

CYPRESS POINT PARTNERS, LLC

Santaquin City Planning
c/o Jason Bond
110 S. Center Street
Santaquin, UT 84655

Re: Cover Letter for the Annexation Submittal for the “Mulberry” Master Planned Community in unincorporated Utah County, Utah (the “Community”).

This cover letter accompanies the Annexation Submittal for approximately 150 acres of vacant land located south of Main street and east of I-15 in unincorporated Utah County (the “Property”).

Welcome to Mulberry! The Community that pays homage to the silk farming days of Santaquins past but allows opportunities for young families to experience the amazing family, small town atmosphere that Santaquin is known for. It is proposed to include a significant amount of open space, trails and recreational areas, similar to other master planned communities all over the country. We propose both pedestrian and horse trails connecting the community to the existing trails in the city and county, both active and passive open space areas and recreational areas programmed for youth and young families. The housing types will range from entry level townhomes near the northwest corner (closest to transit, schools, etc.), entry-level single-family homes, move up single family homes and all the way up to large estate lots on the east bench with breathtaking views of the valley, some large enough to accommodate a horse barn. This community will accommodate all family types, sizes, demographics, and income levels, allowing for robust housing diversity so lacking in many parts of the country, especially Utah, all while staying true to what makes Santaquin great.

The Property is planned to be developed in multiple phases over multiple years, with an average overall density of approximately 3.5 dwelling units per acre (“du/ac”). Phase I of the Property is the first 2 phases of the approximately 500-acre assemblage, including various property owners. Phase 1 is the Jarvis Parcel and is currently General Planned for Neighborhoods with Open Space (NOS) at 5-10 du/ac. Phase 2 is the Johnson parcel and is General Planned Hillside Protection Large Lots (HPLL) at 3.5 du/ac.

We look forward to working with the City, staff, planning commission and Council to make Mulberry a welcomed addition to the city scape in the future.

Regards,

Todd Amberry
303-243-4420
Todd@CanyonStoneCapital.com



Annexation Petition Application Packet

Santaquin City
110 S. Center Street
Santaquin, Utah 84655
801-754-1011
www.santaquin.org

Santaquin City Corporation



Annexation Petition Application

110 S. Center Street, Santaquin, Utah 84655

Notice: Property to be annexed must be contiguous to a current city boundary and to all property within the desired annexation, as provided in the Utah State Code. A written annexation petition must be submitted to the City Recorder on forms to be furnished by the City; with the appropriate accompanying application fees, maps and documentation. The accompanying plat maps must be accurate and created under the direct supervision of a licensed engineer or land surveyor and certified by the same.

Annexation Information		
Proposed Name of Annexation: Mulberry Santaquin		Application Date: 04/15/2024
Contact's relation to property: Developer		
Acreage: 145.63		Requested Zoning: PUD
Contact Information		
Name: Todd Amberry		Phone: 303-243-4420
Address, City, State, Zip: 333 E Main St #905, Lehi, UT 84043		Email: Todd@CanyonStoneCapital.com
Engineer or Surveyor Information		
Company: Atlas Engineering		Contact: Scott Peterson, P.E.
Address, City, State, Zip: 846 E. 800 N. Suite A. Spanish Fork, UT 84660		
Telephone: 801-655-0566	Fax:	Email: scott@atlasengineering.net
Developer Information		
Name: Todd Amberry & Ryan Johnson		Phone: 303-243-442 & 801-918-8296
Address, City, State, Zip: 333 E Main St #905, Lehi, UT 84043 & 445 North 2000 West Suite #7, Springville, UT 84663		Email: Todd@CanyonStoneCapital.com, ryan@pci1980.com
Office Use Only		
Taken By: Amalie Otley	Received Date: 04/16/2024	Fee and Date Paid: \$9690.00 05/15/2024
File #:	Review Date: completed 05/14/2024	Meeting Date Assigned: 06/04/2024