring about a ventless oven for preparing pizza. We explained to them that it would be determined by the fire department who oversees their jurisdiction as to whether or not a hood would be required for this type of equipment. We referred them to the Princeton Fire Department. They also had discussed being interested in potentially adding alcoholic beverages to their menu in the future. We discussed the requirements for separate ware washing facilities within the establishment once both alcoholic beverages and food products are being sold from an establishment (an additional 3-compartment sink and hand sink OR a commercial dish machine and hand sink). Please let us know if you have any questions.

Thanks,  
Tara

### **Tara Marriott, BA**

Environmental Health Specialist, Scott County Health Department  
600 W. 4th Street, Davenport, Iowa 52801  
PH: 563-326-8618 ext. 8997; FAX: 563-326-8774

[Accredited Public Health Department](#) | [Website](#) | [Facebook](#) | [Twitter/X](#) | [Instagram](#)

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**From:** Hoskins, Jack <Jack.Hoskins@scottcountyiowa.gov>  
**Sent:** Thursday, April 16, 2026 4:00 PM  
**To:** Schaapveld, Gregory <Gregory.Schaapveld@scottcountyiowa.gov>  
**Cc:** Kersten, Angela <Angela.Kersten@scottcountyiowa.gov>; Marriott, Tara <Tara.Marriott@scottcountyiowa.gov>; Petersen, Sherrie <Sherrie.Petersen@scottcountyiowa.gov>  
**Subject:** RE: Lost Oasis

Greg,

I have looked over the proposal for the Lost Oasis text amendment application. My main concern will be in regard to the septic system and well that serve the facility. If the concession area serves food in such a manner that will require the washing of dishes or utensils, potentially containing any amount of fat or grease, a grease trap will need to be installed prior to the septic tank. Previous correspondences that I have seen from the owners, have indicated the desire to have this become an event center. If the use of this facility is increased from their original proposal, this will have an effect on both the size requirement of the septic system, and the classification of their water supply. Currently, only a portion of their septic system has been installed. There is a holding tank present, which is to allow the facility to operate for the first 2 seasons so that we can appropriately design a system capable of handling their daily water use. An increase in their food service and/or days of operation will increase the required size of a septic system. An increase in their days of operation will change the well classification from private to public. If the facility serves 25 or more people for 60 or more days out of the year, the well will become the jurisdiction of the Iowa Department of Natural Resources and regulated as a Transient Non-Community public water supply. This could require changes to the current well setup. Let me know if you have any questions.

Jack

Jack Hoskins  
Environmental Health Specialist  
600 W 4<sup>th</sup> St  
Davenport, IA 52801

Office: (563)326-8618 xt 8813

Fax: (563)326-8774

[jack.hoskins@scottcountyiowa.gov](mailto:jack.hoskins@scottcountyiowa.gov) | [www.scottcountyiowa.gov/health](http://www.scottcountyiowa.gov/health)

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**From:** Schaapveld, Gregory <Gregory.Schaapveld@scottcountyiowa.gov>

**Sent:** Thursday, April 9, 2026 8:27 AM

**To:** Kersten, Angela <Angela.Kersten@scottcountyiowa.gov>; Hoskins, Jack

<Jack.Hoskins@scottcountyiowa.gov>; Marriott, Tara <Tara.Marriott@scottcountyiowa.gov>

**Subject:** Lost Oasis

All,

Attached is a zoning text amendment application requested by Rily and Ardita Grunwald, ultimately requesting an expansion of their ability to prepare and serve food onsite. Currently

the food options are limited based on the highlighted portion of this definition:

*SNOW TUBING FACILITY CONCESSION/WARMING AREA: A structure containing restroom facilities; a warming area limited to space for changing clothes or preparation for snow tubing and limited to a rated occupancy of no more than 150 occupants as determined by the Code Official in accordance with adopted County Construction Codes; and a concession area limited to the sale of pre-prepared foods with no food preparation that requires an oven, hood or grease trap.*

*The Grunwalds request it be changed to read:*

*SNOW TUBING FACILITY CONCESSION/WARMING AREA: A structure containing restroom facilities; a warming area limited to space for changing clothes or preparation for snow tubing and limited to a rated occupancy of no more than 150 occupants as determined by the Code Official in accordance with adopted County Construction Codes; and a concession area limited to the sale of foods which require no hood for preparation.*

If you have any comments you'd like noted in our staff report please send them to me by end of day next Thursday 4/16.

Thanks!

Greg





**SCOTT COUNTY**  
**PLANNING AND ZONING COMMISSION**  
**Tuesday, March 21, 2023**  
**5:30 P.M.**

**MEETING MINUTES**

1<sup>st</sup> Floor Board Room  
600 West 4<sup>th</sup> Street  
Davenport, IA 52801

- MEMBERS PRESENT:** Steve Piatak, Lori Rochau, Carolyn Scheibe, Hans Schnekloth, Kurt Steward
- MEMBERS ABSENT:** Easton Armstrong, Joan Maxwell
- STAFF PRESENT:** Chris Mathias, Planning & Development Director  
Alan Silas, Planning & Development Specialist
- OTHERS PRESENT:** Rily and Ardita Grunwald, applicants  
Seven (7) members of the public

1. **Call to Order:** Chair Scheibe called the meeting to order at 5:30 P.M.
2. **Election of 2023 Officers:** Piatak nominated Scheibe for 2023 Chair. Vote: All Ayes (5-0)  
Rochau nominated Piatak for 2023 Vice Chair. Vote: All Ayes (5-0)
3. **Minutes:** Consideration of December 20, 2022 meeting minutes. Piatak made a motion to approve. Seconded by Steward. Vote: All Ayes (5-0)
4. **Minutes:** Consideration of Joint Meeting (January 17, 2023) minutes. Schnekloth made a motion to approve. Seconded by Steward. Vote: All Ayes (5-0)
5. **Public Hearing, Ordinance Text Amendment:** Mathias began by acknowledging that the applicants' specific proposal including location was featured in an article in the *North Scott Press*, but that this text amendment would affect all Conservation-Recreation (C-R) zoned land in general and that site-specific analysis needed to be set aside for the time being.

Mathias then detailed what the applicants were proposing and what staff was willing to recommend approval of. Two amendments were proposed by the applicant: the first to add a definition for "Snow Tubing Facility" in the Definitions section of the Ordinance; the second to add

“Snow Tubing Facility” to the (currently empty) list of Special Permitted Uses in the C-R District regulations.

The definition for “Snow Tubing Facility” proposed by the applicants would read, “A private park facility generally used for the recreational activity of sliding downhill over snow on a large inflated inner tube. Private snow tubing operations shall take advantage of natural topography, with minimal grading to provide appropriate slopes. Snow tubing operations may include: mechanical uphill surface-type person transportation system; a building to house pumps, snow-making and maintenance equipment and inner tube storage; a warming area with restrooms and concessions; a scale-appropriate parking lot; and water detention lake. Most snow tubing operations shall require approval from the Iowa Department of Natural Resources prior to construction and operation.”

**Mathias** said staff recommended approval of the addition of the definition for “Snow Tubing Facility” to the Definitions section of the Ordinance with the following modifications:

“Private snow tubing operations shall take advantage of natural topography, with minimal grading to provide appropriate slopes.” **Mathias** said staff recommends revising to read, “Private snow tubing operations shall take advantage of natural topography to provide appropriate slopes and shall not require significant grading.” Since the spirit and intent of the C-R district is to utilize and enjoy natural areas by leaving them in a mostly natural state, Staff feels “shall not require significant grading” is more appropriate and may be interpreted as more restrictive than “with minimal grading.” “Shall” is usually interpreted as obligatory or mandatory.

“...mechanical uphill surface-type person transportation system...” **Mathias** said staff recommends changing this to “...mechanical uphill surface transportation utilizing an uphill tow style or conveyor style system” The key word here is surface as the lift will not be in the air but will use the ground surface for support. Users of the lift will be on the ground being towed up the hill in a tube, or they will be standing on a conveyor holding a tube.

“...a warming area...” **Mathias** said staff recommends adding the definition of “Snow Tube Facility Concession/Warming Area” as detailed later.

“...a scale-appropriate parking lot...” **Mathias** said the parking lot should be as small as possible to accommodate the use and the lot should not be of a hard surface to be more compatible with sensitive environmental areas. ADA requirements may affect the hard surface requirement.

Along with these revisions, **Mathias** said staff recommends the addition of the definition of “Snow Tube Facility Concession/Warming Area” to the Definitions section of the ordinance, be added as follows:

“An enclosed building, limited to 720 square feet, containing restroom facilities, a warming area limited to space for changing clothes or preparation for snow tubing, and a concession area limited to the sale of pre-prepared foods with no food preparation that requires an oven, hood or grease trap.”

**Chair Scheibe** welcomed the applicants to respond.

**Rily Grunwald** said they were comfortable with the edits staff recommends, with the exception of the 720 square foot limitation for the Snow Tube Facility Concession/Warming Area. **Ardita Grunwald** said they felt it would be better to evaluate and approve building size when the site plan is reviewed during the Special Use Permit process. **Both** said they would rather not have to go through another text amendment process if the business succeeds and they want or need to expand to a size that's greater than 720 square feet.

**Chair Scheibe** opened the public hearing.

**Larry Matzen (24689 Scott Park Road)** spoke in favor of the request and agreed that the 720 square foot limitation should be removed.

**Chair Scheibe** asked whether staff had anything additional to add before the Commission began a discussion. **Mathias** reiterated that staff recommended a limitation of 720 square feet for the Snow Tube Facility Concession/Warming Area.

**Piatak** asked if the Snow Tubing Facility were to be successful, and they want to continue to expand and eventually have a restaurant, event center, or other similar use, what part of the zoning process would they need to undergo to get approval? **Mathias** said a restaurant, event center, or any other use would need to undergo the same text amendment procedure the applicants are doing now for the Snow Tubing Facility: each new use would need to be amended into the Special Permitted Use section for the C-R zoning district.

**Piatak, Rily Grunwald,** and **Mathias** had an exchange about the relative size of 720 square feet and what could practically fit within that space. **Ardita Grunwald** reiterated that they did not want to have a specific threshold for square footage. **Chair Scheibe** responded that she wanted a specific square footage limitation. **Chair Scheibe, Schnekloth,** and the **applicants** had an exchange over how much indoor space is really needed for an outdoor-focused land use like snow tubing.

**Piatak** asked the applicants for an exact size of Snow Tube Facility Concession/Warming Area they'd like to build. **Rily Grunwald** estimated 3,000 square feet. **Mathias** said staff would not recommend approval of a Snow Tube Facility Concession/Warming Area that large.

**Chair Scheibe** suggested a limitation of 1,200 square feet, which **Mathias** said staff would recommend approval of.

**Schnekloth** said he was supportive of the idea but didn't feel like much indoor space was required to have a successful Snow Tubing Facility. **Rochau** disagreed, saying as a grandparent, she would need an indoor space to supervise her grandkids. **Piatak** said he was supportive of a 1,200 square foot limitation, but could envision some of the property eventually being commercial in nature and requiring rezoning if they continue to expand.

**Schnekloth made a motion to recommend approval of the text amendment to add "Snow Tubing Facility" to the list of definitions in accordance with staff's recommendation. Seconded by Rochau. Vote: 5-0, All Ayes**

**Piatak made a motion to recommend approval of the text amendment to add "Snow Tubing Facility Concession/Warming Area" to the list of definitions in accordance with staff's**

recommendation, but with a square footage limitation of 1,200 square feet. Seconded by Schnekloth. Vote: 5-0, All Ayes

Rochau made a motion to recommend approval of the text amendment to add “Snow Tubing Facility” to the list of Special Permitted Uses in the Conservation-Recreation (C-R) Zoning District in accordance with staff’s recommendation. Seconded by Steward. Vote: 5-0, All Ayes

6. **Discussion, Ordinance Text Amendment:** The Commission agreed with staff’s proposal to double the minimum allowable lot size in the Single-Family Residential (R-1) Zoning District, which would result in a new minimum lot size of 60,000 square feet. The Commission directed staff to schedule a public hearing at an upcoming meeting.

While not a public hearing, **Chair Scheibe** welcomed the public to respond. No members of the public spoke for or against the proposal.

