

# Appendix A

**Scott County Comprehensive Plan  
List of Public Input Opportunities 2006-2008**

- |          |  |
|----------|--|
| 11/16/06 | Kick-Off with Scott County Planning Commission                             |
| 2/1/07   | Comprehensive Plan Advisory Committee – SCANS Kick-Off                     |
| 2/15/07  | Scott County Analysis of Needs/Services (SCANS) Workshops                  |
| 2/22/07  |  |
| 2/27/07  |  |
| 3/1/07   |  |
| 3/6/07   |  |
| 5/1/07   | Comprehensive Plan Advisory Committee                                      |
| 6/12/07  | Agricultural Land, AG Preservation and AG Exemptions Workshop              |
| 7/10/07  | Development Standards and Infrastructure Requirements Workshop             |
| 7/31/07  | Facilities, Utilities, Emergency Response, and Telecommunications Workshop |
| 8/14/07  | Parks, Open Space and Recreational Trails Workshop                         |
| 10/11/07 | Comprehensive Plan Advisory Committee                                      |
| 11/20/07 | Public Hearing of Scott County Planning and Zoning Commission              |
| 1/10/08  | Public Hearing of Scott County Board of Supervisors (Proposed)             |
| 1/24/08  | Consideration of Adoption Scott County Board of Supervisors (Proposed)     |

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Scott County Planning and Zoning Commission – regular reports/presentations at meeting between 11/06 through 12/07; provided progress communications to the Board of Supervisors.

Comprehensive Plan Technical Committee – ongoing meetings between 8/06 through and 5/07; provided technical direction and review of draft plan.



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## SERVICE REPORT

**COUNTY/COMMUNITY:** Scott County, Iowa

**DATE:** February 1, 15, 22, 27, 2007 and March 1, 6, 2007

**FILED BY:** Gena McCullough

**MEETING:** Scott County Analysis of Needs/Services (SCANS) Workshops Summary –  
(Comprehensive Plan Advisory Committee)  
Parkview, Davenport, Blue Grass, Walcott, LeClaire, Iowa

**PRESENT:**

**County/Community**  
(Refer to attached sheets)

**Bi-State**  
Gena McCullough  
Patty Pearson  
Ellen Milliron

**Others**  
Tim Huey

**Copies to:**  
Planning Commission  
Other Committees

Scott County Analysis of Needs/Services (SCANS) meetings were held at various times and locations in Scott County to solicit input on county strengths and weaknesses. Tim Huey provided the opening remarks at the meeting.

Participants were asked to introduce themselves. They were asked either about their favorite site, park, or fact about Scott County. The meeting was framed as an opportunity to refine the existing plan as well as county services. Participants were challenged to think of Scott County, both locally and globally, to guide future decisions and investments. Sites or aspects noted for Scott County were:

- Lost Grove Lake and causeway area
- Vander Veer Park
- Scott County Park
- North Scott School Campus
- Mississippi River waterfronts/panoramas
- Area/family farms
- Blue Grass and Sheridan Townships
- Route 1 driving west
- Golf courses
- Village of East Davenport
- Parks countywide
- West Lake Park
- Was the place where former local builder Charles Stein, now buried in Blue Grass, built a house in Village of East Davenport where the current County planning director resides.

- Is the only place with a city named Princeton to be located on the Mississippi River.
- Has 50 tanning facilities.
- Has the highest agricultural land values in Iowa.
- Has the nicest kids in the country.
- Is the only place where the Mississippi River runs east to west.
- Hosts at least one family with a 4<sup>th</sup> generation farm.
- Had former Board of Supervisor Maggie Tinnsmen in office when the first comprehensive plan was adopted.
- Has the best comprehensive plan in the State of Iowa.
- Has good environmental resources.
- Has another family farm first cultivated in 1839.
- Was settled because businesses found a good groundwater supply.
- Has an excellent park system that is considered a hidden gem.
- Cemetery in northwest Scott County
- My home
- South of Walcott
- City limits of Maysville
- Any place where you can go fishing
- My parent's farm
- Anywhere there is farm ground
- North side of West Lake Park
- My home
- Change of seasons
- Bluffs over Mississippi River
- My farm
- Duck Creek bike path
- Timber area on Wapsi
- My mother's house
- Parks and golf courses

