



CITY COUNCIL WORK SESSION MEETING
Tuesday, June 18, 2024 at 5:30 PM
Court Room/Council Chambers (2nd floor) and Online

MINUTES

Mayor Olson called the meeting to order at 5:30 p.m.

ROLL CALL

Councilors present included Lynn Mecham, Jeff Siddoway, Brian Del Rosario, Art Adcock.

Councilor Travis Keel arrived at the meeting at 5:52 p.m.

Assistant City Manager Jason Bond was excused from the meeting.

Others present included City Manager Norm Beagley, City Recorder Amalie Ottley, Todd Amberry, Britton Bettridge, and other various members of the public.

PLEDGE OF ALLEGIANCE

Manager Beagley led the Pledge of Allegiance.

INVOCATION/INSPIRATIONAL THOUGHT

Councilor Adcock offered an invocation.

DISCUSSION ITEMS

1. Mulberry Annexation Presentation

Todd Amberry and Britton Bettridge attended the meeting to present their proposed Mulberry Subdivision and corresponding annexation. Mr. Amberry presented the current subdivision proposal and how phasing is anticipated. Mr. Amberry focused on the idea of the subdivision providing different levels of income and housing ranging from beginner apartments/townhouses to single family homes. Councilor Mecham inquired how the City and the developer will manage the water needs should the annexation be approved. Manager Beagley discussed with the council the challenges that the developer faces and is aware of in the proposed development and the impacts the potential growth will have on the City's systems. Mayor Olson requested that the developer complete a traffic study, especially for the higher density portions of the development. He added that road widths need to be taken into consideration as private lanes are not allowed per Santaquin City Code. Councilor Del Rosario expressed his concern with future costs that the City will face with a large development like the Mulberry Farms proposal. All councilors expressed their concern with the density proposed in the project. Manager Beagley discussed the process moving forward that would require approval of a development agreement between all parties along with the approval of the annexation.

2. Upcoming Agenda Items

Manager Beagley discussed with members of the City Council items on the upcoming Regular City Council Meeting agenda.


ADJOURNMENT

Councilor Mecham motioned to adjourn the Work Session Meeting. Councilor Siddoway seconded the motion.

Councilor Adcock	Yes
Councilor Del Rosario	Yes
Councilor Keel	Yes
Councilor Mecham	Yes
Councilor Siddoway	Yes


Motion passed unanimously.

The meeting was adjourned at 6:41 p.m.



Daniel M. Olson, Mayor

ATTEST:



Amalie R. Ottley, City Recorder



MULBERRY FARMS

SANTAQUIN, UT

FAMILY LIVING IN THE HEART OF SOUTH UTAH COUNTY

MULBERRY FARMS

Mulberry is a proposed 480-acre Master Planned Community in the heart of South Utah County that will be home to many families for years to come. Consisting of over 1,700 residential lots ranging from entry-level single family attached homes to 1 acre + horse properties, over 30 acres of parks and open space, walking and horse trails, and both public and private amenities, Mulberry will fit the lifestyles of a wide range of demographics.