7. **Discussion, Ordinance Text Amendment:** The Commission mostly agreed with staff’s proposals on Accessory Dwelling Units, and directed staff to revisit the recommendation for the size limitations for detached units. As proposed by staff, detached Accessory Dwelling Units may not exceed the total habitable ground floor area of the principal dwelling – The Commission proposed that detached Accessory Dwelling Units may not exceed a certain percentage of the total ground floor habitable area of the principal dwelling. The Commission directed staff to schedule a public hearing at an upcoming meeting.

While not a public hearing, **Chair Scheibe** welcomed the public to respond.

**Jill Grunwald (409 South Schultz Drive, Long Grove)** asked whether an existing primary dwelling could become an accessory dwelling unit, which would allow the property owner to build a larger dwelling unit to become the new primary dwelling. **Mathias** said, as currently proposed, that would be permitted.

**Matzen** said he owned a 2-story home, so the square footage limitation for the accessory dwelling units being based on ground floor square footage didn’t reflect the size of his house.

8. **Discussion, Ordinance Text Amendment:** The Commission directed staff to draft ordinance text for hazardous liquid pipelines and pipelines that carry carbon dioxide.

While not a public hearing, **Chair Scheibe** welcomed the public to respond.

**Mary Kay Pence (20642 270<sup>th</sup> Street), Eileen Dexter (14510 250<sup>th</sup> Street), and Brian Klever (512 West Mulberry Lane, Long Grove),** all expressed concerns over the pipeline route proposed by Wolf Carbon Solutions, as well as the nature of the pipeline itself.

9. **Adjournment:** With no further business to discuss, **Chair Scheibe** adjourned the meeting at 6:59 P.M.

Scott County Board of Supervisors  
April 25, 2023 8:00 a.m.

The Board of Supervisors met as a committee of the whole and pursuant to adjournment with Rawson, Beck and Dickson present. Paustian and Maxwell were absent.

County Engineer Angie Kersten reviewed the Second Federal Funding Agreement between Scott County and the Iowa Department of Transportation (Iowa DOT) for a bridge replacement project.

Kersten also reviewed the purchase of a replacement patrol vehicle for the Sheriff's Office from Stivers Ford for \$46,195. This is a Risk Management purchase to replace a totaled vehicle.

Director of Planning and Development Chris Mathias reviewed the First of three (3) readings and Public Hearing for proposed amendment to Chapter 6 of the Scott County Code of Ordinances to add Section 6-5 (106) Snow Tubing Facility and Section 6-5(107) Snow Tubing Facility Concessions/Warming Area. Public Hearing to be held Thursday, April 27, 2023 at 5:00PM during the Board Meeting.

Rily Grunwald of Eldridge spoke on the wording of the ordinance covering what they are currently looking to do.

Mathias also discussed a Walcott TIF review letter. The TIF would be for four years and may create twenty to fifty jobs with the new space.

Director of Facility and Support Services Tammy Speidel reviewed awarding the contract to Midwest Best Waterproofing and Restoration Inc. to repair a wall at the Eldridge Warehouse for \$29,750.

Facilities Maintenance Manager Chris Still advised that Midwest Best Waterproofing was the only quote that includes grading of the land around the building.

Director of Human Resources Vanessa Wierman reviewed Staff Appointments.

GIS Manager Ray Weiser reviewed the renewal of a three (3) year agreement for Beacon GIS web service from Schneider Geospatial for the County's portion totaling \$38,300.00. This renewal is split with the Scott County Assessor's office and the Davenport City Assessor's office.

County Administrator Mahesh Sharma reviewed the Second of three readings to amend the Scott County Code Chapter 3, with addition of section 3-17 Department of MEDIC EMS and section 3-18 Authority, Duties and Responsibilities of the MEDIC EMS Director. He explained that the Board could suspend the third reading and Approve the Ordinance on Thursday night.

Budget and Administrative Services Director David Farmer reviewed the 2023 Slough Bill exemption requests for Scott County and 2023 Slough Bill exemption requests for properties located in the Cities of Davenport and Bettendorf.

Farmer also reviewed FY23 Fund Transfers. He explained this is part of the budget plan they have gone over in budget meetings.

Farmer also reviewed the setting of a public hearing for Thursday, May 25, 2023 at 5:00PM for an amendment to the County's current FY23 budget during the Board Meeting.

Moved by Dickson, seconded by Rawson at 9:05 a.m. a motion to adjourn. All Ayes.

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Ken Beck, Chair of the Board  
Scott County Board of Supervisors

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ATTEST: Kerri Tompkins  
Scott County Auditor

A video recording of the meeting is available on the Scott County website at:  
<https://www.scottcountyiowa.gov/board/board-meetings>.

Scott County Board of Supervisors  
April 27, 2023 5:00 p.m.

The Board of Supervisors met pursuant to adjournment with Paustian, Rawson, Beck, Dickson and Maxwell present. The Board recited the Pledge of Allegiance.

Moved by Paustian, seconded by Rawson a motion approving the minutes of the April 11, 2023 Committee of the Whole and the April 13, 2023 Board Meeting. Roll Call: All Ayes.

Moved by Paustian, seconded by Rawson a motion to open a public hearing relative to proposed amendment to Chapter 6 of the Code of Ordinances to add Section 6-5 (106) Snow Tubing Facility and Section 6-5(107) Snow Tubing Facility Concessions/Warming Area. Roll Call: All Ayes.

Nobody from the public spoke.

Moved by Paustian, seconded by Rawson a motion to close the public hearing. Roll Call: All Ayes.

Moved by Paustian, seconded by Rawson that the following ten consent agenda items be approved. Roll Call: All Ayes.

BE IT RESOLVED: 1) That Agreement No. 6-23-HBP-009 for use of federal-aid funds between Scott County and the Iowa Department of Transportation for a bridge replacement project on Z-30 (Wells Ferry Road), over Spencer Creek, in Section 6 of Pleasant Valley Township (Project No. STP-S-C082(70)--5E-82) be approved. 2) That the Chairman be authorized to sign the agreement on behalf of the Board. 3) This resolution shall take effect immediately. (82-2023)

BE IT RESOLVED: 1) That the quote for one 2023 Ford Explorer, Police Interceptor for the Sheriff's Office is approved and hereby awarded to Stivers Ford, Waukee, IA, for a total cost of \$46,195. 2) This resolution shall take effect immediately. (83-2023)

Motion to approve the TIF letter to go to the City of Walcott for the proposed amendment to the City's Consolidated Urban Renewal Area Plan to authorize the use of tax increment financing to incentivize development.

BE IT RESOLVED: 1) That the award of foundation and wall repair work at 1400 Lancer Court, Eldridge, IA (Scott County Warehouse) in the amount of \$29,750.00 to Midwest Best Waterproofing and Restoration Inc. is hereby approved. 2) This resolution shall take effect immediately. (84-2023)

BE IT RESOLVED: 1) That the three-year contract in the total amount of \$38,300 with the Schneider Company for hosting and implementation of the Beacon Web GIS hosting solution is hereby approved. 2) That the contract represents hosting and implementation fees of \$13,744 for fiscal year 2024, \$12,112 for fiscal year 2025, and

\$12,444 for fiscal year 2026. 3) That the Chairman is hereby authorized to sign said agreement. 4) This resolution shall take effect immediately. (85-2023)

BE IT RESOLVED: 1) The hiring of Hunter Murray for the position of Deputy with the Sheriff's Office at entry level rate. 2) The hiring of Nicholette Parmelee for the position of Fiscal Health Manager with the Health Department at step 7 of the pay scale and accruing 3 weeks of vacation annually. (86-2023)

BE IT RESOLVED: 1) The 2023 Slough Bill exemptions as presented to the Board of Supervisors by the Soil Conservation District and the County Assessor's office are hereby approved as follows:

2023 SLOUGH BILL RURAL TOTALS

Primary Owner	Parcel Number	Exempt Type	Exempt Total Amount	Exempt Acres	Exempt Adjusted CSR
ARTER JOHN D	021419005	FOREST COVER - AG	2100	2.400	77.23
ARTER JOHN D	021421004	OPEN PRAIRIE - AG	3400	4.600	122.85
ARTER JOHN D	021433004	OPEN PRAIRIE - AG	21300	16.950	772.29
ARTER JOHN D	021435002	OPEN PRAIRIE - AG	47000	38.500	1704.16
ARTER JOHN D	021437002	OPEN PRAIRIE - AG	11100	11.400	402.12
ARTER JOHN D	021449001	OPEN PRAIRIE - AG	26700	23.900	967.32
ARTER JOHN D	021451001	OPEN PRAIRIE - AG	30400	33.300	1103.00
ARTER JOHN D	021453001	OPEN PRAIRIE - AG	4700	5.000	171.89
ARTER JOHN D	021555002	OPEN PRAIRIE - AG	11800	12.250	426.77
ARTER JOHN D	022321002	OPEN PRAIRIE - AG	52200	42.210	1892.18
ARTER MARY ELIZABETH	022103001	OPEN PRAIRIE - AG	23300	20.000	845.84
BEASON CHARLES	8506555041	RES - FOREST COVER	7300	2.810	0.00
BEASON CHARLES	8506555041	RES - OPEN PRAIRIE	14400	2.200	0.00
CAROL A KLEMME REV TRUST	042749005	FOREST COVER - AG	3300	3.000	119.31
CLAEYS ANDREW	040517002	FOREST COVER - AG	1700	3.210	62.30
CLAEYS ANDREW	040637001	FOREST COVER - AG	1400	10.500	50.73
CLAEYS ANDREW	040653004	FOREST COVER - AG	1400	3.600	49.30
CLAEYS PAUL D	041035001	OPEN PRAIRIE - AG	10400	8.300	376.30
DAVIS J C JR	9216071022	RES - FOREST COVER	34200	17.450	0.00
DOUGLAS E	040305005	OPEN PRAIRIE - AG	1200	7.210	44.51
VICKSTROM REV TRUST DOUGLAS E	040349002	OPEN PRAIRIE - AG	121700	108.050	4414.61
VICKSTROM REV TRUST DOUGLAS E	040351004	OPEN PRAIRIE - AG	313800	260.940	11381.97
VICKSTROM REV TRUST DOUGLAS E	040353004	OPEN PRAIRIE - AG	252300	235.000	9149.52
VICKSTROM REV TRUST DOUGLAS E	040455006	OPEN PRAIRIE - AG	56100	47.140	2035.53
EUGENE L JOHNSON FAMILY TRUST	952333101	RES - OPEN PRAIRIE	33900	11.980	0.00
EUGENE L JOHNSON FAMILY TRUST	952335304	RES - OPEN PRAIRIE	6000	1.367	0.00
HAASE LIVING TRUST	051951002	RES - FOREST COVER	8100	3.740	0.00
HAASE LIVING TRUST	051951004	RES - FOREST COVER	4100	1.862	0.00
HAMILTON MARIANNE	720249003	FOREST COVER - AG	8900	18.100	324.19
HAWK GREGORY G	920951002	FOREST COVER - AG	9500	7.500	346.37

