

MEMO



To: Mayor Olson and City Council

From: Jason Bond, Assistant City Manager

Date: September 16, 2022

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

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.

The Planning Commission reviewed this request pertaining to the proposed zoning changes on September 13, 2022, and forwarded a positive recommendation to the City Council as follows:

Motion: Commissioner Hoffman made a motion that the Planning Commission recommend that the City Council accept the rezone of the Ercanbrack property as proposed. Commissioner Weight Seconded.

Roll Call: Commissioner Hoffman, Yes; Commissioner Weight, Yes; Commissioner Lance, Yes; Commissioner Wood, Yes. The motion passed unanimously 4 to 0.

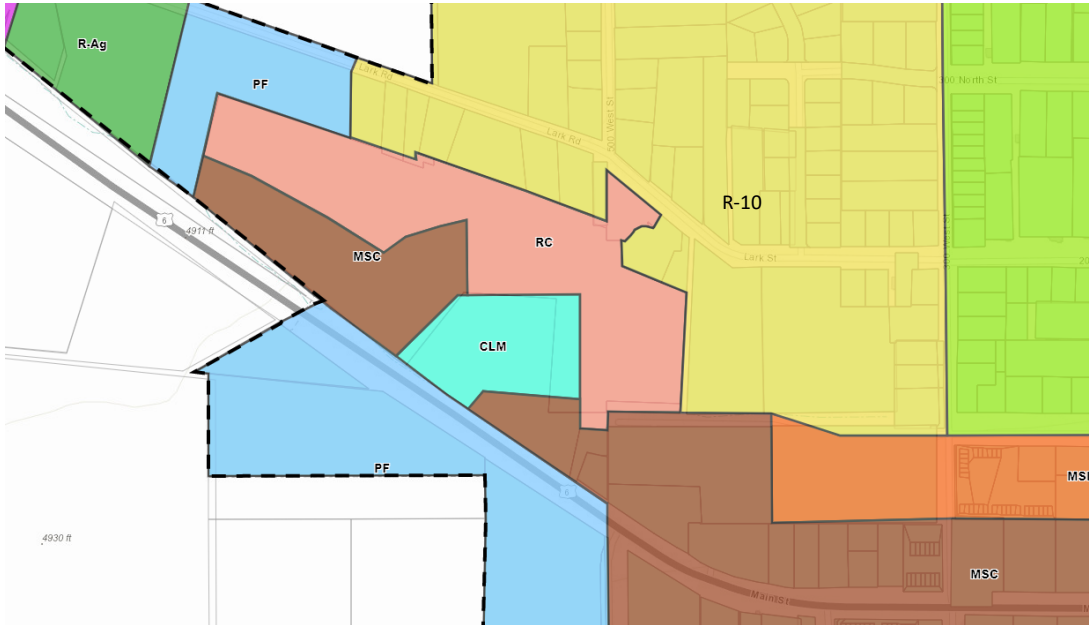
More details pertaining to the proposed amendment #1 of the Ercanbrack Development Agreement can be reviewed in the attachment. Exhibit "E" specifically shows the new master plan that is proposed to be built if this amendment #1 were approved

Recommended Motions:

"Motion to adopt Ordinance No. 09-01-2022 which changes zoning for approximately 6.78 acres at approximately 580 West Main Street."

“Motion to adopt Resolution No. 09-06-2022 which approves Amendment #1 to the Ercanbrack Master Development Agreement.”

Current Zoning Map:



Proposed Zoning Map:

