

## Community Development

### Inspections and Permit Activity:

MISD's Parkview Elementary is working to complete a few small punch list items before a final is given, it is all but done. Their high school Auditorium addition is planned to be completed early next year. Linn Mar's Performance Venue addition contractor has set precast walls and is finishing up groundwork inside before closing it completely up. Their administration building has an occupancy and has a punch list they are working to complete. Two new projects are East Town Apartments and Shadow Ridge Apartments, which is a mixed-use building and will have retail on the first floor.

Fall is usually a busy time with projects starting and working through the winter, this year is no different with a couple of restaurant projects coming in soon to start next month. Even with prices higher than normal commercial contractors are still talking about new projects, which is always a good sign. Four new commercial permits were started this month with others in the works. The building department has 38 active commercial projects ongoing with 2 project completions this month. Product and labor issues continue to be a problem for some projects and are extending the construction project timelines.

Building Inspections	Current	Last Month	Last Year
All Construction	577	545	573
Wrecking Finals	0	3	0
Beer & Liquor Inspections	10	7	9
Complaint Inspections	4	4	8
<b>Total Inspections</b>	591	559	590
Permit Activity			
Active Department Permits	1,856	1,809	6,530
Permits Issued	278	250	238
New Single Family	8	11	4
New Multi-Family (Units)	2 (4)	2 (62)	1 (2)
New Commercial	3	1	0
Remodel/Addition Commercial	1	4	1
Active Commercial Permits	38	34	n/a
Completed Commercial Permits	2	3	n/a

Rental Housing	Current	Last Month	Last Year
Rental Housing Units	4,903	4,927	4,722
Rental Inspections (By Unit)	349	357	334

### Code Compliance:

- The staff's commitment to efficient code compliance processes has yielded positive results, notably in response times and overall compliance rates. Continued focus on resource allocation, community engagement, and internal collaboration will be crucial to maintaining and building on this progress.
- An agreement has been reached with Carriage Corner properties whereas Seven Hills agrees to sell the properties. Although all properties have been listed with an agent, there has been no sale of any of the properties since the agreement in August.
- Cases advanced to municipal infraction currently stand at 13.

Building Code Complaints	Current	Last Month	Last Year
New Complaints	3	3	6
Resolved Complaints	7	4	7
Active Complaints	41	49	54
Active Orders to Abate	13	14	n/a
Active Complaints By Type			
Building Miscellaneous	6	9	9
Debris In Yard	7	9	24
Housing	1	1	0
Property Maintenance	18	21	21
Vacant Neglected	9	9	n/a

### Planning & Development Updates:

- Comprehensive Plan – RDG Planning and Design has been working on all aspects of the Plan in the background. The Technical Team will receive a full draft plan document to review in November prior to the Visioning Committee's review in early December. The draft plan will be pushed out for public comment starting in December. The public comment period will last through January 2025.
- 10th Avenue Renaming – September 19, 2024 the City Council approved the name change of 10th Avenue to Business Highway 151. Letters to affected owners were sent out and new street blades are anticipated to now be installed by the end of November 2024.
- Staff is reviewing the establishment of the Uptown Parking Implementation Committee, reviewing roles, responsibilities and intent. Anticipate an update to the City Council in December 2024.