HAWK GREGORY G	920951003	RES - FOREST COVER	40200	11.500	0.00
HENNINGSEN ALAN L	030533001	FOREST COVER - AG	18400	22.300	667.87
HENNINGSEN ALAN L	030533001	OPEN PRAIRIE - AG	22600	19.500	819.07
HENNINGSEN ALAN L	030623001	FOREST COVER - AG	18600	15.000	673.67
HENNINGSEN ALAN L	030623001	OPEN PRAIRIE - AG	16300	14.500	592.01
HENNINGSEN ALAN L	030639001	FOREST COVER - AG	26200	22.000	951.65
HENNINGSEN ALAN L	030639001	OPEN PRAIRIE - AG	37400	32.200	1356.40
HILLMANN JON P	032619002	FOREST COVER - AG	20000	15.000	725.94
JO-DA LLC	030705001	RIVERS/STREAMS/BANKS - AG	4300	4.000	155.96
JO-DA LLC	030705001	OPEN PRAIRIE - AG	32500	30.000	1177.08
JO-DA LLC	030707001	RIVERS/STREAMS/BANKS - AG	2300	2.000	83.83
JO-DA LLC	030707001	OPEN PRAIRIE - AG	5300	4.300	192.78
JO-DA LLC	030707002	RIVERS/STREAMS/BANKS - AG	18700	22.000	679.79
JO-DA LLC	030721001	RIVERS/STREAMS/BANKS - AG	4400	6.000	158.86
JO-DA LLC	030721001	OPEN PRAIRIE - AG	800	2.000	27.65
JO-DA LLC	030723002	RIVERS/STREAMS/BANKS - AG	600	0.500	23.15
KOLWEY ROBERT L	721707002	FOREST COVER - AG	10600	22.980	386.21
MARGUERITE A	952349201	RES - OPEN PRAIRIE	13000	4.600	0.00
JOHNSON 2004 TR					
MOELLER BRADLEY D	022105003	FOREST COVER - AG	10300	9.480	374.26
MOELLER BRADLEY D	022105003	OPEN PRAIRIE - AG	21900	17.600	793.61
MOELLER BRADLEY D	022107001	FOREST COVER - AG	9000	7.000	324.79
MOELLER BRADLEY D	022107001	OPEN PRAIRIE - AG	36400	32.400	1319.25
MOHR RICHARD J	042007001	FOREST COVER - AG	15000	12.020	545.19
MORRELL JANE E	021137001	RES - OPEN PRAIRIE	2200	2.000	0.00
MORRELL JANE E	021153006	RES - OPEN PRAIRIE	63100	3.248	0.00
NELLI LLC	850655503	RES - FOREST COVER	3100	1.200	0.00
NELLI LLC	850655503	RES - OPEN PRAIRIE	2800	0.436	0.00
PRAIRIE OAKS LLC	9516491041	RES - OPEN PRAIRIE	17300	6.600	0.00
PURCELL LINDA KAREN	850717011	RES - FOREST COVER	8100	3.100	0.00
PURCELL LINDA KAREN	850717011	RES - OPEN PRAIRIE	35900	5.500	0.00
RATHJE TERRY D	0305370021	RES - OPEN PRAIRIE	11400	4.200	0.00
RYAN LIVING TRUST	021551001	RES - FOREST COVER	5400	5.000	0.00
SLATER JOSEPH L	031301002	OPEN PRAIRIE - AG	500	0.500	17.68
SLATER JOSEPH L	031317004	OPEN PRAIRIE - AG	1600	1.500	57.36
STL PROPERTIES LLC	021633002	OPEN PRAIRIE - AG	26700	24.870	968.99
STL PROPERTIES LLC	021649004	OPEN PRAIRIE - AG	41400	34.920	1500.09
STL PROPERTIES LLC	022101002	OPEN PRAIRIE - AG	14000	12.110	506.32
STRUNK ANDREW	910339005	FOREST COVER - AG	2500	2.000	90.16
STRUNK KIM MARTIN	910339004	OPEN PRAIRIE - AG	7100	5.000	256.06
TAYLOR BENJAMIN	850705002	RES - FOREST COVER	18500	3.400	0.00
JOHN					
TEE DONALD A	9216071021	RES - OPEN PRAIRIE	14200	2.900	0.00
TOBIN LIVING TRUST	033303001	FOREST COVER - AG	700	0.500	24.46
TOBIN LIVING TRUST	033305001	FOREST COVER - AG	18200	14.500	661.52
TOBIN LIVING TRUST	033307001	FOREST COVER - AG	23000	24.500	835.94
TOBIN LIVING TRUST	033319001	FOREST COVER - AG	7100	8.200	258.34
TOBIN LIVING TRUST	033321001	FOREST COVER - AG	22700	28.100	824.35
TOBIN LIVING TRUST	033323001	FOREST COVER - AG	41500	39.200	1505.09
TOBIN LIVING TRUST	033401002	FOREST COVER - AG	200	1.000	8.02
TOBIN LIVING TRUST	033417001	FOREST COVER - AG	5500	9.000	200.57

YOUNGERS CONNIE R 042749006 RES - OPEN PRAIRIE 13100 6.016 0.00  
 TOTAL \$1,916,300 (Exempt Amount) 1,542.849 (Exempt Acres) 56,584.260 (Exempt Adjusted CSR) 2) This resolution shall take effect immediately. (87-2023)

BE IT RESOLVED: 1) The 2023 Slough Bill exemptions as presented to the Board of Supervisors by the Scott County Assessor's office, and the Davenport City Assessor's office and as subsequently approved by the City of Davenport and the City of Bettendorf are hereby approved as followed:

District	Deedholder	PARCEL #	Exemption	ACRES	EXEMPT VALUE
City/Davenport	Ritter, Brian	201519-03	Forest Cover	3.80	\$43,100
City/Davenport	Perry, Shirley	Y3337-04A	Open Prairie	5.00	\$5,990
City/Davenport	Genesis Systems Gr.	X3501-01	Open Prairie	7.00	\$116,500
City/Davenport	Voss, Lillian	31807-01	Forest Cover	10.74	\$12,910
City/Davenport	Voss, Lillian	31717-06A	Forest Cover	.63	\$700
City/Davenport	Voss, Lillian	31717-01	Forest Cover	13.22	\$15,890
City/Davenport	Voss, Lillian	31703-13	Forest Cover	1.0	\$1,980
City/Davenport	Voss, Lillian	31703-14	Forest Cover	6.53	\$7,690
City/Davenport	Voss, Lillian	30851-20	Forest Cover	5.62	\$7,030
City/Davenport	Voss, Lillian	31719-21	Forest Cover	.32	\$450
City/Davenport	Voss, Lillian	31719-20	Forest Cover	2.7	\$16,820
City/Davenport	Voss, Lillian	31719-19	Forest Cover	.36	\$450
City/Davenport	Voss, Lillian	31703-15A	Forest Cover	16.47	\$16,820
City/Davenport	Bierl, David	53021-OLA	Open Prairie	2.30	\$1,150
City/Davenport	Bierl, David	53021-OLA	Forest Cover	5.65	\$2,830
City/Davenport	Krueger, Dean	31803-09	Open Prairie	17.50	\$14,000
City/Davenport	Krueger, Dean	31803-09	Forest Cover	21.50	\$17,200
City/Davenport	Krueger, Dean	31805-02	Open Prairie	5.01	\$5,010
City/Davenport	Krueger, Dean	31805-02	Forest Cover	4.30	\$4,300
			<b>Total</b>	<b>129.65</b>	<b>\$277,660</b>
City/Bettendorf	Jim & Judy Tully	84107204	Forest Cover	10.7	\$49,000
City/Bettendorf	Chad Miller	8414172032	Forest Cover	2.0	\$14,900
City/Bettendorf	Chad Miller	8414172032	River/Stream	2.3	\$13,000
			<b>Total</b>	<b>15.00</b>	<b>\$76,900</b>

2) The City and County Assessor shall process these exemptions as required by law.  
 3) This resolution shall take effect immediately. (88-2023)

BE IT RESOLVED: 1) FY23 year-end fund transfers as presented by the County Administrator are hereby approved. 2) This resolution shall take effect immediately. (89-2023)

BE IT RESOLVED: 1) The Scott County Board of Supervisors approves for payment all warrants numbered 324134 through 324402 as submitted and prepared for payment by the County Auditor, in the total amount of \$3,354,698.36. 2) This resolution shall take effect immediately. (90-2023)

Moved by Dickson, seconded by Maxwell the first of three (3) readings for amendment to Chapter 6 of the Scott County Code of Ordinances to add Section 6-5 (106) Snow Tubing Facility and Section 6-5 (107) Snow Tubing Facility Concessions/Warming Area. Roll Call: All Ayes.

AN ORDINANCE TO AMEND PORTIONS OF THE ZONING ORDINANCE FOR UNINCORPORATED SCOTT COUNTY TO ADD SNOW TUBING FACILITY AS A SPECIAL USE IN THE, CONSERVATION-RECREATION "C-R". DISTRICT. BE IT ENACTED BY THE BOARD OF SUPERVISORS OF SCOTT COUNTY IOWA:

**Section 1.** Amend Section 6-5 DEFINITIONS of the Zoning Ordinance for Unincorporated Scott County by adding:

**Section 6-5(106) SNOW TUBING FACILITY** A private park facility generally used for the recreational activity of sliding downhill over snow on a large inflated inner tube. Private snow tubing operations shall take advantage of natural topography to provide appropriate slopes and shall not require significant grading. Snow tubing operations may include: mechanical uphill surface transportation utilizing an uphill-tow-style or conveyor-style system; a building to house pumps, snow-making and maintenance equipment and inner tube storage; a Snow Tubing Facility Concession/Warming Area; a scale-appropriate parking lot; and water detention lake. Most snow tubing operations shall require approval from the Iowa Department of Natural Resources prior to construction and operation.

**Section 6-5(107) SNOW TUBING FACILITY CONCESSION/WARMING AREA:** An enclosed building, limited to 1,200 square feet, containing restroom facilities, a warming area limited to space for changing clothes or preparation for snow tubing, and a concession area limited to the sale of pre-prepared foods with no food preparation that requires an oven, hood or grease trap.

**Section 2.** Amend the Zoning Ordinance for Unincorporated Scott County by amending Sec. 6-11 D as follows:

**D. Special Permitted Uses:** Snow tubing facility

**Section 3.** The County Auditor is directed to record this ordinance in the County Recorder's Office.

**Section 4.** Severability Clause. If any of the provisions of this Ordinance are for any reason illegal or void, then the lawful provisions of the Ordinance, which are separate from said unlawful provisions shall be and remain in full force and effect, the same as if the Ordinance contained no illegal or void provisions.

**Section 5.** Repealer. All ordinances or part of ordinances in conflict with the provisions of the Ordinance are hereby repealed.

**Section 6.** Effective Date. This Ordinance shall be in full force and effect after its final passage and publication as by law provided.

Moved by Maxwell, seconded by Dickson a motion to suspend the rules to waive the third reading of an ordinance to amend Chapter 3, with addition of section 3-17

Department of MEDIC EMS and section 3-18 Authority, Duties and Responsibilities of the MEDIC EMS Director. Roll Call: All Ayes.

Moved by Maxwell, seconded by Dickson a motion to waive the third reading of an ordinance to amend Chapter 3, with addition of section 3-17 Department of MEDIC EMS and section 3-18 Authority, Duties and Responsibilities of the MEDIC EMS Director. Roll Call: All Ayes.

Moved by Maxwell, seconded by Dickson the second and final reading to amend the Scott County Code Chapter 3, with addition of section 3-17 Department of MEDIC EMS and section 3-18 Authority, Duties and Responsibilities of the MEDIC EMS Director.

County Administrator Mahesh Sharma had a conversation with a resident who was thankful the County would provide EMS services.

Supervisor Beck stated that conversations he has had were positive and people were happy with the County taking on MEDIC EMS.

#### ORDINANCE 23-03

AN ORDINANCE AMENDING CHAPTER 3 APPOINTED OFFICERS AND DEPARTMENTS OF THE SCOTT COUNTY IOWA CODE, BY AMENDING NUMEROUS SECTIONS THERETO

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

Section 1. That Chapter 3 of the Scott County Iowa Code, be and the same is hereby amended to read as follows:

#### SECTIONS:

3-1. OFFICE OF THE ADMINISTRATOR

3-2. AUTHORITY, DUTIES AND RESPONSIBILITIES OF THE COUNTY ADMINISTRATOR

3-3. DEPARTMENT OF INFORMATION TECHNOLOGY

3-4. AUTHORITY, DUTIES AND RESPONSIBILITIES OF THE DIRECTOR OF INFORMATION TECHNOLOGY

3-5. DEPARTMENT OF FACILITIES AND SUPPORT SERVICES

3-6. AUTHORITY, DUTIES, AND RESPONSIBILITIES OF THE DIRECTOR OF FACILITIES AND SUPPORT SERVICES

3-7. DEPARTMENT OF COMMUNITY SERVICES

3-8. AUTHORITY, DUTIES AND RESPONSIBILITIES OF THE DIRECTOR OF COMMUNITY SERVICES

3-9. DEPARTMENT OF HUMAN RESOURCES

3-10. AUTHORITY, DUTIES AND RESPONSIBILITIES OF THE HUMAN RESOURCES DIRECTOR

3-11. DEPARTMENT OF PLANNING AND DEVELOPMENT

3-12. AUTHORITY, DUTIES AND RESPONSIBILITIES OF THE DIRECTOR OF PLANNING AND DEVELOPMENT  
3-13 DEPARTMENT OF BUDGET AND ADMINISTRATIVE SERVICES  
3-14 AUTHORITY, DUTIES AND RESPONSIBILITIES OF THE DIRECTOR OF BUDGET AND ADMINISTRATIVE SERVICES  
3-15 YOUTH JUSTICE AND REHABILITATION CENTER  
3-16 AUTHORITY, DUTIES AND RESPONSIBILITIES OF THE YOUTH JUSTICE AND REHABILITATION CENTER DIRECTOR  
3-17 DEPARTMENT OF MEDIC EMS  
3-18 AUTHORITY, DUTIES AND RESPONSIBILITIES OF THE MEDIC EMS DIRECTOR

NOTE: COUNTY ENGINEER - SEE CODE OF IOWA SECTION 309.16 THROUGH 309.21

Section 2. That Section 3-2 of the Scott County Iowa Code, be and the same is hereby amended to read as follows:

SEC. 3-2 AUTHORITY, DUTIES AND RESPONSIBILITIES OF THE COUNTY ADMINISTRATOR

S. The County Administrator shall present to the Board of Supervisors a recommended candidate for all department head position vacancies. The County Administrator will use a broad-based advisory selection committee represented by at least three elected office holders and three department heads in an advisory capacity during the selection process. The final decision relative to filling department head vacancies shall be made by the Board of Supervisors based upon the aforementioned selection process. For purposes of this section department head positions include the Director of Information Technology, Director of Facilities and Support Services, Director of Community Services, Director of Human Resources, Director of Planning and Development, Youth Justice and Rehabilitation Center Director, Director of Budget and Administrative Services, Director of MEDIC EMS, and County Engineer. The advisory selection committee members may also include the Health Department Director, or Conservation Director.

