

RESOLUTION NO. 14-31

RESOLUTION EXTENDING A MORATORIUM ON ISSUING BUILDING PERMITS IN THE CITY OF UNIVERSITY HEIGHTS TO ALLOW THE CITY COUNCIL TIME TO CONSIDER CERTAIN CHANGES TO THE CITY'S ZONING ORDINANCE

WHEREAS, the University Heights City Council is undertaking a comprehensive review of its Zoning Ordinance, No. 79, and to solicit public opinion, input, and comment regarding ordinance provisions; and

WHEREAS, the Council intends to evaluate and consider changes to the Zoning Ordinance provisions particularly related to the following matters, perhaps among others:

- Height of accessory structures and buildings
- Ascertaining and regulating the amount of surface-water runoff and drainage related to proposed construction
- Regulating floor-area ratio (the ratio of a building's total area to the lot/land upon which it is constructed)
- Defining "open space" and "green space" and requiring such space in certain circumstances
- Preserving access to air and sunlight
- Other matters that may improve the Zoning Ordinance and protect and preserve property owners' reasonable expectations regarding use and development of property; and

WHEREAS, the Council adopted Resolution No. 14-26 on September 19, 2014, adopting and imposing a moratorium on the issuance of building permits in the City until December 9, 2014, to permit the Council to undertake this review and consider possible Zoning Ordinance amendments; and

WHEREAS, the University Heights Zoning Commission has been meeting at the Council's direction and will present recommended Zoning Ordinance changes to the Council as soon as the Commission's work is complete; and

WHEREAS, the Council has determined that the review of the Zoning Ordinance will not be complete by December 9, 2014, when the current moratorium expires; and

WHEREAS, the initial moratorium set forth in Resolution No. 14-26 specifically contemplated that the period of the moratorium might be extended by further resolution of the Council; and

WHEREAS, the Council is informed by the City Building Official that no building permit applications have been received and rejected as a result of the present moratorium; and

WHEREAS, if the Council concludes that Zoning Ordinance amendments will be considered as a result of its review process, the Council may further extend the duration of this moratorium to permit three readings of an amending ordinance; and

WHEREAS, the Council reserves the opportunity to extend further or otherwise modify the moratorium if circumstances warrant,

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of University Heights, Iowa, hereby adopts and imposes a moratorium on the issuance of building permits in the City until **February 28, 2015**, or until the Council rescinds this Resolution No. 14-31, whichever occurs first. During the time period that this moratorium is in effect, no building permits shall be issued by the City except when the proposed construction will not cause or result in any increase in or enlargement of any of the exterior dimensions or components of an existing building or in the exterior dimensions or components of a damaged or destroyed building as they existed immediately before it was damaged or destroyed. Furthermore, during the time period that this moratorium is in effect, no building permits shall be issued by the City for any new buildings. In the event the Council determines that the moratorium should be extended or otherwise modified, the Council may make such changes by further resolution.

Upon motion by _____, and seconded by _____, the vote was as follows:

	AYES:	NAYS	ABSENT
Aldrich	<u> X </u>	<u> </u>	<u> </u>
Haverkamp	<u> X </u>	<u> </u>	<u> </u>
Lane	<u> </u>	<u> X </u>	<u> </u>
Miller	<u> X </u>	<u> </u>	<u> </u>
Quezada	<u> X </u>	<u> </u>	<u> </u>

Upon Roll Call thus recorded, the Resolution is declared adopted this 11th day of November, 2014.

Louise From, Mayor
City of University Heights

ATTEST:

Christine M. Anderson, City Clerk

Steve/UH Resolutions/Resolution 14-31 extending building permit moratorium 111114