

PLANNING & DEVELOPMENT ACTIVITY

City-Wide Zoning initiative:

The City-Wide Zoning Update was completed. The new map has been added to the City website with notices going out to common users (developers, engineering firms, realtors) to see updates.

Zoning Ordinance Activity:

Amendments in process

- City-wide Design Standards are being reviewed and public comments will be sought at City Council meetings beginning in December following a recommendation from the Planning and Zoning Commission.
- Amendments to the setbacks required in Industrial areas are being considered. Anticipated to be approved in November 2022.
- The permitted use of gravel is being removed from the zoning code. After a review of comparable cities, Marion was the only one allowing gravel to be used for parking and loading. Anticipated to be approved in November 2022.

COMMERCIAL BUILDING ACTIVITY

The Building Department has 54 active commercial permits. Four new commercial permits were issued. Permit activity remains strong for this time of year, but the shortage of building materials and labor continues to delay advancing projects and permit close-out.

Marion Independent School District's Stadium project and FMI addition should be obtaining occupancy mid-November weather dependent. Framing for Green Park Apartments and Marion Boulevard Apartments continues. Broad and Main 6th will likely wait until spring to move forward, and Tulip Tree Apartments contractor has indicated that their project will start grading soon.

BUILDING DIVISION STATISTICS

INSPECTIONS	CURRENT	LAST MONTH	LAST YEAR
ALL CONSTRUCTION	569	613	649
WRECKING	1	4	0
BEER & LIQUOR INSP	5	7	2
COMPLAINT INSPECTIONS	12	7	4
TOTAL INSPECTIONS	587	631	655
PERMITS			
ACTIVE DEPT PERMITS	11,013	11,170	10,629
PERMITS ISSUED	306	302	425
NEW SINGLE FAMILY	6	7	19
NEW MULTI-FAMILY (UNITS)	0 (0)	0 (0)	0
NEW COMMERCIAL	1	2	0
REMODEL/ADD. COMMERCIAL	5	3	5
RENTAL HOUSING			
RENTAL HOUSING UNITS	4,596	4,657	4,528
TOTAL RENTAL INSPECTIONS		276	155

BUILDING CODE COMPLIANCE

BUILDING CODE COMPLAINTS	CURRENT	LAST MONTH	LAST YEAR
NEW COMPLAINTS	10	5	3
RESOLVED COMPLAINTS	11	6	0
ACTIVE COMPLAINTS	56	61	64
ACTIVE COMPLAINTS BY TYPE			
BUILDING MISCELLANEOUS	6	11	12
DEBRIS IN YARD	33	28	24
HOUSING	9	13	4
PROPERTY MAINTENANCE	8	9	24

CODE COMPLIANCE ACTIVITIES

Code Compliance continues to work 57 active cases and to respond to nuisance properties as they are identified. A warmer than normal fall has continued to drive fall cleanup complaints. There are currently 14 order to abate nuisances waiting for compliance along with the continued influx of daily complaints. The current case count involving legal action is at 8 and it appears that this number will remain at this level for the near future as staff pushes for a few high visibility abandoned properties to be secured, cleaned up and have work performed on them to reduce their blighted appearances.

TRAIL PROJECTS

CeMar Trail (7th Street to Marion city limits, including bridges)

The trail has been broken into 5 phases, allowing separate lettings for each segment. Staff anticipates an amendment to the Shoemaker contract in November to take inflation into account of a longer than normal contract.

The **first phase (Bridge Demo)**: Project is closed out.

The **second phase (Thomas/Legion Park Paving)**: Staff has submitted all documentation for project closeout.

The **third phase (Bridge over Indian Creek)**: Staff has submitted all documentation for project closeout.

The **fourth phase (Ped. Bridge over Marion Blvd)**: Punch list items remain.

The **fifth phase (South of Hwy 100)**: Trunk sewer easement has been signed by property owners, trail easement negotiations to begin soon.

Indian Creek Trail (Boyson Trail to Tower Terrace Road)

All bridges are in and the majority of the paving is complete. Substantial completion of the trail is anticipated yet this year.

Lucore Road Pedestrian Bridge and Sidepath

The CMPO has approved the funding to the full 80/20 split. The funding will become available likely in FFY 25 and 26. The Linn County Trails Association has allocated a minimum of \$50,000 towards this project with a capital campaign goal to fund it at \$100,000 if possible. Two other trail projects in Linn County are the beneficiaries of their capital campaign as well.

BOARDS AND COMMISSIONS

Planning & Zoning Commission

The Marion Planning & Zoning Commission met on October 11, 2022 and took action on the following items:

- Conditional Use – Honey bee hives – 1865 Agate Cir (approved)
- Rezoning and Preliminary Plat – Osage Estates – Atwood Rentals (both approved)
- Preliminary Plat – Marion South Subdivision 1st – ITC Midwest, LLC (approved)
- Central Corridor Review – Broad & Main Monumental Staircase – Eagle View Development (approved)

Zoning Board of Adjustment

The Marion Zoning Board of Adjustment met on October 18, 2022 and took action on the following item:

- Conditional Use – Honey bee hives – 1865 Agate Cir (approved)

Historic Preservation Commission

The Marion Historic Preservation Commission did not meet in October 2022.

Bicycle and Pedestrian Advisory Committee

The Bicycle and Pedestrian Advisory Committee met on October 25, 2022 at City Hall. The Committee discussed had a presentation from Todd Steigerwaldt of the Creekside Pride Committee regarding the Indian Creek Master Plan.

Construction Code Review Board

The Marion Construction Code Review Board met on October 25, 2022, to hear an appeal for an alternative method in lieu of fire sprinklers required by Building and Fire Codes. The appeal was denied by the board as the method did not give equivalent protection.

Nuisance Enforcement and Property Maintenance Advisory Board

The Board did not meet in October 2022. Next meeting is scheduled for December 6, 2022.