Section 3. That Chapter 3 of the Scott County Iowa Code, be and the same is hereby amended by adding a new section 3-17 entitled Department of MEDIC EMS to read as follows:

SEC 3-17 Department of MEDIC EMS

A. There shall be a Department of MEDIC EMS responsible for the management of the County's emergency medical services operation. The department shall provide emergent and non-emergent ambulance transportation and shall respond quickly and effectively to medical emergencies and provide high-quality pre-hospital care to patients and ensure safe transport to medical facilities.

- B. The Department of MEDIC EMS shall be headed by a Director appointed by the Board of Supervisors.
- C. The Director of MEDIC EMS shall report to and be accountable to the County Administrator for the performance of the Department's duties and responsibilities.
- D. The Director of MEDIC EMS shall be a full-time employee of the County.

Section 4. That Chapter 3 of the Scott County Iowa Code, be and the same is hereby amended by adding a new section 3-18 entitled authority, duties and responsibilities of the Director of MEDIC EMS to read as follows:

**SEC 3-18 AUTHORITY, DUTIES AND RESPONSIBILITIES OF THE DIRECTOR OF MEDIC EMS**

- E. The Director of MEDIC EMS serves as the principal management official in the planning, direction, operation, and control of the functions of the Department of MEDIC EMS.
- F. The Director of MEDIC EMS shall have direct administrative authority over the employees of the Department of MEDIC EMS, including responsibility for administering collective bargaining and County personnel policies appropriate to the department.
- G. The Director of MEDIC EMS shall be responsible for developing and implementing policies, procedures, and protocols to ensure emergency medical services provided are safe, efficient, and in compliance with applicable laws, regulations, and standards.
- H. The Director of MEDIC EMS shall ensure department personnel are up to date with current training, certifications, policies, procedures, and protocol.
- I. The Director of MEDIC EMS shall implement and oversee quality assurance and improvement programs to ensure quality patient care is provided safely and efficiently and in compliance with industry standard of care.
- J. The Director of MEDIC EMS shall be responsible for ensuring the department is in compliance with all applicable regulations and standards, including those set by federal, state, and local agencies and maintain accreditation.
- K. The Director of MEDIC EMS shall collaborate with other municipalities and agencies including hospitals, fire departments, other emergency medical services providers and law enforcement to ensure emergency medical services are provided safely and efficiently.
- L. The Director of MEDIC EMS shall develop, maintain, and execute crisis management plans.
- M. The Director of MEDIC EMS shall be responsible for the performance of special projects as assigned by the County Administrator and/or the Board of Supervisors.

**SEVERABILITY CLAUSE.** If any of the provisions of this ordinance are for any reason illegal or void, then the lawful provisions of this ordinance, which are separable from said unlawful provisions shall be and remain in full force and effect, the same as if the ordinance contained no illegal or void provisions.

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

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

Moved by Maxwell, seconded by Dickson that the following resolution (91-2023) be approved. Roll Call: All Ayes.

BE IT RESOLVED: 1) A public hearing date on an amendment to the County's current FY23 Budget is set for Thursday, May 25, 2023 at 5:00 p.m. 2) The County's Director of Budget and Administrative Services is hereby directed to publish notice of said amendment as required by law. 3) This resolution shall take effect immediately.

County Administrator Mahesh Sharma spoke on the Department head search for MEDIC EMS. He would like to bring the consultant back for another update on the transition. He also spoke on the broken elevator in the Administration center, including cost, lead time, and possible issues with the one working car. He asked the Board about moving the Committee of the Whole meetings to 8:30 a.m., the Board agreed unanimously. He also has spoken with the consultant for strategic planning. The plan is to start in June and finish the project by the end of summer.

Supervisor Dickson spoke on the Seventh Judicial District board becoming an advisory board.

Supervisor Maxwell spoke on a Visit QC meeting and the growth in the area. He also reviewed that he had an upcoming EMA meeting.

Supervisor Beck spoke on the MH board becoming an advisory board, Bi-State and a possible presentation before the board, and the SECC radio project possible completion date. He also spoke on local flooding and MidAmerican shutting off gas to prevent issues.

Sharma also reviewed having QC Chamber and Visit Quad Cities come present to the board.

Moved by Maxwell, seconded by Dickson at 5:42 p.m. a motion to adjourn. All Ayes.

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Ken Beck, Chair of the Board  
Scott County Board of Supervisors

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ATTEST: Kerri Tompkins  
Scott County Auditor

A video recording of the meeting is available on the Scott County website at:  
<https://www.scottcountyiowa.gov/board/board-meetings>.

Scott County Board of Supervisors  
May 9, 2023 9:09 a.m.

The Board of Supervisors met as a committee of the whole and pursuant to adjournment with Rawson, Beck, Dickson, Maxwell and Paustian present.

Julie Forsythe Senior Vice President of Business and Economic Growth and Jenelle Wolber Director of Business and Economic Growth for the Quad Cities Chamber gave a presentation. They spoke on attracting new or expanding businesses to the area.

County Engineer Angie Kersten reviewed the Approval of plans, specifications, and letting date for the Hot Mix Asphalt (HMA) Resurfacing project.

Kersten also reviewed the Approval of plans, specifications, and letting date for the bridge replacement project over the South Fork of Lost Creek in Section 7 of Princeton Township.

Kersten also reviewed the Approval to purchase two (2) tandem axle cab and chassis from Thompson Truck and Trailer in the amount of \$233,860. She explained this item and the next item are for the same two trucks.

Kersten also reviewed the Approval to purchase and installation of two (2) tandem axle dump bodies with snowplow equipment from Henderson Products in the amount of \$307,510.

County Administrator Mahesh Sharma asked to move items 13 and 14 next on the agenda, before items eight through twelve, due to time.

Director of Human Resources Vanessa Wierman reviewed Staff Appointments.

Wierman also reviewed Recruitment incentives for Deputies. She explained this may help with recruitment of different skill sets.

Director of Planning and Development Chris Mathias reviewed a Public Hearing and First Reading to Amend Chapter 6 of County Code of Ordinances for Minimum Lot Size. Public Hearing to be held Thursday, May 11, 2023 at 5:00PM during the Board Meeting. The Board asked to table this item as they would like to see more discussion and some differentiation between types of subdivisions. The board also asked about grandfathering of smaller lots and would like to know more on water quality.

Mathias also reviewed a Public Hearing and First Reading to Amend Chapter 6 of County Code of Ordinances for Accessory Dwelling Units (ADUs). Public Hearing to be held Thursday, May 11, 2023 at 5:00PM during the Board Meeting. The Board asked to table this item as they would like to narrow down the minimum lot size first.

Mathias also reviewed a Public Hearing and First Reading to Amend Chapter 6 of County Code of Ordinances for an Amendment to the Zoning Map for Grunwald Rezoning (A-P) to (C-R). Public Hearing to be held Thursday, May 11, 2023 at 5:00PM

during the Board Meeting. The Board asked to table this item until the ordinance regarding the addition of snow tubing is approved. Rily Grunwald of Eldridge was also on hand to answer questions.

Mathias also reviewed the preliminary plat approval for the Olathea Overlook.

Mathias also reviewed the second of three readings to amend Chapter 6 of the Scott County Code of Ordinances to add Section 6-5 (106) Snow Tubing Facility and Section 6-5 (107) Snow Tubing Facility Concessions/Warming Area. The Board asked to waive the third reading and pass the ordinance on Thursday.

County Administrator Mahesh Sharma reviewed a contract amendment for the EMS Transition Study and Business Consulting Services with Public Consulting Group.

Sharma also reviewed the consideration of appointments with upcoming term expirations for boards and commissions.

- Benefited FD #6                      Mary Friedrichs                      Serving since 2011
- Benefited FD #5                      Joni Dittmer
- Library Board                      Shelli Englebrecht                      Serving since 2015
- Library Board                      Nicole Wuestenberg                      Serving since 2014
- Quad Cities Chamber                      Mahesh Sharma                      Serving since 2016

Sharma also reviewed cigarette/tobacco permits for the following: Davenport Country Club 25500 Valley Drive Pleasant Valley, IA 52767, Kwik Star #1071 13888 118th Avenue Davenport, IA 52804, The Locust Mart 11423 160th Street Davenport, IA 52804 and Big 10 Mart #29 21010 N. Brady Street Davenport, IA 52806.

Sharma also reviewed beer/liquor license renewal for Olathea Creek Vineyard & Winery 23456 Great River Road, Le Claire, IA 52753.

Moved by Maxwell, seconded by Dickson at 12:18 p.m. a motion to adjourn. All Ayes.

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Ken Beck, Chair of the Board  
Scott County Board of Supervisors

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ATTEST: Kerri Tompkins  
Scott County Auditor

A video recording of the meeting is available on the Scott County website at:  
<https://www.scottcountyia.gov/board/board-meetings>.

Scott County Board of Supervisors  
May 11, 2023 5:00 p.m.

The Board of Supervisors met pursuant to adjournment with Rawson, Beck, Dickson, Maxwell and Paustian present. The Board recited the Pledge of Allegiance.

Moved by Dickson, seconded by Maxwell a motion approving the minutes of the April 25, 2023 Committee of the Whole and the April 27, 2023 Board Meeting. Roll Call: All Ayes.

Moved by Dickson, seconded by Maxwell that the following twelve consent agenda items be approved. Roll Call: All Ayes.

BE IT RESOLVED: 1) That the plans, specifications, and letting date be approved for HMA Resurfacing Project No. L-623--73-82 and the letting be set for June 12, 2023, at 10:00 A.M. 2) That this resolution shall take effect immediately. (92-2023)

BE IT RESOLVED: 1) That the plans, specifications, and letting date be approved for Bridge Replacement Project No. LFM-723--7X-82 and the letting be set for June 12, 2023, at 9:00 A.M. 2) That this resolution shall take effect immediately. (93-2023)

BE IT RESOLVED: 1) That the bid for two (2) 2025 tandem axle, International HV513, cab and chassis for Secondary Roads is approved and hereby awarded to Thompson Truck & Trailer, Davenport, IA, in the amount of \$233,860. 2) This resolution shall take effect immediately. (94-2023)

BE IT RESOLVED: 1) That the bid for purchase and installation of two (2) dump bodies with snow equipment on tandem axle cab and chassis for Secondary Roads is approved and hereby awarded to Henderson Products, Manchester, IA, in the amount of \$307,510. 2) This resolution shall take effect immediately. (95-2023)

BE IT RESOLVED: 1) As the local governing body responsible for the approval of subdivision plats within its rural jurisdiction, the Scott County Board of Supervisors has on this 11<sup>th</sup> day of May, 2023 considered the final plat of **OLATHEA OVERLOOK ADDITION**, a 6-lot subdivision in part of the SE  $\frac{1}{4}$  of Section 15, and SW  $\frac{1}{4}$  of Section 14, Township 79 North, Range 5 East of the 5<sup>th</sup> Principal Meridian (LeClaire Township), Scott County, Iowa, and having found the same made in substantial accordance with the provisions of Chapter 354, Code of Iowa, and the Scott County Subdivision Ordinance, does hereby approve the preliminary plat of said subdivision with the conditions that: 1. The private covenants include provisions for the ownership and maintenance of the proposed out lot; 2. The private covenants include provision for road maintenance of the shared private road; 3. The private covenants include provisions that no additional subdivision of these lots be permitted; 4. The County Engineer review and approve all street construction plans, drainage plans, and erosion control plans prior to construction; and 5. The subdivision infrastructure improvements be completed, or a surety bond posted prior to Final Plat approval. 2) This resolution shall take effect immediately. (96-2023)

