

# MEMO



To: Planning Commission  
From: Ryan Harris, Senior Planner  
Date: December 8, 2023  
Re: **Ercanbrack Rezone**

From: MSC To: CLM
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Mr. Randall Ercanbrack with W.M. Ercanbrack Co., Inc. is proposing a rezone of 1.54 acres located at 580 West Main Street. The property is currently zoned as the Main Street Commercial (MSC) District within the Main Street Business Districts Zone. The applicant is requesting that the property be rezoned to the Commercial Light Manufacturing (CLM) Zone. Most of the property (Parcel 32:006:0109) is currently zoned CLM and a smaller portion of the property (1.54 acres) is zoned MSC. If the rezone is approved, the entire property will be in the CLM Zone.

The applicant has prepared a letter explaining why he is requesting the rezone (Attachment 2) and has provided a concept plan (Attachment 3). The letter and the concept plan are the applicant's justification for why the proposed zone change should be approved. The concept plan is not binding and is an idea of what could be developed on the property. This review does not approve any development on the site. This review is for the Planning Commission to discuss the rezone proposal and forward a recommendation to the City Council.

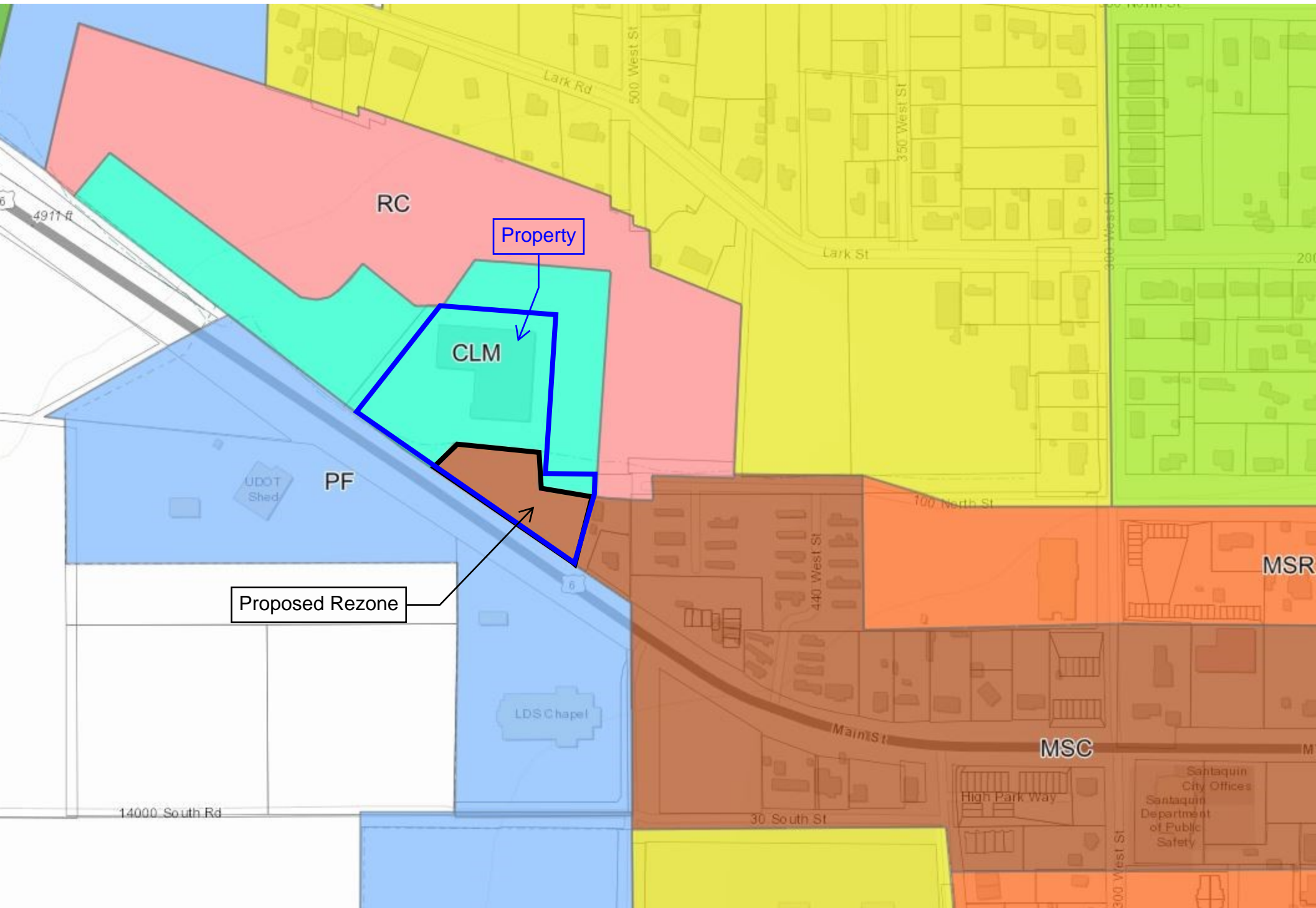
**Staff Recommendation:** It is recommended that the Planning Commission hold a public hearing as noticed and make a recommendation to the City Council concerning the potential rezone of the described property.

