

TENTATIVE AGENDA
SCOTT COUNTY BOARD OF SUPERVISORS
April 7 - 11, 2014

Tuesday, April 8, 2014

Committee of the Whole - 8:00 am
Board Room, 1st Floor, Administrative Center

- ___ 1. Roll Call: Hancock, Minard, Sunderbruch, Cusack, Earnhardt

Presentation

- ___ 2. Discussion with the following Authorized Agencies (Room 638)
- 8:30 Greater Davenport Redevelopment Corporation
 - 9:00 Scott County Soil & Water Conservation District/
Partners of Scott County Watersheds - Jan McClurg
 - 9:30 EMA- Ross Bergen

Facilities & Economic Development

- ___ 3. Final Plat for Liberty Land Enterprises Subdivision. (Item 3)
- ___ 4. Discussion of City of Davenport's proposed expansion of Urban Renewal Area.
(Item 4)

Human Resources

- ___ 5. Staff appointments. (Item 5)

Other Items of Interest

- ___ 6. Board Appointment. (Item 6)
- ___ 7. Adjourned.

Moved by _____ Seconded by _____
Ayes
Nays

Thursday, April 10, 2014

Regular Board Meeting - 5:00 pm
Board Room, 1st Floor, Administrative Center

PLANNING & DEVELOPMENT

500 West Fourth Street
Davenport, Iowa 52801-1106
Office: (563) 326-8643 Fax: (563) 326-8257
Email: planning@scottcountyiowa.com



Timothy Huey
Director

To: Dee F. Bruemmer, County Administrator
From: Brian McDonough, Planning & Development Specialist
Date: April 1, 2014
Re: Presentation of the Planning and Zoning Commission's recommendation regarding the Final Plat of Liberty Land Enterprises Subdivision, a minor subdivision plat located in Part of the SW $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 30, Liberty Township.

At their March 4, 2014 meeting, the Scott County Planning and Zoning Commission recommended approval, by a 4-1 vote, of the combination Sketch Plan and Final Plat of Liberty Land Enterprises Subdivision. The recommendation for approval was in accordance with staff's recommendation, including two (2) conditions. The first condition requires that a covenant be filed with the Plat restricting Lot B to agricultural use. The second condition of approval requires that all platting documents be submitted prior to final consideration by the Board of Supervisors. At the time of this memo, all platting documents have been submitted.

Approval of this Final Plat allows an existing approximately 6.68 acre parcel, originally created as a farmstead split, to be further subdivided into two (2) new parcels. The new Lot A (~ 1.66 acres) will contain the existing house at 27135 1st Avenue, while Lot B (~ 5.02) will encompass the remaining balance of land including existing agricultural buildings. The applicant is seeking approval for estate planning purposes. Both lots may be transferred separately in the future, but only Lot A will retain a residential development right, as Lot B will be restricted to agricultural use only via a restrictive covenant filed with the Plat. The property is zoned Agricultural-Preservation (A-P). Subdivision review is required due to the creation of a third parcel out of the original 40 acre tract of land. New subdivisions which create additional development rights are not allowed on agriculturally zoned land in the County. However, this request comes to the Board with a recommendation for approval because only one additional parcel is being created, and it will be restricted to agricultural use.

The applicant, Bryan Sievers, was present at the meeting and spoke in favor of the request. Two other members of the public, David and Diane Holst, addressed the Commission. They were primarily concerned with the creation of a new development right. Staff explained that the restrictive covenant recommended for Lot B would not allow for any future residential development.



PLANNING & ZONING COMMISSION

STAFF REPORT

MARCH 4, 2014



Applicant: Bryan J. and Lisa L. Sievers

Request: Sketch Plan/Final Plat review – proposed two (2) lot minor subdivision plat

Legal Description: Part of the SW¼ SW¼ of Section 30, Liberty Township

General Location: 27135 1st Avenue (Scott/Cedar Road)

Existing Zoning: Agricultural-Preservation (A-P)

Surrounding Zoning:

- North:** Agricultural-Preservation (A-P)
- South:** Agricultural-Preservation (A-P)
- East:** Agricultural-Preservation (A-P)
- West:** Cedar County

GENERAL COMMENTS: This plat subdivides an existing approximately 6.68 acre farmstead split parcel into two (2) new parcels. Proposed Lot A (~1.66 acres) would contain the existing house at 27135 1st Avenue, and proposed Lot B (~5.02 acres) comprises the remaining balance of land including agricultural buildings. Subdivision review and approval is required because this constitutes the third split from the original 40 acre aliquot part (SW¼ SW¼ of Section 30, Liberty Township). The original 6.68 acre farmstead split parcel was created prior to 1993, which is the last recorded transfer of this property. This subdivision will separate the existing house and garage from the remaining agricultural buildings on the property. The remaining balance of land left in this 40 acre aliquot part, 34 acres more or less, is jointly owned by the applicant.