The two hour meeting began with a brief presentation on the history of planning within Scott County, the purpose and need for a land use plan, plan content, existing county goals, and data/trends. This introduction was followed by asking each participant to speak on the following, being brief as possible:

- ✓ What are the positive selling points of Scott County? or What are the strengths?
- ✓ What would make Scott County better?
- ✓ How would you see Scott County in ten to twenty years?
- ✓ What are the opportunities?

The following information summarizes the input received:

**Table 1A  
Scott County Strengths**

Leisure opportunities	Large diverse employment background
Affordable housing	Good public safety services
Good schools	Non-boring climate
Good public facilities	Best rural roads
Mississippi River	Access to good markets
Well run County	Barge access and system to move goods
Good cooperation between city and county government	Good higher education opportunities
Make haste slowly	Good location in the U.S.
Strong agriculture base	Protection of livestock feeding opportunities
Excellent farmers in County	Culture is diverse
Park & trails are great	Cultural activities
Good regional shopping	Low crime
Good medical facilities & access in region	Scenic areas
Good interstate transportation & access	
Davenport Municipal Airport – General Aviation – asset for business	Plan that limits residential around parks and specified areas
Interstate 80	Stewardship of agricultural land and Mississippi River

**Table 1A  
Scott County Strengths (continued)**

Diversity – land use, economy, cultural	Mississippi River and Wapsi River/Natural Resources
Affordable cost of living	Location on eastern edge of Iowa
Good infrastructure	Access to quality education
Good plan that provides areas for residential development	Fertile soils
Parks (variety)	Well managed government
Access to goods and services	Cooperation between county and cities and directing development into cities

**Table 1B**  
**Scott County Strengths – Weighted**

<b>Strengths</b>	<b>Highest</b>	<b>Middle</b>	<b>Lowest</b>	<b>WEIGHTED TOTAL</b>
Preserving farm land	30	6		36
Natural resources, rivers, slough (use as a draw for tourism)	9	2	2	13
Protection of prime agricultural land and strong zoning	3	4	3	10
Public health	9		1	10
Proximity to Quad Cities	9		1	10
School system		2	5	7
Great farm land and agricultural markets	3	4		7
Good comprehensive land use planning	6			6
Road system and bridges	6			6
Mighty Mississippi – working river		6		6
Inter-state network		4	2	6
Bike trails	3		2	5
Economic development system	3	2		5
Farm ground – prime		4	1	5
Affordability of homes		2	2	4
Good roads for access to farm land and work, etc. (farm to market roads)		4		4
Strong agricultural economy	3		1	4
Park system		4		4
Road infrastructure is good		4		4
Park system – Great!		2	1	3
Water Rights – Not a “good thing” which is a good thing issue. Water – good sources, such as Mississippi River, or aquifer (deep vs shallow wells), Jordan Aquifer 2,000 feet in depth	3			3
Good place to recruit for employment	3			3
Mississippi River	3			3
Low tax rates	3			3
Park system is good	3			3
Schools	3			3
Library system	3			3
Good colleges	3			3
I-80 (location, movement of goods/services)			2	2
Rural atmosphere within easy access to urban services		2		2
Diverse cultural population		2		2
Access to an international airport			2	2

