

PLANNING & DEVELOPMENT

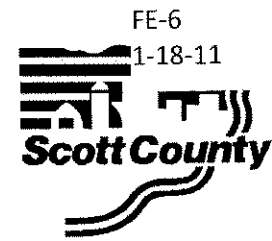
500 West Fourth Street

Davenport, Iowa 52801-1106

E-mail: planning@scottcountyiowa.com

Office: (563) 326-8643

Fax: (563) 326-8257



Timothy Huey
Director

To: Dee F Bruemmer, County Administrator

From: Timothy Huey, Planning Director

Date: January 11, 2011

Re: **Discussion of public hearing on adoption of Smart Planning Principles to Scott County Comprehensive Plan.**

The Scott County Planning and Zoning Commission on a split 5-2 vote recommended approval of the amendment to the Scott County Comprehensive Plan to adopt the ten Smart Planning Principles as an addendum to Chapter 2 *Vision Goals and Objectives*. Neither of the dissenting Commissioners (Paustian or Kluever) stated, for the record, their reasons for voting against the motion to recommend approval. Staff had recommended approval of the amendment and presented the objectives in the format of an addendum to the adopted Comprehensive Plan. Staff had determined and the Planning Commission concurred that the Comprehensive Plan that was adopted in 2008 was substantially in compliance with the other requirements Senate File 2389 approved by the Iowa Legislature and signed into law by the Governor on April 26, 2010.

RECOMMENDATION: The Planning and Zoning Commission recommends that a resolution approving the inclusion of the ten Smart Planning Principles as an addendum to Chapter Two of the Scott County Comprehensive Plan be approved.

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Timothy Huey
Director

To: Planning & Zoning Commission

From: Timothy Huey, Planning & Development Director

Date: December 30, 2010

Re: Adopting Iowa Smart Planning Principles into Scott County Comprehensive Plan

State of Iowa Smart Planning Principles

Recent amendments approved to the Code of Iowa requires local comprehensive plans to have 13 basic elements and consider ten Smart Planning Principles in preparation of those plans and in making land use decisions in order to qualify for State funding in various areas. The Smart Planning Principles are:

1. Collaboration.
2. Efficiency, transparency, and consistency.
3. Clean, renewable, and efficient energy.
4. Occupational diversity.
5. Revitalization.
6. Housing diversity.
7. Community character.
8. Natural resources and agricultural protection.
9. Sustainable design.
10. Transportation diversity

Attached is the addendum to Chapter 2 Vision, Goals and Objectives of the Scott County Comprehensive Plan staff has prepared to incorporate those principles into the adopted plan. Staff would recommend these principles be adopted into the Scott County Comprehensive Plan.

Scott County Comprehensive Plan

CHAPTER 2: VISION, GOALS, AND OBJECTIVES

ADDENDUM A

Smart Planning Objectives

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

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

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

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

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

Scott County Comprehensive Plan

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

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

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

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

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

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

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Timothy Huey
Director

To: Planning & Zoning Commission

From: Timothy Huey, Planning & Development Director

Date: December 30, 2010

Re: Required adoption of new Flood Insurance Rate Maps to continue Scott County's participation in the National Flood Insurance Program.

Since 1978 Scott County has adopted Flood Insurance Rate Maps and participated in the National Flood Insurance Program. The NFIP requires local jurisdictions adopt and enforce floodplain development regulations in compliance with Federal requirements. The Federal Emergency Management Agency has prepared a new Flood Insurance Study and prepared new FIRMs as a result of that study. On April 9, 2009 a public hearing was held by Scott County to allow public review and comment on the Preliminary FIRMs and the Flood Insurance Study the maps are based on. On August 18, 2010 FEMA determined that there were no significant changes to the flood hazard data on the Preliminary FIRMs and notified Scott County that adoption of the maps is required by February 18, 2011.

Even though, in whole, there are not significant changes to the floodplain delineations along the Wapsipinicon, its tributaries, and the Mississippi River and its tributaries there are some changes to the floodplain designations along Spencer Creek in Pleasant Valley that have significant impact on certain individual properties. As a result in addition to publishing the Notice of Public Hearing in the three official County newspapers, staff has also mailed individual notice to just over 175 property owners in Pleasant Valley that may or may not be affected by these changes. Staff has received three phone calls from property owners receiving that notice.

The Iowa Department of Natural Resources has reviewed Scott County's Floodplain regulations and has recommended several text amendments to bring Scott County's regulations into compliance with Federal requirements. Staff has attached the draft of the ordinance amendment adopting the new maps and the proposed text amendments.

Staff will review the new flood maps as compared to the current maps with a PowerPoint presentation at the Planning Commission meeting.

IOWA SMART PLANNING PRINCIPLES.

1. Collaboration.

Governmental, communities, and individual stakeholders, including those outside the jurisdiction of the entity, are encouraged to be involved and provide comment during deliberation of planning, zoning, development, and resource management decisions and during implementation of such decisions. The state agency, local government, or other public entity is encouraged to develop and implement a strategy to facilitate such participation.

2. Efficiency, transparency, and consistency.

Planning, zoning, development, and resource management should be undertaken to provide efficient, transparent, and consistent outcomes. Individuals, communities, regions, and governmental entities should share in the responsibility to promote the equitable distribution of development benefits and costs.

3. Clean, renewable, and efficient energy.

Planning, zoning, development, and resource management should be undertaken to promote clean and renewable energy use and increased energy efficiency.

4. Occupational diversity.

Planning, zoning, development, and resource management should promote increased diversity of employment and business opportunities, promote access to education and training, expand entrepreneurial opportunities, and promote the establishment of businesses in locations near existing housing, infrastructure, and transportation.

5. Revitalization.

Planning, zoning, development, and resource management should facilitate the revitalization of established town centers and neighborhoods by promoting development that conserves land, protects historic resources, promotes pedestrian accessibility, and integrates different uses of property. Remediation and reuse of existing sites, structures, and infrastructure is preferred over new construction in undeveloped areas.

6. Housing diversity.

Planning, zoning, development, and resource management should encourage diversity in the types of available housing, support the rehabilitation of existing housing, and promote the location of housing near public transportation and employment centers.

7. Community character.

Planning, zoning, development, and resource management should promote activities and development that are consistent with the character and architectural style of the community and should respond to local values regarding the physical character of the community.

8. Natural resources and agricultural protection.

Planning, zoning, development, and resource management should emphasize protection, preservation, and restoration of natural resources, agricultural land, and cultural and historic landscapes, and should increase the availability of open spaces and recreational facilities.

9. Sustainable design.

Planning, zoning, development, and resource management should promote developments, buildings, and infrastructure that utilize sustainable design and construction standards and conserve natural resources by reducing waste and pollution through efficient use of land, energy, water, air, and materials.

10. Transportation diversity.

Planning, zoning, development, and resource management should promote expanded transportation options for residents of the community. Consideration should be given to transportation options that maximize mobility, reduce congestion, conserve fuel, and improve air quality.