STAFF REVIEW: Staff has reviewed the plat for compliance with the requirements of *Chapter 9: Subdivision Ordinance* and *Chapter 6: Zoning Ordinance* of Scott County Code. This subdivision is classified as a minor plat because it proposes creating less than five (5) lots and would not involve the extension of any new streets or other public services. For minor subdivision plats, an applicant may combine the sketch plan and final plat phases into a single step for the Planning and Zoning Commission’s review and recommendation.

Upon review by staff both Lot A and Lot B meet the minimum requirements for platting. The following are the minimum lot requirements in the County’s A-P zoning district:

- Overall Size:** 30,000 ft² / 0.69 acres
- Street Frontage:** 20 feet
- Lot Width:** 130 feet
- Lot Depth:** 100 feet



PLANNING & ZONING COMMISSION

STAFF REPORT

MARCH 4, 2014



Approval of this subdivision request would allow for separate transfer of ownership for each newly created lot. In accordance with the County's Ag preservation land use policies the Zoning Ordinance does not allow new homes on Ag zoned properties. Lot A would retain a development right due to the location of the existing house. This house could be removed and replaced in the future. Lot B would not have a development right; only Ag related development would be allowed. The property is served by a looped driveway with two separate entrances onto 1st Avenue. This subdivision would position nearly the entire looped driveway and both approaches on Lot A, except for a small portion of the northerly approach which would remain on Lot B. A proposed access easement for the northern driveway approach will allow access to Lot B.

Staff notified neighboring property owners within 500 feet of this request, and has not received any comments to date.

RECOMMENDATION: Staff recommends approval of this request due to its conformity with the Scott County Subdivision and Zoning Ordinances.

Approval is subject to the following conditions:

1. A covenant restricting Lot B to Ag related use only shall be signed by the owners and filed and recorded with the plat following approval by the Board of Supervisors
2. All required platting documents shall be submitted prior to final plat approval by the Board of Supervisors

Submitted by:
Planning Staff
February 27, 2014

CERTIFICATE OF APPROVAL BY SCOTT COUNTY

I, Larry Minard, Chairman of the Scott County Board of Supervisors, do hereby certify that said Board adopted a Resolution on April 10, 2014 in which it approved the Final Plat of **Liberty Land Enterprises Subdivision** as follows:

BE IT RESOLVED by the Scott County Board of Supervisors as follows:

Section 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 10th day of April, 2014, considered the Final Plat known as **Liberty Land Enterprises Subdivision**. Said Plat is a subdivision being Part of the SW¹/₄ SW¹/₄ of Section 30 in Township 80 North, Range 1 East of the 5th Principal Meridian (Liberty Township), Scott County, Iowa. The Scott County Board of Supervisors, having found said Plat to be in substantial compliance with the provisions of Chapter 354, Code of Iowa and the Scott County Subdivision and Zoning Ordinances, does hereby approve the Final Plat of **Liberty Land Enterprises Subdivision**.

Section 2. The Board Chairman is authorized to sign the Certificate of Approval on behalf of the Board of Supervisors and the County Auditor to attest to his signature.

Section 3. This Resolution shall take effect immediately.

Signed this 10th day of April, 2014

SCOTT COUNTY, IOWA

BY: _____

Larry Minard, Chairman

ATTESTED BY: _____

Roxanna Moritz, Auditor

THE COUNTY AUDITOR'S SIGNATURE CERTIFIES THAT
THIS RESOLUTION HAS BEEN FORMALLY APPROVED BY
THE BOARD OF SUPERVISORS ON _____
DATE

SCOTT COUNTY AUDITOR

RESOLUTION
SCOTT COUNTY BOARD OF SUPERVISORS

April 10, 2014

APPROVING THE FINAL PLAT OF LIBERTY LAND ENTERPRISES SUBDIVISION

BE IT RESOLVED by the Scott County Board of Supervisors as follows:

- Section 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 10th day of April 2014, considered the Final Plat known as **Liberty Land Enterprises Subdivision**. Said Plat is a subdivision being Part of the SW¹/₄ SW¹/₄ of Section 30 in Township 80 North, Range 1 East of the 5th Principal Meridian (Liberty Township), Scott County, Iowa. The Scott County Board of Supervisors, having found said Plat to be in substantial compliance with the provisions of Chapter 354, Code of Iowa and the Scott County Subdivision and Zoning Ordinances, does hereby approve the Final Plat of **Liberty Land Enterprises Subdivision**.
- Section 2.** The Board Chairman is authorized to sign the Certificate of Approval on behalf of the Board of Supervisors and the County Auditor to attest to his signature.
- Section 3.** This Resolution shall take effect immediately.