**MULBERRY
FARMS**

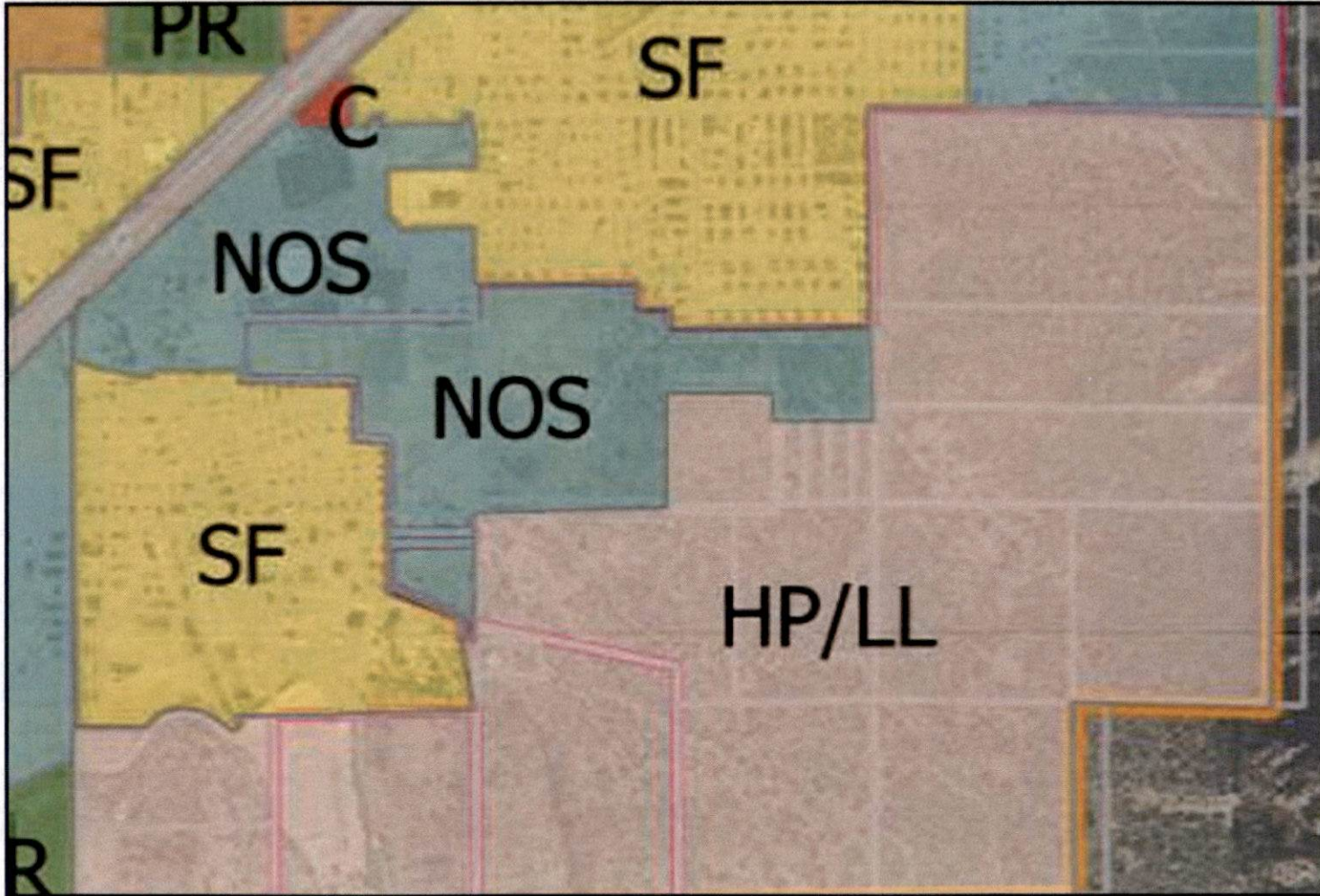
SANTAQUIN, UT

HONORING SANTAQUIN'S ROOTS: MULBERRY FARMS

- The name "Mulberry Farms" pays homage to Santaquin's history.
- Santaquin's early settlers planted mulberry trees, a nod to the city's potential in silk production.
- Mulberry Farms aspires to be a cornerstone of the community, just like the mulberry tree.