**Table 1B  
Scott County Strengths – Weighted (Continued)**

Strengths	Highest	Middle	Lowest	WEIGHTED TOTAL
Attractions/activities		2		2
Cultural diversity – variety			2	2
Best farmland in state		2		2
Some of best farm land in world			1	1
Short commute times			1	1
Educational opportunities			1	1
Good cooperation between county and cities			1	1
Mississippi River				
Variety of retail/businesses and services				
Unique historical sites				
Good road system – maintenance				
Good work ethic				
Great variety of towns				
State universities are close				
Highly productive soils				
Caring, giving, hard working residents				
Planning for growth				
Expecting growth				
Protective services, i.e. police, fire				
Strong parks system				
Waste management system (offers recycling of hazardous waste)				
Strength of the faith community				
Progressive with services				
Residents supportive of government decisions				
Good health systems				
Good cultural/multi-cultural events				
Strong connection between rural and urban				
Proximity to major metro area				
Strong employers such as Rock Island Arsenal				
I-80				
Shopping				
Rural road network				
Available housing (abundance)				
RDA money into community				
Strong, diverse schools				
Adaptable government				
Low taxes				
Low unemployment				
Job stability				
Higher education				
Attraction – fun stuff				

<b>Strengths</b>	<b>Highest</b>	<b>Middle</b>	<b>Lowest</b>	<b>WEIGHTED TOTAL</b>
Public safety and enforcement				
Medical services				
I-80 and Hwy 61				
Well trained workforce				
Good farm markets				



**Table 2**  
**Scott County Needs for Improvement**

Improvement	Priority 1	Priority 2	Priority 3	WEIGHTED TOTAL
Clear rules for future land use and development	21	8	2	31
Retaining “Grads”	24	2		26
Improve gravel roads – properties pay for dust control, paving program	12	10	2	24
Flat growth vs. expanded services; work with cities to redevelop “core” company partner w/cities	12	10		22
Strike a balance – Why do we have to grow?	6	14	2	22
Moderate residential growth on the fringe areas	18	4		22
Urban sprawl	15	4	1	20
Promote tourism, golf courses, sailing, canoeing	9	8		17
West Davenport sewer tunnel to facilitate growth in West Davenport	9	2	4	15
Air quality	6	4	4	14
Jobs for those > 50 years; keeping people here who are nearing retirement – utilize this resource	3	10	1	14
Programs to rehab housing/provide financial incentives for improvements	6	8		14
Offer more assisted living programs so that elderly can stay in their communities	12	2		14
Property tax reform	9		4	13
Good new housing – affordable	9	2	2	13
Emergency response – education; too few people to cover	6	6		12
Too much emphasis on gambling	9	2	1	12
High speed internet in rural areas	9	2	1	12
Plan for housing in rural areas	6	4	2	12
Less crime	6	6		12
Adequate infrastructure prior to developments being approved	12			12
Need to be destination for new industry	3	6	2	11
Separated areas for bike traffic (more opportunities for bike paths)		8	3	11
More black top roads instead of gravel	9	2		11
Consideration of unannexed areas bordering cities and opening dialogue for annexation	3	6	1	10
Continue park recreation efforts; leverage monies by working together	3	4	2	9
State park on Mississippi River	6		3	9
Adopt “green” development standards	6	2	1	9
Provide overlooks on river	3		6	9
St. Annes Road and U.S. 61 interchange	3	4	1	8
Pave/widen shoulders for bike traffic		8		8

<b>Improvement</b>	<b>Priority 1</b>	<b>Priority 2</b>	<b>Priority 3</b>	<b>WEIGHTED TOTAL</b>
Mental health support – substance abuse treatment	6	2		8
Capitalize on Davenport Municipal Airport (dialogue with other jurisdictions on shared responsibility)	3		4	7
Revisit metro-authority to increase efficiencies	6		1	7
Provide incentives for small businesses	6		1	7
Promote industrial employment for better jobs		4	3	7