PLANNING & DEVELOPMENT

500 West Fourth Street
Davenport, Iowa 52801-1106
E-mail: planning@scottcountyiaowa.com
Office: (563) 326-8643 Fax: (563) 326-8257



Timothy Huey
Director

To: Dee F. Bruemmer, County Administrator
From: Scott County TIF Review Committee
Date: April 1, 2014

Re: City of Davenport's proposed expansion of the I-74/53rd Street Economic Development Area to meet the requirements of the State Reinvestment District Program.

The City of Davenport has notified Scott County of an opportunity to consult that is scheduled for Monday, April 7, at 2:30 PM regarding the proposed expansion of the I-74/53rd Street Economic Development Area. The expansion of the I-74/53rd Street urban renewal area is a requirement for the State of Iowa's Reinvestment District funding for which the City has submitted an application.

The Board of Supervisors recently sent a letter in support of the creation of this Reinvestment District. Approval of that application by the State of Iowa would make development in this district eligible to receive State funding through the rebates of State Sales and Hotel-Motel taxes generated within this district. At the time the letter was drafted we were aware that such a reinvestment district was required to be in an URA and that the State application would require the expansion of the URA. The letter of support for the reinvestment district did not include any comment on the future use of TIF within this area. Presumably any development within this area would be retail-commercial, hotel-casino, and possibly multi-family. Historically, Scott County has opposed the use of TIF in greenfields, like this current area, for retail-commercial developments. Granted this current notice does not propose any TIF plans for this area but expansion of the URA would allow it to be considered. State Law does not require taxing bodies to give opportunities to consult when individual TIF plans are approved, only the creation or expansion of URAs are formal opportunities to consult required to be offered.

The TIF Review Committee recommends that the Board send a letter that states that while we support the reinvestment district we would not support the use of TIF as an incentive for retail commercial type developments. Staff will attend the meeting next Monday and will discuss any additional information we receive at the Committee of the Whole meeting next Tuesday.

DATE: March 27, 2014

TO: Board of Supervisors, Scott County
Superintendent, Davenport Community School District
President, Scott Community College

FROM: City Council
City of Davenport, Iowa

RE: I-74/53rd Street Economic Development Area Amendment

The City of Davenport is in the process of expanding an urban renewal area known as the I-74/53rd Street Economic Development Area and pursuant to Section 403.5 of the Code of Iowa, the City is sending you the enclosed copy of its urban renewal plan amendment and scheduling a meeting at which you will have the opportunity to discuss this amendment. The expansion of the I-74/53rd Street urban renewal area is a requirement for the State of Iowa's Reinvestment District Application for which the City has applied.

The meeting to discuss the urban renewal plan amendment has been set for Monday, April 7, 2014, at 2:30 o'clock p.m. at City Hall, City Council Chambers, 226 West 4th St. in Davenport. If you are unable to send a representative to the meeting, we invite your written comments. In addition, Section 403.5 gives your designated representative the right to make written recommendations concerning the urban renewal plan amendment no later than seven days following the date of the meeting.

The City plans to hold a public hearing on this urban renewal plan amendment at 5:30 o'clock p.m. on May 7, 2014, and a copy of the notice of hearing is enclosed for your information.

