

ORDINANCE NO. 06-01-19

AN ORDINANCE ESTABLISHING A TEMPORARY LAND USE REGULATION WHICH PROHIBITS AND RESTRICTS RESIDENTIAL SUBDIVISION AND COMMERCIAL SUBDIVISION DEVELOPMENT APPROVALS BASED ON A FINDING OF COMPELLING, COUNTERVAILING PUBLIC INTEREST.

**WHEREAS**, Utah State law provides as follows:

UCA 10-9a-504      Temporary Land Use Regulations.

- (1)    (a)    A municipal legislative body may, without prior consideration of or recommendation from the Planning Commission, enact an ordinance establishing a temporary land use regulation for any part or all of the area within a municipality if:
  - (i)      the legislative body makes a finding of compelling, countervailing public interest; . . .
- (b)    A temporary land use regulation under Subsection (1)(a) may prohibit or regulate the erection, construction, reconstruction or alternation of any building or structure or subdivision approval.

. . .
- (2)    The municipal legislative body shall establish a period of limited effect for the ordinance not to exceed six (6) months. . . ; and

**WHEREAS**, the Mantua Town Council finds that there is compelling, countervailing public interest to:

- (1)    Draft and adopt a complete revision of the Town's Zoning Ordinance, inasmuch as the current Zoning Ordinance is many years old and the Town Council has determined that it is not adequate to address the current land use concerns to be considered by the Town;
- (2)    To draft a complete update to the Town's general plan, in order that it accurately reflect the desired development plan for the Town;

- (3) Draft and adopt such amendments to the Town's Subdivision Ordinance, together with such other ordinances as are determined necessary;
- (4) Complete the foregoing in order to more fully protect the health, safety and welfare of the citizens of the Town.

**NOW, THEREFORE, BE IT RESOLVED, that:**

- 1. A Temporary Land Use Regulation is hereby adopted and shall be effective for all of the area of the Town which prohibits approval by the Town's Planning Commission and the Town Council of any residential subdivision application, plan, building permit, or plat and any application, plan, building permit or plat for any new commercial development/plat.
- 2. This temporary action shall be effective for a period of not more than six (6) months, starting on January 20, 2006, and ending on July 20, 2006.
- 3. This Temporary Land Use Regulation shall become effective upon posting as required by law.

ADOPTED AND PASSED by the Mantua Town Council this 19th day of January, 2006.

MANTUA TOWN

ATTEST:

Alwana Tang Keu  
Town Recorder

By Kent C. Jepson  
Mayor

POSTED: 1/20/06

1. The first part of the document is a letterhead containing the name and address of the sender, followed by the recipient's name and address.

2. The second part of the document is the body of the letter, which contains the main message or information being conveyed.

3. The third part of the document is the closing, which typically includes a sign-off phrase such as "Sincerely" or "Respectfully," followed by the sender's name.

4. The fourth part of the document is the signature block, which contains the sender's handwritten signature and a printed name below it.

5. The fifth part of the document is the footer, which may contain additional information such as a date, a reference number, or contact details.

6. The sixth part of the document is the envelope, which is used to protect the letter and provide a means of delivery to the recipient.

7. The seventh part of the document is the return address, which is printed on the envelope to ensure that the sender can be reached if the letter is undelivered.

*[Handwritten signature]*  
[Printed name]

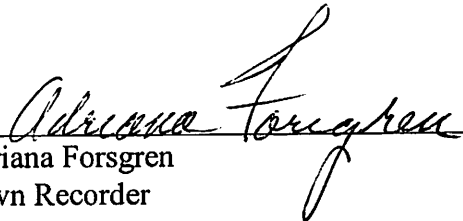


**CERTIFICATE OF DUE POSTING**

I, ADRIANA FORSGREN, Town Recorder of Mantua, Box Elder County, Utah, hereby certify that I, on the 20<sup>th</sup> day of January, 2006, in the Town of Mantua, County of Box Elder, State of Utah, posted the foregoing Ordinance No. 06-01-19 in a likely manner, a copy of which is hereto attached, in each of three public places in the said Town of Mantua, to-wit:

1. Mantua Town Hall
2. Mantua County Store
3. Mantua Town Shop

WITNESS my hand this 20 day of January, 2006.

  
\_\_\_\_\_  
Adriana Forsgren  
Town Recorder