

PLANNING & DEVELOPMENT

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Timothy Huey
Director

To: Scott County Board of Supervisors
Dee F. Bruemmer, County Administrator

From: Timothy Huey, Planning & Development Director

Date: July 9, 2013

Re: Joint meeting with Planning and Zoning Commission to discuss Comp Plan and Economic Development

As a continuing and dynamic process, comprehensive planning encourages timely and regular review of comp plans. It has been five years since the Scott County Comp Plan was adopted; such a periodic review would be appropriate. The 2008 adopted Comprehensive Plan states:

The plan should be reevaluated periodically to maintain a realistic relationship between the plan and current trends of development. Revisions may be required as unforeseen development opportunities occur or more thorough analysis of development issues become available.

One of the goals of the 2013-14 Strategic Plan adopted by the County Board of Supervisors is to extend county resources. One of the objectives identified under that goal is:

Review County policies that impede economic development

Purpose of Comprehensive Plan

A comprehensive land use and development plan is the policy a local government follows to establish land use regulations and review development proposals. Chapter Two of the Scott County Comprehensive Plan addresses the vision goals and objectives established by the plan. The stated goals of the 2008 plan retained the original goals of the 1980 Development Plan. Those goals were and are:

- **Protect and conserve the natural, human, and economic resources** which are the basis of the agricultural economy and rural lifestyle of the Scott County.
- **Ensure orderly and efficient growth** of residential, commercial, industrial, public, and semi-public land uses while maintaining the general welfare of County residents.
- **Ensure a decent home and suitable living environment** for all families, present and future, living in Scott County.
- **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.

Economic Development Objective of Scott County Comprehensive Plan states:

Objectives for economic development reinforce all four county goals to ensure orderly and efficient growth, protecting resources and assets, ensuring suitable living and encouraged cooperation and communication among development leaders.

Objective 1. Promote a diverse regional economy and quality of life opportunities.

Objective 2. Enhance public-private partnerships to address economic development in the region.

Objective 3. Ensure appropriate infrastructure to support business retention and expansion.

Objective 4. Support programs that invest in the human capital through education, mental health and training opportunities.

The upcoming joint meeting with the Board and Commission will provide the opportunity to discuss these objectives and the need to review them to better address significant economic development opportunities, particularly industrial development which by its nature may need to be located in unincorporated Scott County, remote from urban areas.

Industrial Zoning Regulations

Another issue that has come to light due to the large industrial development proposal that was reviewed last year is the fact that all uses that require establishment of heavy industrial zoning would also then require subsequent approval of a Special Use Permit by the Zoning Board of Adjustment. It would appear more appropriate for all the issues that currently would be addressed with the review of a Special Use Permit could and should be reviewed by the Planning Commission prior to making a recommendation on a Heavy Industrial rezoning and then have the final action taken by the Board of Supervisors. This would be similar to how the Ag Service Floating Zone is reviewed and established. Such districts are approved for a specific use and all site development issues are reviewed at the time the rezoning application is made. It would appear that if a Heavy Industrial Zoning was approved it should not require further approval by the Zoning Board of Adjustment. All of the Heavy Industrial zonings that have been approved over the last 15-20 years have always been approved for a specifically proposed use and have been conditionally approved for that particular use.

Recommended issues to be addressed with periodic review of Comprehensive Plan

- Participants and process for review. Even though Scott County Land Use Policies and Future land use Map only address the unincorporated areas of the county the economic development and other objectives of the plan impact the entire county. 90% of Scott County residents live within city limits, with 2/3's of those living in Davenport. Staff believes this provides a strong rationale for inclusion of city staff and city residents in any review of economic development policies and other policies that affect the entire county. Furthermore the stated goal of intergovernmental cooperation would seem to encourage participation of those other local governments.
- Areas to be reviewed. Along with the review of economic development objectives, other areas to be reviewed and updated would be: County Profile and Demographics, Intergovernmental Cooperation, Future Land Use Map, and zoning district regulations, other changes to general zoning regulations or zoning definitions or wholesale re-write of the zoning ordinance.