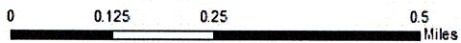
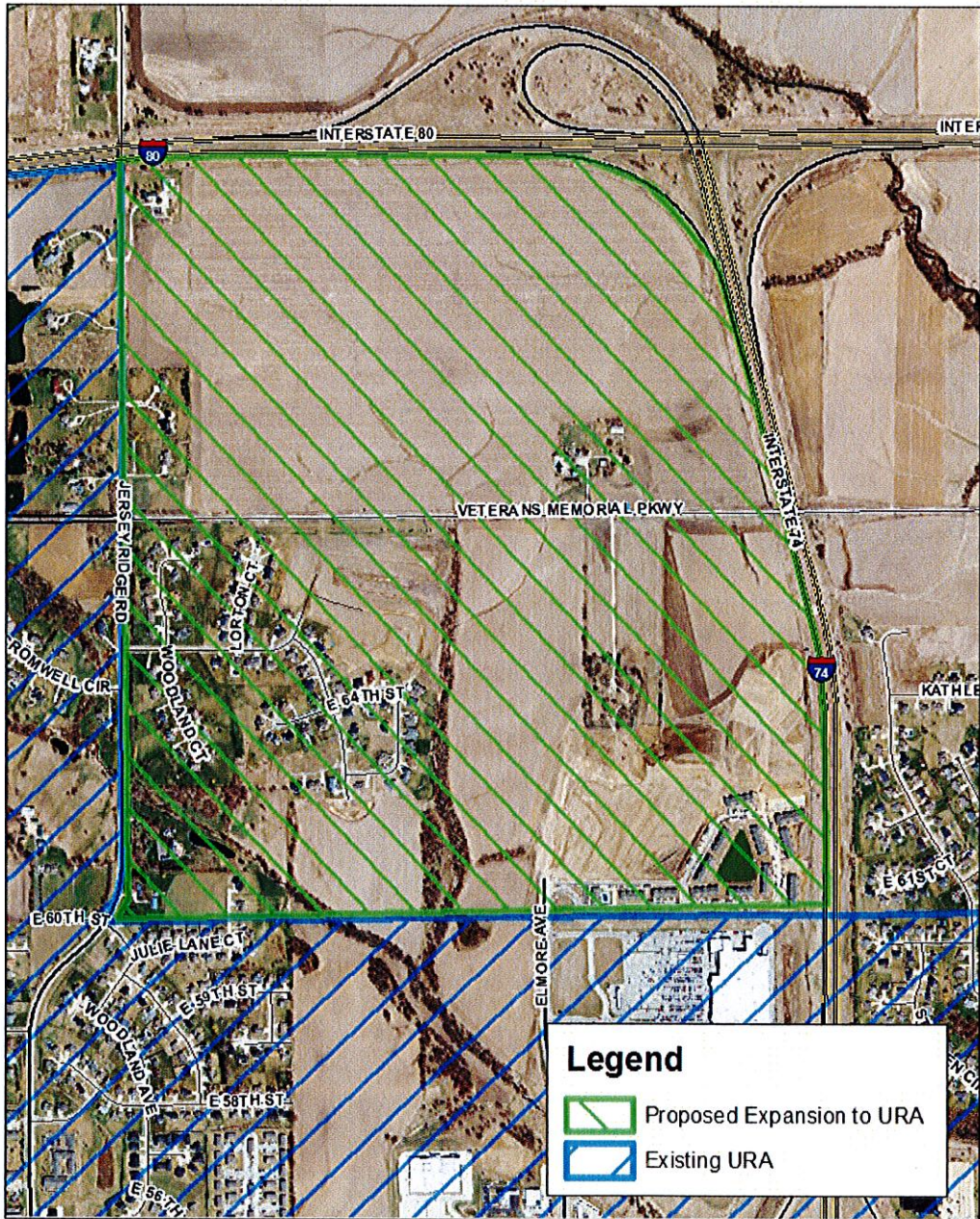
Please call Susanne Knutsen, Lead Economic Development Coordinator, at 326-6179 or via email at smk@ci.davenport.ia.us, if you have questions.

Enclosure

cc: Dee Bruemmer



Proposed Expansion to I-74/53rd St Urban Renewal Area



**2014 AMENDMENT TO THE URBAN RENEWAL PLAN
DAVENPORT I-74/53rd STREET ECONOMIC DEVELOPMENT AREA**

The Urban Renewal Plan for the I-74/53rd Street Economic Development Area in the City of Davenport is being amended to increase the size of the original district. The property which is being added to the Urban Renewal Area is described in Exhibit A.

If the proposed ordinance covering this Amendment is adopted during calendar year 2014, and if debt payable from incremental taxes is certified to the County Auditor by December 1, 2014, the property being added to the district as a result of this amendment will have a “frozen base” as of the January 1, 2014 valuation date.

With the adoption of this plan amendment, the City of Davenport will designate the property being added as an economic development area and the property being added will also become subject to the provisions of the original plan.