SANTAQUIN CITY MASTER PLAN

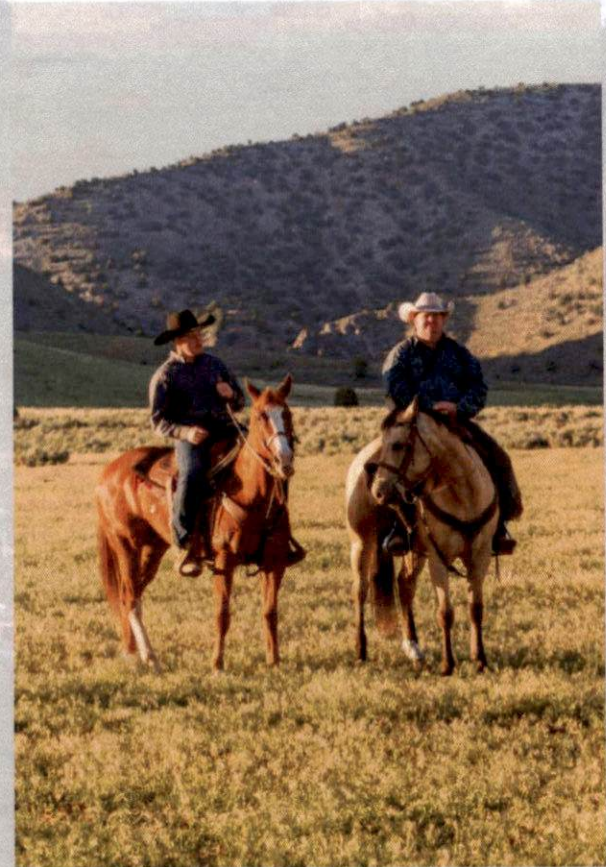


PHASE 1 AND 2

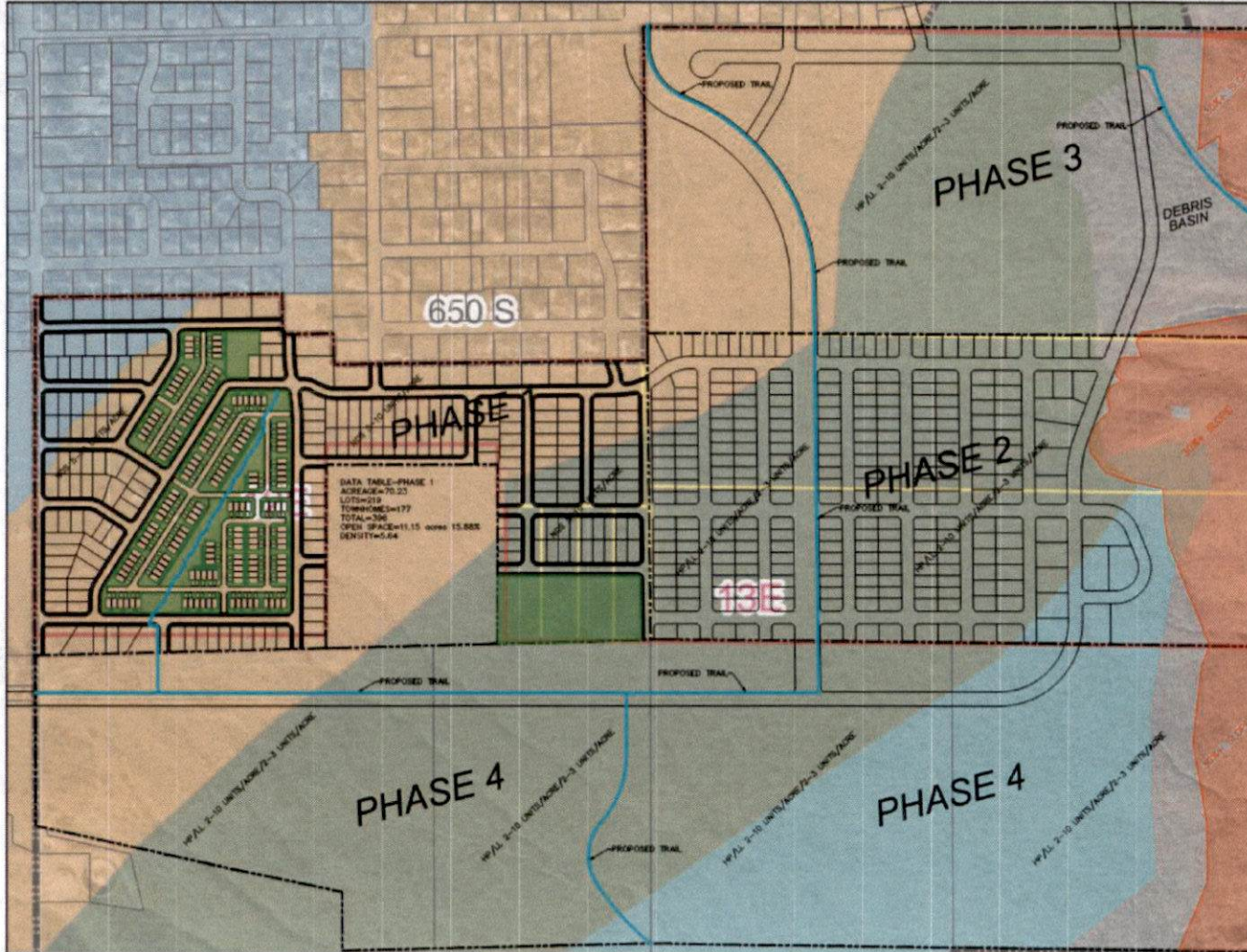


ALIGNING WITH SANTAQUIN'S VISION

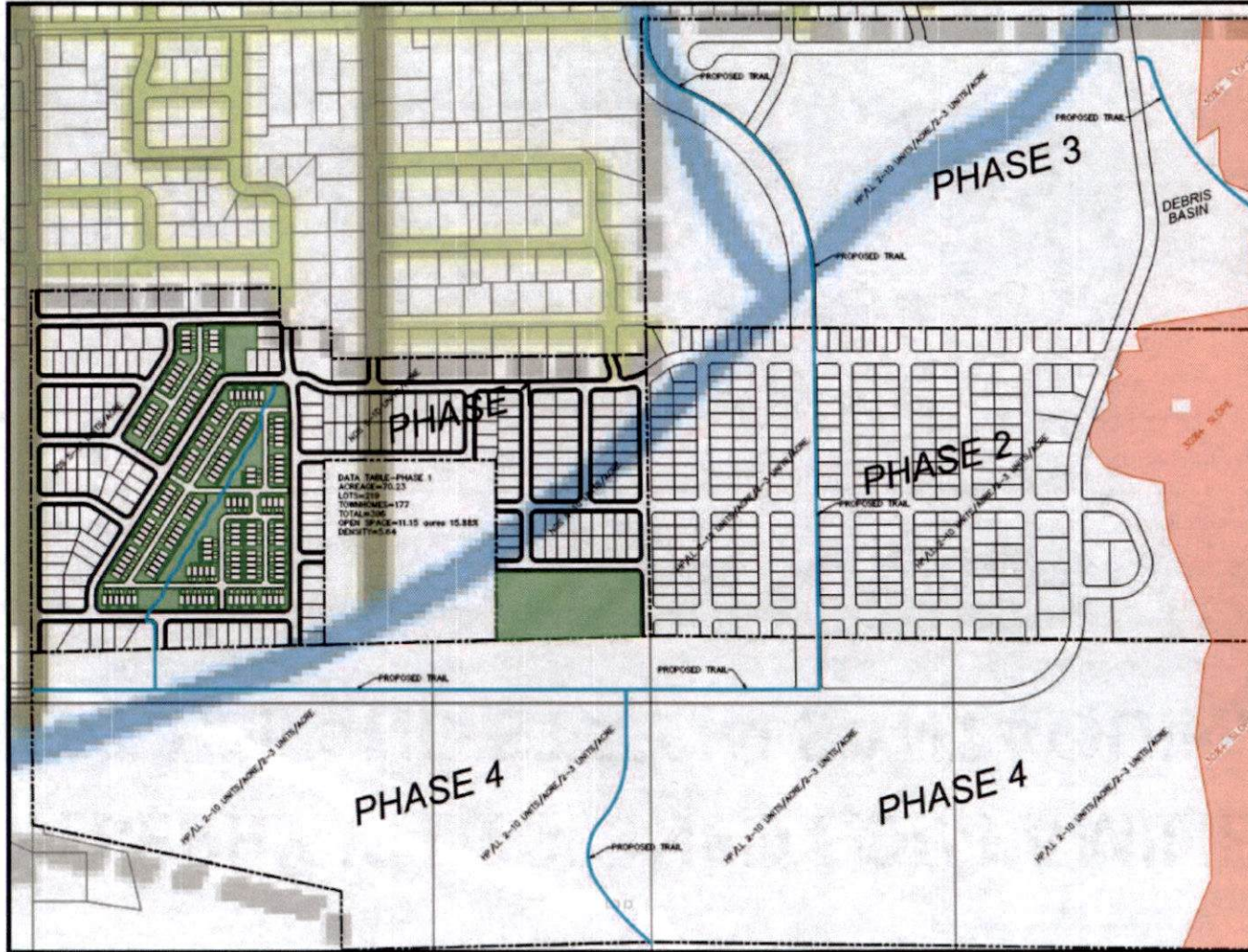
- Mulberry Estates adheres to the Santaquin City's master plan for future development.
- The development complements existing infrastructure and planned transportation routes.
- Our vision aligns with the city's vision for a sustainable and connected community.
- Mulberry is designed and meant to allow for Santaquin families to stay rooted as families progress through life.