**Recommended motion:** "Motion to forward a (positive/negative) recommendation to the City Council that approximately 1.54 acres of the W M Ercanbrack Co., Inc. property be rezoned from the Main Street Commercial (MSC) District within the Main Street Business Districts Zone to the Commercial Light Manufacturing (CLM) Zone."

## **Attachments**

1. Zoning and Location Map
2. Applicant Letter
3. Concept Plan

Attachment 1: Zoning and Location Map



## Attachment 2: Applicant Letter

Planning Commission,

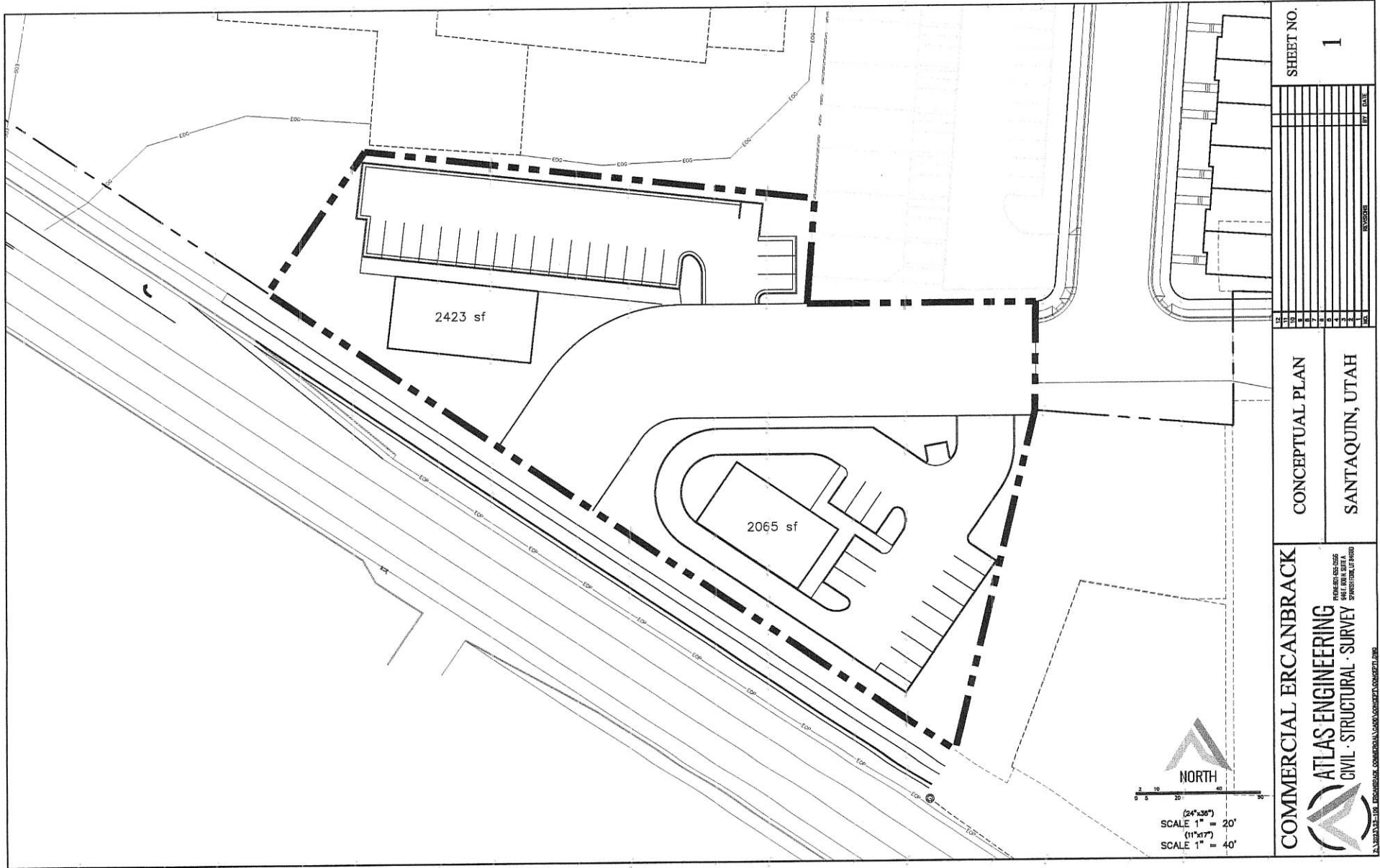
The reason I would like to rezone this section is so that I can have all my property, which is held by W M Ercanbrack Co., Inc. to be all as one CLM zone. This will be beneficial for your staff, and my engineering when it comes to developing the whole piece of property, which in turn benefits the city.

Thank you for your consideration,

Randall Ercanbrack

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SHEET NO.  
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CONCEPTUAL PLAN  
SANTAQUIN, UTAH

**COMMERCIAL ERCANBRACK**  
**ATLAS ENGINEERING**  
 CIVIL · STRUCTURAL · SURVEY  
 PROJECT ADDRESS: 600 E. MAIN ST. SANTAQUIN, UT 84086  
 PROJECT NO.: 2023-001



ATLAS ENGINEERING, INC. 1000 WEST 1000 SOUTH, SUITE 100, SALT LAKE CITY, UT 84119