The following information is provided in accordance with the requirements of Section 403.17 of the Code of Iowa:

Outstanding general obligation debt of the City:	<u>\$ 135,675,000</u>
Remaining Constitutional debt capacity of the City:	<u>\$ 125,831,217</u>

Exhibit A
Legal Description
Amendment to I-74/53rd Street Urban Renewal Area
(SW corner I-80 and I-74 Intersection)

A tract of land situated in part of the E ½ of Section 6 and part of the W ½ of Section 5 all in Township 78 North, Range 4 East of the 5th Principle Meridian, City of Davenport, Scott County, Iowa, and being more particularly described as follows:

Beginning at the intersection of the Westerly Right of Way line of I-74 with the South line of the Southwest Quarter of said Section 5; Thence West along the South line of the Southwest Quarter of said Section 5 to the Southwest corner of the Southwest Quarter of said Section 5; Thence continuing West along the South line of the Southeast Quarter of said Section 6 to the intersection with the Easterly Right of Way line of Jersey Ridge Road; Thence North along the Easterly Right of Way line of said Jersey Ridge Road to the intersection with the Southerly Right of Way line of Interstate 80; Thence in an Easterly and Southeasterly direction along the Southerly Right of Way line of said I-80 and the Westerly Right of Way line of I-74 to the Point of Beginning. Containing 480 Acres more or less.

NOTICE OF PUBLIC HEARING ON DESIGNATION OF EXPANDED
I-74/53rd STREET ECONOMIC DEVELOPMENT AREA AND ON
PROPOSED URBAN RENEWAL PLAN AMENDMENT

Notice Is Hereby Given: That at 5:30 o'clock p.m., at City Council Chambers on the first floor of City Hall, 226 W. 4th Street, Davenport, Iowa, on the 7th day of May, 2014, there will be conducted a public hearing on the question of designating an expanded I-74/53rd Street Economic Development Area, pursuant to Chapter 403, Code of Iowa, by adding and including all the property described as follows:

A tract of land situated in part of the E ½ of Section 6 and part of the W ½ of Section 5 all in Township 78 North, Range 4 East of the 5th Principle Meridian, City of Davenport, Scott County, Iowa, and being more particularly described as follows:

Beginning at the intersection of the Westerly Right of Way line of I-74 with the South line of the Southwest Quarter of said Section 5; Thence West along the South line of the Southwest Quarter of said Section 5 to the Southwest corner of the Southwest Quarter of said Section 5; Thence continuing West along the South line of the Southeast Quarter of said Section 6 to the intersection with the Easterly Right of Way line of Jersey Ridge Road; Thence North along the Easterly Right of Way line of said Jersey Ridge Road to the intersection with the Southerly Right of Way line of Interstate 80; Thence in an Easterly and Southeasterly direction along the Southerly Right of Way line of said I-80 and the Westerly Right of Way line of I-74 to the Point of Beginning. Containing 480 Acres more or less.

The subject matter of the public hearing will also include a proposed amendment to the urban renewal plan for the I-74/53rd Street Economic Development Area covering the property identified above, pursuant to Chapter 403, Code of Iowa, a copy of which amendment is on file for public inspection in the office of the City Clerk.

The proposed amendment to the urban renewal plan brings the property described above under the plan and makes it subject to the provisions of the plan.

At said hearing any interested person may file written objections or comments and may be heard orally with respect to the subject matters of the hearing.

Jackie Holecek
Deputy City Clerk

THE COUNTY AUDITOR'S SIGNATURE CERTIFIES
THAT THIS RESOLUTION HAS BEEN FORMALLY
APPROVED BY THE BOARD OF SUPERVISORS ON

DATE

SCOTT COUNTY AUDITOR

R E S O L U T I O N

SCOTT COUNTY BOARD OF SUPERVISORS

April 10, 2014

APPROVAL OF STAFF APPOINTMENTS

BE IT RESOLVED BY the Scott County Board of Supervisors as follows:

Section 1. The hiring of Jerry Fisher for the position of part-time Custodial Worker in the Facilities & Support Services Department at the entry level rate.

Section 2. The hiring of Bo for the position of part-time Cook in the Sheriff's Office at the entry level rate.

THE COUNTY AUDITOR'S SIGNATURE CERTIFIES
THAT THIS RESOLUTION HAS BEEN FORMALLY
APPROVED BY THE BOARD OF SUPERVISORS ON

DATE

SCOTT COUNTY AUDITOR

R E S O L U T I O N

SCOTT COUNTY BOARD OF SUPERVISORS

April 10, 2014

APPROVAL OF APPOINTMENT OF SUPERVISOR CUSACK TO THE
7TH JUDICIAL DISTRICT COURT SERVICES BOARD

BE IT RESOLVED BY the Scott County Board of Supervisors as follows:

- Section 1. That the appointment of Supervisor Cusack to the Seventh Judicial District Court Services Board for the 2014 term ending December 31, 2014 is hereby approved.
- Section 2. This resolution shall take effect May 1, 2014.