BE IT RESOLVED: 1) That the attached side letter to the Deputy Sheriff Association contract be approved and executed by the Human Resource Director as Chief Negotiator, thereby allowing for recruitment incentives of increased pay rate and vacation accruals. 2) That this resolution shall take effect immediately and expire on June 30, 2024. (97-2023)

BE IT RESOLVED: 1) The hiring of Jason James for the position of Office Assistant with the FSS Department at entry level rate. 2) The hiring of Sophia Pena for the position of Office Assistant with the FSS Department at entry level rate. 3) The hiring of Marc Wyers for the position of Assistant County Attorney with the County Attorney's Office at entry level rate. 4) The hiring of Casey Peeters for the position of Assistant County Attorney with the County Attorney's Office at entry level rate. 5) The hiring of Christine Starling for the position of Multi Service Clerk with the Treasurer's Office at entry level rate. 6) Jennylyn Yerington for the position of Network Systems Administrator with the IT Department at entry level rate. 7) Brandi Miller for the position of Corrections Officer with the Sheriff's Office at entry level rate. 8) Mayson Gedye for the position of Corrections Officer with the Sheriff's Office at entry level rate. 9) leashea Armstrong for the position of Corrections Officer with the Sheriff's Office at entry level rate. (98-2023)

BE IT RESOLVED: 1) Scott County is in support of MEDIC EMS as an emergency medical services provider within Scott County. Scott County has provided general financial support to MEDIC EMS as a core service provider for over 40 years. 2) The MEDIC EMS Governing Board has requested that Scott County consider receiving its assets as part of a new department of the County. 3) The County may enter into a contract amendment with Public Consulting Group for EMS Transition Study and Consultation. The fee is approved to be \$12,500 all-inclusive for the services. 4) This resolution shall take effect immediately. (99-2023)

BE IT RESOLVED: 1) That the appointment of Joni Dittmer to the Benefited Fire District #5 three (3) year term, expiring on June 30, 2026 is hereby approved. 2) That the appointment of Mary Friedrichs to the Benefited Fire District #6 three (3) year term, expiring on June 30, 2026 is hereby approved. 3) That the appointment of Shelli Englebrecht to the Library Board for a six (6) year term, expiring on June 30, 2029 is hereby approved. 4) That the appointment of Nicole Wuestenberg to the Library Board for a six (6) year term, expiring on June 30, 2029 is hereby approved. 5) That the appointment of Mahesh Sharma to the Quad Cities Chamber for a two (2) year term, expiring on July 01, 2025 is hereby approved. 6) This resolution shall take effect immediately. (100-2023)

A Motion to approve the cigarette/tobacco permits for Davenport Country Club 25500 Valley Drive Pleasant Valley, IA 52767, Kwik Star #1071 13888 118th Avenue Davenport, IA 52804, Locust Mart 11423 160th Street Davenport, IA 52804, Big 10 Mart #29 21010 N Brady Street Davenport, IA 52806.

A Motion to approve the beer/liquor license for Olathea Creek Vineyard & Winery 23456 Great River Road, Le Claire, IA 52753.

BE IT RESOLVED: 1) The Scott County Board of Supervisors approves for payment all warrants numbered 324410 through 324668 as submitted and prepared for payment by the County Auditor, in the total amount of \$2,565,637.81. 2) The Board of Supervisors approves for payment to Wells Fargo Bank all purchase card program transactions as submitted to the County Auditor for review in the amount of \$127,151.01. 3) This resolution shall take effect immediately. (101-2023)

Moved by Dickson, seconded by Maxwell a Motion to suspend the rules to waive the third reading of an ordinance to amend Chapter 6 of the Scott County Code of Ordinances to add Section 6-5(106) Snow Tubing Facility and Section 6-5(107) Snow Tubing Facility Concessions/Warming Area. Roll Call: All Ayes.

Moved by Dickson, seconded by Maxwell a Motion to waive the third reading of an ordinance to amend Chapter 6 of the Scott County Code of Ordinances to add Section 6-5(106) Snow Tubing Facility and Section 6-5(107) Snow Tubing Facility Concessions/Warming Area. Roll Call: All Ayes.

Moved by Dickson, seconded by Maxwell a Motion to approve the second and final reading to amend Chapter 6 of the Scott County Code of Ordinances to add Section 6-5(106) Snow Tubing Facility and Section 6-5(107) Snow Tubing Facility Concessions/Warming Area. Roll Call: All Ayes.

AN ORDINANCE TO AMEND PORTIONS OF THE ZONING ORDINANCE FOR UNINCORPORATED SCOTT COUNTY TO ADD SNOW TUBING FACILITY AS A SPECIAL USE IN THE, CONSERVATION-RECREATION "C-R". DISTRICT.  
BE IT ENACTED BY THE BOARD OF SUPERVISORS OF SCOTT COUNTY IOWA:

**Section 1.** Amend Section 6-5 DEFINITIONS of the Zoning Ordinance for Unincorporated Scott County by adding:

**Section 6-5(106) SNOW TUBING FACILITY** A private park facility generally used for the recreational activity of sliding downhill over snow on a large inflated inner tube. Private snow tubing operations shall take advantage of natural topography to provide appropriate slopes and shall not require significant grading. Snow tubing operations may include: mechanical uphill surface transportation utilizing an uphill-tow-style or conveyor-style system; a building to house pumps, snow-making and maintenance equipment and inner tube storage; a Snow Tubing Facility Concession/Warming Area; a scale-appropriate parking lot; and water detention lake. Most snow tubing operations shall require approval from the Iowa Department of Natural Resources prior to construction and operation.

**Section 6-5(107) SNOW TUBING FACILITY CONCESSION/WARMING AREA:** An enclosed building, limited to 1,200 square feet, containing restroom facilities, a warming

area limited to space for changing clothes or preparation for snow tubing, and a concession area limited to the sale of pre-prepared foods with no food preparation that requires an oven, hood or grease trap.

**Section 2.** Amend the Zoning Ordinance for Unincorporated Scott County by amending Sec. 6-11 D as follows:

**D. Special Permitted Uses:** Snow tubing facility

**Section 3.** The County Auditor is directed to record this ordinance in the County Recorder's Office.

**Section 4.** Severability Clause. If any of the provisions of this Ordinance are for any reason illegal or void, then the lawful provisions of the Ordinance, which are separate from said unlawful provisions shall be and remain in full force and effect, the same as if the Ordinance contained no illegal or void provisions.

**Section 5.** Repealer. All ordinances or part of ordinances in conflict with the provisions of the Ordinance are hereby repealed.

**Section 6.** Effective Date. This Ordinance shall be in full force and effect after its final passage and publication as by law provided.

Director of Budget and Administrative services David Farmer presented financial updates. Farmer and the Board spoke on interest rates, maximum tax levy rate, and unfunded mandates.

Supervisor Beck commented on the rising Youth Justice Center population.

County Administrator Mahesh Sharma spoke on the rise of interest rates.

Supervisor Paustian spoke on the Lower Cedar Watershed and Partners for Scott County Watershed meetings.

Supervisor Dickson spoke on a press release from the Mississippi Valley Workforce Development Board and a Regional Development Authority tour at the Putnam Museum. She shared a photo of the donated voting machine now on display at the Putnam Museum.

Supervisor Beck advised on an upcoming meeting with the Library Board on May 22, 2023 at 12 p.m.

Moved by Maxwell, seconded by Dickson at 5:36 p.m. a motion to adjourn. All Ayes.

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Ken Beck, Chair of the Board

Scott County Board of Supervisors

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ATTEST: Kerri Tompkins  
Scott County Auditor

A video recording of the meeting is available on the Scott County website at:  
<https://www.scottcountyiowa.gov/board/board-meetings>.



**SCOTT COUNTY**  
**ZONING BOARD OF ADJUSTMENT**  
**Wednesday, June 26, 2024**  
**4:00 P.M.**

**MEETING MINUTES**

Eldridge Library  
200 North 6<sup>th</sup> Avenue  
Eldridge, IA 52748

**MEMBERS PRESENT:** Tom Dittmer, Patrick Dodge, Carrie Keppy, Mary Beth Madden, Myron Scheibe

**MEMBERS ABSENT:** None

**OTHERS PRESENT:** Greg Schaapveld, Planning & Development Director  
Alan Silas, Planning & Development Specialist  
Rily Grunwald, applicant  
Seven members of the public

1. **Call to Order:** Chair Madden called the meeting to order at 4:00 P.M.
2. **Attendance:** The Zoning Board of Adjustment met pursuant to adjournment with Dittmer, Dodge, Keppy, Madden, and Scheibe present.
3. **Approval of Minutes:** Consideration of April 24, 2024 meeting minutes. **Keppy made a motion to approve. Seconded by Dodge.**

**Vote (approve April 24, 2024 minutes): 5-0, All Ayes**

4. **Public Hearing – Special Use Permit:** Chair Madden introduced the request as stated on the public hearing notice and welcomed staff to explain the case. **Schaapveld** presented location maps, site photos, the submitted site plan and landscape plan, and recent aerial photography showing activity on the site. **Chair Madden** welcomed the applicant to respond.

**Grunwald** stated the County's snow plowing policy is not concerning, if the roads are snow-covered it is not likely employees or patrons will be interested in coming to the

property. **Grunwald** stated the requested gravel parking lot will have paved approaches onto 240<sup>th</sup> Avenue, and he would be willing to extend them further into the site than the right-of-way line to minimize the chance of gravel being tracked out. **Grunwald** noted the traffic study anticipated the facility would result in approximately a 2% increase in daily traffic on 240<sup>th</sup> Avenue and that the study recommended no improvements were necessary to accommodate that increase. **Grunwald** stated the proposed lighting on the tubing hill would be low-intensity lights designed specifically for ski/tubing slopes. **Grunwald** stated the snow making equipment would be approximately as loud as a corn dryer. **Grunwald** stated the site was chosen because not a lot of grading was needed to create the tubing hill. **Grunwald** stated the well would be designed and constructed as if it were a public well, but with operation of the well expected to be restricted to 55 days it would not cross the DNR threshold for public well permitting, so it will be permitted as a private well unless and until such time that it crosses the public well permit threshold.

**Chair Madden** opened the public hearing. **John Dexter** (24439 250<sup>th</sup> St) asked if the detention pond was of a size that needed to be permitted by the DNR. **Grunwald** stated it did not.

**Dexter** questioned whether anything can be built within the DNR's flowage easement associated with the overflow spillway of Lost Grove Lake that traverses the subject property. **Grunwald** stated the easement allows structures to be built within it but the DNR would not be responsible for compensating a land owner for any building damaged by water flow, the easement only requires the DNR pay for crop damage from water flow.

**Denny Quell** (24460 250<sup>th</sup> St) voiced concern with the new use causing drainage issues where none have existed prior, erosion from unvegetated soil, proposed lack of parking stall striping in the parking lot, steepness of the hillside immediately east of the proposed tubing hill, and the loss of high CSR land to this use. **Quell** also questioned whether a sign indicating "Hill Blocks View" needs to be installed on 240<sup>th</sup> Avenue. **Grunwald** indicated that the steep slope east of the proposed tubing hill would be cut back to a manageable slope as grading work proceeds.

**Dexter** questioned whether the proposed use would exacerbate existing concerns with turning south onto 240<sup>th</sup> Ave from westbound 250<sup>th</sup> St.

**Rick Pilcher** (25019 240<sup>th</sup> Ave) asked what the property would be used for in the summer. **Grunwald** indicated there would be no commercial use, only farming of adjacent land and infrequent mowing.

**Melissa Kruse** (100 S 27<sup>th</sup> Ave, Eldridge) voiced support for the project as another winter activity for families.

