

PLANNING & DEVELOPMENT ACTIVITY

Zoning Ordinance – Amendments in process:

- The Zoning Ordinance as part of the recodification process was recommended for approval by the Planning and Zoning Commission on February 14th and proceeded to City Council for the public hearing and initial consideration as part of the broader codification process.
- Work has begun to implement a street tree ordinance for all new developments. A draft has been prepared and reviewed with Parks Department staff. Review of those comments is ongoing.

Long-Range Planning Documents:

- A draft RFP for the Parking Study began. The RFP is anticipated to be pushed out for proposals by the end of March.
- Staff continued to review award winning Comprehensive Plans to gain insight of elements that would be good to include in Marion's update as we prepare to write the RFP.

COMMERCIAL BUILDING ACTIVITY

The Building Department has 36 active commercial permits. No new commercial permits were issued while 8 were completed. There are a lot of inquiries about potential new projects, but most are concerned over the shortage of some materials, and the higher interest rates. With this said and the announcement of the Mercy and St. Luke's ER's it is encouraging that we will have another very busy year.

Framing for Green Park Apartments and Marion Boulevard Apartments continues with both getting the rough-ins completed on the upper floors and getting the drywalling moving forward. The Tulip Tree apartment contractor has indicated that their project will start coming out of the ground in spring and the installation of the aggregate pier footings has been completed.

BUILDING DIVISION STATISTICS

INSPECTIONS	CURRENT	LAST MONTH	LAST YEAR
ALL CONSTRUCTION	374	447	363
WRECKING	1	2	0
BEER & LIQUOR INSP	3	13	3
COMPLAINT INSPECTIONS	10	6	15
TOTAL INSPECTIONS	388	468	381
PERMITS			
ACTIVE DEPT PERMITS	6,183	6,693	10,809
PERMITS ISSUED	147	174	193
NEW SINGLE FAMILY	3	0	9
NEW MULTI-FAMILY (UNITS)	1 (2)	0 (0)	0 (0)
NEW COMMERCIAL	0	0	0
REMODEL/ADD. COMMERCIAL	2	4	4
RENTAL HOUSING			
RENTAL HOUSING UNITS	4,654	4,631	4,551
TOTAL RENTAL INSPECTIONS	185	181	148

BUILDING CODE COMPLIANCE

BUILDING CODE COMPLAINTS	CURRENT	LAST MONTH	LAST YEAR
NEW COMPLAINTS	4	8	6
RESOLVED COMPLAINTS	10	1	11
ACTIVE COMPLAINTS	45	58	65
ACTIVE COMPLAINTS BY TYPE			
BUILDING MISCELLANEOUS	5	4	7
DEBRIS IN YARD	22	31	31
HOUSING	5	12	14
PROPERTY MAINTENANCE	13	11	13

CODE COMPLIANCE ACTIVITIES

Code Compliance continues to work 51 active cases and to respond to nuisance properties as they are identified. There are currently 19 orders to abate nuisances waiting for compliance along with the continued influx of daily complaints. The current case count involving legal action is at 9. As a result of enforcement on a prominent uptown property, staff has identified several properties needing repairs and maintenance. Enforcement on the Carriage Corner development has also led to several other properties to be identified as in need of moderate derecho damage repairs. Orders to Abate have been sent out on these properties and staff is currently waiting for compliance of deadlines before proceeding to the next step.

TRAIL PROJECTS

In February, the Linn County Trail Association donated \$100,000 to the City of Marion to support the advance design of the Lucre Road sidepath and pedestrian bridge project.

BOARDS AND COMMISSIONS

Planning & Zoning Commission

The Marion Planning & Zoning Commission met on February 14, 2023 and took action on the following items:

- Design Review – 3556 Winslow Rd – Linn-Mar Administration building (approved)
- Conditional Use – 808 8th Ave – Place of Worship (approved)
- Central Corridor Review – 1801/1833 7th Ave – Façade Improvements (approved)
- Design Review – Hanna Park Pavilion and Restrooms (approved)
- Zoning Code recodification and amendments (approved)

Zoning Board of Adjustment

The Marion Zoning Board of Adjustment met on February 21, 2023 and took action on the following item:

- Conditional Use – 808 8th Ave – Place of Worship (approved)

Historic Preservation Commission

The Marion Historic Preservation Commission did not meet in February 2023.

Bicycle and Pedestrian Advisory Committee

The Bicycle and Pedestrian Advisory Committee did not meet in February 2023.

Construction Code Review Board

The Marion Construction Code Review Board did not meet in February 2023 as there were no items that required action.

Nuisance Enforcement and Property Maintenance Advisory Board

The Board did not meet in February 2023. Next meeting is scheduled for March 7, 2023.