**Table 2**  
**Scott County Needs for Improvement (Continued)**

Improvement	Priority 1	Priority 2	Priority 3	WEIGHTED TOTAL
Waterfront properties and retirement or vacation homes – e.g. Lost Grove Lake Flip side – Corps of Engineers seasonal homes and problem properties or Buy property and create lake	6			6
Concern about turn-over of larger homes	3	2	1	6
How will roads (improvements) be funded?		6		6
Department of Transportation interchange on I-80, LeClaire	3	2		5
More incentives for private industry to provide services	3		2	5
Rails to trails (?) 110th Avenue (?); more interconnection of trails; network of trails		4	1	5
Pedestrian/bike alternatives on higher use roads – coon hunter’s road; paved shoulders or as subdivision		4	1	5
MHDD Funding (Mental Health Funding)	3	2		5
Loss of agricultural businesses/markets for agriculture producer – Oscar Mayer; Davenport shift in image – arts/entertainment	3	2		5
Sub-divisions be served by their own sewer systems	3		2	5
Planning for elderly living/residents	3	2		5
Improve urban areas; prevent sprawl as done in past	3	2		5
Improve air quality		4	1	5
“Make haste slowly” – not recognized by rest of state			4	4
Joint administration for school districts, e.g. buses		4		4
Encourage food systems to keep consumer dollars in the local economy	3		1	4
Improve water distribution (major water main break on River Drive)		4		4
Free internet access	3		1	4
Dependable electric service		4		4
Environmentally sensitive utility placement – discuss with landowners		2	2	4
Image problems within towns		2	1	3
Pipeline safety – mapped & land use regulations; education – like mines (covenant)	3			3
Passenger rail from Scott County to Chicago and other areas	3			3
Telecommunication – cable and internet – more opportunities	3			3
Roads to accommodate emergency vehicles	3			3
Take advantage of riverfront		2	1	3

<b>Improvement</b>	<b>Priority 1</b>	<b>Priority 2</b>	<b>Priority 3</b>	<b>WEIGHTED TOTAL</b>
Require central sewer systems in rural subdivisions	3			3
Less emphasize on gambling			3	3
Trail system – recreational		2	1	3
River amenities – access			3	3
Improve telecommunication access	3			3
Secure and reliable communications	3			3
Extremely disadvantaged – poverished – Monetarily, Culturally, socially			2	2
Rural water system			2	2

**Table 2**  
**Scott County Needs for Improvement (Continued)**

Improvement	Priority 1	Priority 2	Priority 3	WEIGHTED TOTAL
Develop senior programs – housing			2	2
Reduce the brain drain		2		2
Lower taxes		2		2
Zoning as relates to building downstream of Lost Grove Lake		2		2
◆ Property acquisition				
◆ Downstream farm houses				
◆ New standards for dam construction				
More guidance for industry related to pollution			2	2
High school for the western part of the county		2		2
Plan for storm water runoff and green space		2		2
If more roads are black topped, should development along those roads be encouraged			2	2
New revenue sources for government			1	1
Control light pollution			1	1
Quality of health care declining			1	1
Utica Ridge Road, north Davenport (poor pavement)			1	1
Improve water quality in creeks and streams			1	1
Increase citizen participation in political process			1	1
More involvement of youth in community			1	1
Less “dusty” gravel roads			1	1
Hoops for needy – need money and time for rehabilitation (social services needs)				
Examine tax structure on pensions (tax structure for retirees)				
Capitalize on strategic location for growth				
Hire an additional building inspector				
Revisit reliability of utility delivery system				
Farms for sale				

At the conclusion of the meeting, participants were asked to prioritize their top three issues of most importance for improvements needed in Scott County. (Note: Participants were given two colored stickers each in red-highest priority, orange-medium priority, and green-lower priority.) The results are indicated in tables above, ranked from highest to lowest priorities. Participants were invited to the other SCANS workshop.

Additional Comments Received:

- A clearer definition of a farm and/or farmer
- It is absolutely critical that the agriculture preservation areas remain protected from development. Recently returned to QCA from out of state and want to make sure rural culture is preserved.
- County government has received recognition a number of years for its financial efficiency.
- Make sure the infrastructure is adequate for that project and future extensions into area considered

- Insist on “green” inclusion into plan to assist in run-off problems, etc.
- Clean-up the blighted areas in town and redevelop these into nice neighborhoods that are already connected to infrastructure
- Establish plans for trails for various types of recreation, not after concrete is laid

# Appendix B