

# MEMO



To: Planning Commission

From: Jason Bond, Assistant City Manager

Date: September 9, 2022

Re: **Zone Change Related to Proposed Ercanbrack Development Agreement Amendment #1**

---

A year ago, Santaquin City approved a development agreement with Mr. Randall Ercanbrack affecting his property located at 580 W. Main Street. Since that time, Mr. Ercanbrack sold a majority of his property and assigned development rights to Vanquish Capital LLC. The City has worked with the new property owner on some of their development ideas. They are requesting that the development agreement be amended and that zoning on the property be changed to conform with their plan. The changes essentially allow for commercial and warehousing related land uses allowed in the CLM Commercial Light Manufacturing Zone to be expanded in the area and located along the frontage of US Highway 6.

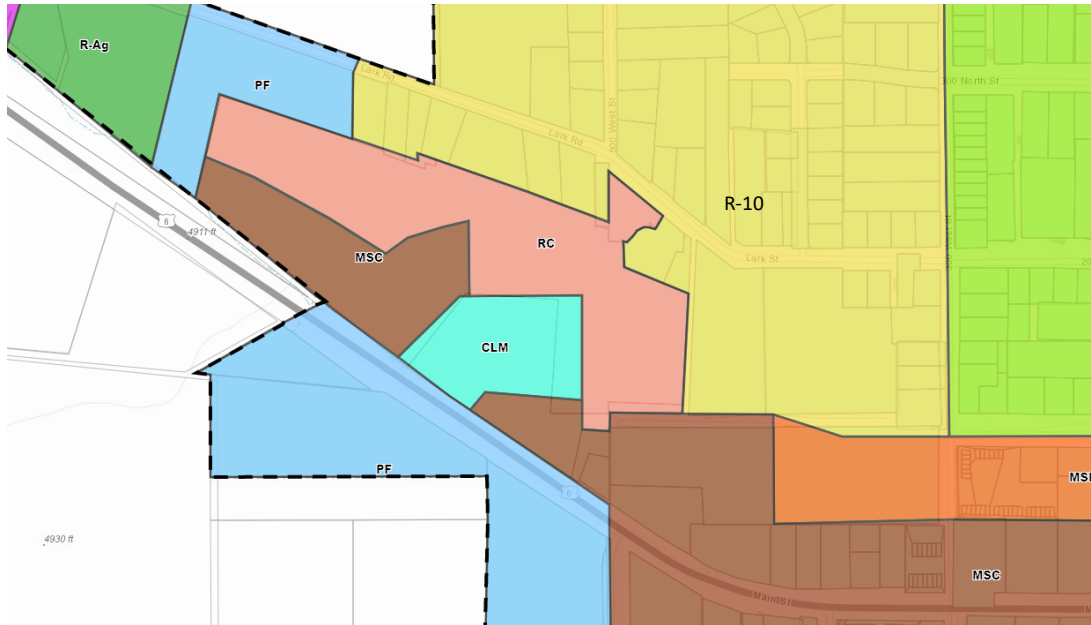
Specifically, it is proposed to rezone a total of approximately 6.78 acres. Approximately 0.59 acres of property would be rezoned from Residential Commercial (RC) zone to Residential R-10 zone, approximately 2.78 acres of property would be rezoned from Main Street Commercial (MSC) to Residential Commercial (RC) zone, and approximately 3.41 acres of property would be rezoned from Main Street Commercial zone to Commercial Light Manufacturing (CLM) zone. The following page shows the proposed zoning changes compared to the current zoning.

This rezoning request must be reviewed and receive a recommendation from the City's Planning Commission before the City Council can approve an ordinance to modify the City's Zoning Map.

Attached is a draft amendment to the development agreement that describes the proposed changes to the agreement and shows the development plans. Also attached is the associated Exhibit "D" which is the partial assignment of the land and development rights that took place when Mr. Ercanbrack sold the property.

**Staff Recommendation:** It is recommended that the Planning Commission review the proposed zone changes and provide a recommendation to the City Council.

Current Zoning Map:



Proposed Zoning Map:

