

Community Development

Inspections and Permit Activity:

MISD's High School Auditorium addition has been completed except for some exterior items to be completed in the spring. Linn-Mar's Performance Venue addition contractor has set precast walls and is finishing up groundwork inside before closing it completely up for the winter. Their administration building has an occupancy and has a short punch list they are working to complete. The Holiday Inn Express has an occupancy for much of the building, they do have a few rooms missing plumbing fixtures because of a product delay. Projects well under way are East Town Apartments and Shadow Ridge Apartments which is a mixed-use building and will have retail on the first floor. Two new projects are Freddy's restaurant in the East Town Crossing area, and a restaurant to be named in the Indian Creek Mall area. With items that are coming in for planning reviews, that will likely have permits in the spring, it looks to be another busy year.

Building Inspections	Current	Last Month	Last Year
All Construction	289	317	416
Wrecking Finals	0	1	15
Beer & Liquor Inspections	7	4	5
Complaint Inspections	5	13	0
Total Inspections	301	335	436
Permit Activity			
Active Department Permits	1,873	1,825	5,405
Permits Issued	159	214	163
New Single Family	1	11	5
New Multi-Family (Units)	2 (4)	1 (2)	0 (0)
New Commercial	0	3	1
Remodel/Addition Commercial	2	3	2
Active Commercial Permits	33	33	n/a
Completed Commercial Permits	2	3	n/a

Rental Housing	Current	Last Month	Last Year
Rental Housing Units	4,888	4,883	4,890
Rental Inspections (By Unit)	193	271	455

Code Compliance:

- The lead-up to the holiday break brings a quieter period for the department, allowing staff to focus on training with the newly implemented software. Processes and procedures are being refined to make the most of the software's enhanced features, improving overall usability. Despite the ongoing software transition, the department continues to maintain normal response times to complaints.
- Cases advanced to municipal infraction currently stand at 13.

Building Code Complaints	Current	Last Month	Last Year
New Complaints	2	6	0
Resolved Complaints	0	9	3
Active Complaints	39	40	47
Active Orders to Abate	13	12	n/a
Active Complaints By Type			
Building Miscellaneous	6	10	8
Debris In Yard	8	6	20
Housing	2	1	0
Property Maintenance	14	14	19
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 met on November 18, 2024 and walked through the draft document. Staff started the deep dive into reviewing the document and will continue communication with RDG regarding edits. An open house was held on December 10, 2024 with approximately 23 attendees providing comment to elements of the plan that will be reviewed staff. Public comment period is open and will remain open through January 2025
- Staff is reviewing the establishment of the Uptown Parking Implementation Committee, reviewing roles, responsibilities and intent. In December 2024 the Committee structure will be drafted. Anticipate an update to the City Council in Spring 2025.