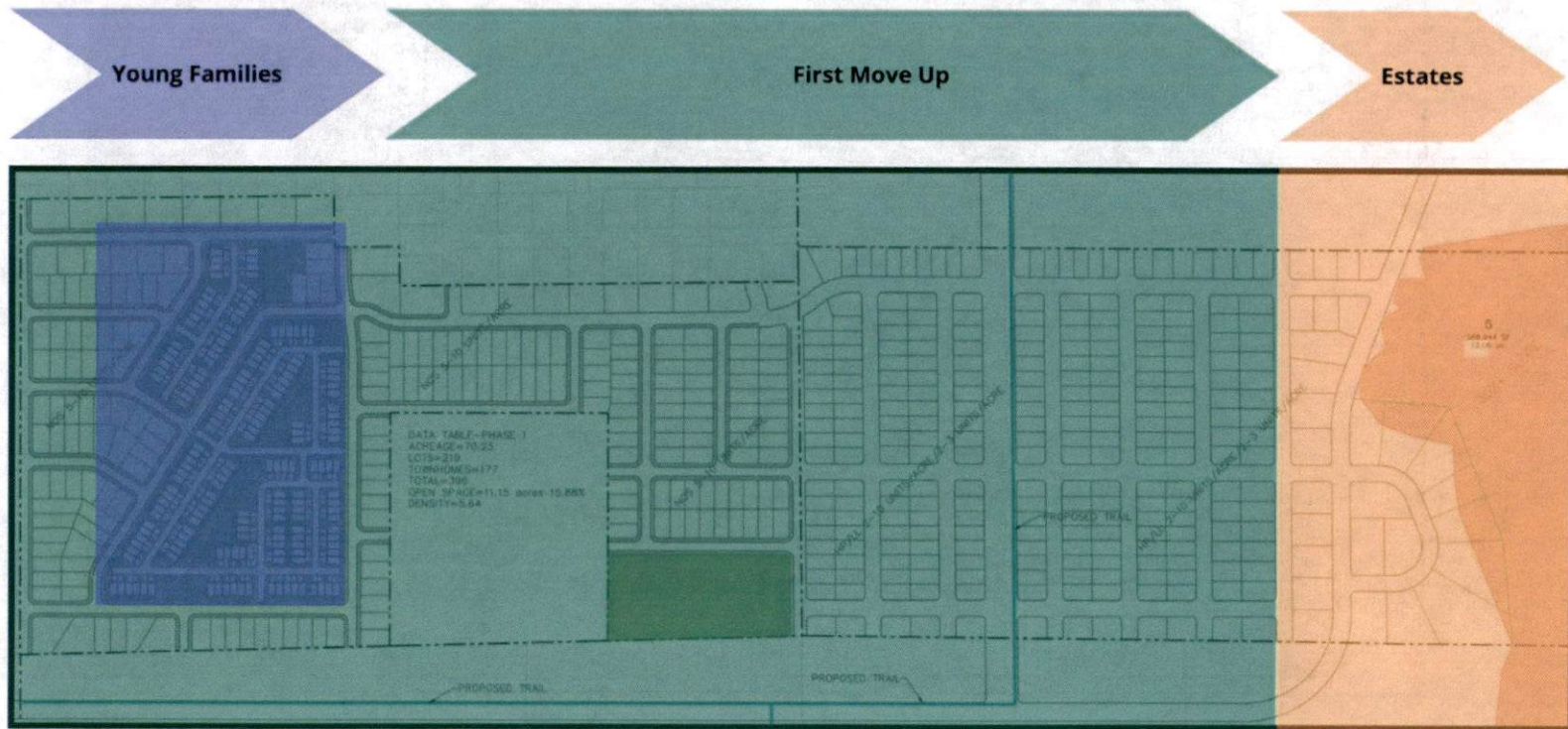
WATER STUDY INSIGHTS



TRAFFIC PLAN



MULBERRY IS DESIGNED FOR FAMILIES TO START AND STAY IN SANTAQUIN.



PLANNED

	Santaquin City Plan Proposal	Mulberry Farms Proposal
Zoning	Neighborhood W/ Open Space & Hillside Protection / Large Lot	Neighborhood W/ Open Space & Hillside Protection / Large Lot
Density	5-10 Units Per Acre	5.64 & 3.52
Open Space	"Single family dwellings and townhomes with an allowance for small lots to help create open spaces"	Open space provided in single family attached portion and throughout total development.
Traffic	See Traffic Map	Developer would pay for connected system that meets master plan.
Trails	"Build more trails to better connect neighborhoods to the City-wide trail system."	Connected trail system that integrates trail system throughout the community

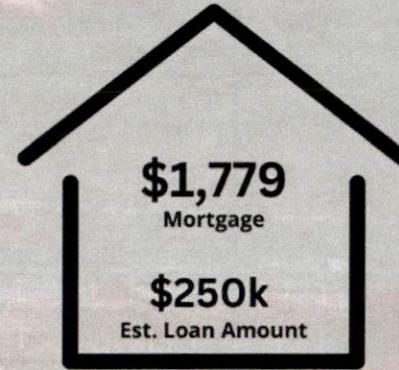
HOUSING STATISTICS

"Most jurisdictions must incorporate a moderate income housing element within their general plan....The Utah Code of Amendment sections 10-9a-103(40) and 17-27a-103(43) define moderate-income housing as "housing occupied or reserved for occupancy by households with a gross household income equal to or less than 80% of the median gross income for households of the same size in the county in which the city is located." - [Utah Workforce Services Website](#)



\$95,338

UT County Median Income - United States Census Website



\$76,270

Moderate income UT County (80% of \$95,338)



MULBERRY FARMS

SANTAQUÍN, UT