

MEMO



To: Mayor Hunsaker and City Council
From: Jason Bond, Community Development Director
Date: September 3, 2021
Re: **Ercanbrack Development Agreement and Associated Ordinances**

For over a year, Santaquin City staff has been coordinating with Mr. Randall Ercanbrack regarding a future plan for his property located at 580 West Main Street. These efforts were initiated from a desire that the City had to see commercial uses along the frontage of Main Street. When discussions first started, it was brought to our attention that a development agreement was executed between Santaquin City and Mr. Ercanbrack in 2002. However, that development agreement has expired but the agreement showed a development that was consistent with the City's desire to see commercial uses on the frontage of Main Street. With this understanding, the City began to negotiate terms for a new agreement which would maintain the components of the 2002 agreement, but which could be updated to reflect current needs and desires of the City and Mr. Ercanbrack.

Attached is a draft development agreement and two draft ordinances that are necessary for the development agreement to be approved. Essentially, it is proposed that the property be rezoned to have commercial zoning along the frontage of the entire property and have RC zoning behind that. This includes the rezoning of some property from R-10 to Residential Commercial (RC). However, a portion of the property that includes the existing building is proposed to be maintained for a use that is more suitable for the building. Therefore, it is proposed that a new zone called Commercial Light Manufacturing (CLM) be created. This new zone is very similar to the Residential Commercial (RC) zone but instead of residential uses, light manufacturing uses are encouraged. Specifics of the zone were carefully reviewed and negotiated as part of this process to plan for what Mr. Ercanbrack's property would look like in the future.

The Planning Commission reviewed the proposed ordinances and provided the following recommendations:

Creation of Commercial Light Manufacturing (CLM) Zone

Motion: Commissioner Lance motioned to forward a positive recommendation to the City Council for the creation of a Commercial Light Manufacturing (CLM) zone with the condition that new storage facilities and accessory apartments be excluded as permitted uses. Commissioner Jorgensen seconded.

Roll Call: Commissioner Hoffman, Aye; Commissioner Curtis, Aye; Commissioner Jorgensen, Aye; Commissioner Gunnell, Aye; Commissioner Lance, Aye; Commissioner Wood, Aye. The motion passed unanimously 6 to 0.

Ercanbrack Property Rezone

Motion: Commissioner Curtis motioned to forward a positive recommendation to the City Council for the proposed Ercanbrack Rezone Request for the property at 580 W. Main Street. Commissioner Hoffman seconded.

Roll Call: Commissioner Wood, Aye; Commissioner Lance, Aye; Commissioner Gunnell, Aye; Commissioner Jorgensen, Aye; Commissioner Curtis, Aye; Commissioner Hoffman, Aye. The motion passed unanimously 6 to 0.

Staff Recommendation: It is recommended that the City Council review the comprehensive proposal and consider approval of Ordinance No. 09-02-2021 (creation of the Commercial Light Manufacturing (CLM) zone), Ordinance No. 09-03-2021 (rezoning of the Ercanbrack property), and Resolution No. 09-01-2021 (Ercanbrack Master Development Agreement).