**Chair Madden** closed the public hearing and asked for staff's recommendation. **Schaapveld** stated that staff recommends approval of the special use permit with the following conditions:

1. Additional landscape screening be provided between 240th Avenue and the developed portion of the property to provide a more park-like appearance for patrons, passersby, and adjacent property owners;
2. An agreement to implement a landscaping plan be signed and recorded as part of the eventual Decision & Order. The agreement shall also address maintaining the installed landscaping, including replacing dead or damaged trees/shrubbery;
3. Any septic system be constructed and operated to conform to Chapter 69 of the IDNR administrative rules regarding sewage disposal systems;
4. Storm water calculations be submitted that show the proposed storm water detention area is sufficiently sized to accommodate the drainage of the parking lot, as well as a drawing showing how runoff from the parking lot will be directed to the detention pond. The design shall assume that the parking lot is hard surfaced;
5. Entrance permits be obtained through the Scott County Secondary Roads Department prior to construction of the entrances off of 240th Avenue;
6. The entrances be surfaced with a flexible or rigid pavement from the edge of the pavement of 240th Avenue to the right-of-way line, and built in accordance with entrance permit requirements;
7. Destination lighting be installed at each entrance;
8. A final construction plan set be submitted that is signed by the licensed professional engineer in charge of the design;
9. Information regarding what level of increase in traffic would be required to necessitate turn lanes on 240th Avenue be submitted;
10. Lights for the tubing hill and parking lot be limited in usage, ceasing illumination at 10:15PM (destination lighting at the entrances and security lighting fixed to facility buildings not limited to time);
11. Noise levels exiting the property be limited to 60 decibels at the property line between the hours of 7:00AM to 10:00PM, and 50 decibels at the property line between the hours of 10:00PM and 7:00AM;
12. A fence (privacy or non-privacy) or equivalent landscape screening be installed along the southern boundary of the tubing hilltop to prevent patrons from entering neighboring property.

**Grunwald** indicated he planned for 11' to 13' widths of parking stalls to account for the wider space people take when no striping is present, and proposed a fence post and rope system along the front of the stalls with a flag or placard hanging where each vehicle should park. **Grunwald** described the road topography in relation to the proposed parking lot and the site lines available for north and southbound traffic given the parking lot location near the bottom of the hill. **Grunwald** stated that the land with the highest CSR was the grassed waterway which wasn't being farmed currently.

**Chair Madden** welcomed the Board to respond.

**Dittmer** asked the anticipated full capacity of the facility. **Grunwald** responded they plan to accommodate up to 100 patrons every 2 hours.

**Chair Madden** asked for the timeframe the operation is anticipated to be open. **Grunwald** responded approximately 49 days, one third of which would be between the Christmas and New Year's holiday when school is out of session.

**Dittmer** asked if Grunwald had visited similar facilities. **Grunwald** responded with a number of facilities he's either visited personally or had discussions regarding their tubing hills.

**Scheibe** requested:

1. An expanded Traffic Impact Study that considers the potential impacts the facility would have on 250th Street.
2. An expanded explanation of how/why the grading performed on the subject property thus far does not qualify as "significant grading" (in reference to the definition of Snow Tubing Facility in the Zoning Ordinance).
3. Further detail on the landscaping plan indicating the types and sizes of the proposed landscaping.
4. All outstanding materials listed in the Staff Recommendation section of the Staff Report (dated June 21, 2024).
5. Further detail on how noise levels leaving the site would be monitored and any further proposals to reduce noise levels.
6. A definitive lighting schedule, including cut-off times.
7. A decision on whether alcohol would be permitted or prohibited at the facility, and a plan to monitor consumption if alcohol is permitted.
8. A study or testimony reporting on the frequency of injuries at similar winter recreation facilities.
9. Further detail on erosion control, specifically the types of cover crops or native vegetation planned for the growing season.

A modified site plan showing:

10. the location and types of landscaping and fencing proposed at the snow tubing hilltop;
11. the location of the destination lighting at the facility entrances;
12. the location of all proposed fencing and gating.

**Scheibe made a motion** to re-hear the Special Use Permit request at the next scheduled Zoning Board of Appeals meeting in which, at least one week in advance of the meeting, the applicant produces responses to the twelve requested items. **Seconded by Dittmer.**

**Vote (schedule a re-hearing on Special Use Permit at the next regularly-scheduled hearing date (July 24, 2024), pending the receipt of the below-listed materials by July 17, 2024): 5-0 Roll Call: All Ayes**

5. **Old Business:** *none*
  
6. **Zoning Administrator's Report:** **Schaapveld** reported that Alan Carter, applicant who withdrew at the January 24, 2024 Zoning Board of Adjustment meeting a variance request to allow construction of a 30' x 45' accessory building with 0' side yard setback, has brought his property in compliance with the Zoning Code by acquiring property from his neighbor sufficient to achieve the necessary 10' side-yard setback. **Schaapveld** also reported that Andrew Jennings, applicant of a fence variance that was heard at the August 24, 2022 Zoning Board of Adjustment, has brought his property into compliance by relocating a portion of his fence outside of the drainage easement, as required in the Board's decision. Lastly, **Schaapveld** recognized **Silas** for his six+ years of service to the County and thanked Alan specifically for his help during Schaapveld's first six months at the County. The Board thanked Alan for his work and wished him well in his new position at the US Army Corps of Engineers.
  
7. **Public Comment:** *none*
  
8. **Adjournment:** With no further public comments and no other business to discuss, **Chair Madden** adjourned the meeting at 5:47 P.M.

Submitted by:  
Greg Schaapveld, Director of Planning & Development  
July 24, 2024

**PLANNING & DEVELOPMENT**

600 West Fourth Street

Davenport, Iowa 52801-1106

Office: (563) 326-8643 Fax: (563) 326-8257

Email: [planning@scottcountyiowa.gov](mailto:planning@scottcountyiowa.gov)



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**SCOTT COUNTY**  
**PLANNING AND ZONING COMMISSION**  
**Tuesday, April 16, 2025**  
**5:30 P.M.**

**MEETING MINUTES**  
Scott County Library, Eldridge Branch  
Meeting Room A/B  
200 North 6<sup>th</sup> Avenue  
Eldridge, IA 52748

**MEMBERS PRESENT:** Joan Maxwell, Amy Nelson, Steve Piatak, Lori Rochau, Kurt Steward, and Sean Eckhardt (virtually)

**MEMBERS ABSENT:** Easton Armstrong

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

**OTHERS PRESENT:** Rily & Ardita Grunwald (applicants)

1. **Call to Order:** Chair Piatak called the meeting to order at 5:30 P.M.
2. **Approval of Minutes:** Consideration of April 1, 2025 meeting minutes. **Steward made a motion to approve. Seconded by Maxwell. Vote: 6-0, All Ayes**
3. **Public Hearing, Ordinance Text Amendment:** Schaapveld provided a brief summary of the request to revise the definition of “Snow Tubing Facility Concession/Warming Area” to amend size limitations on the enclosed building size, explaining the applicant is requesting the language imposing a 1,200 sq ft limitation on allowable enclosed building size be stricken from the definition, and a statement reading “This building is not to be used as a private wedding/event center” be added in its place.

**Chair Piatak** welcomed the applicant to respond.

**The Grunwalds** explained that 1,200 sq ft that was initially approved is too small to accommodate the anticipated number of customers, noting some schools in the area have

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inquired about tubing for a field trip for around 75 students. They requested that there not be a limit on square footage to accommodate future growth.

**Nelson** asked how many people the tubing hill can accommodate. **Rily Grunwald** responded 200 in a 2-hour session, and that the building needed to hold a percentage of that number.

**Chair Piatak** opened the public hearing. Having no public in attendance, **Chair Piatak** closed the public hearing and asked for staff's recommendation.

**Schaapveld** indicated staff would recommend increasing the size limitation to 2,400 sq ft and adding the statement, "This building is not to be used as a private wedding/event center."

**Maxwell** asked what size of building would require sprinklers. **Schaapveld** responded that he believed 10,000 sq ft but this would be enforced by the building code.

**Rochau** stated she believed the text should accommodate a building large enough for parents and other chaperones for school groups.

**Schaapveld** proposed changing the limitation to the number of occupants to allow for changes to the building should any building codes be updated in the future.

**Steward** asked if the property could become another business if it were sold. **Schaapveld** explained the new owner would have to go through the process of adding a new special use to the zoning district.

There was a lengthy discussion about whether the limit should be based on the seating area or building capacity, which would include employees. The Commission settled on a limit of 150 in the seating area.

**Nelson** motioned to recommend approval to change the text amendment definition of "Snow Tubing Facility Concession/Warming Area" to state "A structure containing restroom facilities; a warming area limited to space for changing clothes or preparation for snow tubing and limited to a rated occupancy of no more than 150 occupants as determined by the Code Official in accordance with adopted County Construction Codes; and a concession area limited to the sale of pre-prepared foods with no food preparation that requires an oven, hood or grease trap." Seconded by Steward. Vote: 6-0, All Ayes.

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4. **Work Session, Ordinance Text Amendment:** The Commission had an open discussion on minimum lot size regarding residential lots that require septic and well, lots that have one or the other, and lots that have access to water and sewer. The Commission will discuss further on a later date.
  5. **Old Business:** *none*
  6. **Zoning Administrator's Report:** *none*
  7. **Public Comment:** *none*

**Adjournment:** With no further business to discuss, **Chair Piatak** adjourned the meeting at 7:44 P.M

Submitted by:  
Caitie Leighton  
Senior Administrative Assistant

Scott County Board of Supervisors  
May 6, 2025 8:34 a.m.

The Board of Supervisors met as a committee of the whole and pursuant to adjournment with Paustian, Beck, Bribriesco, Dickson and Maxwell present.

Planning and Development Director Greg Schaapveld gave a presentation for a request to amend Chapter 6 of County Code of Ordinance for a “Snow Tubing Facility Concession/Warming Area” to change the building size limitations. He reviewed the building size and capacity changes to allow for 150 occupants. This still disallows the facility to be used as a wedding event venue.

Schaapveld also reviewed a Public Hearing to amend Chapter 6 of County Code of Ordinances for the definition “Snow Tubing Facility Concession/Warming Area” to change building size limitations. The Public Hearing to be held Thursday, May 8, 2025 at 5:00PM during the Board Meeting.

Human Resources Director Vanessa Wierman reviewed staff appointments.

County Administrator Mahesh Sharma moved item #7 to next on the agenda.

Sharma reviewed a Special Class C retail alcohol license – “8 Month” for Dixon Memorial Park, 5520 298<sup>th</sup> Street, Dixon.

Budget and Administrative Services Director David Farmer presented an ARPA budgetary quarterly update. He reviewed the final projects using the remainder of the funds.

Moved by Paustian, seconded by Bribriesco at 9:09 a.m. a motion to adjourn. All Ayes.

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John Maxwell, Chair of the Board  
Scott County Board of Supervisors

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ATTEST: Kerri Tompkins  
Scott County Auditor

A video recording of the meeting is available on the Scott County website at:  
<https://www.scottcountyiowa.gov/board/board-meetings>.

Scott County Board of Supervisors  
May 8, 2025 5:00 p.m.

The Board of Supervisors met pursuant to adjournment with Paustian, Beck, Bribriesco, Dickson and Maxwell present. The Board recited the Pledge of Allegiance.

Moved by Paustian, seconded by Bribriesco a motion approving the minutes of the April 22, 2025 Committee of the Whole and the April 24, 2025 Board Meeting. All Ayes.

Moved by Paustian, seconded by Bribriesco a motion to open a public hearing to amend Chapter 6 of County Code of Ordinances for the definition "Snow Tubing Facility Concession/Warming Area" to change building size limitations. All Ayes.

No one addressed the Board.

Moved by Paustian, seconded by Bribriesco a motion to close the public hearing. All Ayes.

Moved by Paustian, seconded by Bribriesco that the following three consent agenda items be approved. All Ayes.

BE IT RESOLVED: 1) The hiring of Amy Long for the position of Senior Office Assistant with the Health Department starting at entry level rate. 2) The hiring of Leon Spataru for the position of EMT with the Medic Department starting at entry level rate. 3) The hiring of Allison Sottos for the position of EMT with the Medic Department starting at entry level rate. 4) The hiring of Camron Parr for the position of EMT with the Medic Department starting at entry level rate. 5) The hiring of Victoria Hartman for the position of EMT with the Medic Department starting at entry level rate. 6) The hiring of Adam Spainhower for the position of EMT with the Medic Department starting at entry level rate. (82-2025)

BE IT RESOLVED: 1) The Scott County Board of Supervisors approves for payment all warrants numbered 339464 through 339739 as submitted and prepared for payment by the County Auditor, in the total amount of \$1,281,764.35. 2) The Scott County Board of Supervisors approves for payment all EFT payments as submitted and prepared for payment by the County Auditor, in the total amount of \$2,801.92. 3) The Board of Supervisors approves for payment to Wells Fargo Bank all purchase card program transactions as submitted to the County Auditor for review in the amount of \$165,353.63. 4) This resolution shall take effect immediately. (83-2025)

A motion to approve a special class C retail alcohol license – "8 month" for: Dixon Memorial Park, 5520 298<sup>th</sup> Street, Dixon.

