

Ordinance 1-2021

TEMPORARY LAND USE REGULATIONS INCLUDING MORATORIUM ON DEVELOPMENT, BUILDING ACTIVITY AND ALL SUBDIVISION APPLICATIONS ON LANDS DESCRIBED HEREIN WITHIN THE CITY OF RIVER HEIGHTS

WHEREAS, within the City of River Heights, Cache County, State of Utah, there is a critical need to identify and establish appropriate easements, rights-of-way, for public utility lines and to establish standards and practices that protect health, safety and welfare of the resident of the City of River Heights, and update any necessary ordinances, which facilitate appropriate and orderly future development of land within the city boundaries; and,

WHEREAS, the City Council has determined and found that there is a compelling countervailing public interest to impose a temporary land use ordinance restriction in the form of a moratorium on any zoning, construction or development in certain areas of the City of River Heights until such easements, rights-of-way and plans can be established, and necessary ordinances can be adopted; and,

WHEREAS, the City Council hereby imposes a six-month moratorium on any land use applications in the areas as designated below to allow time for adequate planning and a comprehensive review and revisions of the applicable ordinances pursuant to Utah Code Ann. Section 10-9a-504.

NOW, THEREFORE, BE IT ORDAINED, by the Council of River Heights City, Cache County, State of Utah, as follows:

1. Effective immediately upon enactment of this ordinance all building, development activity, and any land use application in the area and upon the lands described below are placed on hold, postponed, and prohibited.
 - a. The lands between 100 East and 400 East and between 300 South and 700 South, much of which is referred to as the Riverdale area;
 - b. The lands currently zoned Agricultural adjacent to 800 South and the currently-zoned Commercial area between 100 East and 600 East;
 - c. The lands between 600 East and 800 East and approximately 700 South and to the city boundary line to the south. This property is often referred to as the Lois Weston Family property and property owned by The Church of Jesus Christ of Latter-day Saints; and

- d. Parcel 02-025-0015 between 700 East and 750 East north of 600 South referred to as the Todd Weston Family property.
2. The subdivision and development of any real property located within the above limits of River Heights City are hereby temporarily prohibited, and a moratorium on the filing and approving of any application filed before or after the date of adoption of this Ordinance.
3. The moratorium established by this Ordinance shall apply to all applications for subdivisions, zoning changes, or any land use application filed before or after the date of adoption of this Ordinance.
4. The moratorium shall be in effect for a period of six months from the date this Ordinance is adopted by the City Council.
5. This Ordinance shall become effective immediately upon publication or posting as set forth by State law.

ADOPTED AND PASSED, by the RIVER HEIGHTS CITY COUNCIL this ____ day of February, 2021.

Todd A. Rasmussen, Mayor

ATTEST:

Sheila Lind, City Recorder