County Administrator Mahesh Sharma asked Community Services Director Lori Elam to address the Board regarding the repeal of House file 259 and payment of maintenance for Veterans graves.

Elam spoke on the legislation passed in April of 2024 regarding payment for maintenance of Veterans graves. She reviewed the continued requests for funds and is unsure if cemeteries are aware of the change in law. She also reviewed perpetual care cemeteries and the funding for them by the state. The Board would like more information and will continue the discussion in an upcoming meeting.

Sharma reviewed pending legislation regarding property taxes including homestead exemption, rollback and other changes. He reviewed the jail roof is nearing completion and other projects are underway including the courthouse lower level , Mt. Joy and Parkview stormwater, and the resurfacing of Territorial Road. He attended an Intergovernmental meeting with Bettendorf, Davenport and Bi-State, held a Department Head meeting, spoke at the Human Resources new employee orientation and attended a meeting with Medic. He reviewed a call from Iowa Economic Development with possible money for the homeless shelter. He also reviewed an upcoming ribbon cutting for Bettendorf Splash Landing.

Supervisor Paustian spoke on upcoming EMA and Lower Cedar Watershed meetings.

Supervisor Beck spoke on attending an RDA meeting where they awarded grants and a RIADA meeting where they discussed concerns over job cuts on the Arsenal. He also attended the Vera French ribbon cutting. He reviewed Waste Commission concerns related to a building underway in the new Davenport industrial park with high amounts of wastewater.

Supervisor Maxwell reviewed a meeting with the QC Chamber, discussion included business retention and attraction. He also attended a meeting with mayors and Bi-State, and a Visit Quad Cities meeting.

Moved by Paustian, seconded by Bribriesco at 5:38 p.m. a motion to adjourn. All Ayes.

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John Maxwell, Chair of the Board  
Scott County Board of Supervisors

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ATTEST: Kerri Tompkins  
Scott County Auditor

A video recording of the meeting is available on the Scott County website at:  
<https://www.scottcountyia.gov/board/board-meetings>.

Scott County Board of Supervisors  
May 20, 2025 8:31 a.m.

The Board of Supervisors met as a committee of the whole and pursuant to adjournment with Beck, Bribiesco, Dickson, Maxwell and Paustian present.

YJRC Director Jeremy Kaiser reviewed the Restorative Justice Programs FY26 contract renewal. He reviewed this is the sixth year of the program, the rates of success, and numbers of youth served.

Planning and Development Director Greg Schaapveld reviewed the first of two readings to amend Chapter 6 of County Code of Ordinances for the definition "Snow Tubing Facility Concession/Warming Area" to change building size limitations. There has been no input from the public.

County Engineer Angie Kersten reviewed the first of three readings to amend Chapter 13, section 13-111 of the Scott County Code of Ordinances. She reviewed complaints received from neighbors along Wells Ferry Road regarding the engine braking noise.

Fleet Manager Mark Garrow reviewed the purchase of a replacement patrol vehicle for the Sheriff's Office from Stivers Ford, 2025 Police Interceptor Utility for \$48,219.00. He also reviewed the repurposing of some older vehicles to save money.

Garrow also reviewed the purchase of a replacement motor grader for Secondary Roads from Martin Equipment. A new and unused 2025 John Deere 772G Motor Grader for \$395,803.43. He also reviewed the 2008 trade-in model and will investigate overhaul costs for the future.

Garrow also reviewed the purchase of a replacement tandem axle semi tractor for Secondary Roads from Ascendence Truck Center. A new and unused 2026 International HX620/S13 Semi Tractor for \$177,896.00. He also reviewed the 1996 model being traded in.

Garrow also reviewed the purchase of a replacement pickup truck for Secondary Roads from Stivers Ford, 2025 Ford F150 Super Crew Cab 4x4 for \$53,918.00. He reviewed the old truck may be repurposed for Planning and Development.

Garrow also reviewed the purchase of a replacement SUV for Secondary Roads from Dewey Ford, a 2025 Ford Explorer for \$42,349.26. The Board would like a review of the rating system used for replacement of vehicles.

Human Resources Director Vanessa Wierman reviewed organizational changes in Fiscal Year 2026 for the Treasurer's Office. This is a title change overlooked during the budget cycle.

Wierman asked Health Department Director Amy Thoreson to present the Health Dept change. Thoreson reviewed Organizational changes for Fiscal Year 2025 for the

Health Department. She reviewed the Grant funded position change to Grant supported position.

Mental Health Region CEO Lori Elam reviewed a change to True Link Program, loadable cards within the Community Services Protective Payee Program. She reviewed approximately 400 people are served in the community by the Protective Payee Program. She also reviewed issues with checks, the number of staff required for check transactions, and an increased ease of access for elderly and disabled to use delivery services.

Elam also led a follow-up discussion on maintenance of Veterans Graves, House File 259, Section 11 repeal sections 35A.17 and 35B.17, Code of 2024. She reviewed perpetual care and will be calling and sending letters related to the repeal of the code regarding payment.

Medic Director Paul Andorf reviewed a service agreement between MEDIC EMS and Mobile Health Resources, LLC d/b/a EMS Survey Team for an annual fee of \$13,166.28.

Andorf also reviewed the contract with Dr. Vermeer.

County Administrator Mahesh Sharma reviewed an agreement between the Iowa Department of Natural Resources, Scott County Conservation Board and Scott County Sheriff's Office. He will pass the questions from the Board on to the Sheriff's Office and the Conservation Department.

Sharma also reviewed the Tax Abatement for county owned property at 2322 E. Kimberly Road.

Sharma moved items 24, 25, and 26 to next on the agenda.

Sharma reviewed three tobacco license renewals for FY26: 1) Express Lane Gas & Food Mart #79, 17948 Great River Road, Pleasant Valley (2.) Perfect Value Liquor Mart, 5B Lincoln Ave, Eldridge (3.) Big Ten Mart #22, 20919 N Brady, Davenport.

Sharma also reviewed one liquor license Class E Retail Alcohol License for: The Gas Spot #5516, 1 Grove Road, Eldridge.

Sharma also reviewed one Liquor license renewal, Special Class C Retail Native Wine license for: Olathea Creek Vineyard & Winery, 23456 Great River Road, Le Claire.

Budget and Administrative Services Director David Farmer discussed the Quarterly Budgeting for Outcomes Report.

Farmer also discussed the Quarterly Financial Summary Report of Actual Revenues and Expenditures. He reviewed staffing levels, Capital funds, the health insurance fund, along with updates on various departments.

Farmer also reviewed quarterly financial reports from various county offices.

Farmer also discussed FY25 3<sup>rd</sup> Quarter Departmental Goals for the Strategic Plan. He reviewed departments' accomplishments over the third quarter.

Farmer also reviewed a Public Hearing on Thursday, May 22, 2025 at 5:00PM during the Board Meeting for an amendment to the County's current FY25 Budget. He reviewed some changes due to separation compensation for retirements and housing out of county for YJRC.

Moved by Paustian, seconded by Bribriesco at 10:35 a.m. a motion to adjourn. All Ayes.

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John Maxwell, Chair of the Board  
Scott County Board of Supervisors

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ATTEST: Kerri Tompkins  
Scott County Auditor

A video recording of the meeting is available on the Scott County website at:  
<https://www.scottcountyiowa.gov/board/board-meetings>.

Scott County Board of Supervisors  
May 22, 2025 5:00 p.m.

The Board of Supervisors met pursuant to adjournment with Bribiesco, Dickson, Maxwell and Paustian present. Supervisor Beck joined online at 5:02 p.m. The Board recited the Pledge of Allegiance.

Moved by Bribiesco, seconded by Paustian a motion approving the minutes of the May 6, 2025 Committee of the Whole and the May 8, 2025 Board Meeting. All Ayes.

Moved by Bribiesco, seconded by Paustian a motion to open a Public Hearing relative to an amendment to the County's current FY25 Budget. All Ayes

No one from the public spoke.

Moved by Bribiesco, seconded by Paustian a motion to close the Public Hearing. All Ayes.

Moved by Bribiesco, seconded by Paustian that the following eighteen consent agenda items be approved. All Ayes.

BE IT RESOLVED: 1) That the Scott County Youth Justice and Rehabilitation Center will provide the Restorative Justice Program for youth through a contract with the Iowa Department of Health and Human Services ending June 30, 2026. The contract can be renewed for one more year with the final year ending on June 30, 2027. 2) This resolution shall take effect on July 1, 2025. (84-2025)

BE IT RESOLVED: 1) That the Fleet Manager has the authority to purchase one (1) MY2025 Police Interceptor Utility, AWD, Vehicle, for the Sheriff's Office, from Stivers Ford through the State of Iowa, Department of Administrative Services (DAS) Vehicle Contract Catalog for a total cost of \$48,219.00. 2) Vehicle being replaced is asset #5400. 3) This resolution shall take effect immediately. (85-2025)

BE IT RESOLVED: 1) That the Fleet Manager has the authority to purchase one (1) new and unused MY2025 John Deere 772G motor grader, for Secondary Roads, from Martin Equipment through the John Deere Sourcewell contract for a total cost of \$395,803.43. 2) Asset being replaced is #1283. 3) This resolution shall take effect immediately. (86-2025)

BE IT RESOLVED: 1) That the Fleet Manager has the authority to purchase one (1) new and unused MY2026 International HV507 6x4 semi tractor, for Secondary Roads, from Ascendence Truck Center through the International Truck Sourcewell contract for a total cost of \$177,896.00. 2) Asset being replaced is #464. 3) This resolution shall take effect immediately. (87-2025)

BE IT RESOLVED: 1) That the Fleet Manager has the authority to purchase one (1) new and unused MY2025 Ford F150 Super Crew Cab 4X4 pickup for Secondary Roads, from Stivers Ford through the State of Iowa, Department of Administrative

Services (DAS) Vehicle Contract Catalog for a total cost of \$53,918.00. 2) Asset being replaced is #5340. 3) This resolution shall take effect immediately. (88-2025)

BE IT RESOLVED: 1) That the Fleet Manager has the authority to purchase one (1) new and unused MY2025 Ford Explorer for Secondary Roads, from Dewey Ford through the State of Iowa, Department of Administrative Services (DAS) Vehicle Contract Catalog for a total cost of \$42,349.26. 2) Asset being replaced is #1495. 3) This resolution shall take effect immediately. (89-2025)

BE IT RESOLVED: 1) As Scott County Community Services operates the Protective Payee program, serving approximately 400 individuals, has found a more cost effective way for individuals to access funds easier; 2) Whereas, True Link Financial will provide loadable payment cards at a reduced cost and provide support/access for viewing online accounts for individuals and staff; 3) Whereas, the hybrid use of checks and True Link loadable debit cards will make the Scott County Community Services Protective Payee program more efficient for staff and individuals served, while at the same time providing Scott County a savings of approximately \$27,000. 4) This resolution shall take effect July 1, 2025. (90-2025)

BE IT RESOLVED: 1) This Agreement is to establish a contract with Mobile Health Resources, LLC, d/b/a EMS Survey Team, to conduct patient surveys for the department. 2) That the Director of MEDIC EMS of Scott County is hereby authorized to sign said agreement on behalf of the Board. 3) This resolution shall take effect immediately. (91-2025)

BE IT RESOLVED: 1) Iowa Administrative Code 641, Chapter 132 requires each EMS service program to have a Medical Director. The code defines a Medical Director as “a physician designated by the service program and responsible for providing medical direction and overall supervision of the medical aspects of the service program”. This agreement covers the roles and responsibilities of Dr. Vermeer to serve as the Medical Director for MEDIC EMS of Scott County. 2) This agreement covers the roles and responsibilities of Dr. Vermeer to serve as the Chair of the Physician’s Advisory Board. 3) That the chairman is hereby authorized to sign said agreement. 4) This resolution shall take effect immediately. (92-2025)

BE IT RESOLVED: 1) That the Management Agreement between the Iowa Department of Natural Resources, the Scott County Conservation Board and the Scott County Sheriff’s Office is hereby approved as presented. 2) This resolution shall take effect immediately. (93-2025)

BE IT RESOLVED: 1) Iowa Code Section 445.63 states that when taxes are owing against a parcel owned or claimed by the state or a political subdivision of this state and the taxes are owing before the parcel was acquired by the state or a political subdivision of this state, the county treasurer shall give notice to the appropriate governing body which shall pay the amount of the taxes due. If the governing body fails to immediately pay the taxes due, the board of supervisors shall abate all of the taxes. 2) The Scott

County Treasurer has requested the abatement of the current 2023 taxes for parcels:

Parcel	Address	Amount
N1810-50A	2322 E Kimberly Rd A-2	\$2,203.00
N1810-50B	2322 E Kimberly Rd A-3	\$2,527.00
N1810-53	2322 E Kimberly Rd AB-1	\$ 447.00
N1810-53A	2322 E Kimberly Rd AB-2	\$ 433.00
N1810-53E	2322 E Kimberly Rd AB-3A	\$ 291.00
N1810-53G	2322 E Kimberly Rd AB-3B	\$ 131.00

3) The County Treasurer is hereby directed to strike the amount of property taxes due on these Scott County parcels in accordance with Iowa Code Section 445.63. 4) This resolution shall take effect immediately. (94-2025)

BE IT RESOLVED: 1) The Scott County Board of Supervisors approves for payment all warrants numbered 339748 through 340066 as submitted and prepared for payment by the County Auditor, in the total amount of \$2,525,810.46. 2) This resolution shall take effect immediately. (95-2025)

A motion to approve quarterly financial reports from various county offices.

A motion to approve the FY26 tobacco license renewal for Express Lane Gas & Food Mart #79, 17948 Great River Road, Pleasant Valley.

A motion to approve the FY26 tobacco license renewal for Perfect Value Liquor Mart, 5B Lincoln Ave, Eldridge.

A motion to approve the FY26 tobacco license renewal for Big Ten Mart #22, 20919 N Brady, Davenport.

A motion to approve the Class E Retail Alcohol license for The Gas Spot #5516, 1 Grove Road, Eldridge.

A motion to approve the Special Class C Retail Native Wine license for Olathea Creek Vineyard & Winery, 23456 Great River Road, Le Claire.

Moved by Dickson, seconded by Paustian a motion to suspend the rules to waive the second reading to amend the Scott County Code of Ordinances – Chapter 6 for the definition “Snow Tubing Facility Concession/ Warming Area” to change building size limitations. All Ayes.

Planning and Development Director Greg Schaapveld reviewed he has had no public input on the matter.

Moved by Dickson, seconded by Paustian a motion to waive the second reading to amend the Scott County Code of Ordinances – Chapter 6 for the definition “Snow Tubing Facility Concession/ Warming Area” to change building size limitations. All Ayes.

Moved by Dickson, seconded by Paustian a motion to approve the first and final reading to amend the Scott County Code of Ordinances – Chapter 6 for the definition “Snow Tubing Facility Concession/ Warming Area” to change building size limitations. All Ayes.

**SCOTT COUNTY ORDINANCE NO. 25 - 03**

**AN ORDINANCE TO ADOPT AMENDMENTS TO CHAPTER 6 OF THE SCOTT COUNTY CODE TO AMEND CERTAIN DEFINITIONS RELATED TO ALLOWABLE SPECIAL USES IN THE CONSERVATION-RECREATION “C-R”. DISTRICT.  
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.  
**6-5 DEFINITIONS**

**Section 2.** Amend certain provisions of Section 6-5 DEFINITIONS to read as follows:

**Section 6-5(107) SNOW TUBING FACILITY CONCESSION/WARMING AREA:** A structure containing restroom facilities; a warming area limited to space for changing clothes or preparation for snow tubing and limited to a rated occupancy of no more than 150 occupants as determined by the Code Official in accordance with adopted County Construction Codes; and a concession area limited to the sale of pre-prepared foods with no food preparation that requires an oven, hood or grease trap.

**Section 3.** The County Auditor is directed to record this ordinance in the County Recorder's Office.

**Section 4.** Severability Clause. If any of the provisions of this Ordinance are for any reason illegal or void, then the lawful provisions of the Ordinance, which are separate from said unlawful provisions shall be and remain in full force and effect, the same as if the Ordinance contained no illegal or void provisions.

**Section 5.** Repealer. All ordinances or part of ordinances in conflict with the provisions of the Ordinance are hereby repealed.

**Section 6.** Effective Date. This Ordinance shall be in full force and effect after its final passage and publication as by law provided.

Public Hearing May 8, 2025,

First Consideration May 22, 2025,

Second Consideration Waived.

Moved by Dickson, seconded by Paustian a motion to approve the first of three readings to amend the Scott County Code of Ordinances – Chapter 13, Section 13-111,

relative to prohibiting the unlawful use of engine and compression brakes within designated areas of Scott County. All Ayes.

Moved by Paustian, seconded by Bribriesco that the following Resolution (96-2025) be approved. All Ayes.

BE IT RESOLVED: 1) That the table of organization for the Health Department be decreased by .5 FTE to reflect the removal of a part-time Family Health Nurse position. 2) That the table of organization for the Health Department be decreased by 1.0 FTE to reflect the removal of the Clinical Services Specialist position. 3) That the 1.0 FTE Disease Intervention Specialist be removed from the County's Grant-Funded Position Classification and Report. 4) That the table of organization for the Health Department be decreased by 1.0 FTE to reflect the removal of one Medical Assistant position. 5) That the table of organization for the Health Department be increased by 1.0 FTE to reflect the addition of a 1.0 FTE Correctional Health Nurse at pay range 29. 6) This resolution shall take effect June 1, 2025.

Moved by Paustian, seconded by Bribriesco that the following Resolution (97-2025) be approved. All Ayes.

BE IT RESOLVED: 1) That the table of organization for the Treasurer's Office be decreased by 1.0 FTE County General Store Manager (total 0 FTE). 2) That the table of organization for the Treasurer's Office be increased by 1 FTE Assistant Operations Manager (total 2.0 FTE). 3) This resolution shall take effect July 1, 2025.

Moved by Dickson, seconded by Paustian that the following Resolution (98-2025) be approved. All Ayes.

BE IT RESOLVED: 1) A budget amendment to the current FY25 County Budget as presented by the County Administrator is hereby approved as follows:

SERVICE AREA	FY25 AMENDMENT AMOUNT
Public Safety and Legal Services	\$1,666,200
Physical Health and Social Services	\$72,037
County Environment and Education	\$227,910
Roads and Transportation	\$232,500
Government Services to Residents	\$134,500
Administration	\$379,988
Debt Service	\$825,000
Capital Projects	\$1,717,600
Golf	\$15,000
MEDIC EMS	\$3,154,18

2) This resolution shall take effect immediately.

Budget and Administrative Services Director David Farmer presented Financial Updates including a monthly dashboard. He reviewed updates of revenues and expenditures, Medic financials, and a grant application.

County Administrator Mahesh Sharma spoke on Medic receiving a \$64,300 grant from SCRA. He expressed kudos to Emergency Management Director Brian Payne for receiving an award for Emergency Manager of the year. He attended SECC Ex-Officio and Board meetings where they reviewed a letter asking the Governor to veto a bill that would impact funding of Public Safety Answering Points. He reviewed legislative updates that may influence local ordinances. He attended a meeting with Mercy One - Genesis, Medic and Heath Department; they spoke on a future referendum for Medic. He reviewed an upcoming ribbon cutting for the Landing in Bettendorf. He also reviewed ongoing projects progressing.

Supervisor Bribriesco spoke on a tour of the Cody shooting complex.

Supervisor Paustian spoke on the tour of the Cody shooting complex, a Scott County watershed meeting and a Lower Cedar watershed meeting.

Supervisor Dickson spoke on the tour of the Cody shooting complex and a ribbon cutting at the Regional Innovation Center. She attended an SCRA meeting where they presented \$1.45 million in grants. She reviewed Iowa Workforce Development meetings where they gave a presentation from the National Farmworkers job program. She also reviewed Bi-State and a Bettendorf intergovernmental meeting.

Supervisor Beck spoke on Eastern Iowa Mental Health, Regional Innovation Center and a Bettendorf Intergovernmental meeting where they reviewed the high number of rental homes in Bettendorf.

Supervisor Maxwell spoke on Visit Quad Cities holding a strategic planning session, a Big Seven meeting that Mahesh attended in his place and touring the Cody shooting complex.

Moved by Paustian, seconded by Bribriesco at 5:33 p.m. a motion to adjourn. All Ayes.

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John Maxwell, Chair of the Board  
Scott County Board of Supervisors

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ATTEST: Kerri Tompkins  
Scott County Auditor

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<https://www.scottcountyia.gov/board/board-meetings>.

**PLANNING & DEVELOPMENT**

600 West Fourth Street  
Davenport, Iowa 52801-1106  
Office: (563) 326-8643 Fax: (563) 326-8257  
Email: [planning@scottcountyiowa.gov](mailto:planning@scottcountyiowa.gov)



**SCOTT COUNTY**  
**ZONING BOARD OF ADJUSTMENT**  
**Wednesday, May 28, 2024**  
**4:00 P.M.**

That's a typo, these are minutes from 5/28/25

**MEETING MINUTES**  
Eldridge Library  
Meeting Room A/B  
200 North 6<sup>th</sup> Avenue  
Eldridge, IA 52748

**MEMBERS PRESENT:** Patrick Dodge, Carrie Keppy, Mary Beth Madden, Myron Scheibe

**MEMBERS ABSENT:** Tom Dittmer

**OTHERS PRESENT:** Greg Schaapveld, Planning & Development Director  
Caitie Leighton, Senior Administrative Assistant  
Rily Grunwald, applicant

1. **Call to Order:** Chair Madden called the meeting to order at 4:00 P.M.
2. **Approval of Minutes:** Consideration of December 18, 2024 meeting minutes. **Scheibe made a motion to approve. Seconded by Dodge.**

**Vote (approve December 18, 2024 minutes): 4-0, All Ayes**

3. **Public Hearing – Special Use Permit:** Chair Madden introduced the Special Use Permit amendment request as stated on the public hearing notice and welcomed staff to explain the case. **Schaapveld** provided an overview using maps, site photographs, and the proposed updated building footprint. **Chair Madden** welcomed the applicant to respond.

**Grunwald** explained the intent to expand the enclosed space to better accommodate school field trip groups.

**Chair Madden** opened the public hearing.

## PLANNING & DEVELOPMENT

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With no public attendees, **Chair Madden** closed the hearing and requested the staff recommendation.

**Schaapveld** stated staff supported approval of the amendment.

**Chair Madden** opened the floor for Board discussion.

**Chair Madden** asked if the proposed structure would be fully enclosed. **Grunwald** confirmed it would, with the exception of an outdoor fire pit ring.

**Scheibe** inquired about changes to the septic system. **Grunwald** clarified that the expanded enclosure would not impact septic capacity, as the tubing hill's maximum occupancy remains unchanged.

**Scheibe** asked about food service plans. **Schaapveld** confirmed that a commercial kitchen is not permitted.

**Scheibe** also requested a landscaping update. **Grunwald** responded that bushes and trees had been planted but the work is ongoing.

**Chair Madden** referenced the gravel parking lot and noted that only one year remained before paving would be required.

**Scheibe** asked whether the business had plans for off-season summer use. **Grunwald** said there were no plans at this time. **Scheibe** followed up by asking what would happen if alternative uses occurred; **Schaapveld** responded that any unpermitted activity would be a violation subject to municipal infraction. **Scheibe** emphasized that the building is approved solely for snow tubing use.

The Board briefly discussed the Planning & Zoning Commission's recent amendment to the zoning ordinance definition of a "snow tubing facility/warming area," which limits occupancy to 150 people.

**Scheibe made a motion to approve** the amendment to the Special Use Permit, setting a 2,600 square foot maximum building footprint and reaffirming that the building is to be used exclusively for snow tubing operations. **Motion seconded by Keppy.**

**Vote to approve Special Use Permit Amendment with the following condition:**

## PLANNING & DEVELOPMENT

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**1: Maximum building footprint limited to 2,600 square feet.**

**Vote was 4-0, All Ayes**

4. **Old Business:** *none*
5. **Zoning Administrator's Report:** **Schaapveld** discussed recent changes in State legislation regarding Accessory Dwelling Units (ADUs) and changes in evaluating variance requests based on practical difficulties.
6. **Public Comment:** *none*
7. **Adjournment:** With no further public comments and no additional business, **Chair Madden** adjourned the meeting at 4:57 P.M.

Submitted by:  
Caitie Leighton  
Senior Administrative Assistant